

# SHENLEY PARK

## Annex 1

# Site Review and Analysis

July 2022 - Rev A



 Indicative Site Allocation Boundary

**MILTON KEYNES**  
**Central MK**  
Approximately 6km

**BUCKINGHAM**  
Approximately 12km

**Shenley Park**  
Approximately  
1.5km x 0.5km

**Newton Longville**  
Approximately 3km

**Winslow**  
Approximately 7km

Rev Description Date  
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Notes:  
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Client:



**Shenley Park**  
**Wider Context Plan**

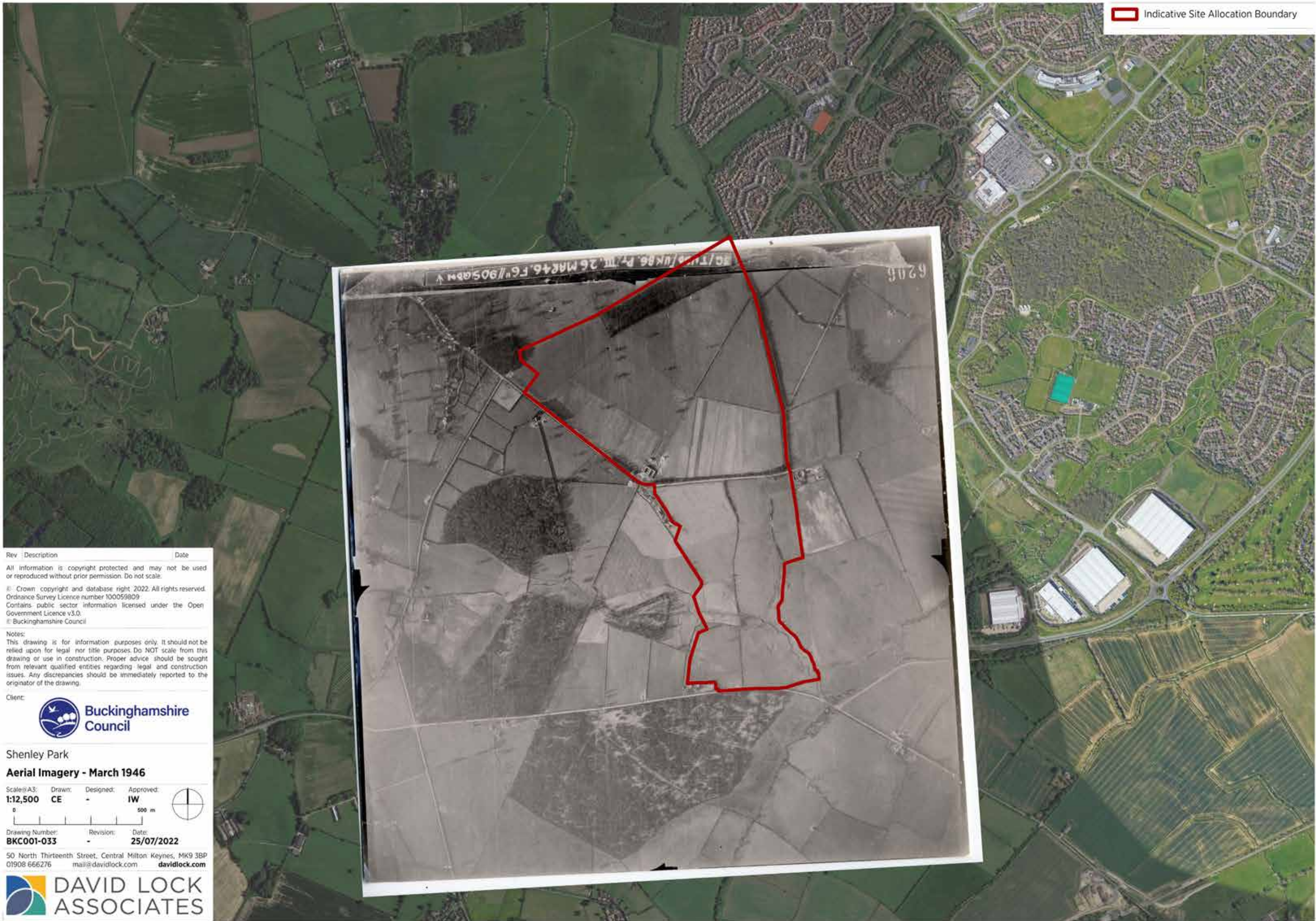
Scale@A3: Drawn: Designed: Approved:  
1:50,000 CE - IW  
0 2,000 m

Drawing Number: Revision: Date:  
**BKC001-012** - **08/07/2022**

50 North Thirteenth Street, Central Milton Keynes, MK9 3BP  
01908 666276 mail@daavidlock.com daavidlock.com







Rev Description Date

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Client:

 **Buckinghamshire Council**

Shenley Park

**Aerial Imagery - March 1946**

Scale: A3: Drawn: Designed: Approved:

**1:12,500 CE - IW**

0 500 m

Drawing Number: Revision: Date:

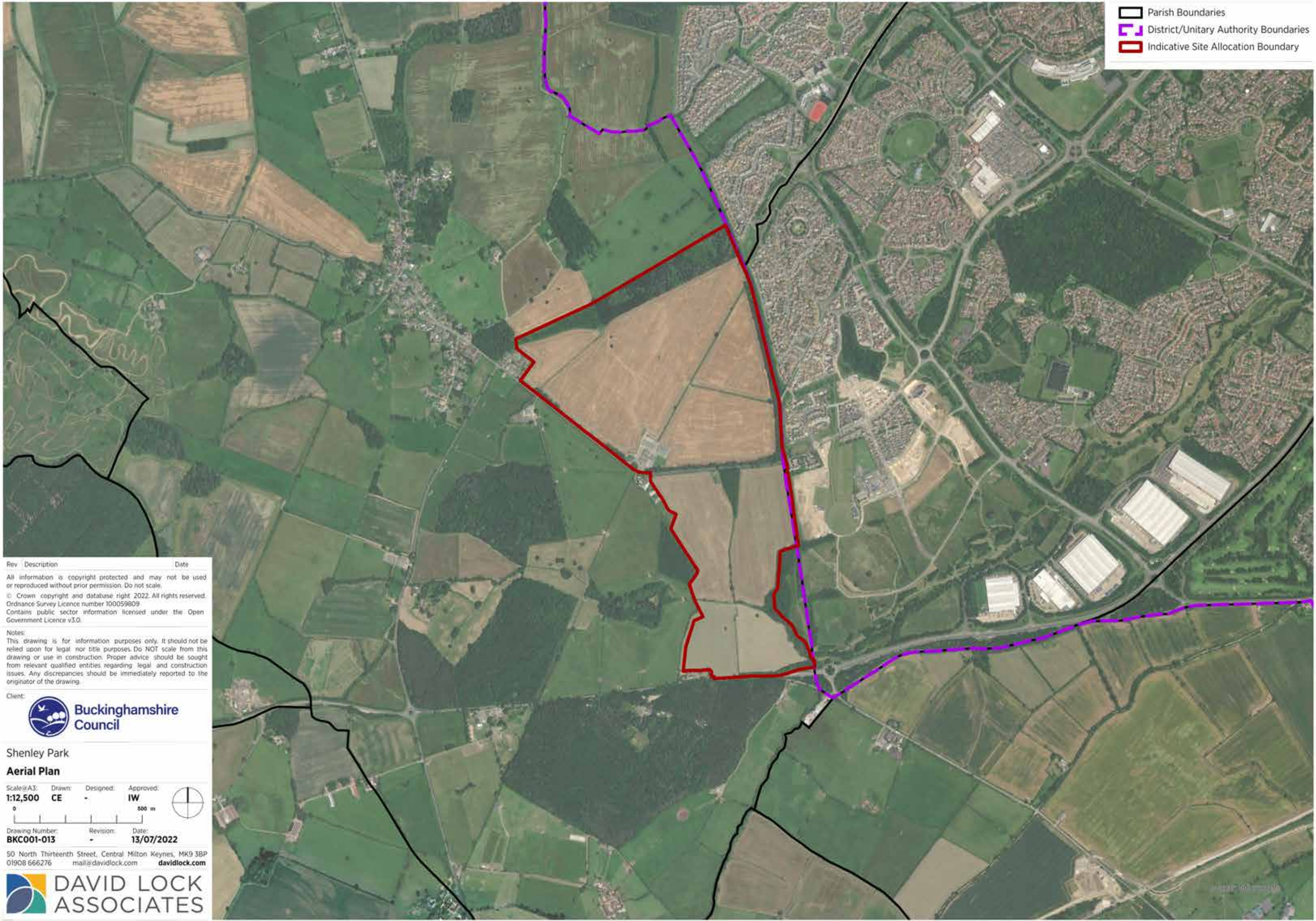
**BKC001-033 - 25/07/2022**

50 North Thirteenth Street, Central Milton Keynes, MK9 3BP

01908 666276 mail@davidlock.com davidlock.com

 **DAVID LOCK ASSOCIATES**





- Parish Boundaries
- District/Unitary Authority Boundaries
- Indicative Site Allocation Boundary

Rev Description Date

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 **Buckinghamshire Council**

Shenley Park

**Aerial Plan**

Scale@ A3: Drawn: Designed: Approved:

**1:12,500 CE - IW**

0 500 m

Drawing Number: Revision: Date:

**BKC001-013 - 13/07/2022**

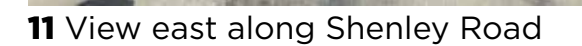
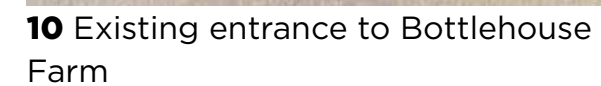
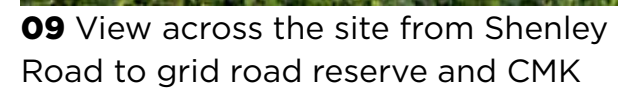
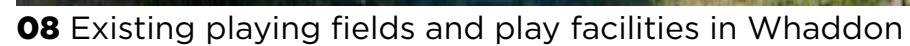
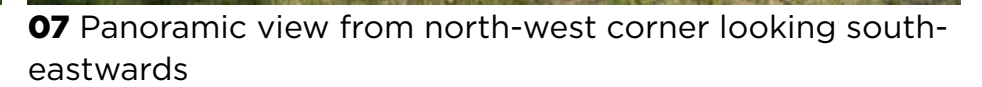
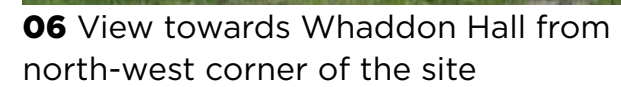
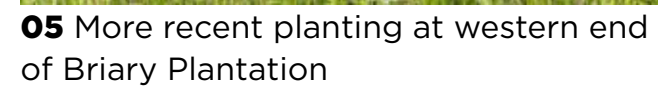
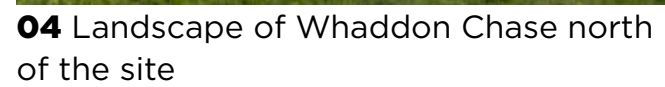
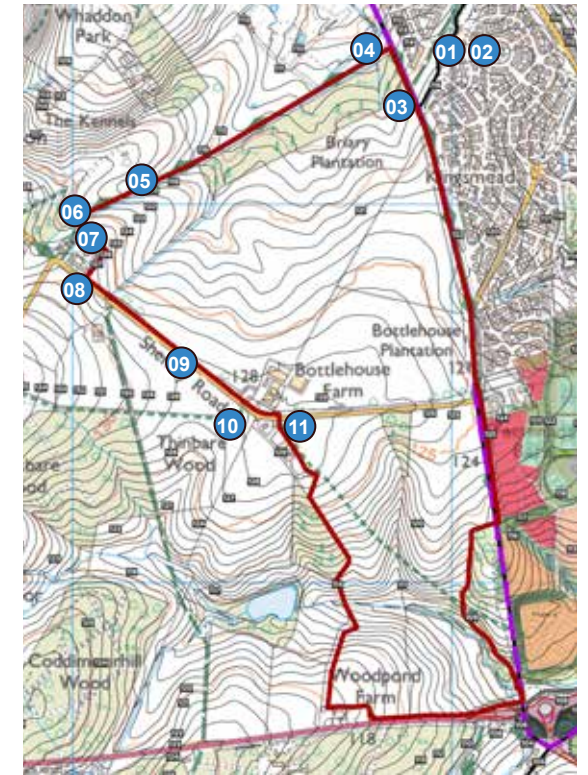
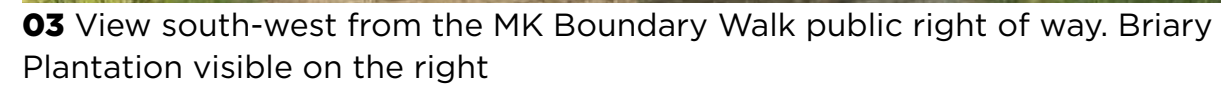
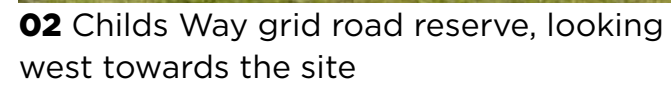
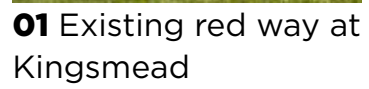
50 North Thirteenth Street, Central Milton Keynes, MK9 3BP  
01908 666276 mail@davidlock.com davidlock.com

 **DAVID LOCK ASSOCIATES**



Site visit carried out on 13/06/2022

Site visit carried out on 13/06/2022





**SITE PHOTOGRAPHS 2**  
Site visit carried out on 13/06/2022



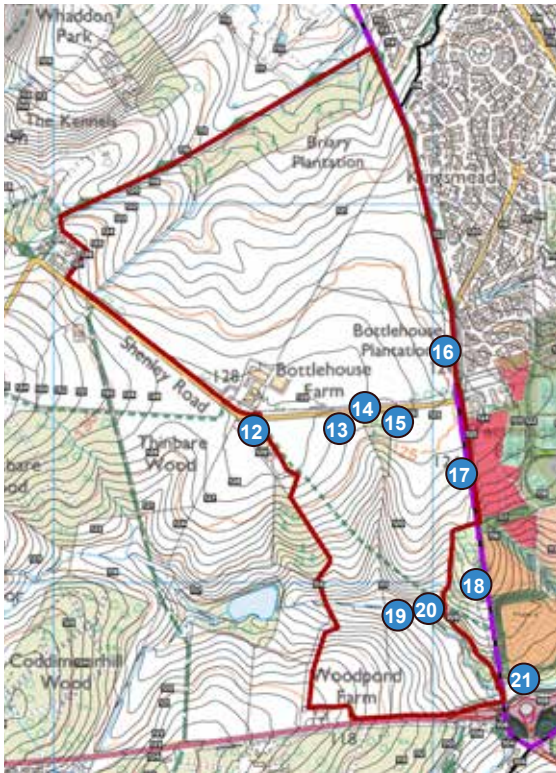
**12** View south-east from the public footpath stile



