

Welcome to the Great Horwood Road, Winslow Public Consultation Site

What is the purpose of this consultation?

Gladman Developments Ltd is intending to submit an outline planning application to Aylesbury Vale District Council for up to 250 new high quality homes in Winslow.

The proposals will also include landscaped buffers to the site boundaries which will provide opportunities for recreation and play for new and existing residents.

The proposed development has been designed with local character in mind to provide a positive addition to Winslow and to help it remain a desirable place to live.

Prior to submitting the application we want to engage with the local community. Sharing our draft proposals to seek your views will help guide the nature and form of the development. In addition to this site, a consultation leaflet has been prepared and distributed to relevant stakeholders. We welcome constructive feedback which will be taken into account when formulating the finalised proposal .

You can provide feedback via email:

comments@your-views.co.uk
(please use Winslow as the subject line)

or by post, by writing to:

Your Views: Winslow
Gladman House
Alexandria Way
Congleton
Cheshire
CW12 1LB



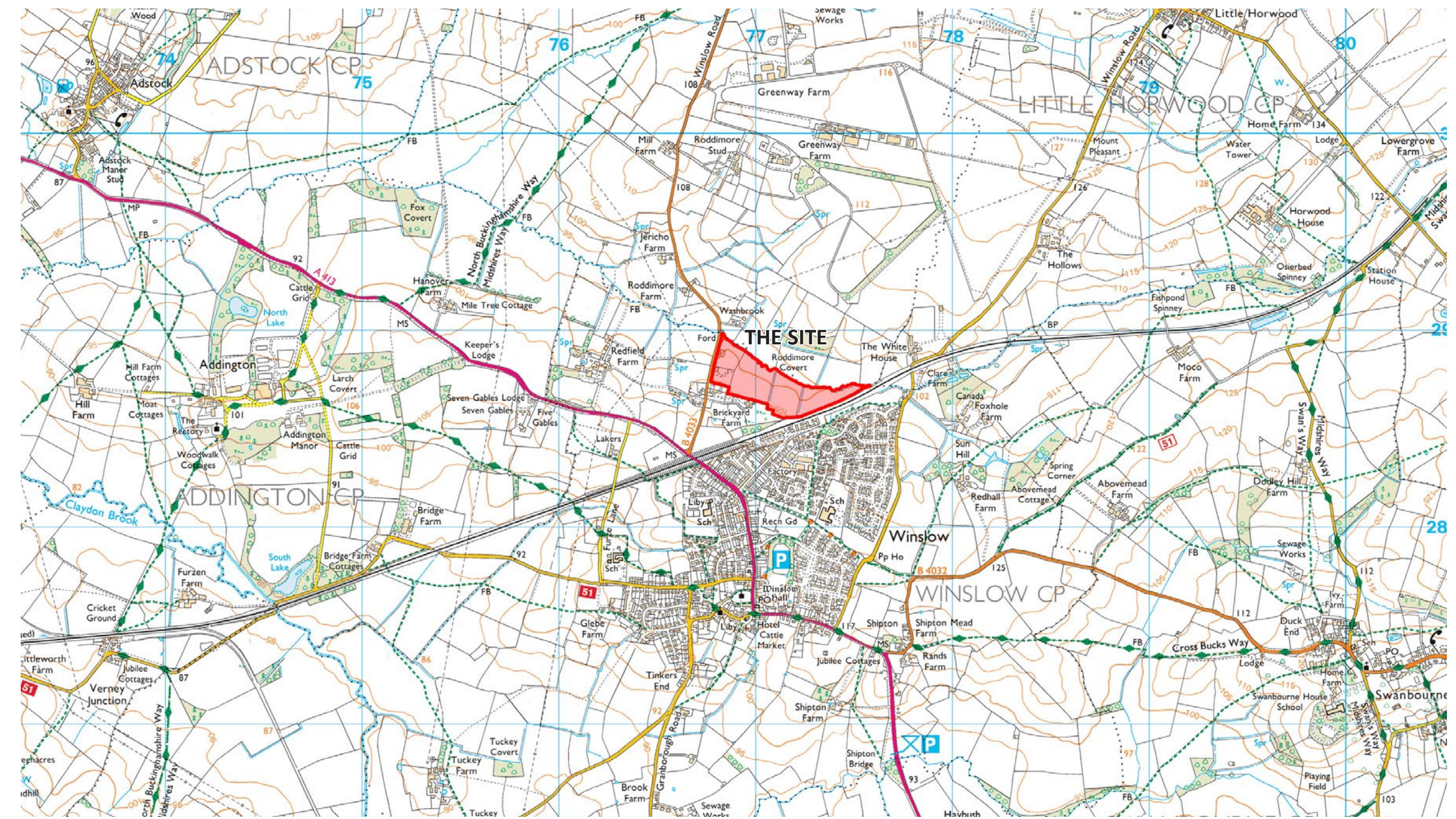
Where is the site?

