

Winslow Neighbourhood Plan 2014-2031

Basic Condition Statement



Published by Winslow Town Council under the Neighbourhood Planning (General) Regulations 2012

December 2013

Winslow Neighbourhood Plan

Basic Conditions Statement

1. Introduction

1.1 This Statement has been prepared by Winslow Town Council ("the Town Council") to accompany its submission to the local planning authority, Aylesbury Vale District Council (AVDC), of the Winslow Neighbourhood Development Plan ("the Neighbourhood Plan") under Regulations 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations").

1.2 The Neighbourhood Plan has been prepared by the Town Council, a qualifying body, for the Neighbourhood Area covering the whole of the parish of Winslow, as designated by Aylesbury Vale District Council on 25 February 2013.

1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area and do not relate to any other designated Neighbourhood Area. The plan period of the Neighbourhood Plan is from 1 April 2014 to 31 March 2031 and it does not contain policies relating to excluded development in accordance with the Regulations.

1.4 The Statement addresses each of the four 'basic conditions' required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

2. Background

2.1 The plan preparation process has been led by Winslow Town Council, as a 'relevant body' under the 2012 Regulations, with decisions delegated to its 'Neighbourhood Plan Steering Group'. The project, in effect, commenced with the earlier preparation of the Winslow Town Plan, which predated the Localism Act that established neighbourhood planning.

2.2 The plan making process has comprised three main stages:

- State of the Town Report (May 2013) – a report that summarised all the evidence on which the WNP is based and was also published for consultation as the SEA Scoping Report
- Pre-Submission Neighbourhood Plan (August 2013) – a report that comprised the draft vision, objectives, policies, proposals and map of the plan, and draft SEA, for an eight week public consultation period
- Submission Neighbourhood Plan (November 2013) – this report, which takes into account the representations received on the Pre-Submission Plan and has been modified as necessary for submission to the local planning authority; it is accompanied by the SEA Report, a Basic Conditions Statement and a Consultation Statement

2.3 The Town Council has consulted the local community extensively, including the 2011 questionnaire and the consultations for the previous Town Plan that underpin the consultation feedback upon which the WNP is based. Groups of local residents have been established to review and agree which issues should be addressed by the plan. There have also been community surveys to obtain the fullest view of local community concerns, needs and wants from the Neighbourhood Plan.

2.4 It has also worked closely with officers of AVDC since the start of the project to collate and examine the evidence base, to design and iterate policy proposals and to define the proper relationship between the Neighbourhood Plan and the 2004 Aylesbury Vale Local Plan and emerging Vale of Aylesbury Plan Strategy (VAP). The outcome of that work is the submission version of the Neighbourhood Plan.

2.5 The Pre-Submission Neighbourhood Plan, including the draft SEA, was published by the Town Council's Neighbourhood Plan Steering Group for public consultation in August 2013 in accordance with Regulation 14 of the Regulations and with the SEA Directive. The Steering Group considered the many responses made to the plan in October 2013 and, in light of the significance of some of the proposed amendments to the plan, proposed that the Submission Plan be completed with modifications.

2.6 A full Consultation Statement accompanies the Neighbourhood Plan, in accordance with Regulation 15 of the Regulations. It provides a comprehensive overview of all the consultation arrangements and outcomes during the preparation of the Neighbourhood Plan.

2.7 The Neighbourhood Plan contains a series of allocation policies and policies that are defined on the Proposals Map as being geographically specific. For the most, the plan has deliberately avoided containing policies that may duplicate the many saved and emerging development policies that are, and will be, material considerations in determining future planning applications. This has allowed the Neighbourhood Plan to focus on a relatively small number of policies.

3. Conformity with National Planning Policy

3.1 The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework 2012 (NPPF) and is mindful of the draft National Planning Practice Guidance (NPPG) of August 2013 in respect of formulating neighbourhood plans.

3.2 The Submission document includes a specific NPPF conformity reference for each policy and, where relevant, further reference in the supporting text.

3.3 In overall terms, there are four NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

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3.4 The Town Council believes the Neighbourhood Plan is planning positively to support the strategic development needs of the district by making housing, employment, education, retail and community facility allocations, which accord with a clear spatial vision for the town. It also seeks to protect and enhance leisure, community and transport assets that benefit a wider rural population than its own.

