

# **Winslow Neighbourhood Plan 2022-2033**



## **Consultation Statement**

**Submitted to Buckinghamshire Council – May 2022**

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## **Introduction**

1 This consultation statement has been prepared to meet the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Winslow Neighbourhood Plan (WNP). The consultation statement is required to:

- Contain details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan
- Explain how they were consulted
- Summarise the main issues and concerns raised by the persons consulted; and
- Describe how those issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

## **Background**

2 Winslow was amongst the first communities to develop a Neighbourhood Plan under the powers provided by the Localism Act 2011. Its initial plan was prepared during 2013 and was made in September 2014 by the then Aylesbury Vale District Council.

3 That first plan envisaged that the Neighbourhood Plan would be reviewed and revised as necessary at approximately 5 yearly intervals. However, in the absence of a recently made Local Plan for the area in 2019, Winslow Town Council thought it prudent to delay the first review until there was reasonable certainty of the strategic policies that the Local Plan would apply to Winslow. The emerging Local Plan (the Vale of Aylesbury Local Plan) was sufficiently clear in its likely requirements for Winslow by late 2020 – and the Town Council therefore initiated a review of the Neighbourhood Plan at that time.

4 The Town Council's ambition was to complete the review in a period of about one year – but this was thwarted by continuing delays to the completion of the Local Plan. It was finally adopted in September 2021 without any material changes from the draft a year earlier in respect of the strategic policies affecting Winslow.

5 The period in which the modified Neighbourhood Plan has been prepared was significantly impacted by Covid-19 regulations and best practice – and this is reflected in a conscious decision to undertake all consultations remotely through electronic and paper-based channels.

## **Initial consultation**

6 To generate interest and responses to the issues which faced the town, the Council undertook a review of the 2014 Neighbourhood Plan (WNP2014) and suggested what modifications might be appropriate given the changes in strategic policies (particularly housing site allocations adopted by the Local Plan), the changes in planning legislation in various areas, and material changes of circumstance that had already left previous policies redundant or needing to be revised or replaced.

7 Consultation about these ideas took place in the period between early February and 6 April 2021. It had to follow Covid-secure procedures, so no face-to-face consultations were possible. Instead the Steering Group prepared a leaflet covering two sides of A3, formatted in a roll-fold to create an attractive presentation in small panels on both sides of the leaflet.

8 This Leaflet, as shown in Appendix A, was circulated to all households in the parish either by door-to-door delivery or by addressed mail through the post. It was also circulated to all known local businesses and organisations, as well as to local statutory consultees, either by hand or by post. The list of consultees is shown in Appendix B.

9 The consultation was also advertised by notices on the Town Council's web site, on the Winslow UK General Enquiries Site on Facebook, and by an Advertorial page in the Winslow Parish News magazine (in an edition which uniquely was distributed to all residential addresses in the town).

10 During the course of the consultation period just one community group in the town asked for a presentation about the consultation and this was conducted by Zoom to an audience of about 15 members of the public.

11 Responses from consultees were sought using a response form (shown in Appendix C) that could be completed and submitted on-line, or could be submitted in hard copy to the Council's offices. Responses submitted by e-mail and by letter were also accepted.

12 In excess of 300 responses were received and these contained well over 1000 individual issues or suggestions.

13 All responses were analysed and a report was produced and published on the Council's web site, with its publication announced by a post on the town's local Facebook group. This report is attached as Appendix D to this Statement.

14 The report from this initial consultation then provided guidance to the Steering Group about community attitudes, opinions and suggestions about what should or should not feature in the draft Neighbourhood Plan.

#### **Regulation 14 Pre-submission consultation**

15 After long deliberations, a draft modification of the 2014 Neighbourhood Plan was prepared for further consultation to meet the requirements of regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

16 This consultation sought to engage

- All residents in the parish
- All businesses and organisations within or associated with the parish
- An enhanced list of statutory consultees.

17 The consultation period ran from early January 2022 to 28 February 2022, giving consultees more than the statutory requirement of six weeks in which to respond. At the time this consultation was being prepared it was still necessary to take precautions against Covid-19. Although some of the regulations about meetings had been relaxed, there remained a problem in that some of those who were preparing the Plan were in a high-risk group. So this consultation was planned once more to be undertaken through electronic and paper channels. The situation was kept under review during the consultation period, but infection rates remained high in the area, and there were no requests for face-to-face consultation meetings or for presentations by means such as Zoom.

18 However, consultees who responded were replied to – and where possible, answers were given to their questions, or comments offered to the points that they had raised, and they were offered a chance to submit additional comments if they wished to do so.

19 A consultation booklet (as shown in Appendix E) was produced which highlighted the scope of the 12 principal Policies proposed for inclusion in the new draft Winslow Neighbourhood Plan, summarising the text of those policies accompanied by brief explanatory text. The booklet referred readers to the town council's web site to download or read the supporting documentation – and it also advised that printed copies of those documents could be consulted at the Winslow Community Library or could be obtained from the Winslow Town Council office.

20 The consultation booklet was distributed to all residential addresses within the Parish. Deliveries were made by a local leaflet distribution company (S2D) to those properties in the town with readily accessible letter boxes whilst all other addresses were sent copies by post. Hand deliveries were also made to most local businesses, save for some more remote properties to which the booklet was sent by post. Other organisations in the extended list of Statutory Consultees were also sent a letter providing them with on-line links to the booklet and all supporting documents; these communications were by e-mail where possible (for ease of using the hyperlinks to related documents), or by post where not. A list of the statutory and business consultees is in Appendix F.

21 The distribution arrangements for the Regulation 14 consultation were :

- Residential properties within the town [booklet by S2D]
- Residential properties outside the town [booklet by Royal Mail]
- Residential properties without accessible letter boxes [booklet by Royal Mail]
- Businesses within the town [booklet hand delivered]
- Businesses outside the town [booklet by Royal Mail]
- Local voluntary organisations [booklet by Royal Mail]
- Statutory consultees with e-mail addresses [letter including URLs, by e-mail]
- Statutory consultees with only postal addresses [letter including URLs, with booklet by Royal Mail].

22 The links to the consultation documents which were published in various places were

- [Revised Winslow Neighbourhood Plan 2022-2033 – pre-submission draft](#)
- [Revised Winslow Neighbourhood Plan 2022-2033 – consultation booklet](#)
- [Revised Winslow Neighbourhood Plan 2022-2033 – consultation booklet \(large text pdf\)](#)
- [Text of Policies in revised WNP 2022-2033](#)
- [Material policy changes from WNP2014 to revised WNP](#)
- [WNP 2022-2033 : Draft Environmental Assessment Report](#)
- [WNP 2022-2033 : Draft State of the Town Report](#).

23 No response form was issued for this consultation. Respondents were invited to submit their comments and suggestions in writing to a specified e-mail address or by letter to the Town Council's office.

24 A total of 54 responses to the regulation 14 consultation were received, including one single-issue petition; one response was withdrawn. This was significantly lower than for the initial consultation. Each was considered carefully in full, and various amendments were made to the regulation 14 draft Plan before it was ready for submission to Buckinghamshire Council.

A precis of the points raised, the response offered, and the points for action arising from each submission, is shown as Appendix G to this Statement.

## APPENDICES

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A	7	Copy of Initial consultation leaflet – February 2021
B	9	List of consultees for initial consultation – February 2021
C	10	Response form for initial consultation – February 2021
D	12	Report of Initial Consultation – June 2021
E	30	Copy of Regulation 14 consultation booklet – January 2022
F	34	List of consultees for Regulation 14 consultation – January 2022
G	38	Precis of responses, replies and actions arising from Reg 14 consultation – March 22
H	58	Petition received from “Winslow needs Green Space” – February 2022

## APPENDIX A Copy of Initial consultation leaflet – February 2021

These pages were presented on a roll-folded sheet at A3 size

### Environmental policies

It is expected that all new development in Winslow will be as environmentally friendly as possible. That means that it should be energy efficient, encourage bio-diversity, contribute to the target of carbon neutrality, and so on. Policies on these topics, however, are increasingly being determined at a national level, such as through the National Planning Policy Framework (NPPF) and Building Regulations. It is not clear that there is anything exceptional about development in Winslow that would justify specific policies in WNP about such matters.

### What will not be in the revised WNP?

The revised WNP will follow national guidelines, and therefore no longer needs its own Policy about sustainable development. This is fundamental to the NPPF with which the WNP must conform.

The reference to a proposal to set up a Winslow Community Land Trust will be dropped – as this has not been found to be a viable approach to the meeting of local housing needs. Dropping it from the WNP, however, would not prevent such an initiative being set up if there were a need for it in the future.

The provision of a childcare nursery is no longer sought by Buckinghamshire Council so, as arrangements for the provision of this service have changed markedly over the past seven years, the previous policy is no longer required.

The existing policy related to Assets of Community Value is no longer effective. Other protections already exist for the assets that were listed, and therefore this policy is not required in the new WNP.

Guidance for Neighbourhood Planning has changed over the past seven years, particularly in respect of policies for Local Green Spaces. Accordingly it is proposed that these provisions in the WNP should be reviewed to follow current guidelines.

## What do you think?

The consultation leaflet sets out the views of the Town Council's Steering Group – really as a way of stimulating comment from the community at large. So please tell us what you think before 6 April 2021.



Please respond using the on-line form at <http://tiny.cc/zq7tz>

or

Complete and return the response form (or send a letter) to Plan at Winslow Town Council, 28 High Street, Winslow MK18 3HF.

or

Send an e-mail to [plan@winslowtowncouncil.gov.uk](mailto:plan@winslowtowncouncil.gov.uk) with your answers and any additional comments.

If you need this leaflet in a different format please e-mail [Clerk@winslowtowncouncil.gov.uk](mailto:Clerk@winslowtowncouncil.gov.uk) and we will try to assist.

## A plan for Winslow to 2033

Updating the town's Neighbourhood Plan



## What's the Neighbourhood Plan?

Our Neighbourhood Plan – the Winslow Neighbourhood Plan, or WNP – sets out how we, the local community, want Winslow to develop in the coming years. The existing Plan was made in 2014 and since then it has been of great help in steering planning decisions affecting the town. Neighbourhood Plans should be revised every five years or so – but they have to fit with the district-wide Local Plan. Work on a new Local Plan (the Vale of Aylesbury Local Plan, VALP) was begun several years ago by Aylesbury Vale District Council and is now being completed by Buckinghamshire Council. We now know what the Local Plan will require of Winslow up to 2033 when it is finally approved and adopted during 2021 – so the time has come for Winslow to update and extend WNP, to cover the period to 2033

The Town Council leads the preparation of the Neighbourhood Plan – seeking to ensure it reflects the wishes of the local community. This leaflet sets out how the Town Council thinks the current Plan needs to be revised, and includes a map on which the principal areas affected are shown. In these difficult times, public consultation events are not possible – so the Council is delivering this leaflet to every household and business in the town. We now need your thoughts about the ideas for change outlined below as soon as possible, using our on-line form at <http://tiny.cc/zq7tz> by e-mail ([plan@winslowtowncouncil.gov.uk](mailto:plan@winslowtowncouncil.gov.uk)) or by sending our response form or a letter to Plan at Winslow Town Council, 28 High Street, Winslow MK18 3HF.

We will need your feedback by 6 April 2021 to allow us to write the draft revised WNP in good time. The draft then will be checked by Buckinghamshire

Council before the document is published for formal consultation. It then goes to an independent planning inspector, who will hold (Government rules permitting) a public hearing to consider any representations, for or against the Plan. The Inspector will also decide whether the changes are sufficient to require a referendum to be held locally to test public support for the plan. At the end of this process, if all is well, the Plan will be “made” (adopted) by Buckinghamshire Council and it will then become part of the Development Plan for the area, against which all planning applications for future development must be tested.

A copy of the existing WNP, “Winslow Neighbourhood Plan 2014-2031”, can be viewed at <http://tiny.cc/9hcmsz>



### The vision for Winslow

No single policy can describe a vision for the future of Winslow – but the Town Council believes that the town needs to accommodate natural levels of growth in housing, employment opportunities and community facilities, whilst seeking to preserve the character of the historic centre of the town.

The new Local Plan (VALP) sets targets for the housing that needs to be provided – and in the case of Winslow, VALP specifies that an area of land to the east of Great Horwood Road should be allocated for residential development. This is in addition to the allocations contained in the existing WNP.

A sustainable community also needs employment, for which land is already allocated adjacent to the site of the new railway station. Further land north of Winslow is also potentially available for the development of a new business park in the future.

### Meeting the need for housing

The existing WNP allocated land for about 250 homes to the east of Furze Lane that are already under construction. It also allocated housing on what was the Rugby Pitch (about 75), on the Station Road industrial area (about 65), and on a site on Granborough Road (about 35) and these will remain in the new WNP. In addition the WNP will need to include the site to the east of Great Horwood Road allocated by VALP for at least 315 new homes. In doing so, it will meet the Local Plan's requirements for additional housing in Winslow and its surrounding area in the plan period.

The Local Plan requires each of these housing developments to offer a balanced mix of market and affordable housing (both shared-ownership and for rent), and the larger development sites will also be required to offer some plots for self-build development. A local lettings policy may be proposed for some of the affordable housing.

There is also a need for more specialist housing, and a development of Extra Care accommodation is proposed for part of the former Winslow Centre site which should deliver about 85 units. This is larger than had been envisaged in the current WNP, to ensure a viable project and to meet growth in the demand for such housing within Winslow and its surrounding area.



## Where will people work?

Employment in the Station Road industrial area has declined significantly over recent years, and this had already led to proposals in the existing WNP for this brownfield site to be developed for housing once the remaining businesses have relocated. At the same time there is an allocation in the existing WNP for new employment development on land adjacent to the new railway station. There is no reason for these allocations to change. Proposals exist for the revitalisation of a small employment area on Granborough Road, outside the town's settlement boundary, and this would make a positive contribution to the sustainability of the town. So, too, will employment associated with the proposed Extra Care housing on the former Winslow Centre site.

Looking further to the future, the existing WNP also includes an allocation for a business park development on land at Redfield Farm. It is proposed to revise the size and precise location of this allocation in order to accommodate the Sports Hub on a larger plot than had previously been envisaged (see below). However the area marked on the map included within this document is only indicative, pending more information being provided by the land owner, Buckinghamshire Council.

## Facilities for the town's residents

**In the Town Centre:** Winslow is a small market town with its town centre running from the Market Square along the High Street. The current WNP sought to retain as much retail shop frontage as possible in this area, and also contained provisions for the establishment of a larger convenience-store supermarket. Since that WNP was prepared, there has been a further loss of retail uses in the town centre – in line with national trends. The Co-op, however, is investing by significantly enlarging its town centre convenience supermarket, rendering the previous idea of converting the Public Hall to a small supermarket redundant. Changes to planning legislation have also provided more opportunities for existing retail space to be changed to other uses.

Notwithstanding these factors it is suggested that the revised WNP should continue to seek to protect town centre retailing as far as possible, in order to maintain and hopefully enhance the viability of the town centre. To that end, the provision of additional car parking spaces in association with new community facilities in the Heart of Winslow area (see below) will also help to support retailers in the central section of the High Street.

**In the Heart of Winslow:** For the new WNP we have coined the phrase "Heart of Winslow" to refer to the area of the recreation ground and Tomkins Park & Arboretum, as well as the Public Hall, Bowls Club, Sports Club and Royal British Legion. Together this area, and its supporting areas of parking (including the Greyhound Lane car park), provide a central hub of meeting spaces and areas for leisure and recreation activities – forming the social Heart of the town.

The ambition set out in the existing WNP for an all-purpose community centre led to a search for a suitable site, but none could be found which was available and large enough, and which met all the other conditions such a building would have to satisfy, and in 2019 the Town Council reluctantly decided to abandon that proposal.

Instead, the Town Council is proposing to enhance facilities in the existing Public Hall, and in a replacement Sports Club building which will also include an additional community hall. This latter development will require about 50 additional car

parking spaces which, when not in use for other purposes, will make a significant contribution to the parking provision for the town centre. To accommodate these parking spaces, the children's playground currently alongside Elmfields Gate will be relocated to a site within Tomkins Park & Arboretum.

**At the Sports Hub:** the existing WNP made provision for a new Sports Hub on land at Redfield, at the corner of Great Horwood Road and Buckingham Road. The land, owned by Buckinghamshire Council, would accommodate a range of sports pitches and courts, with associated changing rooms and other facilities. Since the WNP was prepared, however, this scheme has been investigated further and the constraints of the site have led to the realisation that a larger plot than previously proposed will be necessary to accommodate what is now required. The Sports Hub is important not just for the opportunities it will provide to the community, but also because it will allow the sports facilities that have been part of the Winslow Centre and its adjacent Rugby Pitch to be relocated which in turn will then allow the Winslow Centre site to be developed for alternative purposes.

**At the former Winslow Centre site:** the existing WNP envisaged that this site would be used for a new health centre, and some Extra Care accommodation, along with the town's library and possibly other local authority functions. To do this, the site needs to be cleared (and all but the existing library building has now been demolished, whilst the former school's sports facilities are destined to be relocated to the Sports Hub (see above)). Buckinghamshire Council is now developing its proposals in more detail – and the revised WNP will seek to accommodate its plans. The Town Council considers that this site must still include a plot on which a new Health Centre can be constructed, to replace the Norden House surgery and adjacent buildings, at some time in the future. And Buckinghamshire Council wishes to retain the community library on part of the site. Alongside these, however, a more viable proposal for about 85 Extra Care units is envisaged, which is significantly larger than had previously been proposed. All of this would be set alongside an area of green space which could accommodate quiet recreation (such as croquet) or simply be a tranquil area.

