



Shenley Park, North East Aylesbury Vale SPD – Strategic Environmental Assessment and Habitats Regulations Assessment Screening

Final Screening Outcome

December 2022

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1. Summary

1. The Conservation of Habitats and Species Regulations 2017 (as amended) places a requirement for competent authorities – here the Council – to ascertain whether a plan or project will have any adverse effects on the integrity of European sites.
2. To assess whether a full Appropriate Assessment is required under the Conservation of Habitats and Species regulations 2017 (as amended), the Council has undertaken a screening assessment of the Shenley Park, North East Aylesbury Vale SPD – Scope.
3. To assess whether a SEA / HRA are required, the local planning authority must undertake a screening process. This must be subject to consultation with the three consultation bodies: Historic England, the Environment Agency and Natural England. Following consultation, the results of the screening process must be detailed in a screening statement, which is required to be made available to the public.
4. Strategic Environmental Assessment (SEA) is a way of ensuring the environmental implications of decisions are taken into account before any decisions are made. The need for environmental assessment of plans and programmes is set out in the Environmental Assessment of Plans and Programmes Regulations 2004. Under these Regulations, Supplementary Planning Documents may require SEA if they could have significant environmental effects.
5. If an SPD as envisaged is considered to have potential for significant environmental effects through the screening process, then the conclusion will be that the preparation of a SEA and/ or Appropriate Assessment is necessary.
6. Buckinghamshire Council considers that, following this Final Screening Outcome, the Shenley Park, North East Aylesbury Vale SPD – Scope **does** have potential to introduce significant environmental effects beyond those already assessed in the VALP Sustainability Appraisal outcome and so requires an SEA to be prepared. However, the SPD does **not** require an HRA Appropriate Assessment.

7. A consultation took place with the statutory bodies and their conclusions have been reflected in the final report and responses received appended. The consultation took place with Natural England, The Environment Agency and Historic England for 28 days between 21 October 2022 and end of 18 November 2022.
8. The full screening statement follows.

2. Legislative Background and Criteria

Legislative Background

9. Strategic Environmental Assessment (SEA) is a way of ensuring the environmental implications of decisions are taken into account before any decisions are made. The need for environmental assessment of plans and programmes is set out in the Environmental Assessment of Plans and Programmes Regulations 2004. Under these Regulations, Supplementary Planning Documents may require SEA if they could have significant environmental effects.
10. The Planning Practice Guidance sets out the circumstances under which a Sustainability Appraisal (SA) and an SEA are required. It is clear from the PPG that SEAs are normally incorporated into SAs, which go beyond environmental effects to also include social and economic effects. It sets out that supplementary planning documents do not require a sustainability appraisal but may in exceptional circumstances require a strategic environmental assessment if they are likely to have significant environmental effects that have not already have been assessed during the preparation of the relevant strategic policies.
11. Regulation 5 (3) of the SEA Regulations also set out that a SEA is required if the plan is determined to require an Appropriate Assessment.
“5(3) The description is a plan or programme which, in view of the likely effect on sites, has been determined to require an assessment pursuant to Article 6 or 7 of the Habitats Directive.”

Criteria for Assessing the likely Effects of The Shenley Park , North East Aylesbury Vale SPD

12. Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out as follows (Source: Annex II of SEA Directive 2001/42/EC):
13. The characteristics of plans and programmes, having regard to:

- the degree to which the plan or programme sets a framework for projects and other activities, either regarding the location, nature, size and operating conditions or by allocating resources,
 - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
 - the relevance of the plan or programme for the integration of environmental considerations with a view to promoting sustainable development,
 - environmental problems relevant to the plan or programme,
 - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g., plans and programmes linked to waste-management or water protection).
14. Characteristics of the effects and of the area likely to be affected, having regard to:
- the probability, duration, frequency and reversibility of the effects,
 - the cumulative nature of the effects,
 - the transboundary nature of the effects,
 - the risks to human health or the environment (e.g., due to accidents),
 - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
 - the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values,
 - intensive land-use,
 - the effects on areas or landscapes which have a recognised national, Community or international protection status.

3. The Supplementary Planning Document – Shenley Park, North East Aylesbury Vale

3.1. Summary

The SPD Masterplan will cover the following:

- Where the housing (at least 1,150 homes) is to be located on the site, the layout of housing blocks relative to public realm, private spaces and other land uses.
- The mix of dwelling types and tenures to be sought
- Where a 110-bed care home/extra care facility would be best located
- There a 2FE primary school for 420 pupils (land, building and car parking) and 52 place nursery would be best located
- Phasing of education infrastructure required
- Further details on secondary school contributions or on-site provision (location for such a site)
- Location of a local centre including community hall and details of contribution to a healthcare facility or clarification if onsite provision of a health facility is required
- Details of all infrastructure and services required
- Details of what is a 'landscape-led and green infrastructure approach' and what will be required to deliver that
- Details of the woodland and hedgerows to be retained on the site including enhancements to the Briary Plantation, Bottlehouse Plantation and other significant blocks of woodlands and hedgerows.
- Details of trees to be planted on the site, hedges to be created, ponds and how these features will be managed after development. Details of these features will need to be in the context of providing a biodiversity net gain under VALP Policy NE1.
- Details of the countryside buffer to Whaddon – what this will be and where it should located – and how the Whaddon village and its Conservation Area will be conserved.
- Where walking and cycling links are best put in across the site connecting to Whaddon, Bletchley and Milton Keynes
- Provide details of location a Link road A421 to Grid Road H6 and or H7) – route, nature of it and treatment of space adjacent. Also details of a Redway

(cycle link into Milton Keynes network) and public transport route as a Mass Transit Route through the site to Grid Roads H6 or H7 (Milton Keynes Grid Road network).

