

WINSLOW TOWN COUNCIL

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CLERK TO THE COUNCIL

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To Louise St John Howe
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cc Cllr Carole Paternoster, Cllr Susan Renshell and Cllr Llew Monger
Charlotte Stevens and Peter Williams, Forward Plans, AVDC

20th September 2018

Dear Louise,

Housing Delivery of Site WIN001

In response to an approach by Gladman Developments Ltd (GDL), a meeting was held earlier this month between representatives of GDL and Winslow Town Council (WTC) to discuss the area of site WIN001 – Land to the east of B4033, Great Horwood Road, upon which GDL holds an option. Site WIN001, amounting to 20 hectares, is allocated in the Vale of Aylesbury Local Plan (VALP) to deliver 585 homes and the area of it in which GDL has an interest is the major portion of this, covering about 14 hectares.

At the meeting, GDL indicated that their detailed assessment of their site had concluded that only about half of its total area was suitable for housing development and this would result in “up to 250 dwellings” being delivered on their 14 hectares. A copy of GDL’s Consultation Leaflet which was circulated late last week to a number of households in WTC’s area is attached.

The remainder of site WIN001, known as Old Brickyard Farm, is being brought forward by Land and Partners. They have previously advised WTC that this site of 5.4 hectares is only capable of delivering 50 to 100 dwellings, constrained as it is by a Biological Notification Site.

These assessments by the respective potential developers on WIN001 indicate that there could be an under-delivery of between 235 and 285 dwellings on this site when compared to the 585 envisaged in VALP. WTC has drawn AVDC’s attention to this matter in the hope that we could jointly communicate these facts to the Planning Inspector, but at the time of writing we have received no response from AVDC.

WTC considers that the Planning Inspector should be made aware of this new information because it inevitably will result in a reduction in the total development figure of 28,830 in Table 1 of VALP. WTC’s concern is to ensure that the Local Plan is sound and not open to challenge by Developers because of this shortfall.

The Planning Inspector will be aware that WTC is (and remains) opposed in principle to the allocation of this specific site in VALP, because it is contrary to the principle of Neighbourhood Planning which should enable communities with Neighbourhood Plans to 'shape and direct' where a strategic quantum of housing will be located.

WTC would be grateful if you could bring this new information to the attention of the Planning Inspector before he finalises his conclusions about the soundness of VALP.

Yours sincerely

Clerk to the Council