**13** View south across the site with the existing triangular woodland on the left



**14** View east of Shenley Road between existing tree belt and wood



**15** View south across the site with the existing triangular woodland on the right



**16** View south along Swan's Way with the site on the right



**17** View west across the site towards the triangular woodland from the MK Boundary Walk



**18** View south of the Parks Trust land to the east of the site



**19** View south towards the A421 with the existing brook watercourse in the foreground



**20** View east towards the public footpath access gate



**21** View east along the Tattenhoe Valley linear park



# TOPOGRAPHY

## General:

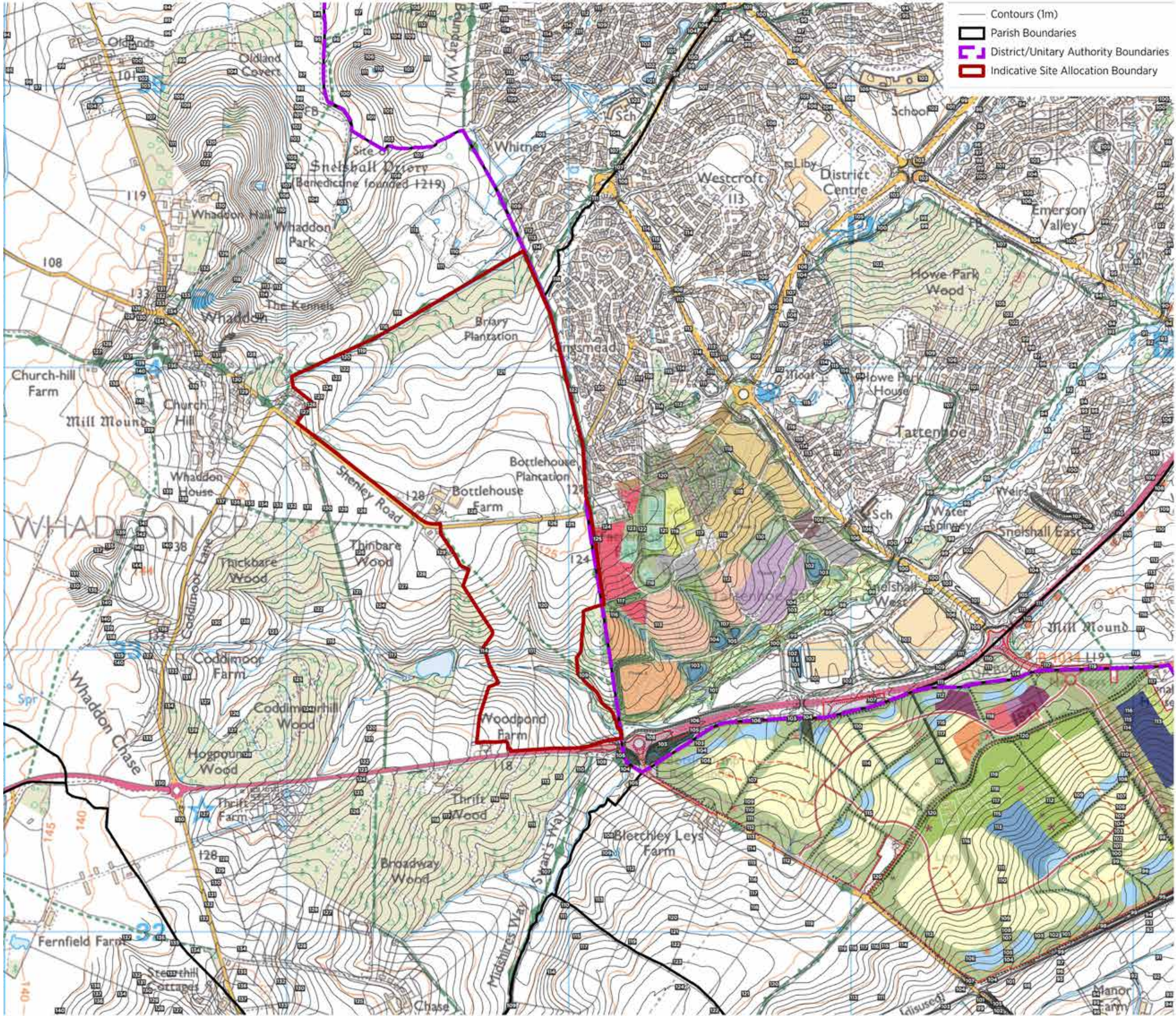
- a site of two halves

## Northern Half

- Shenley Road runs through between the site areas, marking the high point from which landform falls north and south
- northern half generally flat and relatively well-contained visually

## Southern Half

- southern half more intricate topography shaped by valleys running east-west and north-south
- quite significant level change generally falling southwards (129m to 106m)
- far-reaching views from the southern half's higher ground to the wider landscape to the south
- the gradients of the valley sides are 1:15 or steeper which must be considered in masterplanning





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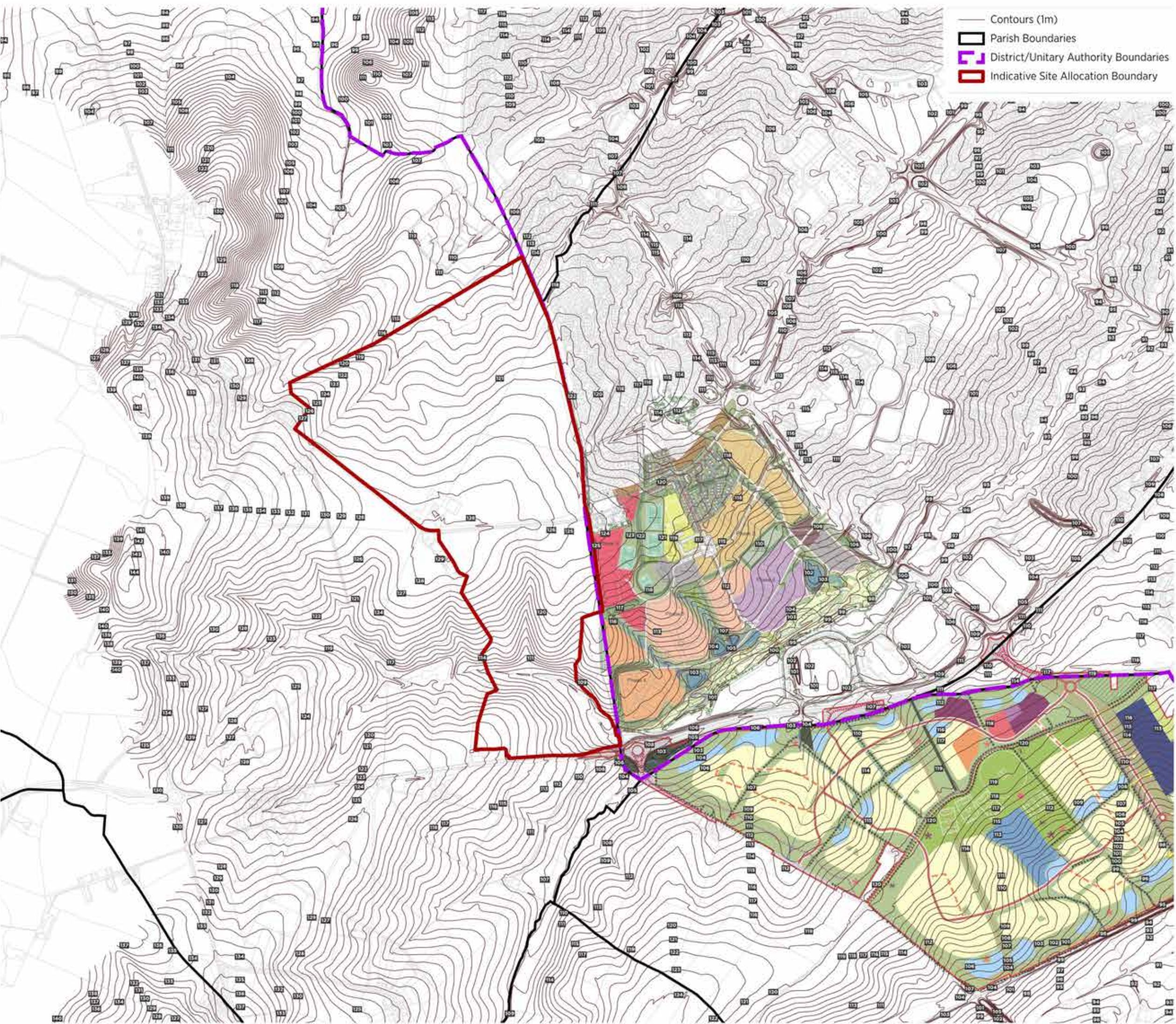
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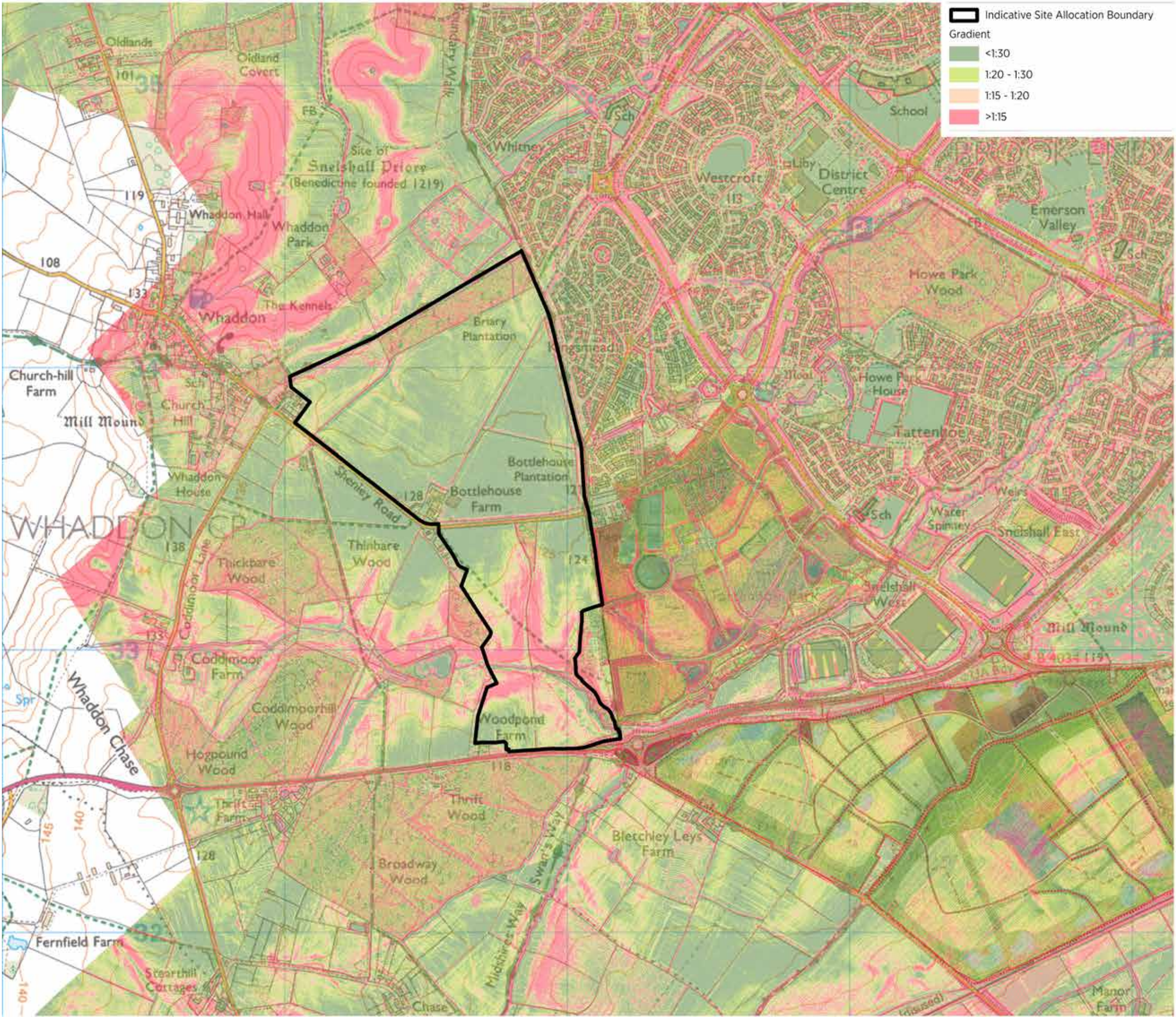


**SLOPE ANALYSIS**

**General:**  
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**Northern Half**  
- northern half generally flat

**Southern Half**  
- southern half more intricate topography shaped by two valley forms  
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# SLOPE ANALYSIS

## General:

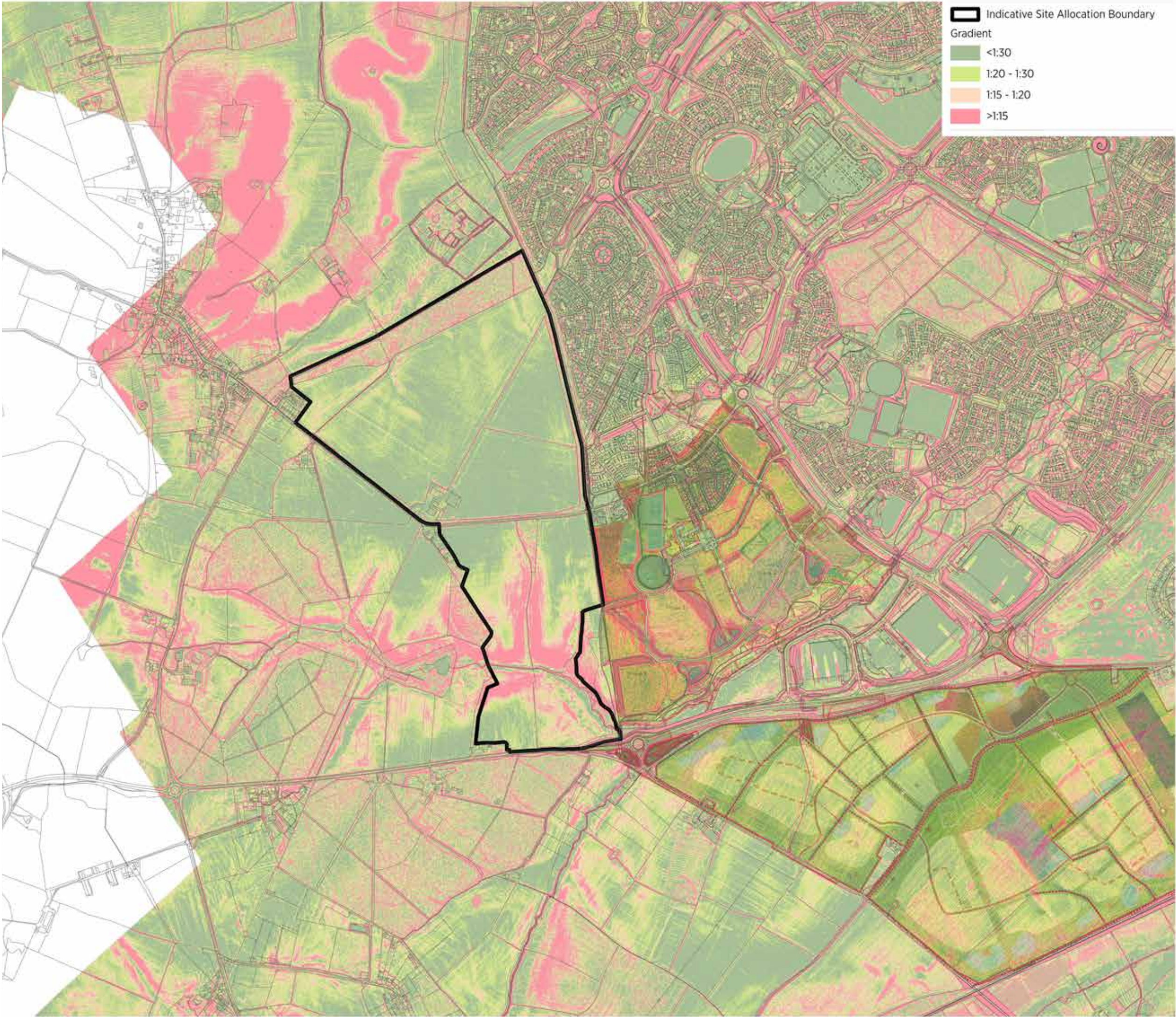
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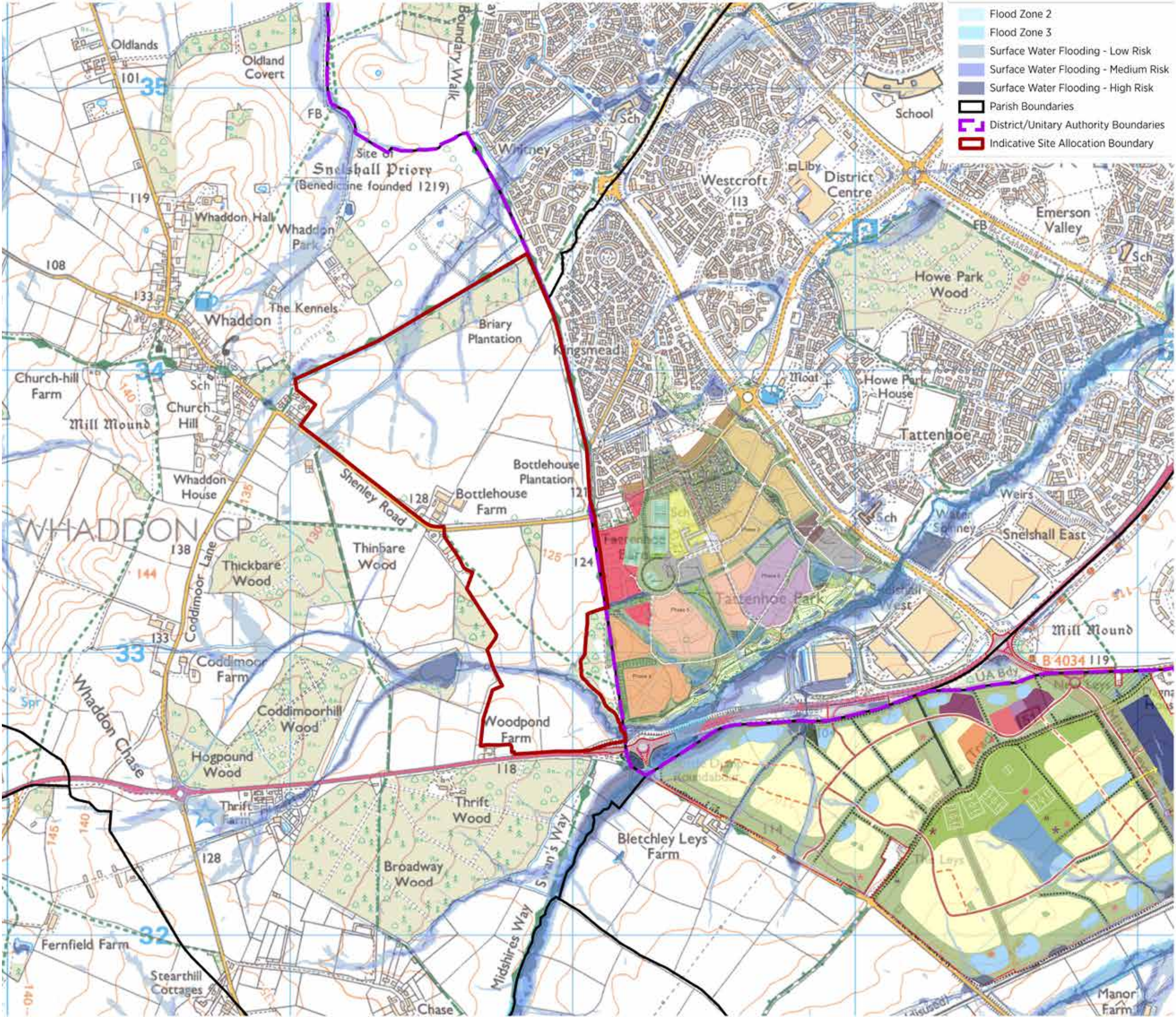