The site is located on the northern outskirts of Winslow, Buckinghamshire. The site area is 13 hectares.

The site is situated between Great Horwood Road (B4033) and the former Oxford to Cambridge railway line. A vegetated watercourse forms the northern boundary. Winslow lies to the south of the site, and is largely contained by the raised railway embankment.

Plans for the future expansion of Winslow - on various parcels of land to the north of the railway line - are proposed in local planning policy. Future development will include a new train station and a mix of residential, business, sports, education and employment uses.

The site is within easy walking distance of the retail and community facilities within Winslow, and is also well placed to conveniently access existing public transport services and employment centres in Milton Keynes, Buckingham and Aylesbury.



Why are more homes needed?

The delivery of a choice of housing in particular locations to reflect local demand, is a government objective expressed through national planning policy.

The National Planning Policy Framework (NPPF) is explicitly concerned with delivering the homes that the country needs. Accordingly it sets out policies that will significantly boost the supply of housing.

The NPPF requires local authorities to use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area. This includes providing housing on both brownfield and greenfield sites adjacent to towns and villages if required.

Through its Local Plan, Aylesbury Vale District Council intends to meet existing and future housing needs in sustainable locations.

The Council is aware that there are insufficient brownfield sites and accepts that more sites on the edge of towns and villages will need to be identified and delivered in the short term to help make up this shortfall of both open market and affordable homes.

Why Winslow?

Aylesbury Vale District Council is required to distribute new housing to those settlements in the district that are considered to be the most sustainable locations for development – i.e. close to key community services and facilities such as shops, schools and sports facilities.

The site falls within an area allocated for housing in the emerging Vale of Aylesbury Local Plan.

Provision of new housing will provide additional residents to the area which will support and maintain the existing facilities and local businesses.

Overall it is considered that the site is well suited to residential development offering desirable new homes in a sustainable location to the north of Winslow.



Winslow's historic market square



Traditional timber framed thatched house on Sheep Street



18th Century terraced homes on Station Road



Terraced red brick homes on the High Street

Facilities and site photographs

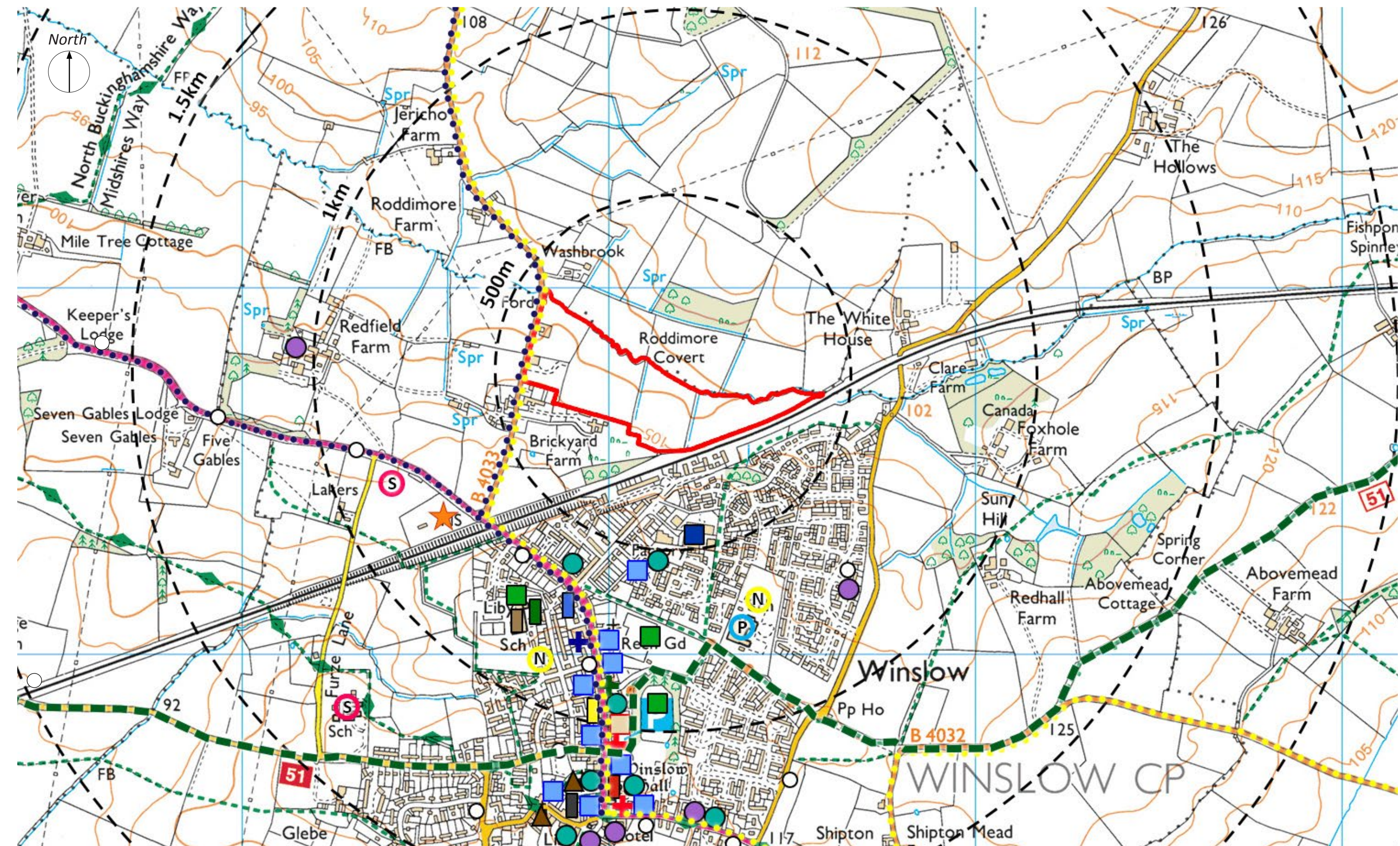
The site is located within 1.5 km (approximately 20 minutes walk) of many facilities within Winslow, including: local shops, restaurants, an employment area, medical centre, pharmacy, petrol station, community centre, library, bus stops, schools and sports pitches.