- Details of the location, route and form of vehicular access into the site from the A421 Buckingham Road. The access road will avoid areas of Flood Zone 3a with climate change and be designed to remain operational and safe for users in times of flood (See Aylesbury Vale SFRA Level 2 done for VALP)
- How walking and cycling links in the adjacent Tattenhoe Valley Park will be extended into the Shenley Park site. Also how bridleway WHA12/2 and Shenley Brook End Bridleway shall be extended into the site and be designed to Redway Standard.
- Design and urban design guidelines for the site in the Shenley Park SPD must follow VALP Policy BE2 on design and be consistent with the Aylesbury Vale Design SPD. The Shenley Park SPD will also set out details of placemaking and character including how any character areas within the site may be distinct.
- Details of what a hard and soft landscaping scheme for the site (required under VALP Policy D-WHA001 (k) should comprise.
- Details of how surface water drainage should be tackled on the site so as to not increase flood risk elsewhere. A SuDs strategy (required under VALP Policy DWHA001 (t) shall include new green infrastructure corridors and so details of these should be shown in the Shenley Park SPD Masterplan. Also the masterplan should enable a reduction in flood risk downstream on the Loughton Brook.

3.2. Relationship with the Local Plan

The SPD is a planning document, produced at the local level to provide more detail, advice or guidance on local policies. The SPD will set out the agreed strategy for mitigating the impact of new development on the environment, by ensuring that the Masterplan is comprehensive in regard to the delivery of future development and its implications within Buckinghamshire Council, arising as a consequence of the Vale of Aylesbury Local Plan 2021 (VALP).

The purpose of the SPD is to provide further guidance and information for the development of the strategic allocated site D-WHA001 which has been proposed in the adopted VALP. The strategy for mitigation includes retaining and enhancing on-site GI and habitats, providing improved transport links including walking and cycle

paths as well as public transport infrastructure, and a requirement to carry out detailed modelling with regards to flood risk and water management. The SPD cannot seek to introduce any new policies.

Should the SPD in its formal draft form or final version post consultation be significantly refined in the future, a re-screening of any significant amendments should be undertaken for the purposes of the SEA screening processes.

3.3. The Adopted VALP – Shenley Park Policy

Shenley Park

The site covers an area of around 99 ha and is in predominantly agricultural use with areas of woodland plantations. Surrounding land uses are similarly predominantly agricultural although the eastern boundary is defined by the Milton Keynes Boundary Walk, the existing residential development and land currently being developed as part of Milton Keynes.

Other than the 11KV overhead powerlines crossing the site there are no other utilities present that would significantly constrain the proposed development and sufficient new utility infrastructure can be provided.

There is one footpath running across the southern part of the site. Long distance bridleways run along the northern and eastern boundaries.

The topography of the southern half of the site rises from the A421 to the Shenley Road. The remainder of the site from Shenley Road is relatively flat to the northern boundary.

Information	Site details
Site reference	WHA001
Size (hectares)	About 99ha
Allocated for (key developments and land use)	To create an exemplar development, of regional significance, which will be a great place to live, work and grow. Built to a high sustainable design and construction standards, the development will provide a balanced mix of facilities to ensure that it meets the needs and

Information	Site details
requirements	aspirations of new and existing residents, at least 1,150 homes, 110 bed care home/extra care facility, new primary school, subject to need a site for new secondary school, multi-functional green infrastructure (in compliance with Policies I1 and I2 and associated Appendices), mixed use local centre, exemplary Sustainable Drainage Systems, new link road between A421 Buckingham Road and H6 and or H7 Childs Way/Chaffron Way, public transport and cycling and walking links.
Source	HELAA
Current neighbourhood plan status	N/A
Expected time of delivery	50 homes to be delivered 2020-2025 and 1,100 homes to be delivered 2025-2033
Site-specific Requirements	<p>Development proposals must be accompanied by the information required in the Council’s Local Validation List and comply with all other relevant policies in the Plan. To ensure a comprehensive development of the site an SPD is to be prepared for the site and in addition, proposals should comply with all of the following criteria:</p> <ol style="list-style-type: none"> a. The site will make provision for at least 1,150 dwellings at a density that respects the adjacent settlement character and identity. To ensure that strong place shaping, community safety and sustainability principles are embedded throughout, creating a socially diverse place with a mix of dwelling types and tenure mix including a minimum of 25% affordable housing ‘pepper-potted’ throughout the site b. Provision of 110 bed care home/extra care facility c. Provision of land, buildings and car parking for a 2FE primary school (capacity 420) with 52 place nursery. Infrastructure will need to be provided and phased alongside development, the details of which will be agreed through developer contribution agreements. d. Subject to detailed discussions and agreement with the Education Authority, a financial contribution towards existing secondary schools will be required or provision of a site for a new secondary school if the need for an on site facility is proven; and a financial contribution to special needs education e. Provision of land, buildings and car parking for new local centre including community hall and a contribution towards or delivery of a healthcare facility either by way of site provision or direct funding (including temporary buildings if necessary). To create a