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3.5 The Town Council believes the Neighbourhood Plan establishes in its Section 3 a vision for the town that reflect the desires of the local community for the place that Winslow can and should become. It makes the outputs of these activities real by translating them into planning policies to determine future planning applications as part of the development plan.

Para 184

3.6 The Town Council believes the Neighbourhood Plan, as is highlighted below, is in general conformity with all the relevant saved policies of the development plan but also anticipates the emerging VAP, with its strategic housing and other policies.

3.7 Most specifically, the Neighbourhood Plan makes provision that exceeds the quantum of housing development sought by the emerging Local Plan. This quantum – 455 new homes – completes the ‘infilling’ of the town’s existing urban form and is considered realistic in respect of the capacity of the local housing market to absorb this level supply. The quantum is considered to be sensible, given the town will continue to benefit from windfall housing developments over the plan period. It also reflects, on the one hand, the availability of deliverable and developable land at the present time and, on the other, the pressure that housing growth over the plan period will place on the economic, social and environmental infrastructure of the town.

3.8 The Neighbourhood Plan has sought to align the stated preferences of the local community of Winslow with the demands and needs of its neighbouring parishes in Aylesbury Vale. The Town Council accepts that, as one of the larger settlements in the District, the town has an importance in providing housing, services and facilities for a wider rural population in the northern part of Aylesbury Vale.

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3.9 The Neighbourhood Plan avoids duplicating development plan policies by focusing on site-specific policies that translate the general requirements of the development plan into a Winslow context. Once made, the Neighbourhood Plan should be easily considered alongside the development plan and any other material considerations in determining planning applications.

3.10 Set out in Table A below, is a brief summary of how each policy conforms to the NPPF. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

No.	Policy Title	NPPF Ref.	Commentary
1	The Presumption in Favour of Sustainable Development	14	Incorporates the key principle of the NPPF of promoting the presumption in favour of sustainable development and makes clear the positive role to be played by the Neighbourhood Plan.
2	A Spatial Plan for the Town	17, 109, 110, 111	Translates all the relevant core planning principles of para. 17 into a spatial plan that focuses development on the established town area to consolidate its role as a service centre. It avoids harmful greenfield development in the surrounding landscapes and promotes the reuse of brownfield land. The proposed Winslow Settlement Boundary defines the full extent of the town to clarify how the WNP will apply to the urban and countryside areas.
3	Housing Site Allocations	17, 30, 47, 50, 51, 70, 111, 126	Allocates a combination of four deliverable and developable housing sites throughout the plan period, including in its first five years, and specifies an appropriate mix, all in accordance with the criteria set out in Policy 2. The Station Road site allocation proposes the reuse of a dated industrial estate in a residential area. The Granborough Road site lies in the Winslow Conservation Area but the policy requires the design of any future scheme to reflect this location. The Winslow Rugby Club site allocation requires the prior re-provision of the sports pitches. Also

			allocates land for an extra-care home scheme to meet the needs of older households. The close proximity of three of the four site allocations to the proposed railway station will facilitate the use of this sustainable mode of transport.
4	Affordable Housing	47	Makes provision for an affordable housing requirement that accords with the development plan policy and allows for the formation of a Community Land Trust as a local delivery organisation.
5	Housing Design	56, 58, 126	Requires the design of new housing development schemes, both on allocated sites and on windfall sites, to reflect the local distinctiveness of Winslow using the adopted Winslow Conservation Area Appraisal. The appraisal can provide design cues on schemes outside the Area as well as a clear guide to the design of schemes within the Area.
6	Land South of Buckingham Road	28, 30, 31, 72, 162	Allocates land for a new railway station, for employment uses and for education use to deliver a sustainable mix of development. All the proposals are being promoted by the landowner and relevant operators.
7	Land North of Buckingham Road	28, 30, 110	Allocates land for employment uses to support economic growth in the local rural economy on land within the proposed Winslow Settlement Boundary that is opposite the proposed railway station and other allocated employment land.
8	Cycle Routes	35	Encourages proposals to support and encourage cycling trips.
9	Bus Services	35	Encourages proposals to improve the routing, frequency and timing of bus operations serving the town.
10	Traffic Management	23, 28, 35	Encourages proposals to manage traffic and on-street and public car parking in and around the Winslow Shopping Area to ensure it remains an attractive shopping destination for top-up and comparison trips for the local community.
11	Winslow Community Centre	28, 70	Provides for the replacement of the Public Hall, with a modern facility for the benefit of the growing town population and the surrounding villages.

