

NASH NEIGHBOURHOOD PLAN
2018 to 2033

Consultation Statement



February 2022 - Revision 5

1. INTRODUCTION	3
2 Neighbourhood Area Designation	4
3 Background	5
4 Consultation Process	6
ANNEXE 1: VERSION INFORMATION	12

1. INTRODUCTION

Nash Parish Council 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).

This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Nash Parish Neighbourhood Plan (NP). The legal basis of this Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

The Nash Neighbourhood Plan has been drawn up to be compliant with the Vale of Aylesbury Local Plan 2013-2033, the VALP, which was adopted 15th September 2021

- Contain details of the persons and bodies that were consulted about the proposed Neighbourhood Plan
- Explain how they were consulted
- Summarise the main issues and concerns raised by the persons consulted
- Describe how those issues and concerns have been considered and where relevant addressed in the proposed Neighbourhood Plan

2 Neighbourhood Area Designation

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

The Parish Council published the area application as required by regulations and no adverse comments were received.

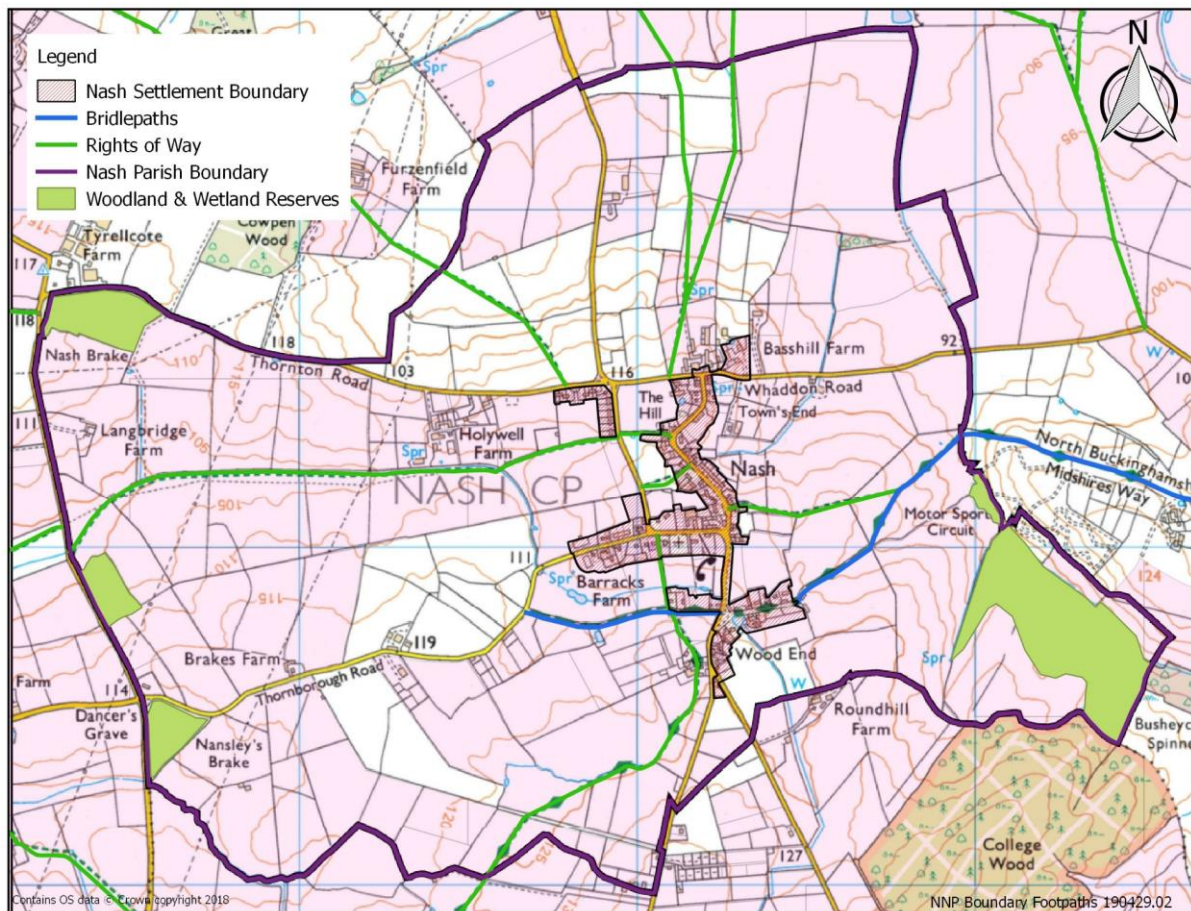


Figure 1: Designated Nash Neighbourhood Area

3 Background

When considering Nash and its Neighbourhood Plan it is important to understand the current status of the village.

Nash is a small village with no facilities and no centre. Its “heart” is provided by the activities of many volunteers from throughout the village who run the Parish Council, the Village Hall, the Church and local events such as monthly lunches, the Nash PUMP (Pop Up Pub), The Summer Fete, monthly Cafes in the Village Hall and summer film nights.

We have no post office, shop, office, factory unit, or even a recognisable village centre. Instead it is a collection of hills, the original parts of the village, which have been gradually connected by infill development along the roads but not behind them.

Nash is a curious mixture of a small quiet suburb directly connected to the countryside. The residents are proud that we have three working farms in the village, some of which open into the village itself. Best of all, almost every resident has a view into the open countryside from their house - that could be regarded as what makes it unique.

Due to its convenient location to major centres Nash provides a home to both commuters and retirees. Being far enough away from Milton Keynes and proposed developments elsewhere in the county the residents, unlike other villages in north Bucks, do not feel their village is a likely target for major development. Therefore the fear which has driven participation in other NPs has not been present in Nash.

Consequently it is hard to engage with all residents without a lot of effort, which is what has happened with this NP. But when residents have chosen to get involved it has led to an interesting process which has produced a document with many iterations before the final version. It has allowed us all to more fully understand what Nash is and what we value about it, both for ourselves and future residents, who the current residents have made repeated clear that they are happy to welcome.

4 Consultation Process

At its meeting of 26 November 2015, the following was decided by the Nash Parish Council

“Neighbourhood Plan. The Parish Council resolved that there would be benefit in Nash having a Neighbourhood Plan although it appreciated that a considerable amount of work was involved and that it would be dependent on members of the village volunteering to produce this in conjunction with the Parish Council. The Clerk was asked to publicise the matter on Parish Council noticeboards, the website and in the Newsletter.”

Details then appeared on the Village website and in the next Nash Newsletter

The following is a chronological list of the events which took place as part of the process of drawing up the Nash NP

In addition, from early 2017, an update on progress of the NDP appeared in every edition of “The Nash Newsletter”. This publication appears at least 6 times a year and is distributed for free to every house in Nash. It is read widely in the village and is the primary method of information distribution in the village

Nash also has an email distribution system in called “Nash Alert”. Not all residents use this and, by its nature, its messages are short. But when appropriate, messages were sent on upcoming Nash-related events

Finally, agendas and minutes of the Nash Parish Council meetings are widely published. A member of the Committee and often more than one, including the Chairman, attended every meeting of the Nash PC where they updated the PC when asked and were available to answer questions from any member of the public who wanted to discuss the NP and its status at that time.

As part of the external consultation process we contacted and received replies from Robert Lloyd-Sweet of Historic England, Kirsty MacPherson of Natural England and Freya Morris, Conservation Area Officer, AVDC. None required major changes and their advice was included in the final draft.

From the very start we were offered, and happily accepted, much advice and many suggestions from Stephanie Buller, Neighbourhood Planning Officer (Planning Policy Team), AVDC for which we were extremely grateful. During the final stages we received additional useful guidance from David Broadley, AVDC, which we also gladly followed.

Date	Event
Early 2016	A call was issued for residents to volunteer to be members of an NDP Committee through the Nash Newsletter. A number of residents volunteered from across the village . They were a mixture of recent arrivals and long term residents with many taking an active part in other parts of village life. From the start a senior Parish Councillor was one of the members with another Parish Councillor joining later. In practice everybody who applied to join was accepted.
Mid 2016	Committee formed. Meetings were undertaken with Great Horwood NDP Committee and useful advice gained. Plans made to canvas Nash residents
Summer 2016	Survey of all residents by form through every letter box
Autumn 2016	Following the results of the survey, the Nash Parish Council decided to continue with an NP and asked the committee to select consultant. The committee were directed to a list of approved consultants by AVDC. After excluding consultants who might have had a conflict of interest (e.g. land agents) and taking advice from Great Horwood PC, an initial set of three consultants were contacted
Late 2016	Three teams of consultants were invited to make presentations. Three did so at a meeting in Village Hall before all Committee members
End of 2016	Consultant selected (RCOH).
Early 2017	First meeting with consultants. After discussions, they propose that an open workshop be held with interested residents. The first draft of their report of that meeting (dated May 2017) is included.
April 26 th 2017	Workshop held in Nash Village Hall. The group was so large that it had to be split in two. RCOH, the consultants stated that they were impressed by both numbers who turned out and quality of discussion, given nature and size of Nash. RCOH produced a report on that meeting with recommendations. Nash NDP Committee adopted that report and set up two task groups, one for Sites and one for Environment, as the report suggested
Summer 2017	Both Task Groups did their work over the summer of 2017, including a number of meetings, gathering information and documenting the results.
August 2017	Both Task Groups met together and agreed how to combine their reports into one.
September 2017	The combined report (v8) was sent to and reviewed by RCOH and this is regarded as the first draft (v1) of the Nash NP
October 2017	The Nash NDP committee met and discussed RCOH's comments – agreed them and revised the document based on those comments. The changes were completed and a new draft NP document was sent to RCOH for review (v2)

November 2017	<p>A meeting was held with RCOH on November 2nd to discuss this document version and how we should move forward, face to face (v3)</p> <p>A meeting of the NDP Committee was then held to confirm what should be proposed in the NDP and reduce the number of sites to accommodate a maximum of 15 new houses (v4 during the lifetime of the plan, which appeared to be the preferred option of residents who expressed opinions.</p> <p>Given that the NP proposed that all development should be gradual and small scale rather than one large site of 15 houses built at once, RCOH advised that Nash should adopt a "Criteria based" NP. After consideration of their advice with the Nash Parish Council, a decision was taken to follow this advice. The worry expressed and agreed was that making specific recommendations for sites was likely to allow developers to choose to build more houses in a specific location and in a shorter time scale than residents thought best for the future of Nash.</p> <p>This version was consequently presented to Parish Council with proposal for a public meeting to be held in January 2018</p>
January 2018	<p>The public meeting was advertised by a number of means, in starting in early December (Nash PUMP) and again in January 2018, following the end of the holiday season. These included a leaflet drop to every house in Nash, public posters and an invitation on the village email alert system, Nash Alert</p> <p>The meeting was duly held on the evening of January 20th 20018, in Nash Village Hall.</p>
Late January 2018	<p>The draft NP was then revised following the meeting, follow on discussions and emails from residents.</p>
February 2018	<p>This amended version of the NP was passed to RCOH, who updated the NP to include statements and structure they considered appropriate for "Screening"</p>
March - April 2018	<p>"Screening" where the three statutory consultees – The Environment Agency, Historic England and Natural England gave their opinion on our work. A 28 day consultation period took place 05 March 2018 to 13 April 2018. 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.</p>

May 2018	<p>Version 10 returned from “Screening” in early 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</p> <p>In addition to the comments from the statutory bodies, AVDC NDP Officer kindly did an unofficial review of version 10, which produced many comments. Nash NDP Committee reviewed these during May 2018 and produced a further draft update. AVDC advised Nash to wait until the new version of their template letter (Post GDPR) for the next phase had been reviewed by AVDC Legal team.</p>
June 2018	<p>Members of the NDP Committee then went to AVDC offices in Aylesbury on June 8th for an informal discussion on these changes, which produced further comments.</p> <p>Nash NDP Committee met again on 12th June 2018 to assess these comments and agree final changes to create version 11 for Pre-submission.</p> <p>Nash NDP Committee had a stand at the annual “Nash Fete” on 16th June where the plan was explained to interested residents and they were informed of how and where they could get their own copy.</p>
Autumn 2018	<p>There were delays getting updates to maps for the plan which were finally resolved in November 2018</p>
December 2018	<p>The Pre-submission stage started just before Christmas 2018.</p> <p>On the weekend before Christmas, every household in the village received a copy of a flyer explaining that the Plan was now available for review and comment by everybody. It explained that copies could be downloaded from the Nash PC website, reviewed in the Village Hall or paper copies could be hand delivered if requested from the Parish Clerk. The Parish Clerk had a number of copies printed professionally in case they were needed.</p>
February 2019	<p>The date for submissions closed on February 8th 2019.</p> <p>The Committee immediately held a meeting on February 12th to carry out a preliminary review of the many comments.</p> <p>This was followed up by another meeting on February 19th</p>

March 2019	Another meeting was held on March 19 th , in time for an initial presentation to the Nash PC on March 23 rd
April 2019	Most of this month was taken up discussing the many comments received from AVDC. These resulted in many changes to the NP but all were welcomed after discussion within the Committee and with the PC
May 2019	The Nash PC had its AGM on May 8th. The Committee succeeded in completing all changes they felt necessary to the NP, from the pre-submission comments, before this meeting. This included a final meeting with the Chairman of the Nash PC and available councillors on May 5 th
June 2019	Following the Nash PC AGM we contacted AVDC for some informal comments on the agreed NP. This resulted in further comments, which were agreed plus an explanation of the additional documents required for the Submission phase
July 2019	<p>The NP Committee were able to update the Nash Parish Council meeting on 18 July 2019 with progress since the last meeting. This was primarily that AVDC responded in June, saying they had no major problem with any of our NP and including a list of minor suggestions for change before they accepted it. The Committee could see no difficulty with these suggestions. However AVDC added that in addition to the NP, they would need enlarged versions of some of the maps and two additional documents, termed a "Consultation Statement" and a "Basic conditions statement".</p> <p>The first draft of the Consultations Statement was sent to AVDC in mid June. They replied at the end of June and agreed we are on the right track and should expand it while comparing to previously accepted ones from other villages. On the Basic Conditions Statement - to quote AVDC's advice to us "This is an important document which will likely take quite a lot of work to draw up".</p> <p>Following acceptance of this situation by the PC, the Committee met on Monday 22nd July 2019, to plan what we need to do and divide up the work for this. An email was sent to AVDC later that week with some specific questions. The Chairman agreed to greatly expand the Consultation Statement (this document) from many saved agendas, minutes, emails and newsletters, while other members would work on the Basic Conditions once a reply was received from AVDC</p>
August and September 2019	Work continued to expand greatly the first draft of the Consultation Statement and commence the Basic Conditions documents

February
2022

Following discussions with the NP Officer of Buckinghamshire Council, the consultation statement was updated to include details of external bodies and references to the adopted VALP

NP VERSION INFORMATION

Version	Date	Changes
1	September 2017	Initial draft, which included the findings and reports of both Task Groups.
2	September 2017	Changes suggested by RCOH Consultants, following their internal review of version 1. This was presented to a joint meeting of the two Task Groups on October 11 th 2017
3	October 2017	Inclusion of changes adopted by the meeting of October 11 th 2017, for circulation to RCOH before meeting of Nash NP Committee and RCOH in November 2017
4	November 2017	Inclusion of changes proposed following meeting with RCOH on November 2 nd and the follow up meeting of the NP Committee on November 13 th . 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 th 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. Include comments from the Nash Parish Council and advice from RCOH
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 th 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
13	April 2019	Version prepared to include minor adjustments after receipt of Consultation responses

Statutory bodies consulted as part of the pre-submission consultation

We include bodies which, for the purposes of regulations 14 and 16, a “consultation body” means

(a)where the local planning authority is a London borough council, the Mayor of London;	Not applicable to Nash
(b)a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	AVDC and Buckinghamshire Council - consulted at every stage
(c)the Coal Authority	Not applicable in Buckinghamshire
(d)the Homes and Communities Agency	Not necessary as housing discussed with AVDC
(e)Natural England	Kirsty MacPherson of Natural England was contacted and offered advice which was included
(f)the Environment Agency	Not necessary as environment discussed extensively with AVDC
(g)the Historic Buildings and Monuments Commission for England (known as English Heritage) F5;	Robert Lloyd-Sweet of Historic England and Freya Morris, Conservation Area Officer, AVDC. Were contacted and offered advice which was included
(h)Network Rail Infrastructure Limited (company number 2904587);	Not necessary in Nash as transport discussed with AVDC

[F6(i)a strategic highways company any part of whose area is in or adjoins the neighbourhood area;	Not necessary in Nash as transport discussed with AVDC
(ia)where the Secretary of State is the highway authority for any road in the area of a local planning authority any part of whose area is in or adjoins the neighbourhood area, the Secretary of State for Transport;]	Not necessary in Nash as transport discussed with AVDC
(j)the Marine Management Organisation F7; N/a.	Not applicable in Buckinghamshire
(k)any person in the following categories	
(i)to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and	Not applicable
(ii)who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;	Not applicable
(l)where it exercises functions in any part of the neighbourhood area—	Not applicable
[F8(i)a clinical commissioning group established under section 14D of the National Health Service Act 2006;	Not applicable
(iia)the National Health Service Commissioning Board;]	Not applicable

(ii) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989 F9;	Not applicable
(iii) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986 F10;	Not applicable as no known gas pipes in Nash
(iv) a sewerage undertaker;	Contacted Anglian Water. No objection received
(v) a water undertaker;	Contacted Anglian Water. No objection received
(m) voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;	Elmer's Charity member was one of Nash NP Committee
(n) bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area;	Not applicable
(o) bodies which represent the interests of different religious groups in the neighbourhood area;	Members of the Nash C of E Church Committee took an interest in the NP at many points
(p) bodies which represent the interests of persons carrying on business in the neighbourhood area;	Kept aware by same methods as residents. This applies especially to three farms within the Nash Settlement Area of whom we were always mindful
(q) bodies which represent the interests of disabled persons in the neighbourhood area.	Not applicable

[AVDC Comments on the Nash NP Pre Submission documents, November 2018](#)

Table 1. comments on the Pre-Submission Plan

Page	Para	Comment
7	1.5	Paragraph 4 this needs to end with “...and appropriate changes will be made in preparation for the Regulation 16 Submission stage. ” This finishes the sentence more clearly and accurately on process. AGREED
13	3.3	Second sentence needs changing to: “The saved policies from 2007 remain in force for determining planning applications although the policies concerned with the supply of housing are out of date and are not given full weight in planning decisions. The particular policies saved and the reasoning for an adopted policy being no longer saved for use in planning decisions is set out in the Direction from Secretary of State on the AVDC website. Of the saved policies, the policies most relevant to this Parish are:” (continue as drafted) AGREED
13	3.4	The first sentence needs to say “The VALP , when adopted”... the Council clearly intends this, albeit we understand there is a formal decision at the end to actually adopt the plan post examination, after receipt of the final Inspector’s Report. In the second sentence it needs to be stated what is the current version of the VALP at the time of writing. i.e. add a new sentence at the end of the second to say “At the time of writing the current version of VALP was the VALP Proposed Submission (November 2017) AGREED ”

		<p>The plan needs to be clearer in line 2 what are the “<i>environmental designations</i>” that mean that any significant development will be prevented? This is a strong statement to make in the plan but may not be consistent with the NPPF and it needs to be clarified there needs to be a demonstrable harmful impact from a development and the development considered to be contrary to policy in the development plan. For example a site being in an Area of Attractive Landscape or in a Conservation Area alone is not a way significant development will be prevented – it is potentially harmful impact that will need to be demonstrated. Otherwise there is a danger this paragraph is inconsistent with the NPPF.</p> <p>On the matter of the remoteness and A sentence could be added into the paragraph to say “<i>The VALP Proposed Submission categories Nash as a Smaller village, the description of these are “Smaller less sustainable villages which have relatively poor access to services and facilities”. The VALP in Table 2 does not allocate any sites or specify an amount of housing development to come forward but does say in Table 2 “It is expected that some small scale development could be accommodated at smaller villages without causing unreasonable harm. This level of development is also likely to help maintain existing communities.”</i>”</p>
14	3.6	<p>Lines 3-5. Just to be clear, the VALP <u>does</u> make allocations for gypsy and traveller sites and potential pitches – these are set out in Table 4 of the VALP. There are 69 potential pitches on 10 sites. Some of the sites already have permanent or temporary planning permission. The land at Causter Farm site is allocated for 11 pitches and yes it is just outside the parish boundary even though the nearest settlement is Nash.</p> <p>Line 5 of para 3.6 needs clarifying what this means “...<i>there is no provision made in this plan for additional Gypsy and Traveller sites</i>”. It might be better to replace the 3rd sentence in this paragraph with:</p> <p><i>“The VALP Proposed Submission plan allocates sites for 69 pitches to meet the Gypsy and Traveller needs for the district and provide a five year supply of deliverable sites. One site is in close proximity to, but outside the parish of Nash – land at Causter Farm. This site already has a planning permission for 11 pitches and this is the same amount that the VALP allocates the site for. Beyond this there is no further provision allocated in the VALP to cover the period 2013-33”.</i></p>
General	Policies	<p>Just generally it would be a significant improvement if what constitutes each policy in the plan is clearly set out e.g. through putting policy into bold, or putting a box around all areas of the policy or putting the policy in a shading.</p> <p>For development management purposes it needs to be very clear what of the plan constitutes the policy and what is the supporting text/justification. AGREED</p>

19	Policy NNP1	<p>There seems to be duplication between the two parts of the policy that start 'Development proposals' and an opportunity to integrate the two sets of criteria for land outside the settlement boundary. AGREED</p> <p>Criterion 2 should say "<i>or exceptionally</i>" instead of "and well designed" in order to be a truly exception case to policy. Criterion 3 is repetition of AVDLP or VALP policies on the historic environment and so is considered unnecessary.</p>
19	Policy NNP1	<p>In comments on a draft of the Pre Submission plan Stephanie made a suggestion about putting the settlement boundary on a plan just after Policy NNP1. The current settlement boundary is shown on Annexe 3 on page 40 which is quite a long way away in the plan from NNP1. So this suggestion remains we would like to see the Policies Maps appear more in the middle of plan to make it more user friendly.</p>
21	Policy	<p>In the first sentence of the policy the word "<i>provide</i>" needs to go between "<i>and</i>" and "<i>a good standard</i>". Also the word "<i>amenity</i>" isn't specifically defined enough to be used in development management purposes. This needs to be made clearer what 'amenity'</p>

	NNP2	<p>means in this case. AGREED</p> <p>In criterion (2) what happens where housing types don't have hedges, trees or front or rear garden for example terraced houses, coach houses or flats? The criterion needs to be applicable to the types of housing where these landscape features are likely to be provided.</p> <p>In criterion (5) the plan needs to set out what it would consider to be a housing mix or refer to the VALP where there is evidence at para 5.56 on what the Buckinghamshire HEDNA advises for mix based on housing need.</p> <p>Criterion (5) second line on energy efficiency of a scheme – the matter of energy efficiency is dealt with by Part L of the Building Regulations, we don't set any further demands through planning policy. AGREED</p> <p>Criterion (6) is duplication of the VALP Policy BE1 which covers heritage assets or GP53-60 of the 2004 Adopted Local Plan. Therefore it is not needed. AGREED - But we state this ?</p>
22	5.12	<p>Second sentence:</p> <p>This needs changing to (new text in bold) <i>"The context for this decision is that Nash has been identified as a "smaller village" by Policy S3 in the currently proposed VALP, there are no site allocations at Smaller Villages in the VALP however housing development can still come forward through neighbourhood plans or through the development management process considered against relevant policies in the Plan.</i></p> <p>This is to accurately reflect the approach in the VALP. AGREED</p>
22	Policy NNP5	<p>On a Draft of the Pre Submission Plan, Stephanie sent some comments on how to improve the landscape policy. These comments were: AGREED to all ?</p> <p>"I would suggest picking up on important Nash specific landscape context that they want to protect and enhance. Refer to saved policy RA8 of the Aylesbury Vale Local Plan (AVDLP) that may offer a starting point on which to build specific points regarding Nash. It may also be worth mentioning the surrounding landscape of the Whaddon-Nash Valley Local Landscape Areas (LLA) to the east of the village in the context of the distinct landscape features to be protected and enhanced, and again may be worth looking at saved policy RA.8 as a starting point to then create a statement more specific to Nash."</p> <p>The following should therefore be added into the policy itself, after the five criteria to the existing written policy NNP5:</p>

		<p><i>“Development proposals should respect the individual character and distinctiveness of the landscape in the Nash parish as described in the features above and the wider Landscape Character Areas. Harmful impacts resulting from development should be avoided but where there is harm then satisfactory mitigation will be required and this will be secured through conditions or Section 106 agreements. In applying this policy, particular regard should also be had to the Whaddon-Nash Valley Local Landscape Area.”</i></p> <p>In addition we have the following we suggest you add into the supporting text to make the approach being followed clear, justified and comprehensive:</p> <p>The Whaddon-Nash Valley Local Landscape area is shown on the AVDLP proposals map and the VALP policies maps it may be worth inserting a cross reference in paras 5.20-5.21.</p> <p>The landscape character, key characteristics, positive and detrimental features are all set out in the Landscape Character Assessment (2008) this should be referred to in paragraphs 5.20-5.21.</p> <p>Although this is no the adopted plan yet, a reference could be added into 5.20-5.21 that VALP Policy NE5 sets out the <u>process</u> the Council will be expecting development proposals to follow in assessing impact on the landscape.</p>
22	5.14	<p>Line 5 beginning with <i>“Importantly, they include the means...”</i> This text appears to be policy itself and so should be in the policy. However these two sentences amount to a cap on development and are not justified. There needs to be very clear evidence for a phased approach to releasing development but it would be inconsistent with the NPPF to unjustifiably control development through phasing.</p>
22	5.15	<p>The point in the first 3 lines on <i>“limiting the creation of separate enclaves”</i> is not reflected in policy and so needs to be put into policy and if so justified</p>
23	Policy NNP3	<p>Line 1 – what is a <i>“Locale”</i> ? This needs expending/rewording to be clear so it can be used effectively in development management. AGREED</p> <p>Line 3 should better say <i>“The policy is not intended to limit...”</i> instead of <i>“The guidelines are not designed...”</i> this would make the plan clearer. AGREED</p>
24	5.16	<p>It isn’t clear how this particular policy NNP:3 responds to rural and landscape constraints it is suggested a statement about the particular character of the Nash conservation area would be better.</p>

		Any elements of para 5.17 that are intending to set policy need to be in the policy itself to be carried out in development management on planning decisions. For example if the neighbourhood plan is also unsupportive of “backfill “ development.
25	NNP4	The second and third paragraphs in the policy repeat each other. One needs deleting. AGREED
27	NNP6	It is suggested the first paragraph of the policy should cover proposals to divert a footpath or bridleway. In what circumstances would diversion be acceptable?
29	NNP7	<p>There is no policy here – it goes straight into supporting text. The text that is there reads like description, 5.27 refers to a pond and para 5.28 does read like some policy. AGREED - Do we just rewrite as they ask ?</p> <p>Stephanie’s comments provided at the Draft Pre Submission stage with assistance from the AVDC Ecologist still stand we wish to see a fuller policy development for NN7 setting out the following:</p> <p>Proposals for new development will be expected to conserve and enhance biodiversity and wildlife:</p> <ul style="list-style-type: none"> • Landscaping schemes will be expected to maximise opportunities for wildlife, including the planting of trees to maximise diversity of wildlife species to achieve net gains in biodiversity where possible • The safeguarding or protection of designated sites, protected species, priority species and habitats, ancient or species rich hedgerows, grasslands and woodlands; • A measure of biodiversity for the development showing a net gain of biodiversity on the site, if this is not possible then a net gain of biodiversity within the parish will be expected. • Where appropriate development will contribute to the green infrastructure connecting the green spaces within the parish and to wider landscape. • Development proposals that will cause the loss of or damage to trees, woodland or hedgerows (including hedgerows of importance) that contribute positively to the character and amenity of the area must provide for appropriate replacement planting together with a method statement for the ongoing care and maintenance of that planting. • All suitable buildings bordering open spaces will be required to incorporate integrated bat and swift boxes • Lighting within and around development is expected to respect the ecological functionality of wildlife movement corridors. • Landscaping schemes will be expected to maximise opportunities for wildlife, including the planting of trees to maximise diversity of wildlife species to achieve net gains in biodiversity where possible <p>This will make a policy approach consistent with the NPPF para 170.</p>
30	NN8	There is no policy here it is just paragraphs of supporting text. But para 5.30 5.31, 5.32 and 5.33 all contain some statements of policy that need to be moved into a policy on employment development. AGREED
32	6.7	Stephanie’s comment ‘BS96’ on a Draft of the Pre Submission plan suggested including some of the proposals in 6.7 into Policy

		<p>NNP6 still stands. Policy NNP6 should be added to something like <i>“Development proposals that help deliver a path or cycle route from the village to College Wood, an exceptional rural facility on the southern boundary of the village will be supported, subject to compliance with other plan policies”</i>. AGREED</p>
40	Annexe 3:Policies Maps	<p>What are the “Parish and County Greenspace” sites shown? What is the policy that sets out what should happen in development management for making planning decisions affecting these sites? If there is some kind of development restraint expected, what is the justification for these areas being designated?</p> <p>Are these areas intended to be Local Green Spaces (see NPPF para 99-101)? If so, a description of each site needs to be in a policy in the plan and a separate Local Green Spaces report is needed</p> <p>https://neighbourhoodplanning.org/toolkits-and-guidance/making-local-green-space-designations-neighbourhood-plan/</p>

Nash Neighbourhood Plan Committee
Settlement Boundary and Pre-submission Comments meeting
19th March 2019

Present -Cllr David CARTER, Cllr Jo JONES, Mick HEDGES, Ivan ROWE, Des HICKEY (Chair)

Apologies – Paul MULLINS (comments sent)

The following Agenda was circulated prior to the meeting

1. Discuss David Carter's updated new NP Appendix describing the Nash Settlement Boundary
2. Discuss Jo Jones' reply to Bucks CC response
3. Discuss the inclusion of farms within Settlement Boundary
4. Discuss the inclusion of a strip between the Old Bakery and Holywell Cottages on Stratford Road
5. Discuss proposal by Paul Mullins (as resident) and others on Whaddon Road
6. Discuss proposal by John Hamilton (as resident) on Winslow Road
7. Discuss other proposals for inclusion within the Settlement Boundary
8. Define Settlement Boundary based on the above. This does not assume that we will have only one possible solution for the PC
9. Propose replies to those who responded to pre-submission, based on the above
10. Discuss number of new homes which should be suggested in light of the above
11. Define the changes to the NP and responses to be proposed to Nash PC for their selection and adoption
12. Contents of article for next Nash Newsletter – Deadline March 22nd

The meeting discussed David Carter's proposed appendix to the NP which explains Settlement Boundaries and how the concepts were applied to the Nash NP. The meeting recommended adding that land previously refused planning permission can be excluded from the SB for that reason

The meeting also adopted a previously discussed idea that farms should be excluded from the SB. This is normal practice as there are extensive rules governing the conversion of farmland and buildings to residential and other uses. Allowing farms to be included within the SB would introduce ambiguity.

The meeting also decided that everywhere included in the Nash Conservation Area should be included in the SB. It seemed arbitrary and inappropriate to draw the SB through parts of the Conservation Area. As development and even maintenance within the Conservation is strictly governed by stringent rules it was not felt that including all of the Conservation Area would compromise the SB and the NP.

The points raised above were then discussed together as the meeting travelled around the boundary using a copy of the current boundary projected on a large screen. Many small changes were made to the boundary taking concerns raised in pre-submission into account.

David Carter will update the boundary according to the agreed wishes of the meeting and this will form the updated SB to be proposed to the Nash PC

The meeting did not decide to change the number of new developments proposed by the NP

Jo Jones presented her recommendations for changes to the NP based on the points raised by Bucks CC in their response. These mainly concerned areas of biodiversity interest around the edges of the Parish boundary. The meeting agreed that the NP should be updated to emphasise the need to preserve these areas and that all future developments must increase biodiversity, as required by national government.

It was proposed that instead of writing individual replies to all responses, or even to clusters of responses, that the committee should create a single comprehensive reply which addresses all issues raised. This would ensure that everybody received a coherent definitive response and were aware of all that had been raised and how it was addressed, given that the committee considered all responses collectively rather than in isolation when updating the NP. All were agreed that this seemed a reasonable suggestion but that we should discuss with the Nash PC

The meeting concluded with a discussion on how we need to get across to all residents the importance of the NP in light of interest shown in Nash by large developers and the impact of the proposed huge developments as part of the Oxford-Cambridge corridor. This will start with an article on the NP in the upcoming issue of the Nash Newsletter.