## Travel and transport

The construction of East West Rail is under way and a new station with car park off George Pass Avenue, south of Buckingham Road, will serve not only Winslow but also many villages around the town. The station will also be served by buses travelling between Aylesbury and Buckingham, and possibly services local to Winslow and its hinterland. Train services initially will run to and from Oxford in the west and Milton Keynes Central and Bedford in the East, providing connections with several other rail routes. The line is planned to be extended to Cambridge over the coming few years, when it will connect further with the East Coast main line and East Anglian main lines.

Roads within easy walking distance of the railway station and the town centre car parks will need to be protected from the intrusion of rail-user parking. Buckinghamshire Council is expected to propose appropriate forms of parking restrictions in the area to achieve this with the minimum of inconvenience to local residents.

Parking to meet the needs of the town centre has been less than adequate for many years, but the proposals for additional parking off Elmfields Gate associated with the additional community facilities in the Heart of Winslow proposals will seek to address this issue.

All new developments in the town will be expected to include provision for both pedestrians and cycle users. The cycle routes will link to the existing Buckingham – Winslow cycleway, and/or to the national route 51 cycleway that runs east-west through Winslow. Strategic provision for a cycleway between Winslow and Great Horwood is still envisaged, with a first phase of this being delivered by way of a route through the proposed housing development to the east of Great Horwood Road.

Traffic volumes will increase inevitably with more development in the town, but the capacity of the road network generally should be sufficient to carry that additional traffic. However the new WNP will be concerned to ensure that:

- Minor changes are made to the Great Horwood Road junction with the A413 to increase its capacity.
- A signalled pedestrian crossing over the A413 is implemented by the time the railway station opens.
- Monitoring of traffic conditions takes place regularly at the A413's junctions with Great Horwood Road, George Pass Avenue and Furze Lane to make sure that these continue to cope with traffic demands as developments progress.

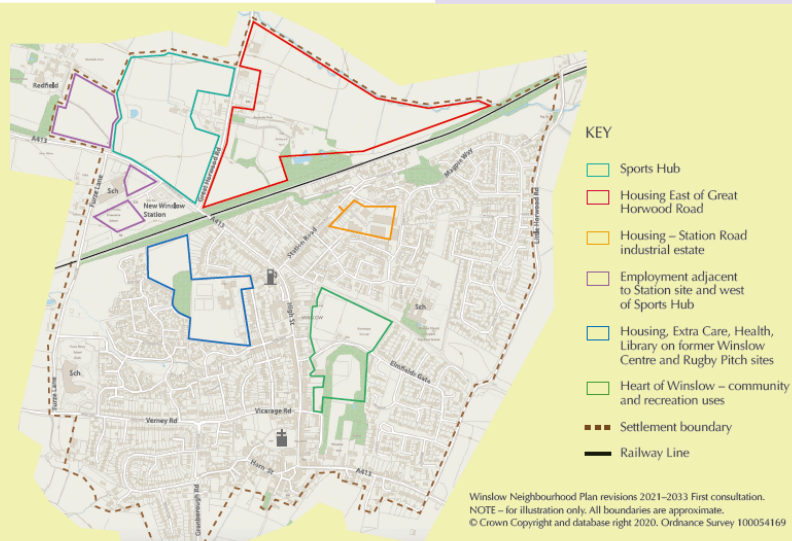
The Government's proposal for an Oxford-Cambridge Expressway road, which might pass close to Winslow, is currently on hold, and it is not something that VALP takes into account. So the revised WNP equally will make no provision to accommodate any changes that might arise from any future Expressway.

## What goes where?

The WNP defines a Settlement Boundary outside which new development may take place only in exceptional circumstances. The proposals set out in this leaflet will require the existing Settlement Boundary to be extended to cover the proposed residential development area east of Great Horwood Road, and to cover the extended site now found to be required for the Redfield Sports Hub and the adjacent business park that were proposed in the existing WNP.

The other areas previously planned for further housing development – on the Rugby pitch, on Station Road industrial area, and off Granborough Road – will remain unchanged, along with the increased provision of Extra Care units proposed on part of the former Winslow Centre site.

The detail in the existing WNP will need to be revised to provide for Buckinghamshire Council's proposals for the former Winslow Centre site and the adjacent Rugby pitch site. Land adjacent to the new railway station and secondary school will remain reserved for employment uses.



## **APPENDIX B      List of consultees for initial consultation – February 2021**

The following is a summary of the list of those to whom the consultation leaflet was sent for the initial consultation in February 2021 :

- Every residential address within the parish including farms = approx 2,350
- Businesses & organisations within the Town - hand delivered (Buckingham Road, High Street, Horn Street, Market Square, Furze Lane, Avenue Road, Station Road, Lowndes Way, Granborough Road, Park Road and Church Walk) = 83
- Businesses & organisations outside the Town (including other councils) = 26
- Non-residents = 3

## Updating Winslow's Neighbourhood Plan Response Form

The consultation leaflet set out the views of the Town Council's Steering Group – really as a way of stimulating comment from the community at large. **So please tell us what you think before 6 April 2021** by:

- responding using the on-line form at <http://tiny.cc/zqt7tz>; or
- completing and returning this Response Form (or send a letter) to  
**Plan at Winslow Town Council, 28 High Street, Winslow MK18 3HF**; or
- sending an e-mail to [plan@winslowtowncouncil.gov.uk](mailto:plan@winslowtowncouncil.gov.uk) with your answers to these questions and any additional comments.



Please clearly tick or circle your answer to each question and add your own comments on each topic

**In general terms, do you think the proposals set out in this note would be a good basis for the revised Neighbourhood Plan?**

☐ Yes ☐ Mostly ☐ No

Comment:

**Do you agree with the proposals for new housing in the town?**

☐ Yes ☐ No ☐ Too much ☐ Too little ☐ In the wrong place ☐ Wrong mix

Comment:

**Do you agree with the proposals for accommodating more employment within the town?**

☐ Yes ☐ No ☐ Too much ☐ Too little ☐ In the wrong place

Comment:

**What do you think about the proposals for facilities within the town?**

- |   |                                  |                                 |
|---|----------------------------------|---------------------------------|
| a) Retail in the town centre                            | <input type="checkbox"/> Support | <input type="checkbox"/> Oppose |
| b) Community spaces on the "Heart of Winslow"           | <input type="checkbox"/> Support | <input type="checkbox"/> Oppose |
| c) Sports facilities at the proposed Sports Hub         | <input type="checkbox"/> Support | <input type="checkbox"/> Oppose |
| d) Health and Library at the former Winslow Centre site | <input type="checkbox"/> Support | <input type="checkbox"/> Oppose |

Comment:

**What do you think about the proposals for travel and transport?**

- |                                      |                                  |                                 |
|--------------------------------------|----------------------------------|---------------------------------|
| a) In respect of the railway station | <input type="checkbox"/> Support | <input type="checkbox"/> Oppose |
| b) In respect of town centre parking | <input type="checkbox"/> Support | <input type="checkbox"/> Oppose |
| c) In respect of cycleway provision  | <input type="checkbox"/> Support | <input type="checkbox"/> Oppose |
| d) In respect of traffic growth      | <input type="checkbox"/> Support | <input type="checkbox"/> Oppose |

Comment:

Please turn over...

## Updating Winslow's Neighbourhood Plan **Response Form continued**

Do you agree with the revised Settlement Boundary?

☐ Yes ☐ No

Comment:

Do you agree that there are no exceptional circumstances in Winslow that require special environmental policies in the Neighbourhood Plan?

☐ Yes ☐ No

Comment:

Do you accept the list of items that will no longer appear in the revised Neighbourhood Plan?

☐ Yes ☐ No

Comment:

Any other comments about the revision of the Neighbourhood Plan:

Comment:

For classification purposes, what is your connection with the town?

☐ I live in the town ☐ I work in the town ☐ I use the facilities the town offers

If you would like to be kept informed of progress with the Neighbourhood Plan revision then please provide your email address (which will be used only for communication related to the Neighbourhood Plan)

What is your home postcode?

Plan  
Winslow Town Council  
28 High Street  
Winslow  
Buckingham  
MK18 3HF

## **APPENDIX D**

### **Winslow Neighbourhood Plan review – 2021**

#### **Report of initial consultation held February – April 2021**

##### **Background**

Winslow's current Neighbourhood Plan has influenced development in the town for the past 7 years. With the expected adoption of a new Vale of Aylesbury Local Plan (VALP) later in 2021, the Town Council believes that the Neighbourhood Plan needs to be reviewed and revised to maintain its effectiveness as a Planning Policy framework for the parish. It has set up a Winslow Neighbourhood Plan (WNP) Review Steering Group to take this forward.

Between February and early April 2021 an initial consultation took place following Covid-secure procedures to gain an understanding of the issues which were of concern to those who live or work in Winslow, or have other connections with the town. About 2500 copies of a two-sided folded A3-leaflet "A plan for Winslow to 2033 – updating the town's Neighbourhood Plan" were circulated to all residential and business premises in the town, and to others with a known interest in the town's Neighbourhood Plan. Recipients were invited to respond, using a paper form that accompanied the leaflet, on-line, by e-mail or by letter.

A total of over 250 responses were received during or immediately after the consultation period, and these included more than 1000 different comments, many of which raised more than one issue. These have been analysed to form the basis of this report. Most of the responses were from residents of the town (some from individuals and others from households) whilst the rest came from businesses, developers or non-resident property owners. The steering group was very pleased with the number and quality of the responses submitted, and with the variety of the suggestions respondents made.

The consultation was designed to measure the level of support for and opposition to the steering group's suggestions, but more importantly to stimulate ideas – and that hope has been borne out by the number of respondents and the diversity of their responses. This report reflects on all of the points raised by consultees, but it cannot deal with every one of the different nuances found within the responses. The WNP Review Steering Group will, of course, have access to all of the individual responses and will be able to explore them in more detail as they find to be necessary.

However, as was indicated in the consultation leaflet, the Neighbourhood Plan (NP) can only deal with matters that are material to the planning of development within the town – and it also has to conform with the adopted district local plan (which, during 2021, will become the Vale of Aylesbury Local Plan – VALP). This means that some concerns raised in responses to the consultation cannot be taken on board in the NP either because they would conflict with policies set out in VALP, or because the issues are not ones which are material to the planning of the town. Nevertheless, even those issues that cannot feature in the NP will be considered carefully by Winslow Town Council (WTC), to see what action it can take to address them.

As will be seen from the report below, there were several issues that were clearly significant for many respondents and these will be given careful consideration in the preparation of a draft revised WNP, on which further consultation will take place later in 2021.

In this report, the issues on which the consultation focussed are dealt with in the order in which they appeared in the response form. The steering group has identified the matters which appear to be of greatest concern, and in the concluding section of the report it sets out what those matters are. It will now consider carefully how they are to be addressed – by changing the proposals, or by strengthening or removing them, if that is possible. But as indicated already, some issues cannot, or should not, be addressed in a Neighbourhood Plan.

## **General issues**

Whilst several respondents commented positively on the quality of the plan as outlined in the consultation leaflet, others felt that the plan was old-fashioned and disappointing, or that it showed no long-term vision. In particular, some respondents were complimentary about its approach to the need for growth, whilst others commented negatively on the scale of growth expected in the town. Many were opposed to the projected development between Great Horwood Road and the railway line, and several expressed fears that the expected growth will engulf a fantastic market town, with an adverse impact on the nature of the town and its community.

Some respondents recognised that the NP depends on the policies in the National Planning Policy Framework (NPPF) and in VALP, and that the NP cannot itself deliver anything – that depends on Buckinghamshire Council, the NHS and others, as well as property developers. Others felt that the plan was responding to the needs of Buckinghamshire Council and developers as landowners, rather than the needs of the Winslow community.

Some questioned whether the proposals for the NP took account of changes in society that have been brought about by the pandemic, and whether the proposals are likely to be affordable post-pandemic. The most significant issue that the pandemic has highlighted is the importance of green space, walking routes, and leisure provision. Of particular concern was the perceived shortage of areas where dogs could be allowed to run off the lead. One respondent specifically complained about the lack of spaces (indoors and outdoors) where dog training can take place, as this is not currently available in Winslow.

One suggestion was that Home Close (opposite Winslow Hall) is an area that could be acquired to provide much needed green space for the town.

Some questioned how the s 106 money collected from new developments (for “local sport and leisure facilities determined by the [Buckinghamshire] Council in accordance with community needs as identified in the [Buckinghamshire Council’s] SPG [Supplementary Planning Guidance]”) is to be spent – on what facilities and where. And a number of respondents commented on the lack of a meeting place and recreational opportunities for teenagers and young people in particular.

## **Housing**

One of the key responses to the consultation was a view that the scale of housing included in the proposals was too great, and the numbers were not justified. As noted above, the number of new dwellings is that set out in VALP which the NP is required to accommodate.

The VALP-allocated site for at least 315 houses east of Great Horwood Road attracted support as well as opposition. Specific concern was expressed about its impact on traffic on Great Horwood Road and therefore on its junction with Buckingham Road. More generally, several respondents expressed

misgivings about the concentration of development to the north of the town, and how this will create traffic congestion not only in the immediate area but along the High Street.

Several respondents commented adversely about the choice of sites for housing, the strongest and most frequent criticism being of the proposal that about 75 houses should be constructed on the rugby field (although this allocation is within the current NP).

The housing allocation for the Station Road business park site (which, again, is in the current NP) was also criticised by some, primarily because of the additional traffic it will generate on local roads, but several other respondents thought the replacement of the industrial units on the site by housing was a positive move. No residents supported the proposal (already submitted by a developer) that the allocation of the vacant land adjacent to Sir Thomas Fremantle School and the new railway station should be changed from industrial to housing, a proposal to which WTC has already objected.

There were few suggestions of alternative sites where housing might be located, although a couple of respondents mentioned the site between Little Horwood Road and Shipton as a possibility (one arguing that it would bring greater balance to the town than development to the north) while others were firmly against development there or at Glebe Farm (south of Verney Road).

There were also conflicting comments – “spread new housing across the town” says one, whilst “constant infill should be stopped” says another.

The mix of housing was also a matter about which several respondents commented – but not consistently. Whilst some felt the proposed mix was good, some others said there was too much, and yet others that there was not enough, social and affordable housing in the proposals. A theme of several respondents was the absence of open-market apartments to meet the needs of young homeowners (particularly those who might be attracted to the area by the train service) and bungalows-with-gardens for elderly downsizers – with the expectation that providing such housing types would help to free up existing housing stock for families.

Housing layouts and design came in for several comments, many of which reflected dissatisfaction with what has been built recently in the Glade and Grange areas. Criticisms from those areas related to the narrow roads, inadequately sized parking spaces, insufficient on-street parking, the small size of private gardens, and the lack of public open space suitable for walking, playing and exercising dogs. The implicit request was for new housing to be at a lower density in order to address these criticisms, and there was a suggestion that some additional allotment plots should be provided alongside new houses.

In terms of housing design features, there were several comments about the need to make better provision for working from home, and having good internet connections; and several respondents suggested that all houses should have solar photovoltaic panels, solar hot water systems and electric vehicle charging points at each house (or in communal parking blocks), and that all homes should have bike storage spaces.

And arising from the new housing developments there were concerns about there being adequate capacity in local schools, particularly the secondary school which many see as being too small, but which would be without the scope to expand if the adjacent land is taken up for other employment uses. There were also comments about the lack of sports facilities directly linked to the secondary school.

## **Employment**

A wide range of responses was generated by the section on employment, and it was hard to find a particularly strong theme to them.

Some respondents accepted that Winslow at present has a significant net deficit of employment for its residents, so the town has a poor sustainability score. This was seen to justify the provisions suggested for new employment sites in the town adjacent to the station (as in the current NP), on land at Redfield (a relocation of an allocation in the existing NP) and as a re-development of existing workshop units at Tinkers End (for which a planning application is anticipated very soon).

However other respondents felt that Winslow was naturally a commuter town for jobs in Milton Keynes, Buckingham and Aylesbury (as well as further afield) – and the railway will make commuting more attractive. Others felt that the railway would encourage firms to locate in Winslow, particularly on the site adjacent to the station. But there was also a suggestion that post-pandemic there will be a change of working practices, making conventional employment sites less relevant – and suggesting that Winslow should focus on growing local employment in the education, leisure, hospitality and amenities sectors.

There were several suggestions that Winslow needed to keep jobs local, some arguing that efforts should be made to increase employment by making the town centre more vibrant – maybe arts and crafts studios, or hot desking hubs as an alternative for home working employees. Others, however, were concerned that increasing the level of employment in the town would have a negative impact on Winslow’s “small market town” vibe.

There were questions about whether Winslow would ever attract new employment, given that the site by the new railway station has been vacant for many years and that the Station Road business park has been in decline over the same period. For those who supported the idea of providing for new employment, there were diverse views about what sort of employment should be accommodated – a large site for a large employer, or small workshop units suitable for local businesses and (if the price is right) start-ups. Several respondents commented that, whatever the employment, it needs to be sustainable through using green energy.

The NP should, some suggested, promote diversity by attracting creative and innovative businesses, and the steering group should explore what employment sectors would be best for the town and what impact they could have.