FLOODING

**General:**  
relatively low risk of flooding and surface water flooding across the site

**Northern Half**  
- there is a low risk of surface water flooding in the northern half of the site between Shenley Road and Briary Plantation along an agricultural ditch and within the shallow landform

**Southern Half**  
- a single watercourse (Tattenhoe Brook) exists within the site, which flows eastwards into the Tattenhoe Valley linear park (Parks Trust)  
- medium to high risk of flooding is associated with this brook within the site, though its impact is on a relatively limited area close to the watercourse  
- some additional low risk of surface water flooding along the hedgerow running north-south





# FLOODING

## General:

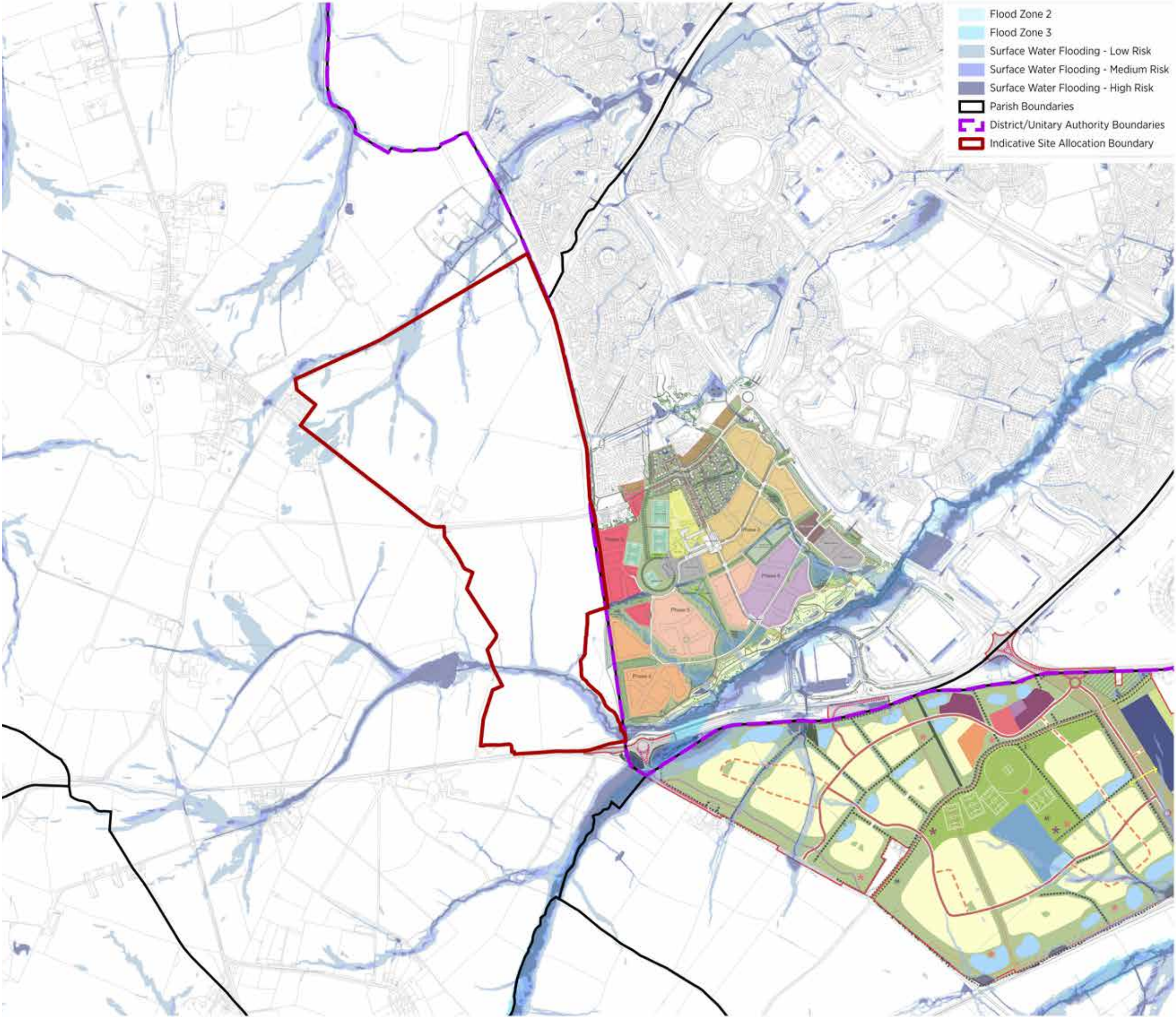
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# **TREE COVER & TREE PRESERVATION ORDERS**

## **General:**

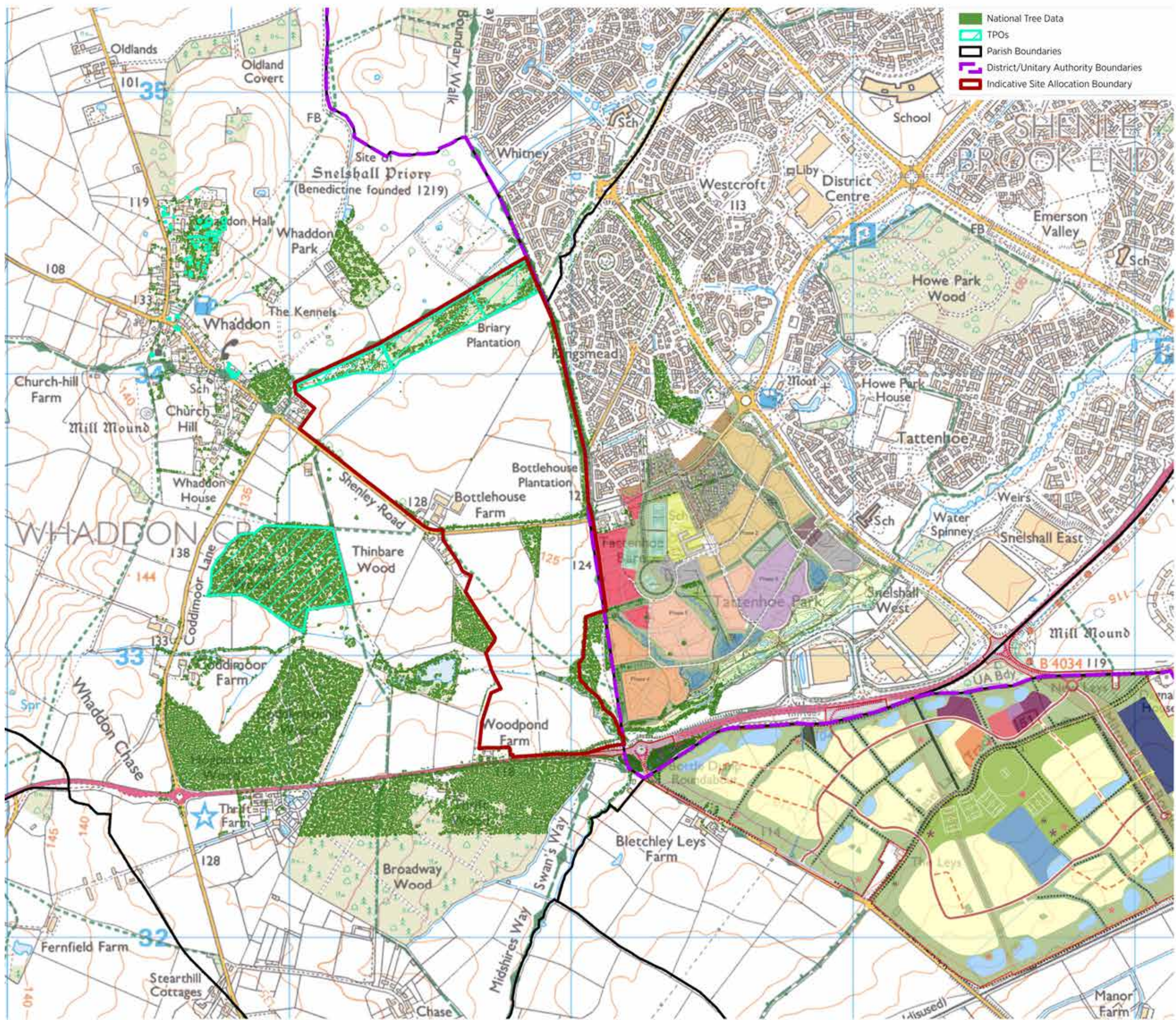
- larger areas of tree cover is generally contained around the site edges
- some individual trees within field boundaries / hedgerows or within fields
- significant areas of woodland and ancient woodland exist around the edges of the site to the south and east, some of which are covered by a TPO
- the historic parkland of Whaddon Chase sits to the north of Briary Plantation
- a number of TPO covered trees surround Whaddon Hall
- the MK linear park network extends eastwards

## **Northern Half:**

- Briary Plantation exists along the northern boundary providing a mature wooded separation from the historic parkland to the north and is covered by a TPO
- trees and mature hedgerows run along Shenley Road to the west and south and along the MK Boundary Walk / Swan's Way to the east
- some individual mature trees exist within the fields

## **Southern Half:**

- a triangular-shaped woodland block sits to the south of Shenley Road
- a further woodland block exists in the south-eastern corner of the site where Tattenhoe Brook meets the Tattenhoe Valley linear park
- a linear wooded block runs alongside the A421 on the southern boundary





## TREE COVER & TREE PRESERVATION ORDERS

### General:

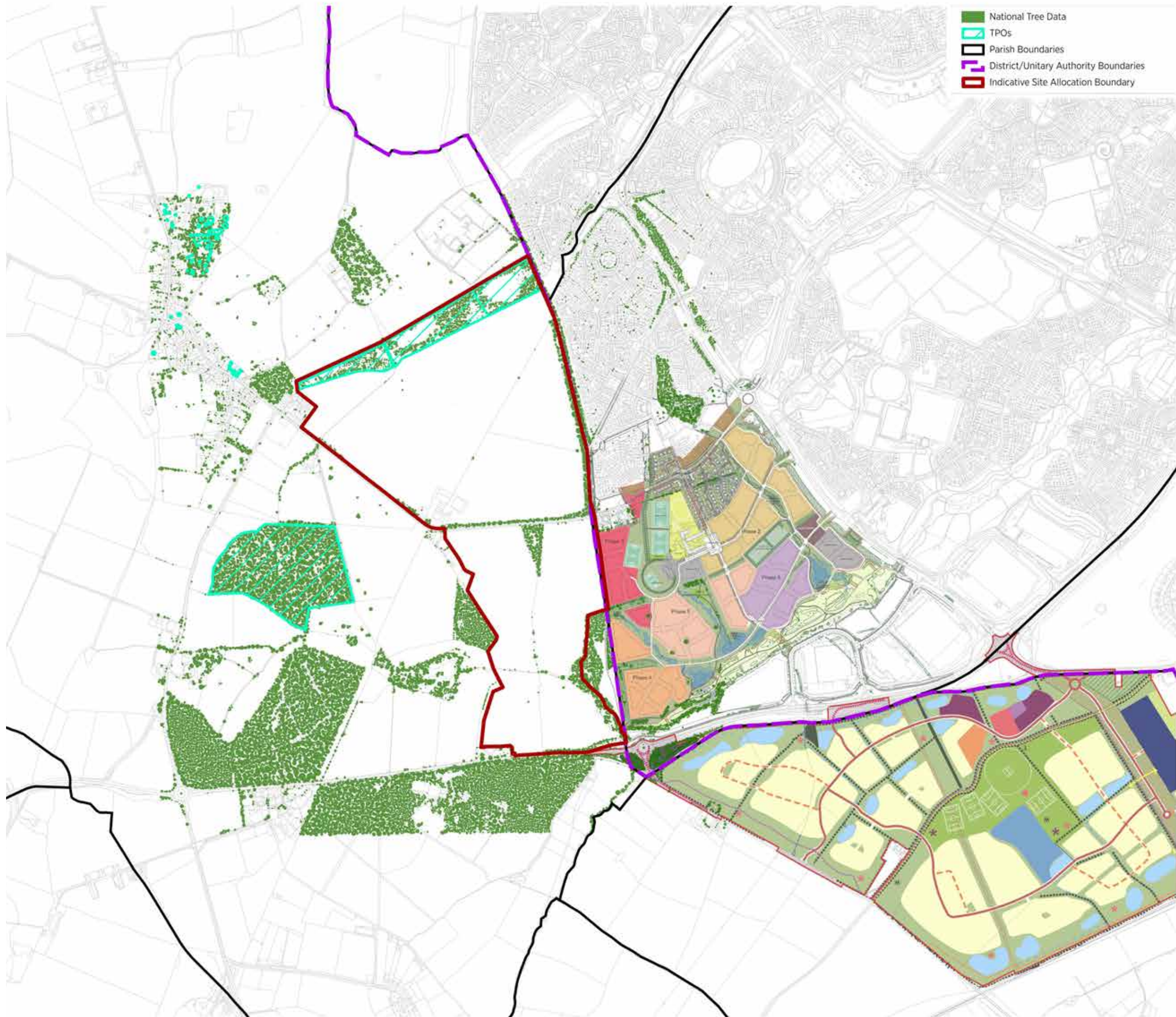
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**TREES**

