

# **Winslow Neighbourhood Plan 2022–2033**

**Pre-submission Consultation**

**Have your say**

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

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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.

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## 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](https://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

## 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.

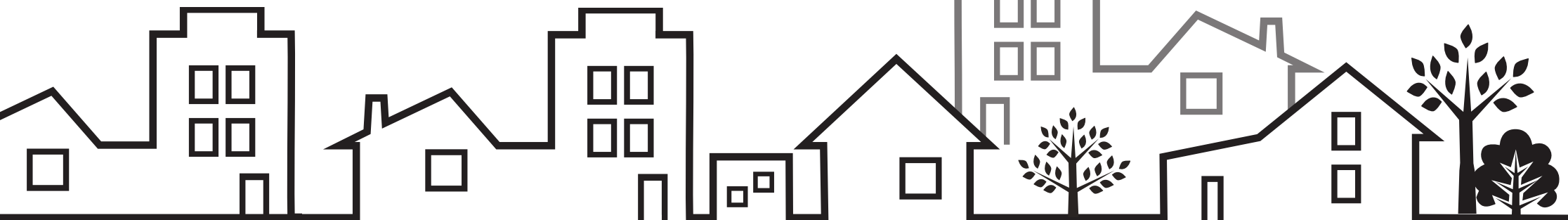
## Providing affordable housing

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.



## 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.**

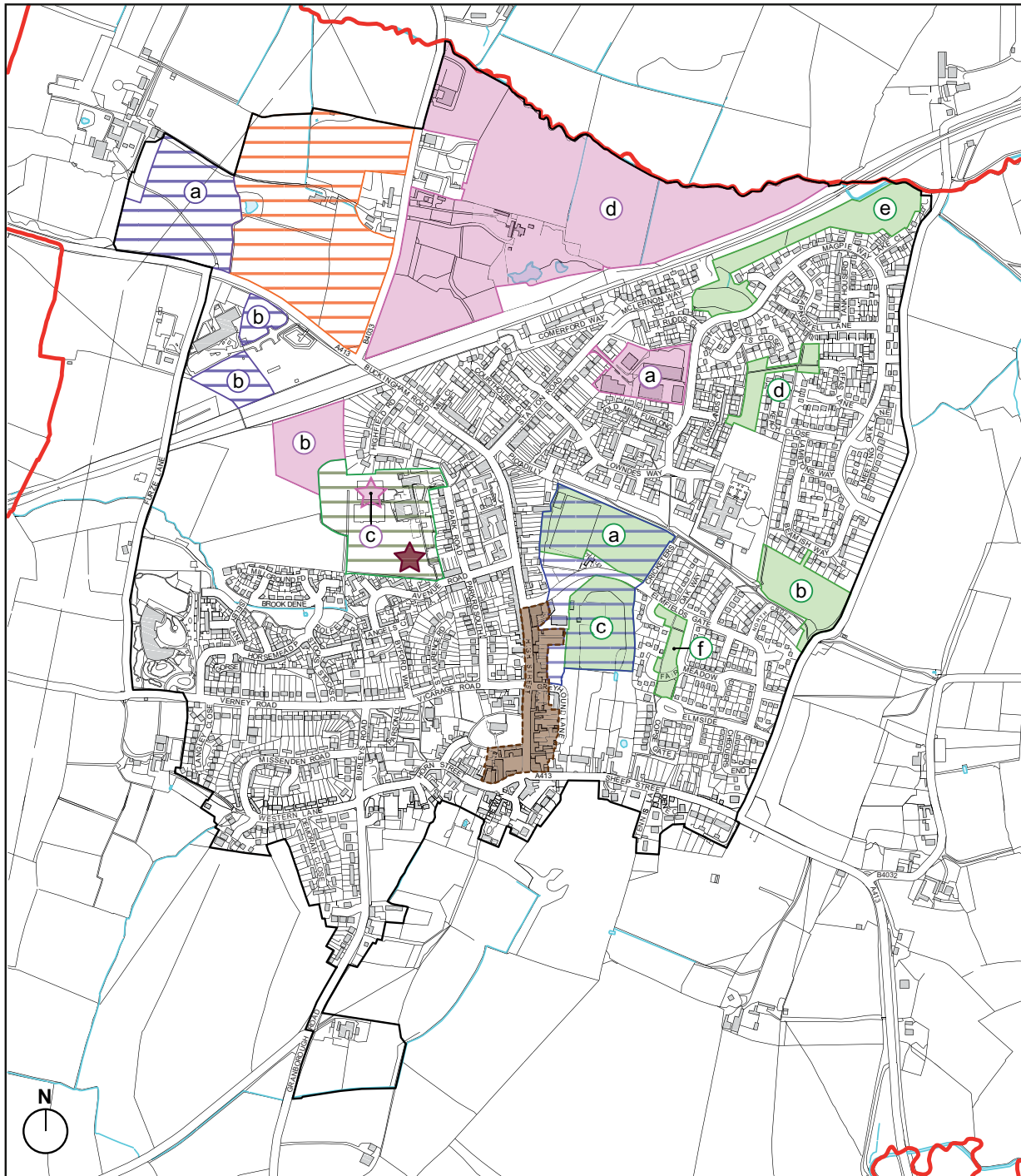
**For all other housing development, this same Appraisal should be used to prompt modern and distinctive design solutions that still reflect the character of Winslow in their scale, siting, layout, materials, landscaping and design details. They should also follow the most recent relevant Design Guide 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.**

# Winslow Neighbourhood Plan Policies Map December 2021

## Key

-  Parish Boundary
-  Policy 1 Settlement Boundary
-  Policy 2 Housing
  - a Station Road
  - b Rugby Field
  -  c Extra-care housing
  - d East of Great Horwood Road
-  Policy 5 Employment
  - a south of Buckingham Road
  - b north of Buckingham Road
-  Policy 6 Sports Hub
-  Policy 7 Medical Centre
-  Policy 8 Heart of Winslow
-  Policy 9 former Winslow Centre
-  Policy 10 Shopping Area
-  Policy 12 Local Green Spaces
  - a Recreation Ground
  - b Three Hills
  - c Tomkins Park & Arboretum
  - d Longlands Court area
  - e The Spinney area
  - f Elmfields Gate area



## 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.

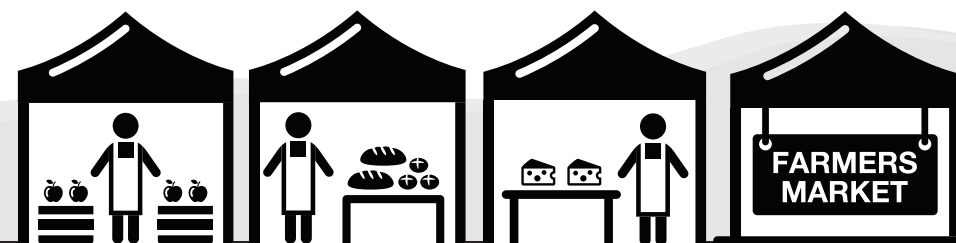
## Maintaining a viable town centre

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.



## 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.



## 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:

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

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.



# For more information

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