Nash Neighbourhood Plan

Pre-submission comments and responses

Initial Briefing from NP Committee to Nash PC

20th February 2019

Introduction

The Purpose of this document is to provide an early overview of the responses to the pre-submission phase. It constitutes the initial opinions of the NP Committee which they feel the Nash PC should hear as early as possible before the Nash PC meeting on March 23rd 2019

The Committee have already had two evening meetings (February 12th and 19th) following the closing date of February 8th where they have reviewed the comments. The Committee will provide the PC with a far larger selection of documents and recommendations, including a copy of all comments, prior to the PC's meeting on March 23rd

Briefing

The number of responses is moderate but we assume that most people who read it and had no issues did not respond, as is often the case.

Almost all issues, apart from those with specific points on content, boil down to the "Settlement Boundary". With that in mind, the PC need to stress in their response the following :

Following recommendations from our consultants the Nash PC have adopted a "Criteria-based" rather than a "Site-based" NP

Therefore, the NP does not recommend any sites

The NP uses the UK National Government recommended technique of "Settlement Boundary" to define where future development should occur and not occur. This means

- Developments outside the settlement boundary will be opposed by the PC
- Developments inside the settlement boundary must meet the NP's Criteria.

The PC should offer to forward guidance documents and its own adopted policy on the Nash Settlement Boundary to anybody who wants a copy and actively send them as part of their response to anybody who complained about the Settlement Boundary

There are a number of properties around the Settlement Boundary whose status caused complaints. The Committee will propose responses to the PC to these comments which the PC is free to adopt, modify or reject.

The PC should already start to consider the geographical area which has generated most interest, namely the strip of land between Holywell Cottages and The Old Bakery on Stratford Road. The Committee considers that here are four options open to the PC on this stretch

- Just include the strip allegedly owned by Bucks CC (as per the plan)

- Include the entire strip from Holywell to the Old Bakery
- Include the strip from the BCC strip to the old Bakery (the opposite to current)
- Exclude the entire strip

There is a fifth possible option - the PC could give consideration to changing the NP to say no more development in Nash. This has been rejected in all previous discussions but if everyone is hostile to development near them and we have a poor turnout then the referendum could reject the NP.

We received an extensive list of comments from AVDC. We have thanked them and will likely adopt them all but have told AVDC we will have questions

We have also asked AVDC for their policy on Settlement Boundaries in NPs– in case they now have one

We had an unexpected but fascinating response from the well-known housing development firm, Gladman. We are sure the rest of the village would be fascinated to know that such a large firm so interested in Nash that they took the effort to write a long and legally interesting argument against some parts of our NP. We have asked AVDC to comment.

Nash Neighbourhood Plan

Pre-submission comments and responses

Minutes - Second review meeting

Tuesday 19th February 2119

1. Activities since last meeting. An email has been sent to AVDC thanking them for their responses, asking for their policy on Settlement Boundaries and asking for advice on the legal questions raised by Gladman Developments. Drafting of responses continued and committee members had read the previously provided documents on Settlement Boundaries prior to the meeting.
2. Review of the proposed "Initial Response" document to Nash PC from the Committee. The meeting felt that this should be held back for now as there may be other major issues hidden in some responses which should be highlighted to the PC. The meeting agreed that it is useful to send such a short document to the PC in good time for their March 23rd 2019 meeting
3. The question of maintaining the anonymity of those who responded arose. Full names and addresses must go to the PC as they were the official destination of all comments. It is also assumed that identities will be in the public domain when handed to AVDC as this is a public inquiry. But we do not believe that there is a need for them to be made public at any other stage. Consequently, each query will be answered individually with responses cut and pasted from the master document
4. Review of Settlement Boundaries. Cllr David Carter took us through his "Settlement Boundaries for Nash" document. While doing this the meeting looked at Google Satellite images of Nash on a shared TV screen to see the areas of contention and discuss each in detail. Three actions came out of this
 - A) David Carter's document should be included as an appendix to the NP. This will not change the NP but will answer questions from villagers and others as to why certain decisions were made
 - B) The document will add explanations of why decisions were made. It should be possible for anybody looking at the new appendix to understand the rationale for each proposal in it without having to contact the PC in person
 - C) Contact AVDC to question why farms should be included in the Settlement Boundary. This goes against standard practice in the UK and is a cause of many of the issues in Nash. Agricultural buildings are already covered by separate planning rules and the meeting was shown a six page document which covers those.
5. As part of the above there was a major discussion on the pros and cons of including land to the west of Stratford Road and south of Holywell Cottages in the Settlement Boundary. The Committee felt that a better explanation should be made for why it was included but that case would be more coherent if the entire strip is included. But, ultimately, the PC will have to decide which option is likely to be passed in the Referendum

6. Members of the Committee will continue to draft individual responses to the different queries, to be passed to the PC. Because so much awaits further information on Settlement Boundaries, these will be in note form for now, to be updated to full responses when the position is clear.
7. The Chairman will try to secure responses from AVDC as a matter of urgency and forward these to the Committee and Parish Clerk immediately. If necessary, David Carter and Des Hickey are prepared to go to AVDC in Aylesbury in person to clarify any issues. Any other member of the Committee is welcome to join them
8. There will be a need for another meeting before the next PC meeting, but not until the Settlement Boundary position is clarified.

Nash Neighbourhood Plan

Pre-submission comments and responses

First review meeting

1. Tuesday 12th February 2119
2. The meeting discussed the responses and noted that all comments had been received by email so there is no need to store paper documents
3. The Parish Clerk informed the meeting that there were two requests for paper copies of the NP, which had been delivered as soon as they were requested as the PC had printed 10 copies in anticipation of a greater demand.
4. A draft document to record each comment - "Record of Responses" - was presented to the meeting and the meeting agreed with the format.
5. The meeting noted the response from AVDC which contained 40 different points. The meeting was very happy to receive such extensive and helpful feedback from AVDC and anticipates adopting as many of the recommendations as possible. It will be necessary to discuss the exact meaning of some points before the NP is updated
6. The meeting then considered a number of the comments and found some common threads. Responses were agreed to some immediately. In the case of comments which required more detailed responses individuals were designated to provide the first draft, having noted the views of the meeting.
7. The meeting were also interested to read a response from Gladman, a well-known developer in the UK who have had great interest in building large estates around other villages in Aylesbury Vale. They had not been contacted by the PC so all were intrigued by their interest in Nash, but the meeting welcomed their comments. They raise some interesting points which the Chair of the NP will raise with AVDC, for clarification on their validity.
8. The inclusion of the currently empty strip of land between Holywell Cottages and the Old Bakery on Stratford Road is an issue of some concern to a number of residents. A recommendation covering this strip of land will be made to the PC, in response to these worries. The meeting established that there are at least four possible alternative responses
9. The meeting agreed that many responses from the PC to comments will depend on the definition of "Settlement Boundary" and how that applies in Nash. The meeting was supplied with a document describing how Settlement Boundaries are drawn and another document from Herefordshire Council discussing how they work. AVDC do not provide any guidance on Settlement Boundaries but other NPs in the area have made a point of defining their Settlement Boundaries as a core of their NP.

The meeting resolved the following

- all responses to be included in the response document and comments to be added. All comments on the NP will receive a response.
- AVDC comments to be added to the document in their own section, due to their number

- the document to include a section detailing all organisations requested to comment and noting if they commented
- A meeting, within days, to discuss the Nash Settlement Boundary
- the same meeting, or if time does not allow, a second meeting soon after, to review the "Record of Responses" document. We must ensure all comments are included and that all have a recommended response for the PC

Invitation to all NP Committee members to convene for an initial review of comments, Tuesday 12 Feb 2019 at 7pm

Wed 06/02/2019 10:08

Dear NP Committee

With the consultation period coming to a close this Friday (8th Feb) we can turn to the initial review of comments as quickly as possible.

We can allow for comments which might arrive a little late by meeting at the time we previously discussed, Tuesday 12th Feb 2018 at 7pm at The Pond Barn, Wood End (my house)

XX will join us a little later, due to a previous commitment. This is handy as it will give us time to sort the comments into straightforward ones and those which require discussion and fuller responses.

We will try to record as many comments and proposed actions as we can that evening. We must record every comment, who made them and a response. Even withdrawn comments, if any, must be included, stating they were later withdrawn. These will be passed to the PC but they will make their own decisions and adopt, amend or ignore our suggestions as they feel appropriate.

I am pleased to say that both Mike (PC Chairman) and John (PC Clerk) have agreed to attend our meeting which is very helpful

I will have the large scale printed maps which Mick Hedges prepared. Although we will not use them for their original purpose their large scale should be useful. My Wifi is working well so feel free to bring a laptop / tablet if you want.

One additional suggestion I have is that if you can bring any advice on who has the power to define settlement boundaries and the processes around those, including their appeals process, that would be very helpful. I gather there have been some issues around such boundaries and I am completely ignorant of the rules and processes so understanding those before we go would be helpful

- Des HICKEY

Responses to Pre-Submission Consultation, received by Nash PC

All personal details of those who provided responses have been removed for consultation with AVDC. The original comments, including contact details of those who responded have been retained securely by Nash PC in case further explanation is needed.

Responses to the Consultation on the Nash Neighbourhood Plan

Table of Contents

Response 1	20 th December 2018	34
Response 2	23 rd December 2018	35
Response 3	24 th December 2019	36
Response 4	28 th December 2018	37
Response 5	29 th December 2018	38
Response 6	3 rd January 2019	40
Response 7	9 th January 2019	44
Response 8	10 th January 2019	45
Response 9	15 th January 2019	46
Response 10	17 th January 2019	47
Response 11	18 th January 2019	48
Response 12	22 nd January 2019.....	49
Response 13	23 rd January 2019	50
Response 14	23 rd January 2019	51
Response 15	24 th January 2019	52
Response 16	26 th January 2019	53
Response 17	31 st January 2019.....	54
Response 18	4 th February 2019	55
Response 19	4 th February 2019	56
Response 20	5 th February 2019	57
Response 21	6 th February 2019	59
Response 22	6 th February 2019	60
Response 23	7 th February 2019	61
Response 24	8 th February 2019	62
Response 25	8 th February 2019	64
Response 26	8 th February 2019	66
Response 27	8 th February 2019	69
Response 28	8 th February 2019	70
Response 29	8 th February 2019	71
Response 30	9 th February 2019	74
Response 31	11 th February 2019	75
Response 32	11 th February 2019	76
Response 33	22 nd February 2019	77

This is not intended as a formal comment for the consultation on the Nash Neighbourhood Plan, but is rather a comment about the layout.

Paragraph 5.6 says "5.6 Each policy is numbered and titled, and it is shown in bold italics.". However the policies are not, as far as I can see, shown in bold italics. The heading of each policy is shown in bold (and with a larger point size), but the text of the policy is in the same font as the remainder of the text. It is therefore hard to see where the policy ends and the accompanying text begins.

Of course the accompanying text has paragraph numbers, and so may be distinguished in that way. For example, paragraph 5.7 immediately follows Policy NNP1. However, Policies NNP7 and NNP8 appear not to contain any text at all. For example, the policy heading "NNP7: Biodiversity" is followed immediately by accompanying text paragraph

5.25. It is possible that the words in paragraph 5.28 were intended to form the text of the policy, but at present they do not do so. Similarly, the policy heading "NNP8: Employment" is followed immediately by accompanying text paragraph 5.29, although in this case it is hard to see any wording at all which could form the basis of a policy.

Perhaps it is the case that I have been given a defective copy of the Plan? The version I have been reading is labelled v12, and dated 15 November 2018. (Though it is the same as the version on the AVDC website.)

See proofreading corrections.

After receiving the latest Nash Pre-Submission, It has come to Our attention that a number of changes have been made where new properties and land have been included. Therefore, we enquiring as to why our property still remains excluded from this plan. Could this be a simple mistake or is there a valid reason for this decision. We would appreciate your speedy response to this matter, so we know how to proceed. The property in question is the only dwelling that resides at Nichollswood farm, Winslow Road.

Refer to latest Settlement Boundary

Response 3

24th December 2019

I have much enjoyed reading the Nash Parish Neighbourhood Plan and would like to congratulate the authors. I particularly enjoyed the history chapter eg. the Princes in the Tower and Richard III. The problems about Western Power are somewhat worrying.

But, generally I have no comments other than, as I have already said above,, what a good and detailed document.

No response required

Thank you for the letter in regards to the parish plan. I'm probably too new to the area to give any opinions to anything raised as yet but i certainly look forward to being involved with village life. If I can help with anything, please let me know. I will tend to keep my head down working as there is quite a lot to do to the house, to bring it up-to the surrounding standard.

No Response required

Having lived in Nash from 1982 until 2014 I agree with the ideas and the principles of the document, however I have to say the proof-reading and editing of the document is very shoddy and makes me wonder that, if the basics are not correct, then why should I trust the more complex material?

Specifically:

Section and relevant text	Comments
Table of Contents	Pages 4 and 29 are incorrectly numbered; where are Annexes 3 to 6?
List of Policies	Pages 18, 20, 22, 24 and 25 are incorrectly numbered.
Table of Figures – figure 3	Nash is spelt with an 'N'.
Section 1.5 starting “These requirements will be tested”	... is almost exactly the same as section 1.6 “In addition. The Parish Council” “
Section 2.1 “Nash has not been able to sustain commercial facilities, such as shops, restaurants or pubs.”	Restaurant is a strange choice given that Nash has never had one – how about a Post Office that we've had and lost?
Section 2.3 “in 1891 a remaining 35% in textiles.”	Incorrect. The 1891 census shows 1 dressmaker and 6 lacemakers in Nash, hardly 35%.
Section 5.6 “ and is shown in bold italics.”	No it's not.
Section 5.6 “.... shown on the Policies Map attached”	I would suggest this is confusing and stating it's in Annexe 3 is clearer.
Policy NNP1 “Proposals for small scale developments”	Small scale is not defined and thus can be argued about; is it the same small scale as mentioned in section 5.9 (i.e. no more than 3 dwellings).
Section 5.17 “... as shown in Plan B.”	Should read Fig 2.
Policy NNP4 “Development proposals must”	Is repeated word for word in the next paragraph.
Section 6.5 “..... been identified in this process:”	The colon suggests there is more which might be missing, but if 'Transportation Links' is one of the opportunities identified then it should be better signposted.
Annexe 2: The History of Nash (the title)	A misnomer since half of this is actually a History of north Bucks and south Northamptonshire.
Annexe 2: The History of Nash (text on the first page)	This reads as if the author has failed to find any meaningful history of Nash and feels it necessary to fill a page of text by employing an image of the locals in Nash, standing on the ridge overlooking Beachampton and

	<p>watching the rest of the world go by – Boudicca and Paulespur; scholars and Beachampton; 'Princes in the Tower' and Stony Stratford (note spelling of Stony); Tudors (well that's wrong, Elizabeth Woodville was queen before that) and Grafton Regis; Elizabeth I and the forests of Whaddon Chase (wrong again, it was woodland, heath and common land); canal and Buckingham; railways and Wolverton.</p>
<p>Annexe 2: The History of Nash (text on the first page) "... crossroads of England."</p>	<p>Having used the examples above to rub in the fact that Nash has no history of local, county or country importance, the term 'crossroads of England' is laughable. On the same definition Great Horwood, Beachampton, Whaddon and many more could also give themselves this title.</p>
<p>Annexe 2: The History of Nash (references to Nash)</p>	<ol style="list-style-type: none"> 1. Barracks Farm – frequently repeated but no written evidence. 2. Nash bigger than Whaddon during the War – wrong, Whaddon had 440 entries and Nash 269 entries in the 1939 Register of Residents. 3. Nash had three churches during the War – oh yes? CofE, Strict Baptist, and ???? 4. 'Few are likely to match ... one farming couple and most of their 11 children living in one house' – well how about the 16 living at Whiteways at Wood End in the 1911 census?
<p>Annexe 6: Gypsies and Travellers</p>	<p>End of the last but one paragraph, don't you mean 'any interaction or assimilation IS non-existent.'</p>

See Proofreading corrections

Thank you for your consultation on the above dated 19 December 2018. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where our interests would be affected by the proposals made. In our review of the Nash Neighbourhood Plan we have a few comments to make which are outlined below. □ The parish area contains an area of Lowland Fen Priority Habitat (South West of the parish area), which is required to be promoted, conserved, restored and enhanced under the NPPF, paragraph 174 (b), in addition to the requirement to “identify and pursue opportunities for securing measurable net gains for biodiversity”. Please include policy wording within Policy NNP7 – Biodiversity, aimed at aligning with the above. □ The parish also abuts an area of Ancient Woodland (College Wood, South West of the parish area), which is classed as irreplaceable habitat under the NPPF. We would welcome wording within Policy NNP7 – Biodiversity, to ensure any development does not cause loss or deterioration to this habitat. Further information can be found in Annex A. We would like to draw your attention to the requirement to conserve biodiversity and provide a net gain in biodiversity through planning policy (Section 40 of the Natural Environment and Rural Communities Act 2006 and section 109 of the National Planning Policy Framework). Please ensure that any development policy in your plan includes wording to ensure “all development results in a biodiversity net gain for the parish”. The recently produced Neighbourhood Plan for Benson, in South Oxfordshire provides an excellent example. We are of the opinion that the policy wording around the Environment, Green Space and Biodiversity is exemplar. We would recommend you considering this document, when reviewing yours. Further Recommendations Natural England would also like to highlight that removal of green space in favour of development may have serious impacts on biodiversity and connected habitat and therefore species ability to adapt to climate change. We recommend that the final neighbourhood plan include: □ Policies around connected Green Infrastructure (GI) within the parish. Elements of GI such as open green space, wild green space, allotments, and green walls and roofs can all be used to create connected habitats suitable for species adaptation to climate change. Green infrastructure also provides multiple benefits for people including recreation, health and well-being, access to nature, opportunities for food growing, and resilience to climate change. Annex A provides examples of Green Infrastructure; □ Policies around Biodiversity Net Gain should propose the use of a biodiversity measure for development proposals. Examples of calculation methods are included in Annex A;

Annex A provides information on the natural environment and issues and opportunities for your Neighbourhood planning.

Annex A - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural Environment Information Sources

The Magic1 website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available here².

¹ <http://magic.defra.gov.uk/>

<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/our-work/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx> 4

<https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making> 5

<http://magic.defra.gov.uk/> 6

<http://www.landis.org.uk/index.cfm> 7

<https://www.gov.uk/government/publications/national-planning-policy-framework--2> 8

<http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/> **Priority habitats** are those habitats of particular importance for nature conservation, and the list of them can be found here³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found here⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the Magic⁵ website and also from the LandIS website⁶, which contains more information about obtaining soil data.

Natural Environment Issues to Consider

The National Planning Policy Framework⁷ sets out national planning policy on protecting and enhancing the natural environment. Planning Practice Guidance⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan on the natural environment and the need for any environmental assessments.

Landscape

Paragraph 109 of the National Planning Policy Framework (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. Your plan may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed here⁹), such as Sites of Special Scientific Interest or Ancient woodland¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/our-work/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰<https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

11 <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/our-work/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

12 <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

13 <https://www.gov.uk/government/collections/biodiversity-offsetting#guidance-for-offset-providers-developers-and-local-authorities-in-the-pilot-areas> Note; the 'Guidance for developers' and 'Guidance for offset providers' documents provide a calculation method.

14 <http://www.environmentbank.com/impact-calculator.php> and

http://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=3&ved=0ahUKEwj7vcbl0aDQAhVMDcAKHb8IDEUQFggsMAI&url=http%3A%2F%2Fconsult.welhat.gov.uk%2Ffile%2F4184236&usg=AFQjCNffkbJIJQ_UN0044Qe6rmiLffxckg

Priority and protected species and habitat

You'll also want to consider whether any proposals might affect priority species (listed here¹¹) or protected species. Natural England has produced advice here¹² to help understand the impact of particular developments on protected species. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found here.

Ancient woodland and veteran trees-link to standing advice

You should consider any impacts on ancient woodland and veteran trees in line with paragraph 118 of the NPPF. Natural England maintains the Ancient Woodland Inventory which can help identify ancient woodland. Natural England and the Forest Commission have produced standing advice for planning authorities in relation to ancient woodland and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland/veteran trees where they form part of a SSSI or in exceptional circumstances

Biodiversity net gain

Under section 40 of the Natural Environment and Rural Communities Act 2006 Local Planning Authorities are required to conserve biodiversity. The NPPF section 109 states "*the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity wherever possible*". Suitable methods for calculating biodiversity net gain can include the Defra biodiversity offsetting metric¹³ and the environment bank biodiversity impact calculator¹⁴. Natural England would expect a policy within the Neighbourhood Plan to include wording to ensure that net biodiversity gain is achieved.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication Agricultural Land Classification: protecting the best and most versatile agricultural land¹⁵.

15 <http://publications.naturalengland.org.uk/publication/35012>

16 <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

Green Infrastructure, Improving Your Natural Environment.

Inclusion of Green Infrastructure (GI) in to development plans can provide multifunctional benefits to the area. These can include opportunities for recreation, health and wellbeing and access to nature as well as providing connected habitats for wildlife.

Your plan or order can offer exciting opportunities to enhance your local environment through inclusion of GI. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained, connected, enhanced or new features you would like to see created as part of any new development. Examples might include:

-
-
- Providing a new footpath with landscaping through the new development to link into existing rights of way or other green spaces.
 - Restoring a neglected hedgerow or creating new ones.
 - Creating a new pond as an attractive feature on the site.
 - Planting trees characteristic to the local area to make a positive contribution to the local landscape.
 - Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
 - Incorporating swift boxes or bat boxes into the design of new buildings.
 - Considering how lighting can be best managed to encourage wildlife.
 - Adding a green roof or walls to new or existing buildings.

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see Planning Practice Guidance on this¹⁶).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

Green Roofs

Natural England is supportive of the inclusion of living roofs in all appropriate development. Research indicates that the benefits of green roofs include reducing run-off and thereby the risk of surface water flooding; reducing the requirement for heating and air-conditioning; and providing habitat for wildlife. We would advise your council that some living roofs, such as sedum matting, can have limited biodiversity value in terms of the range of species that grow on them and habitats they provide. Natural England would encourage you to consider the use of bespoke solutions based on the needs of the wildlife specific to the site and adjacent area. I would refer you to <http://livingroofs.org/> for a range of innovative solutions.

No comment required

Unfortunately to date we still have no response to the questions we put forward regarding the Nash neighbourhood Plan. We need your response ASAP due to the coming deadline and our time frame for instructing a solicitor.

Refer to latest Settlement Boundary

Nash Neighbourhood Plan Consultation**SUBMISSION ON BEHALF OF NATIONAL GRID**

National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High-Pressure apparatus.

National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.

No comment required

I have a couple of comments to make regarding the above plan:-

1. On page 35 there is a listed building shown in Thornborough Road which I believe may be incorrect and should be Barracks Farm a little further down.
2. If the settlement boundary to the west of Stratford Road is as proposed then Vista 7 would be lost which is considered undesirable.

Refer to latest Settlement Boundary

Please find attached our representation of the NNP settlement boundary the way in which we are included. Please could you forward this to the appropriate departments in AVDC to resolve this situation.



Refer to latest Settlement Boundary

Now that the 'excitement' of the Christmas/New Year period has finally subsided have been able to read through the 'Plan' and must compliment those involved in it's research and preparation for their sterling work.

Particularly pleased to see reference to the local Footpaths/Bridleways and thoughts/proposals as to their maintenance and improvement to give additional amenity opportunities and to encourage people 'out of cars'. Also for possible access to nearby urban amenities, am thinking not only to the East and South, as mentioned, but to the North through Beachhampton and Calverton and on to Stony Stratford.

With reference to the various 'maps' shown, am I right in thinking that our immediate neighbours at Basshill Farm are within the Conservation Area but outside the Settlement and we at Nine Lands are outside both.

Refer to latest Settlement Boundary

Thank you very much for sending me a copy of the plan for review.

I very much enjoyed reading a very comprehensive and coherent document which will hopefully see the village keeps its character and appeal well into the future. Well done and a big thank you to all involved in producing the plan.

No response required

Thanks for this. Thornborough Parish Councillors were very interested in this issue and wondered whether you could tell us how much the plan cost to produce and who were your consultants? So far Thornborough Parish Council have considered the average cost of producing a Neighbourhood Plan to be prohibitive on a small Precept.

No response required

I would like to thank all those involved in preparing and developing our draft Neighbourhood Plan. It looks and reads very well, and we were very impressed with the quality and comprehensive nature of the document. Clearly a considerable amount of time and effort has been invested in this project, and we hope that all goes well to implementation. Just a few points/comments for you:

There is a minor typo on page 5. Last line reads Ash , instead of Nash!

I do not agree with the 2nd objective on page 17. This reads that the objective is to 'encourage' some new housing development, ideally suited to all generations, including local people wanting to build their own homes. Clearly at a national level our country needs much more housing, and that Nash is required to contribute towards this effort, albeit in a small way. That does not mean that we have to go out of our way to actively encourage new development. In an ideal world I feel certain that the majority of villagers would like to keep our lovely village exactly as it is, and that a small number of new developments are accepted only under 'sufferance' because it is the right thing to do. Furthermore, the plan doesn't give any indication as to what form such encouragement would take?

Page 25, paras 2 & 3: May I propose that the word 'strongly' be inserted in front of 'resisted' ?

With regard to Employment on page 30, would it be worth including a few words about signage relating to local businesses? (not sure how the planning process deals with this).

Referring to our old friends, the travelling community, I would suggest a slight amendment to Annex 6, page 44, para 5, line 4 to read 'the Neighbourhood plan states that no gypsy traveller pitches should be permitted, whether or not temporary or permanent, within the parish boundary', etc.

See proofreading corrections

The Plan Committee considered that we should be show a positive attitude towards limited development thereby avoiding the accusation of 'nimbyism'.

Response 15

24th January 2019

Being asked to reply, I will say I am glad the village is part of a Neighbourhood Plan although I have no particular comments at this time.

No response required

Firstly, I don't understand the reason for a hand delivered paper inviting residents to view the proposed plan on a website where the link didn't work correctly. This also precluded people with limited or no internet access and although there were other methods of viewing the plan I feel that they were not as simple as they could have been. Indeed it would have been just as easy to include a copy of the neighbourhood plan with the paperwork that was posted through our doors.

I've now had a chance to study this proposal and my other concern is the inclusion of the piece of agricultural land adjoining my home.

Initially I could make no sense of trying to partially join Thornton Road with Thornborough Road, until my research revealed that this piece of land is owned by Buckinghamshire County Council.

In my opinion, this whole Neighbourhood Plan and "consultation" process appears to be flawed.

Unfortunately, in my humble opinion this consultation is not as transparent as it should be.

I understand that this is far too long to be read at a meeting but please could it be noted that I strongly object to the proposed plan.

The Plan Committee considered that a hand delivered leaflet setting out how/where a full copy of the Plan could be accessed was a valid way of minimising the cost to our Parish Council as a full paper copy to each household would have cost hundreds of pounds.

It has not been stated in what way the 'consultation' is flawed or not transparent, nor the reason for objection

Two public meeting were held in the Village Hall, references were made to the Plan in a number of Village Newsletters and a stall set up at the Village Fete.

Nash is surrounded by farmland, with many beautiful views. To the west of Stratford Road, between Thornborough Road and council houses, is a view toward Buckingham, over a landscape of trees and fields, which make part of the setting for the village. This view is most peaceful, and I feel that it should be protected from any sort of development, as a priceless treasure for our future inheritance. Skylarks and hares are some of the wild inhabitants who dwell in that landscape as well as foxes and badgers which are frequently seen.

I have lived in Nash for twenty-two years and would be so glad to know that this view could be protected for future generations, where they might find peace in troubled times.

Refer to latest Settlement Boundary.

Thank you for the opportunity to comment on the proposed Nash Neighbourhood Plan (NNP1). We object to the Plan as follows:

We note that in the NNP1, the settlement boundary has been extended to include agricultural fields along Stratford Road at Town's End and Wood End, but has failed to include the field at Church Farm, Stratford Road. We point out that this field, at Church Farm, was identified as a developable site for up to 12 houses by AVDC in the HELAA. As such, we would expect this field to be included within the NNP1 settlement boundary and see no evidence for its exclusion.

We see that in section 2.2 of the NNP1, following from footnote 1, the last sentence should be clarified to indicate that the actual number of houses added to the village between 2010 and 2019 is 15 not 30.

See Proofreading corrections

Thank you for the opportunity to comment on the Nash Neighbourhood Plan Pre-submission consultation. The following comments are submitted on behalf of Anglian Water.

I would be grateful if you could confirm that you have received this response.

Policy NNP2: Housing development

Reference is made to housing developments incorporating Sustainable Drainage Systems (SuDS). Anglian Water support the requirement for applicants to include the provision of SuDS so as not to increase flood risk and to reduce flood risk where possible. The use of SuDS would help to reduce the risk of surface water and sewer flooding.

Should you have any queries relating to this response please let me know.

No response required

Nash Neighbourhood Plan (v12) comments

Page 15. 2.7, the Village Hall is no longer used as a nursery.

Page 19. The term 'Policies Map' is not used later. It may be better to describe it as the Nash Settlement Boundary Map (or Plan) in Annexe 3.

Page 25. NNP4: Important Views & Vistas. Note what is said in paragraphs 2 and 3*. I agree with this.

Page 38. Annexe 2: The History of Nash. The first paragraph would benefit from rewording.

In second paragraph I suggest 'predates William the Conqueror' comes at the end of the sentence after the brackets.

Page 35. I suggest another view is added which should be '8' looking from Stratford Road east towards the High Street.

Page 35. I found the text in the Legend confusing by the use of 'West' against Vista and Street views. I appreciate it is an example but of course the Vistas and Street views are not only west. Therefore suggest deleting 'West' against both.

Page 36. View 5 should read 'Winslow Road', not 'Whaddon Road'.

Page 40. Annexe 3. Nash Settlement Boundary Map. Taking account of what is said earlier* regarding important views at page 25 the Map anticipates development along the western part of Stratford Road where there is an

important view from the Stratford Road west to Buckingham. This view is in my view one of three important long-distance views in Nash. To allow development here would mean the view is lost. Moreover, it contradicts what

is said at page 25* and is therefore against one of the policies of the Plan. At present there is a green corridor into the heart of the village running from the paddock behind All Saints Close and out west to Stratford Road and over on the other side. This was one of the points made by the Parish Council in its opposition to the current planning application on the Church Farm paddock. To allow development on the western side of Stratford Road would mean that this corridor would be lost. Development to the west of Stratford Road would also effectively enclose the fields on the eastern side of Stratford Road and the High Street and thereby encourage future building on these fields. If some development needs to be considered along Stratford Road then an alternative option would be to consider instead a smaller area further south and being the field adjacent to The Mill House and The Old Bakery on the Stratford Road which currently affords a limited view as it is enclosed with trees on the Stratford Road. It should be noted that AVDC's HELAA document for Nash January 2017, a copy attached for reference, states that the extended area for development along Wood End as shown in the Boundary Map is not suitable for development.

In my view a much better area for development (and replacing any development along the Stratford Road or Wood End) would be the area of land to the east of the recreation ground. At present that land is land-locked and has been left to deteriorate for many years. It detracts from the recreation ground and surrounding areas.

At present the recreation ground is relatively isolated from the rest of the village. If future development on any scale is to be allowed then developing land to the east of the recreation ground would balance out development within the village and provide more of a critical mass to the village. Access would probably need to be on to eastern side of Winslow Road but it would not mean that all of the frontage along the eastern side of Winslow Road would need to be developed but rather only part so as to afford access to the land to the west and adjacent to the recreation ground. It could also provide access to the recreation ground to that part of the village (ie, around Winslow Road) where access is not immediate.

Refer to latest Settlement Boundary

It should be noted that the Plan does not recommend development sites, but determines the Settlement Boundary.

Any development will be subject to the normal application guidelines and restrictions.

See Proofreading Corrections.

I think that the view looking west from Stratford Rd should be protected as it is one of the finest in the village, furthermore allowing development here, on what is a large piece of land, would allow a case to be put for future development on the eastern side of the Stratford Road which would then directly affect a large number of residents.

Development next to the Old Bakery could be put in the field next to it without spoiling the view west from Stratford Rd, also the size of any development here would be much more in keeping with the aims of the plan.

If the settlement plan is defined as being inside the 30mph signs the Basshill Farm and Ninelands should be included.

The gardens of the houses at the northern end of the High St on the eastern side should be included in the settlement boundary.

Refer to latest Settlement Boundary

Having gone through the plan again I have reflected on the settlement plan in particular and my views are as follows:

The land on the western side of the Stratford Road which I think is owned by Bucks CC, has always been favoured as a site for development, however I think development here would spoil one of the best aspects of the village and the splendid view to the west enjoyed by all, and given that maintaining views and vistas is a key part of the plan I think that this site should be **removed** from the settlement area.