In terms of sites for employment, again views were mixed. Some supported the existing allocation adjacent to the station, whilst others felt it was unsafe to have employment next to the school – and unwise to have it in the school so it could not expand when this became necessary. If it were possible to do so, there was a suggestion that this site should be restricted to office, light-industry, sports, leisure or medical uses. The site for employment development at Redfield was also supported by some and opposed by others, with the negative considerations being that it would be an unattractive gateway to the town, it would be an unsuitable neighbour for the historic house at Redfield, and that it would involve development on more green fields.

## **Retail**

Yet again this topic generated a wide variety of often inconsistent responses.



There were respondents who wanted the High Street kept as it is, and who saw little need for expansion of the current retail offer, whilst there were others who felt there was insufficient retail in the town for the current community.

A few suggested that the town could do with a small (or, in the view of some, large) supermarket, possibly adjacent to the station, in addition to the recently-enlarged Co-op and other stores, as this would not only create jobs in the town but also reduce the need for residents to travel for food shopping. But others felt – in some cases strongly – that no additional supermarket was necessary.

In terms of premises there were questions about the quality and suitability of current High Street buildings for modern shops. But there was also a wish to try to avoid the conversion of long-established shops into housing.

Several respondents praised Winslow's food shops and its Wednesday market and monthly Farmers' Market. In respondents' wish lists mention was made of an enhanced Post Office, a bank, more eating and drinking places, and a branded coffee shop, along with more excellent food shops and more variety to the shops available. It was suggested that there was a need to incentivise existing traders to stay in Winslow as well as to attract new traders to the town. Residents need to be persuaded to "shop local" – and there was a suggestion that rail users should be encouraged to shop in the town.

Some (but not all) saw parking to be a key issue to support retail trade – with a wish to see free parking maintained, at least for the first hour or two, and a suggestion that signing of parking spaces in the town needs to be improved. However, some argued that longer-stay parking needs to be discouraged to make space for shoppers.

## **Facilities for the town's residents**

### ***Heart of Winslow***

A large number of those responding to this section of the consultation were unhappy with the Town Council's proposal to create a new children's playground in Tomkins Park & Arboretum as a replacement for the existing playground adjacent to Elmfields Gate on the recreation ground. The principal reason for the opposition appears to be the expectation that this would conflict with the quiet ambience of Tomkins Park which has been particularly appreciated over the past year of lockdown. However there was also a doubt cast about the playground being located in Tomkins Park because of the area's poor drainage. Some questioned the need for additional parking provision, and the rationale for moving the playground to make way for it.

Many of the responses offered further comments related to the replacement playground :

- Choose its location in Tomkins Park with care for the trees and the area's aesthetics
- Relocate it elsewhere on the recreation ground
- It must be at least as good as the existing one, and fenced to keep dogs out
- It should be locked at night to prevent vandalism and other anti-social acts
- Make sure the replacement is opened before the old one is closed.

Despite the criticism of the playground proposals, several responses were supportive of the general plans to enhance community provision, and for this to happen in the centre of the town. There was some recognition that the proposals made by the Town Council make the best of a difficult situation,

but it was also suggested that perhaps there was a lack of long-term ambition in these plans. Some respondents commented that the Heart of Winslow can be a long walk from parts of the town for those with disability, the elderly or those with young children – for whom more dispersed provision of play areas and green spaces is also needed (with these comments particularly related to the west of the A413 where it's felt that green spaces are very limited).

In relation to the Public Hall, there was a suggestion that it was too small – and there were questions about whether it could be made two-storey, or rebuilt (perhaps in a larger complex encompassing the Bowls Club and Royal British Legion hall site).

One response questioned whether the Town Council's offices at 28 High Street could be more of a community facility.

There were several questions raised about the future of the existing recreation ground – which is leased long-term to the Sports Club and accommodates Football, Cricket and Croquet (as well as the adult gymnasium equipment). Suggestions were made that the cricket ground should be made available for local schools to use, and that the cricket outfield should be freely available for public use when cricket matches are not being played. One response questioned why the recreation ground had to be locked when a football match is being played. Others made suggestions that the football and/or cricket and/or croquet should be relocated to the new sports hub to free up the Sports Club's land for parking and other purposes.

The proposals for a building to accommodate a new sports club and community hall on the recreation ground generated a number of comments. One asked whether there was a need for a community hall in addition to the existing Public Hall, and another questioned whether these two halls would be in competition with each other. With the new community hall being in the same building as the Sports Club it will be important to ensure it is not perceived as being only available to sports organisations. In terms of details, there was a wish to see the streetscape of Elmfields Gate improved, particularly by removing the fencing, and there was concern about the potential for noise and light pollution from the additional parking spaces affecting nearby housing.

Other comments included requests for bike racks at the public halls, and for decent accessible toilets near parks and sports facilities.

### ***Sports Hub***

Responses to the proposals for a Sports Hub were predominantly supportive, though a few questioned the need for it, on the ground that existing sports facilities in the town are already underused. However more generally there was a wish to see more detail of what is being proposed.

There were suggestions of alternative ways of providing for sports – such as keeping sports on the existing Winslow Centre site, or using the land adjacent to the railway station for sports.

Some respondents were concerned about safe access to the proposed Sports Hub, particularly for pedestrians crossing Great Horwood Road, and others that it was too far away for some older residents to get to. There was also a suggestion it would contribute to traffic congestion in the area.

Some thought the site was too big, others that it was not big enough and had no room for expansion.

Suggestions of additional features that the Sports Hub should offer included a ball-kicking area, a skate park and other interesting activities for young people, a multi-use games area (MUGA), a 3G pitch and

a full-sized croquet lawn. There were requests for it to include an indoor room for martial arts on a matted area, and also suggestions that a swimming pool would be good.

Others suggested that the area should be landscaped with publicly accessible paths suitable for dog walking, maybe with a small lake and a café – and even a sculpture trail was suggested.

There was concern about the potentially adverse impact on neighbouring houses of any floodlighting and evening noise – and criticism that the proposal will involve a loss of green space and farmland, and have an adverse impact on wildlife.

There was concern about how the Hub would be managed and that it might be a private rather than public facility, with high user charges.

### ***Winslow Centre***

Three principal concerns arose from these proposals

- A new Health Centre is seen as being the top priority for the town as the existing facilities are no longer fit for purpose and already have insufficient capacity to meet demand.
- A wish for a large public area of usable green space to be provided, primarily in response to a perceived shortage of green space for housing built recently to the west in the Glade and Grange areas.
- Difficulties of vehicular access to and from the site via Avenue Road and/or Park Road, with no alternative vehicular access routes apparently being considered.

### ***A new Health Centre***

For the proposed Health Centre it was felt that just having a site allocated in the NP was not sufficient – there needs to be a commitment from the NHS and the 3W Health practice to make it happen very soon. There were questions about whether new development was being asked to pay for it, and some lack of confidence that 3W Health supported it. There were some who felt that Norden House and the existing Health Centre could be refurbished to meet the requirements. And there were questions about the future of those two buildings if the new Health Centre is to be built on the Winslow Centre site.

Several respondents said that the new Health Centre must be fully accessible, and supported by adequate provision for car parking.

If it was not possible to site the Health Centre in this location, then alternative sites suggested included one adjacent to the railway station, or one in a more central location in town (on the existing football pitch), or even (with the Library) on a site alongside Little Horwood Road.

### ***The Community Library***

Whilst there was support for retaining a library at the Winslow Centre, some suggested that a site in the town centre (such as the now vacant bank building) would be preferable to make the library more accessible and add to footfall in the town centre. There was no suggestion of there being any close links between the library and other proposals for the Winslow Centre site. Other sites suggested for a library were at the Sports Hub or in a new community centre (presumably implying on a site within the Heart of Winslow area) or (with a health centre) alongside Little Horwood Road.

There were many comments that the existing library did not need to be reprovisioned on the site as the existing building is perfectly good. However if a new library were to be built at this location, it should include a café and a meeting space.

### ***Extra-care accommodation***

Support for this aspect of the proposals was subject to several caveats. Some thought that too many units were being proposed, whilst others saw the benefit of aiming for about 85 units. There was a suggestion that such accommodation would be much better spread in smaller units through the community rather than in a single development.

[Note: Some respondents asked for clarification of the meaning of “extra care housing”. It is also known as assisted living, and is a type of “housing with care” in which the occupant retains independence while being able to access assistance with tasks such as washing, dressing, going to the toilet or taking medication. VALP is expected to include a requirement for 83 extra-care units to be built on part of this site.]

### ***Other issues with the Winslow Centre site***

There were many responses suggesting that the Rugby Pitch and/or parts of the Winslow Centre site should be allocated as green space, particularly for residents of the Glade and Grange housing areas. Some suggested a small community hub might be possible, and any green space here should provide for dog exercising and walking. An additional children’s play area, and possibly a community garden area, were also suggested, as well as a MUGA.

The suggestion of having a full-sized Croquet lawn attracted both support and opposition. Those supporting it noted that it would need access to toilets and somewhere in which visiting teams could be provided with teas (a synergy with a café in the library, perhaps). Those opposing it thought that it would not be the most appropriate use for any green space when there is a need in the area for more active recreation space, noting there was already a croquet lawn (though not full-sized) on the recreation ground or that there must be an opportunity for croquet to be provided for at the Sports Hub.

Comments were made that the development of this area would be unsustainable, that it would displace wildlife from the area, and that environmental improvements were necessary such as a communal pond and wildlife-friendly green spaces. There was also some concern about what impact the proposals might have on the residential amenity of neighbouring properties.

### ***Site Access difficulties***

This was clearly a significant concern to a lot of respondents, and not only to those who live in Avenue Road and Park Road. Only two responses suggested potential ways of delivering an alternative access route to the site, though each would raise other problems.

## **Traffic and Transport**

### ***The Rail Station***

There was broad support for the restoration of the railway and the construction of the new station – notwithstanding concerns about the need to undertake significant environmental mitigation for the evident loss of trees and wildlife habitats that has happened along the route. It was suggested that the station’s environmental credentials could be much improved if solar panels were installed on the car park.

A key issue of concern is the need for adequate reasonably-priced parking on site, alongside space for passengers to be dropped and picked-up, and for taxis and buses to serve the station. This will need to be accompanied by measures to prevent rail user parking in residential or town centre areas, or on the verges of roads.

There was also concern about the ability to increase parking provision in future should this be required, and a suggestion that at least part of the existing EWR construction compound on Furze Lane be retained as a potential overflow car park.

Facilities suggested for location near the station included a coffee shop, a small supermarket, and a children’s nursery.

There was concern that the plan to run trains to/from Aylesbury had disappeared from the immediate proposals and this needed to be challenged.

There was still a question about whether the line will be electrified, and there was concern that the route may be used by heavy freight trains overnight generating disturbance for those living near the line.

### ***Town centre parking***

Opinions about town centre parking were quite divided – some thinking more parking capacity is needed (particularly to help retail businesses prosper), whilst others suggesting that there was already sufficient provision.

The plans for 50 extra spaces to support the proposed combined Sports Club and community hall on the Recreation Ground, that would also provide additional capacity for town centre users when not otherwise required, also divided opinions.

However there are few realistic options to provide more parking in the town centre. One suggestion was to make Greyhound Lane a multi-storey car park, whilst others suggested parking that is more distant from the town centre – at the Winslow Centre, at Norden House, at Piccadilly or on the edge of the town.

At the same time, there were suggestions for more parking controls – particularly on Elmfields Gate between High Street and Cricketers Row. Concerns about parking problems on Sheep Street and Horn Street were also mentioned, with the possibility of the need for a residents’ parking scheme in those areas. There was also a suggestion that parking should not be permitted in Market Square to make that into a public space. Others suggested that enforcement of existing restrictions should be increased, and pavement parking prohibited.

Retention of a free period for short-stay parking was seen to be important, but charging for longer-stay users was suggested as a way of making more spaces available for those wanting to do business in the centre. It was also suggested that some High Street parking could be prohibited at peak times to reduce traffic congestion.

Within all the town's car parks there should be disabled and family spaces as well as spaces equipped with charging points for electric vehicles.

### ***Cycleways and paths***

Footpaths are recognised as being a strong feature of Winslow's townscape – and creating more of them and having more cycleways was broadly welcomed. A suggestion was made for trying to establish a Winslow Greenway by connecting together green pathways. The proposals for a cycle route link with Great Horwood that does not run alongside the existing road was seen as good – but creating a circular cycle route in some way would be even better. Looking further to the future, cycle routes to Granborough and even Aylesbury were suggested.

However there was criticism that cycleways are expensive, need to be maintained, and the existing ones are not well used. Parts of the Winslow – Bletchley cycleway have become muddy and need maintenance, whilst the section of this route through the Public Hall and Greyhound Lane car parks is said never to be used. There was also concern about the roadside nature of the Winslow – Buckingham route which makes it a safety risk for young and inexperienced cyclists.

There was a suggestion that rural cycleways (such as Winslow – Buckingham) should have path lighting. And cycle racks are needed in the town centre.

Turning to footpaths, there were several comments about the need to extend the path northwards alongside the A413 from STFS to the allotments, and also to find a way to provide a footpath alongside Furze Lane.

On Great Horwood Road, there was a request for a path to connect with the existing older houses west of the road, whilst the new houses to the east of Great Horwood Road should also have a foot and cycle route into Winslow under the railway near The Spinney if at all possible.

It was suggested that the NP should include a plan of all paths, walkways and green spaces including the ones that will be reopened after the railway construction works are finished.

### ***Traffic-related issues***

Many commented that traffic volumes in the town are already high and include significant numbers of heavy lorries as well as farm machinery which create congestion through the narrow parts of the High Street, Sheep Street and Horn Street. The need to conserve the historic heart of the town, to promote its retail centre and improve its pedestrian environment indicates the need for some form of by-pass route. Some noted that it was disappointing that the previously proposed relief road from Piccadilly to Little Horwood Road had been abandoned more than 20 years ago, as it is now needed. Concern was expressed about the level of traffic generated by an enlarged Winslow also having an impact on Great Horwood and Little Horwood in particular, as well as on the usage of the A413 both north and south.

It was recognised that the scale of development proposed will also involve significant construction traffic over the coming years, whilst the occupation of the new developments will inevitably increase traffic on certain routes such as the A413, Great Horwood Road, Furze Lane, Station Road and Lowndes Way.

Many respondents anticipate significant traffic problems arising at the Great Horwood Road, George Pass Avenue and Furze Lane junctions with the A413 – with various suggestions for roundabouts or traffic signals being put forward. These issues are compounded by the pedestrian, cycle and vehicular

traffic generated by the school at opening and closing times, and will be further exacerbated by traffic generated by the railway station and the employment sites proposed in this area. This needs a comprehensive solution, not just piecemeal tweaks to the traffic arrangements.

Measures to slow traffic on the northern A413 approach to the town were suggested including extending the speed limit to the allotments north of Furze Lane. Some even suggested that a 20mph limit should be applied to all roads in the town, whilst others suggested that more enforcement is needed of existing speed limits.

There was criticism of the absence of space for cars delivering and picking up children at Sir Thomas Fremantle School.

Roads in the Grange and Glade areas are considered to be too narrow and parking spaces there too small, providing lessons for all future housing development sites. There was also a wish to see Furze Lane bridge widened.

For pedestrians there is a general plea to improve the condition of pavements, which are very uneven, so that walking in the town is a more attractive option. Concern was expressed at the poor arrangements for pedestrians crossing the petrol station forecourt, and at the lack of pedestrian crossings on Burleys Road, Verney Road and Elmfields Gate.

Bus services are currently thought to be inadequate, with buses often full at peak times and unreliable. There is a need for more buses to discourage car use. Measures should be adopted that will encourage maximum use of walking, cycling and public transport.

One respondent put in a plea for the plan not to ignore bridleways, whilst another respondent suggested that the NP should consider the traffic and parking implications of autonomous vehicles and even delivery robots.

## **Settlement boundary**

[Note: several respondents commented about apparent errors or omissions in the map which appeared in the consultation leaflet. The western edge of the settlement boundary runs along Furze Lane, and not to the side. There is an unfortunate inaccuracy at the south-western corner; the proposed settlement boundary continues to exclude Glebe Farm and runs past the rear of the gardens to the houses in Langley Close. The southern section, including part of Granborough Road, was omitted for reasons of space: no change to the existing boundary is proposed in that section.]

Many respondents recognised the importance the settlement boundary has on controlling where local development can take place. Extending the boundary only in the North of the town was broadly welcomed by most respondents, though some would prefer to resist these changes. Several commented on how the feel of the small market town might be lost, whilst others were concerned about the loss of farmland (and in one case, specifically the loss of some of the few remaining ridge-and-furrow fields in the area).

Some respondents, however, thought that the boundary should be extended further (with suggestions of Glebe Farm, or west of Furze Lane) in the hope that this would allow more green space within the town.

Among other comments, there was a suggestion that extending the boundary could lead to potential ribbon development, and another noting that the town centre would no longer be in the middle of the town. There was a plea that the boundary must not be allowed to creep ever further outwards and a thought that it was really meaningless as it can and will be changed again in the future.

## **Environmental policies**

There was a wide range of responses on this topic :

- No special measures needed
- Don't drop environmental policies for sustainability and tackling climate change
- Be bold and brave and go beyond national standards (eg Wildlife Trust standards)
- Set up comprehensive environmental monitoring.

It was suggested that WTC should provide information about best practice in biodiversity, energy efficiency and carbon reduction, and should help to turn climate emergency declarations into actions.