**General:**

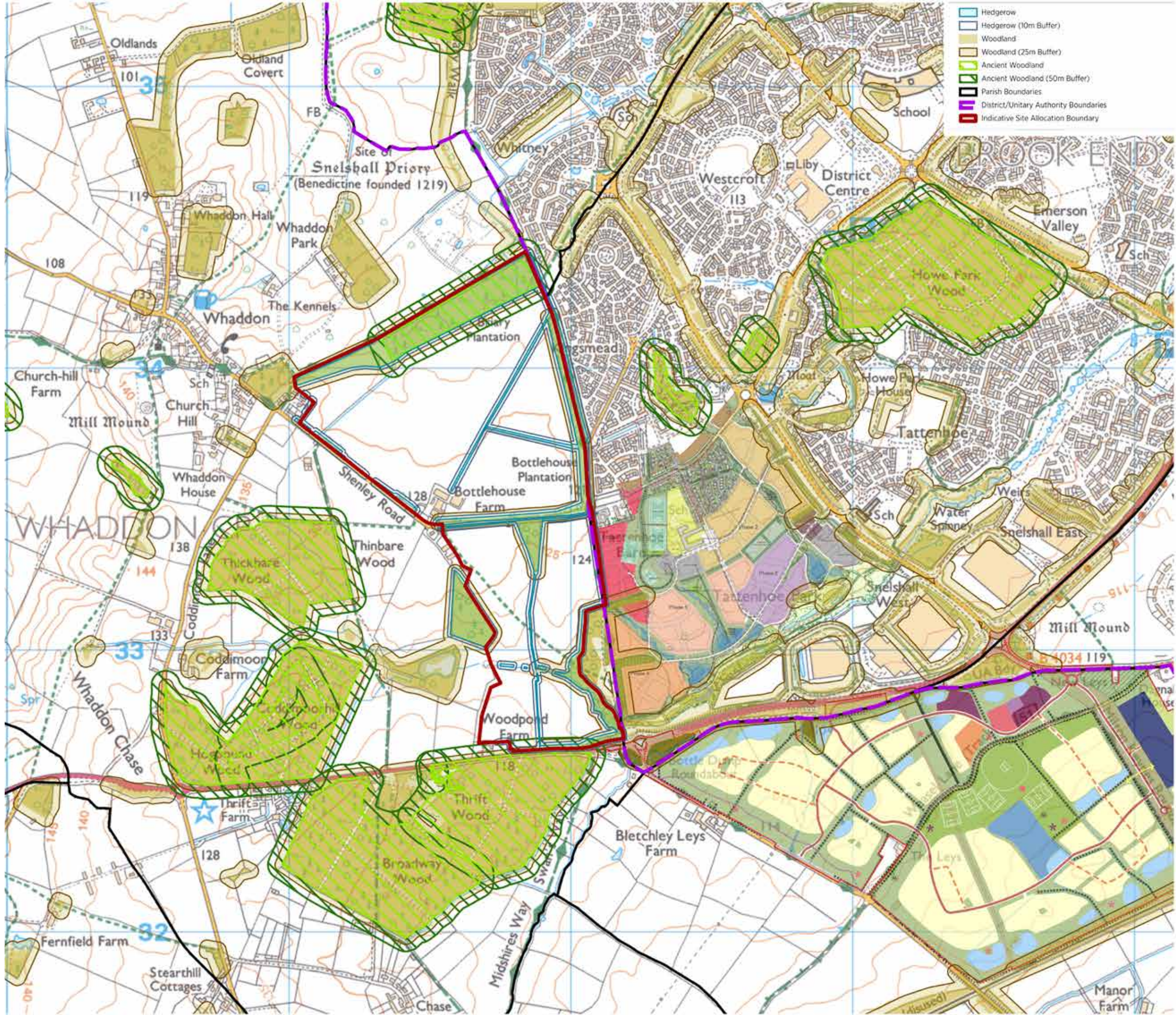
- buffers for woodland from development are as follows:
  - 50m - ancient woodland
  - 25m - woodland
  - 10m - hedgerow

**Northern Half:**

- presence of woodland to the edges and the larger site area means a significant part of the site is not constrained by woodland

**Southern Half:**

- the narrower site area and presence of ancient woodland, woodland and hedgerows reduces developable area potential





**TREES**

**General:**

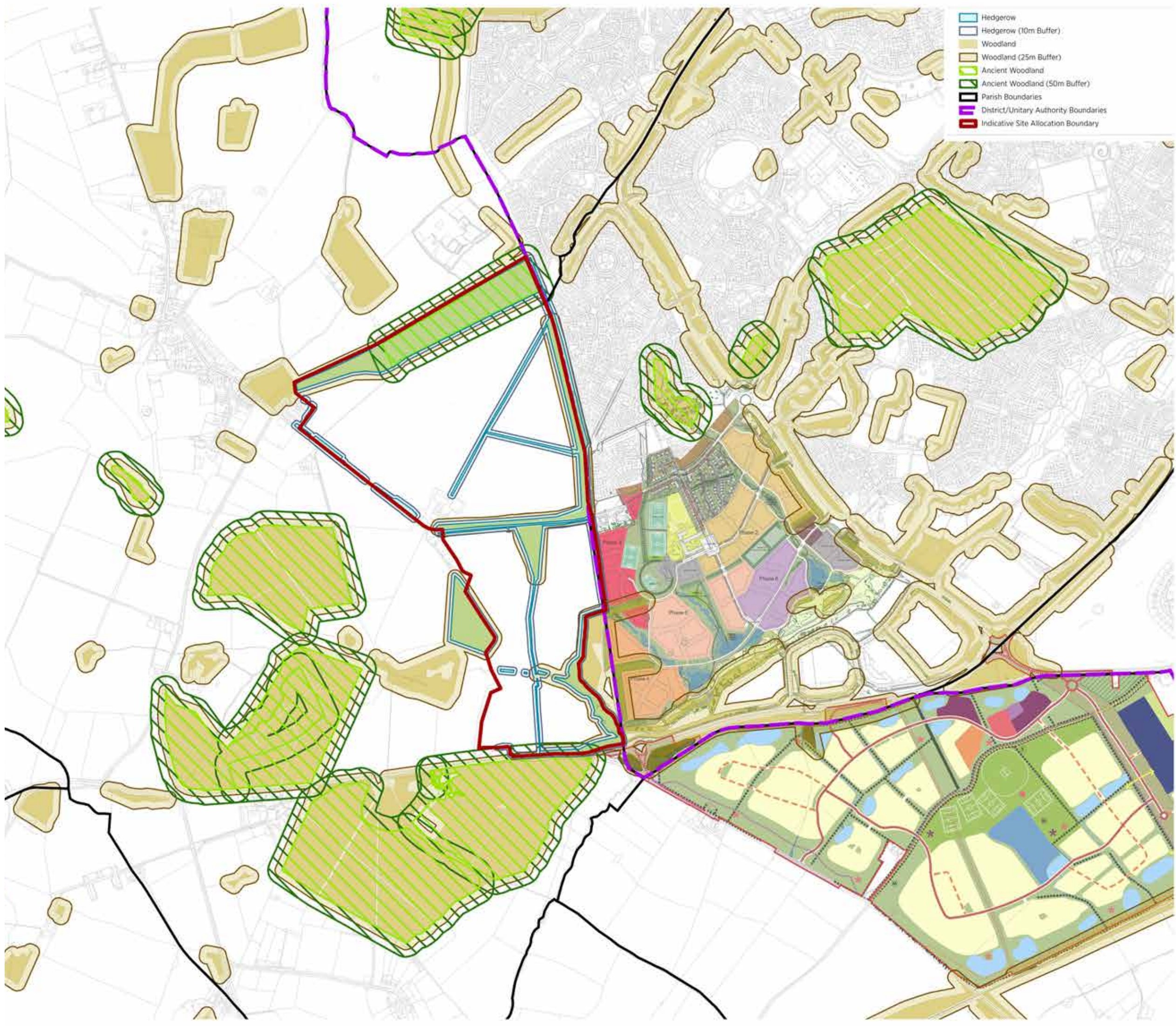
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## PUBLIC GREEN SPACE

### General:

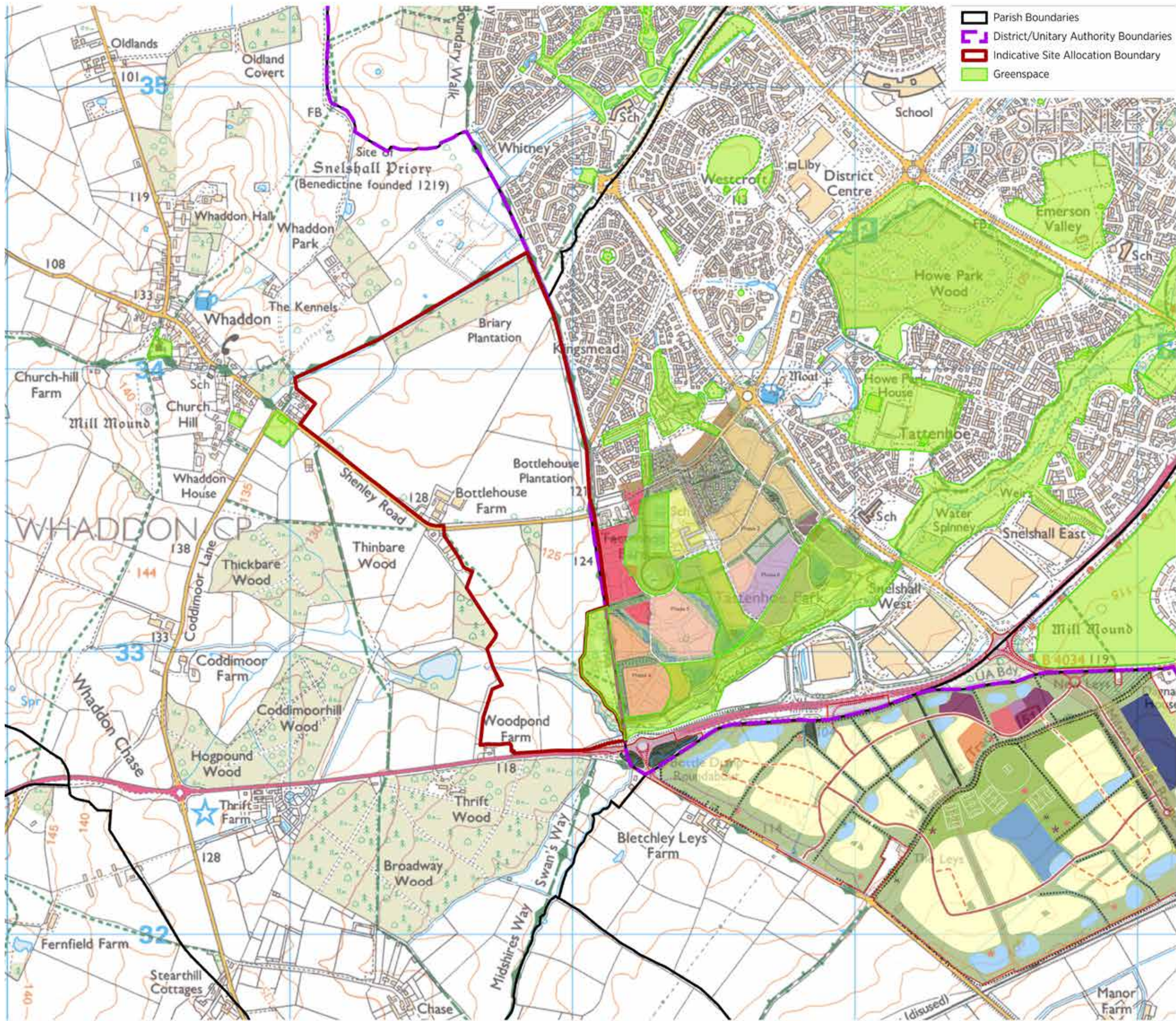
- There is no publicly accessible greenspace within the site currently
- playing fields and play facilities are located adjacent to Shenley Road to the north-west of the site
- additional greenspace within Whaddon includes the Vicarage Road allotments and the churchyard to St Mary's Church
- an extensive network of greenspace exists within MK to the east with potential for direct connectivity into the Tattenhoe Valley park in the south-east corner

### Northern Half:

- potential contribution to the expansion of the playing fields and play facilities within Whaddon
- potential for connectivity with the linear park network within Kingsmead, MK

### Southern Half:

- Tattenhoe Valley park crosses the Bucks / MK boundary and extends to the edge of the southern half offering potential for connectivity into it for benefits such as access, recreational amenity, biodiversity, SuDS and green infrastructure





## PUBLIC GREEN SPACE

### General:

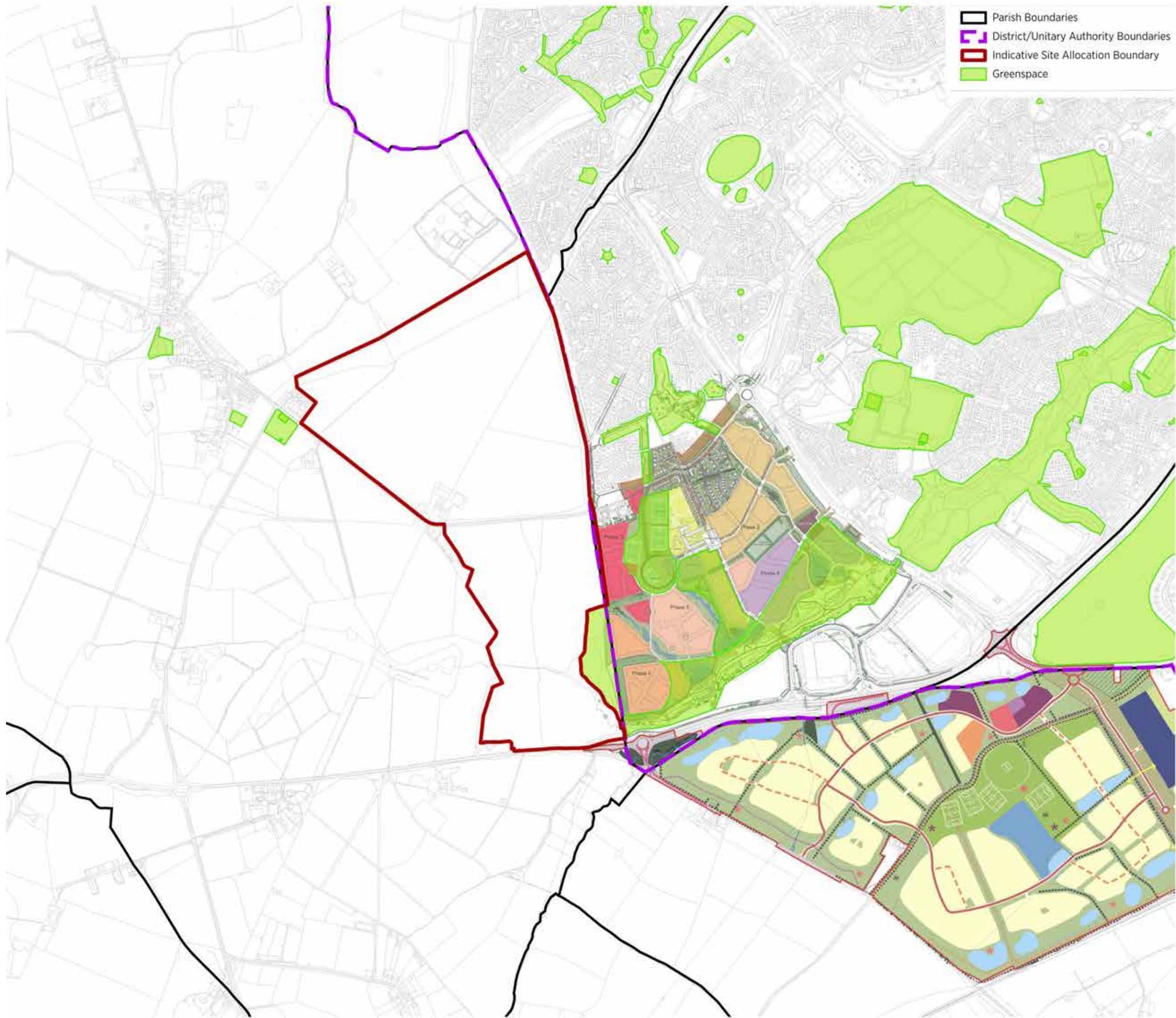
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# ECOLOGY

