

Winslow Neighbourhood Plan 2022-2033



Material changes from the Policies of Winslow Neighbourhood Plan 2014-2031

Pre-submission Draft – 21 December 2021

This document lists the material changes to the Policies of the Winslow Neighbourhood Plan of 2014 (WNP2014) which are included in the draft revised Plan (WNP). Minor changes of wording, without any change of the sense, are not listed. The most conspicuous change is that in preparing the revised Plan we have taken the opportunity of putting the Policies into a more logical order. Some Policies, or sub-Policies, which are no longer relevant or necessary have been omitted, and new Policies, which must be included in the Plan in order to reflect the Vale of Aylesbury Local Plan made in September 2021 (VALP), have been added. Other Policies have been amended to take account of the passage of time or of changing circumstances; and provisions reflecting the increasing awareness of the need to protect the environment have been strengthened or added. The aim has been, however, to go no further, so that the revised version is an update of the Plan made in 2014, but does not set out to include any material change of its own.

That approach has been chosen because, although the new Plan is intended to cover the period to 2033, Buckinghamshire Council is expected to make a new Local Plan covering the whole of Buckinghamshire in 2025, and this Neighbourhood Plan will need to be revised again once that has been done. In other words, the Policies in this Plan will have a relatively short life before they are reviewed again.

In the following table the Policies are treated in the order in which they appear in the 2014 Plan (identified in the column headed 'Old') with a reference in the second column to the replacement Policy (if there is one) followed by details of the change and the reasons for it.

Old	New	Change	Reasons
1	-	The sustainable development Policy is omitted.	The National Planning Policy Framework of 2021, or NPPF, Chapter 2, provides a comprehensive sustainable development policy to which a Neighbourhood Plan cannot usefully add. It is not good practice to repeat Policies set out at a higher level and this Policy has therefore been omitted.
2	1	The settlement boundary has been amended by extension: (a) to include WIN001; (b) to the north-west; (c) to the south.	(a) Relates to the proposed development between Great Horwood Road and the railway line, and is required by VALP Policy D-WIN001; (b) is necessary to accommodate a larger Sports Hub and the consequent relocation of the proposed employment area; (c) corrects an earlier error, the omission of the light industrial estate at Tinkers End.

Old	New	Change	Reasons
3	2	<p>Housing allocations:</p> <p>(a) 250 homes east of Furze Lane are omitted;</p> <p>(b) 75 homes on the rugby pitch are reduced to 55;</p> <p>(c) the Granborough Road site is omitted;</p> <p>(d) 65 homes on Station Road are unchanged;</p> <p>(e) 30 extra-care homes at the Winslow Centre is now 83;</p> <p>(f) at least 315 homes at Great Horwood Road (WIN001) are added.</p>	<p>(a) The homes are in course of construction (and nearly complete) and an allocation is no longer needed;</p> <p>(b) it is now clear that the developable land will not accommodate 75 homes;</p> <p>(c) the site is in course of construction and an allocation is no longer needed;</p> <p>(d) unchanged;</p> <p>(e) the increased allocation is required by VALP Policy H6b;</p> <p>(f) the allocation is required by VALP Policy D-WIN001.</p>
4	3	<p>Affordable housing:</p> <p>(a) minimum 35% is unchanged but the trigger is amended;</p> <p>(b) that 20% of 35% be administered by CLT is omitted;</p> <p>(c) the reference to the AV lettings policy is omitted;</p> <p>(d) a more precise categorisation is introduced.</p>	<p>(a) The new trigger reflects the equivalent trigger in VALP;</p> <p>(b) no CLT has been formed and there is no current proposal that one should be created;</p> <p>(c) it is now North Bucks policy, but there is no need to mention it as it will be applied regardless of its omission from WNP;</p> <p>(d) to reflect the changes in NPPF 2021, to allow for the now obligatory 25% of First Homes, and to reflect WTC's aspirations for affordable housing pending the comprehensive review which should take place before the making of the Bucks-wide Local Plan in 2025.</p>
5	4	<p>Housing design:</p> <p>(a) the wording is amended;</p> <p>(b) a reference to a Design Guide is added;</p> <p>(c) a reference to solar energy is added.</p>	<p>(a) There is no change of meaning;</p> <p>(b) to reflect national policy, and the role of Buckinghamshire Council as a pilot—Winslow does not have the capability of producing a local Code of its own but does require Design Codes to be prepared for sites of significant developments;</p> <p>(c) to bring the Policy up-to-date.</p>

