

MORE THAN JUST A MAP

The Winslow Neighbourhood Plan is not just a map. It's a series of Planning Policies aimed at delivering carefully managed growth and the provision of new facilities and job opportunities over the next 15 to 18 years. You can read the full plan at The Community Library or The Council Office or online at www.winslowtowncouncil.gov.uk.

Below are all of the key proposals which will be delivered through the plan if it is approved in the Referendum on 24th July.

- The Plan defines a limit to the developed area of Winslow during the Plan period. This is called the Winslow Settlement Boundary (WSB) and is shown by a black line on the map (Policy 2). It follows the edge of the existing developed area and the railway line in the main but allows for new development on the western edge. No housing development will be permitted beyond the line of the WSB.

- Most of the new housing development will be to the west of the town. The main site will be an extension of the current development at The Glade through to the railway line. The Rugby pitch will be relocated and the vacated land included in the housing development. A 'green corridor' will run through this development to the open countryside beyond Furze Lane. Footpaths and cycleways will link the new housing to the station and the town centre. (Policy 3i and 3ii)

- Land South of Buckingham Road (Policy 6) provides sites for the railway station, smaller employment uses, and the new building for the secondary school. Land North of Buckingham Road (Policy 7) will provide a large employment site for a business or science park to be developed by the County Council who own the land. Next to it there is land for new sports facilities (Policy 13)

- The existing employment site at Station Road will be re-developed to provide 65 affordable homes including some for rent and some for open market purchase. (Policy 3iv). The businesses currently there will be re-located to the new small employment site (Policy 6)

- The Winslow Centre will be redeveloped. A new Medical Services Centre and extra-care homes will replace the existing buildings ((Policy 12 & 3v)). The current activities will be accommodated in a new Community Centre and other locations. The sports facilities and green spaces there will be retained (Policy 19i)

- A new Community Centre will be developed on land at The Paddock next to the Bowls Club. (Policy 11). This high quality new building will have two function halls, and excellent facilities for theatre indoor sports, and other activities.

- Once the new Community Centre is built the existing Public Hall will be converted to a small supermarket (Policy 18). This will ensure that trade stays in the town centre and is not lost to a large edge of town store. We want to support the existing businesses in the town (Policy 17)

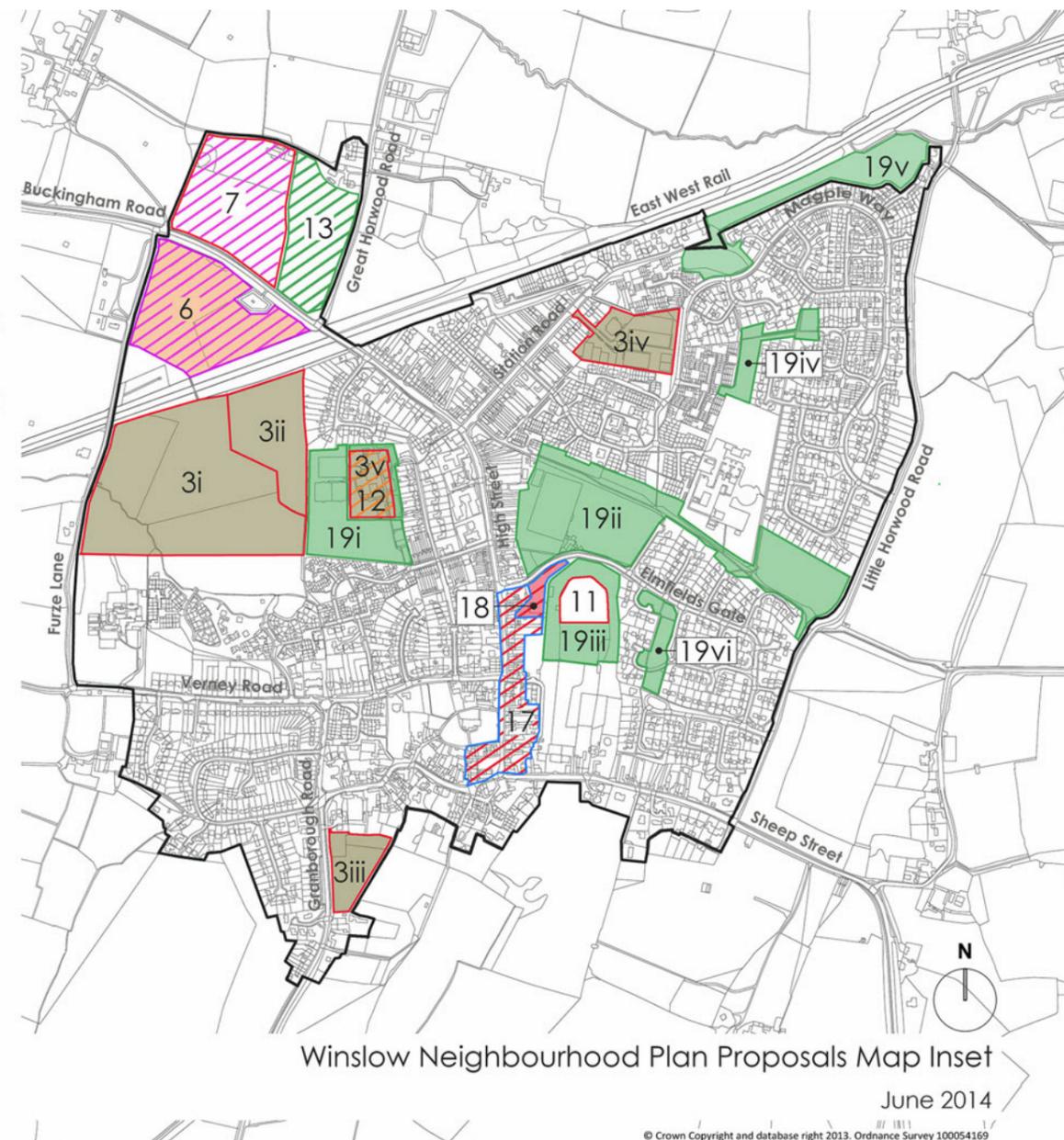
- Existing green spaces will be preserved and enhanced wherever possible (Policy 19). New children's play areas will be created and a suitable site secured for a skate park.

