

# Winslow Neighbourhood Plan 2022-2033



## Basic Conditions Statement

Submission – May 2022

Prepared in accordance with regulation 15(1)(d) of the Neighbourhood Planning (General) Regulations 2012.

# Winslow Neighbourhood Plan 2022-2033

## Basic Conditions Statement

### *Introduction*

- 1 This Statement has been prepared by Winslow Town Council (WTC), as the qualifying body, to accompany its submission to the local planning authority, Buckinghamshire Council (BC), of the Modified Winslow Neighbourhood Development Plan (WNP or the Neighbourhood Plan) pursuant to regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (the Regulations). The designated area for the Plan covers the whole parish of Winslow.
- 2 Regulation 15(1)(d) requires a qualifying body submitting a Modification Statement which does not engage the provisions of paragraph 10(2) of Schedule A2 to the Planning and Compulsory Purchase Act 2004 (which WTC considers it does not) to explain how the neighbourhood development plan as proposed to be modified meets the requirements of paragraph 11 of that Schedule (the Basic Conditions).

### *The Basic Conditions*

- 3 In the opinion of WTC the Neighbourhood Plan satisfies the requirements of paragraph 11. Its reasons for reaching that opinion are as follows.
- 4 The Neighbourhood Plan modifies an existing Neighbourhood Plan, namely the Winslow Neighbourhood Plan 2014-2031 (WNP2014), made in accordance with the requirements of section 38A of the Planning and Compulsory Purchase Act 2004 and it is itself compliant with that section.
- 5 The Neighbourhood Plan complies with section 38B of that Act in that it:
  - specifies the period for which it is to have effect, namely from 2022 to 2033;
  - does not include any provision about excluded development;
  - does not relate to more than one neighbourhood area; and
  - is the only neighbourhood development plan for the Neighbourhood Area covering the whole of the parish of Winslow, as so designated by Aylesbury Vale District Council on 25 February 2013.
- 6 In the opinion of WTC it is appropriate to make a modified Plan in order to conform with the National Planning Policy Framework (NPPF) of 2021 and the Vale of Aylesbury Local Plan (VALP) made in September 2021, in particular in order to meet the housing allocations relating to Winslow contained in VALP and by drawing attention to, without seeking to modify, the relevant VALP Policies. It also reflects events and changes which have occurred since WNP2014 was made. The modified Plan:
  - expressly incorporates the Policies of NPPF and VALP and indicates that the Plan supplements them and must be interpreted in a manner which is consistent with those Policies (at paragraph 4.2);
  - respects the housing allocation made by VALP Policy D-WIN001 but does not duplicate the allocation as planning permission has already been granted for the site (paragraph 4.12);

- respects and repeats the allocation of the site for the 83 extra-care homes mandated by VALP Policy H6b, Table 15i, for which no planning application has yet been made (Policy 2A(c));
- at Policy 2A(a) and (b) brings forward from WNP2014 allocations which, with developments already completed or in course of construction and those referred to above, will enable Winslow to meet the housing requirement set out in VALP;
- omits Policy 11 of WNP2014 as it is incapable of performance;
- omits Policies 14 and 18 of WNP2014 as they are redundant;
- amends the allocation at WNP2014 Policy 7 (now Policy 5A(b)) to allow for the increase in size of the proposed Sports Hub (former Policy 13, new Policy 6A); and
- removes the Policy allocating a part of the former Winslow Centre site for a medical centre, as the NHS now proposes a materially different interim solution.

Further reference to NPPF and VALP is made at paragraphs 4.1 and 4.2 of the accompanying State of the Town Report.

- 7 The Plan contributes to the achievement of sustainable development by recognising and not seeking to undermine NPPF's policies on sustainable development. It seeks to promote sustainable development in a Winslow-specific manner as follows:
  - by containing the spread of the town (Policy 1A(b));
  - by limiting the need to use motorised transport and minimising the impact of development on the surrounding countryside (Policy 1A(c));
  - by encouraging the re-use of previously developed land (Policy 1A(d));
  - by promoting a high standard of housing design (Policy 4);
  - by building upon the employment Policies of WNP2014 by maintaining the allocations now at Policy 5A(a) and (b) and by adding support for redevelopment of the site identified at Policy 5C;
  - by providing for the creation of a greater range of sports and recreation facilities (Policy 6);
  - by ensuring the retention of an area of green space on the Winslow Centre site (Policy 9A(e));
  - by preserving existing Local Green Spaces (Policy 12); and
  - by introducing its new Policy 13 concerning Environment and Heritage.
- 8 The Plan is in general conformity with the strategic policies of VALP. As previously stated it respects and where appropriate incorporates VALP's Policies and it makes allocations to meet VALP's requirements where VALP does not make those allocations itself.
- 9 The plan does not breach and is compatible with retained EU obligations, and it meets the requirements of articles 32 and 33, and the relevant provisions of Schedules 2 and 3, of the Neighbourhood Planning (General) Regulations 2012. The Environmental Report which accompanies this document sets out in detail why this is the case, and its reasoning is not repeated here.