## General:

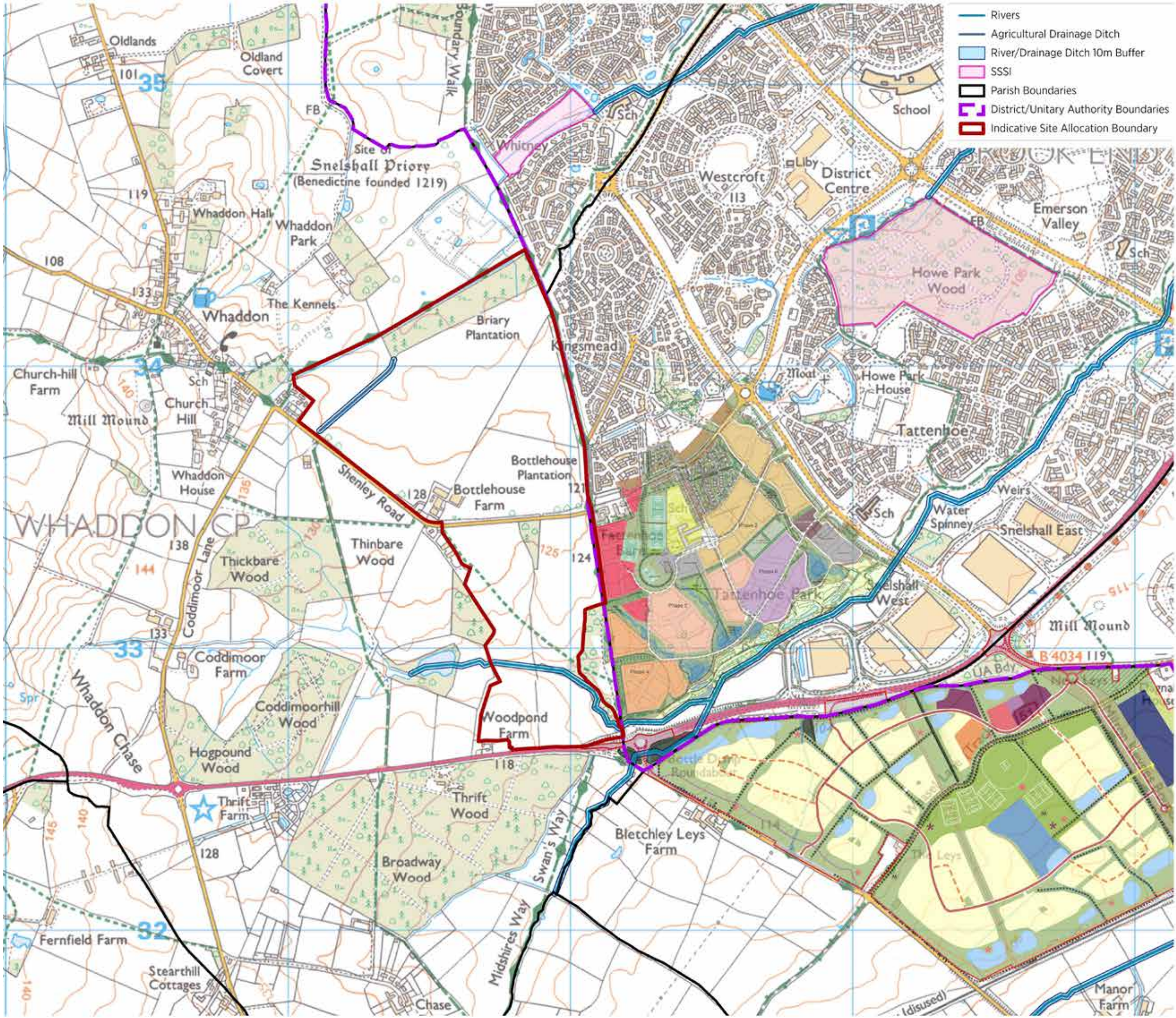
- no specific ecological designations exist within the site
- Howe Park Wood SSSI is located to the east of the site
- Oxley Mead SSSI is located to the north-east of the site

## Northern Half:

- no formal ecological designation

## Southern Half:

- no formal ecological designation
- Tattenhoe Brook requires a 10m buffer from the top of the bank





ECOLOGY

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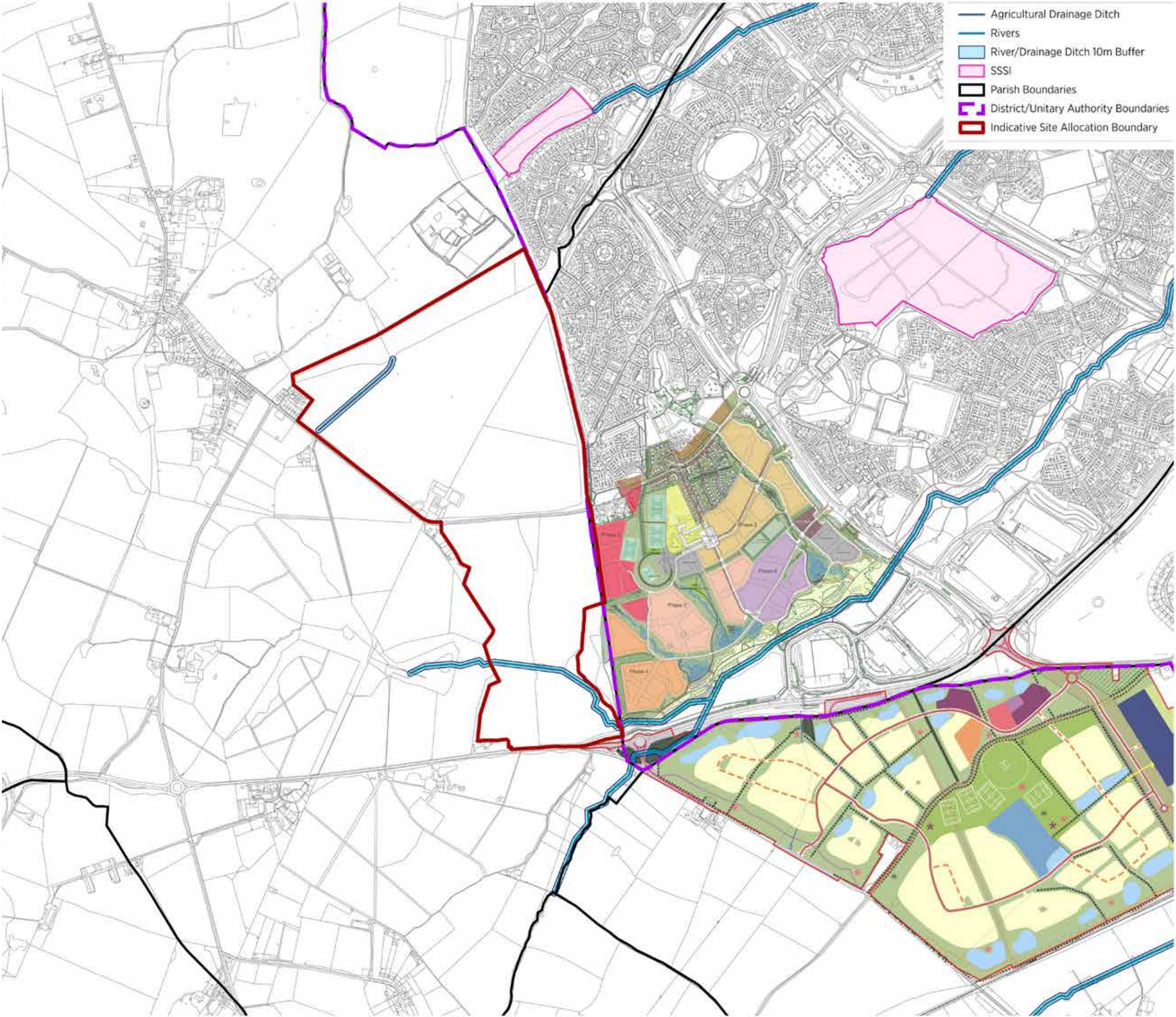
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## HERITAGE & ARCHAEOLOGY

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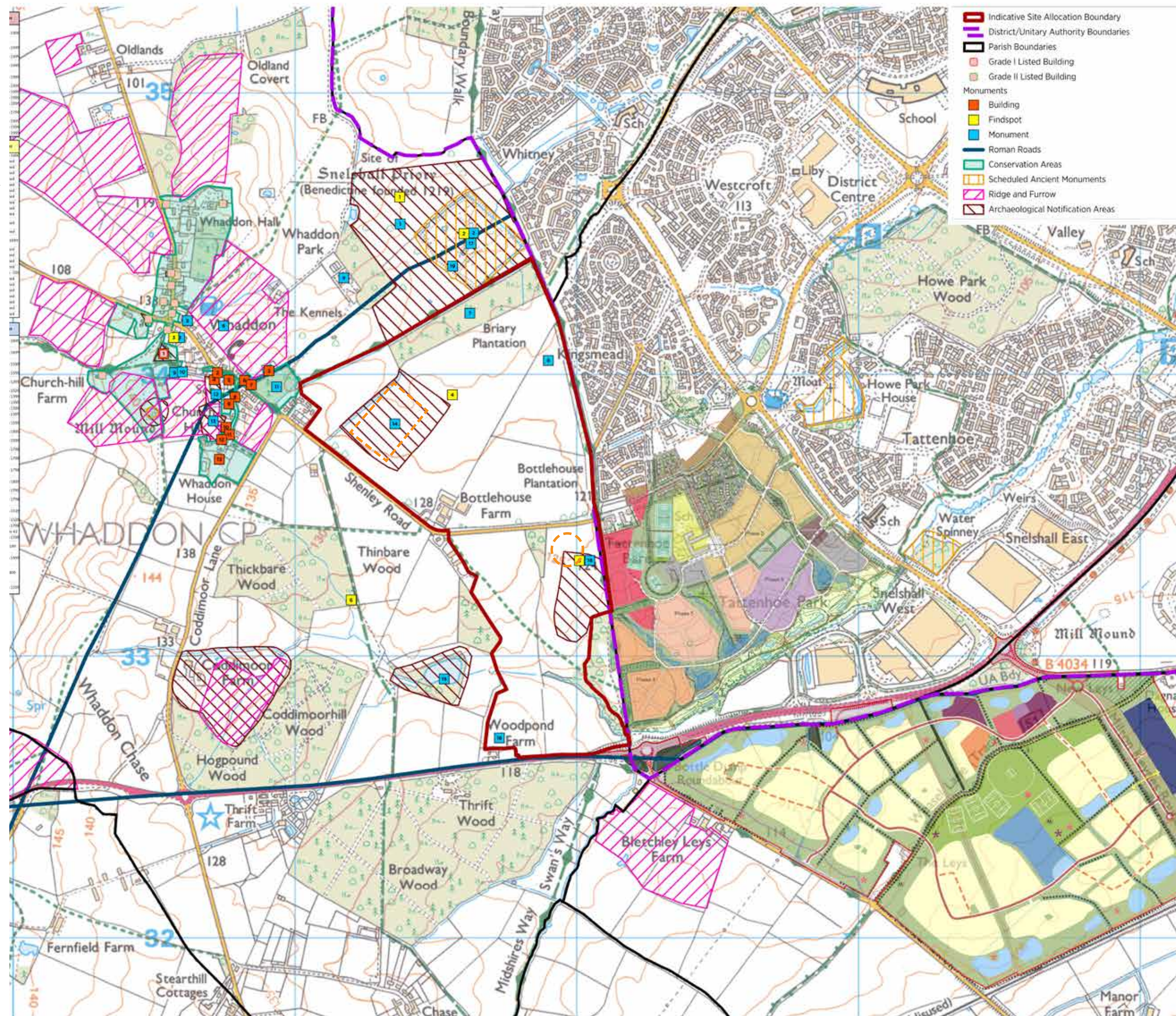
- heritage and archaeological sensitivities exist to the north of the site, focused around Whaddon
- Scheduled Ancient Monument of the Snelshall Priory sits immediately to the north of Briary Plantation
- Conservation Areas of Whaddon sit to the north-west of the site

### Northern Half:

- consideration to be given to the setting of Whaddon
- potential non-designated site of archaeological interest to be confirmed