- Winslow will gain several £hundred thousand in extra funding for community facilities over the coming years by having a Neighbourhood Plan.

This is a plan for the next 15-18 years - not tomorrow. Without a Neighbourhood Plan, approved by the community, we will be open to speculative development on sites all around Winslow. We will be unable to say where and when development should take place or what new facilities we require.
The choice is yours on Thursday 24th July

KEY

-  POLICY 2: Winslow Settlement Boundary
-  POLICY 3: Housing Site Allocations
-  POLICY 6: Land South of Buckingham Road
-  POLICY 7: Land North of Buckingham Road
-  POLICY 11: Winslow Community Centre
-  POLICY 12: Medical Services Centre
-  POLICY 13: Sports Facilities
-  POLICY 17: Winslow Shopping Area
-  POLICY 18: Small Supermarket
-  POLICY 19: Local Green Spaces



A PLAN FOR THE FUTURE OF WINSLOW

- Up to 450 new homes of all types and sizes
 - 20% of these would be built on brownfield sites
 - Homes specially designed for those in later life
- Affordable homes for young families with 50% reserved for those with local connections.
 - Up to 600 jobs on two sites at the north west edge of the town
- A rail station with parking for almost 400 cars. Improved bus services linking with the trains
 - Footpaths and cycleways linking the station and the new housing to the town centre
 - A new Community Centre, a new Secondary School, additional sports pitches
 - An enhanced shopping area to keep business in the centre of town
 - A new Medical Centre on land at the Winslow Centre

USE YOUR VOTE ON 24th JULY

FREQUENTLY ASKED QUESTIONS

1. I thought we had a Town Plan? We do and many of the recommendations are already being delivered. However the Neighbourhood Plan is a new opportunity created by the Localism Act for communities to take full control over future development.

2. Why are most of the houses on the western side of the town? There's a clear opportunity to develop up to 300 on land between The Glade development and the railway line. That's better than random development all around the town. The eastern side has twice been ruled out for development by planning inspectors.

3. Why do we need more than 450 new houses anyway? We have to look to the future and this Plan covers almost twenty years. Natural population growth and demographic changes indicate that we will need almost 400 new homes in that time regardless of any impact the new rail service might have.

4. Why put the Medical Facility at the Winslow Centre? The County Council, which owns the Winslow Centre, wish to redevelop the site in the future and the local GP practice is looking for a new facility. This site offers a central location with parking on site.

