

Winslow Neighbourhood Plan 2022 – 2033



Proposed policies in the pre-submission Draft Plan

This document sets out the Policies contained in the pre-submission draft of the revised Winslow Neighbourhood Plan 2022-2034 (as published for the purposes of the consultation required by regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended)).

Each Policy is accompanied by a brief explanation of how it revises what is in the current Winslow Neighbourhood Plan 2014-2031 and/or the consultation leaflet published in February 2021. For a fuller explanation, please see Winslow Neighbourhood Plan 2022-2033, Proposed Material Changes from WNP 2014, or the full pre-submission Draft Plan.

Abbreviations

The following abbreviations are used in the text of this document

BC	Buckinghamshire Council
NHS	National Health Service
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework (July 2021 update)
VALP	Vale of Aylesbury Local Plan 2013-2033 (adopted in September 2021)
WNP	Winslow Neighbourhood Plan 2022-2033 (the proposed revised Plan)
WNP2014	Winslow Neighbourhood Plan 2014 – 2031 (the current Plan)
WTC	Winslow Town Council

Related documents

Copies of the following related documents can be accessed from the Winslow Town Council web site at <https://www.winslowtowncouncil.gov.uk/neighbourhood-plan>

Winslow Neighbourhood Plan 2014-2031 (the Plan which was ‘made’ in 2014, WNP2014)

A Plan for Winslow to 2033 (initial consultation leaflet distributed in February 2021)

Winslow Neighbourhood Plan review 2021 - Report of initial consultation held Feb – April 2021

Winslow Neighbourhood Plan 2022-2033 – Pre-submission Consultation (consultation booklet distributed in January 2022)

Winslow Neighbourhood Plan 2022-2033, Pre-submission Draft Plan (WNP)

Winslow Neighbourhood Plan 2022-2033, Proposed Policies in the Pre-submission Draft Plan (this document)

Winslow Neighbourhood Plan 2022-2033, Material Changes from Policies of WNP 2014

Winslow Neighbourhood Plan 2022-2033, Draft Environmental Assessment

Winslow Neighbourhood Plan 2022-2033, Draft State of the Town Report

Policies in the pre-submission draft of Winslow Neighbourhood Plan 2022-2033

Policy 1 A Spatial Plan for the Town

A Winslow Settlement Boundary (WSB), as shown on the Policies Map, is designated for the purposes of:

- (a) directing future housing, economic and community-related development in the town of Winslow to enhance its role as a resilient and sustainable community;
- (b) containing the spread of the Town, by promoting infilling up to its natural physical boundaries; and
- (c) encouraging the re-use of previously-developed sites, as defined in the NPPF, within the WSB.

Proposals for development outside the WSB will be supported only when a location outside the WSB cannot be avoided. Any new dwelling required outside the WSB in order to serve the essential uses of agriculture, forestry or some other special need shall be sited within or immediately adjacent to an existing group of dwellings suitably located to serve the purpose, unless it can be shown that there are overriding reasons why it must be built elsewhere.

The only change from the proposals in the consultation leaflet is the addition of the existing Tinkers End group of workshops which is clearly an important employment site within the town, where redevelopment of the site is in prospect to deliver more jobs for the town.

Policy 2 Housing Developments and Allocations

Land for housing development in the plan period from 1 April 2022 to 31 March 2033 is allocated on the following sites:

- (a) approximately 65 dwellings on land off Station Road, comprising a mix of predominantly two- and three-bedroom homes, to be delivered in the period 2022-2033;
- (b) approximately 55 dwellings on the Rugby Field (adjacent to the Winslow Centre site), comprising a mix of predominantly two-, three- and four-bedroom homes, to be delivered in the period 2022-2033, provided:
 - (i) the existing rugby pitch is re-provided elsewhere within Winslow in accordance with Policy 6(a);
 - (ii) road access to the site is taken from Furze Lane and not from Avenue Road or Park Road; and
 - (iii) the developer makes a financial contribution to further improvements to Furze Lane and the wider local highway network (including pedestrian and cycle routes);