### Southern Half:

- potential non-designated site of archaeological interest to be confirmed





# HERITAGE & ARCHAEOLOGY

## General:

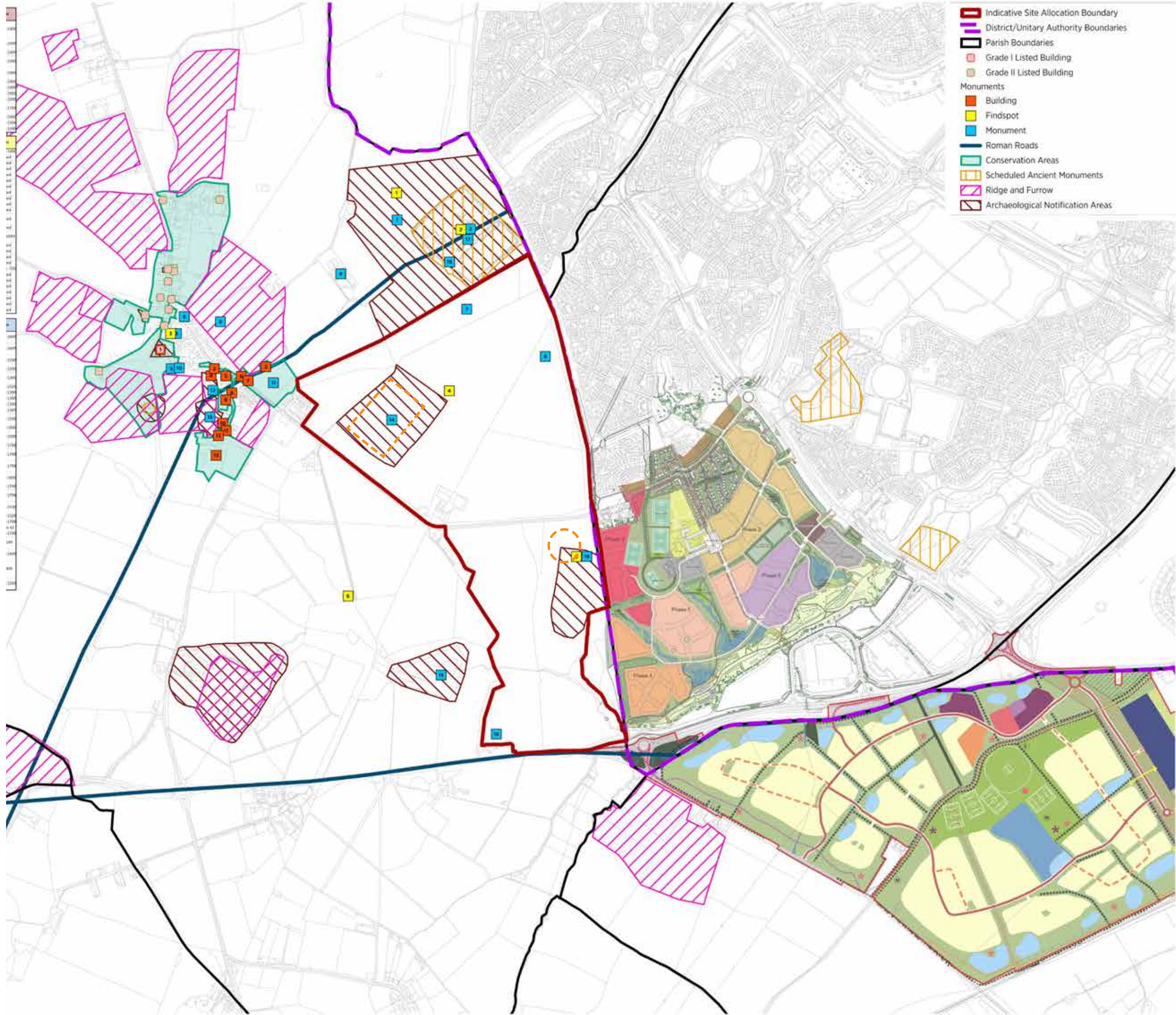
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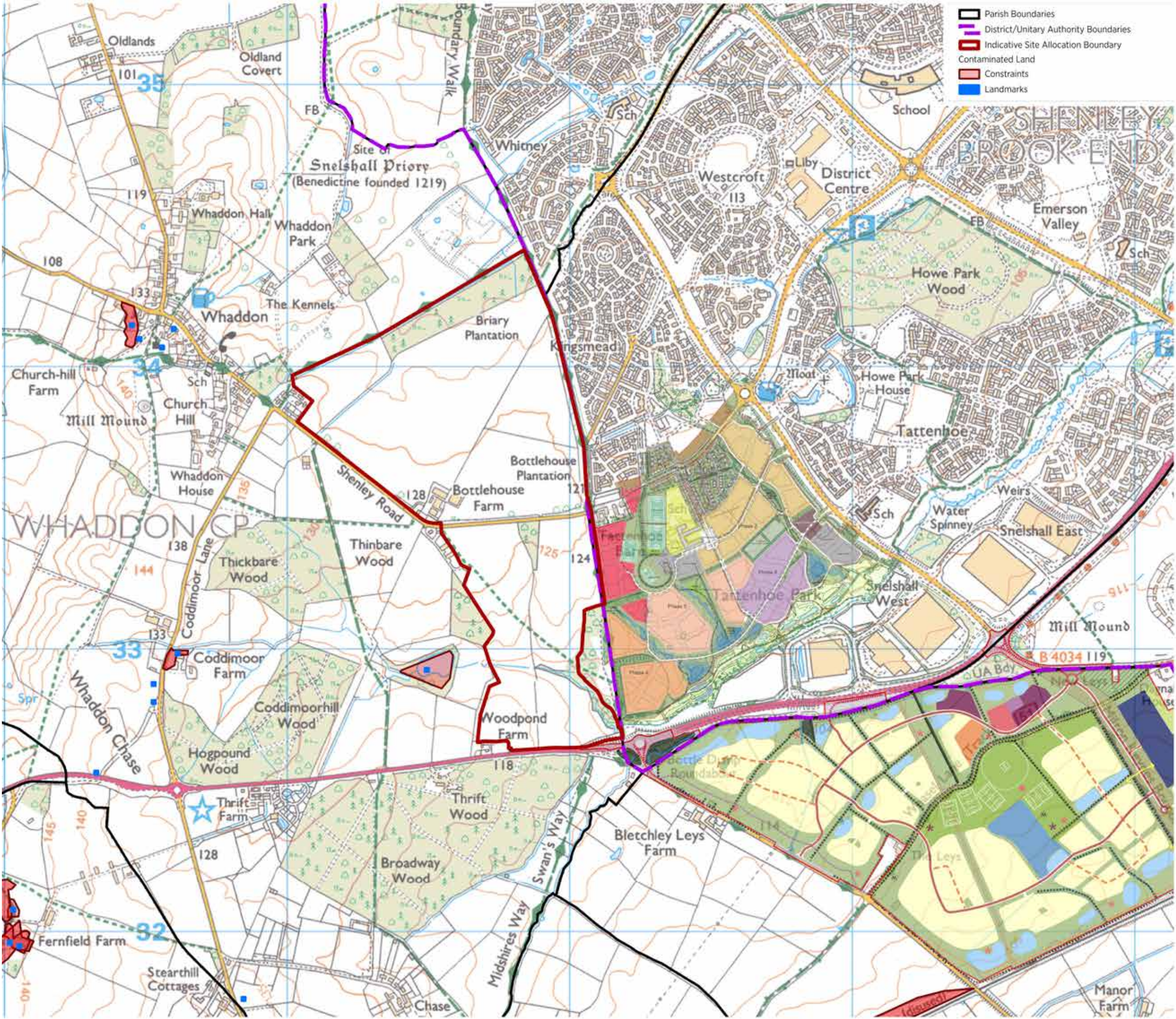
CONTAMINATED LAND

**General:**  
- records do not show any contaminated land present within the red line

**Northern Half:**  
- n/a

**Southern Half:**  
- records indicate an area approximately 125m to the west of the site coinciding with the water body.

It is unclear from the information we have as to whether this presents any risk to the site.





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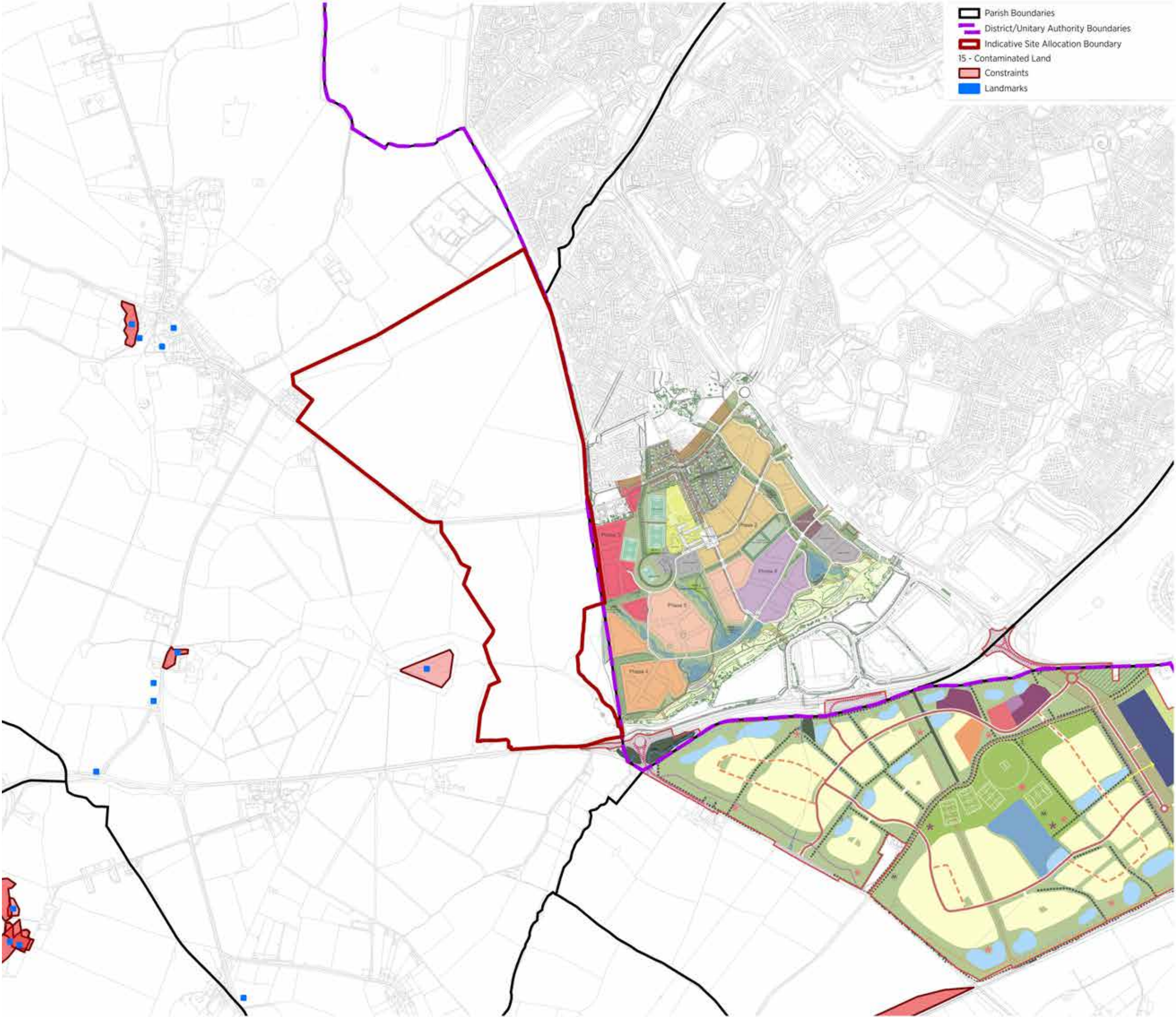
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## ACTIVE & PUBLIC TRAVEL

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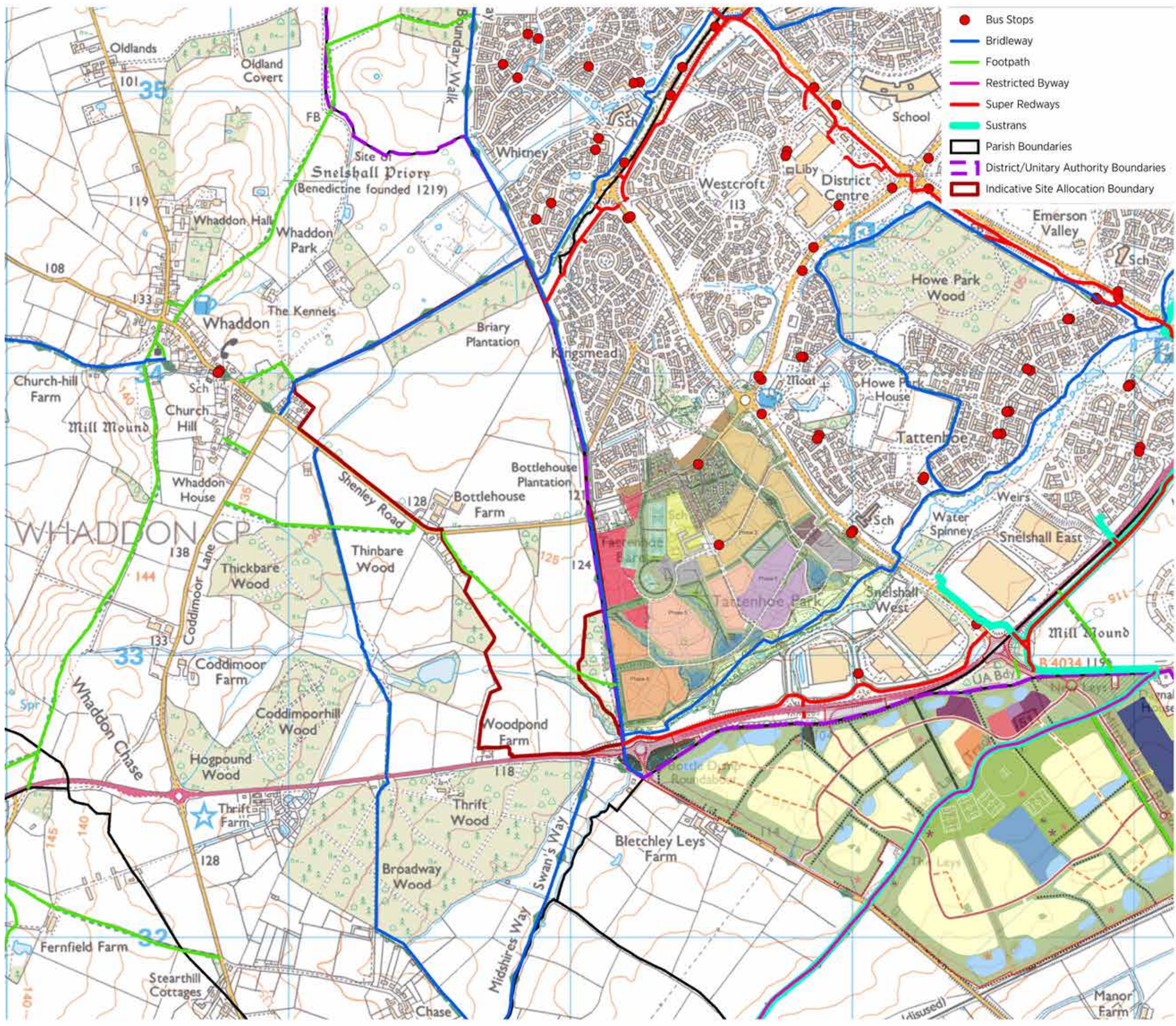
- a good network of active travel connections around the site including public footpaths, bridleways, recreational paths and redways
- limited public right of access exists within the site currently
- the nearest existing bus stops are located in Whaddon to the west and the various neighbourhoods of MK to the east
- A421 runs along the southern edge of the site from which a vehicular connection to Childs Way is required
- Childs Way grid road reserve is located to the north-east of the site across the MK Boundary Walk corridor requiring vehicular connectivity to the A421

### Northern Half:

- no public rights of access exist within the northern half
- opportunities to connect to surrounding bridleways and public footpaths (including the MK Boundary Walk) as well as the redway and path network within the MK linear parks to the east

### Southern Half:

- a public footpath traverses the southern half extending from the Tattenhoe Valley park north-westwards towards Shenley Road
- the MK Boundary Walk exists to the eastern edge offering potential for connection to it
- a Super Redway extends along the A421 to the site's edge offering potential for connectivity into the redway network