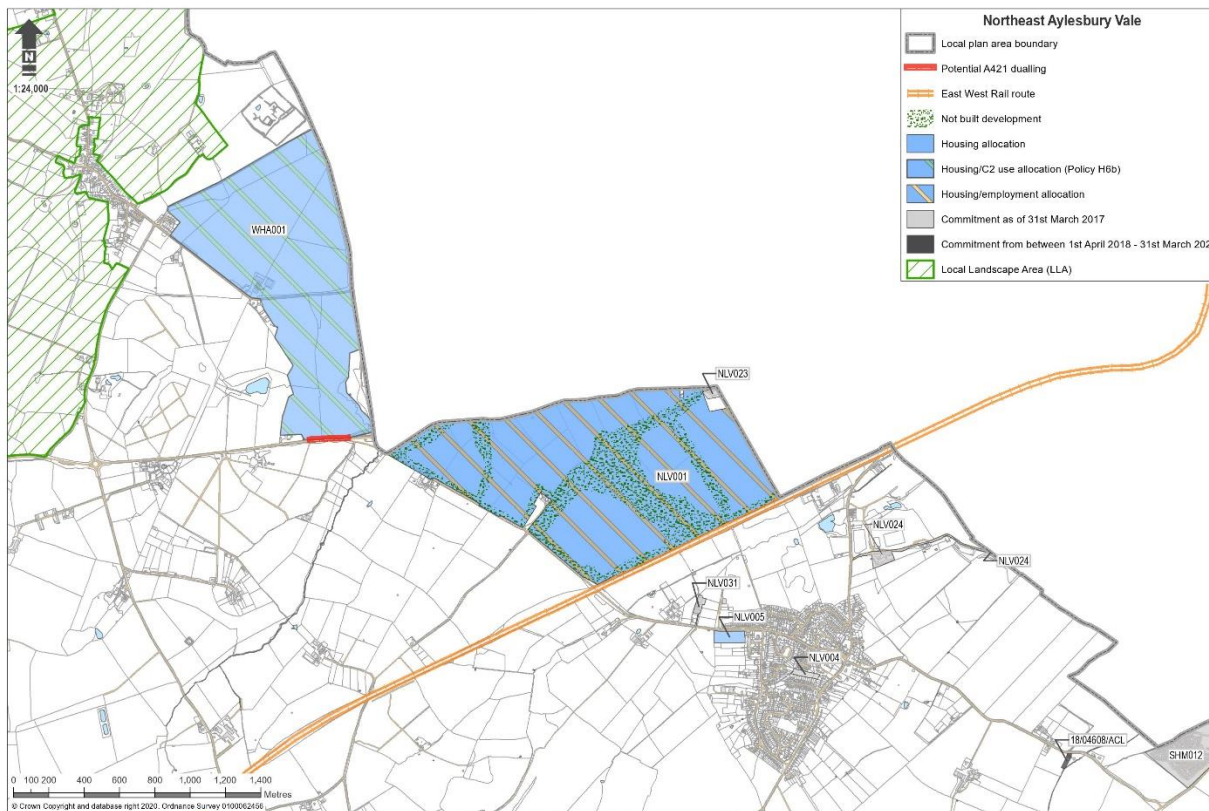
- sustainable community providing a mix of uses to ensure that housing development is accompanied by infrastructure services and facilities
- f. The site will be designed using a landscape-led and green infrastructure approach. The development design and layout will be informed by a full detailed landscape and visual impact assessment (LVIA) that integrates the site into the landscape and the existing network of green infrastructure within Milton Keynes and Buckinghamshire. It will provide a long term defensible boundary to the western edge of Milton Keynes. This recognises that whilst being located totally within Aylesbury Vale, the development will use some facilities in Milton Keynes, given its proximity. Milton Keynes also provides an access point into the site
 - g. Conserve the setting of Whaddon village and Conservation Area by creating a substantial, well designed and managed countryside buffer (not formal open space) and enhanced Briary Plantation woodland belt between the development and the village of Whaddon
 - h. Create high quality walking and cycling links to and from Whaddon, Bletchley and Milton Keynes as an integral part of the development and shall include an extension of the Tattenhoe Valley Park into the site
 - i. An ecological management plan shall be submitted to and approved in writing by the Council, covering tree planting, hedge planting, pond creation, and ongoing management of the site
 - j. Existing vegetation should be retained where practicable, including existing woodlands and hedgerows. Specific attention should be made to enhancing Briary Plantation, Bottlehouse Plantation and other significant blocks of woodlands/hedgerows within or on the edge of the site
 - k. Hard and soft landscaping scheme will be required to be submitted for approval
 - l. Archaeological assessment and evaluation shall be required to be submitted to the Council. Development must minimise impacts on the Statutory Ancient Monument of Site of Snelshall Monastery on the northern boundary of the site
 - m. The scheme layout shall have regard to the findings of an archaeological investigation and preserves in situ any remains of more than local importance
 - n. The development must provide a satisfactory vehicular access from the A421 Buckingham Road
 - o. More detailed traffic modelling will be required to inform on the extent and design of off site highway works and to determine whether the section of A421 between the Bottledump roundabout and the site access roundabout needs to be dualled. The scope and design of any detailed traffic modelling must be agreed by Buckinghamshire Council as the highway authority, in consultation with the Milton Keynes highway authority.
 - p. Provide for a Link Road connection through the site to Grid Road H6 Childs Way and or H7 Chaffron Way, which shall include:
 - A Redway providing direct connection through the site to the