12	Winslow Medical Service Centre	28, 70	Provides for a new medical services facility to replace the existing GP surgery facility, which will be too small to serve the growing town and its surrounding rural area.
13	Sports Facilities	70	Provides for the replacement and expansion of existing sports facilities in the town for the benefit of the growing town population and the surrounding villages.
14	Childcare Nursery	28, 70	Supports proposals for additional early years facilities in the town to meet the needs of its growing population and to support local economic growth.
15	Play Facilities for Young People	70	Supports proposals for new play facilities to cater for a wide range of young people from toddlers to teenagers.
16	Assets of Community Value	70	Proposes the designation of Assets of Community Value under the Localism Act and resists their loss through change of use or redevelopment.
17	Winslow Shopping Area	23 & 28 132	Promotes a competitive town centre environment of a mix of retail and other complementary uses in a town centre of heritage significance. The policy defines a policy area to manage unit mix for the benefit of local people and proposes additional convenience retail floorspace to support the growing local population.
18	Small Supermarket	23, 28	Allocates a site for up to 300 sq.m. of new convenience retail floorspace within the defined Shopping Area in accordance with the NPPF sequential test and in line with the planned growth in the local population.
19	Local Green Spaces	76, 77	Identifies a number of important green spaces in the town to be protected from development. In each case, the green spaces are an integral part of the town and are therefore regarded as special to the local community.
20	Infrastructure Investment	17, 175	Identifies a series of the most important infrastructure projects to support the development proposals of the WNP. Each project has been identified and described in a specific policy of the WNP.

Table A: Neighbourhood Plan & NPPF Conformity Summary

4. Contribution to Sustainable Development

4.1 The Neighbourhood Plan incorporates a Strategic Environmental Assessment (SEA) of its environmental effects. The assessment demonstrates that the Neighbourhood Plan will not have any significant environmental impacts; rather its sum of policies will deliver a positive environmental outcome.

4.2 A Sustainability Appraisal has not been undertaken as this is not a requirement of a Neighbourhood Plan. However, the Neighbourhood Plan can clearly demonstrate that it has taken account of the need to contribute to the achievement of sustainable development in terms of how its policies will deliver a blend of economic, social and environmental benefits for Winslow.

4.3 The strategic objectives of the Neighbourhood Plan comprise a balance of social, economic and environmental goals. Its economic goal is to deliver new business, retail and service jobs alongside the growth in the number of households in the town over the next 17 years to reduce the existing imbalance that results in unsustainable travel behaviours. The social goals are a blend of delivering new community facilities, of meeting the demand and need for new homes of the local and wider community and of maintaining vibrant local shops and services.

4.4 However, the goals make clear that there are environmental parameters within which these social and economic goals must be couched by targeting development within the proposed Winslow Settlement Boundary.

4.5 In practical terms, given the planning policy parameters of the NPPF and development plan on the one hand and the need to deliver a Neighbourhood Plan that would pass a referendum on the other, the scope for alternative strategies blending very different sets of objectives, was very limited. Too little growth would be in likely conflict with the NPPF and development plan and, in any event, would undermine important social goals. Too much growth would likely result in significant impacts on the local highway network and other social, commercial and utility infrastructures that would simply not win the support of the local community.

4.6 The Neighbourhood Plan could have proposed an alternative spatial strategy based not on completing the existing pattern of the settlement but on extending the town to the south east, south west, east and/or north east by a similar or significantly greater scale. Such a strategy has been actively promoted by those with land interests in those areas through representations to the WNP and through planning applications. These options were not pursued as they would all lead to a significant and unsustainable increase in housing supply and would demand additional commercial, social and other infrastructure. None were seen as delivering a greater sustainability outcome than the option proposed in the Neighbourhood Plan.

4.7 The chosen policies are therefore intended to accurately translate the strategic objectives of the Neighbourhood Plan into viable and effective development management policies and deliverable infrastructure proposals. Collectively, the policies demonstrate that the Neighbourhood Plan will deliver strong social impacts though both economic and environmental impacts score well too.