- (c) approximately 83 extra-care dwellings on land at the Winslow Centre, as allocated in VALP Policy H6b, to be delivered in the period 2022-2033; and
- (d) at least 315 dwellings on about 20 hectares of land to the east of Great Horwood Road, identified and allocated in VALP as site WIN001 (policy D-WIN001), subject to :
 - (i) a detailed Design Code being agreed for the whole site before any development commences;
 - (ii) the plans providing for a mix of one-, two-, three- and four-bedroom houses and one- and two-bedroom bungalows and apartments, to be delivered in the period 2022-2033;
 - (iii) the plans meeting all of the site criteria listed in the adopted VALP (in Policy D-WIN001), as well as complying with the detailed master plan and Design Code for the site, and meeting the requirement to include some self/custom-build plots (VALP Policy H5);
 - (iv) provision for pedestrian and cycle movements within the site incorporating a combined footway/cycleway connecting to the existing footway/cycleway at the junction of Buckingham Road and Great Horwood Road, that would be suitable for extension to Great Horwood in the future;
 - (v) the developers securing, to the satisfaction of the Highway Authority, appropriate improvements to the local highway network to accommodate the additional traffic which will need to be carried on local roads; and
 - (vi) the developers securing the timely provision of additional public transport services to meet the requirements set out in policy 11 below
 - (vii) the developers making provision if possible for a leisure footpath and cycleway connection between the east of the site to The Spinney, passing through an existing arch under the railway, to increase integration of the site with other parts of the town.

A detailed masterplan and Design Code must be agreed for the contiguous sites referred to at (b) and (c) before any development commences.

For the avoidance of doubt, all housing developments must comply with VALP Policies I1 and I2 (and Appendix C and D) in respect of the provision of green and public open space, and in the provisions for sport and recreation.

Allocations (a) and (b) are based on those still to be delivered from the existing Neighbourhood Plan 2014-2031 (WNP2014) whilst (c) and (d) are those required to be delivered as strategic policies in VALP, with the numbers being revised to take account of most recent appraisal of the sites' capacities.

Policy 3 Affordable Housing

The NP adopts the definition of affordable housing set out at Annex 2: Glossary of the July 2021 NPPF. It requires a minimum of 35% of affordable homes on residential developments of 11 or more dwellings gross or sites of 0.3 ha or more. The proportions of affordable housing of each category to be provided are to be determined on a case-by-case basis, but with the aim of securing approximately:

- (a) 25% of first homes;
- (b) 60% of affordable housing for rent; and
- (c) 15% of homes offered for shared ownership or by other routes to affordable owned housing.

Affordable properties should be well distributed within each allocated development site in accordance with VALP Policy H1e by reference to the following table :

Total dwellings in development site	Maximum cluster size
10 - 24	3
25 - 49	6
50 - 99	10
100 - 149	12
150 - 199	15
200 +	15 (18 if apartments)

First Homes should be prioritised for purchasers with local connections as described in paragraph 8 of the national First Homes Guidance (May 2021 or subsequent update) for a period of at least three months from each property being first marketed.

This continues the expectation that 35% of new dwellings should be in one of these three categories of affordable housing, including some First Homes; overall this exceeds the minimum requirement for affordable housing provision in VALP, and follows most recent national planning guidance. It also gives more clarity to the maximum sizes of clusters of affordable housing in any development.

Policy 4 Housing Design

Housing development proposals in relation to sites located in, or within the setting of, the designated Winslow Conservation Area will be supported provided they respect or enhance the character and appearance of the area, as defined by the appraisal of the Winslow Conservation Area adopted by the former Aylesbury Vale District Council in November 2008.

For all other housing development proposals, the Winslow Conservation Area Appraisal should be used to prompt modern and distinctive design solutions that still reflect the character of Winslow in their scale, siting, layout, materials, landscaping and design details. They should also follow the most recent relevant Design Guide principles for the area at the time when an application for permission is submitted.

All new residential properties should be built to the current version of Nationally Described Space Standards at the time when an application for permission is submitted. They should also incorporate solar PV and solar hot water systems wherever technically possible, unless they are adopting other measures to comply with VALP Policy C3 on Renewable Energy.

This maintains the existing WNP2014 requirement for designs throughout the town to be guided by the Winslow conservation area appraisal, but also to follow the most recent Design Guide principles that are relevant to the area (as set nationally or by BC). The requirement for solar energy capture has been added to reinforce the requirements of VALP.

Policy 5 Employment

To provide scope for the growth of local employment in order to make Winslow a more sustainable community, the following sites are allocated for employment purposes:

- (a) approximately 1.5 hectares of land south of Buckingham Road, as shown on the Policies Map, specifically and exclusively for uses in Classes B2 (General Industrial), B8 (Storage or Distribution) and E (Commercial, Business and Service) (as defined by the Town and Country Planning (Use Classes) Order 1987, as amended); and
- (b) up to 4.2 hectares of land north of Buckingham Road, as shown on the Policies Map, for Commercial, Business and Service purposes in Use Class E.