## ACTIVE & PUBLIC TRAVEL

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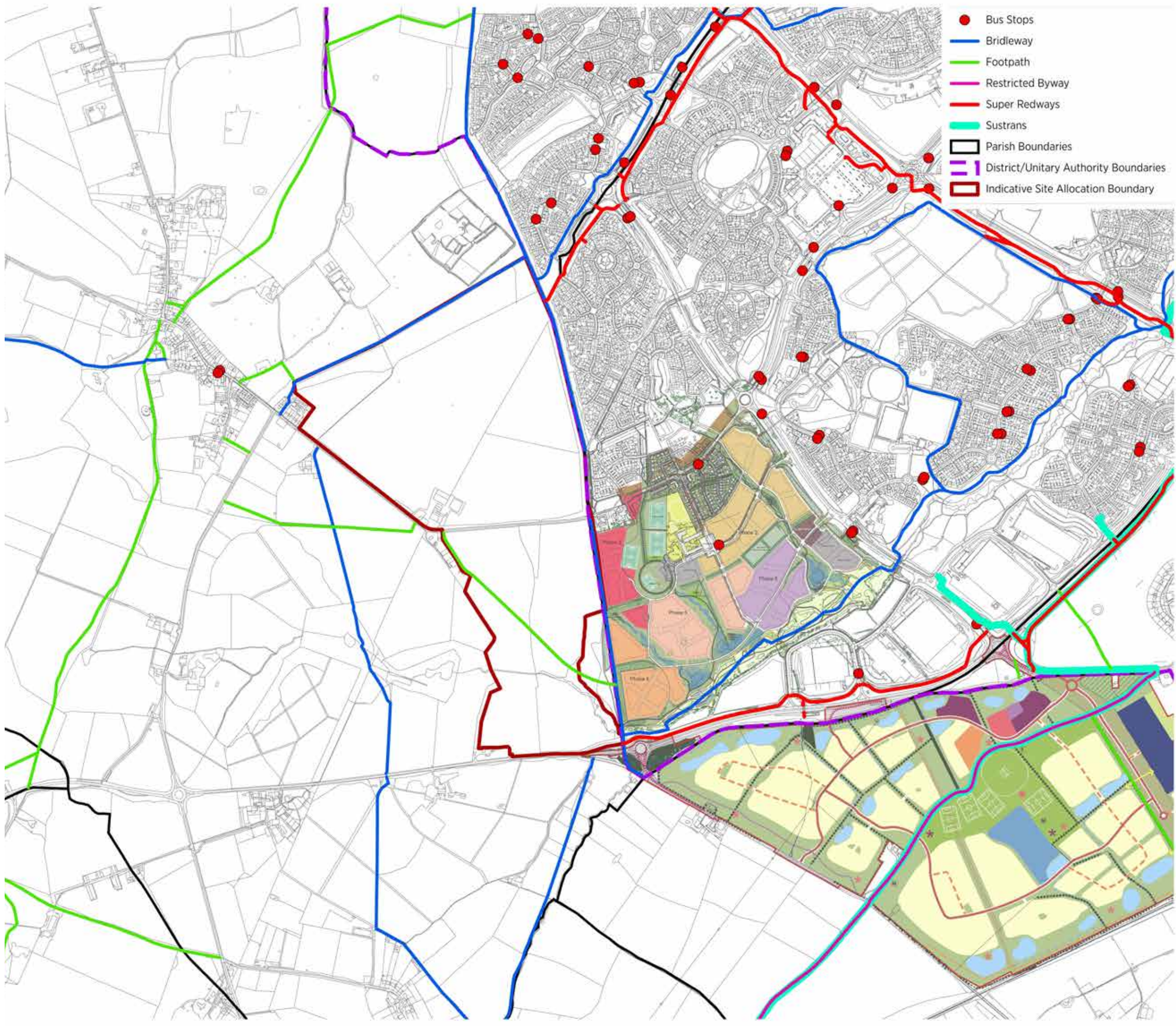
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## FACILITIES + AMENITIES

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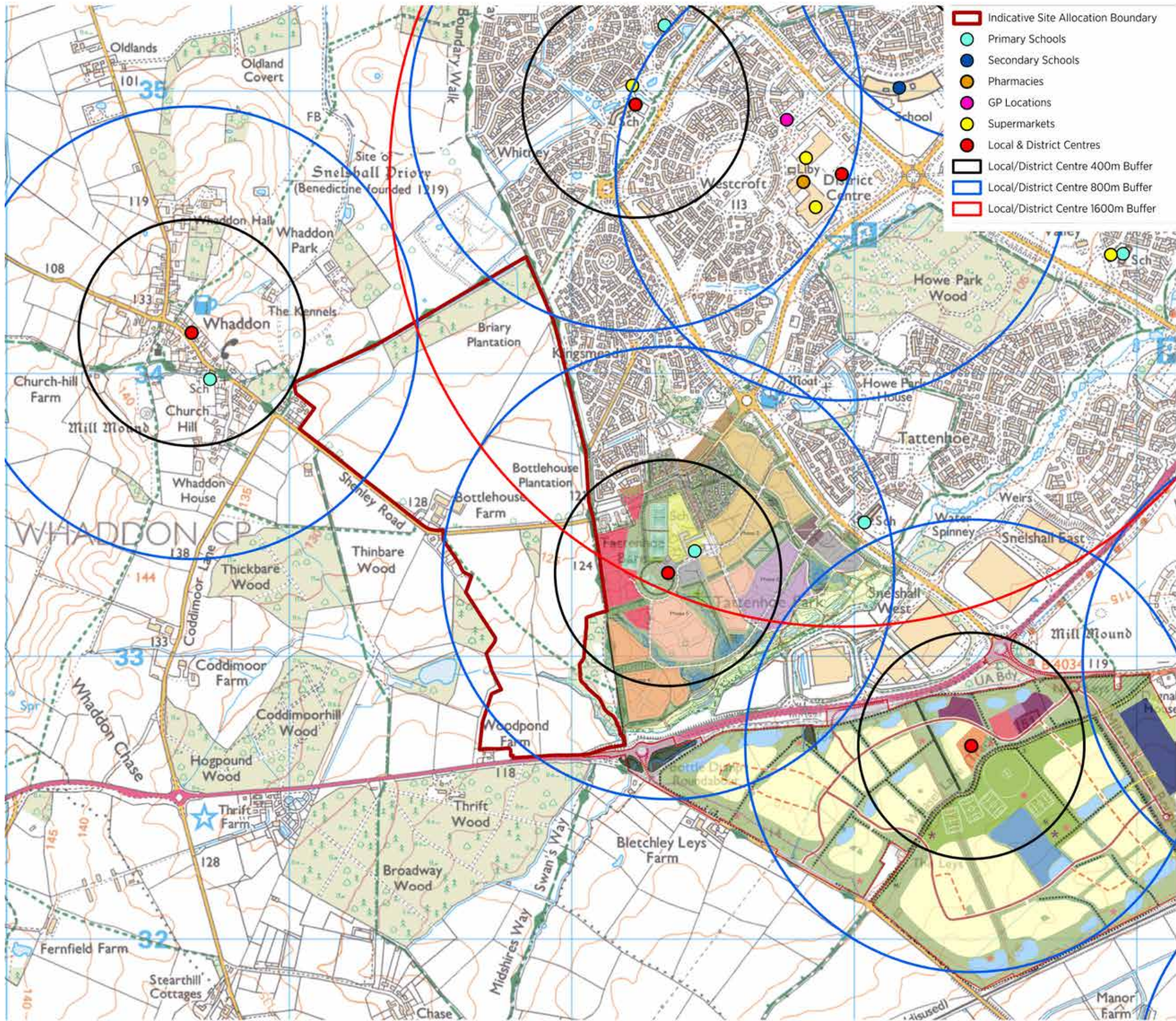
- a wide variety of services and amenities exist within the local area including Whaddon to the north and the various neighbourhoods within MK
- additional facilities are proposed within the Salden Chase development to the south-east
- Whaddon and Tattenhoe are the nearest centres to the site, each with a primary school and local centre
- Westcroft district centre is approximately 1.2 - 2.4km to the east of the site
- Shenley Brook End secondary school lies approximately 1.5 - 2.5km from the site
- an additional secondary school is proposed within the Salden Chase development approximately 2.0 - 3.2km from the site

### Northern Half:

- facilities within Whaddon are within 800m of the north-west corner of the site
- the facilities in Tattenhoe are within 800m of the south-east area

### Southern Half:

- the majority of the southern half is within 800m of Tattenhoe local centre and primary school





## FACILITIES + AMENITIES

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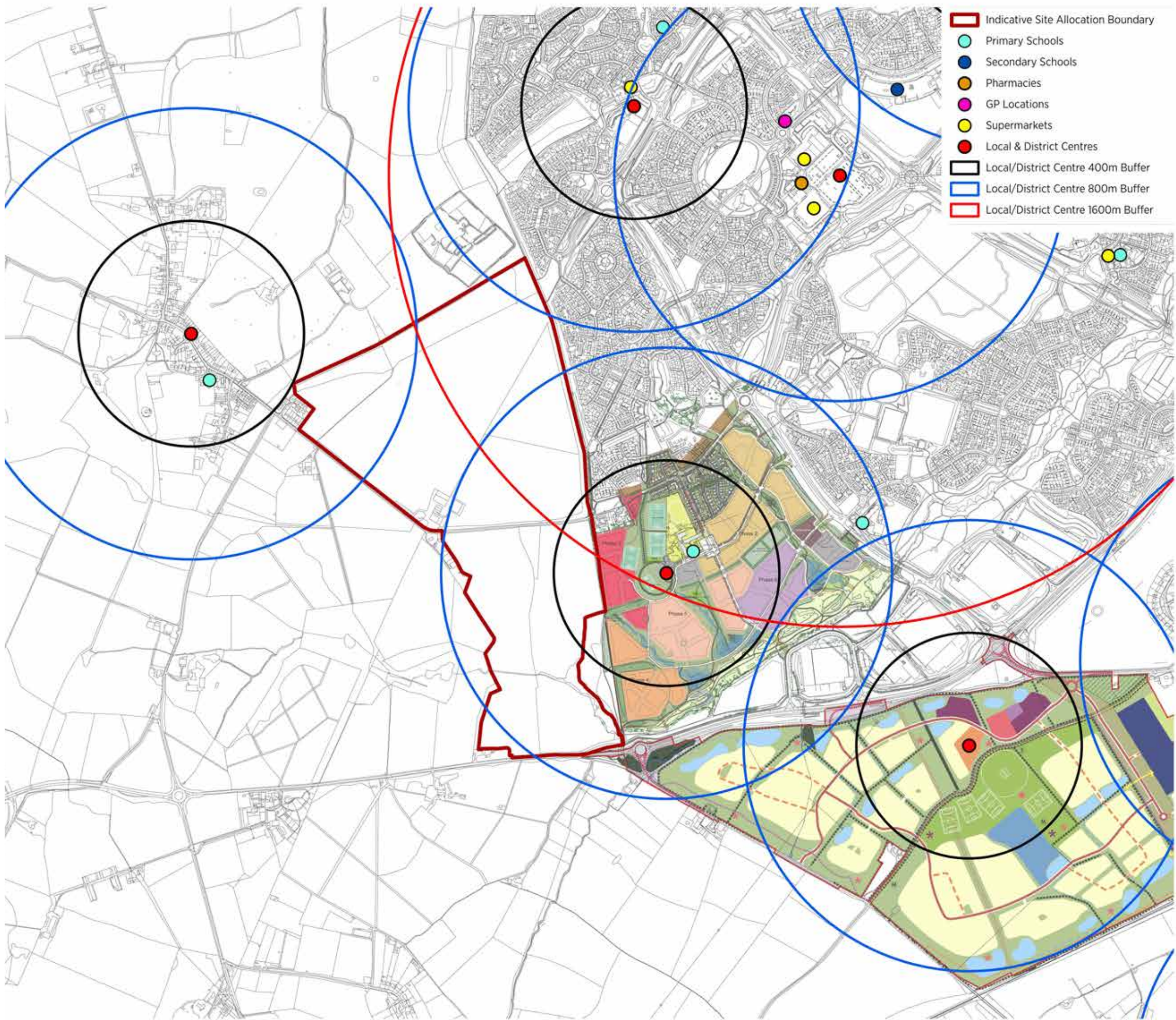
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# NOISE

## General:

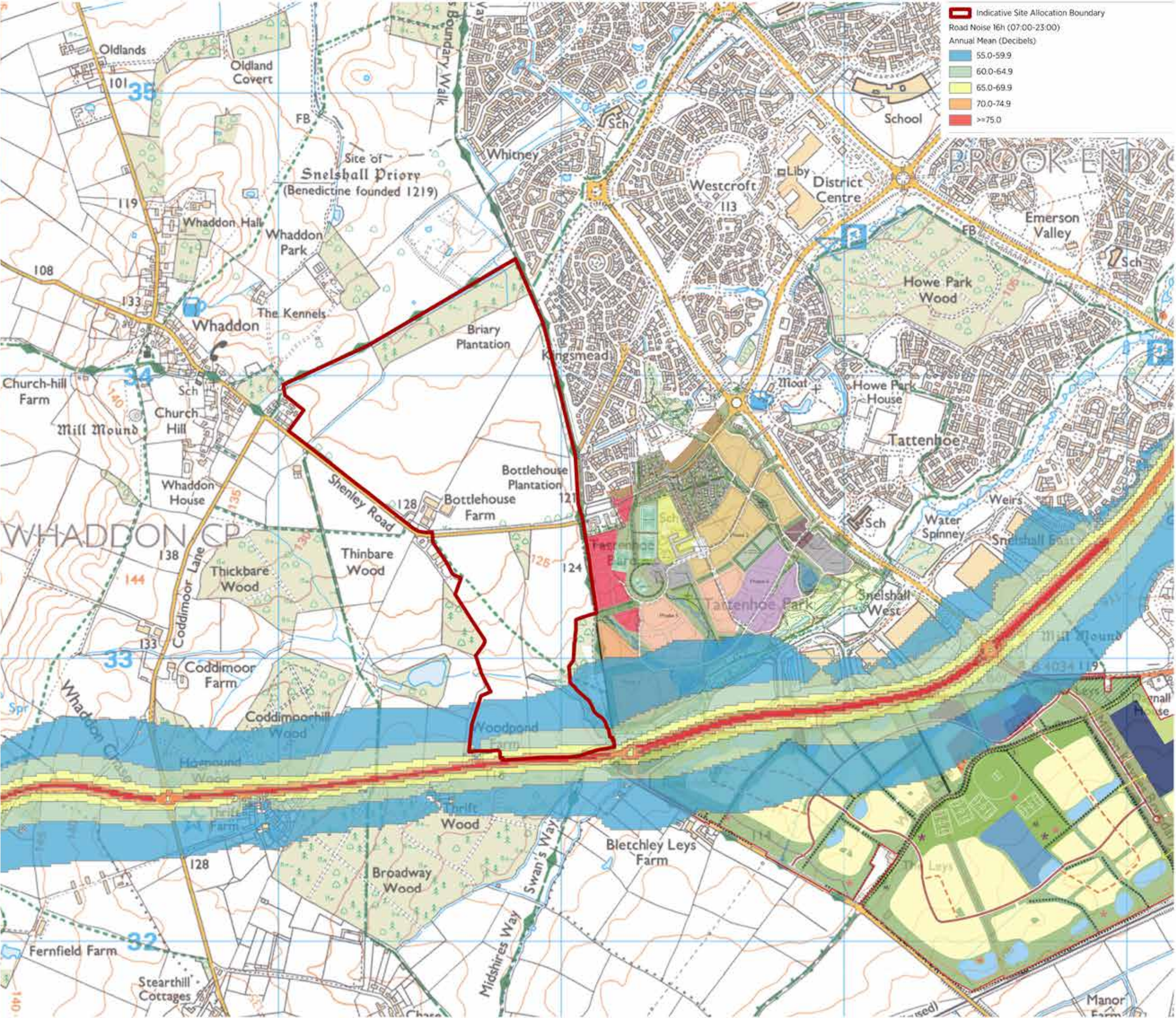
- Noise resulting from the A421 impacts only the southern half of the site

## Northern Half:

- no constraints related to noise impact the northern half

## Southern Half:

- noise levels of 65dB and up are found within a c.35m wide corridor at the southernmost part of the site, parallel to the A421
- c.35 - 100m noise levels are at 60-64.9dB
- c.100 - 240m noise levels are at 55-59.9dB
- noise levels fall below 55dB at a distance of c.240m from the A421