As suggested above, all new developments including the railway station should be equipped with electric car-charging points – for houses this should be at each house or each parking space. All houses should be fitted with solar panels and should use air-source heat pumps for central heating. One response suggested that a wind turbine should be installed at Redfield – make Winslow unique!

Lost wildlife habitats need to be replaced elsewhere. It was suggested that the number of trees in the town should be increased, with street-side trees and a tree canopy policy for all new developments. Swift bricks, bat boxes, hedgehog highways and wildlife corridors should be promoted, along with the use of green walls and permeable driveways.

Human well-being should be a key target, for which the preservation of existing green spaces and the creation of new ones in association with new developments is important.

The historic core of the town needs to be conserved and promoted.

Someone asked if we are sure there is sufficient capacity at the local sewage treatment works to handle the flows from extra development without risking pollution incidents?

## **Matters to be omitted from the revised WNP**

Whilst most of those responding were content for the suggested sections to be omitted from the revised WNP, there were some who variously wanted the NP still to include a Local Green Spaces policy, a Children's Nursery policy, a Community Land Trust policy, an Assets of Community Value policy and a policy seeking a larger supermarket.

Other responses noted that housing seems to get priority over everything else, and one (reassuringly) that it is still possible to rely on the wisdom of town councillors.

## **Other issues raised in responses**

### ***Issues not referred to in the consultation***



Concerns about the housing proposals for the Oxford-Cambridge arc even though the expressway has been cancelled.

Is it possible for the secondary school to expand to meet growing local need?

Could the town council look out for land to buy as open green space?

Post Covid there is a need to look again at the adequacy of recreation spaces within the town.

The Government's White Paper in 2020 and other guidance from the Government has stressed the importance it is attaching to Design Codes, and has suggested that communities' NPs could or should concentrate on this aspect. In view of this it was suggested that it might be advisable to obtain expert help to deliver a Design Code for Winslow.

### ***Process-related matters***

A range of complimentary comments were submitted :

- Good attempt to make the best of what's available.
- I applaud the work that has been done ... current WNP has served us well ... important to have a revised WNP following set-up of the new Local Plan.
- the WNP seems to support what we need.
- thank you for your hard work which balances the needs of our town.
- in line with national proposals for Neighbourhood Plans.

However there were also many more cautious general comments :

- It is limited to what you can do – if the County or Government want something different we won't stand a chance.
- an odd time to revise the plan as the pandemic has brought a period of unexpected change to how many people live their lives.
- important to have a plan that looks at the longer term needs of the town, but it must be constantly revised ... it needs to be a dynamic document.
- more complex issues than can be described on four pages of A4.
- greater definition and clarity would make interpreting, understanding and potentially agreeing to the plan easier.
- to draw up a plan for the future ... so soon is not correct. I think many people ... will be asking for more time.
- We wholeheartedly supported the original WNP but wonder if it is really worthwhile when it so obviously needs a drastic update only 7 years later, and before many of the original proposals have even been implemented.

There were also pleas for more radical thinking :

- think outside the box. Think of others rather than self-interest and preservation. Look at what is wrong with the social fabric today .... This is an uninspiring plan which... is not there to serve the needs of those that use [the town] but of those whose land it sits on and the construction companies who build it.

- Now is an opportunity to propose ambitious plans to provide for the long term future rather than piecemeal changes to existing outdated infrastructure (Public Hall).
- Too restrictive with no foresight.
- It needs more focus on the young, economic regeneration and growth.
- It would be good to see more experience and expertise brought in to support the development of this plan ... to make Winslow not only a nice place to live but also an active community where people can engage in sport and physical activity easily .... The lean towards employment feels outdated and perhaps represents the age and views of the town council members rather than the population and newer residents.
- The revisions largely accept the reduction of Winslow to a giant housing estate and railway car park, and don't include much for revitalising the town with more employment, more shops and more visitors to one of the most attractive and interesting town centres in Bucks.
- The biggest change to Winslow in many years is the return of the railway but this is not considered in the plan.
- Town is growing disproportionately towards a social and affordable demographic. Crime is increasing.
- Be prepared for challenges from developers wanting other areas designated [for housing]
- Where will development take place after 2033?
- Understandable that Winslow may wish to do only a minor update to align [its NP] with the VALP. However an alternative approach would be to proactively grasp the opportunity to develop a longer term vision and seize the initiative on strategic growth that will inevitably be part of the Buckinghamshire Local Plan.
- We need to fight some of these government proposals made by people who have an agenda and do not live in these places.

## Conclusions and steering group comments

This document presents a structured summary of most if not all of the individual points made in responses to the recent consultation. As one response noted, the scope of the proposals is much more than could be fully described on just four pages of A4 in the consultation leaflet – but as a first consultation, it is reasonably clear what are the most significant local concerns that the Neighbourhood Plan Review Steering Group need to consider in detail.

Some respondents expressed surprise that the NP needed to be revised “so soon” after the existing one was made, while others were frustrated by the lack of ambition and longer-term vision in the proposals. The legislation expects NPs to be updated every five years or so (and ours has already lasted seven years since it was made). Once VALP is adopted, it will become the most recent and, for that reason, most important, planning policy document for the area – and the existing NP will lose influence in any planning decision making. It is therefore necessary to update the NP as soon as possible after adoption of VALP for it to become the most recent policy document, and thereby regain its influence and weight in planning decisions within Winslow.

We know already that a further revision to the NP will be required once the Buckinghamshire Local Plan is adopted (expected in 2025) which will set longer-term requirements for development throughout Buckinghamshire. By then changes in planning law are likely to have been introduced and to have made a significant change to the context of NPs, and hopefully there will be much greater clarity about proposals for development across the Oxford – Cambridge Arc. So the current review of the NP is deliberately only intended to be a minor review of the existing NP.

The one topic on which there was unanimity among all those who commented on it was the need for the preservation of, and if possible increase in, the green space available in and near the town. Many were hostile, in particular, to the plan to build on the rugby pitch. Other topics on which there were numerous comments, though they were not unanimous – and in some cases there were widely divergent views – were:

- the number of new houses Winslow is expected to accommodate, and the consequent increase in traffic;
- the nature and scale of the retail offering in the town;
- whether Winslow should aim to provide employment for its residents or become a dormitory town;
- whether the sites allocated for employment are appropriate;
- the parking and traffic pressure the new station will bring with it, and whether there should be more parking provision in the town centre;
- the facilities which will be provided at the station;
- the proposed move of the children’s playground into Tomkins Park;
- the plans for the Winslow Centre, and in particular the future healthcare provision;
- the proposals for the Heart of Winslow;
- the detail of what is to be provided at the Sports Hub; and
- that Winslow should set high environmental standards.

Some respondents will be disappointed that some of their specific comments cannot be taken into account because they stray onto matters which are outside the scope of a Neighbourhood Plan. Nevertheless such comments are helpful in pointing the Town Council to other issues which are of concern within the community.

Many respondents whose comments were against the scale of housing growth, or the allocation of housing to particular sites, will be frustrated that these are not matters that a revised WNP can take on board. Seven years ago the community of Winslow adopted its first NP with an overwhelming vote of support at a referendum – and the allocations of land in that NP can only be changed if there is a very material change in circumstances within the town. There have been no such big changes, and therefore the allocations of land in the existing NP will remain substantially unchanged in the revised NP. In particular, the allocation in the current NP of the rugby pitch for about 75 houses cannot be changed by simply amending the NP; such a change can come about only if the landowner requests it, or there is a material change in the planning context.

The most significant change proposed to the allocations in the current NP is the addition of housing on land east of Great Horwood Road, where VALP specifies that at least 315 homes should be built. The allocation has been considered at a public inquiry, following which it was confirmed, and it is not now possible for WTC or local residents to change it, for example by omitting it from the new NP. Since the NP initial consultation took place, Buckinghamshire Council has concluded that they are minded to grant the two outline planning applications which cover the WIN001 site (subject to conditions). However, for procedural reasons a further consultation has to take place before these decisions can be confirmed.

The other significant change is the enlarging of the site allocated for a Sports Hub, and the relocation of the business park allocation, to the west of Great Horwood Road – brought about following Buckinghamshire Council's detailed review of the originally proposed site which it found to be too small to accommodate the sports it has to relocate there alongside the necessary protection of a significant wildlife reserve in the middle of the site.

The steering group understands that Buckinghamshire Council (BC) will be publishing and consulting on its proposals very soon. The fundamental requirement is for BC to make, as a minimum, like-for-like provision for those sports facilities that will be displaced from the Winslow Centre site – a move endorsed by the policies in the current NP. It is not possible at present for the steering group to respond to other comments about the site, save to say that WTC has already indicated to BC that it wishes to invest in a skate park and, if possible, other facilities for younger residents though some (for example a youth club) might be more suitably accommodated in the Heart of Winslow.

Development of the Winslow Centre site is also part of the current NP, but some of the detail has evolved over the past 7 years. It is clear that there is considerable concern about access to and from this site, however, and this needs to be resolved before any development takes place there.

The most important aspect of the proposals is to allocate a site for a new Health Centre – and to find a way to ensure that it is implemented as soon as possible given the inadequacy of the current premises at Norden House and the adjacent health centre. However, the NP can do no more than allocate space for health provision. WTC cannot provide health facilities, or specify what is provided; that is the province of the NHS. Fortunately the landowner, Buckinghamshire Council, has indicated that it is willing to make a suitable site available, and it is already in discussions with the local Clinical Commissioning Group in the NHS and with 3W Health, both of whose support for this development will be essential.

Retention of a Community Library in the town is also important – but it is clear that there could be benefits if it were to be located in the town centre rather than at the Winslow Centre site, and this option will be discussed with Buckinghamshire Council.

The provision of extra care accommodation on the Winslow Centre site appears to be accepted with some understanding why it is now set to provide about 85 units rather than the 30 previously anticipated.

Alongside all this there is pressure to ensure there is a significant allocation of usable open green space for recreational purposes on the Winslow Centre site, alongside the maintenance, enhancement and extension of the wildlife zone that lies between it and the rugby pitch.

The Town Council's proposals for enhanced community facilities in the Heart of Winslow area have been reached only after extensive consideration of all achievable options. However, while there is broad support for the proposals, it is clear that more have expressed opposition to the proposed relocation of the children's play area into Tomkins Park than have expressed support for it. The Council has already asked its architects to look yet again at whether there are any other ways of achieving the goals that have been set for providing better community facilities in this area.

At the time of the consultation the plans for improving the Public Hall had not been finalised – but these have now been published in a planning application submitted to Buckinghamshire Council. The advice the Council received was that a more ambitious project – adding a second storey, demolition and replacement or a scheme combining two or more of the buildings around the existing car park – would be prohibitively expensive, and these ideas have not been pursued.

The driver for the new children's playground to replace the existing one, leaving space for extra car parking, is that no new or extended community building will be permitted if it does not provide sufficient additional parking spaces to meet its own needs. The additional parking is a requirement of the planning rules, and cannot be avoided. The only available space near to the Sports Club large enough to accommodate the required parking spaces is the site of the playground. Some respondents suggested alternative sites for parking, but they are all too remote, too small or unavailable to WTC. Further detail of WTC's proposals for the provision of additional and enhanced community facilities will be published in the near future.

On-street and some off-street parking is controlled by BC, as the highway authority, and it also owns the Market Square and Greyhound Lane off-street car parks; WTC makes an annual payment to BC so that parking at Greyhound Lane remains free of charge. The Public Hall car park is owned by WTC. It will remain WTC's policy that adequate disabled parking should be available and its plans include the provision of more bike racks at the Public Hall and elsewhere. The approved plans for the station include a small shop unit and a two-deck car park accommodating 365 cars, plus motorcycles and bikes. At present WTC has no information about the level of parking charges which will be imposed, over which it will have no control.

The proposals for allocating land for employment generated diverse responses. It seems clear that there is a demand for local workshop-style units which will accommodate businesses displaced from the older Station Road business park as well as new small businesses. And there is a hope that perhaps some larger businesses will be interested in the sites available adjacent to the railway station and/or on Redfield Farm. However there is a lot of uncertainty about future employment arrangements post-Covid – so maintaining the availability of suitable land on which businesses can be established remains important.

Another key issue identified from the responses is a concern about the scale of development in the north of the town, and whether the road network will be able to handle the volume of traffic this will generate. This in turn leads to concerns about traffic through the town and how this can be managed

better (or diverted elsewhere) in order to protect the historic retail centre and improve its pedestrian environment. WTC will seek to impress on Buckinghamshire Council the need for a comprehensive rather than piecemeal approach to address these overlapping concerns.

There is also feedback which suggests that the nature and scale of road and parking provision within the Glade and Grange areas is not adequate and this needs to inform all future housing developments. At the same time there is also concern that these areas are deficient in open green space, the importance of which has greatly increased over the past year of lockdown. These and other comments highlight the need to ensure that there are adequate policies in place to address environmental, ecological and climate-change concerns.

Several respondents commented in detail about environmental policies, and there was some opposition to the proposed dropping from the NP of those policies which appear in the current NP. However, the steering group does not intend that the policies themselves should be dropped: the latest revision of the National Planning Policy Framework (NPPF), published in February 2019, contains comprehensive guidance, particularly in section 15, about the preservation of green, and other biologically important, spaces. It provides a clear, consistent and enforceable framework for such policies. We have suggested dropping the relevant policies from Winslow's Neighbourhood Plan because, in the absence of some special feature peculiar to Winslow, there is nothing we can realistically add to the national policies, and it is best practice not to duplicate policies between National, Local and Neighbourhood Plans. The NPPF is at [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf). It would not be possible for Winslow to insist on policies which go further than national government requirements as they would be open to challenge by developers. WTC does, however, have an environmental policy which encourages several of the measures suggested by respondents: see <https://www.winslowtowncouncil.gov.uk/climate-action.html>.


The steering group will look carefully at cycling provision within the town. WTC has no control over cycle tracks outside the parish, but has been in discussion with the promoters of the developments east of Great Horwood Road to ensure there will be an off-road cycle and footpath connecting both with the paths at Buckingham Road and potentially with existing paths to the north of the site leading to Great Horwood.

These, and many other concerns identified from the responses to the consultation, will inform the Steering Group's preparation of a pre-consultation draft Plan over the coming months. During that time some further explanatory information may be published to ensure that the next round of consultations is as fully informed as possible about the topics dealt with in the revised NP. Regular updates will be e-mailed to those who have asked to be kept informed about the NP review, and will appear on WTC's website at <https://www.winslowtowncouncil.gov.uk/neighbourhood-plan.html>.

Following the next round of consultation, a final draft version of the NP will be prepared for submission to Buckinghamshire Council. That will then be the subject of a formal consultation before being considered by a Planning Inspector and (if the Inspector considers it to be necessary) a local referendum; only then will the new WNP be approved (or not).

## APPENDIX E Copy of Regulation 14 consultation booklet – January 2022

This information was presented in a 16 page A5-format booklet.




### Winslow Neighbourhood Plan 2022-2033 Pre-submission Consultation

#### Have your say

Let Winslow Town Council know  
your views – they all count!

### For more information

The following documents can be downloaded from  
[winslowtowncouncil.gov.uk/neighbourhood-plan.html](http://winslowtowncouncil.gov.uk/neighbourhood-plan.html)



- full text of the pre-submission draft Plan
- full text of policies within the pre-submission draft Plan
- a schedule of the principal differences between WNP2014 and the revised Plan
- a draft State of the Town Report, providing background information
- a draft Environmental Assessment for the revised Plan


A printed copy of any of these documents can also be obtained from the Town Council offices on request.

A copy of this booklet in a larger text format (as a PDF) can also be downloaded from the web site or obtained in print from the Council's offices

A copy of all these documents can also be consulted during normal opening hours at the Town Council's office at 28 High Street, Winslow or in Winslow Community Library during the period 10 January to 28 February 2022.

If Covid restrictions permit then drop-in consultation sessions will be organised during January and February – please see the Council's noticeboard or web site for details (which will also be posted on the "Winslow UK General Enquiries Group" on Facebook).

**There is no response form for this consultation.** If you support or object to specific proposed policies, or wish to suggest a change, then please let us know in writing either



- by e-mail to [plan@winslowtowncouncil.gov.uk](mailto:plan@winslowtowncouncil.gov.uk) or
- by letter to the Town Council,  
28 High Street, Winslow MK18 3HF.

**The consultation closes on Monday 28 February 2022.**  
Published by Winslow Town Council on 10 January 2022  
[winslowtowncouncil.gov.uk](http://winslowtowncouncil.gov.uk)

About a year ago Winslow Town Council launched a review of the existing Winslow Neighbourhood Plan (WNP2014) which was made in 2014 and covered the period 2014-2031. A town-wide consultation was undertaken following Covid-secure methods – using a leaflet which was delivered house to house and to local businesses and organisations, inviting comments to be submitted on-line, by response form, by e-mail or by letter. More than 300 responses were received, containing several thousand individual comments about issues and policy options for a revised Winslow Neighbourhood Plan.

A revised Plan is needed because a new Local Plan covering Aylesbury Vale (the Vale of Aylesbury Local Plan 2013-2033, or VALP) was adopted in September 2021. It provides the strategic planning framework policies for the area, some changed from the area's earlier Local Plan and some new – and these need to be reflected in our Neighbourhood Plan. WNP2014 was due to be reviewed about five years after it was made, but it was deemed more sensible to wait for the new VALP in order that its policies could be taken fully into account. In addition, a number of WNP2014's policies have been overtaken by events since 2014. Even since the consultation early in

2021 there have been changes to national planning guidelines and to some planning legislation.