A master plan for the area identified at (b) in this Policy, incorporating:

- i. vehicular, cycle and pedestrian access;
- ii. adequate car, motorcycle and cycle parking spaces;

and integrated with the master plan referred to at Policy 6 below, shall be formulated and agreed before the development of any part of the site allocated at (b) above commences.

Winslow is far from sustainable in that it has fewer employment opportunities than workers to fill them, so many commute out to their workplaces. The two sites continue the allocations in the existing WNP – albeit site (b) has moved westwards to accommodate the necessary extension of the site for the proposed Sports Hub.

Policy 6 Sports and recreation facilities (the Sports Hub)

An area of land, extending to about 10.5 hectares, north of Buckingham Road and to the west of Great Horwood Road, as shown on the Policies Map, is allocated for the relocation by Buckinghamshire Council of a range of sports facilities that were associated with the former Winslow Centre and which are proposed to be brought together and augmented in a new Sports Hub. The facilities to be relocated include:

- (a) one rugby union pitch;
- (b) one football pitch capable also of use for five-a-side matches;
- (c) three tennis courts; and
- (d) one multi-use games area (MUGA) suitable for activities such as netball.

In addition, this site will be able to accommodate a range of other recreational facilities, such as:

- (e) leisure paths suitable for walking and Park Run events;
- (f) a skate park;
- (g) an adventure playground; and
- (h) a small playground for young children.

Ancillary facilities, including toilets, changing rooms, function rooms and a café, together with storage for sports and ground maintenance equipment, will also be required in order to meet the needs of all users of these sports and recreational facilities.

A master plan for the whole of the area identified in this Policy, incorporating:

- i. vehicular, cycle and pedestrian access;**
- ii. adequate car, motorcycle and cycle parking spaces;**
- iii. circulation space and space for spectators; and**
- iv. land reserved for ecological purposes to protect existing species and to maintain and enhance bio-diversity on the site**

must be integrated with the master plan referred to at Policy 5 above, and shall be prepared and approved before the development of any part of this allocated site commences. Consideration should be given in the master plan to any relevant area of the Sports Hub that might be designated as Local Green Space when WNP is next revised (see also Policy 12).

This continues the allocation in WNP2014, but work since then has shown that an area of the originally proposed site cannot be developed for ecological reasons. The overall site has therefore been enlarged to about 10.5 ha to accommodate the sports facilities which are to be moved from the former Winslow Centre area – and the enlarged site will also be able to accommodate other recreational opportunities including a long-awaited skate park. BC has recently held a public consultation about the details of its plans.

Policy 7 Medical facilities

Specific provision is made for a new Medical Centre to be included within the development of the former Winslow Centre site (see Policy 9(a)). The Centre must have sufficient capacity to meet the local health surgery needs of up to 12,500 patients drawn from both the town and surrounding villages and have room for further expansion if required. It will deliver local health services to its own patients as well as delivering some services to a wider geographical area in collaboration with adjacent practices.

This policy reflects the continued importance and urgency of finding a way of facilitating the provision of a new medical centre into which Norden House surgery can be relocated, with a site earmarked for this on the former Winslow Centre site if agreements can be reached between NHS and BC stakeholders.

Policy 8 The Heart of Winslow

This area, near the western end of Elmfields Gate (as shown on the Policies Map), accommodating sports, recreation, leisure and meeting spaces for the community, is seen as the heart of the town. Measures which enhance or preserve such facilities in this area of Winslow will be supported.

This confirms the intention that this area of the town will be the community focus for the town's leisure activities, but does not specify what additional developments will be taken forward as these are still being debated by WTC.

Policy 9 Site of the former Winslow Centre

The site of the former Winslow Secondary School (more recently known as the Winslow Centre) is allocated for a mixed-use development comprising:

- (a) A medical centre to replace the facilities currently accommodated in Norden House and its adjacent Health Centre building (see Policy 7);
- (b) The town's Community Library;
- (c) Office space to accommodate other public services;
- (d) A development of extra-care housing comprising about 83 apartments and/or bungalows (see Policy 2(c)); and
- (e) A retained area of public open space for recreational uses and habitat protection (see Policy 12).

Before any development takes place on the site, a replacement for the Multi-Use Games Area (which has already been removed from this site), two 5-a-side football pitches, three tennis courts and a football pitch (with associated changing facilities) will need to be provided and operational, as proposed in Policy 6 (the Sports Hub).

A detailed master plan and Design Code must be agreed for the whole of this site, together with the adjacent Rugby Field site, before any development commences.