The size of this area is quite large and therefore the scale of potential development here would probably exceed the scale of development that the plan seeks to limit.

I also agree with the view expressed that any development on the western side of Stratford Road would inevitably result in pressure to develop on land on the eastern side of Stratford Rd which would affect a large number of residents on the High Street.

Early on in the process we discussed including the land next to the Old Bakery this is much more suitable for inclusion into the settlement area as its development does not affect the views, it is also much smaller and therefore more appropriate in terms of the scale of development envisaged for Nash, I believe therefore that this area should be **included** into the settlement area.

Finally if the limits of the settlement plan are to be defined by the 30 mph area then Basshill Farm and Ninelands should also be included and also the rear gardens of the properties on the eastern side of High Street between Whaddon Road and The Three Horseshoes.

Given how critical the settlement plan is, I think its important to look at these points,

Refer to latest Settlement Boundary

Thank you for consulting me re the neighbourhood plan. I have read through it ,and it I don't have anything to add.

The copy I read had an extra word in the sentence which needs removing to make sense.

2] Neighbourhood area

2.1 line 8 needs (are) taken out.

Could I please be included in any correspondence that goes out to Nash residents.

See Proofreading Corrections

Thank you for the opportunity to comment on the Draft Neighbourhood Development Plan for Nash

1. The first point we would like to make is that your map of the existing settlement area does not represent the village accurately. In particular, Barracks Farm, which is one of the oldest houses in Nash, if not the oldest, is shown without 50% of its garden and the permanent structures within it such as the hard tennis court, which has been a feature for around 30 years, long before the conversion of the former stable yard and main farm buildings along the Thornborough Road into residential units. Our main drive entrance and the entirety of the garden is within the village boundary as denoted by the Nash village sign and the 30 mph limit - the location of which, by the way, is inaccurately marked on your plan. Please amend it to include our main entrance and drive adjacent to the tennis court, together with the area of garden to the side of the upper terrace. The present plan shows only a small upper terraced area of our garden, which is only part of it's approximately 2 acres. We can provide an accurate plan to assist you if required.
2. Another obvious anomaly is that Bass Hill Farmhouse, again one of the oldest houses in the village, and sited within the village boundary inside the 30mph limit along Whaddon Road, is not included in the plan, nor is its neighbour 'Ninelands'. On the other hand, at the very far end of the lane leading up from Wood End, some large modern barns, which, with one exception, did not exist when we came to the village in 2000, are included, together with an area of farmland behind them. This seems strange considering that none of our own land is included. Similarly, a plot of grass land belonging to Yew Tree Farm is included, although it lies well beyond the village boundary on Stratford Road,
3. A number of other houses in Nash appear to have their curtilages reduced for no apparent reason, including some larger gardens along the lower section of the High Street. The plan does resemble an earlier one showing the conservation areas of the village, which was drawn up with the buildings, rather than their curtilages in mind. For this purpose, however, and bearing in mind the plan is intended to stand for the next 15-20 years, it is important to be as accurate and as comprehensive as possible.
4. It is not clear whether the plan shows areas of possible future development, or how these have been chosen. We assume that the area of existing arable farm land along the Stratford Road, the freehold of which is currently owned by Buckinghamshire County Council, and which is shown outlined on the plan is being proposed for development, but it has no structures on it at present and so should not appear on the plan of existing settlement. If this is proposed for future development, it seems anomalous that the land immediately adjacent to it, also with an entrance on the Stratford Road, and in private ownership, is not.
5. We also assume that the large field opposite, below the The Rectory, on the corner of Stratford Road and Whaddon Road, which is also outlined on the plan is not being proposed for development, but this is not explicitly stated, and there is no indication of the method by which such decisions have been made, or by whom.

More generally, while most people would agree that the housing developments on a massive scale we have seen spreading like a rash across the fields outside Buckingham, a.k.a. 'Lace Hill', near Newton Longueville and around Stony Stratford are something Nash needs to avoid, it is important to look at the advantages some judicious and well thought out development would bring.

Your comment that more than nine new houses built over the next 15 years would be difficult for the village community to absorb, is absurd. The majority of houses in the village, and including all along the Thornborough Road with the exception of Barracks Farm, were built after the First World War and most of them in the latter half of the 20th century or early 21st. Consequently, the greater part of the existing population would have been unable to live here at all, had former parish councils been similarly opposed to village expansion.

Small scale, flexible, expansion would bring additional financial benefits to the village too, and help to provide further facilities for the community.

Our view is that, over the next 15 to 20 years, an expansion of the village of up to 50 houses would be more reasonable, provided they are in small developments of no more than 10 or so houses each, and tucked around the periphery rather than infill, if it is wished to preserve the existing open style centre of the village.

Provided proper care is taken to oversee the design and style of such houses, to avoid the soulless uniformity of developments nearby, the village could even be enhanced.

At present, the prices of existing housing stock are far too high for most young couples or people on lower incomes to afford, so that young people who have grown up in the village and may wish to live in the countryside close to family are unable to do so. Similarly, older residents who may wish to downsize but stay a part of their community and close to friends, are unable to do so. There is no housing suitable for people with disabilities, or those who may become less able with age. The countryside and villages like Nash should aim to be more inclusive, and offer opportunities for people of all ages and differing needs to enjoy rural life and communities.

Refer to latest Settlement Boundary

Thank you for the copy of the Map that you gave to us.

Thanks also to you and the NDP committee for all the work done so far.

I am writing to you in my maiden name because the land included in NDP is owned in my maiden name and not my married name (Amanda Collings) and should anyone wish to confirm this they will need to give my maiden name to the land registry.

I thought it would be easier to put my points in a numbered format. Please can you confirm that you received this document.

1. The field outlined by Holywell Cottages is owned by Bucks CC. I am not at all comfortable with it being identified as a future development plot. This was an arable field up until 2017 and is only grassed now because of a decree from Bucks CC. Bucks CC is about to become a powerful council who will then control this site from both a planning and development point of view. They also have the option to sell this site. The site at the moment is safe because it is being safeguarded by me (I have a 5 year lease) but once this lease is up 2022 then we give full control back to Bucks CC. If we then allow it to be outlined on our NDP then we are giving the biggest building plot in Nash to Bucks CC. There has been a lot in the press about councils doing this and I think its an example of a council hanging on to the most beautiful view (it is down on your plan as an official "vista") and plot in the village. I think this should be just mapped as a field. In addition on reading the NDP I noted that we are not obliged as we are a "small village" to allocate sites for development and yet we have done so in this case?
2. This field in 1. above is on the side of a gentle hill that leads to miles of stunning rural countryside as far as the eye can see. There are no trees in the hedge line at all. Many villagers walk these fields and many walk them with their dogs. Mr Bonner who has farmed this arable field for decades has been extremely kind in maintaining this footpath through. I now maintain the first part of it and have installed and paid for a wooden kissing gate for the villagers to use. I know many villagers really appreciate this beautiful walk being on their doorstep.
3. I also own the land next to this "Holywell" field (Dixies field) and I noticed that for some reason the NDP draws a consistent line all the way down the field next to Holywell and stops at the top of mine (Dixies field) which I find bizarre. Logically the field nearer to the village and which already has buildings on its boundary should be included on the NDP. This field has 12 really mature trees around its hedges and it is flat so much more ideal for future building and also it will not block anyone's view unlike the proposed field which will have a massive impact on Holywell Cottages, the houses at the back of the high street, the houses along the Thornton Road etc all of whom will not fail to see it because it is on a hillside. If the field in 1. Above remains in the NDP but Dixies field does not, I would be grateful to know the reason for doing this? If the field in 1 above does not remain in the NDP, but Dixies field is **not** included in the NDP, I would be grateful to know the reason why not?
4. I think I would like to see transparency/disclosure of any utility council ownership from the Dev Committee of all the land that lies within the settlement boundary area so that villagers can be informed as to who owns the land that they are including in the NDP. I became aware from my dealings with Bucks CC's agent over my leased land that there are quite a few other pockets of land owned by councils in the Nash area and I think these need to be revealed.

Similarly I think that villagers could benefit from knowing if any of the land is actually leased (as part of mine is) or owned outright because this has an impact on future plans.

5. Turning to the Subject of farm buildings. I noticed that not all the farms and equestrian buildings though within the village boundary are included as within settlement area and wondered what the process for arriving at this conclusion was?

I have been told that planning permission was applied for on the fields in the centre of Nash (opposite Mr Young's Farm) and that it was granted but subject to a private road and I wondered if this is true (?) If it is true, it should be noted on the map because this has a bearing on Hollywell Cottages field and if its true would I think make villagers wish to avoid another development immediately next to it albeit over the road. Personally I knew nothing about this until a villager mentioned it to me in passing.

6. On my land there is an ancient double cow byre, it sits just about 6 feet from the boundary of Sycamore House on the Thornborough Road. A further 40 feet from this I have a traditional wooden hay barn for hay and a stable yard (20 years old) and a manege (20 years old). Although this is all continuous to the Thornborough Road it has been left out of the settlement boundary and I think this is probably a mistake? However I do notice on the far side of Thornborough Road that part of Barracks Farm Garden has been left off as well which is a bit strange as everyone else's gardens are included.

Refer to latest Settlement Boundary

This letter provides Gladman Developments Ltd (Gladman) representations in response to the draft version of the Nash Neighbourhood Plan (NNP) under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. This letter seeks to highlight the issues with the plan as currently presented and its relationship with national and local planning policy. Gladman has considerable experience in neighbourhood planning, having been involved in the process during the preparation of numerous plans across the country, it is from this experience that these representations are prepared.

Legal Requirements

Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in §8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the NNP must meet are as follows:

(a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.

(d) The making of the order contributes to the achievement of sustainable development.

(e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).

(f) The making of the order does not breach, and is otherwise compatible with, EU obligations.

Revised National Planning Policy Framework

On the 24th July 2018, the Ministry of Housing, Communities and Local Government published the revised

National Planning Policy Framework. The first revision since 2012, it implements 85 reforms announced previously through the Housing White Paper.

§214 of the revised Framework makes clear that the policies of the previous Framework will apply for the purpose of examining plans. Given that submission will occur after 24th January 2019, the comments below reflect the relationship between Neighbourhood Plans and the National Planning Policy Framework adopted in 2018.

National Planning Policy Framework and Planning Practice Guidance

The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role they play in delivering sustainable development to meet development needs.

At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through plan-making and decision-taking. This means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. This requirement is applicable to neighbourhood plans.

The recent Planning Practice Guidance (PPG) updates make clear that neighbourhood plans should conform to national policy requirements and take account of and most up-to-date evidence of housing needs in order to assist the Council in delivering sustainable development, a neighbourhood plan basic condition.

The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. §16 of the Framework makes clear that Qualifying Bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local

Plans, including policies for housing development and plan positively to support local development.

§17 further makes clear that neighbourhood plans should set out a clear and positive vision for the future of the area and policies contained in those plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.

§184 of the Framework makes clear that local planning authorities will need to clearly set out their strategic policies to ensure that an up-to-date Local Plan is in place as quickly as possible. The Neighbourhood Plan should ensure that it is aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.

Planning Practice Guidance

It is clear from the requirements of the Framework that neighbourhood plans should be prepared in conformity with the strategic requirements of the wider area as confirmed in an adopted development plan. The Framework requirements have now been supplemented by the publication of Planning Practice Guidance (PPG).

On 11th February 2016, the Secretary of State (SoS) published a series of updates to the neighbourhood planning chapter of the PPG. In summary, these update a number of component parts of the evidence base that are required to support an emerging neighbourhood plan.

On 19th May 2016, the Secretary of State published a further set of updates to the neighbourhood planning PPG, providing clarity on the measures a qualifying body should take to review the contents of a neighbourhood plan where the policy evidence base becomes less robust. As such it is considered that where a qualifying body intends to undertake a review of the neighbourhood plan, it should include a policy relating to this intention which includes a detailed explanation outlining the qualifying body's anticipated timescales in this regard.

Further, the PPG makes clear that neighbourhood plans should not contain policies restricting housing development in settlements or preventing other settlements from being expanded. It is with that in mind that Gladman has reservations regarding the NNP's ability to meet basic condition (a) and this will be discussed in greater detail throughout this response.

Relationship to Local Plan

To meet the requirements of the Framework and Neighbourhood Plan Basic Conditions, neighbourhood plans should conform to the strategic policy requirements set out in the adopted Development Plan. That relevant to the preparation of the NNP is the Vale of Aylesbury Local Plan (VALP) 2013-2033. The Memorandum of Understanding signed before adoption of the Local Plan determined that Aylesbury Vale would be required to deliver 27,400 homes between 2013 and 2033.

To meet the requirements of the Framework the Council is reviewing the Core Strategy and is currently consulting on the New directions for Growth document. It is therefore important that the NNP provides flexibility to ensure that the policies contained in the NNP are not overridden upon the adoption of any future Local Plan; as section 38(5) of the Planning and Compulsory Purchase Act 2004 states:

'if to any extent, a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approached, or published (as the case may be).'

Nash Neighbourhood Plan

This section highlights the key issues that Gladman would like to raise with regards to the content of the NNP as currently proposed. It is considered that some policies do not reflect the requirements of national policy and guidance, Gladman have therefore sought to recommend a series of modifications to the plan to ensure compliance with the basic conditions.

Policy NNP1 – Nash Settlement Boundary

Policy H1 identifies a settlement boundary for Nash and states that land outside of this defined area, will be treated as open countryside, where development will be carefully controlled.

Gladman object to the use of settlement boundaries if these preclude otherwise sustainable development from coming forward. The Framework is clear that sustainable development should proceed. Use of settlement limits to arbitrarily restrict suitable development from coming forward on the edge of settlements does not accord with the positive approach to growth required by the Framework and is contrary to basic condition (a).

As currently drafted this is considered to be an overly restrictive approach and provides no flexibility to reflect the circumstances upon which the NNP is being prepared. Greater flexibility is required in this policy and Gladman suggest that additional sites adjacent to the settlement boundary should be considered as appropriate.

Policy NNP4 – Important Views and Vistas

This policy identifies 19 'panoramas' which the plan makers consider important for the setting of Nash where development proposals having an adverse impact upon them would be resisted. Gladman suggests that this is a subjective issue and the policy does not provide support for a decision maker to apply the policy predictably and with confidence.

Identified views must ensure that they demonstrate a physical attribute elevating a view's importance beyond simply being a nice view of open countryside. Aside from those views *within* the village, the evidence base to support the policy does little to indicate why those outward views should be protected, other than providing a nice view of the surrounding fields. Gladman consider that to be valued, a view would need to have some form of physical attribute. This policy must allow a decision maker to come to a view as to whether particular locations contain physical attributes that would 'take it out of the ordinary' rather than selecting views which may not have any landscape significance and are based solely on community support. Gladman therefore suggest this element of the policy is deleted.

Conclusions

Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community. However, it is clear from national guidance that these must be consistent with national planning policy and the strategic requirements for the wider authority area. Through this consultation response, Gladman has sought to clarify the relationship of the NNP as currently proposed with the requirements of national planning policy and the strategic policies for the wider area.

Gladman is concerned that the plan in its current form does not comply with basic condition (a). The plan does not conform with national policy and guidance. Gladman hopes you have found these representations helpful and constructive. If you have any questions do not hesitate to contact me or one of the Gladman team.

No Response required as AVDC have provided sufficient input and oversight

This letter sets out AVDC's formal response to the Nash Neighbourhood Development Plan pre-submission consultation. This builds upon the ongoing dialogue between AVDC and Nash Parish Council since the plan started to be developed. The tables overleaf set out comments for each part of the plan and for the supporting evidence. This is a collective response from the relevant officers at AVDC including Development Management (DM), Planning Policy, Design, Landscape, Heritage, Housing and Biodiversity teams.

The Neighbourhood Plan provides policy direction for how the community wish to see Nash develop to 2033. We commend the Neighbourhood Planning Steering Group on the hard work in getting to this stage.

As there has been on going correspondence between AVDC and Nash Parish Council we have been able to address some of the issues at earlier stages in preparing the plan. Nevertheless it will be very important for the Parish Council to work very closely with AVDC in making revisions to the Pre Submission document following this representation period. We have reviewed the plan to ensure it meets the 'basic conditions' but also to help ensure the final adopted plan will be affective when used to help make planning application decisions. Our comments relate to improvements that could be made to strengthen the plan in justification, delivery, clarity, and usability. We hope this will ultimately help the NNP progress through to a successful examination and referendum to then play its part in determining the future development of Nash.

Next Steps for the NNP

As you are aware, the next formal stage is to submit the Neighbourhood Plan to AVDC for a publicity period of at least six weeks. Before doing so it is important that the comments made are addressed, to ensure we can fully support the plan at the Examination stage.

You may also wish to apply to NPIERS for an independent review of the Neighbourhood Plan before the plan is officially submitted to AVDC. This is not something which AVDC can do on your behalf because it must be led by the Neighbourhood Planning group but we are happy to help with this process if required. Details of applying for the support can be found here:

<http://www.rics.org/uk/join/member-accreditations-list/dispute-resolution-service/neighbourhood-planning-independent-examiner-referral-service-npiers/>

No response required

I have been provided with a letter that went round to the Nash residents but for some reason living on the Thornborough Road and classed as Nash we didn't get this letter or plan.

I don't have any comment on this but I do think it's a shame to get rid of grass land with lovely views to put up expensive houses.

I've also noted that on Amanda Maine tucker land some of her buildings have been missed of this plan? By the 30 sign.

Refer to latest Settlement Boundary

Thank you for consulting Buckinghamshire County Council (BCC). BCC welcomes the opportunity to comment on the Nash Neighbourhood Plan (NP) consultation.

Our comments are set out below:

Highways

The NP reflects the emerging Vale of Aylesbury Local Plan and does not contain any housing allocations for the Parish. As such the impact of the NP upon the local highway network would be limited however as the Highways Authority we have the following comments.

The NP does state in paragraph 6.6 that "the link from Nash to the planned Winslow station is to be welcomed but must be regular to be of use." This point is noted in addition to the request that consideration should be given to sustainable transportation links. Paragraph 6.7 goes on to state that "proposals to deliver a path and/or cycle route from the village to College Wood ... would be strongly supported", in addition to the creation of a footway/cycleway to Winslow and/or linking Nash to the network of 'Redways' around Milton Keynes.

It is important to note however, that potential to raise sufficient funding for such improvements by means of S106 as suggested will be limited as a result of the limited proposals for development in the area.

Ecology

Whilst the scope of this document is limited, there are a number of omissions with respect to biodiversity, details of which are provided below:

In addition to productive farmland and woodland (Paragraph 5.25 of NPP7) the Parish of Nash 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. The boundary of the Parish is also directly adjacent to a number of other nonstatutory sites of nature conservation importance. It is recommended that a map of existing biodiversity assets within and adjacent to the Parish is incorporated into the Neighbourhood Plan using records from BMERC (Buckinghamshire and Milton Keynes Environmental Records Centre). Development on or adjacent to non-statutory sites should be avoided.

There are areas of Priority Habitat within the Parish (NERC Act 2016) including ancient woodland and fen, both of which are considered 'irreplaceable'. Priority Habitats are a material consideration in the planning process and development on or adjacent to them must be avoided. An additional policy should be included that specifically relates to the protection of biodiversity assets from development proposals. BMERC should be contacted for a detailed list of Priority Habitats within the Parish.

BMERC also holds a number of records of legally protected and notable species for the Parish, including great crested newt, otter, bats, badger, protected and notable birds, notable invertebrates and plants. Again, protected and notable species are material considerations in planning applications and should be fully assessed and mitigated for as part of any development application. The majority of the Parish is located within the Whaddon Chase Biodiversity Opportunity Area (BOA). BOAs are the most important areas for biodiversity in the county and represent the regional priority areas of opportunity for restoration and creation of Priority Habitats. This information should be included within NPP7 of the Neighbourhood Plan.

The NERC Act (2006) states that with regard to Section 40 "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity. Conserving biodiversity includes restoring and enhancing species populations and habitats as well as protecting them." This responsibility extends to town and parish councils.

It is recommended that text from the NPPF is incorporated into NPP7, specifically (Paragraph 170) "Planning policies and decisions should contribute to and enhance the natural and local environment by...d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures..." and that a

mandatory requirement for demonstrating biodiversity net gain as part of any development application is included in NPP7.

The NP should promote role that biodiversity and green space plays in promoting human health and well-being.

Archaeology

Buckinghamshire County Archaeological Service maintains the local Historic Environment Record and provides expert advice on archaeology and related matters. The historic environment is recognised as a non-renewable, outstanding and distinctive resource that contributes to Buckinghamshire's economy, tourism, education, and culture and community identity. This approach forms a core planning principal of the NPPF. The historic environment is the physical legacy of thousands of years of human activity in the county, in the form of buildings, monuments, sites and landscapes. It gives every place its character and identity. A neighbourhood plan may help to guide how heritage can be conserved whilst adapting to modern needs. It is often a place's heritage that makes it special. That distinctiveness not only gives local people a sense of belonging or identity and a feeling of pride, but it can help to attract investment to an area. Heritage can also be a powerful tool for delivering regeneration and providing space for business, community facilities and other activities. By its very nature local heritage in the neighbourhood plan can help protect those areas which are valued locally and ensure that they remain in productive use where appropriate. It may help to ensure that potential new development is properly integrated with what is already there and does not result in the loss of local distinctiveness. It can also identify opportunities for improvement and the challenges that will need to be faced.

Addressing how best to integrate new development into an existing place can encourage people to be innovative. Taking into account what is special about a place often demonstrates that off the shelf design and construction might not be appropriate. It encourages sensitive development of historic buildings and places that can invigorate an area, stimulating investment, entrepreneurship, tourism and employment.

It is for the local community to decide on the scope and content of a neighbourhood plan; however, there could be benefits in setting out a specific historic environment section drawing on the evidence from Historic England and the Bucks County Historic Environment Record.

Investigations could include:

- An analysis of the historic character of the area highlighting its contribution to the development and appearance of the place
- The identification of any listed buildings, scheduled monuments, registered parks and gardens, battlefields or local heritage assets.
- The environmental issues the plan seeks to address.
- Opportunities to repair, conserve or bring heritage assets back into use, especially those at risk
- Policies to protect, conserve and/or mitigate impacts on the historic environment
- Policies to manage the settings of heritage assets or important views
- Policies to promote locally distinctive development in terms of scale and materials
- Particular historic environment considerations to be taken into account when seeking to develop specific sites
- Opportunities for investment into the historic environment alongside delivery of new development
- As part of the process of preparing a neighbourhood plan opportunities could be identified to protect buildings and spaces.

We would recommend that the Historic Environment Record for the plan area is consulted if not already done so to get a greater understanding of the history and archaeology contained within the plan area. The Buckinghamshire County Historic Environment Record is a public record and we would welcome the opportunity to share our information with the local community. Guidance on taking the historic environment into consideration in neighbourhood plans has been published by Historic England and includes:

- Neighbourhood Planning and the Historic Environment August 2014
- The Historic Environment in Local Plans

There is also Section 16 of the NPPF.

Thank you for this opportunity to comment, we look forward to further opportunities to engage with you.

It may be advisable to review:

BMERC Buckinghamshire and Milton Keynes Environmental Records Centre

Whaddon Chase Biodiversity Opportunity Area

Bucks County Historic Environment Record

And include the text from NPPF into our NNP7 section

Page 19 – NNP1 development outside the boundary; the category “exceptionally well designed new buildings”. We fail to understand the need for this category and the justification for it. Why does it warrant development outside the village boundary? The other categories are self-explanatory but this one we consider unnecessary.

Page 33 s6.9 relating to bridleways. Currently there is only one linear bridleway traversing Nash Parish. Has the practicality of extending this bridleway into a circular route, for example, been explored? A significant proportion of the current bridleway, within the parish, is along green lanes not open fields. To extend this bridleway would require it to traverse open fields, to make new “horse friendly” accesses between fields and to gain the agreement of existing landowners. My experience of recent walkers who appear to believe there is a “right to roam” across our fields would not make me amenable to welcoming a new bridleway across our property!

Page 36 Item 11. We were not aware that we have a listed brick wall! I've looked on the National Heritage List and tried to find it as a “local heritage asset” without success. Could you tell me where I might find this listing please

Refer to latest Settlement Boundary

Proofreading corrections to include 'listed brick wall'

We are writing to offer our strong objection to the section of land between Holywell Cottages and the Houses at the top of the hill on Stratford Road being included as a potential site for development on the proposed neighbourhood plan. The strip of land in question allows for scenic views across the local countryside, and allowing houses to be built there would deprive villagers of this stunning view and damage local flora and fauna. Furthermore, any developments on said land would put more strain on the villages already overburdened infrastructure. Creating any form of development here will likely cause traffic issues and a potential accident blackspot. The road it would be situated on is already prone to speeding vehicles and accidents, and this would only cause more. There is also potential that any works on the site would effect a well used scenic footpath, which again would be detrimental to the villagers as a favourite dog walk and used regularly by ramblers. We are also exceptionally worried that sale of the land could lead to a person or persons taking residence and illegally building on the site, something which the village is already struggling with.

We would also like public clarification on how the sections of land were decided upon for inclusion within the plan, why more suitable locations were excluded, whom may benefit from the areas included, along with any potential conflicts of interest regarding parish council members and the committee members that may own land agreed upon for inclusion. I would also request an independent review of these points, so as to maintain the integrity of the parish council and the committee, as an unbiased assessment is most definitely needed.

We also wish to complain about the poor public awareness regarding recent leafleting about the proposed plan. Very few people in the village received the paperwork detailing the area and the appropriate links to offer comments or objections. No one in our street recieved one, and from talking to others, very few elsewhere in the village have either. I find this obfuscation (Accidental or potentially wilful), to be appalling and damages trust in the parish council and committee.

Refer to latest Settlement Boundary

Ownership of land was not a criteria when discussing the Settlement Boundary

The NP Committee have not been made aware of any other addresses in the village to which the leaflet (setting out how to comment on, access or obtain a copy of the Neighbourhood Plan) was not delivered.

Any concerns of Nash village residents regarding illegal development or highway safety issues should be taken up with the appropriate authorities.

I would like to protest about the use of the land alongside my house and extending down Stratford Road towards Holywell Cottages. It would spoil the view towards Beachampton and beyond and would damage the infrastructure of the village

Refer to latest Settlement Boundary

Without prejudice

For the sake of clarity and now having had ample time to take professional advice (your stated time scales didn't allow enough time to get the advice I required) I **do require** all or part of my land (e.g. enough for three luxury homes) as referred to on your email below to be included in the parish plan for potential development and not to be excluded due to my ownership or because of previous applications made which I understand is occurring and not legal.

I would suggest very careful consideration is made as I would prefer to go down the route of three luxury homes than twenty five affordable homes which is my other option you would push me towards if you keep my land outside the plan.

As you know affordable homes are desperately needed and should be relatively easy to agree even if not part of the village plan due to the rules here. If you look at my previous planning application many things including access has already been agreed. This would not be difficult to get.

Please confirm receipt of this email and keep me updated on any developments

Please also provide a written explanation of why Nash Parish Council do not wish to include my land that is perfect for new family homes as part of the future expansion plans

Refer to latest Settlement Boundary

The NP Committee have used accepted criteria in determining the Settlement Boundary and cannot be seen to be swayed by threats from individual owners of land which has already been deemed unsuitable for development by previous Planning Applications.

Covering letter to interested parties from the Nash Parish Council

as part of the Pre-Submission Consultation

Nash neighbourhood Plan – Pre-Submission Consultation

Nash Parish Council has produced a Neighbourhood Plan for the Parish covering the period to 2033 and at the Parish Council meeting on 15th November the Parish Council approved the pre-submission version of the plan.

The pre-submission plan was published on 14th December 2018 and we attach a copy as a PDF document for you to inspect.

[In printed letters this will state “A copy is available on the Nash PC website at www.nash-bucks-pc.gov.uk or a copy can be sent to you if you are unable to view it on the website. You should request a copy from the Parish Clerk at the address below”]

In accordance with the relevant legislation, the publication marks the beginning of a period of consultation during which we are seeking opinions and comments from statutory consultees, parishioners, people who work in the parish and individuals and organisations with an interest in the parish.

The Parish Council consider that you might like to inspect and comment on the plan, which is why you have been provided with details of it. Even if you have no comment to make the Parish Council would appreciate if you can reply to that effect so that it may record your view for future reference.

If you have any comments to make on this plan, please do so by 5pm on Friday, February 1st 2019, at the latest, in the following ways:

To the Clerk of Nash Parish Council,

by email at: clerk@nash-bucks-pc.gov.uk

Or by post at:

Nash Parish Council
The Village Hall

Stratford Road

Nash

MK17 0ES

Mr Michael Williams,
Chairman

Nash Parish Council

14th [] December 2018.

Comments received on Version 11 of the NP from Nash Residents

Would it be good to have the key policies summarised on one page somewhere so that people can grasp the thrust of the document without going all the way through to section 5 ?

Apart from Future Farming and Home workers are there any other economic activities we can include ?

Apart from a cover photo or two we will only add photos if they add information which the text does not convey

How far should we go with "Transport" – recognise the likelihood of self-drive cars ? Whitehall certainly has.

We added version information and an "NDP Diary" in earlier versions. They were removed by RCOH without comment. These provide a trackable record of development so should go back in as appendices. Is this acceptable ?

How much can be include about encouraging local charities ?

Can we indicate that we would like to see a new Village Hall, or similar "community venue" built without specifying what or where ? Has been mentioned a few times.

See below – but what is best way to split NNPs up ? Does this look like too many or the right selection ?

I think in retrospect that restating the aims of the policies in the foreword is not a good idea, as the policy section should stand by itself and we run the risk of contradicting ourselves if we develop the policies further and don't change this wording in line with the changes being made to the policies. So I would suggest deleting the wording highlighted below from the foreword and including it in the relevant policies, if not already there.

In this context, the plan contains policies to:

1. Encourage some new housing development, ideally suited to all generations, including local people wanting to build their own homes;
2. 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;
3. Enable the development and diversification of agriculture, which has been and needs to continue to be the traditional mainstay economic activity within the village;
4. Encourage and support new models of working that contribute to sustainable development and are appropriate to the village setting;
5. Protect the Village Hall and other community infrastructure and enable it to expand as necessary to meet future community needs; and
6. Protect and improve the popular network of footpaths and bridleways in and around the village.
7. Continue to support local charities that exist to support people in need in Nash and the surrounding villages"

The point on local charities needs to be a policy by itself but should also be built into the objectives of the plan, as articulated in the foreword. This could be done quite simply by adding the wording on charities in (7) above as a fourth objective of the plan in the foreword. The Objectives section of the document then needs to be changed to align with the wording in the foreword (I didn't do this in the last edit as I wanted to understand that there was consensus on the objectives first).

On the policies, I don't support breaking down NNPs but would rather suggest making a general policy on the natural environment, covering landscape and biodiversity specifically. Stephanie suggested this as an alternative to having two policies. I think it will be much simpler this way and easier for residents to digest.

I support expanding NNP 6 to sustainable transport, this just seems sensible.

As noted above, we will also need a new policy on charitable support. We might call this “Inclusive Development”. This is language that’s being used quite commonly, it’s about the aspiration that ‘no one is left behind’. If it’s too much development speak please feel free to change. There was also a suggestion from heritage to include a separate policy on listed buildings, archaeology and non-designated. This seems a bit over the top, and could perhaps be covered by expanding ‘Design in the Conservation Area’ to “Listed buildings and Design in the Conservation Area”. We also need to add policies on community infrastructure and on local economic activity, so the list is getting quite long. Another reason to simplify where possible. My understanding is therefore that we might then end up with a final list of policies as follows:

NNP1	Nash Settlement Boundary	
NNP2	Housing Development	
NNP3	Listed Buildings & Design in the Conservation Area	
NNP4	Important Views & Vistas	
NNP5	Natural Environment	
NPP6	Sustainable Transport	X
NNP7	Local Economic Activity	
NNP8	Community Infrastructure	
NNP9	Inclusive development	

When we have a final list, I’d suggest considering the order in which they are presented. Typically, natural environment is a foundation for development and might be worth moving up the order.

Some other minor points:

Para 2.2 should be amended as follows:

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 dwellings in the village was 180, according to council tax records^[1]. These same records indicate that in the nine years between 2010/11 and 2018/19 some 15 dwellings were added to the village.