Having considered all the consultation responses, the Council has concluded that the review should be limited to relatively minor updates of WNP2014 rather than a more significant change. An additional reason for this conclusion is that the revised Plan will have a relatively short life, as Buckinghamshire Council is required to create a new Local Plan for the whole of Buckinghamshire by 2025 – and this will trigger a further, and potentially more significant, review of Winslow's Neighbourhood Plan in 3-5 years from now.

### This consultation

A draft of the revised WNP has been written and we now need to seek the community's view on the revised policies which are proposed. A summarised form of the proposed policies is set out in this leaflet, together with a brief explanation. The complete draft of the Plan with the policies in full and significantly more explanatory text, or an abridged version focusing on just the full policies, can be downloaded using links on the Town Council's web site at [winslowtowncouncil.gov.uk/neighbourhood-plan.html](http://winslowtowncouncil.gov.uk/neighbourhood-plan.html).

Alternatively a printed copy of either of these additional documents can be supplied on request from the Town Council's offices.

Also available for download (or as a printed document on request) are

- A draft State of the Town Report, providing background information
- A draft Environmental Assessment for the revised Plan
- A schedule of the principal differences between WNP2014 and the revised Plan.

**IMPORTANT:** The wording of the numbered policies in this document (shown in bold) is a summary of the full text of those policies which appear in the full Plan.

There is no response form for this consultation. If you support or object to specific proposed policies, or wish to suggest a change, then please let us know in writing either by e-mail to [plan@winslowtowncouncil.gov.uk](mailto:plan@winslowtowncouncil.gov.uk) or by letter to the Town Council. **The consultation closes on Monday 28 February 2022.**

All consultation responses will be considered by the Council, and the draft revised Plan will be amended where the Council considers this is possible and appropriate, to take account of the comments received. Once this is done, the submission version of the Plan will be sent to Buckinghamshire Council, who then take control of the remaining stages of the process.

Buckinghamshire Council will arrange a further formal public consultation and will then appoint an independent professional Examiner to consider whether the Plan meets the relevant legal requirements. The Examiner may decide that some details of the Plan need to be revised, or may tell Buckinghamshire Council that the Plan contains sufficient changes to the nature of the Plan that a referendum should be called to approve (or not) the proposed Plan. At the end of this process, and assuming the Plan is approved in any referendum which may be called, it will be Buckinghamshire Council's decision to "make" the Plan – and it then becomes part of the Development Plan framework for the Winslow area.



## Where can development take place?

The revised Plan maintains a Settlement Boundary within which it is expected that all new development will take place. The only change to this Policy from the proposals in the earlier consultation leaflet is that the boundary now includes the existing Tinkers End group of workshops, an important employment site. Redevelopment of that site is in prospect which, when completed, will deliver more jobs for the town. The settlement boundary is also extended in the north to include the WIN001 housing area east of Great Horwood Road which was allocated by VALP, and to increase the previously-designated Sports Hub site which has been found to be insufficient to accommodate the required sports facilities whilst protecting important wildlife habitats within it (and this moves the adjacent employment site westwards).

### 1: A Spatial Plan for the Town

A Winslow Settlement Boundary is set out on the Policies Map (see pages 8-9), with the aim of:

- (a) directing future development in the town 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 in the town.

Proposals for development outside the settlement boundary will be supported only when this cannot be avoided.

#### Abbreviations used in this booklet :

BC	Buckinghamshire Council
VALP	Vale of Aylesbury Local Plan 2013-2033
WNP	Winslow Neighbourhood Plan 2022-2033
WNP2014	Winslow Neighbourhood Plan 2014-2031
WTC	Winslow Town Council

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## Making provision for new housing

The new Local Plan (VALP) requires Winslow to accommodate more housing and to meet these requirements the new plan adds to those already in WNP2014 one new housing area (east of Great Horwood Road) and increases the number of extra-care homes to be built on the Winslow Centre site.

### 2: Housing Developments and Allocations

Land is allocated for housing development (subject to conditions) in the plan period to 31 March 2033 on the following sites:

- (a) approximately 65 dwellings on land off Station Road, comprising a mix of predominantly two- and three-bedroom homes;
- (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;
- (c) approximately 83 extra-care dwellings on land at the Winslow Centre; and
- (d) at least 315 dwellings on about 20 hectares of land to the east of Great Horwood Road comprising a mix of one-, two-, three- and four-bedroom houses and one- and two-bedroom bungalows and apartments.

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

Site (a) maintains the allocation that was made in WNP2014.

Site (b) is also an allocation that was made in WNP2014, but recognises the need to protect the existing wildlife area and therefore the site area and capacity have been reduced accordingly. The rugby pitch must be re-provided at the Sports Hub (policy 6), road access must come from Furze Lane and a financial contribution to local highway (including pedestrian and cycle routes) improvements is expected.

Site (c) is part of the Winslow Centre mixed development (Policy 9). VALP has required the increase to a target of 83 dwellings.

Site (d) has been allocated in VALP, and it is subject to a range of conditions including a Design Code. Outline consent has already been given to one part of the site, and is expected to be granted for the other part in the very near future.

This Policy now omits from the corresponding list in WNP2014 the development to the east of Furze Lane (the Grange), which is almost complete, and the development on Granborough Road, which is under construction.

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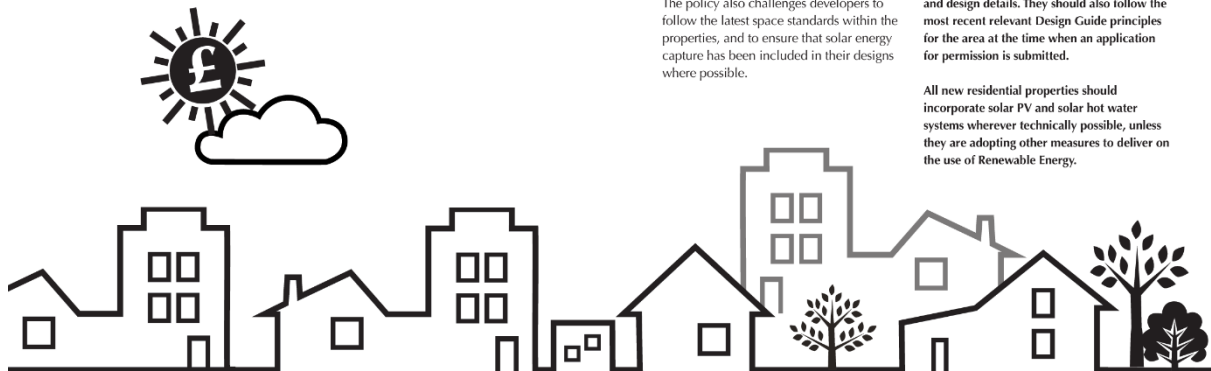
## Providing affordable housing

The revised WNP continues the expectation of WNP2014 that 35% of new dwellings should be affordable housing. Of these 25% should be First Homes (formerly known as starter homes) and 60% should be affordable housing for rent. These figures exceed the minimum requirement of VALP. The new policy therefore provides for:

### 3: Affordable Housing

The Plan 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.



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## What design of housing will fit in Winslow?

Housing in Winslow is generally two or three storeys high, with only a few four storey buildings. So the guidance in the Plan retains 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. Those principles, which are still in the course of development, will be set either nationally or by Buckinghamshire Council.

The policy also challenges developers to follow the latest space standards within the properties, and to ensure that solar energy capture has been included in their designs where possible.

### 4: Housing Design

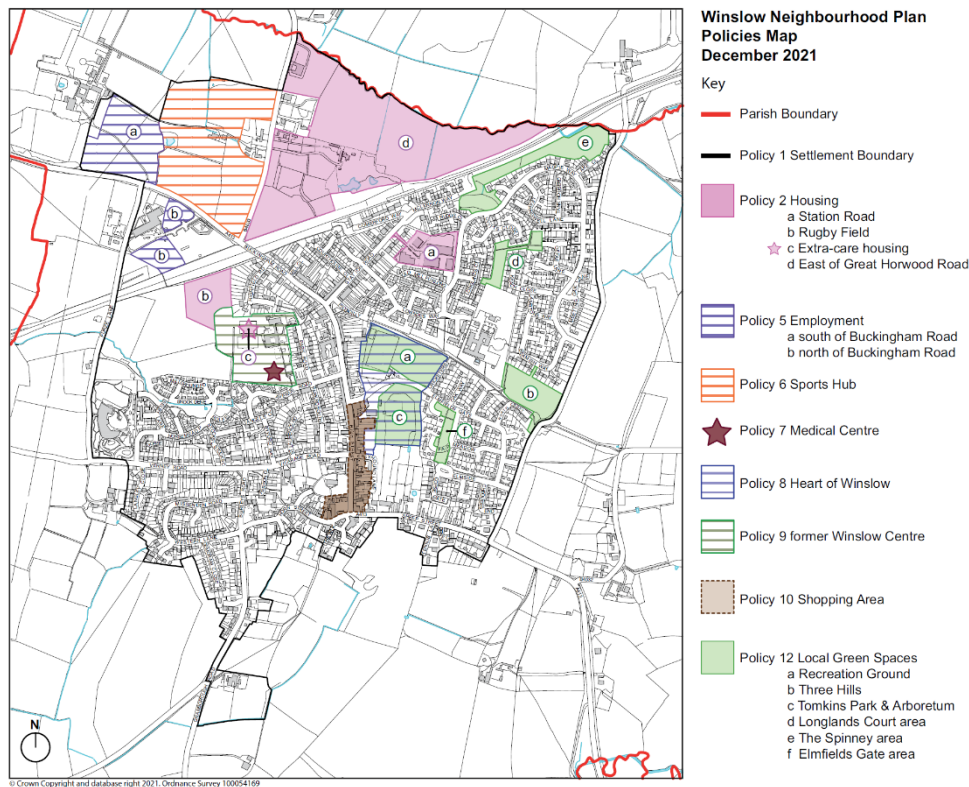
Housing developments in, or within the setting of, the designated Winslow Conservation Area will be supported provided they respect or enhance the character and appearance of the area, as set out in the published Appraisal of the Winslow Conservation Area.

For all other housing development, this same 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 incorporate solar PV and solar hot water systems wherever technically possible, unless they are adopting other measures to deliver on the use of Renewable Energy.

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## Where will people work?

Winslow is far from a sustainable town in that it has fewer jobs than workers to fill them, so many commute out of town for their work. The two employment sites allocated in WNP2014 are retained, although the site north of Buckingham Road has been moved westwards to accommodate the extension of the site for the proposed Sports Hub (Policy 6). The Plan also now recognises the cluster of workshops at Tinkers End which could provide additional jobs in the future.

### 5: Employment

To make Winslow a more sustainable community the town needs more jobs, and so sites are allocated for employment purposes at:

- (a) approximately 1.5 hectares of land south of Buckingham Road, for General Industrial, Storage or Distribution and Commercial, Business and Service uses;
- (b) up to 4.2 hectares of land north of Buckingham Road for Commercial, Business and Service uses.

A master plan covering site (b) incorporating vehicular, cycle and pedestrian access, and adequate car, motorcycle and cycle parking spaces, will be required before any development commences – and it must integrate with the master plan for the Sports Hub (Policy 6).

## Additional provision for sport and recreation

This Policy repeats WNP2014's allocation for a new Sports Hub, but work since 2014 has shown that part of the site originally proposed cannot be developed for ecological reasons. The overall site therefore has been enlarged to about 10.5ha to accommodate all the sports facilities which are to be moved from the former Winslow Centre area. The larger site will also accommodate other

### 6: Sports and recreation facilities (the Sports Hub)

A site of about 10.5 hectares is allocated for the relocation of a range of sports facilities that were associated with the former Winslow Centre; these will form the core of a new Sports Hub. The facilities to be relocated include a rugby pitch, a football pitch, three tennis courts and a multi-use games area (MUGA) suitable for activities such as netball. In addition, this site may provide other recreational facilities, such as leisure paths suitable for walking and Park Run events, a skate park, an adventure playground and a small playground for young children. A building

recreational opportunities, including a long-awaited skate park, as well as significant recreational green space with walking routes. The project is led by Buckinghamshire Council (the land owner) who have recently held a public consultation about the details of their plans.

Other sports and recreational provision is in the Heart of Winslow (Policy 8).

is expected to accommodate toilets, changing rooms, a function room and a café, together with storage for sports and ground maintenance equipment.

A master plan for the whole site will be required to incorporate vehicular, cycle and pedestrian access, adequate car, motorcycle and cycle parking spaces, circulation space and space for spectators and land to be reserved for ecological purposes to protect existing species and to maintain and enhance bio-diversity on the site.

## A new medical centre?

The Plan stresses the urgency of finding a way to provide a new medical centre into which 3W Health's surgery (whose existing premises in Norden House are no longer adequate or fit for purpose) can be relocated. A site has been earmarked for this on the former Winslow Centre site, but agreement still has to be reached between the NHS and Buckinghamshire Council before any development can begin.

### 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). This must have sufficient capacity to meet the needs of the area both now and into the future.

## Social and recreational needs

The area around the western end of Elmfields Gate is the focus for the community's social and recreational activities, and a simple policy provides support for the preservation and enhancement of these facilities.

### 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.

## Reusing the former Winslow Centre site

In early 2022 Buckinghamshire Council is expected to launch a public consultation about its plans for development of this brownfield site. This Policy seeks to cover the core components of the intended mixed 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, along with an area retained as local green space. There may also be space for some additional housing, but the Policy does not make any allocation for it as a detailed traffic assessment will be required to demonstrate that traffic generated by such housing can be accommodated on local roads before any development can proceed.

## 9: Site of the former Winslow Centre

The site of the former Winslow Centre is allocated for a mixed development comprising a medical centre to replace the facilities currently accommodated in Norden House and its adjacent Health Centre building (see Policy 7); the town's Community Library; space to accommodate other public services; a development of extra-care housing comprising about 83 apartments and/or bungalows; and a retained area of public open space for recreational uses and habitat protection (see Policy 12). If any additional development is proposed on this site then 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).

Before any development takes place on the site, all sports facilities on the site will need to be re-provided elsewhere (see Policy 6). A detailed master plan and Design Code for the whole of this site, together with the adjacent Rugby Field site, must be agreed before any development commences.

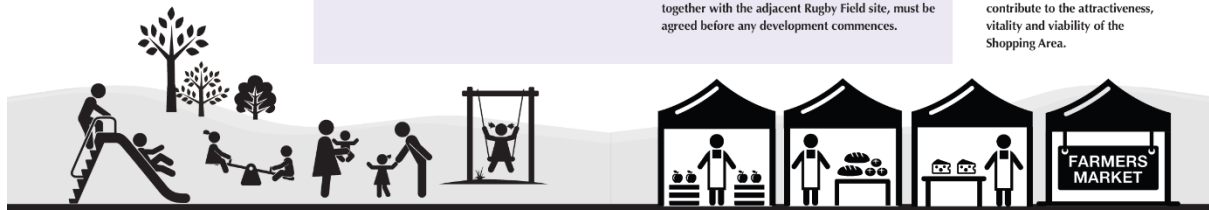
## Maintaining a viable town centre

The shopping area defined in the Plan 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.

### 10: Winslow Shopping Area

Proposals which aim to protect and promote the viability of the town centre and its shopping area will be supported if they:

- encourage the maximum possible retention of existing retail premises within the Shopping Area; or
- 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.



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## Transport related issues

VALP sets the key traffic and transport policies for the town, and WNP cannot add to or alter them. However, it does set out a requirement for bus stops to be within 400m walking distance of all new properties, and it provides for a contribution from developers towards the provision of additional public transport services when that is 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.

### 11: Traffic, Transport, Cycle Routes and Parking

All developments will need to comply with VALP's Transport Policies T5 and T6. Developers will be required to make appropriate capital and/or revenue contributions to ensure public transport is available within 400m walk from all new properties. Cycle-paths (combined with footpaths where appropriate) should

be an integral feature of all major new developments, creating links with the town and with existing national and local cycle routes. The cycle route within the housing development east of Great Horwood Road (Policy 2(d)) must connect with the Winslow to Buckingham cycle route, and create the first stage of a route to Great Horwood. Provision for electric vehicle charging is required in association with all developments.



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## Preserving the town's environment and heritage

The qualities of the town rests on its environment and heritage, and the Plan emphasises the need for well-considered landscaping of all new developments to deliver a range of environmental benefits. It also stresses the need to protect the quality of the town's conservation area. The designation of Local Green Spaces has been reviewed to ensure that it is consistent with current policy guidance. Areas of open space to be provided at the Winslow Centre site and the Sports Hub should be candidates for designation as Local Green Space in a future revision of WNP.

### 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 bio-diversity 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 (LGS) designation applies to the following locations, as shown on the Policies Map:

- the Recreation Ground, to the extent so shown;
- Three Hills;
- Tomkins Park & Arboretum;
- land between Longlands Court, Keach Close and Offas Lane;
- land off Maggie Way (including The Spinney); and
- land off Elmfields Gate (Fair Meadow and Pampus Green).

Land to be identified as public open space on the Winslow Centre site and at the Sports Hub should be considered for designation as LGS in a future review of WNP.

