

# **PLANNING STATEMENT**

**(including Affordable Housing Statement & Draft Heads of Terms)**

## **LAND OFF GREAT HORWOOD ROAD, WINSLOW**

**(Excluding land proposed for Compulsory Purchase)**

**SEPTEMBER 2018**



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## EXECUTIVE SUMMARY

- i. This planning statement supports an outline planning application made by Gladman Developments Limited for a site off Great Horwood Road, Winslow.
- ii. The description of the development is as follows:

**“Outline planning application for the erection of up to 215 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access points from Great Horwood Road. All matters reserved except for means of access.”**

- iii. The application is made in outline, with all matters reserved except for access. The access details provide certainty that the site can be accessed acceptably and safely by vehicles, cyclists and pedestrians.
- iv. The application site represents a suitable and sustainable location for housing.

### Design Led Approach

- v. The proposed development has been carefully considered to ensure that it will provide high quality sustainable development. The vision for the site is to create a sensitively designed and high-quality place which complements the character of Winslow and responds to the site’s opportunities and constraints.
- vi. This is achieved through respecting the grain of the surrounding landscape, both built and undeveloped. The development will be a positive addition to Winslow complementing the character of the surrounding area in terms of scale, density, character and quality.

### Accordance with the Development Plan

- vii. Development proposals should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- viii. The adopted Development Plan consists of the saved policies of the Aylesbury Vale District Local Plan (2004) and the Winslow Neighbourhood Plan (2014).
- ix. The application proposals do not comply with all of the policies of the development plan, however it is considered that the relevant policies are inconsistent with the Framework (2018) and therefore should be afforded reduced weight.
- x. Furthermore, an important material consideration is the emerging Vale of Aylesbury Local Plan which has been subject to recent examination. Within the emerging Local Plan the application site is included as a housing allocation intended to help address housing needs in the District.
- xi. It is therefore considered that a decision, other than in accordance with the Development Plan is justified in this context.

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## **Benefits arising from development at this location**

- xii. The proposal offers the opportunity to deliver a number of benefits including:
  - a. The provision of 215 new homes, of which 25% will be affordable;
  - b. Provision of new formal and informal open spaces providing a range of recreational benefits for both new and existing residents.
  - c. New tree and hedgerow planting, enhancing the existing on-site landscape features and resulting in a net gain in biodiversity.
  - d. New sustainable drainage system features which will be designed to maximise landscape and biodiversity benefits.
  - e. Local benefits through investment in the local community;
  - f. District-wide benefits, in terms of making a strategically important contribution to housing supply and economic objectives; and
  - g. Support for national objectives in boosting the supply of homes and delivering sustainable development.

## **Summary**

- xiii. The application site is proposed as an allocation for housing within the emerging Local Plan.
- xiv. Whilst the development proposal is not in accordance with the current adopted Development Plan it is considered that these policies are inconsistent with the Framework and that the Council support development in this location.
- xv. The identified harm arising as a result of the development would not be considered sufficient, either in combination or by themselves, to outweigh the benefits of delivering housing as proposed.
- xvi. Overall, there are further significant material considerations, which justify the grant of permission for the development proposed.

# 1 INTRODUCTION

## 1.1 Scope of the Planning Statement

1.1.1 This Planning Statement has been prepared in support of an outline planning application for the development of up to 215 dwellings at land off Great Horwood Road, Winslow. The application is submitted by Gladman Developments Limited (Gladman).

1.1.2 The description of the development is as follows:

**“Outline planning application for the erection of up to 215 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access points from Great Horwood Road. All matters reserved except for means of access.”**

1.1.3 The starting point for the determination of this application is the Development Plan, comprising of the: saved policies of the Aylesbury Vale District Local Plan (2004) and the Winslow Neighbourhood Plan (2014).

1.1.4 As a matter of principle, the development, as proposed, is not in accordance with the adopted Development Plan.

1.1.5 However, an important material consideration is the emerging Vale of Aylesbury Local Plan which has been subject to recent examination. Within the emerging Local Plan the application site is included as a housing allocation intended to help address housing needs in the District.

1.1.6 Furthermore, policies of the adopted Development Plan are inconsistent with Government policy set out in the National Planning Policy Framework (2018) and serve to restrict development.