- existing Redway Network
- A public transport route to incorporate Mass Rapid Transit through the site to Grid Road H6 Childs Way and or H7 Chaffron Way
- q. Existing public rights of way need to be retained, enhanced and integrated into the development with safe and secure environments as part of a wider network of sustainable routes (utilising amongst others the Redway and Sustrans network), to directly and appropriately link the site with surrounding communities and facilities including the extension of bridleways into the site (Bridleway WHA12/2 and Shenley Brook End Bridleway 006) to Redway Standard
- r. Provision of public transport service improvements and associated new facilities into Milton Keynes, including new or improved links to Bletchley railway station, and to surrounding areas
- s. An air quality and noise assessment shall be submitted to and approved in writing by the Council prior to development commencing
- t. A surface water drainage strategy will be required for the site, based on sustainable drainage principles and an assessment submitted to the Council for approval and should ensure that development does not increase flood risk elsewhere. The strategy will create new green infrastructure corridors along major surface flowpaths. Development on this site, which would drain into the management area for the Loughton Brook, will seek to reduce flood risk downstream on the Loughton Brook
- u. Detailed modelling will be required to confirm 1 in 20, 100 and 1,000 year extents and 1 in a 100 year plus climate change extents on the ordinary watercourse. Climate change modelling should be undertaken using the up-to-date Environment Agency guidance for the type of development and level of risk. The impact of culvert blockage should be considered for the modelled watercourse. The impacts of climate change must be taken into account in designing the site's SuDs and in any other flood mitigation measures proposed
- v. A foul water strategy is required to be submitted to and approved in writing by the Council following consultation with the water and sewerage undertaker.
- w. An updated assessment of sewerage capacity and water supply network shall be carried out, working with Anglian Water, to identify the need for infrastructure upgrades and how and when these will be carried out to inform site delivery.
- x. The road access to the A421 will be designed to avoid areas of flood zone 3a with climate change and remain operational and safe for users in times of flood

3.4. Plan of the Site

Plan of the Shenley Park (WHA001) site from the Adopted Vale of Aylesbury Local Plan (2021) Policies Maps.

https://www.buckinghamshire.gov.uk/documents/9742/Aylesbury_local_plan_L46JWaT.pdf