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**All residential properties within the Parish (2390)**

**Non commercial organisations in Town (27)**

Winslow Guides  
Winslow Freemasons  
Norden House Surgery  
Health Centre  
Winslow Library  
Shaftesbury Court  
Swan House  
Buckingham Constituency Conservative Association  
Winslow Fire Station  
Winslow & District Community Bus  
Men in Sheds  
Winslow Chamber of Trade  
Winslow Charities  
Winslow Big Society  
Friends of Winslow Health Centre  
Lions Club of Winslow  
Rotary Club  
Royal British Legion  
Winslow Sports Club  
Winslow Tabernacle  
Winslow Christian Fellowship  
Gregg Smith MP  
Sir Thomas Freemantle School  
Furze Down School  
Winslow C of E School  
St Albans RC Parish  
St Laurence Parish Church

**Businesses in Town (79)**

Lakers Nursery  
Taylor French Development  
St Laurence Shop  
Gulf/Londis Petrol Station  
Martin Nye Accountant  
Country Garden Florists  
Ironmongers  
Lloyds Pharmacy  
Florence Nightingale Hospice Charity  
Ask Legal Financial Services

The Fancy Gift Company  
Winslow Kebab House and Pizza  
The Cutting Corner barbers  
Aromas Chinese takeaway  
Heritage and Sons/CPJ Field Funeral Directors  
ASC Financial Solutions Ltd  
Camox Flooring  
Unique Pets  
Harrys of Winslow Butchers  
Winslow Co-op  
Royal Mail  
SY@54 Hair salon  
We Deliver News.com  
James' Kitchen  
Sambrook Carpets  
Brain Clark Opticians  
Blue Monsoon Indian Restaurant  
Happy Friar Fish and Chips  
Ma's Cottage Malaysian and Thai Takeaway  
White House Dental Studio  
Windmill Vet Centre  
NA Norman Accountants  
Aristocuts Hair Salon  
Beauty Confidential  
Flourish Clinical therapy  
Tabernacle Bookshop  
Alexander and Co Estate Agents  
The Florist  
N and B Nail and Beauty Salon  
The Farm Deli  
Mercy in Action Charity Shop  
Zealous Tattoo  
The Otherworld Gallery  
Fleur Botanical  
One Stop  
Beautifully Different Boutique  
Winslow Dental Practice  
Cutting Corners barbers  
Stratfords Dry Cleaners  
Maria @ No 2  
The Bell Public House  
Winslow Cafe and Bistro  
The George Public House  
The Collection Cocktail and Wine Bar  
James Dougall Jewelers  
Wilkinson Estate Agents  
Mood  
Amy's Hair and Beauty  
V Antiques  
Red Eye Events

Scotts Trading  
Hardwood Flooring  
Mahabharat Indian Restaurant  
KGB Car Body  
Jacob Martin Cars  
BBM Quality Used Cars  
Bucks LW  
A Perkclip Office Surveys  
PF Taylor and Co  
Popkakery  
M and M  
Station Car Wash  
Dans Autos  
Chapman Auto Services  
Croft Design Studio  
TMO Reclaim  
J and A Lee Car Body Repairs  
Chubby's Chip Shop  
Body & Soul Therapy

#### **Businesses outside of Town (17)**

Gigaclear Ltd  
BT Group plc  
Western Power Distribution  
BC Electrical Techniques Ltd  
L&Q Estates  
Land Chain  
W E Black Limited  
Armstrong Rigg Planning  
Land & Partners Limited  
Gladman Developments Ltd  
Thrive Homes Ltd  
Southern Gas Networks  
East West Rail Company  
Anglian Water  
Co-operative Group  
Crevichon Properties Limited  
Michael Hancock (Developer)

#### **Organisations outside of Town (23)**

Buckinghamshire Council  
Department for Transport  
Vale of Aylesbury Housing Trust  
Homes England  
Natural England  
Environment Agency  
English Heritage  
Network Rail Infrastructure Ltd

Highways Agency  
Mobile UK  
Buckinghamshire Healthcare NHS Trust  
Buckinghamshire CCG  
Buckinghamshire LEP  
Buckinghamshire Business First  
Buckingham Town Council  
Aylesbury Town Council  
Great Horwood Parish Council  
Little Horwood Parish Council  
Swanbourne Parish Council  
Granborough Parish Council  
East Claydon Parish Council  
Padbury Parish Council  
Whitchurch Parish Council

### **Individuals (3)**

Three individual non-residents requested informal consultation materials and were therefore included in the pre-submission consultation circulation.

## APPENDIX G Precis of responses, replies and actions arising from Regulation 14 consultation – March 2022

#	Comment	Response	Proposed Action
1	Objects to housing on rugby field and the 83 care homes on former Winslow Centre site, because there is insufficient green space in Winslow especially on West side of town. Adverse impact on wildlife that has taken over these sites. Also objects to new Sports Hub as it is the other side of main road from STFS.	Housing on the two sites has been allocated by the existing WNP2014 and by VALP. BC's proposals for a new Sports Hub build on what was already in WNP14 – and is the subject of a separate more detailed consultation by BC. Provision for crossing points between STFS and Sports Hub already exists.	No changes proposed
2	Concern that there is no reference to EV charging points	Pointed to policy 11 and VALP policy T8 which covers this matter – and notes WTC intention to provide EV charging in its car parks.	No changes necessary
3	Not keen on Skate Park and would prefer Lido and paddling pool which would be used by more people. Concern that housing makes best use of land – few larger houses, higher density maisonettes. Cycle paths need to be as wide as possible for safety – and notes problem with dogs on such paths. Low usage of boules terrain, croquet lawn and outdoor gym equipment suggests these areas could be reused. Glad to see requirement for solar panels to be fitted to new housing.	Skate Park has been a long-standing request from earlier plans and is still asked for. Almost all leisure provision appeals only to a certain section of community. The provision in Winslow caters for many diverse interests. Water-based leisure provision has not been considered as it has a high maintenance cost. Housing numbers have been set for each site and the densities required are less than those which have proved to be uncomfortable in the Grange and Glade developments. Cycle paths will be required to follow national design guidelines.	No changes proposed
4	Little change from ideas in initial consultation leaflet. Still concerned at insufficient green spaces. Acknowledged response provided on this point, suggesting that a green space rather than any more playgrounds would be better use of land at Winslow Centre. Asked if rugby field could be purchased to protect it from development.	Explained that there will be green space on the former Winslow Centre, but plans for the area need to be agreed before a Local Green Space designation can be applied. BC is expecting to include a Neighbourhood Play Area and some green space on the site. Rugby field could not be afforded, and removing housing allocation from it would mean that the modified WNP could not be made – so the existing WNP would remain in force with the allocation of this site for housing.	No changes proposed
5	Praise for clarity and presentation of proposals and support them. Two concerns : parking associated with the new railway station and need for appropriate controls in surrounding area. If Sports Hub parking is close to station then that could help meet need. And on the Winslow Centre could the medical centre include a Community Hospital for patients not needing full hospital service (eg: pending discharge) and for minor surgery.	Explained the planned car park at the station will accommodate 360 vehicles which is more than sufficient for the foreseeable future – and the plans for Sports Hub do have car parking nearby which could provide for any overflow in long term. Community Hospital was implied in WNP14 but NHS no longer favours this, so our focus is on meeting local needs for GP services.	No changes proposed

6	At first glance plan simply adds more housing, but has removed any reference to a small supermarket, and WNP14 has not delivered a new medical centre nor a new sports facility over the past 7 yrs.	The modified Plan delivers the Strategic Policies set by VALP and provides framework for others to deliver what the community requires – the NP cannot itself make things happen. The small supermarket policy is no longer relevant as the opportunity to re-use the Public Hall site no longer exists, and the Co-op has already expanded its shop. The Plan continues to seek a new Medical Centre but the funding for this is a matter for the NHS, and it includes an expanded Sports Hub proposed by Buckinghamshire Council.	No changes proposed
7	Plan is uninspiring – more houses and businesses but nothing to bring outsiders into the town. Insufficient shops, green spaces, walking and cycling routes. Town needs a new large green area for picnics, walking, cycling and larger facilities for the toddlers. An exciting area to do the park run. The skatepark is the only benefit for teenagers	Plan provides the framework to enable others (public authorities, developers, local businesses, local property owners, etc) to deliver viable benefits for the town. The proposed Sports Hub will offer not just sports pitches (and a network of paths which would be suitable for Park Run events) but also a considerable amount of parkland around those pitches on a site of more than 10 hectares. The town will also regain soon the use of footpaths and green spaces that have been inaccessible during work to resurrect the railway line.	No changes proposed
8	Background of Policies Plan does not show current Bloor development We do not have enough open land and places for children to ride bikes, play football and dogs to be exercised. The new sports hub is too far away for children to go independently.	The Plan is overlaid on the most recent OS map for the area. It has not influenced any policy making – but we will find a way to address the concern in the final version.	Modify background or overlay of policies map
9	Developer wishing to use the land south of Buckingham Road for housing rather than employment, referring to a planning application for this which had been submitted to BC.	An extended response was provided which set out WTC's rationale for retaining the classification of this site for employment purposes. Subsequently BC has refused planning consent for the application submitted.	No change proposed
10	Supports the draft Plan, and the fact that WTC has decided to make this only a relatively limited review of WNP 2014 given the Bucks Local Plan is due to be adopted by 2025.	acknowledged	No changes proposed



11	Concern about lack of school capacity to meet needs from new housing. Suggests provision should be made for a museum in the town.	As the strategic housing requirements are set by Bucks council's VALP, we have to take on trust that BC will make provision for sufficient school capacity to meet increasing demands. The town's schools may need to focus increasingly on accommodating students living in Winslow rather than neighbouring villages. To date there has been no strong interest in establishing a museum in the town, nor is there a self-evident location for such a museum.	No changes proposed
12	All looks very well thought out.	Acknowledged	No changes proposed
13	Broadly supportive. Station Road site should not have a vehicular route through it to avoid it being a rat run at school start/finish times. Notes the issue identified elsewhere with the background to the Policies Plan not showing recent development. Not all open spaces are shown (such as along the brook in Stocks Lane) Note no reference to STF School closing its sixth form – leaving a need for other training provision for that age group. Ought to seek rear access for properties alongside former Winslow Centre site on Avenue Road and Park Road to mitigate access concerns.	Station Road site is already subject to a planning application and the principle of a through road has already been accepted as necessary for various logistical reasons. The Policies Map is overlaid on the most recent OS map for the area. It has not influenced any policy making – but we will find a way to address the concern in the final version. The areas designated as Local Green Space have to be more than just incidental areas within a development. Loss of sixth form at STFS is not a specific planning issue but we will consider referring to it and the need for alternative training opportunities. Plans for the former Winslow Centre site will be the subject of further consultation by BC in due course. The policy sets out concerns about access and the need to mitigate any consequential problems.	Modify background or overlay of policies map. Consider making reference to closure of STFS sixth form and the need for training opportunities – this probably fits best in the text below policy 5 Employment
14	Lack of green space particularly to enable dog to be exercised off-the-lead	Conscious of the issue particularly as a result of paths and green spaces being closed during work to restore the railway line – these should come back into use in the next few months. The Sports Hub proposed by BC will provide an area of more than 10ha of parkland within which various sports pitches and courts will be situated, along with an extensive network of paths for walking and cycling. See separate consultation on this by BC.	No changes proposed
15	Will there be a community gym at the sports hub?	Referred to BC consultation about the details of the sports hub	No changes proposed

16	<p>Broadly support and thank those who drafted Plan.</p> <p>Source of the material in section 2 (Winslow History web-site) should be acknowledged.</p> <p>Important to link the east of WIN001 with The Spinney at the north-east corner of the existing town in order to increase integration of the new and old areas of development.</p> <p>Concern about the traffic conflicts that will arise in the area around the new station, Sports Hub and WIN001 – and suggests need for radical solutions</p> <p>Station Road development should also have access through to Magpie Way</p> <p>Strong support for the requirement to secure a new Medical Centre for the town with adequate parking.</p>	<p>Section 2 is almost identical to the WNP14, but we will acknowledge its source.</p> <p>WTC is already discussing a path between WIN001 and the Spinney with Network Rail whose agreement will be required to establish this.</p> <p>Traffic issues fall outside the remit of a Neighbourhood Plan, and the way that such matters are dealt with incrementally from one development to the next does not lend itself to a more comprehensive vision for a wider area.</p> <p>The Station Road site for housing is already the subject of a planning application and that includes a road connection through the site from Station Road to Magpie Way.</p> <p>The medical centre is an agreed priority but its delivery is wholly dependent on NHS funding.</p>	<p>Section 2 has been updated and the foreword from CB makes reference to Winslow History web site.</p> <p>Suggest adding a reference to the wish to create a pedestrian and cycle link between the east of WIN001 and the Spinney – adding this to Policy 11.</p>
17	No mention of station and its likely impact on the town	<p>There are references to the station in various parts of the Plan, but there is no specific policy as the Station and its car park have already been granted planning consent and are now under construction. Do you have any specific suggestions for related policies which we should consider?</p>	No changes proposed
18	<p>An impressive document.</p> <p>Emphasise the need for new medical facilities. Also support proposals to secure better bus services, and the location of new housing as infill or near the railway station</p> <p>Consider use of empty High Street properties for meeting rooms – note that the area around the Market Square has much reduced footfall since several key premises have been vacated.</p>	<p>WTC is pushing for a new medical centre but the key to this is the funding required from NHS.</p> <p>The use of High Street properties for meeting rooms would not raise specific planning issues. It is something that should be considered.</p>	No changes proposed

19	<p>No mention of Public Hall and its refurbishment.</p> <p>Car parking an issue in town centre – but no mention of possible two deck structure on Greyhound Lane car park site.</p> <p>Concern about traffic around the new station.</p> <p>Disappointment that VALP trumps many of the things that local residents might want.</p>	<p>Public Hall is referred to in para 4.39 and its refurbishment already has planning consent. This and the plans for a new community and sports pavilion are consistent with Policy 8.</p> <p>Town Centre parking is contentious – but our consideration suggests that it would not be possible to have an affordable two-deck car park on the Greyhound Lane site as it is adjacent to both the conservation area and the grounds of a Grade 1 listed building, and rear access to High Street properties would be a significant constraint. Overall little capacity could be gained from a two deck structure.</p> <p>Traffic issues around the station are not a matter for the Neighbourhood Plan, and it may be that what is being perceived is little more than a change from a rural setting to an urban one as developments take place in the area.</p> <p>VALP does set strategic goals which WNP must deliver.</p>	<p>No changes proposed</p>
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20	<p>Please acknowledge the source of the material in paras 2.1 to 2.11 as being the Winslow History group's web site.</p> <p>Support having a road through the housing proposed for the Station Road site, and comment on difficult traffic conditions at Station Road / Lowndes Way junction.</p> <p>Note that the former Gasometer site is not allocated for any development.</p> <p>Strongly support the plan to extend the Sports Club and move the children's playground.</p> <p>Strongly support the plan to recognise Tinkers End as an employment zone,</p> <p>Push for path connecting East of WIN001 to The Spinney to integrate WIN001 better with the existing town.</p> <p>I fear the Station is going to be Winslow Parkway Station, taking people out but not bringing them in, and doing nothing to boost business in the town while causing parking chaos. Will need good information and pedestrian signing for visitors.</p> <p>WTC should investigate making accommodation available at 28HS for a museum and archive store. Information boards and a signed walking route around the historic part of the town,</p> <p>Protect some ridge-and-furrow areas as link to town's history.</p> <p>Improve view of Winslow Hall from Arboretum if possible, and consider acquiring Home Close as open space.</p>	<p>We will happily acknowledge with thanks the source of the opening section of chapter 2.</p> <p>Station Road housing site is already the subject of a planning application which includes a road linking Station Road with Magpie Way.</p> <p>There is no allocation appropriate for the Gasometer site but it is a brown field site and any reasonable proposal for its development would be considered.</p> <p>WTC is already in discussions with Network Rail about the potential to establish a new path between the eastern end of WIN001 and The Spinney area.</p> <p>We believe that the 360 space car park proposed for the station will be more than sufficient for the foreseeable future, and there is potential for overflow onto parking at the Sports Hub. Your thoughts about additional information and signing for those arriving at Winslow does need to be considered.</p> <p>The idea of housing an archive and potentially a museum at 28 High Street is certainly worthy of further consideration but WTC has not found a way to install a passenger lift to make the upper floor accessible. This and your thoughts about the usefulness of additional signs within the town, and your desire to see some ridge-and-furrow areas protected are not matters for the Neighbourhood Plan but will be referred to WTC's Amenities Committee. Improving the view of Winslow Hall may also prove to be difficult given the legal protection given to the trees in the Arboretum and the trees nearer Winslow Hall not being controlled by WTC.</p>	<p>Source of section 2 now acknowledged in the foreword.</p> <p>Additional policy to establish a path between WIN001 and The Spinney</p>
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21	<p>Wasn't aware of the Plan until now. Extremely concerned about large and unsightly apartment blocks anywhere near Buckingham Road.</p> <p>Any new residential development south of the railway should comprise dwellings that are traditional brick built detached, semi-detached or terraced houses and should not be more than 2 storeys in height, with sufficient parking to avoid pavement parking.</p> <p>Retain all green spaces for recreation and lots of trees.</p> <p>The Senior School in Winslow has reached capacity, has no sports facilities at all and no parking or drop off area for parents, and Buckingham secondary schools are also full.</p> <p>The idea of continually and relentlessly building new housing is unsustainable, whilst the road system in the area is in poor condition and cannot cope with the traffic flow as it is at present.</p>	<p>Sorry you were not aware of the earlier consultation about the Plan which was distributed to all houses and promoted through posts to the local Facebook page and on the WTC web site.</p> <p>The housing proposals in the draft Plan are required by the Local Plan's strategic policies. The Plan contains design guidance which relates to the conservation area appraisal – which highlights many of your concerns; however there are three and even four storey properties in the historic part of the town.</p> <p>The Plan aims to retain all existing public open spaces and also makes provision for the new parkland setting for the Sports Hub covering more than 10 ha.</p> <p>The provision of school places is a matter for the Local Education Authority – and they are aware of the housing allocations which Winslow is required to accommodate, and therefore the demands this will generate for school places. STFS was designed as a compact school with all-weather playing areas rather than sports fields; that was a conscious decision when the school was developed.</p> <p>We note your concerns about traffic in the area. We are not in a position to prevent that development, so we have to do our best to ensure that such development fits in with the existing town in as attractive a manner as possible.</p>	No changes proposed
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22	<p>Main concern is lack of green space available to the Bloor homes development, particularly for dog exercising. Also concerned about moving the children's playground into Tomkins Park. Background of policies plan does not show recent development by Bloor homes.</p> <p>The plan proposes providing facilities for children (Skate Park), sports fans (Sports Hub), but nothing for the significant number of people who just enjoy walking and even watching their dogs play (probably more of these than Skaters, football or Tennis players in the town).</p> <p>Correspondence continued, referring to a wide variety of topics.</p>	<p>WTC believes that the perceived lack of green space has been significantly exacerbated by the closure of many paths and green spaces for work to restore the railway – these closures should come to an end in the next few months. The Plan provides for a new area of more than 10ha of public open space at the proposed Sports Hub which will include sports pitches and courts etc in a parkland setting with a significant network of paths for walking, cycling and dog exercising. BC is consulting separately about the detail of the Sports Hub and responses can still be submitted.</p> <p>The Policies Map is overlaid on the most recent OS map for the area. It has not influenced any policy making – but we will find a way to address the concern in the final version.</p>	Modify background or overlay of policies map.
23	<p>Support the general aims of the neighbourhood plan.</p> <p>Object to any of the housing development going forward without agreement and guarantee of provision of enhance Medical Care facilities. Extensive additional comments related to this same topic.</p>	<p>WTC agrees on the urgency of improvements for medical facilities in the town. In the past few days a planning application has been submitted for a major refurbishment of the Health Centre building to provide sufficient accessible patient-facing accommodation for consultations, treatment and dispensary functions – and this will significantly address the concerns about Norden House not being fit for purpose. It seems unlikely that any further investment will be forthcoming from the NHS for brand new medical facilities in Winslow in the next few years.</p>	No changes proposed
24	<p>Concern about access to the Secondary School site</p> <p>Clarification sent after first response that the concern was access to the former Winslow Centre site</p>	<i>Response related to STFS site – not relevant to the submitted response after it was clarified. No further response was sought.</i>	No changes proposed
25	Request for unofficial views on certain questions	<i>Responses provided</i>	No changes proposed
26	National Highways notes that the nearest trunk road is the A5, some distance from Winslow – therefore they have no comment on the Plan	<i>acknowledged</i>	No changes proposed
27	Buckingham Town Council felt the inclusion of environmental measures such as solar panels was a positive and there were a number of other good ideas noted.	<i>acknowledged</i>	No changes proposed