The nearest secondary school is Sir Thomas Freemantle School and the nearest primary school is Winslow Church of England Combined School, both of which are within 1km from the site.



Photo locator

- KEY**
- Site Boundary
- TRANSPORT**
- ★ Proposed Winslow Train Station
 - Bus Stop
 - National Cycle Network Route 51
 - Thornborough Loop (local cycle route)
 - Little Horwood Loop (local cycle route)
- EDUCATION**
- N Nursery
 - P Primary School
 - S Secondary School
- HEALTHCARE**
- + Pharmacy
 - + Medical Centre
 - + Dentist
- COMMUNITY SERVICES**
- Community Centre
 - Library
 - Bank
 - Post Office
 - ▲ Places of Worship
 - Fire Station
 - Petrol Station
- RETAIL**
- Local shop
 - Supermarket
 - Employment Area
- LEISURE**
- Sports Pitch / Facilities
 - Restaurant/ Public house
 - Hotel



Facilities plan



Photo 1: View from disused railway track looking north across site



Photo 2: View from northern boundary looking south west



Photo 3: View from northern boundary looking south



Photo 4: View towards Old Brickyard Farm and southern site boundary

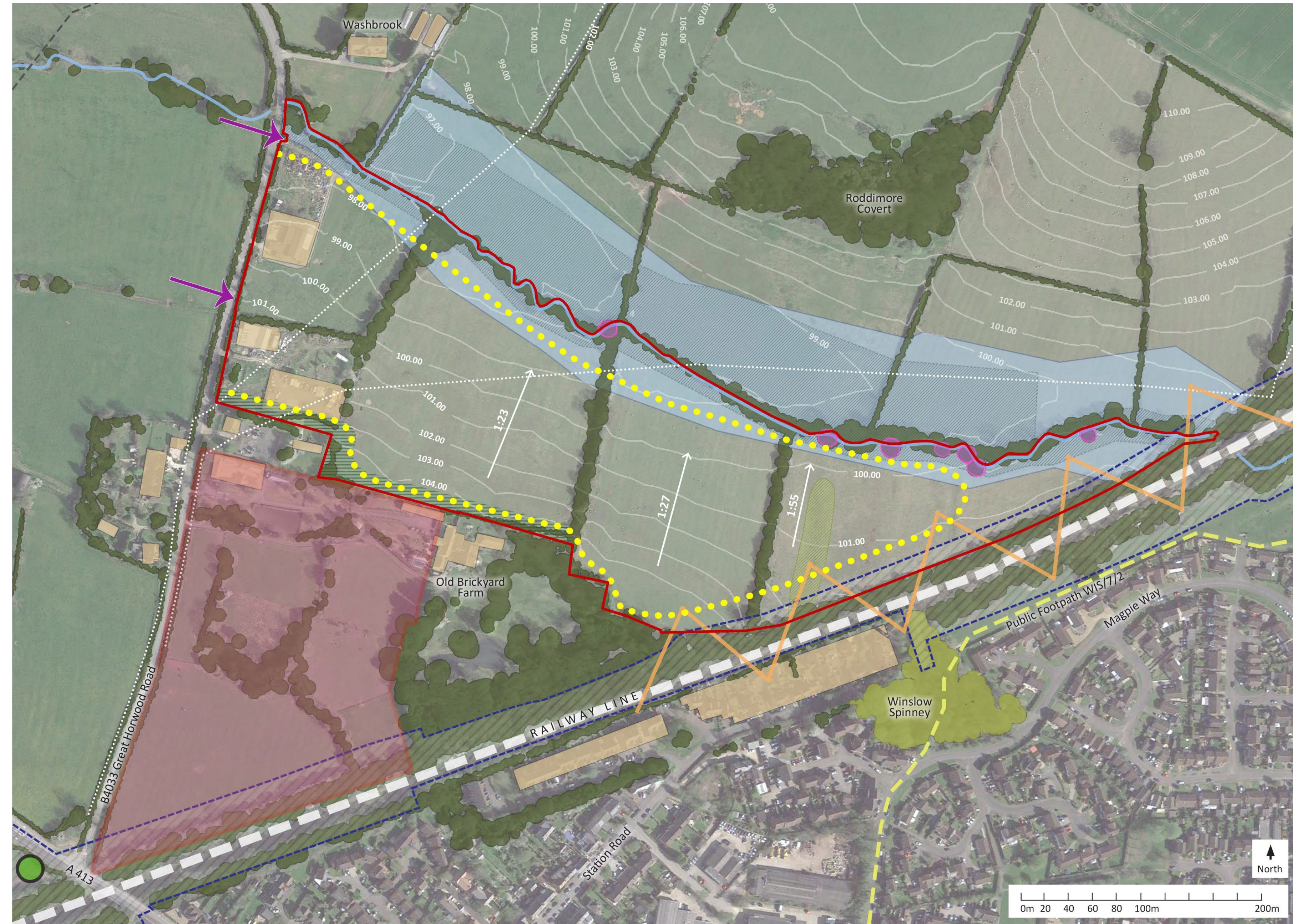
Constraints and Opportunities

The site constraints plan identifies the key existing features which have been considered as part of the design process.

The existing features in and around the site present a number of opportunities to create a unique scheme that is responsive to the site.

The following considerations will be key to the development of a successful masterplan:

- Retention of existing trees to maintain rural character;
- Location of potential access points off Great Horwood Road;
- Provision of a landscaped buffer along the watercourse to safeguard the existing flood zones and to create a 'green edge' along the northern boundary;
- Open up pedestrian access throughout the site;
- Potential standoff from railway line to mitigate for potential noise from passing trains;
- Landscaped frontage to Great Horwood Road;
- Interface with existing properties and proposed development outside of southern boundary;
- Potential provision of SuDS attenuation areas in the lowest lying areas of the site.