The footnote needs to be changed as follows:

^[1] Council tax records put the number of dwellings at 195, but erroneously included approximately 15 dwellings in Nash Park, which were constructed after 2010 and lie outside the Parish Boundary (email from Peter Brown, AVDC to Parish Clerk, 8 February 2018)

Nash NDP

Nash Parish Council is creating a Neighbourhood Development Plan (NDP) for the parish of Nash. This is a real opportunity for you to have an active say in the future of your village and we would like to know what you think.

So what is a Neighbourhood Development Plan? - A Neighbourhood Plan is a new way for you, local people to influence the planning and development of the area in which you live and work. It lasts for 15 to 20 years and should:

- Develop a shared vision for the village.
- Decide the types and location of new homes or facilities that are built.
- Influence the development of any new infrastructure and leisure facilities.
- Identify and protect important local green spaces or other treasured assets.

Once approved, your plan will have legal force in setting out what development is acceptable in your parish and for what reasons. Developers and local authority planners will have to take notice of it.

Without a Neighbourhood Plan, we as a village will have little control over any development that takes place and will receive less community funds from those developments.

We can influence development, not stop it altogether. - Your Neighbourhood Development Plan must comply with Aylesbury Vale District Council's Local Plan and the government's wider policy of sustainable development. This means that it is inevitable that some new housing will have to be built in Nash in the future.

What is an NDP ?

The following is taken from the CPRE Website

Parish and town councils and neighbourhood forums can write a Neighbourhood Development Plan (NDP) for their area. The NDP can set out policies and plans for that area, like a Development Plan Document but on a very local scale. Subject to conforming to national policies, as well as local plan policies for the area, and gaining support through a referendum of the local area, this plan will be adopted as a formal part of the development plan. This means that planning decisions have to be made in accordance with the neighbourhood plan (and other parts of the development plan) unless *material considerations* indicate otherwise.

The neighbourhood plan cannot cover strategic issues, for example mining or major development, but can guide local issues. For example the plan should be able to say which important green spaces will be protected, or could identify sites that are appropriate for new local shops or a small affordable housing development. NDPs could also guide design standards in their area, to make sure that new development is of a high quality.

NDPs have to conform with 'the strategic priorities' of the relevant local plan, but in planning decisions, if there is a conflict between a neighbourhood policy and a non-strategic local policy, the neighbourhood policy will take precedence. 'Strategic priorities' are defined in the National Planning Policy Framework as:

- the homes and jobs needed in the area
- the provision of retail, leisure and other commercial development
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat)
- the provision of health, security, community and cultural infrastructure and other local facilities
- Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

Because NDPs are included in the development plan they should only cover land use planning issues, and not broader local concerns, for example crime or health, that Parish Plans can address.

[The National Planning Policy Framework \(NPPF\)](#) provides some guidance on what the scope of NDPs might be able to be. NDPs cannot plan for less development than the local plan, but they can plan for more.

Want your own copy of the Nash NDP ?

The easiest way is to download the latest copy from the Nash Parish Council website

If you would prefer us to get a copy for you, we can either send you one by email or drop off a paper copy. To enable this, give your name and most simple contact detail (either just your email address or first line of your address, e.g. 12 Main Street)

None of this information will be stored or available to third parties. It will only be used to contact you about the NDP by a member of the Nash Parish Council or their representative on earth

Name	Contact Details

Go on !

Ask us !

We dare you !

You know you want to !

Photograph of NP Stand at Nash Summer Fete,
16th June 2018, at end of the day



Nash NDP

Screening Phase

Committee Response Meeting

Minutes

Introduction

On May 1st 2018 the NDP Committee received, through the AVDC NDP Team, the final response on the SEA Screening opinion from all three statutory Consultees.

At the same time we were informed that all statutory consultees have agreed that an SEA/SA will not be required for the Nash Neighbourhood Plan, based on the draft policies which have been supplied

The Nash NDP committee decided to meet in the Village Hall, Nash on Saturday May 5th to discuss the response and also the comments volunteered by AVDC NDP team to assist us

Review

The Committee noted that none of the three statutory consultees raised an objection to any of the plan, which was gratifying.

They also noted that Natural England asked that, in accordance with Section 40 of the Natural Environment and Rural Communities Act 2006 and section 109 of the National Planning Policy Framework) we ensure that any development policy in our plan includes wording to ensure “all development results in a biodiversity net gain for the parish”. The Committee agreed to this request

The Committee went through the comments supplied by AVDC and made a decision on each. Due to the extensive nature of the comments, for which the committee are very thankful to Stephanie Buller of AVDC, these comments have been recorded and commented on in the rest of this document.

Parish Councillor David Carter agreed to talk directly to about the maps to define the best way forward, given her comments, to produce universally acceptable maps.

The committee agreed to approach the Nash Village Fete Committee to book a stand at the Fete. We will probably have to supply our own marquee but that is possible to arrange. We agreed that we will bring a few printed copies of the plan to discuss with anyone who wants to discuss it. In addition we will point any visitors at the latest version which will be on the PC website. For any residents unable to access the internet copy we will take their name and address and deliver a copy to them personally and discuss the plan with them further, in person, if they wish.

AVDC Informal comments

Rather than transcribe the sections of text commented upon, we have grouped the comments by page and then describe the actions the NDP Committee propose taking for those comments

Page 1:

No cover photo?

and in accordance with EU Directive 2001/42.

Page 2:

Page numbers on the right required, to make document user friendly

Page 3:

Recommend including objectives of the village, over the plan period, to 2033.

Highly recommend removing this from the end of the sentence. There is no referendum scheduled. It is only scheduled if the examiner recommends that the plan proceed to referendum and then AVDC must formally agree to schedule a referendum. Also there maybe unforeseen delays to your timetable, and this may have set unrealistic expectations.

Page 4

Ensure the page numbers are inserted before pre-submission

[Agreed. A Photo will be added, text corrected and Referendum reference removed](#)

Under the provisions of the localism Act 2011, and in accordance....

Change name to Figure 1. Use the figure Numbers for all maps, images etc. throughout the plan and have a figure table at the start under the list of policies for user reference.

Recommend change to: determine planning applications within the neighbourhood area over the plan period to 2033.

Vale of Aylesbury Local Plan, once adopted and until then the saved policies of the 2004 Aylesbury Vale District Local Plan.

Nash Neighbourhood Plan (NNP), is not allocating any sites for development.

Change to: there is no requirement for the neighbourhood plan to have the same plan period as the local plan. The plan period has been determined based on the likely adoption and start of use until the end of the local plan period.

Fig. 1 Designated Nash Neighbourhood Area. in addition this map should have scale bar, a north arrow, and a key. Overall though this map is of little use to external decision makers when understanding the setting of the parish. please see the parish boundary map I have attached to the email, which would be more useful.

No, it certainly does not. A chance implies a gamble. Neighbourhood planning is not a chance it is an opportunity, should the community decide to take it up... recommend changing to opportunity.

its about ensuring what it appropriate sustainable development for your village. This will also help meet the requirement for achieving sustainable development

Highly recommend Changing to: "if it is in accordance with the policies of this Neighbourhood plan. This is a planning policy land use document ultimately yes, the policies have been informed by the expressed community wishes, through consultation. If you feel you must I would add on to the above "developed through consultation with the Nash community." - but as that is a basic requirement of NP's it might be surplus to requirement.

[Agreed. All text will be changed and map updated](#)

Page 6:

Must meet **the** basic conditions. In essence the conditions Set out in paragraph 8 (2) of schedule 4b to the Town and Country Planning Act 1990, are:

- having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan
- the 'making' of the neighbourhood plan contributes to the achievement of sustainable development
- the 'making' of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)
- the 'making' of the neighbourhood plan does not breach, and is otherwise compatible with EU obligations
- prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan

This is wrong. This deviates from the language used for the Basic Conditions in the planning legislation. To ensure that the NNP conveys the correct information to users and readers, and itself meets the Basic Conditions. Strongly recommend the following modification:

- ***regard to national policy;***
- ***general conformity with strategic local policy;***
- ***contributing to the achievement of sustainable development;***
- ***compatibility with EU obligations; and***
- ***meet prescribed conditions and comply with prescribed matters.***

this paragraph will need amending before pre-submission as the SEA Screening will have been completed before the start of pre-submission.

The use of the word 'exercise' makes this sound like tokenistic consultation, this is a regulatory stage – 'regulation 14. Pre-submission consultation', and thus should be appropriately referred to

Submission version

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. 14Pre-submission Consultation

The pre-submission version of the Nash Neighbourhood Plan is out for Regulation 14. Pre-submission Consultation for a 6 week period, commencing on the XXX and Closing at 5 pm on the xxxxx Copies of the plan and its supporting documents can be found on our website xxxxx And hard copies are available to view (location, address and opening times required) – please note this must be an accessible/central location where members of the public can access, i.e. the village hall, community centre, pub, café, doctors etc. if the opening times are limited significantly then a second location should also be provided. If the parish council can do this and it is by appointment only, need to put the contact number to arrange a visit. Comments can be submitted to the parish council neighbourhood plan team by post Or email to.....

Agreed. All text will be changed

Page 8:

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.

Insert the number of dwellings before pre-submission

Recommend change to conserved or upheld, as there more positive, also preserved implies a stagnancy or a maintenance of the status quo. I'm certain the farming industry in the area would have evolved and adapted to the times.

Comment from the heritage dept.: have they thought about whether they agree with what the appraisal identifies as important (whilst it would have gone to public consultation, it is feasible that something has changed or residents now feel differently about what is characteristic). They may want to consider undertaking their own review of the conservation area and if so they should get in touch to discuss

Page 9:

Can you enlarge this slightly? Also rename fig. 2

Page 10:

If there are plans, then they need to be referenced. This is a document to be also used by people outside of your community who will not be familiar with the area, where can these plans be

This is speculation, there is no local Plan work at all yet on this. We suggest the text on this be removed as speculation is unhelpful to the users of the NP until the actual route is announced. If the parish council feel the eventual route does have implications on the NP then this can be reviewed at a later date.

Too much history, I would recommend condensing to key relevant facts or making into a supporting background document if you would like to, could be part of a historic and conservation background review document.

All text will be changed and pictures added. History section to remain as was of interest to villagers

Page 13

Why? ? is it because these are areas that the neighbourhood plan will be focusing on, or are they specifically relevant to the context of the area

Since 2007

And appeals

On adoption

Proposed submission version

For statutory consultation

This has been submitted and is currently undergoing examination. For latest updates see:

<https://www.aylesburyvaledc.gov.uk/section/vale-aylesbury-local-plan-valp-2013-2033>

The plan also allocates sites to meet the growth & strategic policies, vision and objectives.

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.

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.

[We will revisit VALP and see if others should be included and state why these are](#)

Page 14:

Affecting Nash, are considered to be....

This entire section has word for word been directly copied and pasted from the Slapton neighbourhood plan – this is entirely inappropriate. Nevertheless I shall repeat my comments made on the Slapton Submission NP: “this section refers to the 2016 draft VALP and doesn’t reflect the proposed submission version of VALP – Oct 2017, para 3.49-3.62 on pages 49-51 and on pages 161-162 policy D10, where there have been minor modifications to the wording since the Summer 2016 draft version. Paragraph 3.16 (3.13 in your version) does not reflect the latest needs assessment as detailed in the proposed submission VALP in the supporting policy text for S6 pages 49-52; As such they refer to the 2014 evidence base, however there has been a 2017 update study looking at a new definition of Gypsy and Travellers and also looks to 2033. Furthermore, the final sentence in relation to need, no longer reflects the latest position as there is a need to find 8 new pitches by 2033 for those who are known to meet the definition and a possible further 76 pitches for those unknown as to whether they meet the definition as set out by government. There is a typo in the Slapton plan line 6 para (3.13 pg. 15 in your version)3.16 it should be ‘2013 assessment not 2103 Assessment’. In your version the typo is 3.13 pg. 15

Why is this relevant here?

In addition, as I said to Slapton, a neighbourhood plan should not repeat local plan policy, why not refer to it, and discuss why this is so relevant to your area in your own words in this section, making it more contextually specific and relevant. In addition, the valp policy may yet be changed through the examination process, and should you plan be made first it could have an out of date version (as it does at present). Overall I genuinely see no purpose to repeating this section of valp here, there is very little to make me understand why this section is here at all. Perhaps if you could demonstrate through your evidence, say for instance X no. of people thought X survey dated (xxx) raised the issue of gypsy and travellers and the summary concludes that xxxx therefore we find it particularly poignant to draw to the VALP Policy D10, because X,Y,Z, we believe this will contribute towards sustainable development because of X,Y,Z .

Page 15:

See table 4 of VALP: allocation, page 51 of submitted valp:

https://www.aylesburyvaldc.gov.uk/sites/default/files/page_downloads/Submission-VALP-%20high-res2.pdf
Land opposite Causter Farm, Nash 11 [temporary] The temporary pitches have been given permanent permission since the latest GTAA (Feb 2017) 11 If this is an already known about allocation then it should be mentioned somewhere in this. As this now has permanent permission and as such is now a VALP Commitment. If not then remove 3.11 as this is currently inaccurate.

[These sections need to be rewritten to make a statement about traveller sites or dropped. Discuss with AVDC NDP team](#)

Page 17:

Did they not do any engagement with the community to determine if there was any community appetite for such a plan? This sentence screams consultation issues and that this was entirely driven and decided by the PC, I would be therefore looking to the consultation statement at the submission stage very closely to ensure it meets the requirements for engagement and consultation.

This is repetitive of the paragraph below and in addition please refer back to the comments from above. I would recommend revising this entirely to something new about the plan encouraging future sustainable development which is suitable to meet the local needs and aspirations.

Or just start the section 4 here

What does this mean? There are no sites allocated in the plan, so it means “possible constraints/issues from development to be tackled through the neighbourhood plan policies”

Areas for what? Enhancement?

What about transportation links? Also I don't see any policy in the plan with relevance to transportation links.

Not really a neighbourhood plan issue, explain why here you think it should be or can be address through the NP. Again also I don't see any policy in the plan that relates to this. not a clear link to show how the 'development *priorities*' and the policies in the plan match up.

Two entirely separate issues

[It would appear that all of this page \(Section 4\) needs to be written much more rigorously. Contact AVDC for guidance](#)

Page 18:

How does this vision demonstrate how the plan achieves sustainable development in terms of social, economic and environmental.

Not sure how the plan will deliver this. Nnp2 does nothing to stop executive homes coming forwards. Perhaps if there was a recommend size criterion that would achieve this. i.e. 2/3bed?

I don't see the link in the policies to achieving this, how does the plan enable and facilitate this to deliver and achieve the vision? By simply making the allowance for it in the policy it does not ensure it's delivery – is their a parish council commitment to support this, if so needs to be in the supporting policy text for 5.10 i.e. last sentence rural exception site housing schemes and community right to build will be supported on sites adjoining the settlement boundary. Then a 5.11 could be that the PC is committed to facilitating a community right to build scheme over the plan period The most appropriate means would be for the plan to undertake a site review and allocate a site for the community right to build in order to achieve your self-build homes for local people.

The plan isn't managing it is influencing it. Managing it would have been through a specific housing allocation, for a certain number on a certain site location with certain design requirements. Since the plan does not do that it is merely influencing.

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 lead to the formulation of the vision & objectives and subsequently a clear policy direction.

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

How is the plan doing that?

Does "***scheme comprises only detached or semi-detached houses, no higher than two-storeys, each of a different appearance***" achieve that? Or do you think more should be added to the policy in order to achieve this? ***Strongly advise stronger link-aging between the policies and the objectives***

[Rewrite 5.1 and 5.2 according to comments so that every point is justified](#)

Page 19:

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.

Boundaries – because there appears to be 3 areas.

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.

Also include: “Includes the re-use of redundant or disused buildings and well-designed new buildings” [The 3 rd paragraph needs to be clearer , reflect para 55 of the NPPF](#) Policy would be improved by the format of: Development proposals, other than for rural housing exception schemes on land outside the Settlement Boundary will not be permitted in the countryside unless: i) They promote the development and diversification of agricultural and other land-based rural businesses, including meeting the essential need for a rural worker; ii) It includes the re-use of redundant or disused buildings and well-designed new buildings; and, iii) They are consistent with development plan policies relating to the historic environment, heritage assets, landscape character and protecting the natural environment. iv)it is though a community right to build

The emerging VALP Policy,

In the proposed submission VALP (2017)

[Make all changes necessary to use correct “local plan terminology”](#)

More appropriate things in this policy and in terms of the wording would be along the lines of as suggestions: 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 i) Their scale, density, height, massing, landscape design, layout and materials, including alterations to existing buildings, have understood and reflected the character and scale of the surrounding buildings and of distinctive local landscape features; and ii) Landscape schemes for housing include the planting of trees and/or hedges and the provision of private amenity space to the front and/or rear; and iii) They 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; and iv) Parking spaces, where required, should use permeable surfaces to allow for rainwater absorption and to maintain a rural character to the street scene; and v) Housing proposals 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; and vi) The proposals take full account of any relevant considerations concerning the historic environment and heritage assets in the area.

[These are very prescriptive and do not allow for any flexibility.](#)

Restrictive wording that is not in conformity with NPPF – ‘up to’ is the correct terminology – however there is no justification for a figure of 3 dwellings – we would suggest 5 based on recent ‘made plan’ as that is also a typical infill number for minor development. Suggest change to “up to five dwellings”

Are we missing a section after? Or has the policy been revised and not re-formatted?

AVDC Cannot prevent schemes from coming forwards. And the **council has to** make a determination – we can only refuse them if they conflict with the policies in the plan, this is not an appropriate policy though and cannot be implemented as we cannot stop development from taking place. In addition, we have no control over the rate of permissions if we fall below 5 yr. Housing Land supply

This is VALP only at submission stage it might be subject to change through examiner modifications.

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: I. 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.

[Rewrite NNP2 in accordance with comments. This includes the start of page 21](#)

AVDC **cannot** prevent schemes coming forward

AVDC **cannot** prevent schemes coming forward secondly what and where is the justification?

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.

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

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

Is this saying that these are the only important views & vistas, what about outside the conservation area?

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

Comments from our landscape architect: [The policy should take a wider approach to landscape to not only protect the existing features but highlight where enhancements to proposed features can be made also. It would be better to split biodiversity and landscape, or otherwise construct a policy that covers natural environment, with specific points made on biodiversity, landscape and green infrastructure. In regards to landscape, I would suggest picking up on important Nash specific landscape context that they want to protect and enhance. Refer to saved policies of the Aylesbury Vale Local Plan \(AVDLP\) that may offer a starting point on which to build specific points regarding Nash. For example GP.35. It may also be worth mentioning the surrounding landscape of the Whaddon-Nash Valley LLA to the east of the village in the context of the distinct landscape features to be protected and enhanced, and again may be worth looking at saved policy RA.8 as a starting point to then create a statement more specific to Nash.](#)

The Conservation Area document is also a good starting point for picking up specific landscape related elements about Nash that should be protected, for example the distinctive settlement pattern and the specific long distance views into the open countryside from specific places in Nash. At present there seems to be more focus on protection of existing features rather than using the policy to also encourage development that

enhances the opportunities for increased landscape features and biodiversity. The policy should be directed at both the protection and enhancement of the existing landscape elements in and around the village, with focus on what will be supported should a potential planning application be submitted.

Rewrite NNP3 and 4 in accordance with comments and additional supported comments from AVDC

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: 1. The pond (which pond? – this should be specified); 2. Mature trees and hedgerows within the local landscape. The supporting policy text is similarly wishy washy. '*Following contact with organisations involved in the preservation of local flora and fauna, none felt that any species were in danger in the Nash area.*'

This sentence is meaningless unless supported by some further level of evidence. Which organisations? Which species? How was this assessed? Where talking about local fauna and flora, it should ideally be more specific and supported with evidence. I know it's probably a lovely area with lots of birds and bees, but it's any easy thing to say that the '*prevalence of local fauna is strongly influenced the presence of agriculture around all the borders of the village*', but what does this mean? It could mean that agriculture has knackered all semi-natural habitats around the village and so the only local fauna comprises common and widespread species, or that 'wildlife-friendly farming practices have helped maintain populations of nationally declining farmland birds'.

I'm not suggesting that they need to conduct endless wildlife surveys, but the policy text should be revised so it is more factual and less speculative. '*The pond is the responsibility of the Parish Council who spend considerable sums of their limited budget maintaining the pond and keeping it weed free. This, and the flow of water into and out of the pond, provide as much diversity as is possible in what is a working agricultural part of Aylesbury Vale. The profile of the village from the surrounding area should not be changed. This includes views across the valleys to the north (from Beachampton), east (from Whaddon) and west (from Stratford Road towards Buckingham).*'

Which pond? It is not relevant in my opinion to include the phrase '*considerable sums of their limited budget*' within the policy supporting text. It is just the responsibility of the PC. How do they know that keeping the pond weed-free provides as much diversity as possible? It completely depends on what weed are being removed and having a pond with no weed at all is more likely to decrease the biodiversity value.....

Again this supporting text includes a mish-mash of points. For the pond I would perhaps suggest some text along the lines of the following:

- The management of the pond located at XXXXX is the responsibility of the Parish Council. The management of the pond will seek to maintain and enhance the value of the pond for biodiversity through sensitive working practices conducted in accordance with good practice guidance (e.g. Freshwater Habitats Trust – Pond Management Overview <https://freshwaterhabitats.org.uk/wp-content/uploads/2015/10/Pond-Management-Overview-NEWNEW.pdf>).

Obviously, if they are to state the above, then they need to be prepared to deliver on that policy text..... As a general overcall for wildlife in relation to development they could add:

- Development will be supported where it can be demonstrated that there will be a clear and committed net gain for biodiversity. New developments which contribute to the protection and enhancement the existing biodiversity features and which provide new opportunities for local species of flora and fauna are encouraged. Each point in the policy text is muddled and they should be split into separate comments relating to one subject matter.

More specific descriptions needed, these should also be marked up on a map which also shows their area in Hectares. This at present seems more suited to a community action plan – if these are significant areas that warrant protection then they could be designated as local green spaces – see guidance: <https://neighbourhoodplanning.org/toolkits-and-guidance/making-local-green-space-designations-neighbourhood-plan/>

This term is not clear and cannot be implemented unless you clearly define what those are.

Could be improved with: Proposals for new development will be expected to conserve and enhance biodiversity and wildlife:

- Landscaping schemes will be expected to maximise opportunities for wildlife, including the planting of trees to maximise diversity of wildlife species to achieve net gains in biodiversity where possible
- The safeguarding or protection of designated sites, protected species, priority species and habitats, ancient or species rich hedgerows, grasslands and woodlands;
- A measure of biodiversity for the development showing a net gain of biodiversity on the site, if this is not possible then a net gain of biodiversity within the parish will be expected.
- Where appropriate development will contribute to the green infrastructure connecting the green spaces within the parish and to wider landscape.
- Development proposals that will cause the loss of or damage to trees, woodland or hedgerows (including hedgerows of importance) that contribute positively to the character and amenity of the area must provide for appropriate replacement planting together with a method statement for the ongoing care and maintenance of that planting.
- All suitable buildings bordering open spaces will be required to incorporate integrated bat and swift boxes
- Lighting within and around development is expected to respect the ecological functionality of wildlife movement corridors.
- Landscaping schemes will be expected to maximise opportunities for wildlife, including the planting of trees to maximise diversity of wildlife species to achieve net gains in biodiversity where possible

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.

[Rewrite NNP5 in accordance with comments. It clearly needs to much more specific and the rewrite should include the proposed new text wherever possible](#)

Page 23:

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

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

Rewrite NNP6 in accordance with comments so that it takes a broader view of “sustainable transport

Page 24:

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.

and appeals

perhaps this should change to local infrastructure improvements and other non-planning matters.

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

Page 25:

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...

Rewrite Section 6 in accordance with comments. As AVDC know the future process far better than we do then we will include the extra sections they suggest. This comment covers pages 24, 25 and 26

Page 30:

This map is not fit for purpose, the area should not be hatched as it is unusable to Development management as they cannot see the base map beneath. They need to be able to see plot boundaries when applications come through in relation to the **SB** line not area. 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? This is a SB map not a policies map (if it were a policy map it would show NNP1-6 all

In which case as this is just a settlement boundary map it should go with the settlement boundary policy – for ease of document use.

Page 31:

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 justification for those particular noted buildings, what is special about them? Are the buildings individually identified in the plan? Such as in an annex? Once this is justified with a policy then yes the notable buildings should be in here, but their significance needs to be much less than listed buildings, which have their own statutory protection.

[A member of the NDP Committee is already discussing with AVDC the best way to produce replacement maps which they consider “best practice”.](#)

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

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

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

Heritage Views

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

View	Location	Description
1	From the restored Pump on Winslow road, looking east towards pond	Possibly most important view in Nash as the narrow road suddenly opens up to see the pump, pond and Weir Cottage, acting as an introduction to Nash for most visitors

2	View towards pond from Weir Cottage	First view of Nash and pond for visitors arriving from Buckingham on North Bucks Way
3	View towards pond from Wood End	First view of Nash and pond for visitors arriving from Whaddon on North Bucks Way
4	View South from opposite side of the road to the rear gate to Weir Cottage	Winslow Road disappears up hill to right while old road forks off towards pond
5	View South from north of mound on Whaddon Road	Traditional country road heading down to pond, unique to Nash
6	Looking south from Paddock House on High Street	High Street winds gently up past old houses to south boundary of High Street
7	Looking north from March Cottage on High Street	Road turns towards pump, hill at north of High Street and selection of traditional houses in conservation area
8	Looking west towards Ringle Crouch, on High Street	View of Houses, pump. Lane distant fields, old chapel. All on an attractive turn in the road
9	South from on front of Red House, on High Street	Road winds towards Ringle Crouch and former Chapel
10	North from on front of Red House, on High Street	Looking towards junction of High Street and Whaddon Road
11	Junction of High Street and Whaddon Road	Looking in all directions, this is one of the main vistas of the village, reinforcing its rural character with winding roads, old cottages and a working farm with a listed brick wall.
12	View south from footpath linking High Street and Stratford Road	A unique view for a village, as it is a completely rural view in the geographic heart of Nash. It gives a panorama of Nash, across fields of sheep towards the old Rectory and Church beyond

Rural Vistas

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

Vista	Location	Description
--------------	-----------------	--------------------

1	View from Whaddon Road towards Nash	The view from the road, travelling up hill to Nash` is one of the great introductions to Nash and prized by all residents. A point to note is that it is primarily a view of trees on a hill with only occasional rooves piercing the skyline for most of the year.
2	Junction of Thornton, Whaddon and Stratford roads, looking north	This single point could be expanded anywhere along the Thornton and Whaddon roads, as the views north towards Northamptonshire are already formally recognised by protection applied to the nearby land
3	Junction of Thornborough, and Stratford roads, looking west	The Vista towards the west and Buckingham curves away from hill, towards Barrack farm and the western Parish Boundary of Nash
4	Views from the rear of houses, particularly the houses around number 24, on the east of the High Street	The vista curves east towards Whaddon Church and the beautiful rolling countryside in between. The view north east towards Milton Keynes from the same location, is also important
5	View east from behind old Post office on High Street	Possibly one of the best panoramas of rolling English countryside between London and Birmingham, taking in rear gardens of some High Street houses and looking deep into north Buckinghamshire and Northamptonshire
6	Junction of Winslow and Little Horwood Roads, looking south	Standing at the fork in the road with countryside and the distant forested hills of College Wood and ancient Whaddon Chase

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

It should be noted that the concept of vistas and their application to Nash is not unique to this NDP. In April 2007 AVDC adopted a document entitled Nash Conservation Area. Chapter 9 of this document is entitled "Key Views and Vistas" and defines vistas which AVDC Conservation consider important in defining what makes Nash unique. It further provides a map of the locations of these vistas and defines different types of vista. The content of this document and the vistas outlined below are strikingly similar, even though they were developed independently.

Comments
on the draft of the pre-submission version of
The Nash NDP
by
the Nash NDP Committee
27 Feb 2018

- Remove Desmond Hickey from signature at front
- 1. Period is to 2033 in line with the VALP. Foreword says 2030
- Add “Residents of Nash” as top line of acknowledgements
- Under acknowledgements, add section saying “Nash NDP Committee” and list “David Carter Parish Councillor, Jo Jones - Parish Councillor, Mick Hedges, Paul Mullins, Des Hickey, Ivan Rowe, Elwyn Harker, John Chaplin”.
- In para 1.3, the last sentence could be worded more clearly, e.g. As the Nash Neighbourhood is not allocating sites, the fact that the Neighbourhood plan does not start in the same period as the local plan is immaterial.
- 2.1 surrounding area is predominately rural and Nash and most of its surrounding villages are have agricultural origins. 3 working farms within the parish boundary 4.
- Is para 2.2 is not correct in saying that 30 dwellings were added to the village between 2010/11 ad 2018/19. Although that is what the excel spreadsheet from the council Tax division said, subsequent correspondence from AVDC which implied the is lower
- 2.7 – may be worth adding to this para as in red. “the closest secondary school, **the Free School** in Winslow”.
- 2.8 – It would be worth adding that the noise level from the off-road track is a source of concern for some residents. As currently drafted, the off-road track is presented in the plan as a positive development for the village. Nobody in Nash feel this is the case.
- 2.12 ‘... which later on came to be called Watling Street...’
- 2.17 For many years the Nash churchgoers used the church at Whaddon for worship and to this day, the footpath across the fields from Nash to Whaddon is still known as ‘Church Way’, or ‘Coffin Walk’, in deference to the final journey that many Nash residents would have travelled from Nash to the nearest consecrated burial ground of Whaddon church. The nineteenth century saw Nash separated from Whaddon by an ecclesiastical reorganisation and attached to Thornton where the church was within sight of the manor house, now Thornton College. The land owner there soon tied of watching Nash people burying their dead whilst he was enjoying his dinner and provided the funds for Nash to build its own church.
- We need a stronger statement on Gypsy and Traveller site. The meeting proposed a similar one to that in the Slapton NDP
- 4 there was strong opposition to any increase in the number of traveller pitches adjacent to Nash.
- NNP2 - Remove "2-3 Bedroom houses" from section iv. This was not specified and is too prescriptive.
- NNP2 -Remove section vi (Self-build etc.). This has never been raised before or requested.
- NNP2 -Add a section specifying no 3 Story houses.
- 5.1 3rd para, ‘In’ not required. The east west expressway comment is contentious. It may be north, south, or include Nash as proposed in the planning competition winner.

- 5.1 This para is titled 'vision' but it isn't a vision as it refers to the past. It is context. If a vision is required we may need to draft/review this separately
- 5.2. In the second bullet, add 'and integrated with local farming communities' at the end of the sentence. This point came through strongly in consultations.
- 5.2 all would be jeopardised by the addition of further traveller pitches.
- Remove reference to "back gardens" in section 5.9. This has never been raised before or requested
- Section 5.14 . Why is "edge" specified as the sites group never specified that and now we are less prescriptive?
- Section 5.14 Why 18 houses ? We think 10-12 is more appropriate as Nash has already more than met its allocation for the period, due to recent growth.
- 5.17 The conservation area is in three parts
- 5.18 We feel that it would be better to include the description of views and vistas in an annexe rather than refer only to detail in the consultation documents. This seems to give the views and vistas a lower priority than the conservation area which was not the intention. Also, by 2030 the detailed consultation document may be harder to reference than it is today (lost or buried on the website archive). The point is that the vistas should be a reference for future planning, so keep them in the main doc.
- 11. Can we have some statement about traveller pitches even if it is only along the lines of the Slapton plan. We already have intimidation from the existing site which jeopardises any proposed path to College Wood and is a deterrent to the use and maintenance of the footpaths.

Updated NP following Public Meeting of January 20th 20018, in Nash Village Hall

Revision 8 (Draft)

Table of contents

Foreword	110
Acknowledgements	110
1. Why develop a Neighbourhood Plan for Nash?.....	111
2. What was the process for developing the Nash Neighbourhood Plan?.....	111
3. What are the essential elements of the Neighbourhood Plan for Nash?.....	112
Site Development Criteria for Nash to 2030	112
4. What is required for Nash to remain a thriving community?.....	112
5. A short history of Nash.....	113
6.	
Neighbourhood Development Plan	
Nash	
Buckinghamshire	
Future	
development priorities	115
Transportation links	Error! Bookmark not defined.
Footpaths, infrastructure and amenities	115
Sustainable Development priorities	116
Traffic flow	117
Landscape and biodiversity features.....	118
Conservation and vistas.....	118
Annexe 1: The process for developing the Nash Neighbourhood Plan	Error! Bookmark not defined.
Annexe 2: Version Information.....	12

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 2030, collectively defined by its residents. The Nash Parish Council has led the process of drawing up this plan with community members, through a consultation process lasting from 2016 to early 2018, which will culminate in a village-wide referendum on the plan, scheduled for Autumn 2018.