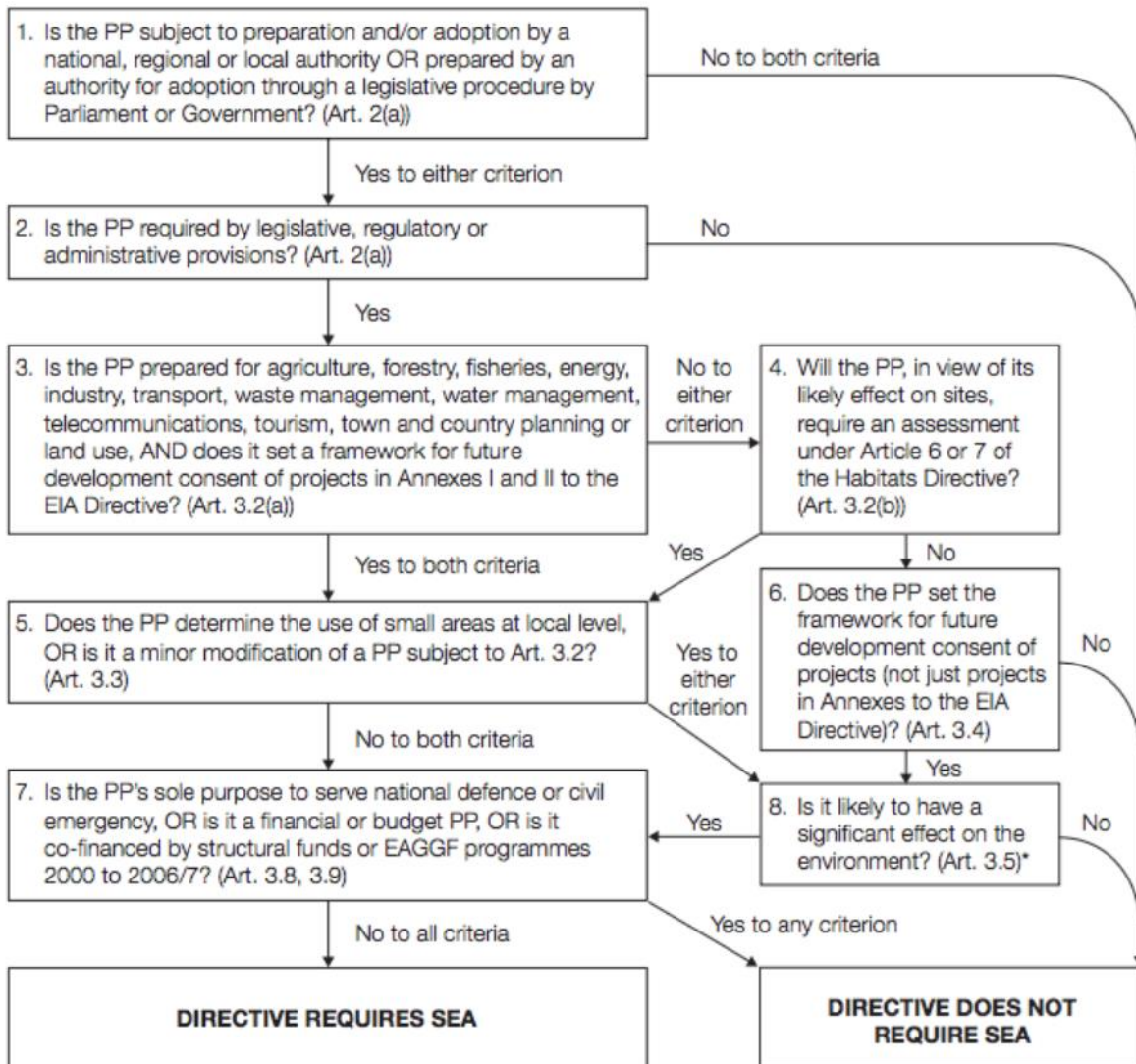


4. The SEA Screening Process

15. The requirement for a Strategic Environment Assessment (SEA) is set out in the “Environmental Assessment of Plans and Programmes Regulations 2004”. There is also practical guidance on applying European Directive 2001/42/EC produced by the former Government department for planning, the ODPM (now DLUHC). These documents have been used as the basis for this screening report.
16. Paragraph 008 of the DLUHC ‘Strategic environmental assessment and sustainability appraisal guidance’ states that “Supplementary planning documents do not require a sustainability appraisal but may in exceptional circumstances require a strategic environmental assessment if they are likely to have significant environmental effects that have not already have been assessed during the preparation of the relevant strategic policies.”
17. The former ODPM practical guidance provides a checklist approach based on the SEA regulations to help determine whether SEA is required. This guide has been used as the basis on which to assess the need for SEA as set out below. Figure 2 sets out a flow diagram showing the process for assessing plans and programmes.

Figure 2 – Application of the SEA Directive to plans and programmes

This diagram is intended as a guide to the criteria for application of the Directive to plans and programmes (PPs). It has no legal status.



*The Directive requires Member States to determine whether plans or programmes in this category are likely to have significant environmental effects. These determinations may be made on a case by case basis and/or by specifying types of plan or programme.

18. The next section assesses the Scope for a Shenley Park, North East Aylesbury Vale SPD against the questions set out in Figure 1 above to establish whether the SPD is likely to require an SEA.

Stage 1

19. Is the SPD subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament of Government? (Article 2(a))

Response – Yes

Reason - The SPD will be adopted by a Local Planning Authority, Buckinghamshire Council after public consultation on a formal draft.

Stage 2

28. Is the SPD required by legislative, regulatory, or administrative provisions? (Article 2(a))

Response – Yes

Reason - The SPD is prepared under the Town and Country Planning Regulations 2012. The SPD is a requirement of the VALP Planning Policy 'D-WHA001 Shenley Park'. In collaboration with the Vale of Aylesbury Local Plan, it provides a detailed guide for development of the D-WHA001 site.

Stage 3

29. Is the plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, and does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))

Response – No

Reason - The SPD is being prepared to inform the design principles of the D-WHA001 allocation. The VALP establishes the development framework and sets the requirement and high-level specification for the SPD. The SPD will form a material consideration which will be considered by the Local Planning Authority when determining any future planning applications for the area

Stage 4

30. Will the SPD scope in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive?

Response – No

Reason – The SPD does not allocate any type of development or quantum of development not already set out in allocated site policy D-WHA001 in the Vale of Aylesbury Local Plan, adopted 2021. The SPD will provide further guidance and information to the development described in VALP Policy D-WHA001 including a masterplan design principles and details of infrastructure required to meet requirements in D-WHA001 and the wider VALP policies.

There are no areas of Natura 2000 sites (Special Areas of Conservation or Special Protection Areas) in the parish. The nearest such site is the Chiltern Beechwoods Special Area of Conservation 23.7km to the south at Ringshall Coppice.

The SPD area is not in the 12.6km Zone of Influence of the Ashridge Commons and Woods SSSI or the 1.7km ZOI to the Tring Woodlands SSSI (see the recreational pressures issue affecting these SSSIs confirmed in March 2022 [Chilterns Beechwoods Special Area of Conservation \(dacorum.gov.uk\)](http://dacorum.gov.uk) . The nearest part of these SSSIs (Ashridge) is 23.7km away.

There have been 81 recorded sightings of protected species in the SPD area. These are listed below. These are all species protected under Schedule II, IV or V of the EU Habitats Directive 1992, transposed into UK law.

These are all mammals and protected under the Habitats Directive at EPS-Habitats Regulations-Schedule 2 & HabDir-A2,HabDir-A4:

No. Species	Vernacular
2 <i>Barbastella barbastellus</i>	Western Barbastelle
4 <i>Chiroptera</i> sp.	a bat species
6 <i>Eptesicus serotinus</i>	Serotine
7 <i>Myotis daubentonii</i>	Daubenton's Bat
7 <i>Myotis nattereri</i>	Natterer's Bat

9 Myotis sp.	Myotis bat sp.
5 Nyctalus leisleri	Leisler's Bat / Lesser Noctule Bat
10 Nyctalus noctula	Noctule Bat
5 Pipistrellus nathusii	Nathusius's Pipistrelle
10 Pipistrellus pipistrellus	Common Pipistrelle
10 Pipistrellus pygmaeus	Soprano Pipistrelle
4 Pipistrellus sp.	Pipistrelle species
4 Plecotus auritus	Brown Long-eared Bat

Stage 5

31. Does the plan determine the use of small areas at local level, or is it a minor modification of a plan subject to Art. 3.2? (Art. 3.3)

Response – No

Reason – The VALP is the plan that determines the use of the D-WHA001 Shenley Park Site. The SPD is only be guidance to the VALP and there is no development the subject of the SPD that's hasn't already been assessed in the Sustainability Appraisal process done for VALP. The SPD will provide further guidance and information to the development described in VALP Policy D-WHA001 including a masterplan design principles and details of infrastructure required to meet requirements in D-WHA001 and the wider VALP policies.