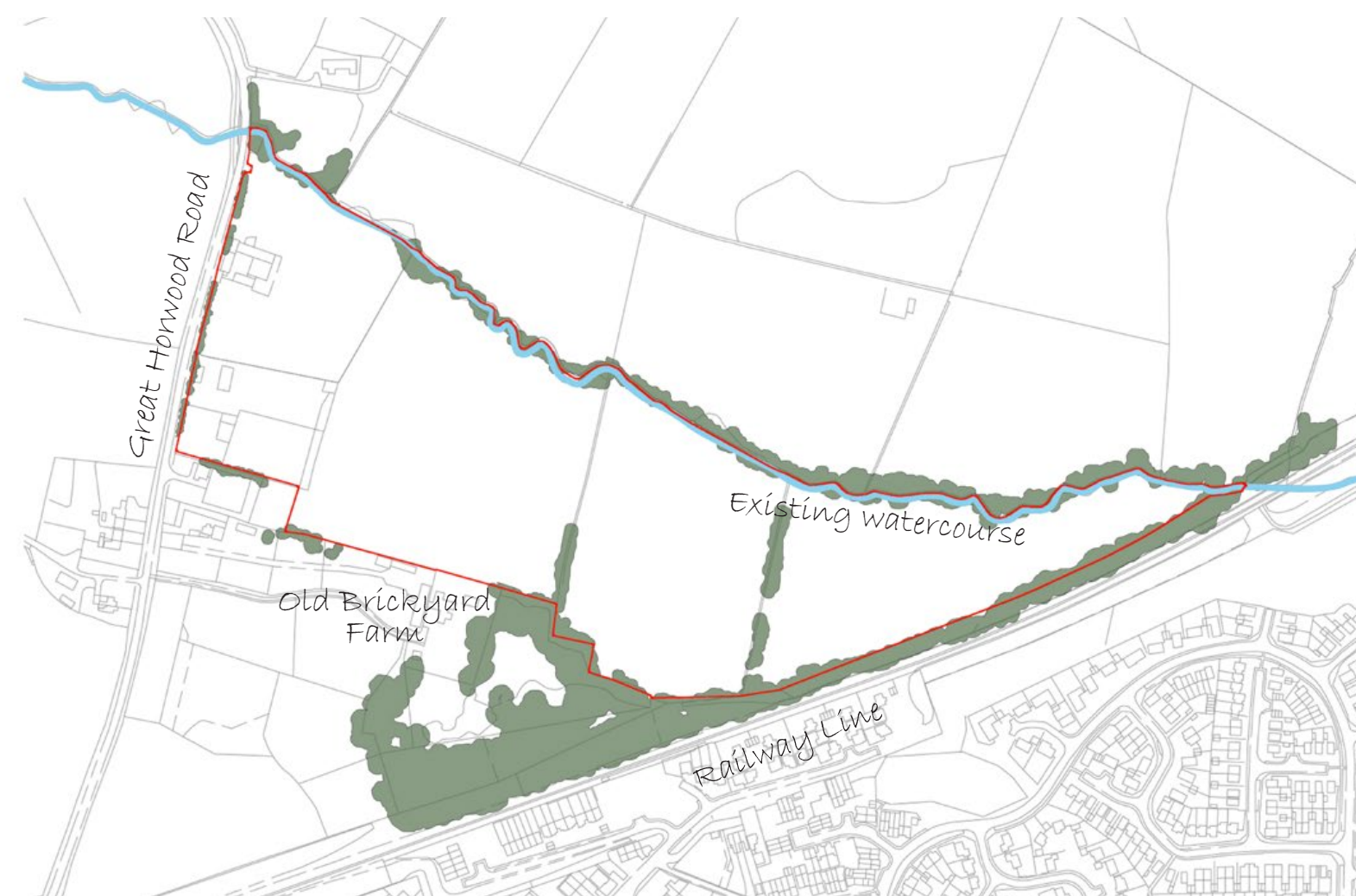


KEY:

- | | | | |
|--------------------------------|--|-----------------------------------|---|
| Site boundary: 13.00 ha | Marshy grass | Overhead cables | Potential footpath network |
| Existing vegetation | Existing water course | High voltage cables & pylons | Potential structural woodland planting at site boundary |
| Trees with bat roost potential | Flood zone 3 | Existing PRoW WIS/7/2 | Future development at Brickyard Farm |
| Contours | 100 year + 40% flood envelope | Existing buildings | Future train station |
| Gradients | Railway line | Potential site access | |
| Winslow Spinney | Land required as part of proposed railway improvements | Potential noise from railway line | |