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

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

Mr Michael Williams

Mr. Desmond Hickey

Chairman

Nash Parish Council

Chairman

Nash Neighbourhood Development
Plan Committee

Xx Februry 2018

Acknowledgements

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

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

1. Why develop a Neighbourhood Plan for Nash?

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

This decision enabled Nash to benefit from the provisions of the National Planning Policy Framework, which allows communities to:

“...develop a shared vision for their neighbourhood and deliver the sustainable development they need...” (para.183); and

“...use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications...” (para.183)

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

2. What was the process for developing the Nash Neighbourhood Plan?

At its meeting on 26 November 2015, the Nash Parish Council resolved that there would be benefit in Nash having a Neighbourhood Plan. The Clerk was asked to publicise the matter on the Parish Council noticeboards, the website and in the village newsletter. The Parish Council asked residents to volunteer to help develop a Neighbourhood Plan for Nash and in mid-2016, a Neighbourhood Plan Committee of the Nash Parish Council was formed to undertake this work. Advice was sought from neighbouring Parish Councils that had already developed Neighbourhood Plans.

Residents were subsequently surveyed, and experienced consultants were engaged to support the work of the Nash Parish Council and its Neighbourhood Plan Committee. In May 2017, a public meeting was held to canvas the views of residents on the potential content of a plan. Based on the range of views expressed, two Task Groups were formed to work in more detail on two aspects of the Plan – sites and environment.

A first draft of the plan, based on the reports of these two Task Groups, was reviewed by the Nash Parish Council in November 2017 and subsequently discussed by residents at a public meeting in January 2018. This final revised plan incorporates the views of residents as represented at the January 2018 meeting, subsequent written comments from residents and subsequent engagement with the Nash Parish Council.

It will be put forward to AVDC for review and referendum in the village, scheduled for Autumn 2018.

3. What are the essential elements of the Neighbourhood Plan for Nash?

A key decision during the consultation process for the Neighbourhood Plan was that specific sites should not be selected for development, but that criteria should be drawn up to guide new housing sites in the village.

The context for this decision is that Nash has been identified as a “small village” by the AVDC, and as such has no pressure placed upon it to provide additional housing over and above that already recently built or planned to be built. In fact, any multiple housing development is not suitable as the village is unable to meet the sustainability policies due to the lack of services.

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

Site Development Criteria for Nash to 2030

1. Development should take place alongside main roads within the settlement boundary:
 - Avoiding the creation of ‘estates’;
 - Avoiding ‘backfill’ development to maintain the characteristic linear nature of village housing; and
 - Where possible, linking or adjoining the current sections of the village (Wood End, Holywell, High Street).
2. Development should maintain vistas from existing and new properties:
 - Views in least one direction should be rural (over greenfield or farmland); and
 - The characteristics of a rural village should be maintained in the planning of new developments.
 - The village vistas described in section 6 of this document are among those which are most important to residents in preserving the character of the village and should be preserved in any future development.
3. The variety of existing dwellings should be maintained, with single houses or developments preferred to terraces of houses of a uniform nature.
4. Small-scale developments of five dwellings or fewer 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. Ideally, sites for development should include provision for starter homes/houses suitable for young families. Currently the price range of properties precludes young families from buying homes
5. Development should be incremental. The rate of proposed development is expressed in absolute, rather than percentage terms, as the cumulative effect of even a small annual percentage increase in the number of dwellings in the village would, over time, change its character. Therefore, this plan proposes an average development rate of one new dwelling per year with no more than 3 additional dwellings be approved in any given year.

4. What is required for Nash to remain a thriving community?

The balance of this document reflects the work done by the Neighbourhood Plan Committee in investigating priorities for the future development of Nash. It sets out the historical context and current character of Nash, as seen through the eyes of residents, and explains how residents would like to see

Nash develop between this point and 2030 so that it can remain a viable and thriving community, which can develop sustainably.

Nash is a small village. The most recent, 2011 census put the total population at 417. The population has grown sharply since the lowest recorded population total of 214, in the 1961 census. Council tax records show that in the nine years between 2010/11 and 2018/19, 30 dwellings were added or are scheduled to be added to the village, resulting in an increase in the number of dwellings of 18% over the period.

Despite these developments, the village continues to include three working farms within its boundaries, which is unusual for a village of its size and reflects how well the legacy of the past has been preserved; in 1891, some 40% of the total workforce in the village was employed in agriculture and a remaining 35% in textiles, usually home based. The continuing high degree of integration with the rural economy and with rural life is a source of great pleasure and pride to other residents of the village and something the village is keen to retain and encourage.

Nash has not been able to sustain commercial facilities, such as shops, restaurants or pubs. There are good facilities in nearby Milton Keynes and Buckingham. However, benefiting from this proximity is challenging for residents who do not have easy access to a private car, as public transport links from Nash are very limited.

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

Although to the casual observer Nash may look like a village which is, quite literally, off the beaten track, it has been at the centre of many momentous events in the past. The next section of this document is a short history of the village which illustrates this point.

5. A short history of Nash

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

The area continued to be at the heart of all life in England as the two universities of Oxford and Cambridge grew in stature and the "Scholar's Route" between them intersected Watling Street close to Nash. Another important episode in the history of the UK saw Richard III intercepting the two "Princes in the Tower" just north of Nash, with neither of them ever being seen alive in public again.

The Tudors may have taken a particular liking to the area and enjoyed family connections to Grafton Regis. Queen Elizabeth I recorded in her diary how much she enjoyed hunting in Whaddon Chase, whose forests can still be seen on the hills to the south of Nash. Whaddon Chase and Bicester Hunt continue to exercise through the village of Nash. Arthur Grey, 14th Baron Grey lived in Whaddon Hall in the time of Elizabeth I, in the company of his friend and secretary Edmund Spencer, who was to write the epic poem "The Faery Queene" in praise of Queen Elizabeth I. Grey was Lord Deputy in

Ireland for Elizabeth and responsible for the Tudor Plantations, an intense campaign to re-establish English rule in Ireland. All three must have regularly travelled through the roads of Nash.

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

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

The nineteenth century saw Nash gain its own parish church and separation from Whaddon. To this day, the footpath across the fields from Nash to Whaddon is still known as 'Church Way', 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 arrival of the 20th century was again to bring the combination of war and creativity to Nash. The importance of Bletchley is world renowned for its role in breaking enemy codes in the Second World War. It was chosen because, yet again, it was half way between the universities and in easy reach of London. Less well known is the role that Nash and, especially, Whaddon, played in the same period, as Whaddon Hall served as headquarters of Section VIII (Communications) of MI6. The "Station X" wireless interception function was transferred here from Bletchley Park in February 1940. That facility served in various, including the sending of ULTRA intelligence (material classified above Top Secret) from Bletchley Park to officers in the field.

Whaddon Hall was responsible for the training of all Ultra radio operators working for UK forces everywhere in the world. All the equipment they used was built on site. Everything to do with secret communications during the war came from our small area of North Bucks. And Nash was no bystander in this. In the village are the remains of a radio mast which was manned 24 hours a day for the entire war to send and receive secret communications with Scandinavia, especially with agents and resistance forces in occupied Norway and Denmark, with some communications with France and as far as Yugoslavia. Nash was unusual in that its power was provided by batteries to ensure a smoother electricity supply, free of noise, so it could listen deeper into occupied territory. Though the radio listening station has gone, the battery building still exists. It is said that Nash and Whaddon are the last high ground until you reach Stockholm; an ideal site. We can be proud of the small but vital role Nash played in the fight for freedom during those dark years.

Nash was much bigger than Whaddon during the war, having three churches, three pubs, two shops and a post office. With the developments in post-war agriculture and transport, the population of Nash rapidly declined until the 1970s. Since then, developments along the High Street and the conversion of pubs, shops and their respective car parks into residential accommodation has greatly increased the stock of new houses and increased the village population to match its previous maximum. In keeping with trends across the UK, the number of homes has greatly increased but the number of

residents per dwelling has decreased. Few are likely to match the photograph taken just before 1914 of one farming couple and most of their 11 children living in one house in the village.

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

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

6. Future development priorities

Turning to future development, the Neighbourhood Plan development process resulted in the identification of development priorities in five areas:

1. Transportation links;
2. Footpaths, infrastructure and amenities;
3. Traffic flow;
4. Landscape and biodiversity features; and
5. Conservation and vistas.

In each area, the current situation in Nash was assessed and sustainable development objectives were outlined. The conclusions of this work are set out below:

Transportation links

Bus facilities are currently inadequate for the village, and Nash has become heavily dependent on private cars over the last decades. This plan envisages limited, incremental increases in the number of dwellings in the village, but even this level of growth is not sustainable without extending public transportation facilities. In the context of an aging population, ensuring that access to facilities for elderly residents is a priority. Maintaining the existing community bus service, which is well used by residents, is extremely important as this is a lifeline for many residents.

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

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

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

Footpaths, infrastructure and amenities

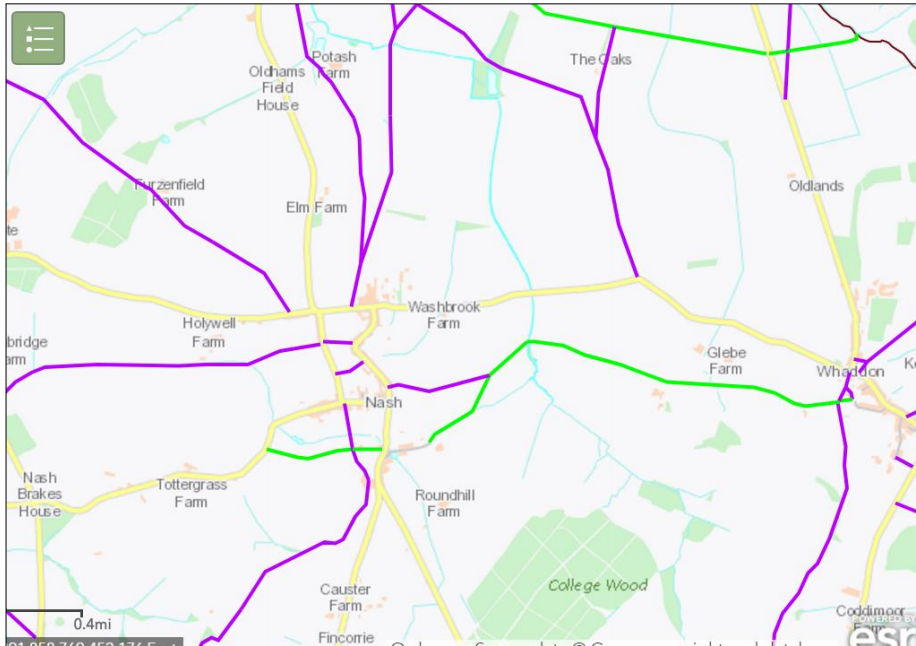
Currently, the village benefits from a network of footpaths, see figure 2, which are used frequently by residents. However, not all footpaths are well maintained or cleared, despite some forming part of the North Bucks Way.

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 regardless of their personal affiliations.

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

Mobile phone services are poor, considering the proximity of Nash to major roads and centres. However, broadband is generally regarded as one of the highlights of the village with excellent speeds for many residents (though this is not universal).

Figure 1: Footpaths around Nash



Sustainable Development priorities

Maintenance and clearing of the existing network of paths, so that footpaths are well marked and easily accessible, and remain in use by villagers and others.

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

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

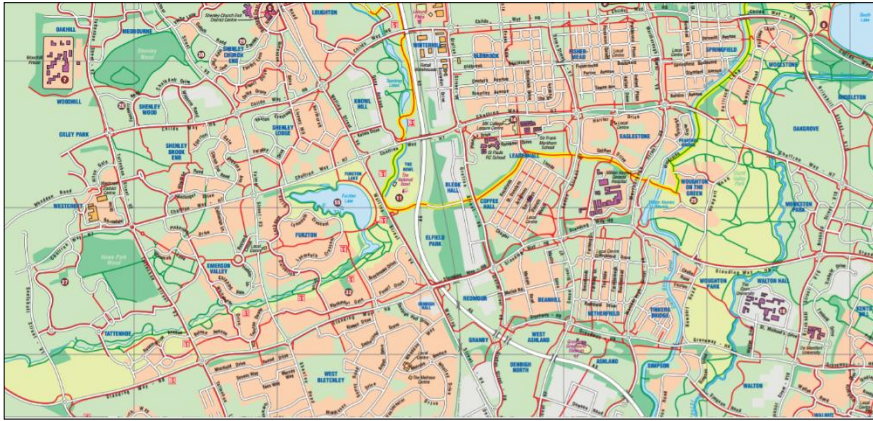
Any future developments in the village should take proposed expansion and integration of the footpath infrastructure into account, with development that would work against the creation of connections between existing footpath infrastructure being discouraged.

Consideration should be given to providing a path and/or cycle route from the village to College Wood, an exceptional rural facility on the southern boundary of the village.

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

Longer-term objectives include the creation of a cycle/walking path to Winslow and/or linking Nash to the network of 'Redways' around Milton Keynes, to create a safe, all-weather cycling and walking route from Nash to Central Milton Keynes. See Figure 3. This would reduce reliance on private cars, as bicycles would no longer have to use local roads many of which are poorly maintained at the edges.

Figure 2: Relevant section of Milton Keynes redway network



Traffic flow

Speeding through the village remains a concern. There are a number of possible solutions, however consideration has to be given to the visual impact of traffic furniture, for example chicanes, which would change the character of the village. Speed bumps are not favoured to reduce speeding on the High Street, as there are concerns about pollution and noise as cars accelerate between speed bumps and because parking is already constrained in this area.

Tractors going through the village at speed are a cause for concern. We recognise this is a farming area, but it is unsafe for tractors and trailers to travel at high speed through the village. This needs to be addressed in discussion with farmers.

There is also concern that Nash is used as a "Rat Run" when A421 is blocked.

Any traffic calming measures should be undertaken in a way that preserves the fundamentally rural nature of the village. Agricultural traffic has become larger and noisier but this is recognised as a facet of modern country living and we wish to maintain and encourage agriculture in the area.

Whilst we would like to make the village more pedestrian friendly, it would be a mistake to make it car-hostile. Nash is dependent on car transport and increasingly on delivery vehicles. A balance must be struck in any future changes

Landscape and biodiversity features

Following contact with organisations involved in the preservation of local flora and fauna, none felt that any species were in danger in the Nash area.

Clearly, the impact of future development might change this situation, but existing planning procedures, including those for AVDC in general and regulating the Conservation Areas in particular, offer some protection.

The village is well shielded by trees that break up the skyline. Housing is not elevated and does not stand out when viewed from outside the village. This relative invisibility is evident from both roads and walking trails. This is a fundamental characteristic of the village and should be preserved.

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

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

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

Conservation and vistas

The conservation area in Nash is currently in two parts, as shown in figure 3 below. The main split is the caused by the 1970s development in the High Street.

Figure 3: Nash conservation area



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

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

It was noted 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.

In addition to the conservation area, the village benefits from notable "vistas" – locations where one can admire the view, and which define the unique character of the village. This list of vistas has been compiled with input from residents. Future development that impairs these views is not considered to be desirable in terms of this plan, even if it meets other development criteria as set out in this document.

Vista	Location	Description
1	Junction of Winslow and Little Horwood Roads, looking south	Fork in road with countryside with distant forested hills of College Wood and Whaddon Chase
2	Pump on Winslow road, looking east towards pond	Possibly most important vista in Nash as the narrow road suddenly opens up to see the pump, pond and Weir Cottage, acting as an introduction to Nash for most visitors
3	View towards pond from Weir Cottage	First view of Nash and pond for visitors arriving from Buckingham on North Bucks Way
4	View towards pond from Wood End	First view of Nash and pond for visitors arriving from Whaddon on North Bucks Way
5	View South from opposite rear gate to Weir Cottage	Winslow Road disappears up hill to right while old road forks off towards pond
6	View South from north of mound on Whaddon Road	Traditional country road heading down to pond, unique to Nash
7	View east from behind old Post office on High Street	Possibly one of the best views between London and Birmingham, taking in rear gardens of some High Street houses and looking deep into Bedfordshire
8	Looking south from Paddock House on High Street	High Street winds gently up past old houses to south boundary of High Street
9	Looking north from March Cottage on High Street	Road turns towards pump, hill at north of High Street and selection of traditional houses in conservation area

10	Looking west towards Ringle Crouch	View of Houses, pump. Lane distant fields, old chapel. All on an attractive turn in the road
11	South from on front of Red House	Road winds towards Ringle Crouch and former Chapel
12	North from on front of Red House	Looking towards junction of High Street and Whaddon Road
13	Junction of High Street and Whaddon Road	Looking in all directions, this is one of the main vistas of the village, reinforcing its rural character with winding roads, old cottages and a working farm with a listed brick wall.
14	View from Whaddon Road towards Nash	The view from the road, travelling up hill to Nash` is one of the great introductions to Nash and prized by all residents
15	Junction of Thornton, Whaddon and Stratford roads, looking north	This single point could be expanded anywhere along the Thornton and Whaddon roads, as the views north towards Northamptonshire are already formally recognised by protection applied to the nearby land
16	View south from footpath linking High Street and Stratford Road	A unique view for a village, allowing a view across fields of sheep towards the old Rectory and Church beyond
17	Junction of Thornborough, and Stratford roads, looking west	View curves away from hill, towards Barrack farm and the boundary of Nash
18	Views from the rear of houses, particularly the houses around 24 High Street	View curves east towards Whaddon Church and the beautiful rolling countryside in between. The view north east towards Milton Keynes is also important from the same location

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

It should be noted that the concept of vistas and their application to Nash is not unique to this NDP. In April 2007 AVDC adopted a document entitled Nash Conservation Area. Chapter 9 of this document is entitled "Key Views and Vistas" and defines vistas which AVDC Conservation consider important in defining what makes Nash unique. It further provides a map of the locations of these vistas and defines different types of vista. The content of this document and the vistas outlined below are strikingly similar, even though they were developed independently.

Annexe 1: The process for developing the Nash Neighbourhood Plan

At its meeting of 26 November 2015, the following was decided by the Nash Parish Council
“Neighbourhood Plan. The Parish Council resolved that there would be benefit in Nash having a Neighbourhood Plan although it appreciated that a considerable amount of work was involved and that it would be dependent on members of the village volunteering to produce this in conjunction with the Parish Council. The Clerk was asked to publicise the matter on Parish Council noticeboards, the website and in the Newsletter.”

Details then appeared on the Village website and in the next Newsletter

Early 2016 – a call was issued for residents to volunteer

Mid 2016 – Committee formed/ Meetings were undertaken with Great Horwood NDP Committee and useful advice gained. Plans made to canvas Nash residents

Summer 2016 – Survey of all residents by form through every letter box

Autumn 2016 – PC decide to continue with NDP and ask committee to select consultant

Late 2016 – Selection of consultants invited to make presentations. Three did so at a meeting in Village Hall before all Committee members

End of 2016 – One selected (RCOH).

Early 2017 – First meeting with consultants. After discussions, they propose that open workshop be held with interested residents

May 2017 – Workshop held in Nash Village Hall. Group so large that had to be split in two. Consultants impressed by both numbers who turned out and quality of discussion, given nature and size of Nash.

RCOH produced a report on that meeting with recommendations. Nash NDP Committee adopted that report and set up two task groups, one for Sites and one for Environment, as the report suggested

Both Task Groups did their work over the summer of 2017, including a number of meetings, gathering information and documenting the results.

Both Task Groups met together and agreed how to combine their reports into one. Late August 2917

September 2017 - The combined report (v1) was sent to and reviewed by RCOH.

The Nash NDP committee met and discussed RCOH's comments – agreed them and revised the document based on those comments. The changes were completed and a new document was sent to RCOH for review (v2) October

A meeting was held with RCOH on November 2nd to discuss this document version and how we should move forward, face to face (v3)

A meeting of the NDP Committee to confirm what we wanted in the NDP and reduce the number of sites to a final preferred set for up to 15 houses (v4).

Following emphasis on small scale development, RCOH advised Nash should adopt a “Criteria based” NDP. After consideration of their advice with the Nash Parish Council, a decision was taken to follow this advice, as specific recommendations for sites might leave Nash open to developers.

This version presented to Parish Council with proposal for public meeting in January 2018

Meeting advertised by leaflet drop to every house, public posters and Nash Alert

Meeting held on evening of January 20th 2018, in Nash Village Hall.

Late January 2018 – Draft NDP was revised following meeting, follow on discussions and emails from residents.

Annexe 2: Version Information

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

Acknowledgements

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

Luis Ponte, First Chair of the Nash NDP Committee

Stephanie Buller of AVDC NDP team

Robert Lloyd-Sweet of Historic England

Kirsty Macpherson of [Natural England](#)

Freya Morris, Conservation Area Officer, AVDC

Timetable

1. At its meeting of 26/11/2015 the following was decided by the Nash Parish Council
" Neighbourhood Plan. The Parish Council resolved that there would be benefit in Nash having a Neighbourhood Plan although it appreciated that a considerable amount of work was involved and that it would be dependent on members of the village volunteering to produce this in conjunction with the Parish Council. The Clerk was asked to publicise the matter on Parish Council noticeboards, the website and in the Newsletter."
2. Details then appeared on the Village website and in the next Newsletter
3. Early 2016 – call for residents to volunteer
4. Mid 2016 – Committee formed/ Meeting with Great Horwood NDP Committee and useful advice gained. Plans made to canvas Nash residents
5. Summer 2016 - Survey of all residents by form through every letter box
6. Autumn 2016 – PC decide to continue with NDP and ask committee to select consultant
7. Late 2016 – Selection of consultants invited to make presentations. Three did at a meeting in Village Hall before all Committee members
8. End of 2016 – One selected – RCOH.
9. Early 2017 – First meeting with consultants – after discussions, they propose that open workshop be held with interested residents
10. Workshop held in Nash Village Hall. Group so large that had to be split in two. Consultants impressed by both numbers who turned out and quality of discussion, given nature and size of Nash.
11. RCOH produced a report on that meeting with recommendations. Nash NDP Committee adopted that report and set up two task groups, one for Sites and one for Environment, as the report suggested
12. Both Task Groups did their work over the summer 2017, including a number of meetings, gathering information and documenting the results.
13. Both Task Groups met together and agreed how to combine their reports into one. Late August 2917
14. September 2017 - The combined report (v1) was sent to and reviewed by RCOH..
15. The Nash NDP committee met and discussed RCOH's comments – agreed them and revised the document based on those comments. 8 sites reduced to 6. October 11th
16. The changes were completed and a new document was sent to RCOH for review (v2) October
17. A meeting was held with RCOH on November 2nd to discuss this document version and how we should move forward, face to face (v3)
18. A meeting of the NDP Committee to confirm what we wanted in the NDP and reduce the number of sites to a final preferred set for up to 15 houses. November 13th. 6 sites reduced to 2 (split into 4) (v4)
19. Following emphasis on small scale development, RCOH insist Nash should go for "Criteria based" NDP. Specific recommendations of sites to be excluded from plan as leaves Nash open to developers
20. This version presented to PC with proposal for public meeting in January 2018
21. Meeting advertised by leaflet drop to every house, public posters and Nash Alert
22. Meeting held on evening of January 20th 20018, in Nash Village Hall.
23. Late January 2018 – Draft NDP revised following meeting, follow on discussions and emails from residents.

Chairman's Notes for Public Meeting of January 20th 2018, in Nash Village Hall

Welcome

Agenda for Tonight

Read from agenda document.....add..... Do not feel constrained by what you have read and hear from us – free to suggest anything and certainly ask any questions. Although we have a consultant to “bullet proof” the final version, we would much rather suggestions are raised now rather than later. Remember AVDC and external bodies are perfectly free to ask for changes between now and referendum.

Explain NDP

From website Gov.UK : Neighbourhood planning enables communities to play a much stronger role in shaping the areas in which they live and work and in supporting new development proposals. This is because, unlike the parish, village or town plans that communities may have prepared, a neighbourhood plan forms part of the development plan and sits alongside the [Local Plan](#) prepared by the local planning authority. Decisions on planning applications will be made using both the Local Plan and the neighbourhood plan, and any other material considerations.

Neighbourhood planning provides the opportunity for communities to set out a positive vision for how they want their community to develop over the next 10, 15, 20 years in ways that meet identified local need and make sense for local people. They can put in place planning policies that will help deliver that vision or grant planning permission for the development they want to see.

To help deliver their vision, communities that take a proactive approach by drawing up a neighbourhood plan and secure the consent of local people in a referendum, will benefit from 25% of the revenues from the Community Infrastructure Levy arising from the development that takes place in their area.

Nash PC meeting of 26/11/2015 the following was decided:

Neighbourhood Plan. The Parish Council resolved that there would be benefit in Nash having a Neighbourhood Plan although it appreciated that a considerable amount of work was involved and that it would be dependent on members of the village volunteering to produce this in conjunction with the Parish Council. The Clerk was asked to publicise the matter on Parish Council noticeboards, the website and in the Newsletter.

Details then appeared on the Village website and in the next Newsletter.

Process in General

2016 : PC Call for Volunteers. New Committee met. Survey of residents drawn up. Distributed and collated over summer. Back to PC in autumn. Agreed to continue process. Tender for Consultants. RCOH – Great Horwood, very experienced, already had suggested tailored plan. Understood funding regime – grant process from central Govt.

Spring 2017 – workshop. Give details. The Size of Nash makes “unsustainable” so cannot demand services. None proposed, many have closed. Need to be much bigger to be sustainable and attract shop, school, doctor, pubs, if wanted. Impact of “Expressway” further south in AVDC – stress on them meaning less on us. Workshop plus survey plus ground work plus documents and external bodies. Summer 2017 gather information and create draft.

Back and forward with PC and consultants resulted in 2 recommendations

- public meeting (tonight), rather than another survey. Appropriate for village size and acceptable as part of process – the value of experienced consultant.
- Criteria based NDP (Due to need for small sites). Explain started with “Affordable Housing” for 9+ houses so need bigger site. Under 6 houses is “windfall site”. If pick site which could hold 8 and say 3 only then classed as “artificial constraint” – no support from AVDC and developer can fill site.

Criteria-based NDP – Explain criteria

Note we have learned in the last week, only, that Nash houses = 2011 : 165, 2018 : 195 - increase of 30 . Over 18 % increase and by far one of largest parish increases in AVDC

Environment Section

History section – you might wonder why ? Seen in examples. Liked by authorities, In this case establish a long historical context for Nash and surroundings when some might claim much newer than most surrounding villages (Church, High Street, no pubs or shops)

Section by section

For discussion Tonight

Criteria-based NDP – Explained criteria. Change ?

Additions or changes to Environmental section ?

Explain future

Ask for comments

Future

If this is acceptable, RCOH's view is that the following timetable is very realistic

- January : Hold public event to agree what goes in
- Late January : RCOH to draw up pre-submission documents
- February - March : public bodies circulated with pre-submission consultation form of NDP - minimum 6 weeks
- March - May : Submit to AVDC
- September : Referendum

Process so far in detail

- End of 2015, PC decide Nash would benefit from an NDP - explain NDP and why PC wanted one.
- Early 2016 – call for residents to volunteer
- Mid 2016 – Committee formed/ Meeting with Great Horwood NDP Committee and useful advice gained. Plans made to canvas Nash residents
- Survey of all residents by form through every letter box
- Autumn 2016 – PC decide to continue with NDP and ask committee to select consultant
- Late 2016 – Selection of consultants invited to make presentations. Three did at meeting in Village Hall
- End of 2016 – One selected – RCOH. Based on.....
- Early 2017 – First meeting with consultants – after discussions, they propose that open workshop be held with interested residents
- Meeting held in village hall. Group so large that had to be split in two. Consultants impressed by both numbers who turned out and quality of discussion, given nature and size of Nash.
- RCOH produced a report on that meeting with recommendations. Nash NDP Committee adopted that report and set up two task groups, one for Sites and one for Environment, as the report suggested
- Both Task Groups did their work over the summer 2017, including a number of meetings, gathering information and documenting the results.
- Both Task Groups met together and agreed how to combine their reports into one. Late August 2017
- The combined report (v1) was sent to and reviewed by RCOH. September. Go through all sections of report, especially “nice to haves”
- The Nash NDP committee met and discussed RCOH's comments – agreed them and revised the document based on those comments. 8 sites reduced to 6. October 11th
- The changes were completed and a new document was sent to RCOH for review (v2) October

- A meeting was held with RCOH on November 2nd to discuss this document version and how we should move forward, face to face (v3)
- A meeting of the NDP Committee to confirm what we wanted in the NDP and reduce the number of sites to a final preferred set for up to 15 houses. November 13th. 6 sites reduced to 2 (split into 4) (v4)
- Following emphasis on small scale development, RCOH insist Nash should go for “Criteria based” NDP. Specific recommendations of sites to be excluded from plan as leaves Nash open to developers
- This version presented to PC with proposal for public meeting in January 2018

NDP explanation from Campaign to Protect Rural England

Parish and town councils and neighbourhood forums can write a Neighbourhood Development Plan (NDP) for their area. The NDP can set out policies and plans for that area, like a Development Plan Document but on a very local scale. Subject to

- conforming to national policies,
- conforming to local plan policies for the area,
- and gaining support through a referendum of the local area,

this plan will be adopted as a formal part of the development plan. This means that planning decisions have to be made in accordance with the neighbourhood plan (and other parts of the development plan) unless *material considerations* indicate otherwise.

The neighbourhood plan cannot cover strategic issues, for example mining or major development, but can guide local issues.

For example the plan should be able to say which important green spaces will be protected, or could identify sites that are appropriate for new local shops or a small affordable housing development. NDPs could also guide design standards in their area, to make sure that new development is of a high quality.

NDPs have to conform with 'the strategic priorities' of the relevant local plan, but in planning decisions, if there is a conflict between a neighbourhood policy and a non-strategic local policy, the neighbourhood policy will take precedence.

('Strategic priorities' are defined in the National Planning Policy Framework as:

- the homes and jobs needed in the area
- the provision of retail, leisure and other commercial development
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat)
- the provision of health, security, community and cultural infrastructure and other local facilities
- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.)

Because NDPs are included in the development plan they should only cover land use planning issues, and not broader local concerns, for example crime or health, that Parish Plans can address.

NDPs cannot plan for less development than the local plan, but they can plan for more.

Neighbourhood Development Plan for Nash

Saturday 20th January 2018

Village Hall, Nash, 7pm – 9pm

Dear Neighbours and friends, thank you for taking the time to come out on a cold January evening to share your views and comments on the latest draft of the NDP.

We feel that the NDP has reached a point where it is fit to show to you and canvas your suggestions before it is sent to statutory bodies for review

The meeting will begin with an explanation of the purpose of an NDP and why the Nash Parish Council chose to create one.

We will then take you through the work which has been done over the last few years to get to this point. This will include a description of the investigations undertaken and the choices made. Hopefully, by then, you will understand how the draft NDP took its current form.

We will then fill you in on what should happen from now on.

We will finish with what we consider to be the most important section – we will open the floor to all present to raise points, make suggestions and discuss options. Note will be taken of all you say and it will be used as part of documenting the process leading to the final NDP.

Nash NDP Committee,

under the auspices of the Nash Parish Council

Public Meeting

Nash's future is in your hands !

Saturday 20th January 2018

Village Hall, Nash

7pm – 9pm

The Neighbourhood Development Plan (NDP) for Nash is ready for you to read, comment on and influence

The final NDP will tell the world how the residents of Nash want it to develop for at least the next 25 years. This really is a once in a generation opportunity. We want to hear what you, the residents of Nash, have to say about it.

If you are on the Electoral Roll for Nash please do come along and play your part as an active citizen. We look forward to meeting you all, discussing the plan with you and including your suggestions

The latest draft is now available on the Nash Parish Council website so please see what you think and come along on Saturday

Nash NDP Committee,

under the auspices of the Nash Parish Council

Progress so far

24. Following a tendering process to appoint NDP Consultants in late 2016, an initial round table discussion was held for residents in spring 2017. This was facilitated by the professional consultancy firm hired by the Parish Council, namely RCOH. RCOH produced a report on that meeting with recommendations based on the wishes suggested by residents for how they want to see Nash develop. The Nash NDP Committee adopted that report and set up two task groups, one for Sites and one for Environment, as the report recommended
25. Both Task Groups did their work over summer 2017, including a number of meetings, contacting outside bodies, gathering information and documenting the results. Regular reports were also published by the Nash Newsletter.
26. The combined report, forming the first draft of the NDP, was sent to and reviewed by RCOH, in September 2017
27. The Nash NDP committee attended the Nash Parish Council meeting in November and presented their latest draft of the NDP for them to comment on. The PC's comments have been used to refine the NDP further and we are now up to revision 6

Future

RCOH's view is that the following timetable is currently realistic

- December : iron out what is proposed to be in the plan and what is not
- January : Hold public event(s) with residents to explain the work done so far and how conclusions were made. Request for comments on and suggestions for the NDP to be included in the final draft of the NDP
- February : RCOH to draw up pre-submission documents
- March : public bodies circulated with pre-submission consultation version of NDP - minimum 6 weeks for replies
- April: Submit the NDP to AVDC for its statutory examination of the NDP
- September : Referendum of all residents on the Nash Electoral Roll to approve the NDP as containing our collective wishes on how Nash should develop over the next two decades

Contact

If you are a Nash resident and would like us to email a copy of the current draft of the NDP (MS-Word document of a dozen or so pages) to you, or ask any questions about the NDP, do email us on desmoh@hotmail.com

Encouraging resident participation

The consultants (RCOH) have proposed, given the village size and relative simplicity of our plan, that the best way to present the NDP to the residents would be to literally do that – present the plan at a meeting.