Old	New	Change	Reasons
6 & 7	5	Employment: (a) the allocation of land south of Buckingham Road is amended by omission of the education and railway allocations; (b) the allocation north of Buckingham Road is relocated.	(a) Those parts which have been removed have been constructed or are under construction; (b) to accommodate the enlarged Sports Hub (old Policy 13, new Policy 8).
8, 9 & 10	11	Traffic, transport etc (a) the Policies are brought together; (b) references to the new VALP Policies T5 and T6 have been added; (c) the bus services Policy has been expanded and made more specific; (d) the cycle routes policy has been expanded and is more detailed; (e) a requirement for EV charging points has been added.	(a) The Policies are more conveniently treated as an integrated whole; (b) for clarity; (c) in order to provide a clear guideline to which developers can work; (d) to reflect the addition of site WIN001 and to strengthen the Policy; (e) to bring the Policy into line with national and local guidance.
11	8	The Community Centre Policy of WNP2014 has been changed from the construction of a single all-purpose building on TPA to a non-specific enhancement and preservation Policy.	The construction of a single all-purpose community centre on what is now Tomkins Park and Arboretum (TPA) has been found to be impractical and will not be pursued. WTC's replacement proposal appears in the explanatory text as it does not now amount to a land allocation policy. By removal of the old Policy 11 allocation of TPA as the site for a community centre it will remain as a Local Green Space (see also new Policy 12(c)).
12	7 & 9(a)	The Medical Services Centre Policy has been re-written but its substance is unchanged.	New Policy 7 repeats old Policy 12 but is slightly re-worded; new Policy 9(a) continues to provide for an allocation of land for this at the former Winslow Centre
13	6	Sports Facilities: the range of the facilities described in this Policy has been significantly expanded and conditions have been added.	The area of land allocated for a Sports Hub has been increased in size to reflect the need to respect ecological and protected wildlife areas. The increase has the beneficial side-effect of allowing for a greater range of facilities, some of which are already planned while space is available to add others. The site also creates a significant new area of public open space for the town.
14	-	The Childcare Nursery Policy is omitted.	The Policy is no longer considered to be necessary.

Old	New	Change	Reasons
15	6 & 8	The Play Facilities Policies have been re-drawn.	The new Policies 6 and 8, dealt with above, replace the vague former Policy 15 with more detailed proposals and allocations.
16	-	Assets of Community Value: the Policy has been omitted.	WNP cannot add to VALP Policy I3. Some of the assets listed at paragraph 4.84 of WNP2014 are, however, referred to elsewhere in the new Plan.
17	10	Shopping Area policies : Sub-Policies I and III have been removed; sub-Policy II has been reworded.	Sub-Policy I has been removed as recent legislative changes make it impossible to apply. Sub-Policy II is reworded to take account of those same legislative changes. The removal of Sub-Policy III corresponds with the removal of old Policy 18 (see below).
18	-	The small supermarket Policy has been removed.	The expansion of the Co-op premises in the High Street makes the policy redundant. In addition, the Public Hall is to be retained, but extended and refurbished for continued use as a Public Hall.
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Old	New	Change	Reasons
19	12	The Local Green Spaces Policy has been expanded to include more environmentally-friendly measures. The list of Local Green Spaces has been amended by removing some areas and redefining others.	The re-worded Policy reflects modern thinking on environmental protection measures. The recreation ground is slightly redefined on the Policies Map to allow for a possible development of community facilities on the site; Three Hills is now separately included; the cycle track is omitted as it is not a Local Green Space; the Paddock has been renamed Tomkins Park and Arboretum; and other areas have been more precisely described but are otherwise unchanged. Land at the Winslow Centre has been excluded as the development of the site creates uncertainty for the precise area to be designated; instead a recommendation is included that this, and land at the Sports Hub, might be designated at a future revision of WNP.