

Winslow Neighbourhood Plan – Summary of issues raised in received publicity representations

This document summarises the main comments received by the Council on the Submitted Neighbourhood Plan. The full representations can be viewed at <http://www.aylesburyvaldc.gov.uk/planning-policy/neighbourhood-planning/winslow-neighbourhood-plan/>

All representations were considered by the Examiner in his recommendations.

Headline Results

44 responses of which 28 residents generally strongly supporting, 11 stakeholders which have concerns to specific parts of the plan and 5 from developers/planning consultants generally objecting in principle and to multiple aspects of the plan.

Community Support for the Plan

The majority of community responses and wider parish councils consider the plan comprehensive, well researched, well balanced, a product of extensive consultation and the resulting plan meets all community needs. There was support for affordable housing and older peoples housing. The proposed new medical centre, community centre and sports facilities was also widely supported.

Developer concerns on the Plan and Housing Provision

It has been asserted that it would be premature for the neighbourhood plan to progress further in light of the Inspector's Interim Conclusions on the VAP Strategy. There are parallels for Winslow in the challenge to the Winsford and Tattenhall Neighbourhood Plans. There are concerns to the justification of any WNP proposal on the basis of what was set out in the VAP Strategy given the Inspector's Interim Conclusions. Also the level of 455 homes is considered too low and there is no justification for a 'cap' on 200 homes being built before the railway station opens.

Winslow Settlement Boundary (WSB)

Community support for the Boundary on the basis of safeguarding the town's character, maintain walkability of the town to facilities, protecting surrounding countryside and helping resist opportunistic planning applications in the countryside. However developer concerns that there is no need for the WSB and that the boundary is in the wrong place and should include, for example, land between Great Horwood Road and the railway line.

Site Options and the alternative housing allocations

It has been raised that more evidence generally needs to be provided for proposals to inform the Examination in terms of how options were assessed and dismissed. The Site Assessment evidence base has been challenged by developers on the basis of excluding alternative sites from consideration without justification. Several proposed alternative housing sites have been proposed at Land off Great Horwood Road, Glebe Farm, Land East of Little Horwood Lane.

East-West Rail proposals

Concern is raised to a likelihood of the advent of East-West Rail prompting more speculative housing planning applications around Winslow. The new railway itself could blight the north of the town with

noise, disturbance and removal of trees & hedges and would lead to indiscriminate railway users parking in the town rather than using a station car park. There is confusion to the level of car parking that would be provided in the railway station car park. It is also raised that a new pedestrian/cycle bridge over the railway line is not part of the EWR Project and should be removed from the plan. A new high fence will be needed to safeguard against trespassing on the railway being adjacent the new Secondary School site. A developer has objected to the absence of a specific policy in the plan on East West Rail and the new railway station.

Strategic Environmental Assessment

It has been raised that the submitted SEA Section 11 on comparing sites needs to be strengthened. Support is set out for objectives on Water and Climate Change but Green Infrastructure needs to be made explicitly part of the Objectives due to the significance of GI providing wider environmental and quality of life benefits.

Infrastructure Capacity and Provision

It has been raised that deliverability of the plan proposals need to be more thoroughly considered (including level of funding/CIL). The Early Years School is nearing capacity and additional provision is required due to the population increase in the town. It is raised that if more than 455 additional homes are built, infrastructure including medical facilities would be stretched. The site at *Land East of Furze Lane/South of Railway* needs to a commitment to enhanced public rights of way due to the impact of growth in the Plan and demands on existing networks.

Policy 6 – Land South of Buckingham Road

It is considered the new secondary school would exacerbate existing traffic problems around the site, it is considered remote from the town centre and commercial units on this site would not be taken up by the market. There is concern to absence of justification for employment to be provided on the site. Also, concern expressed as to why industrial development should be completed before the care homes can be occupied. The requirement for an approved masterplan would delay the likelihood of the school opening by 2016. There is a lack of clarity on how the roundabout on Buckingham Road to serve this allocation would be delivered.

Conservation and enhancement of the historic environment

Objection to the absence of a NP policy on this subject. Concern is also raised to adverse impacts of developing the *Land off Granborough Road* site for housing on the openness and green space within a designated Conservation Area. These potential adverse impacts are considered contrary to the NPPF, AVDLP, VAP Strategy and Policy 5 of the Winslow NP.

Winslow Centre as an Asset of Community Value

Concern raised that this Asset is not recognised in the plan for non-sporting activities, including adult education, army cadets and a bridge club. Also, concern to the designate the Winslow Centre as an ACV until its future use has been agreed with the County Council.

Local Green Space Designation

Buckinghamshire County Council would resist the designation of land adjoining the Winslow Centre as a LGS until plans for its future are agreed.

Retail Provision

It is considered the amount of retail use proposed in Policies 17 and 18 would be inadequate to meet the retail needs of Winslow. The neighbourhood plan does not have a retail evidence base. An evidence base from a developer has suggested a local convenience store should be provided at Land South of Buckingham Road of approximately 1,500 sqm floorspace. This should form part of a site masterplan.