28	<p>Supportive of the plan, particularly the aspiration to create new sports spaces, children's facilities and community buildings for the town as a whole.</p> <p>Plan is light on the provision of grocery retail stores – current main store is good but feels too small for increasing population. Ideally a larger grocery store would be at/near the high street to enable all local businesses to benefit from increased footfall, but there is limited space to do this.</p> <p>Generally the plan is great, and I would encourage you to do all that you can to push the development along as rapidly as funding will allow.</p>	<p>Explained the background of the previous policy for a small supermarket, which was linked to re-use of the Public Hall which in turn would have been replaced by a large new Community Centre. This was found to be unviable, so the Public Hall is being retained, and the Co-op has enlarged its existing store. We do not believe there is any site in the centre of the town that could be proposed for a supermarket. However, following a recent change in planning rules, there is no barrier to a new supermarket being proposed on any of the employment land allocated to the north of the town (subject to all other planning considerations). Therefore WTC has concluded no special policy is required concerning the provision of a new supermarket.</p>	No changes proposed
29	<p>Historic England does not wish to offer any specific comments at this time.</p>	<i>acknowledged</i>	No changes proposed
30	<p>Number of dogs in the town is creating a hygiene problem with dog poo in public areas</p>	<p>WTC recognises that the temporary loss of footpaths and some recreation areas during the works to restore the railway line has created problems of more dogs on fewer paths. That situation should correct itself in the next few months as the affected paths are reopened. WTC is talking to BC about the possibility of there being a fenced dog exercise area incorporated in the Sports Hub layout, where there will be an extensive network of paths suitable for dog walking. Fundamentally, though, the problem lies with dog owners who should be picking up their dog's faeces and disposing of them in bins or at home. These are not matters that the Neighbourhood Plan can deal with.</p>	No changes proposed

31	<p>Please update me on the council's latest proposal for moving the playground to the arboretum.</p> <p>I feel strongly about the lack of green spaces available to residents. Turning the rugby pitch from leisure space to housing and proposing moving the playground to the arboretum seems short sighted. Urban green spaces, such as parks, playgrounds, and residential greenery, can promote mental and physical health, and reduce morbidity and mortality in urban residents by providing psychological relaxation and stress alleviation, stimulating social cohesion, supporting physical activity, and reducing exposure to air pollutants, noise and excessive heat.</p>	<p>WTC's proposals to create a new Community and Sports Pavilion on the recreation ground, which would displace the children's playground onto a site within Tomkins Park, is still under consideration. WTC is waiting for pre-application planning advice from Buckinghamshire Council.</p> <p>The shortage of green space over the past two years has been exacerbated by the closure of footpaths in the town and into the surrounding countryside whilst the railway restoration work has been under way. These closures should come to an end in the next few months.</p> <p>BC's proposals for a Sports Hub will add more than 10ha of public open space in which the pitches and courts will be in a parkland setting, with a network of paths.</p> <p>The Rugby Field is already allocated for housing in the current Neighbourhood Plan. But our proposed modified Neighbourhood Plan will require Buckinghamshire Council to include some recreation space within its plans for the former Winslow Centre development.</p>	No changes proposed
32	<p>Housing figures in the vision for 2033 suggest the town might have 2465 homes and a population of about 7200, rather than the 2500 homes and 6000 population.</p> <p>With the recognised 'climate emergency' many residents would expect proposals to increase tree canopy cover, particularly along the northern edge of WIN001 (which should be referenced in Policy 2(d)).</p> <p>Error in notation on policies map with employment sites a and b the wrong way round.</p> <p>A reference to privileged information in a further comment is not repeated nor commented on here.</p>	<p>Your thoughts on housing numbers are noted and will be reviewed carefully and revised if necessary.</p> <p>No other respondent (yet) has raised any questions about tree canopy cover. Planning consent has already been granted for development of WIN001, and there will no need for the developer to take heed of any new policy in a modified WNP.</p> <p>We had already noted the error on the policies map to which you have drawn our attention and it will be corrected. Again you are the only person to have drawn attention to it!</p>	<p>Review figures in vision for 2033 section.</p> <p>Consider adding a reference to WIN001 northern boundary to the general tree canopy policy in Policy 12 (and a cross reference in Policy 2 or its supporting text)</p>



33	<p>Object to the use of the rugby pitch for housing. We need green space. Would be nice to have an area dedicated near to the train station and the school for walking, relaxing and childrens activities</p> <p>Thank you - the leaflet I was sent stated they were not needed in the plan which is why I have commented.</p>	<p>The current WNP2014 already allocates the rugby field for housing. It is not possible to remove the housing allocation from this site.</p> <p>BC's proposals for the Sports Hub will create an area of more than 10ha of parkland in which sports fields and courts will be located with a network of paths across it for walking and cycling, as well as areas for picnics, relaxing etc. This is immediately opposite the new railway station.</p>	No changes proposed
34	<p>Would like to petition to keep the rugby field and NOT have any more housing developments in Winslow. Enough is enough. With climate changes haven't we destroyed enough green spaces with HS2 and EWR in this area</p> <p>Perhaps the plan should change to align with current economic and environmental considerations</p>	<p>The current WNP2014 already allocates the rugby field for housing (part of the policy that covers all of the Bloor Homes site) and this forms part of the housing allocation that Winslow needs to deliver to meet the strategic policies of VALP. So it is not possible for us to remove the housing allocation from the rugby field site nor is it possible to remove any of the other housing allocations included in the draft Plan</p>	No changes proposed
35	<p>Supports the proposed Plan. Welcomes inclusion of Tinkers End employment area within Settlement Boundary. Anticipates submitting planning application to clear the site and create new low carbon workshops aimed at local SMEs such as those needing to relocate from the current Station Road business park. Requests that the site is denoted on the policies map.</p>	<p>Thanks for confirming intention to follow through with a planning application to redevelop the Tinkers End site with new workshops as a local employment area. Because the site is an existing employment area it does not require a specific policy in the NP – and therefore is not denoted on the policies map. We will consider carefully your request for a special notation for the site in the Plan.</p>	Consider revising text and policy map covering the Tinkers End site and its notation.
36	<p>Natural England does not have any specific comments on the revised Winslow Neighbourhood Plan.</p>	<i>acknowledged</i>	No changes proposed
37	<p>An extensive (10 page) submission repeating the approach that this consultee had submitted at the initial consultation stage, It seeks the addition of a longer term Spatial Framework which would include development west of Furze Lane which would also open up green infrastructure in that area. All this is in the context of the consultee "promoting land west of Furze Lane for development"</p>	<p>The consultee's interests are recognised, but WTC did not embark on a review of WNP with a view to creating a fundamentally new Neighbourhood Plan. Allocations in VALP and the existing WNP were sufficient to meet the strategic housing needs for the town.</p> <p>WTC believes it should wait to consider longer term issues until the development of the Buckinghamshire Local Plan due to be adopted by April 2025.</p>	No changes proposed

38	Additional housing threatens to cover the few remaining green open spaces, encroaching on essential recreational space. Well-being of residents is of prime importance and this requires sufficient green space. Objects to housing being proposed for the Rugby Field. Concerned about safety of pedestrian access to Sports Hub from A413 in the absence of pedestrian crossings, given speed and volume of traffic.	<p>Explained that housing targets set in VALP include allocations made in WNP2014, and that promoters of Rugby Field and Station Road have invested in their proposals to deliver what was required in the current NP. So those allocations cannot be removed.</p> <p>Loss of green space has been exacerbated by temporary closure of paths for railway works. Plan includes more than 10 ha of new public open space (more than 5 times Tomkins Park area) at Sports Hub which will deliver both sport and recreational opportunities, walking, cycling, running.</p> <p>Development of former Winslow Centre will include an area of Public Open Space with an equipped playground, details of which to be published by BC.</p> <p>Pedestrian access to Sports Hub will be helped by new speed limit on Great Horwood Road, and by signalisation of the pedestrian crossing of A413 where there is a current pedestrian refuge.</p>	No changes proposed
39	The senior partner at 3W Health reflected on the history of the GP practice in Winslow, noting there is an urgent need for accommodation which can deliver sufficient accessible space for face-to-face health care. To attract best quality GPs this ideally would be in premises in which the GPs would have an equity share as now. The urgency of the current need and the lack of any option to have an equity share in premises on the Winslow Centre site, have led to the proposals from the CCG to invest in a full refurbishment of the current Health Centre over the next 12 months. The practice will continue to pursue finding an appropriate site in Winslow that would allow an opportunity in the longer term for a joint development by stakeholders.	<p>WTC recognises the problems faced by 3W Health in Winslow and welcomes the recent decision by the CCG to fund a major refurbishment of the Health Centre building to enable this to provide accessible face-to-face health care services alongside the existing less-than-fully-accessible accommodation in Norden House that can still be used for doctors' offices, telephone / video consultations and administration. It feels that this will address the most urgent concerns about the current premises not being fit-for-purpose, and should have sufficient capacity for the next 5-10 years. We note that 3W Health will continue to search for an appropriate site in Winslow that would allow an opportunity for a joint development by stakeholders suitable for the longer term.</p> <p>In view of this we will make revisions to the relevant policies in the draft modified Neighbourhood Plan to remove references to a new Medical Centre on the former Winslow Centre site.</p>	Revise all references to Health Provision and Winslow Centre to remove the Health Centre element.

40	<p>Glad to see Recreation Ground and Tompkins Park accepted as part of Winslow's green-lungs. Retain as many trees as possible and plant more – focus on native varieties that benefit wildlife. Is there enough car parking proposed as part of Sports Hub? Concerned about possible air-quality issues from employment and traffic alongside Sports Hub.</p>	<p>Plan does not repeat VALP policies such as NE8 covering tree planting.</p> <p>Sports Hub plans include significant amount of space for parking (and an overflow area).</p> <p>Unlikely that employment in the areas near the Sports Hub will generate significant air quality issues – having local employment will help to reduce pollution from travel further away for employment.</p>	No changes proposed
41	<p>Opposed to relocation of Playground to Tomkins Park (as in paras 4.40/41) for several reasons. The Park has become an area for quiet contemplation, it provides families with access to green space for creative play and connection with nature, it's well used by a wide variety of people of all ages, it has significant environmental value that must not be lost, and a playground there will represent a loss of green space. Believes that it would be possible to create better sports club without having to provide parking, and thinks more use could be made of existing meeting rooms throughout the town.</p>	<p>Paras 4.40/41 are illustrative of one possible option to create better community facilities in the Heart of Winslow but they are not a definite policy. WTC is still considering the issues carefully and awaiting pre-application planning advice.</p> <p>The NP has to address difficult conflicting priorities and published a report in December 2021 about the challenges of providing community meeting space alongside the sports club in the centre of town. There are many who have expressed support for WTC's proposals, suggesting it would make the park more inclusive and introduce more children to aspects of nature that can be found in the Park.</p> <p>The use of existing meeting rooms has not been found to work well – users' requirements do not match with what can be made available. Hence the need for an additional function room alongside the Sports Club. Combining the two provides access to funds which would allow the project to happen.</p>	No changes proposed

42	<p>Questions whether there is sufficient opportunity for new employment in the town to increase sustainability given the increases in housing proposed. The Plan makes no reference to parking – a lot of the free town centre parking is occupied by residents’ cars with no management of this demand. Can it be displaced rather than having to provide more parking spaces. Suggests that parking could be on green space to the north side of the recreation ground.</p> <p>It feels that VALP ties the hands of WNP and that Winslow will suffer as a result. Developments should be at lower density to include more trees, landscaping and bio-diversity. The removal of trees from the embankments of EWR appeared devastating. Questioned the relationship between the Sports Hub and the existing sports grounds in the centre of town.</p>	<p>Any increase in the town’s employment will help to improve the town’s sustainability.</p> <p>Car parking cannot be addressed in a NP. As you note there are many residential properties in the centre of town that have no off-site parking and WTC so far has accepted that the town centre car parks have to be used to meet that demand alongside all other demands. Overnight charging could provide to be counter-productive.</p> <p>We note your concern about the possible move of the Playground into Tomkins Park – we think you know it is a complex issue and not one that the NP sets as policy.</p> <p>VALP sets the framework for the NP and it also sets demanding policies on landscape and bio-diversity, for example. As for EWR, that scheme has a major scheme of ecological compensation areas, tree planting and other measures to ensure a bio-diversity gain in the longer term from the project.</p> <p>In terms of Sports facilities the recreation ground and the Sports Hub cater for different activities – the recreation ground has the FA approved ground for Winslow United as well as the cricket pitch and croquet lawn (both of which need level surfaces). The Sports Hub is providing community-use facilities for football, rugby, tennis, netball and other sports, along with space for a skatepark and other recreational activities, all in a parkland setting with a network of paths suitable for walking, dog exercising, running and cycling.</p>	No changes proposed
43	<p>A 6 page letter from the owners of the George Pass Avenue employment plots, arguing that the land should be reallocated for housing.</p>	<p>The response explained that the NP had sufficient allocation of housing land, but still need land for new employment to come into Winslow in order to improve the sustainability of the town. As the NP is being modified rather than replaced, its continued allocation of this site for employment remains appropriate and the opening of the railway station will increase demand for such opportunities that are not available close to stations in larger towns.</p>	No changes proposed

44	Buckinghamshire Council submitted a 12 page list of issues for further consideration in order to make certain sections of the draft Plan more robust. Also includes issues related to the Council's own land interests.	<i>acknowledged</i>	Several changes to be made following further discussions
45	12 page report (plus covers) from a promoter of development indicating perceived errors in the presentation of the Plan and seeking to argue for a site in which they have an interest should be allocated for residential development.	<p>Our NP does not try to anticipate changes in planning legislation as we doubt that these will follow the 2021 White Paper. The draft NP is a modification of the current one and therefore the changes are limited to those which we believe are necessary for the Plan to function well under VALP but taking into account changes in circumstance since 2014.</p> <p>We will review the wording of Policy 1 in the light of your comments, and we will check that our plans will deliver Winslow's housing target from VALP. We do not believe an HNA can be successfully undertaken for a single small town like Winslow which sits in a complex housing market dominated by Buckingham, Aylesbury and Milton Keynes. The cluster size policy in the draft Plan was provided by Buckinghamshire Council.</p> <p>We propose to re-write several policies to avoid duplication or overlap with similar VALP policies.</p> <p>Given that your figures and ours suggest that the housing allocations are sufficient for Winslow to meet its target by 2033 we did not undertake a search for any additional housing land as part of the NP review and do not intend to do so now. Your offer an additional housing site is noted but would only be relevant for a future site search by BC or WTC in relation to the Bucks LP or a future revision of WNP.</p>	Reconsider wording of Policy 1. Remove all aspects of duplication or overlap with VALP policies. Confirm housing numbers.