1.1.7 The Framework (2018) emphasises the Government’s objective of *“significantly boosting the supply of homes”* (paragraph 59).

1.1.8 The Country faces a national housing crisis and the Framework is explicitly supported by statements by the government which highlight the need to build many more new homes,

**“The consensus is that we need from 225,000 to 275,000 or more homes per year to keep up with population growth and start to tackle years of under-supply.”<sup>1</sup>**

1.1.9 The development, as proposed, is sustainable and will help deliver the new homes needed to meet identified local housing need, helping address a key economic and social priority for the government and Aylesbury Vale District Council (the Council).

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<sup>1</sup> Fixing our broken housing market (DCLG, February 2017)

- 1.1.10 This Planning Statement explains why development is needed in this location and the significant social, environmental and economic benefits that the proposal will bring to the area. It also confirms, drawing on the supporting technical information, that no significant and demonstrable adverse impacts would arise as a consequence of the development, to outweigh these benefits.
- 1.1.11 The Statement further explains the policy context and how the proposed development complies with the Framework and why it is appropriate to bring forward development now at this site.
- 1.1.12 This Statement is one of a suite of documents submitted to support this application and comprehensively demonstrates the suitability and sustainability of the site for development, as proposed.

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## **2 THE PLANNING APPLICATION**

### **2.1 Scope of the Application**

2.1.1 This outline planning application is seeking approval in principle for the development proposals. Together, the description of development, Design and Access Statement and other supporting documents describe the nature and content of the development proposed.

2.1.2 Details of the parameters of the development for which outline planning permission is sought are included within the Design and Access Statement, ensuring that an appropriate level of information is provided on the scale, nature and general arrangement of the development proposed at the outset.

2.1.3 The following documents have been submitted in support of the planning application:

- Design and Access Statement
- Design Code
- Landscape and Visual Impact Assessment
- Transport Assessment
- Travel Plan
- Ecological Appraisal
- Arboricultural Impact Assessment
- Phase 1 Desk Study Investigation Report
- Flood Risk Assessment
- Air Quality Assessment
- Noise Assessment
- Archaeological Desk Based Assessment
- Geophysical Survey
- Foul Drainage Analysis Report
- Utilities Appraisal
- Soils and Agricultural Use & Quality Report
- Socio-Economic Sustainability Statement
- Statement of Community Involvement

2.1.4 The information contained within the application documents provide the framework for future detailed Reserved Matter planning applications.

### **2.2 The Proposal**

2.2.1 The drawings submitted as part of this outline planning application for approval are:

- Site location plan (drawing number: 679A-26)
- Proposed site access layout (drawing number: 18089-00-01B)

2.2.2 The application proposal includes the following:

- Up to 215 residential dwellings (including 25% affordable housing delivered in accordance with the most up-to-date existing affordable need evidenced for the District);
- New recreational routes providing access to land not previously available;
- New children's play facility, providing equipment to suit a range of ages;
- Enhanced boundary vegetation which will provide both additional screening and opportunities for biodiversity enhancements;
- New access arrangements including a new pedestrian link along Great Horwood Road; and
- A comprehensive surface water drainage scheme.

2.2.3 It is proposed that the site will be accessed from Great Horwood Road via two simple priority junctions.

2.2.4 It has been confirmed that the required visibility splays can be achieved and that the site access junction will operate comfortably within capacity in both the morning and evening peak periods with the proposed development traffic.

2.2.5 A range of densities and house types are proposed to meet local need whilst respecting the surrounding environment, both built and undeveloped. 25% of the units would be affordable, in order to meet the requirement of current local planning policy. Affordable housing provision will be secured via a Section 106 Agreement.

2.2.6 The illustrative Development Framework Plan for the site demonstrates how the built development will be set within a framework of open space and green infrastructure. The proposal seeks to retain existing landscape features and the illustrative Development Framework Plan incorporates these elements within a strategic landscape framework.

## **2.3 East West Rail Proposals**

2.3.1 East West Rail is a major project to establish a strategic railway connecting East Anglia with Central, Southern and Western England.

2.3.2 The western section of East West Rail will re-establish a passenger and freight railway between Oxford, Bedford, Milton Keynes, and Aylesbury. Phase 2 involves improving and reconstructing underused and disused sections of the former railway and represents a significant piece of infrastructure investment.