4.8 The sustainability attributes of each policy are summarised in Table B below.

Key: ** very positive * positive - neutral x negative xx very negative

No.	Policy Title	Social	Econ.	Envt.	Commentary
1	The Presumption in Favour of Sustainable Development	**	**	**	The policy embodies the principles of sustainable development at its core.
2	A Spatial Plan for the Town	*	*	**	The policy has a very positive environmental impact in making the most effective use of land within and adjoining the settlement and of existing social and economic infrastructure to avoid development of sensitive landscapes. In promoting but containing housing and employment growth, the policy also has social and economic benefits.
3	Housing Site Allocations	**	*	*	The policy will deliver significant social benefit by providing for 455 new homes over the plan period. This will support local businesses. The allocations are all within the Winslow Settlement Boundary and so avoid the need for green field development in the surrounding countryside.
4	Affordable Housing	**	*	-	The policy will deliver 159 affordable homes and so will be of significant social value. Supporting local, lower-income households to be able to continue to live in the town will bolster the local labour market for local employers.
5	Housing Design	*	*	**	The policy will retain the identity of the town for the pride of the local community and to

					encourage trade in the town centre. It will especially conserve and enhance the special character of the Conservation Area.
6	Land South of Buckingham Road	**	**	-	The policy will deliver significant economic and social benefits by its allocation of a new railway station, employment land and land for a new secondary school.
7	Land North of Buckingham Road	**	**	-	The policy allocates land for employment development to create at least 500 jobs. This will have significant social and economic benefits.
8	Cycle Routes	-	-	**	The policy encourages cycling as a sustainable mode of transport for travelling around the town and beyond. It therefore has a strong environmental benefit.
9	Bus Services	-	-	**	The policy encourages local bus services as a sustainable mode of transport for travelling around the town and beyond. It therefore has a strong environmental benefit.
10	Traffic Management	*	*	*	The policy supports proposals to improve the management of traffic in the town centre to reduce congestion and to improve car parking and pedestrian safety. It will therefore deliver a full range of sustainability benefits.
11	Winslow Community Centre	**	-	-	The policy proposes a new community centre building to replace an aging current facility. It will therefore have significant social benefits.
12	Winslow Medical Services Centre	**	-	-	The policy proposes a new medical services centre building to replace an aging current facility. It will therefore have significant social benefits.
13	Sports Facilities	**	-	-	The policy proposes new sports facilities to better service the

					growing local population. It will therefore have significant social benefits.
14	Childcare Nursery	*	*	-	The policy supports proposals to increase the number of childcare places available in the town to support its growing working parent population. It will therefore have social and economic benefits.
15	Play Facilities for Young People	*	-	-	The policy supports proposals to increase the number and range of play facilities to serve the growing number of children in the town. It will therefore have social benefits.
16	Assets of Community Value	**	*	*	The policy will have a very positive social impact in encouraging the protection of a wide range of community assets from unnecessary loss. In doing so, some will have economic and environmental value, hence these positive impacts.
17	Winslow Shopping Area	**	**	*	The policy will have very positive social and economic impacts as it promotes the role of the town centre as a viable service centre for local people and as a key driver of economic activity in the town. The continuing commercial success of the town centre will encourage property owners to invest in the repair and maintenance of buildings that form the special character of the Conservation Area.
18	Small Supermarket	*	*	*	The policy allocates land to increase the convenience retailing floorspace of the town centre to serve the growing local population. It will therefore have significant social and economic benefits and, in diverting some longer trips to neighbouring towns, the policy will also have an environmental benefit.
19	Local Green Spaces	*	-	**	The policy will have a very positive environmental impact

					by protecting a wide range of green infrastructure assets that are enjoyed by the local community, either for recreational purposes or as precious spaces in a relatively densely populated urban area.
20	Infrastructure Investment	**	-	**	The policy will invest funding into the proposed Community Centre and to improving cycling facilities and so will have significant social and environmental benefits.

Table B: Neighbourhood Plan & Sustainable Development Summary

5. General Conformity with the Development Plan

5.1 The development of the Vale of Aylesbury Plan (VAP) and the introduction of the Localism Act 2011 combined to prompt Winslow Town Council (WTC) to instigate the creation of the Neighbourhood Plan. This is a natural progression from the earlier Winslow Town Plan and consultations carried out with the community to inform WTC's response to the earlier AVDC Core Strategy document and more recently the VAP. The development of the Plan is also set against the anticipated delivery of East West Rail in 2017/18.