They suggest that we, the committee, give a presentation explaining what we have done and the decisions we have made based on constraints and advice. RCOH are happy to come along and present their views too.

RCOH asked me to stress that if they were to make one point to the Parish Council it would be that this is the way to meet NDP requirements for somewhere like Nash. The Committee remain happy to carry out surveys, knock on doors etc, but this is the advice of the consultants.

We assume the meeting would consist of a PowerPoint presentation and a discussion of the document. Copies could be sent out previously, by post or email.

The PC also suggested that we could make an informal presentation at the next PUMP(s), which sounds like an excellent idea. We have slides prepared already and could field, and encourage, questions from any resident.

Comments from that could feed into the NDP we show at the formal presentation. That, in turn, could also take comments and hold open discussions on points of interest.

After that, RCOH would finalise the NDP and send it out on the “pre-inspection” stage.

Does this seem like a worthwhile route to the PC ?

Sites

It has recently been pointed out to us by RCOH, as I mentioned at the meeting, that sites with fewer than 6 house spaces are not included in NDPs. They are apparently known in the planning business as “Windfall sites”, which may give an idea of how lowly they are regarded

It might have been useful to have known this right at the start when we were asked to set up two task Groups, one for Sites” and one for “Environment”.

The paradox – not fair to call it a problem – is that it would seem everybody in the village wants just that sort of small site. Preferably sites for 1,2 or 3 houses, but certainly no more than 5. Even these should show some variation and not be a line of suburban “identikit” houses.

The Sites TG did an excellent job selecting and mapping 8 sites, reducing them to 6, then to 2.

Together these sites, if in turn split into 2, could offer 4 sites of 3-4 houses each. RCOH have pointed out the fundamental problem, again as I mentioned at our meeting, that this is regarded as an “artificial limit” in the planning world and if a developer asked to build 8 or 10 on two contiguous sites AVDC would support them and that would be that.

So our question is, what to do with our site mapping work ? RCOH are not keen on even mentioning them, instead making ours a “Criteria-based NDP” where we state what we want, rather than where.

We can see their point but good work has been done defining preferred sites in order of preference which could work for the village for years. The character of Nash could be maintained even if we had a national building boom by using those sites in order.

So the questions to be answered – by the PC, MDP Committee and RCOH – is do we go for a “Criteria-based NDP” or a “Sites-based NDP” and if the former how do we maintain the Sites list ? This is the core question of the whole process at this stage and one which all three groups should discuss openly. The goal is a bulletproof NDP which we all support.

Resident Questions

We have included a set of questions in the draft NDP which we could put to residents as part of the process. What do you think of these ? Can you suggest others ? What do you think is the best way to pose these questions ?

Design Concepts

As you can see we have introduced such ideas as "Vistas", "walk routes" and choosing "preferred house designs" from photos for inclusion in the NDP. What do you think about such ideas ?

As indicated, if you like them, they could be expanded and included as criteria. For instance we could add a map and photos – current and past - for the “Vistas”. “Walking routes” could be mapped. Residents could be asked to rank "preferred house designs" from photos.

What do you think of these ideas ? Could you suggest others which help to define the characteristics of Nash, now and in the future, in more concrete form than general statements ?

Green Space and Design Policy

RCOH have said that the NDP needs more policy statements on “Green Space” and “Design Policy”. I gather the latter ties in with how we say what sort of houses we think are appropriate, e.g. nothing over 2 stories.

We could formulate some of these but the PC may already have policies in place or agreed views. We should include these in the NDP.

Settlement Boundary

RCOH suggest that Nash define a "Settlement Boundary". This can include future sites. Only the PC have the authority to do this, but we would like to include such a definition in the NDP.

Past

Since our main meeting with RCOH, i.e. the meeting in the Village Hall attended by a large number of residents around two tables, the following has happened

28. RCOH produced a report on that meeting with recommendations. Nash NDP Committee adopted that report and set up two task groups, one for Sites and one for Environment, as the report suggested
29. Both Task Groups did their work over the summer, including a number of meetings, gathering information and documenting the results.
30. Both Task Groups met together and agreed how to combine their reports into one. Late August
31. The combined report (v1) was sent to and reviewed by RCOH. September
32. The Nash NDP committee met and discussed RCOH's comments – agreed them and revised the document based on those comments. 8 sites reduced to 6. October 11th
33. The changes were completed and a new document was sent to RCOH for review (v2) October
34. A meeting was held with RCOH on November 2nd to discuss this document version and how we should move forward, face to face (v3)
35. A meeting of the NDP Committee to confirm what we wanted in the NDP and reduce the number of sites to a final preferred set for up to 15 houses. November 13th. 6 sites reduced to 2 (split into 4) (v4)

Present

So decisions to be made

1. The best way to encourage "buy in" from the residents before the draft NDP goes to the "investigation stage". RCOH have said that if they were attending

this PC meeting they would propose a public meeting to explain to residents and take questions. RCOH happy to attend

2. PC's views on the sites we have investigated and those we propose, and how they should be included in the NDP, given RCOH advice on site sizes in planning precedent. If under six the "Criteria based" – maybe set main plu others ?
3. Your views on the sort of questions we can include in the NDP process, if we poll residents or hand out at or before meeting
4. Your views on such ideas as "Vistas", "walk routes" and choosing "preferred house designs" from photos, some of which are in the NDP
5. Suggestions on Green Space and Design Policy in general
6. Settlement Boundary

Future

If this is acceptable, RCOH's view is that the following timetable is very realistic

- December : iron out what is in plan and what is not
- January : Hold public event to agree what goes in
- February : RCOH to draw up pre-submission documents
- March : public bodies circulated with pre-submission consultation form of NDP - minimum 6 weeks
- April - May : Submit to AVDC
- September : Referendum

Final Report of the Task Groups (v 8), forming the basis of a Draft NDP to be presented to Nash residents

Introduction

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

In addition it also records specific text the NDP committee would like to see passed to the residents of Nash, which can be included in the consultation process to define the final plan to be put to referendum.

Basis of operation of the Task Groups

The basis on which the Task Groups operated was the following:

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

Declaration of interest

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

Membership of the Environment Task Group

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

Membership of the Sites Task Group

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

Criteria-based NDP

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

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

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

Development Criteria:

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

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

Nash

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

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

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

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

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

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

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

The Tudor's seem to have taken a particular liking to the area with their family connections to Grafton Regis. Elizabeth I recorded in her diary how much she enjoyed hunting in Whaddon Chase, whose forests can still be seen on the hills to the south of Nash. Whaddon Chase and Bicester Hunt continue to exercise their horses and hounds through the village of Nash. Arthur Grey, 14th Baron Grey lived in Whaddon Hall in the time of Elizabeth I, in the company of his friend and secretary Edmund Spencer,

who was to write the epic poem "The Faery Queene" in praise of Elizabeth I. Grey was no mere courtier and was Lord Deputy in Ireland for Elizabeth and responsible for the Tudor Plantations, an intense campaign to re-establish English rule in Ireland. All three must have regularly travelled through the roads of Nash

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

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

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

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

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

Nash was actually much bigger than Whaddon during the war, having three churches, three pubs, two shops and a post office. With the developments in post war agriculture and transport, the population of Nash rapidly declined until the 19070s. Since then, infill, especially in the High Street and the conversion of pubs, shops and their respective car parks have greatly increased the stock of new

houses and increased the village population to match its previous maximum. In keeping with trends across the UK the number of homes has increased greatly but the number of residents per dwelling has decreased. Few are likely to match the photograph taken just before 1914 of one farming couple and most of their 11 children living in one house in the village.

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

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

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

Report of Sites Task Group

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

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

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

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

The NDP sites team have spent time looking at sites that could satisfy that future possible need.

These sites are marked on the map supplied with this report , they are numbered 1- 8 (Version 1) and are in no particular order of preference or of feasibility , but only offer identification for future debate and possibly acceptance by Nash PC and villagers.

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

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

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

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

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

Methodology

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

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

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

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

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

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

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

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

Final Proposal

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

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

Summary:

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

Report of Environment Task Group

This report covers the following aspects:

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

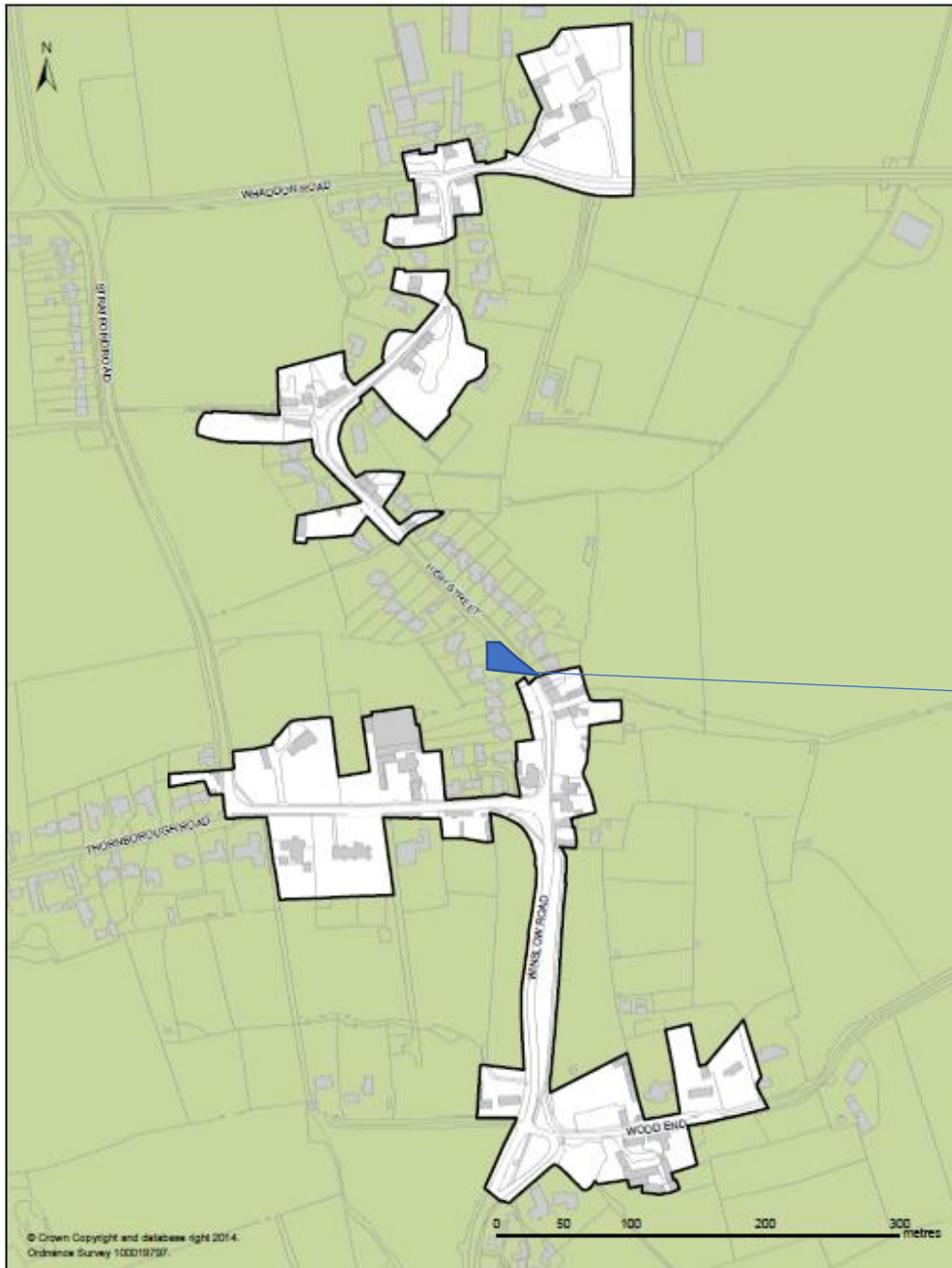
The following sections outline the development and conservation objectives for each of these aspects, as well as the potential risks to achieving these objectives.

1. Conservation area

What is the current situation?

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

Figure 1: Nash conservation area



What do we want to preserve?

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

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

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

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

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

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

What do we want to change?

Subject to the above, no changes are required.

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

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

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

2. Landscape and biodiversity features

What is the situation currently?

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

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

As far as Flora are concerned, the village is well shielded by trees that break up the skyline. Housing is not elevated and does not stand out when viewed from outside the village. This relative invisibility is evident from both roads and walking trails. This is a fundamental characteristic of the village and should be preserved.

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

This in turn is encouraged further by local residents through the provision of bat boxes, bat tiles, owl boxes and a duck house on the pond. The pond is the responsibility of the Parish Council who spend considerable sums of their limited budget maintaining the pond and keeping it weed free. This, and

the flow of water into and out of the pond, provide as much diversity as is possible in what is a working agricultural part of Aylesbury Vale.

What do we want to change?

Subject to the above, no changes are required.

What do we want to preserve?

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

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

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

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

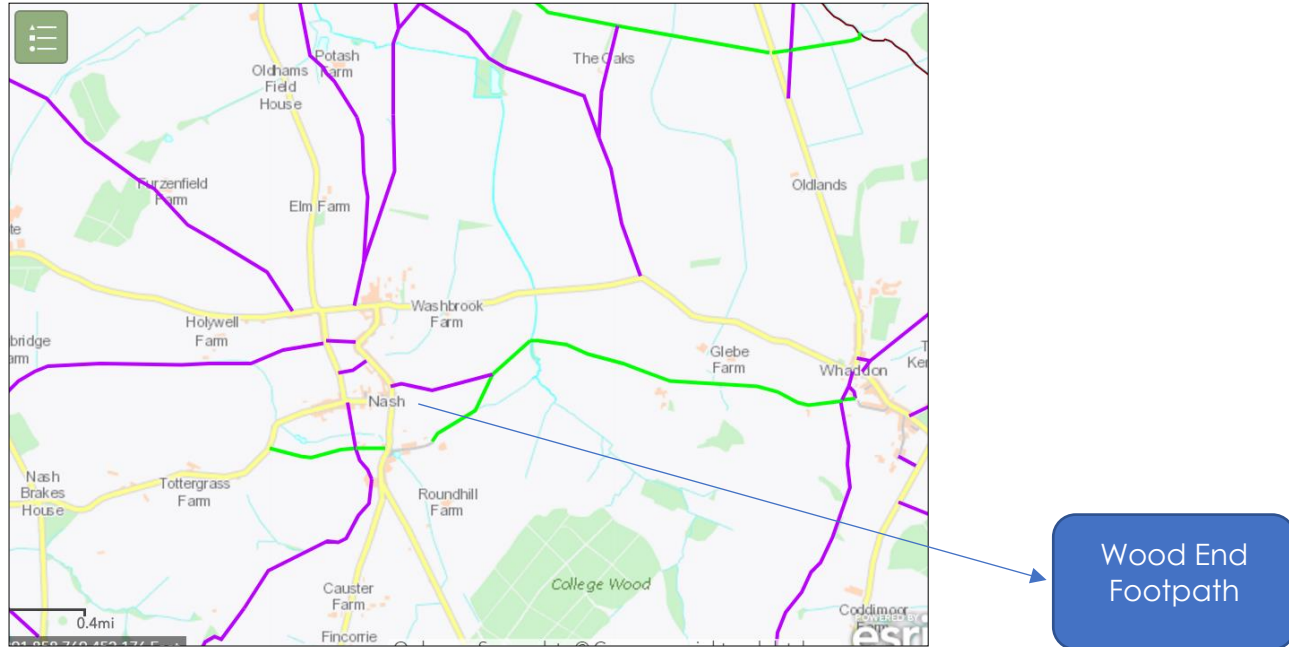
With this in mind the Sites Task Group took these concerns into account when they drew up their list of potential sites and highlighted any concerns they have about individual sites. It is up to the resident of Nash to judge through their democratically expressed will, how important maintaining the environment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

3. Footpaths

What is the current situation?

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

Figure 2: Footpaths around Nash



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

What do we want to change?

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

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

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

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

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

Within the village, we should consider linking up some of the footpaths. These could provide a circular walking area around the village to encourage residents to get out, walk around and meet each other. Any future developments in the village should take this into account to see if their creation facilitates or works against the creation of such connections.

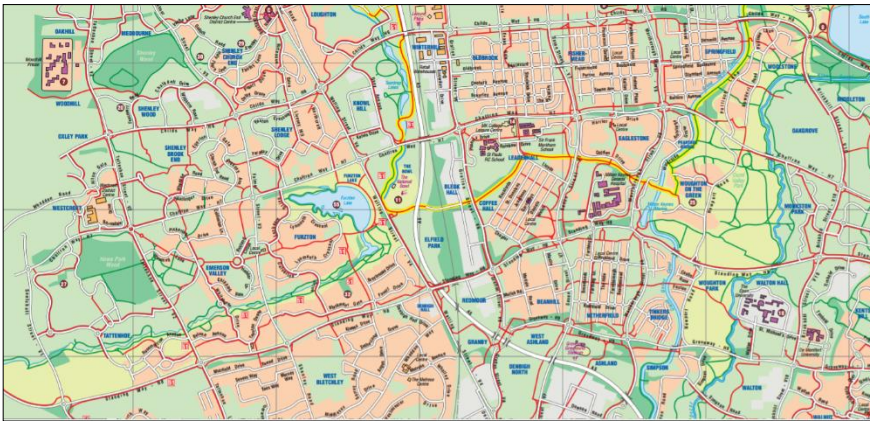
We have an exceptional rural facility on our southern boundary, in the form of College Wood, administered by the Woodland Trust. But access to it other than by car is very poor. Thought should be given to providing a path and/or cycle route from the village to College Wood.

Moving further on, with the creation of the bicycle path from Buckingham to Winslow, maybe we could have a similar link from Nash, through one of the Horwoods to Winslow and its planned railway station on the Oxford-cambridge line ? With the North Bucks way, this could give a circular route around north Bucks, benefitting the entire AVDC area.

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

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

Figure 3: Relevant section of Milton Keynes redway network



What do we want to preserve?

The existing network as a minimum, with renewed signage

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

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

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

Local paths should be improved and expanded so they can be used for journeys by foot, bicycle and horse, equestrianism being very popular in the entire area and being limited by the disconnected nature of the bridle paths. If these were improved they could hugely encourage the equestrian industry and participation in rural life by the residents of nearby Milton Keynes and Buckingham

4. Transportation links

What do we want to change?

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

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

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

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

What do we want to preserve?

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

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

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

5. Infrastructure and amenities

What is the current situation?

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

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

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

Suggestions have been made that the 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

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

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

What do we want to preserve?

Maintain existing broadband facilities. Mobile phone can only be improved.

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

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

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

6. Traffic flow

What do we want to change?

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

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

What do we want to preserve?

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

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

As ever can our proposals be funded ?

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

7. Future sites for development

What do we want to change?

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

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

What do we want to preserve?

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

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

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

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

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

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

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

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

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

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

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

Individual actions to improve houses that restrict characteristic vistas in and around the village should be encouraged, especially when planning permission is sought for those houses.

8 Vistas

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

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

Vista	Location	Description
1	Junction of Winslow and Little Horwood Roads, looking south	Fork in road with countryside all around and distant forested hills of College Wood and Whaddon Chase to the south
2	Pump on Winslow Road, looking east towards pond	Possibly most important vista in Nash as the narrow road suddenly opens up to see the pump, pond and Weir Cottage, acting as an introduction to Nash for most visitors
3	View towards pond from Weir Cottage	First view of Nash and pond for visitors arriving from Buckingham on North Bucks Way
4	View towards pond from Wood End	First view of Nash and pond for visitors arriving from Whaddon on North Bucks Way

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

The NDP proposes that these vistas are at the heart of what gives beauty to the public areas of Nash. We do not have large public gardens, streets of Georgian architecture, Coaching Inns or a Market

Square. But turning a corner or looking down a road on a summer's evening one can be struck by the simple rural beauty of Nash at any of these vistas.

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

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

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

Version Information

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

Nash NDP Committee

Meeting with RCOH to Review of our draft NDP document

2nd November 2017, 1:00pm

The Pond Barn, Nash

Present : Cllr David Carter, Mick Hedges, John Chaplin, Paul Mullins, Des Hickey, Neil Homer (RCOH), Max Taylor (RCOH)

Apologies : Cllr Jo Jones, Elwyn Harker

Purpose : To analyse the suggestions received from RCOH, propose actions based on these and allocate tasks (initials given)

Introduction

The purpose of the meeting is to define what else needs to be done, by whom and when. Since our last meeting with RCOH, i.e. the meeting in the Village Hall attended by a large number of residents around two tables, the following has happened

36. RCOH produced a report on that meeting with recommendations. Nash NDP Committee adopted that report and set up two task groups, one for Sites and one for Environment, as the report suggested
37. Both Task Groups did their work over the summer, including a number of meetings, gathering information and documenting the results.
38. Both Task Groups met together and agreed how to combine their reports into one
39. The combined report was sent to and reviewed by RCOH
40. The Nash NDP committee met and discussed RCOH's comments – agreed them and revised the document based on those comments
41. The changes were completed and a new document was sent to RCOH for review

The reviewed document forms the starting point for this meeting

Review and Proposals

The review and discussion was run by Neil HOMER of RCOH.

His first suggestion was that it would be useful if the final report actually recommends a site rather than give a list of options. Great Horwood did this and it seemed to put them in a stronger position when their NDP was challenged by major developers and AVDC.

To do so is seen as taking a positive attitude to development rather than being "NIMBY". There is no risk by not having one at the investigation stage . But lack of one may cause problems later if the local authority decides to ignore the NDP.

The review then turned to general background on what has happened and will be happening.

Over the last 10 years, developers have found it relatively easy to say the default, if nothing defined, is to build. But this has been getting tougher for them recently.

Firstly, AVDC have released a “local plan”. More importantly, HM Government is discussing having a national standard methodology on how housing is allocated in a given locality. This methodology is called “Objectively assessed housing need” and may come in to force 1st April 2018.

AVDC is one of authorities with significant differences from the proposed methodology. The latter may propose up to 70% more development in AVDC.

But, if Authorities submit their local plan before 31st March they can stay subject to their current plan, not the future methodology

Areas within AVDC may come under increasing pressure due to new infrastructure investment in the area (railway, M40-M1 connection) and "lie of land" around here, leading to more big housing development.

Consequently, despite the fact that Nash has already met its current “requirement” for housing under current plans, all the way to 2035, the NDP should strongly consider proposing up to 15-20 houses over a couple of sites. This will allow Nash to grow in linear fashion.

People interested in the Nash NDP might want to look again at the Great Horwood NDP. Although a much bigger and “sustainable” village, with much greater pressure to grow, its general thrust might provide inspiration.

RCOH will review the most recent failed planning permissions in Nash to see if they offer any guidance on how future planning might be judged, which would be useful to consider in the NDP

AVDC have - unusually - not used settlement boundaries when discussing planning. But all NDPs here have used it and Nash Parish Council and the NDP should strongly consider defining one. It should include land to be allocated in the NDP. It can designate space inside it as “open space”

The discussion then moved on to how many dwellings we should consider proposing in total, as part of the NDP. The meeting noted that current assumed development numbers are based on the current VALP – therefore houses from 2013 to 3033 – but 11 dwellings have already been built since 2013

Generally most NDPs are looking at a 10% increase in dwellings on current. Great Horwood and Winslow went for higher percentages but they are having large infrastructure investment, are sustainable and are under development pressure.

As Nash has no services, is small, has had gradual development and is classed as “unsustainable”, a figure of 10%, which equates to roughly 25 dwellings, feels too many. Therefore we all agreed that 15 dwellings in total between now and 2035 sounds about right.

A point was then raised about “Affordable Housing” (AH). RCOH said that if affordable housing is important each scheme needs at least 11 houses on a site, according to National Guidelines.

For this reason planning applications tend to be ten or below, so as not to trigger AH or well above. In practice almost no Planning Application is for 11-12 dwellings therefore makes sense to have one site with 15. This would equate to an AVDC general rule of 35% AH with 5 AH and 10 other.

RCOH then suggested that we write to owners of each of sites where 15 dwellings are possible. The final objective is to whittle down from 6 to 1 site of 10 open market plus 5 AH. Only look at that size of site – if you are interested in AH.

Say 4-5 owners agree, then do site assessment work. Then ask the community to pick one. Sometimes this could be done through an open meeting – give each developer 15 mins each. If stuck to choose

between some, the meeting could be reminded that it is a 20 year plan so put in phases. In that case, do not allocate, just reserve.

On the other hand if they decided that a single chosen site should be allocated as two separate plots, one of 7, one of 8, then there will be no AH.

A general rule of thumb when working out how many dwellings is 30 dwellings per hectare

Actions :

For PC meeting on 16th November.

Write to landowners. Can state that we do not need to do this – but feel that open discussion is good for the village. Proposed sites will have to pass tests as the residents set rules through the NDP. No problem if they are not interested but likely to be last chance before 2035. Send map with just their site shown. RCOH to draft standard letter. RCOH to get OS map and place sites as OS map required later anyway.

Sites to be contacted are 1,2,3,5,6 (not 4 because of size). One or two will be reduced.

It must be stressed that all development must be linear, no cul-de-sacs or bits behind.

The letter can state that such things as hedges and trees would have to be retained to maintain aesthetics of village. One way to ensure this an option is to build an access road behind it rather than access through the current main road.

More flesh needed on

- Design policy
- Green space policy

RCOH to say what needs to be finished off.

RCOH to look at project plan and report back.

Members should gather example photos of rural terraces etc. Here in Nash, elsewhere. New or old. These can be used in future discussions.

Addendum to meeting

Following the meeting, and considering the minutes, it became clear that we had become somewhat side-tracked.

It is clear from all previous discussions that the village does not want any sites larger than 5 dwellings, preferably 2-3 even these should show individuality and preferably be developed at different times. A single site of 15 houses is completely against this and would be stopped at every “gateway” where a decision had to be made within the village. No member of the NDP Committee would be prepared to support it, for a start.

We seem to have accidentally stumbled into this when asked about “Affordable Housing” (AH). The Committee agreed that we were happy to include AH . But this then moved from how it was impossible without 15 houses to us having 15 houses.

As with Self-built houses, the NDP Committee and the village are always open to suggestions. But if these suggestions break the core “small development rule”, then the rule will not be broken for them.

The practical outcome of this was that the NDP Committee decided to have an additional meeting, on November 13th to discuss what we want to say to the Parish Council having listened to RCOH’s review of our documents and maps.

Progress Leaflet Distributed at Nash “Pop Up Pub” Community event - December 2017

Neighbourhood Development Plan (NDP) for Nash

Progress so far

1. An initial round table discussion was held for residents in the spring, facilitated by the professional consultancy firm hired by the Parish Council, namely RCOH. RCOH produced a report on that meeting with recommendations based on the wishes suggested by residents for how they want to see Nash develop. The Nash NDP Committee adopted that report and set up two task groups, one for Sites and one for Environment, as the report suggested
2. Both Task Groups did their work over the summer, including a number of meetings, gathering information and documenting the results. Regular reports also published by the Nash Newsletter.
3. The combined report , forming the first draft of the NDP was sent to and reviewed by RCOH, in September 2017

4. The Nash NDP committee attended the Nash Parish Council meeting in November and presented their latest draft of the NDP for them to comment on. The PC's comments have been used to refine the NDP further and we are now up to revision 6

Future

RCOH's view is that the following timetable is currently realistic

- December : iron out what is in plan and what is not
- January : Hold public event(s) with residents to explain the work done so far and how conclusions were made. Ask for comments on and suggestions for the NDP to be included in the final draft of the NDP
- February : RCOH to draw up pre-submission documents
- March : public bodies circulated with pre-submission consultation form of NDP - minimum 6 weeks
- April: Submit the NDP to AVDC for its statutory examination of the NDP
- September : Referendum of all residents on the Nash Electoral Roll to approve the NDP as containing our wishes on how Nash should develop.

Nash NDP Committee

Meeting to Review our draft NDP document prior to meeting Parish Council

13th November 2017, 6:30pm

The Pond Barn, Nash

Present : Cllr David Carter, Mick Hedges, Paul Mullins, Des Hickey, Cllr Jo Jones, Ivan Rowe

Purpose : To clarify issues from last meeting. To define what we would like to present to the Parish Council at their meeting on 16th .November 2017. To define any work needed before that date.

Last meeting

The meeting agreed that we would release minutes of the previous meeting as they took place, but also release an addendum reflecting the email discussions which took place after. We all agreed on how the discussion lost its focus and that we are now back on track. Both will be released with the minutes of this meeting

Sites

The committee agreed that the NDP should show interest in “Affordable Housing” (AH). – but it is not a driver for the NDP and all sites should be for 5 houses or fewer.

The NDP must stress that small developments keep the ethos of the village. Larger developments will change the entire character of Nash. New people will be very welcome but Nash could not take a big influx without destroying its most loved qualities of size, linearity and closeness to the rural community.

It could still be possible to have small houses on smaller plots for AH. There are many precedents for this elsewhere with sites often reserved for people with village connections. This encourages social integration, vital in all settlements but especially in one with so few services.

The meeting then turned to a practical decision on sites. This was aided greatly by work done outside the meeting by David Carter and Mick Hedges. David had drawn up a document which showed sizes of the 6 plots, their owners and potentially how many houses they contained. Mick brought along his prepared large scale paper maps of Nash with all sites marked. Both of these proved invaluable to our discussions

We agreed that we should be more active in proposing some of the 6 (formerly 8) sites identified by the Sites Task Group, as proposed by RCOH at the last meeting.

As we went through the 6 remaining it became clear that although none were impossible to propose, four of them did have inherent problems with access (both sites near the Pond) or damage to vistas across the village (east side of Stratford Road and east of Holywell Cottages, on Whaddon Road)

This left two sites, west side of Stratford Road and to the west of Holywell Cottages, on Thornton Road.

Both of these would

- be linear developments
- not destroy the views of anybody else
- have lovely views of their own, to both front and rear, in keeping with the best of Nash.

The meeting felt that both sites were too long in themselves and that both should be split into two, giving four sites of 3-4 dwellings per site. This would give us approximately 15 dwellings but all under 5 dwellings per site. That appears to meet the needs of any possible future development while

maintaining the villagers' primary desire for small developments which can be quickly integrated into the social life of the entire village.

The meeting agreed that although the plots are small, after discussion with the PC, we should write to landowners of the two sites anyway.

The meeting then turned to the Environment section of the NDP. We find ourselves wondering how many concrete proposals we can make on the Environment when we know funding will not exist for such a small village. The interested parties we contacted over the summer found no environmental problems and just stressed that our proposed sites do not endanger the environment, which they do not.

The meeting agreed to contact RCOH to ask how we raise services, e.g. mobile phone in the NDP. Is this even appropriate? But one of the greatest threats to the village we uncovered over the summer is that Nash is "on the edge" for so many services, be it transport, broadband, mobile phone, school boundaries and maybe more. We are clearly beyond range of mains gas, through only a matter of a couple of linear miles from Milton Keynes.

We then discussed the meeting with the Parish Council at their scheduled meeting on November 16th. We agreed that we will explain what we have been doing over the last few months, the stage we have reached and what is left to do. The latter will require advice from RCOH who have been asked for advice twice in the last week but have not responded.

One question we would be very keen to discuss with the PC is any suggestions for how we should promote the NDP and engage with the residents. We are painfully aware of the poor response to the initial survey around a year ago and we do not want a repeat of that.

It was proposed that, especially given we are entering the depths of winter, that we make use of existing events rather than propose special events. A display at the PUMP seems to have most appeal, with copies of the work done so far. A different group of people tend to attend the monthly lunches, so could be worth attending. The promise of a free beer with every copy of the NDP taken was proposed and though greeted with amusement at first soon seemed like an excellent proposal to get people talking and engaged.

We also agreed that expanding the photos of terraced houses to a set of "possible appearances" for villagers to grade, might be helpful in the process.