Stage 6

32. Does the plan set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)?

Response – No

Reason - The SPD is being prepared to inform the detailed planning of the D-WHA001 allocation. The VALP establishes the development framework

and sets the requirement and high-level specification for the SPD. The SPD will form a material consideration which will be considered by the Local Planning Authority when determining any future planning applications for the area.

Stage 7

33. Is the plan's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)

Response – No

Reason - The purpose of what will be an SPD is not for any of the projects listed in Art 3.8, 3.9.

5. SEA Criteria for determining likely significance of effects

Evaluation of the Scope for a Shenley Park, North East Aylesbury Vale SPD

34. Question 8 within the former ODPM guidance flowchart (see Figure 2 p.16 of this screening) refers to whether the SPD would have a significant effect on the environment referred to in Article 3(5). The criteria from Annex II of the SEA Directive and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004 can be used to consider the relevance of the Plan to the SEA Directive. Paragraph 35-45 consider the likely environmental effects of the plan.

The characteristics of plans and programmes, having regard, in particular, to:

35. a) the degree to which the plan or programme sets a framework for projects and other activities, either regarding the location, nature, size and operating conditions or by allocating resources

Response- The Shenley Park SPD will set a framework by providing detail regarding the site allocation D-WHA001 'Shenley Park' as set out in the adopted VALP. The SPD will form a material consideration for the nature and operating conditions of the development.

36. b) the degree to which the plan or programme influences other plans and programmes, including those in a hierarchy

Response - The SPD provides additional guidance and details regarding site D-WHA001 as set out in the VALP. It does not create new policies.

37. c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development

Response– There are opportunities to integrate environmental considerations within the Shenley Park Masterplan. The SPD aims to conserve important aspects of the built and natural environment. The SPD will include measures to improve local facilities and allow for sustainable growth, as well as preserving its countryside edge character whilst protecting open spaces and the natural environment.

37. d) Environmental problems relevant to the plan or programme.

Response – The potential characteristics and effects of the SPD, which include consideration of existing environmental problems, have been screened in sections 5 and 6 of this screening report.

38. e) The relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection)

Response - The SPD will provide guidance to carry out a land use plan (the VALP) and so help set the framework for future development consents. The VALP site allocation criteria on foul drainage strategy, sewerage capacity, surface water drainage strategy, climate change modelling of the ordinary watercourse on the site and an air quality and noise assessment can all link to environmental protection by the council and other stakeholders concerned with water resources flood management and pollution control.

Characteristics of the effects and of the area likely to be affected, having regard to:

39. a) the probability, duration, frequency and reversibility of the effects

Response - The SPD does not propose development or infrastructure and mitigation that is not already identified or required through the VALP policies. The VALP is a balanced strategy to allow for sustainable growth and contains mitigation measures and infrastructure improvements. However on the

Flooding

Focusing on WHA001 (Shenley Park), this site has no areas of fluvial flood risk, and the ribbons of high surface water flood risk permeate the site are narrow and could likely be incorporated into open space as necessary.

Drainage

A surface water drainage strategy will be required for the site, based on sustainable drainage principles and an assessment submitted to the Council for approval and should ensure that development does not increase flood risk elsewhere. The strategy will create new green infrastructure corridors along major surface flowpaths. Development on this site, which would drain into the management area for the Loughton Brook, will seek to reduce flood risk downstream on the Loughton Brook.

Climate change

In terms of heating the site is of sufficient scale that areas of green infrastructure and open space could be incorporated to minimise expanses of hard surfaces where possible. The site-specific policy notably states: “Hard and soft landscaping scheme will be required to be submitted for approval.”

The proposed site-specific policy requires “high sustainable design and construction standards”, which is supported; however, there is also the need to consider the potential for the site to deliver low carbon infrastructure, e.g. a combined heat and power station, associated with a district heating network.

The scale of the site indicates that there could be potential to achieve the economies of scale necessary to deliver low carbon infrastructure; however, in practice there may be limited opportunity. It is noted that none of the recent major planning permissions granted at the MK edge require low carbon infrastructure, reflecting viability considerations, i.e. the need to divert limited funds elsewhere.

Biodiversity

None of the site has a direct impact on statutory designated sites and there are only small areas of notable habitat within or adjacent to the site boundary. Shenley Park falls within a Biodiversity Opportunity Area (BOA) that extends across the cluster of ancient woodlands at the southwest extent of Milton Keynes that represents the remnants of a former royal hunting forest. One of the ancient woodland patches is designated as a nationally important SSSI; however, this woodland (Howe Park Wood) has already been assimilated within the urban boundary of Milton Keynes (it is located c.1km to the east of Shenley Park). The Bucks Green Infrastructure Delivery Plan (2013) identifies

the potential benefits that might arise from quite extensive woodland creation within the BOA. In particular, the potential for a large area of habitat creation within or in proximity Shenley Park is identified. Development could potentially facilitate targeted habitat creation, such that there is landscape-scale 'biodiversity gain'.