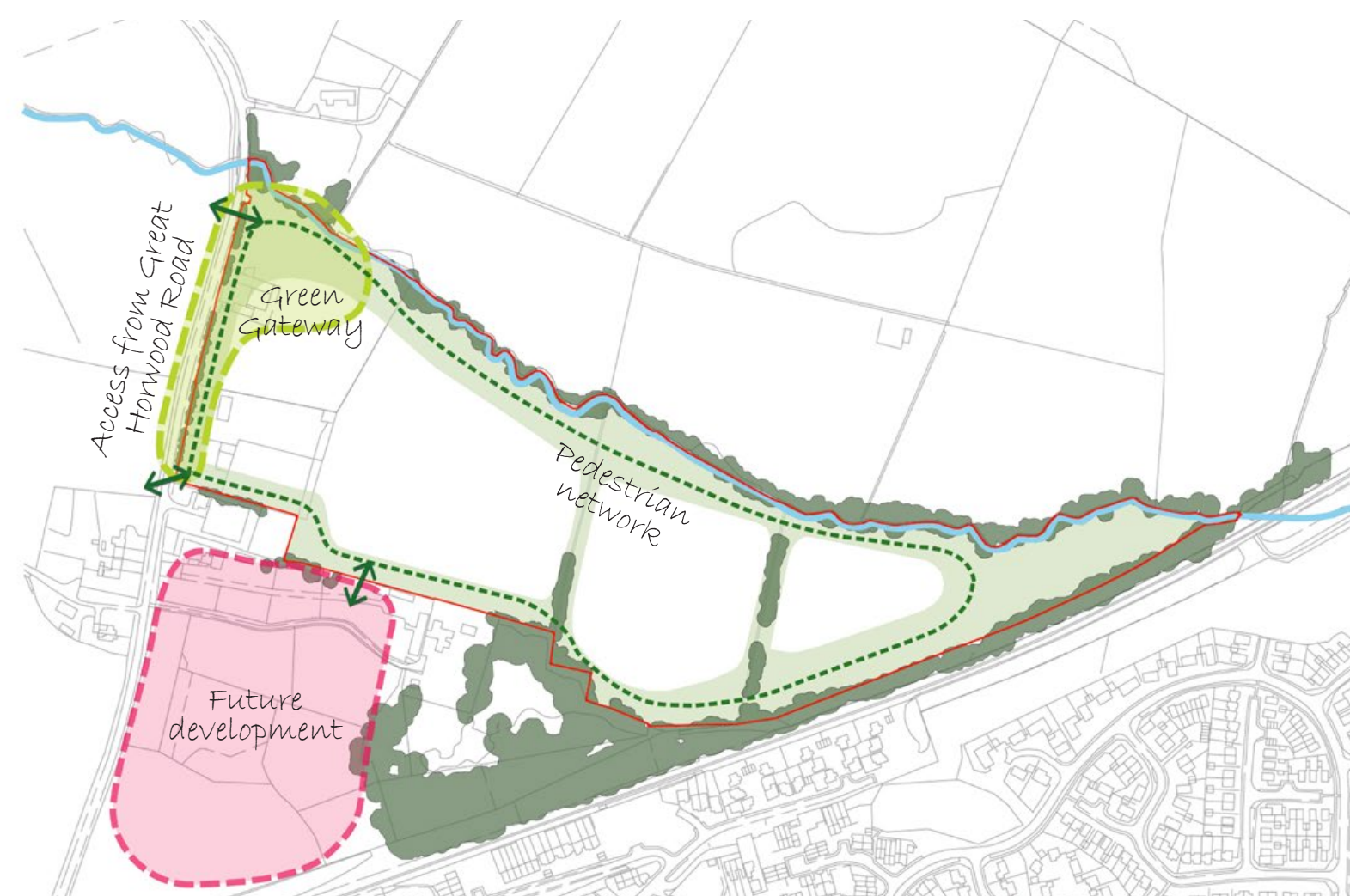
Design Concepts

The design principles build on the contextual analysis and consider vegetation, landform, ecology, drainage, connectivity and built form. Four key design concepts are embedded into the layout and are presented diagrammatically here.