5.2 It was clear from the outset that the Neighbourhood Plan would need to be in conformity with the NPPF and, where relevant, with the AVDLP as that is what the Neighbourhood Plan will be examined against. The VAP was, and remains, an emerging policy document to which the Neighbourhood Plan needs to pay close attention. At the commencement of the exercise the VAP proposal was for Winslow to deliver 400 new homes (additional to the 230 homes already committed in the plan period) and WTC has been mindful of that strategic housing policy objective.

5.3 Winslow Town Council's intentions for the scope and purpose of the Neighbourhood Plan must be clearly understood by the examiner, by other stakeholders and by the local community. It is very clear from the representations received on the Pre Submission Plan that this is not widely understood. The Submission Plan, and the Basic Conditions Statement, therefore seek to make this as explicit as possible.

5.4 Essentially, the Neighbourhood Plan vision for Winslow for 2031 is of a town that has successfully completed its natural growth and settlement shape, which have evolved since the major housing developments of the 1970's. This growth will comprise 455 new homes, a secondary school, a business park and a replacement medical centre and community centre.

5.5 The shape of the settlement will retain its circular pattern of housing around the town centre, with most key community facilities in or close to that centre. With two exceptions north and east of the existing urban area, which reflect saved Local Plan policy (Land South of Buckingham Road) and the natural physical edge formed by Furze Lane respectively, all new development will be accommodated within the existing settlement pattern. The outcome of this era will be a town of greater sustainability than the present town, as it becomes less reliant on the surrounding larger towns for jobs, services and housing.

5.6 But, the Neighbourhood Plan is also anticipating the town beginning a new era with the proposals to re-open the Oxford to Bedford railway line and a station at Winslow. These proposals are relatively modest in their significance for the town at present. The new services planned for 2017/18 will connect Winslow with some of its larger regional centres and this should benefit some of its commuting workforce (and those beyond Winslow with jobs in the town) and should begin to attract inward economic investment. Its full economic potential, however, will not be realised until the service extends to deliver significantly better connectivity to London and Cambridge. Once this is achieved, then the town can embark on a new era.

5.7 That next era can only be driven by a strategic decision of AVDC as the local planning authority determining longer term strategic planning policy, through a review of the VAP in another decade or so. This cannot be the responsibility of the Neighbourhood Plan in 2013, nor should feature as an objective in the forthcoming VAP.

5.8 The Neighbourhood Plan proposes that the next era should not start until the town has successfully completed this one by the infilling of available and suitable land within the current sustainable settlement shape. Nor can the next era begin until the new infrastructure has been properly delivered and embedded in the town, to avoid the crucial mistakes made elsewhere in there being too great a lag between major housing development and the infrastructure to support it.

5.9 The Neighbourhood Plan has therefore defined a sensible settlement boundary, based on saved policies of the development plan and change that has occurred since 2004, that reflects the full extent of the urban edge at the conclusion of this current era. Within that boundary, the Neighbourhood Plan has identified all the appropriate housing, employment, retail and community facilities sites to complete this era. These provisions will both address existing deficiencies in the town and the needs of new households. But, it has also anticipated the new era by allocating land now for the planned strategic infrastructure - station, school, employment – without prejudicing how, where and when the developments of the next era will be made.

5.10 The Neighbourhood Plan's vision provides for the sustainable growth of the town over the next 17 years. There is therefore no requirement to accelerate this rate of growth, which itself is faster than for decades in the town, as it will take this long for the local housing market to absorb the growth and for the new infrastructure to be embedded to serve the growing population. Until such a time as strategic planning policy in the district begins shaping the next era for Winslow, the Neighbourhood Plan need do nothing more than it currently provides without undermining any future decisions.

5.11 The Neighbourhood Plan will be reviewed on a five year cycle. If, towards the end of its plan period, strategic planning policy requires the era beyond 2031 to be planned for, then a future Neighbourhood Plan will provide the framework within which a new vision will be developed. Such decisions will be driven by the level of growth deemed appropriate in relation to the sub-region and then by land availability and by additional infrastructure requirements. The new Neighbourhood Plan will define a sensible and sustainable pattern of growth that may encompass growth in any number of directions beyond the proposed settlement boundary of the current era.