**NOISE**

**General:**

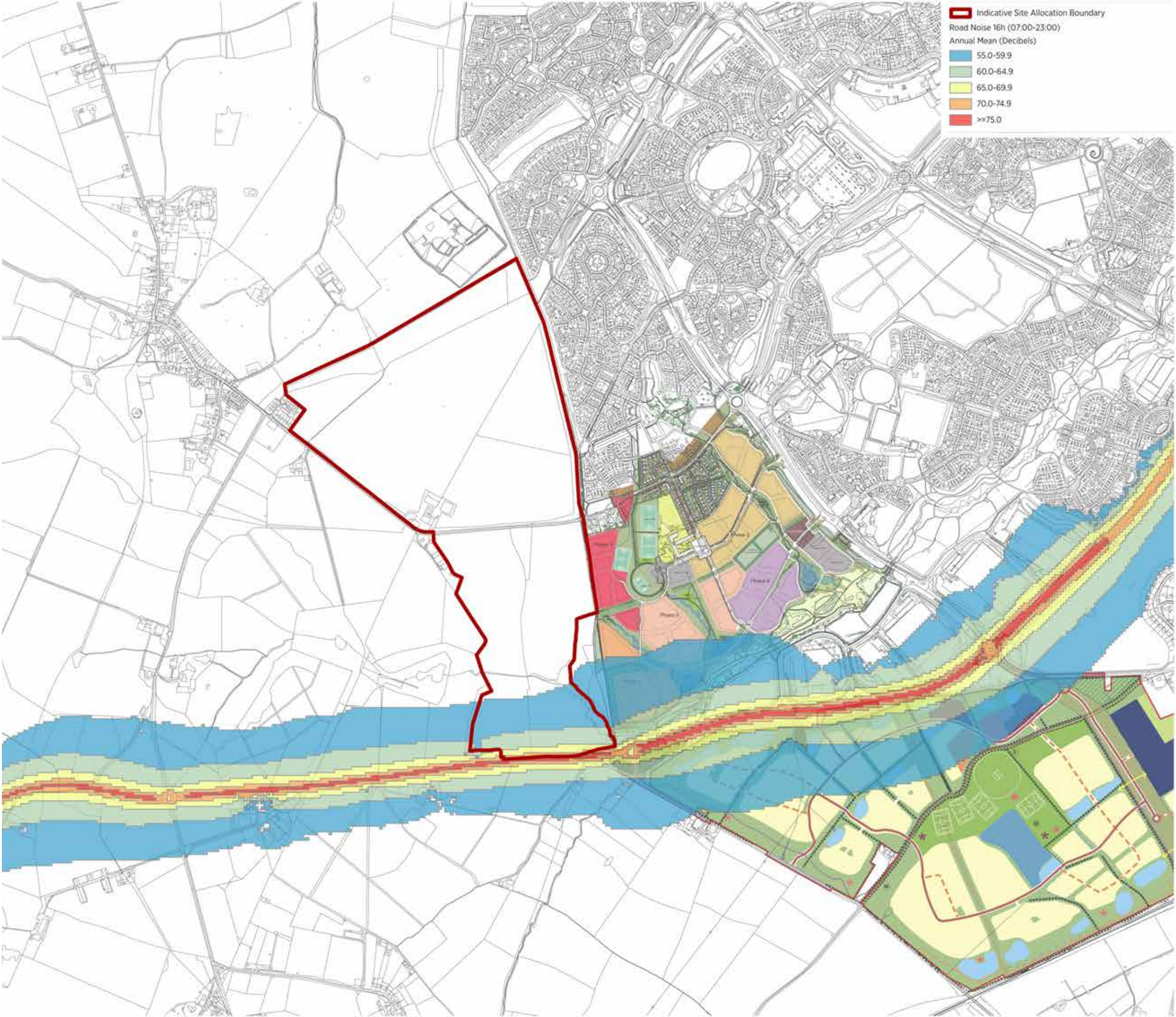
- Noise resulting from the A421 impacts only the southern half of the site

**Northern Half:**

- no constraints related to noise impact the northern half

**Southern Half:**

- noise levels of 65dB and up are found within a c.35m wide corridor at the southernmost part of the site, parallel to the A421
- c.35 - 100m noise levels are at 60-64.9dB
- c.100 - 240m noise levels are at 55-59.9dB
- noise levels fall below 55dB at a distance of c.240m from the A421





## UTILITIES

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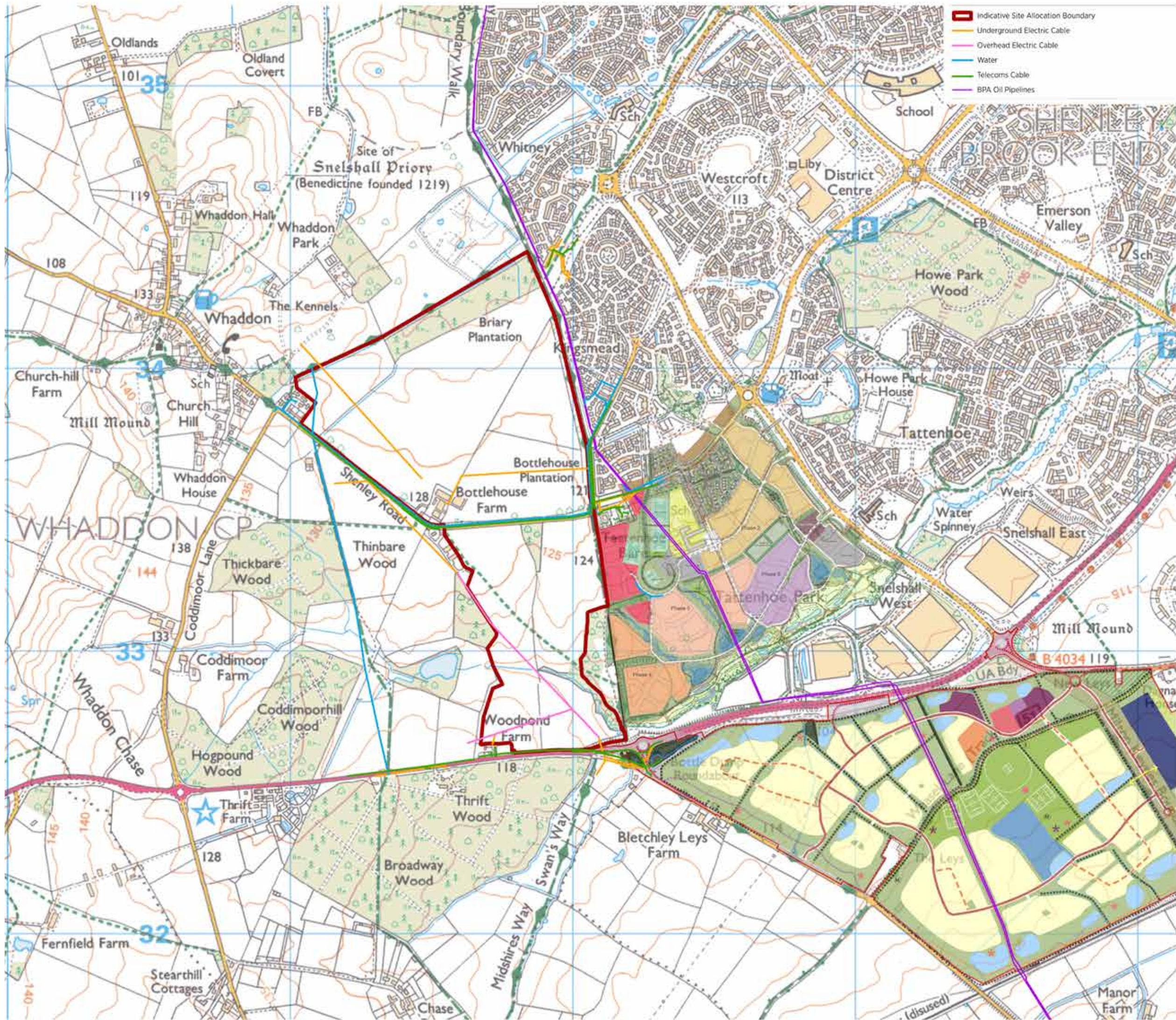
- data interpolated from Crest Nicholson baseline work
- no other national utilities infrastructure present within the site known at present
- BPA oil pipeline routing is to the east of the site, outside of the red line. No constraints on development for Shenley Park though connectivity into MK grid road network will need to take into account.

### Northern Half:

- full extent of underground electrical cable to be confirmed, route stops abruptly within field but is expected to continue to Bottlehouse Farm
- constraints of underground electrical cables to be confirmed
  - buffer requirement?
  - potential for relocation?
- water pipe crosses the north-western corner - constraints to be confirmed

### Southern Half:

- overhead electric line present in the southern half - confirmation required that this can be replaced / undergrounded as part of the development of the site





## UTILITIES

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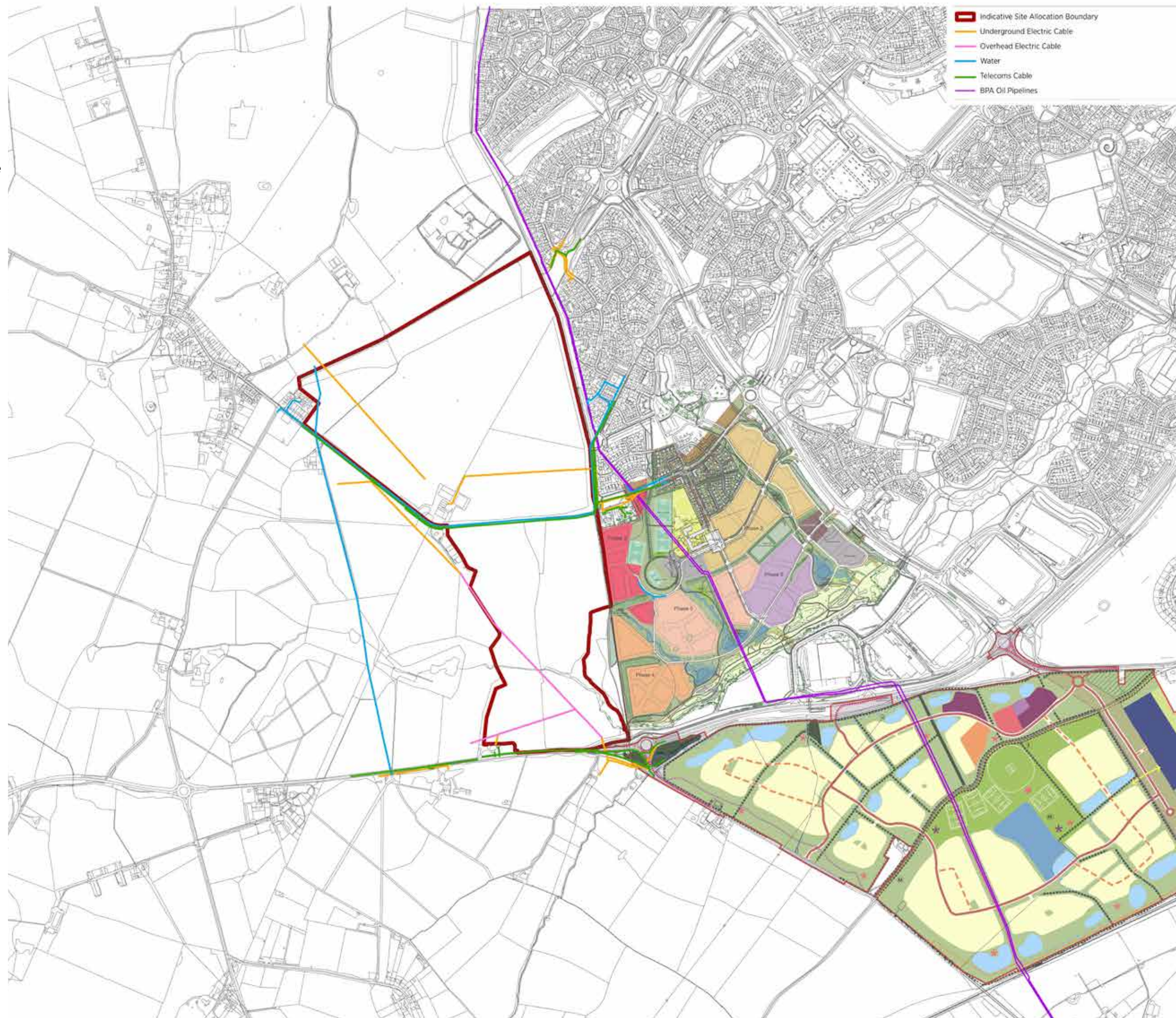
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COMPOSITE CONSTRAINTS

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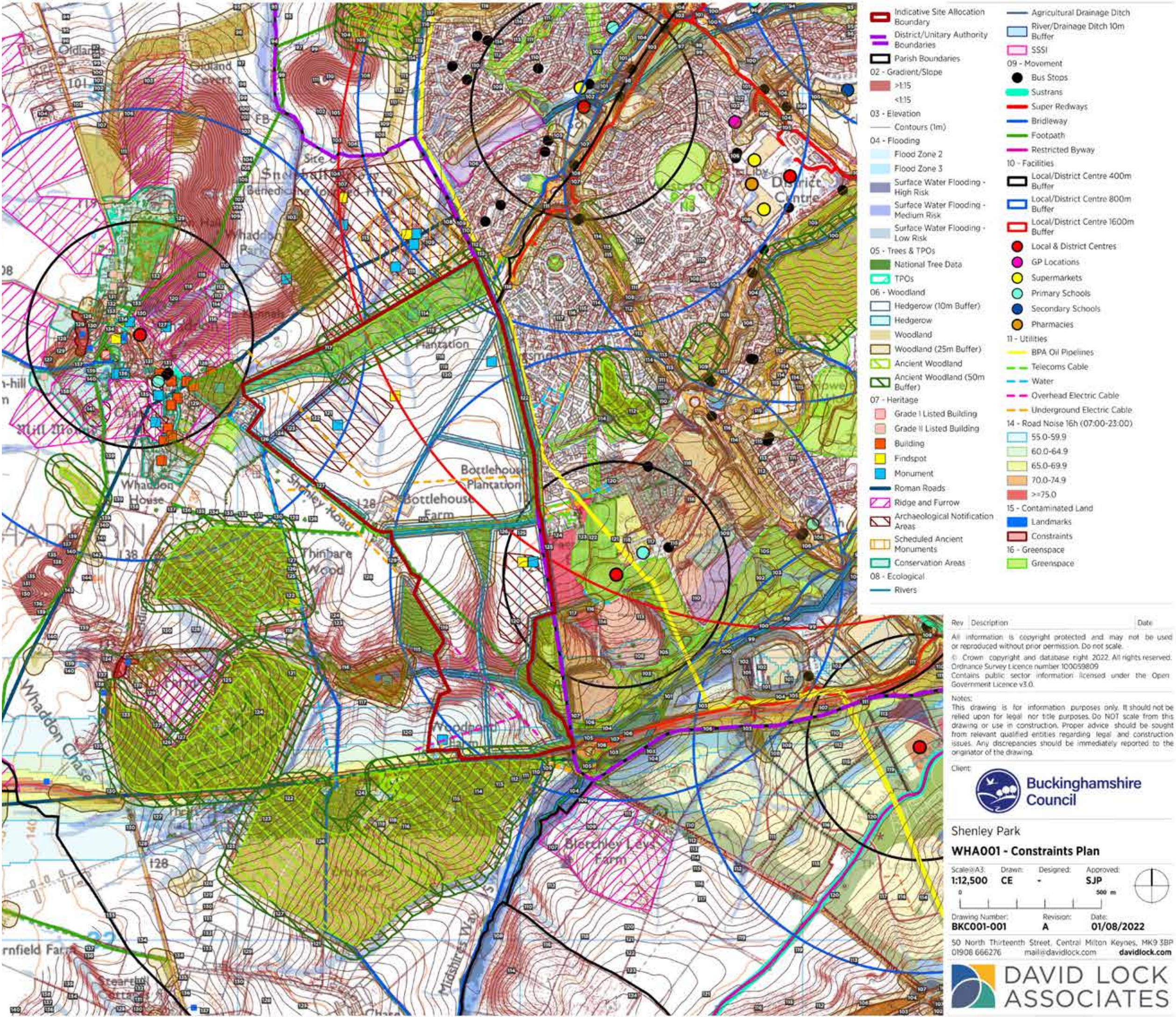
- north site provides larger areas of unconstrained land, with potential for development

Northern Half:

- constraints are generally around the edges of the northern half, with larger expanses of land centrally which have potential suitability for development

Southern Half:

- site characteristics and constraints combine with the tapering shape of the site to leave smaller and more linear areas of land which have potential suitability for development





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