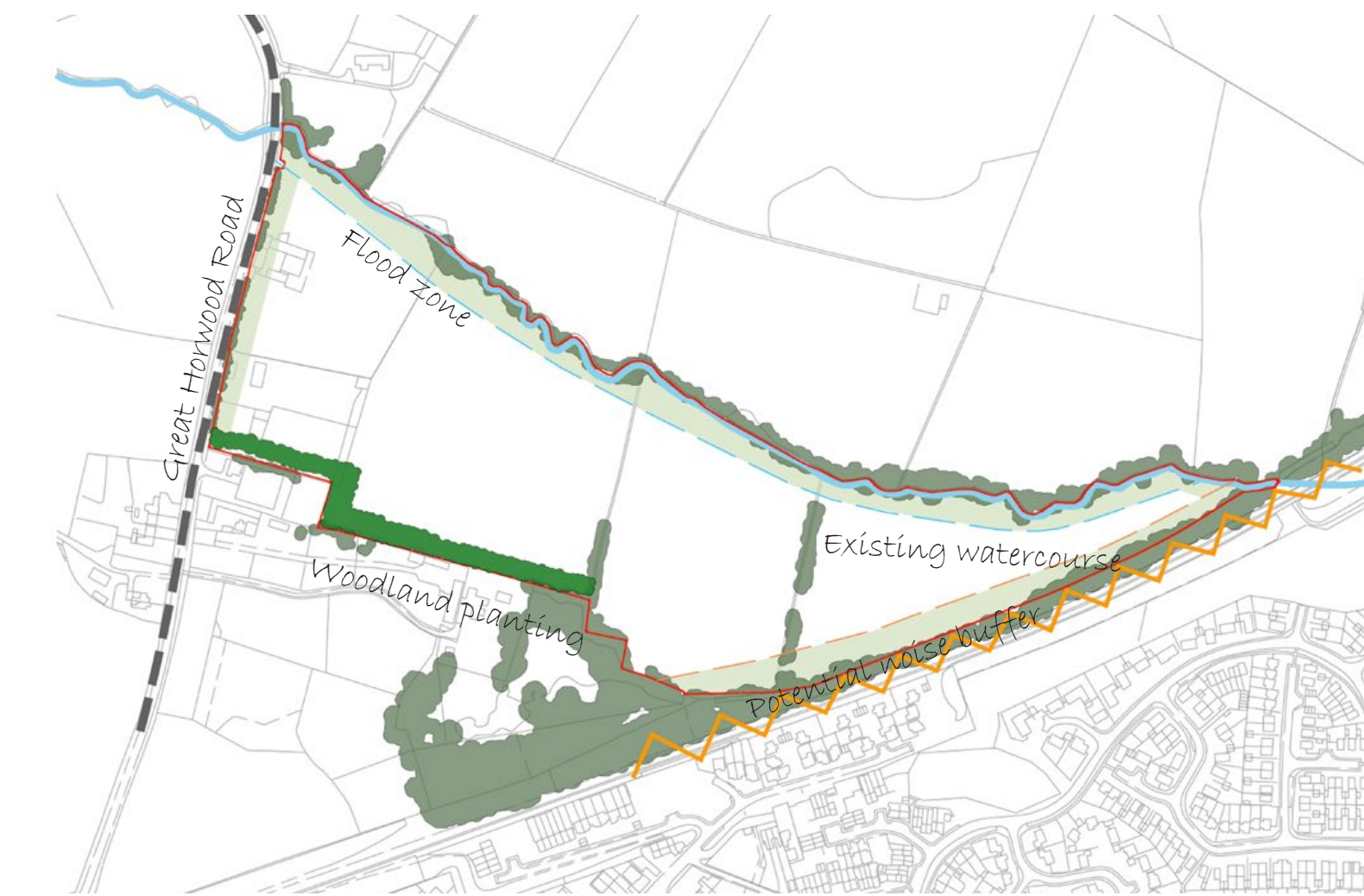
Concept 1 - Landscape features

- Retain existing trees along the watercourse to maintain a biodiverse corridor along the northern boundary of the site
- Maintain existing field boundary hedgerows as ecological features
- Provide buffer areas around established features.