46	Generally support plan but thinks it is short-sighted to allocate land adjacent to STFS for employment rather than reserving it for an extension to the school. Important to retain green space on the former Winslow Centre site for the benefit of those living in the west of the town. And reserves judgement about proposals to redevelop the Tinkers End Garage site until more details are available.	The land adjacent to STFS was allocated for employment in 2014 NP and this continues that allocation. School has not indicate an interest in expansion and NP cannot reserve land for this possibility. However the school would be able to make a planning case to expand onto that land if they wanted to. The plans for the former Winslow Centre will be required to include usable open space as well as protecting the existing wildlife zone. And any proposals to redevelop Tinkers End Garage site would be dealt with through a planning application when comments can be submitted.	No changes proposed
47	Submission reflects on the NPPG framework for NPs and expresses specific concern that site WIN001 is shown as an Allocation whereas it was allocated in VALP and therefore cannot be shown as an allocation in WNP. Also concerned about some overlap between NP and VALP policies.	WTC accepts that WIN001 should no longer be shown as an allocation in WNP – it was there because VALP had not allocated it when WNP consultations began, and therefore it was retained in the Reg14 draft to avoid public confusion. We are also aware of some overlap between VALP and WNP policies which will require removal. The policies map will also be updated to reflect the different status of WIN001 (as well as other minor changes).	Review Policy 1 and supporting text, and move WIN001 from Policy to supporting text under Policy 2. Consider statement about non-duplication of policies between VALP and WNP. Revise Policies Map to show WIN001 as VALP allocation.
48	Adding names to Green Space petition	<i>acknowledged</i>	No changes proposed
49	Add name to Green Space petition	<i>acknowledged</i>	No changes proposed

50	<p>A detailed response covering a wide range of issues. Settlement Boundary does not make provision for changes in Government policy such as for Oxford-Cambridge Arc. Also questions whether reserve sites should be identified. Housing allocations. Critical of WNP accepting arbitrary VALP requirement for 83 extra-care homes. Also suggests some tweaks to policy wording related to access for the Rugby Pitch and former Winslow Centre site.</p> <p>Supports affordable housing policy.</p> <p>Housing design policy broadly supported but disappointed no expectation of Carbon Neutral housing, nor of a Winslow-specific Design Guide.</p> <p>Employment – policy is supported. Disappointed that AVDC and BC have not provided sufficient support to encourage development of the sites adjacent to the new station.</p> <p>Sports Hub – supported and concerned that the policy is not sufficiently clear that this must be in place before the former Winslow Centre site can be developed.</p> <p>Medical facilities – had picked up the news that the proposal in the consultation was no longer proceeding and that the existing Health Centre is to be refurbished to address the immediate problems for 3W Health’s surgery. Notes that this can only be a stop-gap and that a convenient site needs to be reserved for a future Medical Centre in the longer term.</p> <p>Heart of Winslow – disappointed that this is not a lot more ambitious and much more specific about what is proposed in this area.</p> <p>Former Winslow Centre site – this policy is wholly unsatisfactory. A contrast is drawn between what is in the current NP and what is now proposed – and this generates concerns about traffic access to and from the site, and its impact on existing local residential buildings on Avenue Road in particular. The proposals also retain less green space on this site than under the current NP. More detail is necessary before this is taken further including</p>	<p>Noted that the review led to the decision that it would be appropriate to go for a modification of the existing WNP 2014 rather than a revision of it. The SG did not believe it appropriate to second-guess changes in planning context such as Ox-Cam Arc, as we believe there will be time enough to respond to any new policy directives if and when they come forward. The Plan seeks to minimise change whilst addressing the need to deliver the strategic policies of VALP, and to comply with latest legal frameworks and guidance.</p> <p>The 83 units of extra-care accommodation is a VALP requirement and therefore we have to accommodate it.</p> <p>We will consider carefully the suggested revisions of policies related to the Rugby Field and Winslow Centre, particularly in respect of access.</p> <p>In respect to Housing Design there are specific limitations on what a NP can include – and we have to avoid duplication or overlap with VALP policies. For a Design Guide we do not have the resources to develop a local one – but maybe we will want a local chapter attached to a Buckinghamshire Design Guide in future.</p> <p>WTC continues to champion the allocation of the sites near the new station for employment purposes.</p> <p>Medical facilities – we agree with your assessment that there remains a longer-term need for a new building, though the requirements for health care are going to evolve over the coming years so the stop-gap measure to refurbish the Health Centre does provide breathing space for now.</p> <p>Heart of Winslow – WTC’s current plans are set out in the explanatory text, but as these are not yet firm proposals the policy is deliberately an enabling one. Experience has also shown that it is best not to include too much detail in a NP policy – that should come at the implementation stage.</p> <p>Your concerns about the proposals for the former Winslow Centre site are well understood. As a result of the last minute change in the requirements (thanks to the loss of the medical</p>	<p>Review wording of policies related to Rugby Field and Winslow Centre sites, particularly in respect of access.</p>
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	<p>public consultation. It may be sufficient to require a referendum for the NP.</p> <p>Shopping area – notes the challenges and expresses surprise at the rewording of the policy.</p> <p>Traffic etc – champions the potentially increased role for the Winslow &amp; District Community Bus in providing additional services, with some funding coming from s106 contributions.</p> <p>Environment and Heritage – policy is supported and suggestion made for two other areas to be added to the LGS list.</p> <p>Other matters – critical of losing the childcare nursery policy from the existing NP, and feels that a more visionary policy about a new Community Centre is required to replace the one in the existing NP that has not been taken forward.</p> <p>General – from personal experience of work on the current NP, appreciation for the efforts and diligence of those who have worked on the modified plan. However suggests that more consultation could take place now that Covid restrictions are largely lifted, and believes that the approaches used for consultation for the current plan were very successful back in 2013/14.</p>	<p>centre) this policy is being revised significantly – but again it has to be an enabling policy for a comprehensive development of the whole site, with the detail to follow at the implementation stage. The revision of the Shopping Area policy is a reflection of the way in which the changes in Use Classes rules now affect the conversion of retail to residential space, for instance.</p> <p>The potential role for the Community Bus is not something that can be set out in a Neighbourhood Plan – but we can and do promote it where relevant for new developments such as WIN001.</p> <p>Your suggestions for additional areas of LGS have been noted but we do not believe they meet the criteria that now apply to this designation.</p> <p>We decided that there was no longer a need for a childcare nursery policy – provision of nursery places is now significantly better than in 2014, and there is no hindrance on a nursery being established in various locations in the town should there be a demand for this.</p> <p>Community Centre – you well know that WTC concluded that the proposals for a large new community centre were not deliverable, and therefore a different strategy is being followed under the Heart of Winslow policy. Many consultation responses even suggest that there is already enough community space within the town..</p> <p>Your appreciation of the efforts that have gone into preparing the modification draft of the NP are gratefully noted. We do not believe that the different forms of consultation we have been forced to adopt due to the Covid pandemic has hampered consultation. To reopen consultations now would effectively require the whole process to be run again which we cannot justify.</p>	
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51	<p>A good deal of careful thought has gone into what is really a pragmatic response to the constraints and issues that impact the preparation of a NP. Pragmatic solutions do not always provide sound solutions to major issues. Agrees that a new medical centre is top priority but thinks the proposals are inadequate. More accessible green space and footpaths needed as the town expands. Concerned about possible traffic issues around the Sports Hub, the new station and the new housing on adjacent sites.</p> <p>A reply to our response acknowledged what is unexpectedly happening with the Medical Centre, and welcomes what can be achieved for green space and path provision. He remains concerned about traffic increases around the Great Horwood Road junction with the A413 as that area is developed significantly.</p>	<p>The NP Steering Group recognise that the planning system pushes us into pragmatism.</p> <p>In the very last days of the consultation we received notice from the CCG and 3W Health that the proposal for a new medical centre on the former Winslow Centre site would not be affordable in the next 10 years (and that opportunity therefore will be lost). Instead the NHS is proposing a major refurbishment of the existing Health Centre building to provide sufficient fully-accessible consulting and treatment rooms to meet 3W Health's needs for at least the next 10 years (with Norden House remaining as offices and administration).</p> <p>For green space and walking the proposed Sports Hub will provide a parkland setting for various sports pitches and courts, connected by a path network suitable for walking with or without dogs, running and cycling. This represents a considerable increase in green leisure space for the town.</p> <p>It is an issue within the planning system that each application has to be treated on its own merits and it is very difficult to create a traffic solution to multiple diverse planning proposals that are close to each other. WTC will continue to press for a more holistic approach to this situation in the area around the Station.</p>	No changes proposed
52	<p>A petition read "I believe Winslow needs more Green Space than is allocated in the WNP. I support changing the allocation of Site 2b (rugby field) from housing development to Local Green Space for public recreation. This site should be protected as local green space for current and future generations of Winslow to enjoy." A supporting letter set out the basis of the case put forward by the promoters of the petition. Although the organisers claimed 19 hard-copy signatures had been received along with 655 electronic ones, an assessment of the electronic signatures showed only 178 declared their location to be Winslow and only 118 declared a postcode beginning MK18 3. The organiser claims this under-represents the number of local signatures but did not offer any robust evidence of this.</p>	<p><i>Acknowledged. See Appendix H for full response.</i></p>	No changes proposed

53	As a new resident, raises concerns about traffic and employment. He suggests a town centre site currently occupied by Fire Station and Telephone Exchange as a potential new car park, and suggests a new outer bypass around the north and east of the town. For employment he would expect greater emphasis on increasing employment and particularly on the former Little Horwood Airfield.	<p>The provision of additional town centre parking is difficult and the sites suggested are not currently available, nor likely to become available in the near future. If they were to become available they would be very expensive and it is unlikely that funds could be found to buy and develop them. An inner by-pass proposal for abandoned nearly 20 years ago and the cost of an outer by-pass simply would not be a sufficiently high priority for the funding that would be necessary.</p> <p>The former Little Horwood Airfield lies outside Winslow's Neighbourhood Plan area. It was the subject of a planning proposals about 10 yrs ago, but this was vehemently opposed and did not proceed. Some workshops have been built at Great Horwood at the western end of the airfield.</p>	No changes proposed
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## **APPENDIX H Petition received from “Winslow needs Green Space”**

### ***Petition “Winslow needs Green Space” organised by Ms K Mulhearn and Mr T Boyse***

***“I believe Winslow needs more Green Space than is allocated in the WNP. I support changing the allocation of Site 2b (rugby field) from housing development to Local Green Space for public recreation. This site should be protected as local green space for current and future generations of Winslow to enjoy.”***

The petition was received on 28 February 2022. The organisers claim more than 600 signatures but of these less than 200 could be demonstrated to have a connection with Winslow. Nevertheless the Steering Group recognise the issue raised and the local strength of feeling about it.

### ***Response from Steering Group sent to Ms K Mulhearn and Mr T Boyse on 13 March 2022 by the Chairman of the Neighbourhood Plan Steering Group***

I confirm safe receipt of your petition, which the Steering Group has now been able to consider.

I find your explanation of the manner in which random postcodes are generated difficult to follow, and have to doubt your claim that as many as 673 Winslow residents have signed the petition. However, I do not intend to argue numbers as I accept that there is a significant body of opinion opposed to the planned development of the rugby field, and your concerns merit proper scrutiny.

As you know, the allocation of 75 homes to be built on the rugby field was contained in the Winslow Neighbourhood Plan of 2014, or WNP2014. The Consultation Statement published in advance of the making of that Plan—that is, the analysis of the responses to the extensive consultation exercise which took place during 2013—records that ‘The community recognises that there must be ongoing development of new housing’ and that ‘The continuation of current development on the west of the town is supported.’ Those views led to the allocation, explained in the Consultation Statement in this way:

‘A key issue was the preference for new development to be to the west of the town and this has been addressed [in WNP2014] by Policy 3 in paras 4.25 – 4.30 (land east of Furze Lane) and 4.31 - 4.35 (land at Winslow Rugby Club). These two sites will deliver up to 325 dwellings which represents more than 70% of the total proposed for development in the plan period. Development in this area will be a gradual and natural progression from a current development site. The site offers ample green space and good pedestrian links to the new station, proposed medical centre and town centre.’

I realise you will take issue with the statement about green space, and I will return to it. WNP2014 was subjected to a referendum of all Winslow’s registered voters; 60% of all those eligible voted, and of those 98% voted in favour.

Following the referendum WNP2014 was made by Aylesbury Vale District Council, then the local planning authority, and it governs development within Winslow unless it is superseded—by government legislation, changes in national guidance (the National Planning Policy Framework) or by a Local Plan—in our case the recent Vale of Aylesbury Local Plan, or VALP—or it is formally modified. Modifications can be made only for good reason, for example because a change of circumstance has rendered a Policy incapable of being implemented or followed. A modification cannot be made

because one section of the community—even on your own figures a minority of the town’s population—dislikes a Policy supported in a referendum. That is all the more the case when third party rights would be adversely affected by the modification proposed. The designation of the rugby field as a site for housing conferred a development value on it which a modified Neighbourhood Plan cannot simply take away again. As you know the realised development value will contribute to funding the proposed Sports Hub. If you are to achieve your objective you will need to persuade the owner of the site, Buckinghamshire Council, to forego that development value, and you will need to satisfy the steering group that a majority of Winslow residents prefer the preservation of the rugby field, and its designation as Local Green Space (which currently it is not), to the creation of the Sports Hub if we are to propose corresponding changes to the Neighbourhood Plan.

I now return to the question of green space. A few days ago I walked, at a steady and moderate pace, from the proposed location of the pedestrian access to the Sports Hub on the north side of Buckingham Road (A on the map which appears below), along George Pass Avenue and the footpath running beside Sir Thomas Fremantle School, onto Furze Lane and then to the junction of Furze Lane and the footpath along the northern boundary of Furze Down School (B on the map) which takes just under 7 minutes. From that point through the Glade and Grange Estates to the junction of Stocks Close and Verney Road (C on the map), using the footpath through the estate where possible, took less than a further 6 minutes. From there to Tomkins Park and Arboretum (D on map) along Verney Road, Vicarage Road and through the Greyhound Lane car park, an additional 5½ minutes. If one assumes that to walk from the centre of the Glade/Grange development to one of the access points I have mentioned requires 3 minutes (ie half the time taken to cross from one side to the other) it follows that either the Sports Hub, when it is in existence, or TPA, can be reached within 10 minutes. In fact, there are shorter routes. For example, it is possible to walk from the bridge where Stocks Lane crosses the stream to Tomkins Park, using Stocks Lane, Walnut Tree Close, Angels Close, Avenue Road, the High Street and Elmfields Gate, or from the junction of Hazelton and Stocks Lane to the Park, via the path which skirts the Winslow Centre site, Avenue Road, the High Street and Elmfields Gate, in a little more than eight minutes. The re-opening of the footpath along the southern embankment of the railway line (shown in red on the map) and the replacement of the footbridge will shorten the distance and time required to reach the Sports Hub for some, though I accept not all.

The closing of footpaths during the railway works has affected us all, but I recognise that those who live on the western side of the town have suffered the most. We are told that the paths will re-open during this year. Before it was closed the continuation of the footpath past the northern boundary of Furze Down School, across Furze Lane, led over the railway bed and then across open fields to Addington. It is a path I have used many times myself. It was unusual to find livestock in the fields, and it was therefore normally possible to let a dog off its lead. When the footpath re-opens there will be ample green space available within much less than 10 minutes’ walking time.

You argue that the allocation on the rugby field is not needed to meet Winslow’s housing targets, but that is not so. The total requirement during the VALP period, ie between 2013 and 2033, is 870, of which 382 have so far been built (treating those under construction on the Grange as built), leaving 488 to come. The allocations we have are at Station Road (65), the rugby field (55), the Winslow Centre site (20, replacing those which cannot be built on the rugby field, on which the WNP2014 allocation was 75), Granborough Road (30, including a pending planning application) and east of Great Horwood Road (315), making a total of 485, so we are in fact three short of the requirement. The extra-care homes proposed for the Winslow Centre site are counted separately, and are not included in those figures.

I come, last, to Tomkins Park. It is correct that dogs should not be let off the lead there. That is partly in the interests of those, primarily young children, who dislike exuberant dogs jumping up at them, and partly because a dog on a lead is less likely than one off a lead to defecate out of sight of its owner, an important consideration in a park setting. You have, I fear, repeated the canard that ball games are prohibited in the park: that is not and, to the best of my knowledge, never has been the case. And informal ball games are also permitted on the outfield of the cricket pitch section of the recreation ground when cricket is not being played.

I am not unmindful of the need for green space or of the reasons for that need, so am sympathetic to the motives behind your request. I hope, however, that you will understand from what I have said why it is not possible for the steering group to do as you ask.

Yours sincerely

CLlr Colin Bishopp

Chairman, Winslow Neighbourhood Plan Steering Group