We noted that when we went back to "small sites" after the last meeting, RCOH suggested that the process becomes much simpler with small sites. We might not even have to canvass local views before the "investigation" phase begins. While it is interesting to hear this view, based on their vast experience, the committee were very keen to do as much to encourage "buy in" as possible. Indeed the entire NDP process should be seen as a social activity to bring the village closer together and forge new bonds. We can have surveys (online and paper), presentations, calling to doors. There are many possible choices but which are best for Nash, which is a unique place? We very much welcome the advice to the PC on this.

Mick Hedges agreed to update the map to show the two selected sites, newly split. He will also update the Sites part of the document

Des Hickey will then distribute the document, with photos of maps, to the PC, through the Parish Clerk, in time for the meeting, and will cc to committee (DH)

This will follow distribution of the minutes to this meeting and the outstanding minutes to the last meeting.

Nash Neighbourhood Plan

Vision Workshop Paper

May 2017

INTRODUCTION

The purpose of this paper is to capture the outcome of the Nash Neighbourhood Plan (NNP) visioning workshop held with the Steering Group on 26 April 2017 and to make recommendations for its consideration.

The recommendations relate to:

- The key objectives and likely land use planning policy scope of NNP
- Forming a community engagement strategy to guide activities through to the Pre Submission version of NNP being completed
- The project plan through to the submission of NNP

The recommendations reflect not just the outcome of the workshop but also our insights into the national and local planning policy context of NNP. Specifically, it must meet a series of 'basic conditions' relating to its general conformity with that policy context. The examination of NNP in due course will focus on how those conditions have been met, before it goes to referendum.

CONTEXT

The basic policy context was explained in respect of the national and local planning framework within which the Plan must sit. There is some room for manoeuvre but the Plan may have to respond to strong rural, landscape and heritage constraints and to the status of Nash as a 'Smaller Village' in the hierarchy of settlements across AVDC.

There are no expectations in the emerging role of Aylesbury Plan for the Parish to allocate land for housing and there are no other development proposals of any significance in the immediate area. However, there are plans for Milton Keynes to expand to the south west (though not in to Whaddon Chase) and the current A421 route is one of three options identified for the new Oxford – Cambridge Expressway. The latter may increase the chance of development being planned along that route (if chosen), but this will be beyond the current plan period (2033) and is far more likely to be focused on existing towns and transport hubs, and not in remote rural locations like Nash.

THE PROCESS

Engaging with the local community is an essential feature of neighbourhood planning, both formally and informally, culminating in the referendum before the plan can be adopted by AVDC. It will therefore be important that the work of the steering group encourages local people to share their expertise and views on the emerging policies, so that it can be confident it will win a majority vote at the referendum.

The session was informed of the purpose of a planning policy to establish how likely, or unlikely a future planning application was to be approved. The Plan must therefore confine itself to matters that require planning permission, and its policies must define how much easier or harder it will be for schemes to get permission, than if the Plan did not have a policy (and to therefore rely on national or AVDC policies). Otherwise there is little value in the plan having a policy on such a matter.

SUMMARY OF LIKES & DISLIKES

Likes

- Community Spirit – Even though there are limited facilities, the community thrives together, organising pop-up events in the evening in the village hall, holds other events at the village hall and also enjoys activities on the recreation ground.
- Mix of housing – There is a really good mix of houses in size, shape, age and design, which appeals to the local community
- Good footpaths and bridleways surrounding the village
- Quiet, safe and secure for families – low crime rates
- Plenty of open space, with good access to it from all areas of the parish
- Ease of access to Milton Keynes via car
- Happy to depend on other towns and villages for services
- Village attractive as inside catchment area of good schools
- Has successfully assimilated new development in past as always been small and incremental
- Rec Ground works as a space and is tranquil
- Village is dark at night – a strong rural character

Dislikes

- No shop – however the group did understand that the viability of a shop would be questionable, and also the increase traffic this could bring from neighbouring villages using this shop – a long time since shops and pub closed – not used to them
- Transport – to do anything requires the use of a car
- Mobile phone signal is weak – however broadband is incredibly fast
- Public transport is very limited
- Access to Westcroft difficult because of road closed
- No public house – but if there were to be one, this would increase traffic to the village from neighbouring villages, which would not be welcomed
- An ageing population, reliance on cars and a service not being in the village
- Need lower cost, smaller homes for downsizing and young families
- Rat run for commuters when A421 or A422, problems

POLICY IDEAS

The following are initial ideas discussed at the session

- 1) Design – the design of new developments. While there is a diverse range of housing ages, types, sizes and styles; one thing of importance for new potential developments is that they stay within the same two storey height as the majority of the other houses are. Any development should also be in-keeping/sympathetic with surrounding homes.
- 2) Housing – either one or more small site allocations (like Great Horwood NP) or a criteria based policy. Key factors likely to be maximum site size, road frontage, local character, building type/scale etc and maybe some self-build. If an allocation, may even be dependent on scheme delivering a specific community benefit. Some candidate sites identified but need to understand the pros and cons of allocating and criteria options.
- 3) Local Listed Buildings – there are some listed buildings in the village, but the Conservation Area Appraisal also identifies 'Local Note Buildings'. A policy could identify them (and any other candidates that have some local historic and/or architectural interest) for some added protection.

- 4) Community Facilities – identifying those buildings and their established uses as community facilities to protect from unnecessary loss and to support their improvement to remain viable. These include the village hall, church, recreation ground, pond and allotment.
- 5) Local Green Spaces – identifying candidates in line with §77 of the National Planning Policy Framework for protection from development. May be private land but need to pass all three of the §77 tests.
- 6) Rural Economy – to protect higher grade agricultural land from unnecessary loss. This could be supported by the fact that the soil to the west of the village is of exceptional quality.

FOLLOW UP ACTIONS

We recommend that two task groups are formed with the following briefs: Environment & Design

- Review the Conservation Area Appraisal - is it up to date? Are there things missing? What about the setting to the Area (i.e. the land in and around the village that's not in the Area), how important are some parts of that setting to the appreciation of the Area from outside it?
- Identify key landscape and biodiversity features of the Parish and describe their importance? Do they coincide with some potential development sites? If so, and the sites may be suitable for small housing schemes, how might those schemes invest in improving the local landscape and biodiversity?
- Contact the Bucks Historic Environment Record (Julia or Paul at <http://www.heritagegateway.org.uk/gateway/chr/herdetail.aspx?crit=&ctid=97&id=4770>) to identify any other records of archaeological interest
- Contact AVDC or Natural England to find the detailed Agricultural Land Classification data (Classes 1, 2, 3a, 3b, 4 and 5) for the Parish – the Fact Pack and standard Natural England data is not detailed enough for policy making
- Review the Bucks definitive Map of Public Rights of Way (here: <http://old.buckscc.gov.uk/environment/rights-of-way/mapping-the-network/rights-of-way-network/>) to identify public footpaths and bridleways. Are there missing links? Do any coincide with potential development sites?
- Read the §77 NPPF tests (here: <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation>) and identify candidates in or on the edge of the village – they may coincide with a potential housing site, whereby part of the land is allocated for the housing scheme and the remainder is designated as an LGS to prevent any further development
- Try to map as much of the information gathered as possible
- Set out all the above findings/proposals in a short report with maps

Sites

- Identify simple criteria for judging what a successful housing site and scheme would look like – distinguish between criteria that would exclude sites because of major policy constraints (flood risk zone, setting of listed building) and village-specific criteria (e.g. size, road frontage, linear etc)
- Using those criteria, identify if there any candidates in the village. If yes, then identify them on a map. If many candidates, then assume a criteria-based policy will be used. If only 1 – 3, then rank them based on the criteria, but keep as simple as possible – no elaborate scoring/weighting needed.
- Do any candidate sites offer the opportunity to do more than provide housing, e.g. can they create a missing footpath link? Can they improve the surrounding landscape or biodiversity value? Can they provide land for other community benefits, e.g. bowling green?
- Identify all community facilities for protection and note those that you anticipate might need to be improved/extended etc in the future
- Try to map as much of the information gathered as possible
- Set out all the above findings/proposals in a short report with maps

The task groups should be chaired by a member of the steering group and may include other group members and other local people. They may only need to meet 3 or 4 times to complete their work. They should each also consider how they would test local community opinion on their conclusions. The chair should report on progress to the steering group, which will probably need to meet on a monthly basis for the duration of the project.

COMMUNITY ENGAGEMENT

The steering group should plan for informal consultations prior to the formal ('Regulation 14') six week consultation, to test opinion and to seek out other policy ideas before commitments are made to specific policies. The nature of the engagement will be for the group to decide – the use of questionnaires, summary leaflets, public exhibitions and public meetings is common, in addition to regular online and offline communications through the normal Parish Council methods (website, newsletter).

All engagement activities should be recorded and their outcomes noted in terms of the feedback received and their effects on decisions taken. This information will be reported in the Consultation Statement submitted at the end of the project.

PROJECT PLAN

A new project plan is appended below. It indicates that the project should take about one year to complete, before AVDC takes over to arrange the examination and referendum in summer 2018.

This provides for informal consultations to be completed on emerging policy ideas after the summer break (although the group may want to take earlier soundings on this note using the forthcoming village events). That ought to be sufficient time for all the policy development work to be completed and choices made, in readiness for the formal consultation in the winter.

Example of standard letter sent to all consultants interested in tendering for the NP Consultant role, in November 2016

Jennifer Smith

Smith Jenkins

Dear Jennifer

You have been selected to come and present to the Nash Development Plan Committee. There are three consultants who have been selected as part of this process and the Committee will look to select one to assist it with its NDP. It should be noted that the committee are under no obligation to choose any of the participants if none are not deemed suitable.

The process, stated below, will be the same for each participant to ensure fairness. Each participant will be responsible for their own costs in preparing for and attending the presentation.

Attached you will find 3 documents which provide the detail of a recent short questionnaire where the villagers of Nash were asked whether they wanted a Neighbourhood Development Plan (NDP) and what they thought should be included in the plan. They were also asked what they liked about the village and what could be improved.

Please prepare a presentation in a format of your choosing which at least covers the questions a-g below. The presentation should last no more than 30mins. The committee will then allow a further 30min maximum for a question and answer session.

1. Based on the documentation attached:
 - a. What sort of role would you envisage for your organisation in developing the NDP?
 - b. How would you advise the committee to proceed?
 - c. How would you filter what actually goes in the NDP?
 - d. How do you propose we carry out the second phase consultation with villagers?
 - e. How do we secure buy in from residents for the process?
 - f. From your experience, what are the pitfalls to avoid which could add unnecessary time and cost to the NDP?
 - g. What would you anticipate the costs to be for our NDP?

The current date for the presentation is Wednesday the 23rd of November. Please indicate what time would be preferable to you and we will try our best to accommodate timings. If the date is not suitable, please suggest another date and we will try to accommodate you.

If you have any questions, please contact

Desmond HICKEY

Communication from Chairman of Nash NDP Committee
to the NDP Committee, proposing future actions.
Dated September 5th 2016

Dear all

I have been liaising with Olivia (AVDC NDP officer) with a view to our next steps. We both agreed that the next sensible step would be to get three consultants in to pitch for the business of helping us with our NDP. We can then choose the most suitable one based on experience, price and availability. Once we have this, we can then apply for the relevant grant and get them working.

Any other thoughts from anyone else?

Des, from memory, I think you had a list of approved consultants from a previous action. Are you able to research two from the list which are relatively local or have worked locally please and let me have their details. I will recontact the firm who Horwood used and get dates from all three of when they can come and pitch to us.

Once I have the dates, we can meet beforehand to discuss success criteria for them so we can mark them objectively according to what we as a group see as our needs for the NDP.

Please let me know if I have missed anything or whether you disagree with the next steps.

Many thanks

Luis

Communication from Chairman of Nash NDP Committee
to the NDP Committee

Forwarding email from Chairman of the Nash Parish Council, authorising further work on the NDP.
Dated April 28th 2016

Dear all

Please see below from the parish council. We've got the green light to proceed so well done to all for your efforts to date.

I will send an e-mail soon with the next steps.

Thanks

Luis

=====

Luis,

Thanks for your presentation to the APM yesterday evening

The Parish Council formally agreed the following yesterday evening:

- 1) To proceed with the Neighbourhood Plan within the existing Parish Boundaries.
- 2) The Parish Boundaries are to be confirmed to the AVDC. The clerk has been asked to do this immediately.
- 3) The budget for the development of the plan should be limited to the grant funding provided by AVDC. £9,000
- 4) Any further extraordinary excess spending would need to be pre approved by the Parish Council and would need to be exceptional in its nature.
- 5) To include the initial questionnaire on the village website. <http://www.nash-bucks-pc.gov.uk/initial-questionnaire/>

Therefore, please now proceed with the making of the Neighbourhood Plan for Nash with your committee.

As part of the plan development process the Parish Council would like to have update milestones in the calendar that will coincide with (some) Parish Council meetings we suggest receiving progress reports during the coming year on or before the following dates:

21st July 2016

8th September 2016

17th November 2016

The Parish Council looks forward to the outcome of the process and a clear expression of the village's voice on the subject of its Plan, and would like to thank you for undertaking this important task.

Kindest regards

Cllr. *Michael Williams*

Chairman- Nash Parish Council

Nash Development Plan Committee Meeting Minutes

Date/Time: Wednesday 20th April 2016 – 20:15hrs

Location: Nash Village Hall

Persons Present:

David Carter (DC)

Des Hickey (DH)

Luis Ponte (LP)

Mick Hedges (MH)

Paul Mullins (PM)

Chair: Luis Ponte

Agenda items:

1. Actions from previous meeting
2. Agree NDP area for submission to AVDC
3. Discuss draft initial Questionnaire
4. AOB & Next steps

Actions from previous meetings

- A. PM had carried out some work in relation to the costs involved in producing an NDP. The costs varied depending on the size of the village. PM's figures were submitted to the Parish Council for information at their next meeting. It is hoped that we would be able to complete our plan with the £9k grant available from central government assuming we are able to secure the full £9k available.
- B. LP contacted Neil Homer, a planning expert used and recommended by the Great Horwood NDP team. Neil would not be available to us until June at the earliest due to workload commitments. It was decided that in the interim, we would get costings from two other planning experts in relation to their costs to assist us with our plan. This would enable 3 planning experts to tender for our work when we are ready to proceed to the next stage.
- C. LP to produce a questionnaire for discussion at this meeting.

Actions:

DH to find and contact two other planning experts.

Agree NDP area for submission to AVDC

Following discussion with AVDC and the committee, it was agreed that we should submit our plan in line with the parish boundaries. AVDC informed us that it would be very difficult to change our boundaries for our plan. Also, the fact that Horwood have already had a plan accepted meant that we could not adjust our plan to encompass the Den household as they are included in the Horwood plan.

However, MH expressed concern in relation to any potential Whaddon plan and the potential for them to agree to build on our boundary. Albeit the majority of our boundary with Whaddon is currently greenfield, we should not forget that our plan is designed to last for 15-20 years and many things can change over that time.

Actions:

DC to find out at the next Parish Council meeting if Whaddon are developing a Neighbourhood plan and to gather as much information in relation to their thinking on our border.

LP to liaise with the PC for them to submit the area plan to AVDC. This has to be submitted by the PC as they are the legal entity for the plan.

Discuss draft initial Questionnaire

LP circulated a draft questionnaire prior to the meeting. The questionnaire was agreed by all with some amendments. It was agreed that an envelope with 'Nash Neighbourhood Development Plan' printed on the front would be included on the delivery of the plan for ease of return. The questionnaire would be distributed by the committee members. LP offered to produce sufficient questionnaire copies and envelopes for distribution. Dates for distribution would be agreed by the committee upon approval of the questionnaire by the PC.

The committee discussed ways to get maximum publicity for this initial questionnaire in order to produce a good return and hence information to drive the plan. It was agreed that the best way to achieve this would be by placing information in the next newsletter.

Actions:

LP to carry out agreed amendments to questionnaire and recirculate to other members to agree changes.

LP to present the agreed questionnaire to the Parish Council for their agreement.

MH to prepare a village distribution map to enable the questionnaire to be delivered by the 5 members of the NDPC.

LP to print questionnaires and envelopes for distribution.

PM to produce a draft text for inclusion in the next village newsletter.

AOB & Next Steps

No AOB was brought up. In relation to next steps, a date will need to be set for distribution of the questionnaire and for their return. This would be agreed by all NDPC members once the questionnaire had been approved by the PC.

Actions:

All to agree distribution and return date deadline once the PC have approved the questionnaire.

END

Date of next meeting - TBC

Communication from Chairman of Nash NDP Committee
to the NDP Committee

Confirming time and location of informal advice meeting with Great Horwood PC NP team.
Dated March 14th 2016

Dear all

The Village hall annex is now booked from 10:30 till 12:30 on Wednesday the 23rd of March 2016

This should give us ample time for our meeting. Please be aware that there will be no parking in the car park as the nursery will be in full swing.

John, Mike

Please feel free to attend should you wish to. Either way, we will report back following this initial meeting with Horwood.

Look forward to seeing you all there.

Regards

Luis

Nash Questionnaires Collated Feedback

Question #1 What do you love about living in Nash

Hollywell Cottages

1)

Happy and friendly atmosphere.

2)

The feel of countryside.

Fantastic views.

Location.

People and community.

Proximity to work and MK.

3)

Peaceful, quiet, good location with easy access to good quality amenities and transport links whilst retaining a genuine rural feeling.

Friendly community with a good mix of people with different ages and backgrounds.

Thornborough Road

1)

The rural nature of the village

The older looks of some of the houses in

Nash The day to day sense of community

The church

The pump

2)

The people.

Peace away from main roads.

Still almost rural with lovely views across the vale.

3)

The fact that the village is open to considering new ideas and welcomes new residents. Friendly and peaceful.

Thornton Road

1)

Views from upstairs.

Rural life.

2)

Quiet, beautiful views.

Sociable.

3)

The community, the countryside, the proximity to other good villages and towns i.e. Milton Keynes and Buckingham, Winslow and Stoney Stratford.

High Street

1)

Peace, walking.
Community feel.

Rural location but close to other amenities such as Milton Keynes.

2)

We love living in Nash because it is a small village in beautiful rural surroundings located near to all the facilities of Milton Keynes. Also when our children were at home the access to Thornborough village school and to the Latin in Buckingham was important.

3)

Peace and quiet

4)

The traditional village setting, peace and friendliness of the community.
Pretty cottages and countryside around yet easy access to larger towns and facilitates.

5)

Quiet country village.

6)

A great place to bring up children.
A very positive community spirit.

7)

Peace and quiet.
Views.
Darkness at night.
Countryside but with proximity to MK.

8)

Peace and tranquillity.
The attractive landscape.
Views surrounding the village.

9)

The quiet dark skies
People
Good location for shopping
Access to motorways
Access to airports
The open country

10)

Rural location.
Sense of community.

11)

Community.
Peace.
Countryside.

12)

The surrounding countryside.
The community spirit (to include Nash pump.)
Generally, a feeling of security where it's still OK to send youngsters playing in the street.

13)

Friendliness of all the residents. Activities available e.g. barn dance, Quiz night, Church and carol service, choir which includes all who want to sing not just those who go to church.

14)

A small friendly community.
Duck pond and natural spaces.
Footpaths around the village.
Playground
Village hall (great amenities.)
Social activities (e.g. youth club, pump.)

15)

Rural living with the amenities of nearby MK and Buckingham. Small community village albeit few facilities.

16)

Peace and quiet.
Beautiful village and surrounding areas.
Nice people.

17)

Being part of a community everyone looks out for each other and helps each other. The pump and the youth club.
Children playing together outside in the street.

18)

Quiet, attractive, good mix of people.
Good community spirit.

Wood End

1)

Community spirit.
Closeness to national quality facilities while being in the heart of beautiful countryside.

Old English Close

1)

A rural setting near the facilities of urban MK.

Winslow Road

1)

Quiet village.
Community spirit.
Active church.

2)

The village has a great community spirit, a desire to look after neighbours and keep in touch with village matters e.g. Nash alert

Stratford Road

1)

The excellent community.

This village lives works and plays together in the best ways.

We join in all the traditional village activities i.e. fete, barn dance, street party and pump not to mention the various committees etc.

2)

It's a small village.

It has a social element but not intrusive.

Not too much changes.

Quiet, secluded.

Anonymous entries

1)

Relatively peaceful.

Good community spirit.

Our own property.

2)

Imagine when Nash was a Hamlet, over the years, tracks turn into roads and around the original building of houses new homes are built to blend in with the past.

It's a much loved village and long may it remain

so. Less is more.

Let's keep it a loved village.

3)

Quiet, except for the traffic.

4)

We moved to Nash in 1980 and mentioned in the Nash Millennium Chronicle. Whilst living in Nash we have made so many friends. The amenities locally have given us the chance to enrich our lives academically and sociably.

5)

The relative peace and access to the countryside albeit close to MK.

Question #2 What do you think could be improved about Nash

Hollywell Cottages

- 1)
Smaller houses for first time buyers.
- 2)
Be nice to have more amenities e.g. pub, bus service, gas, shops. Better pathways around the village. Farmers to maintain hedges better.
- 3)
Very little with the exception of the removal of the semi-permanent 'Duck Pond' on the corner opposite the Village Hall.

Thornborough Road

- 1)
The Thornborough road needs a safe surface put on it. In winter it is treacherous for walkers and riders. I don't think we need a new road, just a new surface. I think it is an accident waiting to happen.
First time buyer houses need to be built.
- 2)
Village shop.
Tight rein on developers.

Thornton Road

- 1)
Refusal of any new builds.
- 2)
Proper pub with food. Village shop / PO. Old council houses need tidying.
- 3)
Tennis courts in the village

High Street

- 1)
Footpaths/walking routes.
Services for young people.
Shop/pub (but wouldn't want anything too big or commercial.)
- 2)
Upgrading of children's play area to make it more exciting and challenging. The return of the village shop.
Resurfacing of High Street footpaths and potholes in roads. Positive action by PC on Nash park.
- 3)
With 1 in mind, limit the change to within current village boundaries. I.E. the bricks and mortar.

4)
A village pub or shop is always useful but realise these may not be viable.
More facilities at the village hall (e.g. Keep fit, card night, quiz club, regular community

options.) 5)

A shop.

6)
Transport links for young people to allow some independence as very dependent upon parents.

7)
Mobile phone signal coverage.
Speeding in the high Street.
More consideration with bonfires. (i.e. not during the day when people have washing out especially The rectory who is a main offender.)
Dog mess.

8)
The closure of the gypsy camp known as Nash Park. Any planning development should be modest and designed to enhance the village rather than spoil it.

9)
Have a pub or similar
Access to Peartree Farm to change access through the village for trailers

10)
Reduced threat of disappearing through being too big or being absorbed by Milton Keynes.

11)
As there is no village store or pub, it would be great to have more mobile traders visiting Nash. The road quality, particularly large quantity of pot holes.
Money appears to be spent on less vital things such as new signs.

12)
Stronger implementation of 30mph speed limit. I walk around the village and many of the drivers passing through have no regard for it. An extra site for winter grit in the high Street would be good. We give friends lifts to MK and Bletchley railway stations because taxis are very expensive because there are no local buses. We are over four miles from any bus service. AVDC tend to forget about Nash.

13)
Slightly bigger playground.
More village activities.
Maintain/improve footpaths Better bus service (incl. to schools.) From Lara - More duck houses

14)
Convert paddock behind Church Farm into a public wild-life area or a further recreation ground. Other facilities like a shop are not practical or sustainable.
A larger better equipped village hall would be good.

15)
Supply of gas to the village.
Shop for basic supplies.
Winter snow clearance particularly High Street.

16)
No through traffic down the high street. Cars too fast. However, I don't want speed bumps, I hate them. Community centre and pool (swimming) otherwise I love living here.

17)

Better maintenance of verges.

Removal of unnecessary street furniture.

Wood End

1)

Transport connections.

Mobile phone signal.

Parking.

Bridle, footpath access.

A421

Old English Close

1)

More community spirit.

Village appears fragmented with various groups of houses instead of around a central area.

Winslow Road

1)

Reduce speeding through village.

Less through traffic.

Less litter in ditches.

Acoustic dampening in the village hall.

2)

There is a growing number of residents who do not get involved in village life. Could we work on ways to encourage them to participate?

Stratford Road

1)

Renew the footpath from the junction of Stratford road and Thornton Whadden cross roads.

2)

Nothing much really.

Anonymous entries

1)

Better and more consideration from AVDC for the rate payers.

2)

If we could rid the village of the rat run or keep speeds LOW, a speed control as like in Whadden would improve things a lot I'm sure.

This is one of the things I don't love about Nash.

3)

Traffic calming.

Landscaping of the pond and grass bank along Winslow road.

4)

That would be part of the Neighbourhood development plan as a slow development over the coming years.

5)

Clearly a shop/pub but more importantly, the risk of additional traveller sites around the village is a real problem.

Question #3

See excel document

Question #4 Please explain why (you think it is good or not for Nash to have an NDP)

Hollywell Cottages

- 1)
It's good to know what's going on where we live.
- 2)
Well remains to be seen. You would hope having a plan better.
- 3)
Without a plan it would be easier for developers to get permission to build in and around the village.

Thornborough Road

- 1)
Yes, because it will provide information that villagers can use to make good decisions for the village. I think having a sound NDP may well go a long way to protecting Nash. Had we had an NDP before we could have influenced bad decisions.
- 2)
We will have more say in the future of Nash village. It will give us more control.

Thornton Road

- 1)
To put pressure on AVDC (Hopefully.)
- 2)
It should give us some semblance of control over future planning hopefully.
- 3)
It will allow local people understanding and have a say in local matters/issues.

High Street

- 1)
Good idea to have a plan consulted on by village. Makes local position stronger when communicating to Aylesbury Vale.
- 2)
It will help the village preserve its rural environment, character and charm.
Help the village influence future development proposals and keep its unique identity. Might also help to keep the future expansion of Milton Keynes at bay.
- 3)
Only if it agrees with my views!!
- 4)
It would give control and a voice for the future development of the village. It would represent the community and hopefully have an influence on future decisions.
- 5)

The villagers have a say in future development.

6)

Yes, it would appear without one there will be no recourse to oppose future development plans.

7)

It will be a good way to plan any expansion in the village carefully in keeping with existing dwellings.

8)

It may affect planning decisions by AVDC.

9)

Essential so we can have a strategic say over development. So that we don't have ugly surprises in the future.

So that people could feel their children could live here if we plan in affordable housing.

10)

Potentially aids in the protection of the village from expansion. Gives us a direction in where as a community we want to be.

11)

To protect our beautiful village and keep it peaceful.

12)

With the ever increasing pressure to create yet more and more housing, we need to have a united voice against inappropriate new housing and more specifically aligned to that, provision of better infrastructure to support any.

13)

It will allow local people understanding and have a say in local matters/issues.

14)

It enables people living in the village to play a role in deciding how the village should develop.

15)

It gives the community a greater say over any development in Nash.

16)

To maintain the attractiveness of Nash.

To have more power to prevent or monitor builders plans for their own financial benefit and to the detriment of Nash.

To prevent the overcrowding which would affect our roads.

17)

I think it is a great idea as it will give us all a say in the village.

18)

But..Clearly a good thing if it is taken notice of by planners, if not a waste of time.

Wood End

1)

Allows us to show that we, the residents of Nash want to take a collective, active interest in our area.

Old English Close

1)

We can (hopefully) have some control over what happens in the village.

Winslow Road

- 1)
It would reduce chance of opportunistic development on open or green land that is part of the characteristic of the village.
- 2)
Planning matters are very confusing. A village plan could indicate where, if any, development can be made.

Stratford Road

- 1)
As stated in your pre-amble, without a development plan specific to Nash, we could find ourselves at the mercy of the BCC. We need to have a voice.
- 2)
It gives residents the opportunity to express views and potentially control to changes.

Anonymous entries

- 1)
Because at least the local populace will have a say.
- 2)
Where expansion would spoil our village completely. Reminder to us all when Mr Cook tried his hand at development.
- 3)
It may allow any development to be controlled.
- 4)
Gives everybody a voice but also people who elbow into community with scant sensitivity don't deserve planning permission.
- 5)
Not if it is used as a weapon against sensible developments such as the one recently completed at Church farm.

Question #5

See excel document

Question #6 Please state any other topics you feel should be covered in the NDP

Hollywell Cottages

1)
Travellers site.

Wood End

1)
Education, especially nursery and primary.
Encourage self-build housing.
Crime prevention.

Old English Close

1)
Maintaining a barrier from the spread of MK

Thornborough Road

1)
Regarding the NDPC itself. Would it be a thought that they would have to declare if they have any personal investment/interest in say developments in Nash? Also I did note that the committee looks entirely male? Unless Des is Desdemona?!

2)
Control the spread of traveller sites.

3)
The caravan park. Travellers.

Thornton Road

1)
Try to control road speeds.

2)
Guard current scenic views for villagers. If my view is compromised I will leave. A housing estate instead of a field is not my idea of fun!

High Street

1)
Social housing should have a separate heading as with second homes above. In which case our answer would be yes. 2)

Residents requirement to be part of the village commitment. A plan that allows small incremental development to maintain a rural environment.

3)

Residents requirement to be part of the village commitment. A plan that allows small incremental development to maintain a rural environment.

4)

Giving information in written form for those who do not have or have problems using a screen; it triggers migraines for me which disrupts my life. It would be good to have the means for villages to be connected with busses. e.g. Nash to Westcroft & Winslow. Unless you have a car or a friend with one you can't use your bus pass.

5)

Maintaining a barrier from the spread of MK

Anonymous entries

1)

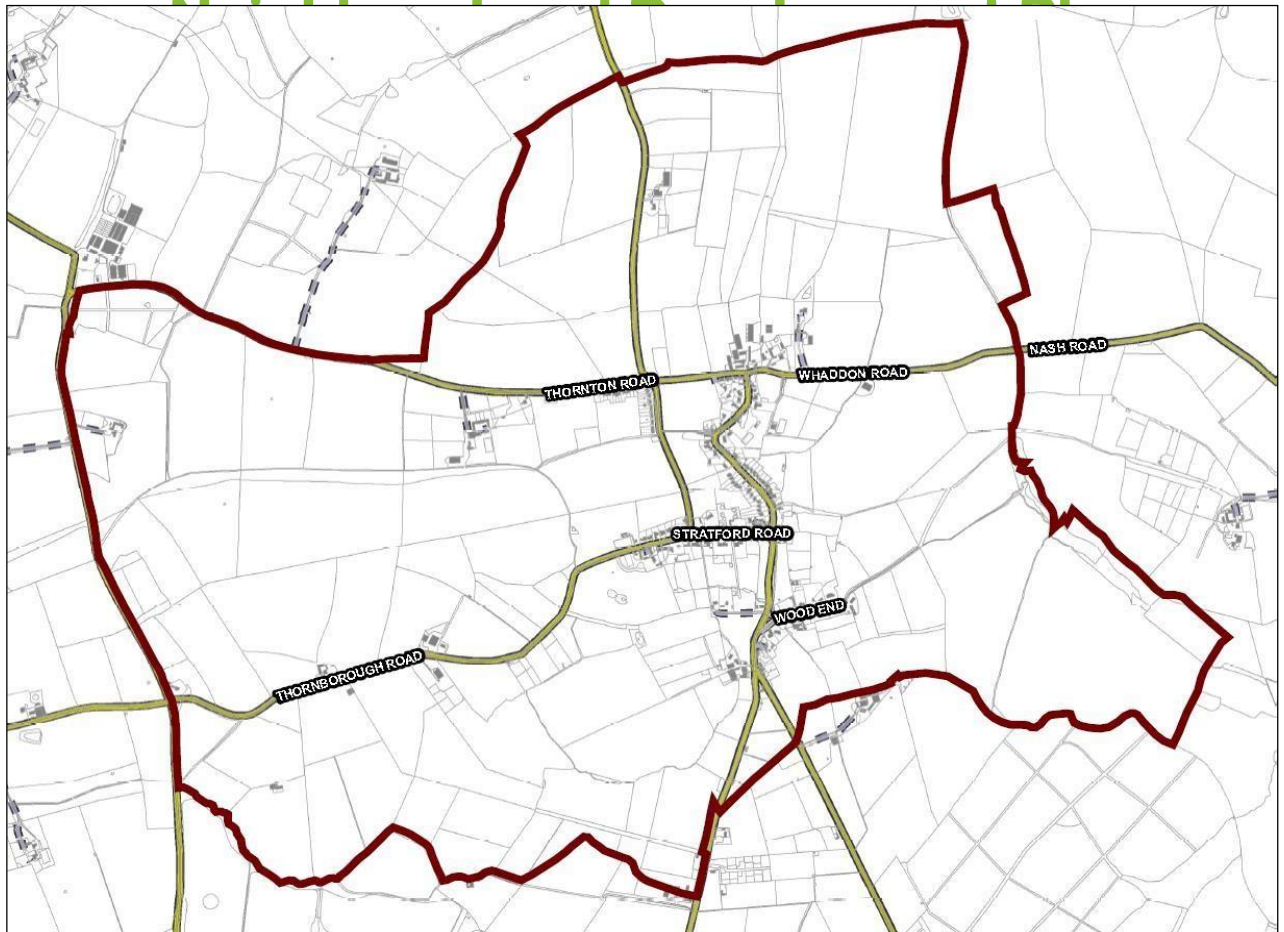
The village hall to make extra revenue to hire out to business e.g. conferences etc. In housing, 1 bedroom bungalows for people who have been homeowners and live on their own in 3-4 bed houses and still want to stay in Nash.