5.12 The shape of the new era cannot be driven by ad hoc, premature planning applications from individual land interests that are not able to take into account a spatial plan that does not exist nor will do so for some years. Those interests are confined to considering only how the land they control can deliver development and infrastructure. They are not able to objectively assess a sustainable pattern of growth that may require a wide range of landownerships and partnership of infrastructure providers and operators. Nor can they properly engage the whole community in the process of envisioning the new era in the way a future Neighbourhood Plan will be able to.

5.13 In summary, there is a clear need for the Neighbourhood Plan to plan now for the next 15 years. It is not dependent on the VAP whatsoever for the policy justification for doing so and so should therefore proceed to examination. It draws on the VAP evidence base to ensure its provisions are sensible and deliverable and it strongly reflects the wishes of the local community.

5.14 The 2004 Local Plan ('2004 AVLP' in Table C below) could not, of course, have anticipated the existence of the Localism Act almost a decade later and so made no provision for translating generic planning policy into a distinct parish-based plan. However, the Neighbourhood Plan policies are in general conformity with the strategic intent of that Plan and its specific policies. In cases where the Neighbourhood Plan policy requires a justification for an exceptional circumstance to a saved or an emerging policy, then its supporting text makes clear this justification. For completeness, Table C also includes the relevant 2013 VAP policy references.

No.	Policy Title	2004 AVLP Policy Yes/No	2013 VAP Policy Yes/No	Commentary
1	The Presumption in Favour of Sustainable Development	N	Y	<p>VAP VS1</p> <p>The policy accords with the intent of the emerging development plan policies to promote sustainable development.</p>
2	A Spatial Plan for the Town	Y	Y	<p>AVLP RA13 & RA14 VAP VS1, VS2 & VS6</p> <p>The policy accords with the provisions of adopted and emerging development plan policies to direct development within the urban area to avoid development in the countryside. The urban area is defined for this purpose by the Winslow Settlement Boundary, which is derived in part from the definition of the urban area that supports saved policies RA13 and RA14.</p>
3	Housing Site Allocations	Y	Y	<p>AVLP GP2, GP3, GP8, GP17, GP35, GP53, RA13 & RA14 VAP VS2, VS3, VS5, VS7, VS8 & VS9</p> <p>The policy accords with the provisions of adopted and emerging development plan policies to plan for new open market, affordable and low cost housing development within the Winslow Settlement Boundary. As Winslow is listed in saved Policy RA13 as a larger rural settlement, that policy allows for larger residential schemes than those constrained in parts (a) and (b) of the policy.</p> <p>The provisions of each allocation seek to protect residential amenity, where relevant, and to achieve design quality, especially within the Winslow Conservation Area.</p> <p>The Station Road site allocation is justified in relation to saved policy GP17 which seeks to retain employment sites, as the existing use has an adverse impact on the amenities of residential neighbours, there are appropriate alternative</p>

				<p>employment sites in the locality and the site provides the opportunity to deliver a more advantageous land use arrangement for residential purposes.</p> <p>The site allocation at Granborough Road is consistent with saved policy RA14 as the site falls within the proposed Winslow Settlement Boundary and, in any event, it is substantially enclosed by existing development and it would satisfactorily complete the settlement patterns without intruding into the countryside.</p>
4	Affordable Housing	Y	Y	<p>AVLP GP2 (as updated) VAP VS7, VS9</p> <p>The policy accords with the provisions of adopted and emerging development plan policies to plan for affordable homes. Saved policy GP2 required between 20%-30% of total new homes to be provided as affordable but this was replaced by the adopted Aylesbury Vale Affordable Housing SPD in 2007 (40% on sites of 15 or more homes) and then by the South East Plan (35%). Although the South East Plan has now been revoked, the District Council has been using this proportion in its development management decisions since then. As developers appear to have accepted this policy arrangement and this same policy is proposed in the emerging VAP it seems sensible for the Neighbourhood Plan to adopt this approach.</p>
5	Housing Design	Y	Y	<p>AVLP GP35 & GP53 VAP VS11</p> <p>The policy accords with the provisions of adopted and emerging development plan policies to deliver quality design solutions by requiring adherence to the provisions of the adopted Winslow Conservation Area Appraisal of those proposals inside the Area. It also indicates that the Appraisal may provide relevant design cues for proposals elsewhere in the town to reflect the identity of the</p>