In this respect, it is noted that the D-WHA001 policy criterion (i) states: "An ecological management plan shall be submitted to and approved in writing by the Council, covering tree planting, hedge planting, pond creation, and ongoing management of the site... Existing vegetation should be retained where practicable, including existing woodlands and hedgerows. Specific attention should be made to enhancing Briary Plantation, Bottlehouse Plantation and other significant blocks of woodlands/hedgerows within or on the edge of the site." The SPD will be able to advise further on how this can be achieved.

Landscape

There is potential to minimize adverse effects through retaining and enhancing existing areas of perimeter woodland. The SPD will advise on how the site should provide a long term defensible boundary to the western edge of Milton Keynes. Whilst there are no formal landscape designations on the site, the SPD will identify areas within the site that are more sensitive to new development, from a landscape perspective. This will help avoid or mitigate more harmful landscape and visual impacts.

Pollution

The allocation of WHA001 at the Milton Keynes edge will introduce new road users and associated transport emissions; however, there are no AQMAs in Milton Keynes, nor at Buckingham or Winslow. Site specific policy D-WHA001 notably requires that: "An air quality and noise assessment shall be submitted to and approved in writing by the Council prior to development commencing."

With regards to Wastewater Treatment Works (WwTW) capacity, the Aylesbury Vale Water Cycle Study Addendum: Additional Sites (May 2019) did not highlight any concerns, finding that the planned growth at WHA001 to be served by Cotton Valley wastewater treatment works could be accommodated without impacting on water quality if the environmental permit

for ammonia were tightened to achieve a 10% improvement over current concentrations at the point of mixing.

40. b) The cumulative nature of the effects

Response - It is highly unlikely there will be any negative cumulative effects of the policies. Any impact will be mitigated by measures set out in the D-WHA001 VALP Policy criteria or otherwise required in the adopted VALP policies. For example, the requirement for a new link road and cycle links into the Milton Keynes grid road system. Cumulative effects have already been screened for the 2019 VALP Sustainability Appraisal report which is still considered up to date.

41. 2c) The trans-boundary nature of the effects

Response – There are recently discovered archaeological remains covering a significant area of the site and depending on their significance, could have trans-boundary effects. For other issues, any impacts for example of Milton Keynes Council area or Whaddon or Newton Longville parishes has already been assessed in the 2019 VALP Sustainability Appraisal report which is still considered up to date. The mitigation measures set out in the D-WHA001 VALP Policy criteria or otherwise required in the adopted VALP policies (for example new link road, cycle links, landscape buffer to Whaddon, enhancements to the Briary and Bottlehouse Plantations limit the transboundary nature of any effects.

There potentially remains a degree of uncertainty in respect of secondary school provision. There is a need to avoid children having to travel longer distances (and so have potential for transboundary effects) to attend school if possible, but equally the 2019 Sustainability Report for VALP states at 9.5.1 p.34 that Buckinghamshire Council as Local Education Authority favours larger secondary schools, namely schools that require between 7 and 9 hectares of land. This means that the former County Council may accept contributions to secondary school expansion, rather than requiring provision of a new secondary school as part of the new development.

Since the Draft Screening was issued, the Council's Planning Policy section has become aware through its Heritage colleagues and Historic England of archaeological remains within the site boundary. This has been established through evaluation, including a Roman settlement south of Shenley Road. But

the significance of related assets has yet to be established. This will be done through a Heritage Impact Assessment. As a precaution in case the remains are significant, an SEA should be carried out for this SPD

42. 2d) The risks to human health or the environment (e.g., due to accidents)

Response - No risks have been identified.

43. 2e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)

Likely to have significant environmental effects? – No

Reason - The SPD area covers an area of 99 ha. The wider impacts from allocating the site for example on Milton Keynes, the A421, Whaddon village and the natural environment have been assessed in the 2019 VALP Sustainability Appraisal. The allocated site is required to provide new infrastructure including education, communities and transport and incorporate mitigation for landscape, biodiversity, heritage, climate change, flooding and drainage. The SPD will only provide guidance on the delivery of these requirements including where best they are located within the site.

44. 2f) The value and vulnerability of the area likely to be affected due to:

I. special natural characteristics or cultural heritage,

II. exceeded environmental quality standards or limit values

III. intensive land-use

Response –

There are recently discovered archaeological remains covering a significant area of the site and those remains may be of significant value and be vulnerable. The significance of the remains needs to be determined by a Heritage Impact Assessment. See evaluation below under 'Cultural Heritage' and other issues.

Natural Characteristics

See para 39 above for impact assessment on the natural environment including biodiversity, water and landscape.

Cultural Heritage

There are no designated heritage assets within the site boundary (a total of nine non-designated heritage assets are recorded within the site boundary), although there is high potential for encountering both recorded and previously unrecorded archaeological remains (see below section on recently discovered remains).

Additionally, development of the site has the potential to affect the setting of a number of designated heritage assets that are located around the site. These include the setting of the Whaddon Conservation Areas and associated listed buildings.

These sensitivities are reflected in the D-WHA001 policy criteria (g) (l) and (m), which state:

“g. Conserve the setting of Whaddon village and Conservation Area by creating a substantial, well designed and managed countryside buffer (not formal open space) and enhanced Briary Plantation woodland belt between the development and the village of Whaddon

l. Archaeological assessment and evaluation shall be required to be submitted to the Council. Development must minimise impacts on the Statutory Ancient Monument of Site of Snelshall Monastery on the northern boundary of the site

m. The scheme layout shall have regard to the findings of an archaeological investigation and preserves in situ any remains of more than local importance.”