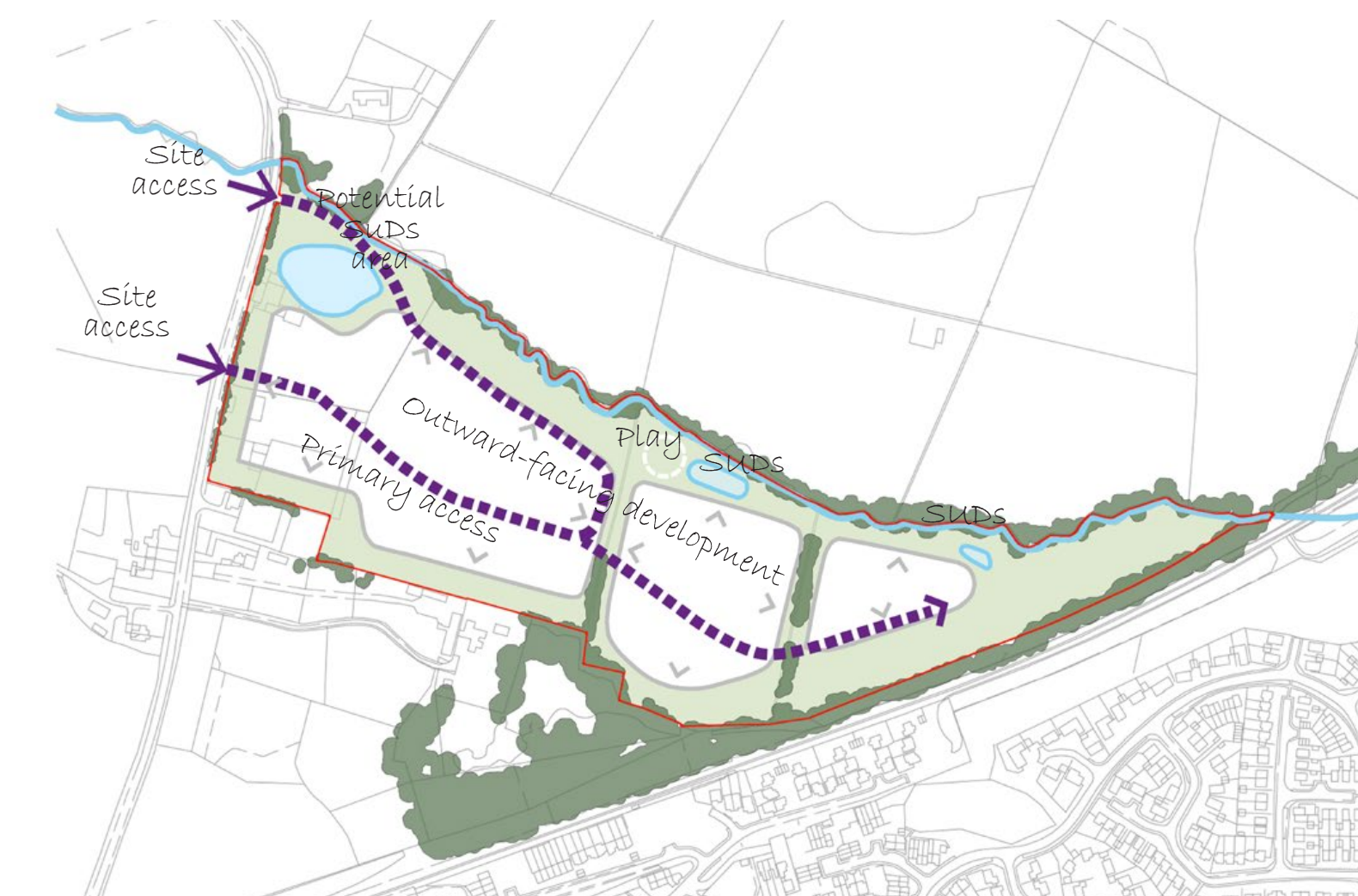
Concept 3 - Access and pedestrian movement

- Create 'green gateway' to mark the pedestrian arrival space
- Provide pedestrian links through green corridors to connect open spaces
- Ensure convenient off-road accessibility throughout the site
- Provide links to allocated land to the south of to integrate the site with future development



Concept 2 - Boundary treatments

- Create attractive landscaped frontage along Great Horwood Road
- Allow appropriate standoff from northern boundary to incorporate flood zones
- Provide landscape buffer to southern boundary to mitigate for potential noise from railway line
- Provide woodland screening to south west boundary



Concept 4 - Development blocks

- Create outward-facing development blocks that overlook public open spaces
- Allow adequate space for surface water attenuation based on existing levels
- Provide local equipped play area in a central location along the northern boundary

The Masterplan

The draft framework plan builds upon the key concepts to create a layout which meets our vision for the site and helps to show how a future development on this site could be achieved within the parameters of the local context.

The plan takes its cue from existing landscape features and views both within and around the site. These features help to create a unique scheme that is responsive to the site and knits the site into the adjacent urban form to provide a strong sense of place and local character.

Development Proposals

- Up to 250 new homes, including affordable housing
- Proposed access from Great Horwood Road
- Proposed feature gateway access into site and attractive landscaped frontage
- Retention and improvement of existing landscape features to add maturity and contribute to sense of place, including new tree and woodland planting
- Provision of ecological enhancement
- New footpath and cycleways to provide links between internal open spaces
- New equipped play area

Site Access and Highway Improvements

The site will be accessed from Great Horwood Road via two new T-junctions with standard junction radii and widths.

The development proposals will include the provision of new pedestrian footways, and a new pedestrian access point which will link with the existing pedestrian footway located on Great Horwood. Additional off-road footpaths and cycleways will be provided through open spaces and to the future development at Brickyard Farm.

The planning application will be accompanied by a comprehensive Transport Assessment which will be completed for the scheme to assess the likely impact the proposals will have on the local road network.



What Happens Next?

In the next few weeks we intend to submit an outline planning application to Aylesbury Vale District Council to assist in bringing forward the housing allocated as part of the WIN001 allocation.

We want any new development to become a natural extension to the existing community, so feedback from local people is very important.

Your comments will be assessed and, where possible and appropriate, incorporated into the final plans.

Thank you for your time.