If any development additional to the uses in (a) to (e) above are proposed within this site an independent traffic impact assessment must be conducted to satisfy the Planning and Highway Authorities that the additional traffic generated by such additional development can be accommodated without unacceptably adverse impacts on the local highway network nor to established local residential parking (with whatever mitigation measures may be proposed).

BC as owner of this site is expected to launch a public consultation in early 2022 which will show its plans for the development of this brownfield site. This Policy seeks to cover the core components of the intended development – including the urgently required medical centre, the retention of the Community Library (probably in a new building) and an extra-care residential development to meet VALP's strategic policy requirements. There is also space for some additional housing (market and affordable) but a detailed traffic assessment will be required to demonstrate that traffic generated by such housing can be accommodated on local roads if appropriate mitigation measures are implemented.

Policy 10 Winslow Shopping Area

Proposals relating to the town centre, and particularly the Winslow Shopping Area as shown on the Policies Map, and which aim to protect and promote the viability of the area, will be supported if they:

- (a) encourage the maximum possible retention of existing retail premises within the Shopping Area; or
- (b) would lead to the retention or provision of other town centre uses (particularly retail, office and hospitality) provided they contribute to the attractiveness, vitality and viability of the Shopping Area.

The defined shopping area remains unchanged, encompassing Market Square and the High Street as far north as Elmfields Gate. Whilst the policy intentions are broadly the same as in WNP2014, it is noted that planning legislation changes make delivering this policy more difficult.

Policy 11 Traffic, Transport, Cycle Routes and Parking

All developments will need to comply with VALP Policy T5 in respect of minimising and/or mitigating their transport impacts, and VALP Policy T6 in respect of parking provision.

Developers of new properties that are more than 400m walking distance from existing bus stops will be required to make appropriate capital and/or revenue contributions to secure the operation of enhanced public transport services to meet the needs of residents in such properties. The specific requirements and manner of provision, including the level, timing and duration of the necessary financial support, will be assessed and negotiated on a site-by-site basis.

Cycle-paths (which may in appropriate circumstances be combined with footpaths) should be an integral feature within all major new developments, creating useful and effective links for cyclists and pedestrians within the town and, for cyclists, with existing national and local cycle routes.

The cycle route within development area WIN001 (Policy 2(d)) must connect with the Winslow to Buckingham cycle route, and create the first stage of a route that can be extended in the future, beyond the WSB, to Great Horwood.

Provision for electric vehicle charging is required in association with all developments in accordance with VALP Policy T8 (or as otherwise may be required by national legislation, if this requires greater provision).

VALP provides the key traffic and transport policies for the town, and WNP cannot repeat them. For public transport WNP sets out a requirement for public transport stops to be within 400m walking distance of all new properties – and provides for a revenue or capital contribution from developers to secure such additional public transport services as may be appropriate. The provision of cycle paths within new developments is promoted, with specific reference to the strategic objective over time of establishing a route between Winslow and Great Horwood which is not alongside the existing road.

Policy 12 Preserving and Enhancing the Environment and the Town's Heritage

All new development should include landscaping which incorporates green space, hedges and trees that are appropriate to the type of development as well as appropriate habitats and other relevant measures to promote biodiversity within the natural environment. Tree canopy cover within urban areas should be so designed as to encourage biodiversity and promote climate change benefits such as increased habitat, increased rainwater control, and improved air quality. Sufficient space above and below ground for trees and other plants to meet their potential must be provided.

No development should be permitted which will have a direct or indirect detrimental effect on the town's conservation area, nor which impedes the publicly available views of listed buildings and other heritage assets of the town.

Local Green Space designation applies to the following locations, as shown on the Policies Map:

- (a) the Recreation Ground, to the extent so shown;**
- (b) Three Hills;**
- (c) Tomkins Park & Arboretum;**
- (d) land between Longlands Court, Keach Close and Offas Lane;**
- (e) land off Magpie Way (including The Spinney); and**
- (f) land off Elmfields Gate (Fair Meadow and Pumpus Green).**

Proposals for development on these Local Green Spaces that is not primarily ancillary to the use of the land for public recreational purposes will be resisted.

Public open space which will be established on part of the Winslow Centre site (Policy 9 (e)) and at the Sports Hub (Policy 6) should be considered for designation as Local Green Space at a future review of WNP.

This policy seeks to emphasise the need for well-considered landscaping of all new developments to deliver a range of environmental benefits. It also maintains the need to protect the quality of the town's conservation area. The designation of Local Green Space has been reviewed to ensure that it is consistent with current policy guidance – and two additional areas are suggested for consideration when WNP is next revised.