2)

Parking for new development.



The Village of Nash



Dear Nash resident,

As mentioned in the latest newsletter, Nash Parish Council is looking to develop a Neighbourhood Development Plan (NDP) for the parish. This is being done through the Neighbourhood Development Plan Committee (NDPC) which was formed following a call for volunteers in a previous newsletter.

This is a real opportunity for you to have an active say in the future of your village and we would like to know what you think. Please take the time to fill in this quick survey and let us know your views.

Please complete this survey by **19th June 2016** and return it in the envelop provided to the mail box by the village hall. Alternatively, please feel free to drop it off with a NDPC member, a list of which can be found below.

So what is a Neighbourhood Development Plan?

A Neighbourhood Plan is a new way for you, local people to influence the planning and development of the area in which you live and work. It lasts for 15 to 20 years and should:

- Develop a shared vision for the village.
- Decide the types and location of new homes or facilities that are built.
- Influence the development of any new infrastructure and leisure facilities.
- Identify and protect important local green spaces or other treasured assets.

Once approved, your plan will have legal force in setting out what development is acceptable in your parish and for what reasons. Developers and local authority planners will have to take notice of it. Without a Neighbourhood Plan, we as a village will have little control over any development that takes place and will receive less community funds from those developments.

We can influence development, not stop it altogether.

Your Neighbourhood Development Plan must comply with Aylesbury Vale District Council's Local Plan and the government's wider policy of sustainable development. This means that it is inevitable that some new housing will have to be built in Nash in the future. We estimate the number of new houses required may be in the region of around 20 but this is yet to be confirmed. Having a Neighbourhood Development Plan in place will help us ensure that any housing is suitable for the parish and meets the needs of our area. It will also help us to identify the facilities and services that we think Nash needs in order to meet the future demands and improve the quality of life in the village.

This short questionnaire will provide the NDPC with what we, the people of Nash consider to be important to us. This will enable the NDPC to focus on those important areas and produce a much more detailed questionnaire in order for them to develop the plan.

The results will help us to find out if you support the production of an NDP and if so, what the main themes should be.

The results of the Questionnaire will be published on the parish website and parish notice boards

If the village agree that an NDP is required, then this initial questionnaire will be followed up with a more detailed Community Survey in the coming months and on the areas which you highlighted as being of most importance in this initial questionnaire.

For those of you wanting to find out more, details on NDPs can be found on the links below.

<http://www.ourneighbourhoodplanning.org.uk/>

<http://mycommunity.org.uk/programme/neighbourhood-planning/>

<http://locality.org.uk/projects/building-community/>

<http://planningguidance.communities.gov.uk/blog/guidance/neighbourhood-planning/what-is-neighbourhood-planning/>

Should anyone have any questions in relation to this survey, please feel free to contact me or any other member of the NDPC.

Many Thanks

Luis Ponte

Luis Ponte
Nash Development Plan Committee Chairman

Nash Development Plan Committee Members

David Carter -

Des Hickey -

Mick Hedges -

Paul Mullins -

Questionnaire

The information collected in this questionnaire is anonymous and no personal details are required. However, it will assist the NDPC in identifying patterns in the village if you were to insert your street name in the box below. This is however entirely voluntary. You only need to return the pages below in the envelop provided.

You may complete one questionnaire per household or alternatively, if there are differing views within the household, then a questionnaire may be completed by each member of the household as required. The object of this initial exercise is to get as many views from you, the people of Nash as possible. Extra questionnaires can be obtained by downloading them from the Nash website here <http://www.nash-bucks-pc.gov.uk/initial-questionnaire/> or by e-mailing one of the NDPC members.

Address details: (Voluntary)

Please tell us:

1. What do you love about living in Nash?

2. What do you think could be improved about Nash

3. Do you think producing an NDP for Nash is a good idea?
(Please circle your answer) YES/NO

4. Please explain why.

5. The NDP can contain local level planning and land use policies on a range of topics. Remembering that there are also national and district policies in place; please indicate below if you think the NDP should contain policies on each of these topics to give specific detail at the local level. The most popular answers from the list below will form the basis of the more detailed survey mentioned earlier.

(Please Circle Your Answer)

Community Facilities	YES/NO
Economy/Jobs	YES/NO
Housing Design	YES/NO
Housing Numbers	YES/NO
Historic Environment/Heritage	YES/NO
Landscape ¹	YES/NO

Location/distribution of development YES/NO

Open Spaces/Footpaths etc YES/NO

Recreation/Leisure Facilities YES/NO

¹Landscape is defined as is defined as: An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors

Renewable Energy YES/NO

Second Homes/Holiday Homes YES/NO

Type of Housing YES/NO

Transport/Traffic YES/NO

Wildlife YES/NO

Please state any other topics you feel should be covered in the box below:

Thank you for taking the time to fill in this Questionnaire

Nash Newsletter

In addition to the normal means of communication used by the Parish Council, from early 2017, an update on progress of the NDP appeared in most editions of "The Nash Newsletter".

This publication appears up to 6 times a year and is distributed for free to every house in Nash.

The following pages are copies of these articles, exactly as they appeared, including the date of the edition in which they were printed.

Publication deadlines are often the weekend after a Nash PC meeting so we were able to immediately include the very latest report on progress given to the Nash PC

Many thanks for the editor of the Newsletter, Claire Bourne for her efforts to ensure the NP was given as much coverage as possible

Nash Newsletter article - April 2017

The Neighbourhood Development Plan

Over the next few months you will be hearing a lot about the Neighbourhood Development Plan (NDP) for Nash. So here are some of the questions people have asked us about it.

What is an NDP ? It is a process to produce a document which will shape the way Nash is developed for the next 20 years. Through communication and discussion, culminating in our very own referendum, the residents of Nash will not just be consulted on the NDP. We will define and agree every bit of it.

Who is behind the NDP ? The Plans were introduced by Parliament to allow a practical "bottom up" definition of the future of the UK's communities. This is supported by AVDC and the Nash Parish Council chose to adopt one as they felt it will benefit all of us.

Who else is creating an NDP ? 300 have been completed or are in progress. Among the first in the country were Great Horwood and they have since been joined by Winslow. Both completed the process successfully and have benefited from their work already, in defining the development they want

What does Nash need to do ? In the near future you will be asked to complete and return a questionnaire on how you want to see Nash developing.

When will the NDP be completed ? The Nash NDP is due to be completed by the end of 2017

Who is involved locally ? The Nash NDP is governed by the Parish Council who have created a committee of volunteer villagers to manage the day to day business of the NDP. Hopefully you may know at least one of them... Dave Carter, Paul Mullins, Mick Hedges, Elwyn Harker, Ivan Rowe and Des Hickey

Nash Newsletter article - August 2017

The Neighbourhood Development Plan

Work on the Neighbourhood Development Plan (NDP) for Nash continues apace

The consultants hired by the Parish Council held the initial workshop in late spring. Due to a message sent out on "Nash Alert" there was a marvellous turn out for this, amazing the consultants for a village of the size of Nash. Indeed so large was the turnout that the workshop had to be split into two groups working simultaneously for the afternoon. Thanks to everybody who gave so freely of their time and ideas for this vital exercise

The consultants then took away all of the ideas from the workshop and drafted an initial report to focus the group on what is needed to create the proposed plan, which all adult residents will ultimately vote on in a referendum administered by AVDC. Their core proposal was that the NDP Committee form two "Task Groups" which will gather actual proposals and combine these into a single plan to be discussed and approved by the Parish Council prior to going to the electorate.

This is quite standard practice which the consultants have honed over many dozens of successful NDPs. They often need more than two Task Groups but because our village is so small, is classed as "unsustainable" and has already met its housing requirements they believed that two Task Groups are all that are required. One will cover the "Environment", in the broadest sense and the other will cover "Sites", equally broadly.

Your NDP Committee very much sees its role as that of "The Oxford English Dictionary". How about that for humility ! We exist to catalogue and propose as many options as possible to put to you. Our role is definitely not to give you a single "take it or leave it" option which we put together to suit our wishes and whims. Although it is fair to guess that a proposal to site Heathrow's fourth runway between Nash and Thornborough, with a connecting spur to HS2, would be unlikely to make it into the plan, we really want to give you the choice to say Yes or No to anything possible.

So work on the Task Groups continues as you read this (members being on holiday aside). If you would like to discuss the Task Groups or contribute ideas do feel free to contact any of us. Members of the Two Groups are

Environment : Cllr. Jo Jones, Ivan Rowe, Cllr. David Carter, Des Hickey

Sites : Paul Mullins, Mike Hedges, Elwyn Harker, John Chaplin

Nash Newsletter article - October 2017

Nash Neighbourhood Development Plan - News from the Front-line

The NDP continued to advance over the summer. The two Task Groups (one for Sites and one for the Environment) have finished their investigations. These have been collated into one document. Before this goes to the Parish Council for their inspection, and as you read this, it is being reviewed by the consultants hired by the Parish. Hopefully they will kick our rough bucolic ramblings into something slick and smooth. Some of the outside bodies who have a say in the process also offered to give it an unofficial look to see if it is what they expect, which was kind of them.

When the Parish Council are happy, then it is over to you. The work we have done is simply to facilitate your choices. We will send this document out to you to comment on and your choices will make up the final NDP. We hope that you will be able to reply online, on paper or even have one of us visit to discuss the document with you, as you prefer.

As the village is small we hope to ensure that everybody has a chance to take part, as they see fit. Even if you opt out, which is your choice, we want to record that.

But I would say that, in the case of the NDP, the slogan "every vote counts" really does ring true. With barely 200 households, every voter will have a direct impact on what goes in the NDP and the outcome of the final referendum.

If you can remember where you were on January 1st 2000, could you have guessed at all that has happened in the world since then and will happen up to 2020 ? Can any of us imagine what the next 20 years will bring ? No. But in one case we can take some control of what will happen in one very important part of our lives over the next 20 years. Our home. Nash.

The NDP allows us to set the criteria by which Nash will evolve for the next two decades. It is a once in a generation opportunity, so we look forward to hearing all you have to say

- The NDP Committee : Cllr David Carter, Cllr Jo Jones, Ivan Rowe, Elwyn Harker, Paul Mullins, Mick Hedges, John Chaplin, Des Hickey

Nash Newsletter article - December 2017

Nash NDP News

It has been a busy few months on the Neighbourhood Development Plan front. We have had extensive discussions with the consultants and the draft plan has been through a number of iterations. Your NDP Committee recently gave a presentation to the Parish Council on progress and proposed a timetable to conclusion. Hopefully between now and late January we will be able to discuss the plan with as many residents as possible and make any changes or additions you would like to see. We also look forward to explaining to you how we got to where we are. It is "Quite Interesting" to hear what drives planning and development in the UK in practice.

When we (all the residents of Nash) have come to an agreement on our plan, the consultants will "battle harden" it so it can stand up to the rigours of external investigation. The first part of this will be the "pre-submission" stage, which we hope will happen in early spring, where national statutory bodies who protect our history, landscape and environment read and comment on our plan. After that it is passed to AVDC for the formal investigation. If that goes well, it comes back to us for the Referendum, a formal vote of all the residents on the electoral roll, which should take place towards the end of the summer. The end is in sight. It will be an ideal time to have our NDP in place, so our views can be heard in a house planning regime which, finally, may be undergoing the major restructuring which everybody agrees has been needed for decades.

- Des HICKEY - Chair, Nash NDP Committee

Nash Newsletter article - February 2018

Nash NDP

The Committee were pleased to be able to present the latest draft of the Neighbourhood Development plan to the village, in the Village Hall, on the evening of 20th January 2018, Despite the weather turning from rain to snow and bitter cold as the day went on, over 30 people came along, listened to the presentation and gave comments and suggestions for improvements.

The meeting agreed with the decision to go for a "Criteria-based" NDP and supported, with some agreed suggestions, that the criteria specified should help maintain the character of Nash while allowing gradual development in the future.

Prior to the meeting, along with a leaflet drop to every house, public notices and "Nash Alerts", the Parish Council added the latest draft of the NDP to their website. It remains there for you to read and print off. When any future versions are created, including the one with the changes from the meeting, they will be posted there too.

The next stage is to pass the draft NDP to the consultants who will ensure it meets required standards and they will then submit it to the legally-required external consultation process. Assuming that goes according to plan the referendum will be held later in the year, by AVDC, so that the NDP is legally adopted to include our wishes for how Nash grows over the next 20-30 years.

The Nash NDP Committee

Nash Newsletter article - April 2018

Nash NDP

The Neighbourhood Development Plan for Nash continues on schedule. Since the last Nash Newsletter, your committee took all the feedback from the meeting and many comments received afterwards and modified the plan, especially with reference to projected future growth of the village. The plan was then passed to our consultants who reworded it in terms which meet the legal requirements for UK planning laws. Given the NDP will underlie all planning undertaken in our parish for many years, this was especially vital. The committee had a lot of "back and forward" with the consultants, especially over maps, but in the end we were all in agreement. The draft NDP was then circulated to all members of the Parish Council who reviewed and agreed it.

The plan has now been passed to AVDC who have started to circulate it to statutory bodies for their comment and approval. This and follow up stages will take many weeks but it is still expected that the referendum of all residents will take place in autumn this year as planned. Residents have pointed out to us that even if it is ready sooner, it would be best to avoid the summer as so many people are away at various times during school holidays. We will keep the latest edition of the plan available on the Parish website and hope to have a stand at the Nash Summer Fete where you can see the plan, discuss the whole process with us and take away a copy if you wish.

Nash NDP Committee

Nash Newsletter article - June 2018

Nash NDP

The Neighbourhood Development Plan committee were pleased to be able to update the Nash Parish Council on the state of the plan at the PC AGM on May 17th

The plan has had its first sally out into the outside world having gone through a phase termed "Screening" where the three statutory consultees – The Environment Agency, Historic England and Natural England gave their opinion on our work. A 28 day consultation period took place 05 March 2018 to 13 April 2018. We received the results in early May. The three statutory consultees were in agreement with the screening opinion outcome that a "Strategic Environmental Assessment" would not be required. This was good news as it would have slowed the process by a few months. They also had no objections to the NDP itself and were all happy to pass our NDP to the next stage. Again good news

The NDP team at AVDC also kindly volunteered to give our NDP an unofficial run through and came back with a number of recommendations to tighten up and restructure the plan. We are currently going through these but are very likely to adopt their recommendations.

The next legally-required stage is to send the plan out to a far wider set of people of interest. AVDC will advise us on the format this should take and provide us with a core list of people to contact. The Nash PC will add to this list. This has been delayed by the clash with the GDPR deadline - the reason we are all getting so many emails from bodies we hardly knew ever contacted us - which we all agree is best to let pass before we start contacting anybody. But as soon as that is over the next stage begins. Hopefully still all roughly on schedule.

- The Nash NDP Committee

Nash Newsletter article - August 2018

Nash NDP

The Neighbourhood Development Plan committee were pleased to be able to update the Nash Parish Council on the state of the plan at the PC meeting on July 19th

As we reported in the last Newsletter, the NDP team at AVDC gave our NDP an unofficial run through and came back with a number of recommendations to tighten up and restructure the plan. We went through these and consulted with AVDC a number of times for explanations and clarifications, but in general went with their recommendations.

One point they raised which we had not included was "employment". There had been little discussion on this due to the nature of Nash until they suggested two points - Home working and Farming.

We have already added a section on Home Working but are very keen to hear from any member of the farming community in the village, farmer or otherwise, on how they see farming develop over the next 20 years and what the NDP could include to facilitate that.

The next legally-required stage is to send the plan out to a far wider set of people of interest. AVDC will advise us on the format this should take and provide us with a core list of people to contact. The Nash PC will add to this list. This has been delayed by the clash with the GDPR deadline, but we hope to release this version by the end of July, or so.

When it is released, a copy will be posted on the Nash Parish website for you to download. We will also leave a physical copy in the Village Hall - the only "public space" we have. If any resident finds it hard to access the NDP by either of these methods, we are happy to hand deliver a copy of the NDP to you. Just contact any member of the Committee or Parish Councillor. The Committee will ensure that you get a copy and will be happy to discuss it with you, if you like. We hope to send a message on Nash Alert when it is released so yet another reason to be on Nash Alert if you have not got around to it.

We still have some final editing and updating of maps, but once it is ready the NDP will be circulated for a minimum of 6 weeks, though given the holiday period it has been suggested we allow at least 8. Everybody will be allowed to comment on it and no doubt it will be updated again, before it is handed to AVDC for formal external review. When that process is over a Referendum will be called. Unlike certain other Referendums there are no external negotiations or a potential second referendum !

Although some communities have opted not to go for an NDP, most have and its importance for our area continues to grow. The Oxford - Cambridge Expressway route is due to be announced soon. It must surely be true that, from that announcement, plans for hugely increased housing and development along this corridor will follow rapidly. Having an NDP in place signals to everyone that we in Nash take our community seriously and take an active, collective, interest in its development. The more residents who turn out to vote in the Referendum the more unified and powerful we will appear. All that for a simple tick of a box

- The Nash NDP Committee

Nash Newsletter article - January 2019

Nash Neighbourhood Plan

Since our last report to you in the Newsletter the plan has moved to the next stage, somewhat underwhelmingly called "Pre-Submission". Although the neighbourhood plan process has appeared to have dragged on as long as Brexit, this is not true. In fact the decision to go for a plan was made even before the Brexit Referendum was called. The difference is that we have been making gradual and constant progress while coming to a consensus. I could say the outcome will hopefully be a strong and stable plan, but I wont.

The term "pre-submission" in fact covers a very important stage which will be in full swing when you read this. The aim of this stage is to ensure that anybody who could possibly have an interest in the plan gets a chance to comment before the main (almost final) stage - submission to an external adjudicator, under a process controlled by the Local Authority. AT the time of writing, AVDC.

To encourage as many people as possible to comment, the PC have placed a copy of the NP on the Nash website, in PDF format, for anybody to download. They have also printed a copy and placed it in the Village Hall, our only "public building". To highlight this a message was sent out on Nash Alert just before Christmas. To reinforce further, every house in Nash received a leaflet just before Christmas Day, explaining what I have just said in greater detail

In addition a list of potentially interested parties, many supplied by AVDC and supplemented by a list from the Nash PC, have been contacted by email and post. The closing dates for comments from all is the 8th February 2019.

We can guarantee that every comment will be taken seriously and assessed. This is not just wishful thinking. The submission process requires the PC to gather comments in pre-submission, document them, decided on an action for each and document that decision. This list of comments and decisions will be included in the submission for all to see. Therefore we strongly encourage you to comment, even, or almost especially, to state that you agree with it and support it and its intentions. The more interest we can show from such a small but active community as Nash the better the Nash NP is likely to be looked upon when it is adopted.

While our NP has been under development their importance has continued to rise. Indeed as a direct result of the Oxford-Cambridge Expressway decision a number of communities in North Bucks are considering an NP and one of them has contacted us for impartial advice given we are so far along in the process. In a changing world our Nash NP will be a powerful tool for collective self-determination.

Nash Newsletter article - April 2019

“We need to talk about... the Nash NP”

On March 21st the Nash Neighbourhood Plan (NP) Committee reported their progress, since the end of the period of consultation in early February, to the Nash PC

The Committee have had three full meetings since early February to discuss and consider all comments made. They have also contacted external bodies for clarification of some points raised, especially AVDC

Little of the main body of the NP required changes, but the exact location of the Settlement Boundary required extensive discussions. Amongst the suggestions adopted were the addition of an appendix to the NP which fully explained the terms, conventions and rules used to define the Settlement Boundary. These include national government guidelines, precedent from other NPs and the criteria upon which the Nash NP is defined.

One interesting response received was from a major national developer of houses which we had not even notified of our NP. Nash is under observation ! They raised a number of technical points which we are currently discussing with AVDC. But we did appreciate that they took the time to write to us and show that major national developers are taking an interest in our little village.

While we have been preparing this NP the winds of change have started to blow even more in favour of having an NP. Indeed we have been contacted by at least two other parishes in the area who are considering starting one, asking our advice.

But above all, there is the huge announcement of the “Oxford-Cambridge Corridor” (OCC) . This is a proposal of national strategic importance and Nash sits right in the middle of it.

Some comparisons help to illustrate the enormity of what is going to happen. For example, Milton Keynes has about a quarter of a million inhabitants which converts to roughly 100,000 dwellings. The OCC proposes building at least 1 Million homes. That is 10 whole Milton Keynes. Or put another way, about 200 Buckinghamshams, or 600 Winslows. That is an astonishing amount of building but it appears to have near universal support at national level. We all know London has reached capacity. Huge numbers are leaving for distant commutes, but a better quality of life, every year. We also know that Oxford and Cambridge are national resources of the highest global importance. Tying them together and building employment around them can only benefit the UK. But all these people must live somewhere

Development – on a vast scale – is coming. The question is who controls it ? Voting for the NP in the Referendum will show that the residents of Nash want control of their future. The alternative is to allow it to be imposed top down, as will happen to those parishes which do not bother.

Imagine a future where each of the roads out of Nash plays host to 500 houses – or maybe far more - with current Nash becoming “Old Nash”, a quaint toy town in a large rural suburb stretching from Whaddon to Buckingham. Is that what you want ? Everybody in Nash gets a copy of this Newsletter so get talking to your neighbours about the NP as we move to the final stages of its adoption, the external examination and the referendum.

Nash Newsletter article - June 2019

Nash Neighbourhood Plan - Getting there

Following a number of meetings, consultations with outside bodies and reviews of all the comments received from the publication, the Committee were pleased to be able to present the updated NP to the Nash Parish Council at their AGM on May 8th 2019, in the Village Hall, Nash.

Many changes were made, mainly around the location of the Settlement Boundary, in an attempt to reconcile as many of the comments made as possible while staying within the criteria defined by the Plan, given the criteria had met with general satisfaction.

The NP is now being reviewed by AVDC to ensure they are happy to back it when it goes to the next stage, but as soon as it is (quite possibly by the time you are reading this) it will formally be passed by the Nash PC to AVDC for the next stages.

As AVDC have explained, this "Submission" stage is where AVDC take over responsibility for taking the plan through its remaining stages and AVDC pay for everything. But it does not become AVDC's Plan. It still belongs to the people of Nash and we will still make residents aware of what is happening as it moves through the remaining stages. The parish council will still need to help AVDC with publicity at the Reg 16 stage and in making the changes to the plan following the examiner's report .

Please see "Stage 3" (roughly p.46) in this guide by Locality [https://neighbourhoodplanning.org/wp-content/uploads/NP Roadmap online full.pdf](https://neighbourhoodplanning.org/wp-content/uploads/NP_Roadmap_online_full.pdf)

In terms of timings, it very much depends on each plan, whether NPIERS find an examiner quickly, if a hearing is needed, how many comments come in, how long it takes to process Reg 16 comments, what other work or holiday the NP examiner has over the summer, and when AVDC can find a time to get the referendum carried out. The plans all vary: it could be 8-9 months from AVDC starting the Reg 16 consultation or it could be 5-6.

We are definitely moving into the closing stage, which given we started before the BREXIT Referendum, shows just how long these things can take. But given the number of Parishes in Aylesbury Vale who have since started NPs in anticipation of huge developments between Oxford and Cambridge, we can be glad the PC made the brave decision to embark on this long term project. No "short termism" in Nash !

Nash Newsletter article - August 2019

Nash NP – The Paper Chain grows

The NP Committee were able to update the Nash Parish Council meeting on 18 July 2019 with progress since the last meeting

We contacted AVDC's team after the last PC meeting stating that the Nash PC were happy to let the latest version of the NP go forward to AVDC. We then forwarded the NP to AVDC for them to do a friendly "Preview" to make sure they could back us from the start

AVDC responded after a few days, in early June, saying they had no major problem with any of it and including a list of minor suggestions for change before they accepted it. The Committee could see no difficulty with these suggestions. However AVDC added that in addition to the NP, they would need enlarged versions of some of the maps and two additional documents, termed a "Consultation Statement" and a "Basic conditions statement". These are national requirements, not AVDC's.

To put it in the most simple possible terms a "Consultations Statement" is a "Project Diary" and the Basic Conditions Statement sets out how legal requirements and procedures have been met

In brief, that is a requirement for four documents to move forward to the next stage and their current status is

- 1) NP - requires inclusion of AVDC comments . Minor.
- 2) Maps – already completed by Nash Cllr David Carter
- 3) Consultations Statement - first draft sent to AVDC in mid June. They replied at the end of June and agreed we are on the right track and should expand it while comparing to accepted ones. We have a huge amount of correspondence for possible inclusion . These Statements can reach 100 or even 150 pages, much bigger than the NP itself. Well, lumberjacks have mortgages too
- 4) Basic Conditions Statement - to quote AVDC's advice to us "This is an important document which will likely take quite a lot of work to draw up". The Committee met on Monday 22nd July 2019, to plan what we need to do and divide up the work for this.

So, we are on track, but have to add more documents. We did expect at some point to have to provide a "Project Diary" and we do not lack for content.

But there is one unexpected benefit to this. Our NP is supposed to be completely compatible with AVDC's own plan (the "VALP"). In fact the examiner was not happy with the first draft of the VALP and told AVDC to go back and change substantial bits of it. AVDC's proposed changes were given their first exposition this week (23rd July) and both the PC and experienced committee members are going through it as you read this, to see if we need to fine tune the NP. Nash may be a small village but we are blessed with a lot of local talent for our size and we might as well be compatible with the latest strategic plan.

I would like to add that nobody is keener to see AVDC accept the Nash NP than the NP Committee and we will do all that we possibly can to ensure this happens as soon as possible.

Nash Newsletter - March 2020

Nash NP – Forward to pause

The NP Committee were able to update the Nash Parish Council meeting on 19 March 2020 with progress since the last meeting

Like many, we were not sure if we should meet in person, but the PC Chairman had done an excellent job in laying out the village hall so all could meet and speak while still "socially distancing". Even if it did look a bit like an exam hall, bringing back long buried trauma for some of us ! The PC were aware from our emails since their last meeting that AVDC had required further small changes to the Nash Settlement Boundary and some text changes. After a further meeting of the Committee and email exchanges with the PC, an updated NP and maps were sent to AVDC in early March. We assume there may be some minor text request changes from AVDC before it goes to the examiner but, essentially, it is on its way to the next stage

As you may be aware, these have been difficult times to deal with AVDC, though their staff have always been pleasant to work with. On top of their imminent incorporation into the new Buckinghamshire Council, they have been required by an external examiner, to substantially rewrite their own Local Plan (the VALP) . We, in turn, have had to wait until this was stable before writing the required cross references in the Nash NP. On top of that, AVDC have been losing planning staff and been unable to find replacements. Consequently tasks which should have taken days instead took weeks to turn around as A has to follow B etc.

Since the meeting, things have essentially ground to a halt, like everything else in the country. AVDC tell me that they are all working from home and that some of the next stage does require people to meet and travel around at their end. So our NP is effectively "on hold" as it can hardly be classed as an "essential service". AVDC, no doubt by then Buckinghamshire Council (indeed they are already using their new email addresses) will then contact us when they are ready to move forward again

Keep well. We can barely wonder how the world will look when we next update you on the NP. But certainly a changed and changing world where having a fundamental statement of who we are and what we want, which is what the Neighbourhood Plan really is, puts Nash ahead of the game

- Des HICKEY , Chair Nash NP Committee

Nash Newsletter - June 2020

Nash NP – If only we picked lottery numbers

The NP Committee were able to update the Nash Parish Council , through their Zoom meeting on 28 May 2020, with the progress of the Nash Neighbourhood Plan, since the last meeting

We have contacted the former AVDC Planning team, now part of Buckinghamshire Council, in the last few days to see what has changed. Essentially all is in the same state of pause as are all non-essential activities in the UK. They confirmed that they are all working from home and not advancing anything which requires visits and external liaison. This was as expected.

This also applies to their own plan for the entire area, the VALP, which was being prepared for external examination before lockdown. As we have extensively cross-referenced the Nash NP to the VALP, we would be much happier to see the VALP accepted before our NP goes further, as it is the foundation for our plan. If the VALP is rejected again we will address that, but let us all hope it passes this time. But then we will be ready to move our NP to the external stages. In any case, we have the opposite of a deadline - Whitehall has stated that no referendums on NPs will be held until May 2021 at the earliest so we can fit a lot in between now and then if needs be.

On the NP in general, it is interesting to see how it holds up in the likely future changed world. We think rather well. It emphasises the need to keep and improve Nash's external connections, especially mobile phone and broadband. They have certainly made our lives more liveable and kept us employed for the last two months. It also proposes that we might like to link up Nash, through Whaddon, with Milton Keynes' bicycle route. Possibly an idea whose time has come ?

Finally, in the latter stages of the local consultation, a major section was added to the NP stating that the village welcomed working from home and would encourage it further in the future. How prescient was that ? If we had not added such criteria before, we certainly would now. Nash - the perfect village for life in the future, by choice of its residents

It will be interesting to see how Whitehall's newly stated preferences for private over public transport will influence previous decisions made on HS2 and the Oxford Cambridge Expressway. The future of both projects will have a major impact on Nash's future prosperity, neither apparently negative but some possibly more positive than others.

- Des HICKEY , Chair Nash NP Committee

Nash Newsletter - October 2020

Nash Neighbourhood Plan - back in action.

The NP Committee were able to update the Nash Parish Council, through their Zoom meeting on 17th September, with the progress of the Nash Neighbourhood Plan, since the last meeting.

Given society has been able to open up and the summer holiday rush - if it ever existed this year - was ending, we contacted the Planning Office of Bucks CC (same people as AVDC, just different email addresses) in the middle of August, to see how we should restart our NP.

Our first query was on the progress of their plan, the VALP, as our NP is now tightly coupled to it. BCC told us that they are still at examination on the VALP so adoption is unlikely any time soon, but there will be an update on VALP timetables in a few weeks. Therefore, there is no point in Nash waiting for the VALP to be agreed before restarting.

On Neighbourhood Plans and consultation, BCC pointed us at their latest guidance which was updated on 10th of August. Consultation can now proceed as long as it's done safely. One change is that the actual work will be done mostly by officers with experience of neighbourhood planning from the other former districts in the County. Time will tell if that brings changes.

The advice on referendums is that all neighbourhood planning referendums recently cancelled, or scheduled to be held, between 16 March 2020 and 5 May 2021, are postponed until 6 May 2021 at the earliest and the Council's Electoral Services team will arrange an alternative referendum date after that time.

On decision-making, where a decision statement has been issued by the LPA to send a neighbourhood plan to referendum, that plan can be given significant weight in decision-making, as long as the plan is material to the application.

On Examinations, written representations to be used. Video conferencing or other suitable technologies will be used as advised by an independent examiner should oral representation be necessary.

This information could be very useful to Nash as we will definitely not have a Referendum before May 2021. Given there will be a host of "electoral events" queued up for this start date (not least the postponed Nash PC election) I assume it will be well after this date. Added to that, there was a feeling, when discussed, that holding the Referendum in July and August in Nash would lead to a poor turnout, due to holidays. Assuming we are not still in lockdown !

Other than that, it has been an interesting few months for those responsible for planning at a local and national level. "Interesting" in the sense of "epoch defining". We have a new MP, Greg Smith, who has explicitly stated that he is hostile to his government's policies on both HS2 and the Oxford-Cambridge Expressway. We also have a fundamental shift in the way business works and the way "people manage their work-life balance", so profound as to be of the sort which normally happens only in wartime. The world will never be like February 2020 again. Many people in the village welcome the better quality of life which working from home brings. We are staying home and ordering in - I can look at my Amazon delivery map from one end of the village, saying the driver is 7 stops away while still being on the High Street. And that might not be the only driver that day. The NP's emphasis on improved broadband, encouraging work from home, and better access within and to the village by foot and bicycle have proved prescient and compatible with our future world. Will there be more changes in the world between now and the Referendum ? Who would bet against that?

Des HICKEY - Nash NP Committee