				town.
6	Land South of Buckingham Road	Y	Y	<p>AVLP GP25 & GP26 VAP VS3, VS4</p> <p>The policy accords with the provisions of adopted and emerging development plan policies to plan for the re-instatement of rail services on the 'East West Rail' route and for a new railway station at this location.</p> <p>The policy replaces saved policy WI2 which is now out-of-date. Although the proposed policy retains some employment land of this previous allocation, it now allocates land for the station and for education use. The reduction in employment land on this site is more than compensated for by proposed Policy 7 on the opposite side of Buckingham Road.</p>
7	Land North of Buckingham Road	Y	Y	<p>AVLP RA29 VAP VS4</p> <p>The policy accords with the provisions of adopted and emerging development plan policies to plan for employment development. The site is a specific allocation and located within the proposed Winslow Settlement Boundary. Therefore, the constraint on development of this type in the countryside does not apply.</p>
8	Cycle Routes	N	Y	<p>VAP VS11</p> <p>The policy accords with the provisions of the emerging development plan policies to plan for a green infrastructure network, of which cycle ways may be a part.</p>
9	Bus Services	N	N	There are no policies on this matter.
10	Traffic management	Y	N	<p>AVLP GP53</p> <p>The policy accords with the provisions of adopted development plan policy to preserve or enhance the special characteristics of the Winslow Conservation Area within which the proposal is located and for which specific provision has been made.</p>

11	Winslow Community Centre	Y	N	AVLP GP53 & GP93 The policy accords with the provisions of adopted development plan policy to preserve or enhance the special characteristics of the Winslow Conservation Area within which the proposal is located and for which specific provision has been made. In requiring the prior implementation of this policy before proposed policy 18 can be implemented, it also accords with saved policy GP93, which resists the loss of existing community facilities.
12	Winslow Medical Service Centre	N	N	There are no policies on this matter.
13	Sports Facilities	Y	N	AVLP GP93 VAP VS11 The policy accords with the provisions of adopted development plan policy, which resists the loss of existing community facilities by requiring the prior relocation of the sports pitch that will be lost as a result of the site allocation at Winslow Rugby Club in Policy 3 of the Neighbourhood Plan. It also accords with emerging policy to create recreation opportunities for communities.
14	Childcare Nursery	N	N	There are no policies on this matter.
15	Play Facilities for Young People	N	N	There are no policies on this matter.
16	Assets of Community Value	Y	N	AVLP GP93 The policy accords with the provisions of adopted development plan policy, which resists the loss of existing community facilities.
17	Winslow Shopping Area	Y	Y	AVLP GP32 VAP VS6 The policy accords with the provisions of adopted and emerging development plan policies to secure the viability and vitality of town and local centres like Winslow and especially to resist the change of use of shops for which there is a demonstrable need.

18	Small Supermarket	N	Y	VAP VS6 The policy accords with the provisions of the emerging development plan policy to encourage new retail uses in local centres.
19	Local Green Spaces	N	Y	VAP VS11 The policy accords with the provisions of the emerging development plan policies to plan for a green infrastructure network.
20	Infrastructure Investment	N		VAP VS3 The policy accords with the intent of the emerging development plan policy to promote development through neighbourhood planning, which may identify related infrastructure needs.

Table C: Neighbourhood Plan & Development Plan Conformity Summary

6. Compatibility with EU Legislation

6.1 The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

6.2 Although no formal screening opinion has been issued by AVDC, the Neighbourhood Plan has been prepared in accordance with EU Directive 2001/42 on strategic environmental assessment (SEA).

6.3 A SEA Scoping Report was published by the Town Council for consultation with the statutory authorities to complete Stage A of the SEA process. The comments received were then taken into account in Stages B and C of drafting the SEA alongside the Pre-Submission Neighbourhood Plan, both of which were published for consultation with the statutory authorities as well as the general public. A Draft SEA was incorporated into the latter and the final SEA is incorporated into the Submission document.

6.4 The Neighbourhood Area is not in close proximity to any European designated nature sites so does not require an Appropriate Assessment under the EU Habitats Regulations.