5. Why do we need a new Community Centre? The Public Hall is a much loved and well used building but it's past its sell-by date. It would be uneconomic to redevelop it and the site is too small. A new facility with two halls and other community facilities will match the needs of a growing town.

6. How can you deliver up to 600 jobs? The railway station will be a big driver for economic development in this part of north Bucks. We are at a key location on the Oxford to Cambridge arc and there are hopes for the development of a Science and Business Park on one site and mixed employment on the other.

7. Why turn the Public Hall into a supermarket? This offers a supermarket in the town centre three times the size of what we have now and will help to keep trade local - otherwise we could end up with a large supermarket on the edge of town. This could have a disastrous impact on our High Street. Converting the Public Hall after we've built a new Community Centre will generate substantial income for the Town Council and help to provide better community facilities at no cost to the council taxpayer.

8. What do Bucks County Council and AVDC think of the Plan? AVDC is the Planning Authority for the District and Bucks County Council is a large landowner in and around Winslow. Both are strongly supportive of the Winslow Neighbourhood Plan.

The Gladman legal challenge to the Plan



Gladman Developments Ltd has interests in at least three sites on the edge of Winslow and has expressed an opinion that Winslow should take more than 2,600 houses in the period covered by the Neighbourhood Plan. All of their sites are outside the scope of our Plan so they want to stop the Plan being completed. They have started proceedings to secure a High Court injunction to stop the Referendum and seek a Judicial Review of the process of making the Plan.

Aylesbury Vale District Council (AVDC), who are responsible for organising the Referendum, has rejected Gladman's legal challenge but Gladman may still pursue their action. At the time of producing this newsletter the Town Council and AVDC expect that the Referendum will go ahead.

WINSLOW NEIGHBOURHOOD PLAN

TOWN COUNCIL INFORMATION UPDATE



Winslow Town Council

This leaflet has been produced by Winslow Town Council to help inform residents about the Winslow Neighbourhood Plan and the Winslow Referendum on Thursday 24th July. It updates information given during the consultation period last August and we hope it will help those who missed it then, or have recently moved into Winslow.

HOW HAS THIS PLAN BEEN DEVELOPED?

The Localism Act of 2011 gave communities the right to decide for themselves about future growth by creating a Neighbourhood Development Plan. The Town Council decided to create a plan which has been in the making for the last 18 months. It's a complex process but we hired some excellent consultants to help us. We've also had help from residents who have experience in relevant fields. We've talked to landowners, planners, the District and County Councils, employers, health professionals, Network Rail, local organisations and young people in the town. We've also held 'open days' and special workshops and there was an eight week consultation period on the draft plan last year. We received hundreds of comments throughout the process and they were all taken into consideration in delivering the final version of the Plan.

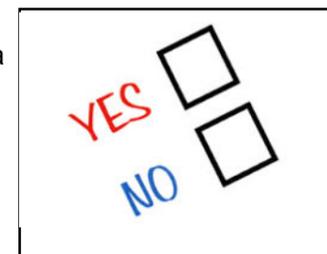
THE EXAMINATION



Once the final version of the Plan was ready the next stage was an independent examination by a government approved expert. This was to check that the Plan met all of the required standards and had been properly prepared. A Hearing Day was held on 1st May in the Public Hall attended by over 100 residents. Both objectors and supporters had the opportunity to speak to the Examiner. The outcome was that the Plan was approved, subject to some minor modifications, to go to a Community Referendum.

THE REFERENDUM

This is almost the final stage of developing the Plan. Everyone who has a vote in a local election can vote in the Referendum. It's a bit like an election but instead of candidates voters have a question on the ballot paper to answer YES or NO to. The question is the same for all Neighbourhood Plans across the country except for the names of the local councils involved. In our case it will say, **Do you want Aylesbury Vale District Council to use the Neighbourhood Plan for Winslow to help it decide planning applications in the neighbourhood area?**



HOW TO VOTE

Although the Town Council led the development of the Neighbourhood Plan, and fully supports it, it is not allowed to encourage a particular outcome to the Referendum. All we can do is to invite residents to read the information available and ensure that they vote on July 24th. This will be the only opportunity residents have of influencing the future development of the town.

Winslow Neighbourhood Plan

Please **USE YOUR VOTE** on Thursday July 24th

The Polling Station is at The Public Hall, Elmfields Gate and is open from 7.00am until 10.00pm