2.3.3 A new station is to be provided at Winslow as part of the opening of the East West Rail line between Oxford and Bedford.

2.3.4 An application for a Transport and Works Act Order (TWAO) was submitted in July 2018 to request permission to build and operate the project from the Secretary of State for Transport.

2.3.5 The draft TWAO provides for:

- The compulsory purchase of, and of rights in, and rights to use land
- The extinguishment of rights in that land.

2.3.6 The land affected by the proposed compulsory purchase powers includes land included within the proposed housing allocation which also encompasses the application site.

2.3.7 Whilst this application is still subject to objection and final permission is yet to be granted, the application boundary for this application has been revised to exclude this proposed compulsory purchase land. This demonstrates that the proposals can be delivered without intrusion into land which may be compulsory purchased.

## **2.4 EIA Screening**

2.4.1 As the application proposals are for urban development on a site of more than 0.5 hectares, the proposals fall under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017. Such projects only require an EIA if the development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

2.4.2 Although the application is for more than 150 dwellings, the location does not present any environmental constraints, it is therefore not considered that an EIA is required.

## **2.5 Planning History**

2.5.1 There is no relevant planning history on the site.



**Land Use Summary**

Application Boundary	13.0ha
Residential development	6.7ha
Public open space	3.2ha
Land required for railway improvements	0.8ha
Watercourse	0.8ha
Structural woodland planting	0.6ha
SuDS attenuation	0.4ha
Other incidental open space	0.4ha

LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL PLANNING  
MASTERPLANNING  
URBAN DESIGN

**RANDALL THORP**

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0161 228 7721 mail@randallthorp.co.uk www.randallthorp.co.uk

- KEY:**
- Site boundary: 13.0 ha
  - Existing vegetation
  - Contours
  - Winslow Spinney
  - Existing water course
  - Flood zone 3
  - 100 year + 40% flood envelope
  - Railway line
  - Existing railway bridge
  - Existing PRow WIS/7/2
  - Existing buildings
  - Proposed site access
  - Proposed pedestrian link
  - Proposed development area: 6.7ha
  - Proposed Primary road
  - Proposed Secondary road
  - Public open space: 3.3ha
  - Proposed footpath network
  - Proposed play areas: 400m²
  - Potential location for SuDS attenuation (subject to assessment by others): 0.4ha
  - Proposed tree planting
  - Proposed structural woodland planting at site boundary
  - Future development at Brickyard Farm
  - Future train station

**GLADMAN**  
DEVELOPMENTS LIMITED

**Great Horwood Road,  
Winslow**

Development Framework Plan  
Option 1

Drawn by: SB  
Rev by: MP  
QM Status: Checked  
Scale: 1:2500 @ A2

Date: 16.01.18  
Checker: DL  
Rev checker: SB  
Product Status:  
Client review



**Land Use Summary**

Application Boundary	10.7ha
Residential development	6.3ha
Public open space	3.2ha
Watercourse	0.8ha
SuDS attenuation	0.4ha



Canada House, 3 Chepstow Street, Manchester M1 5FW  
 0161 228 7721. mail@randallthorp.co.uk www.randallthorp.co.uk

- KEY:**
- Site boundary: 10.7 ha
  - Existing vegetation
  - Contours
  - Winslow Spinney
  - Existing water course
  - Flood zone 3
  - 100 year + 40% flood envelope
  - Railway line
  - Existing railway bridge
  - Existing FROW WIS/7/2
  - Existing buildings
  - Proposed site access
  - Proposed pedestrian link
  - Proposed development area: 6.3 ha
  - Proposed Primary road
  - Proposed Secondary road
  - Public open space: 3.2 ha
  - Proposed footpath network
  - Proposed play area: 400m<sup>2</sup>
  - Potential location for SuDS attenuation (subject to assessment by others): 0.4ha
  - Proposed tree planting
  - Proposed structural woodland planting at site boundary
  - Future development at Brickyard Farm
  - Future train station
  - Ecological compensation area



**Great Horwood Road, Winslow**  
 (Excluding land proposed for compulsory purchase)

Development Framework Plan  
 Reduced boundary

Draw No: 679A-18A  
 Drawn by: SB  
 Rev by: AH  
 Date: 16.01.18  
 Checker: DK  
 Rev checker: SB