Archaeological Remains

Since the Draft Screening was issued, the Council’s Planning Policy section has become aware through its Heritage colleagues and Historic England of archaeological remains within the site boundary. This has been established through evaluation, including a Roman settlement south of Shenley Road. But the significance of related assets has yet to be established. This will be done through a Heritage Impact Assessment. As a precaution in case the remains are significant, an SEA should be carried out for this SPD.

Environmental Quality Standards

A development proposal that comes forward will have to provide the following which will affect Environmental Quality Standards:

- A strategy for foul drainage
- Up to date assessment of sewerage treatment capacity
- Detailed climate change modelling of the flood extents on the ordinary watercourse on the site
- Air quality and noise assessments
- Detailed traffic modelling informing the extent and design of off site highway works
- Archaeological assessments
- Ecological management plan
- Landscape and visual impact assessment

The SPD will be able to advise further on how these strategies and assessments required should affect the masterplan and development delivery guidance in the SPD

45. 2g) The effects on areas or landscapes which have a recognised national, community or international protection status

Response – There are no nationally designated landscapes in or adjacent the SPD area. The SPD area does also not cover any locally designated landscapes.

6. VALP Sustainability Appraisal, 2019

(See full SA attached to this SEA/HRA Screening and sent to 3 national consultees with the draft Screening, 21/10/22). In particular:

Transport

46. The proposed Shenley Park site performs well in the sense that it is located at the edge of Milton Keynes, which is a major employment location. The site also has good potential to gain access from the major road network, and there is moderately good potential to support modal shift away from reliance on the private car and towards walking, cycling and use of public transport. (see para 9.14.1)

Landscape

47. The Shenley Park site gives rise to certain tensions in respect of landscape objectives (para 9.14.2) but the SPD will be able to identify areas of the site for development that are less sensitive to wider landscape and visual impacts. D-WHA001 (f) sets out that the site masterplanning will need to be landscape-led and use a green-infrastructure approach informing development design and layout.
48. The north-eastern part of the site would be better for development in landscape terms, whilst the north-western part is more sensitive and should be retained as open space, in order to ensure a substantial landscape buffer between the new development the Whaddon Conservation Area to the west. With regards to the southern part of the site, this sits somewhere in the middle, in that it is more open to the wider landscape than the north-eastern part, but not as constrained as the north-western part. (Appendix I, p.61)

Agricultural Land

49. Shenley Park will avoid the loss of 'best and most versatile' (BMV) agricultural land (para 9.14.2).

Heritage

50. There are no designated heritage assets within the site boundary; however, a total of nine non-designated heritage assets are recorded within the site

boundary. There is high potential for encountering both recorded and previously unrecorded archaeological remains within the site boundary, with a significant focus on those from the Prehistoric, Roman and medieval periods. Development of the site of Shenley Park has the potential to affect the setting of a number of designated heritage assets that are located around the site. These include the setting of the Whaddon Conservation Areas and associated listed buildings, the scheduled monuments and the Tattenhoe Bare Farmhouse. (Appendix I, p.60)

Transport

51. In Transport terms, Shenley Park also performs relatively well in that there is good potential to gain access to/from both a Milton Keynes Grid Road (Grid Road H6 and/or H7) and onto the A421 to the south (although an access road could prove costly, and create tensions in respect of landscape objectives, as discussed above). The site also links well to the existing network of Redways within Milton Keynes. (Appendix I, p.64).

7. SEA Screening Opinion

52. The SEA effects of the site allocation D-WHA001 have already been assessed by the 2019 VALP Sustainability Appraisal Addendum (see report attached to this screening pp27-53 section 9). The SPD alone will not propose any additional development, infrastructure requirements or mitigation not already required to meet the Adopted VALP Policies or specifically identified in Policy D-WHA001 site allocation policy criteria. The 2019 VALP Sustainability Appraisal Report has already considered the VALP alongside the cumulative impact of other plans and programmes.
53. This SEA screening report has evaluated the likelihood of any significant effects arising against the criteria set out in the SEA Regulations. Since the Draft Screening was issued, the Council's Planning Policy section has become aware through its Heritage colleagues and Historic England of archaeological remains within the site boundary. This has been established through evaluation, including a Roman settlement south of Shenley Road. But the significance of related assets has yet to be established.
54. Any impacts of the proposed SPD masterplan on that significance has not been considered through the Local Plan and its Sustainability Appraisal. So, in advance of the outcome of a Heritage Impact Assessment to determine the significance of archaeological remains, a Strategy Environmental Assessment is needed to inform consideration of the potential impact of development on the archaeological remains within the site. The SPD will need to incorporate a solution appropriate to the significance of the archaeological remains. On this point, the Council's local historic environment service colleagues need to be closely involved throughout the preparation of an SEA of this SPD and the solution the SPD incorporates.
55. It can be concluded that the D-WHA001 Shenley Park SPD is likely to have a significant environmental impact on the surrounding area and will therefore require an SEA.

8. Habitat Regulations Assessment Screening

Introduction

56. The screening statement will consider whether the scope for an SPD on the Shenley Park, North East Aylesbury Vale site requires a Habitats Regulations Assessment. This is a requirement of Regulation 106 of the Conservation of Habitats and Species Regulations 2017.

The Habitats Regulations Assessment (HRA) process

57. The requirements for undertaking an appropriate assessment under the Habitats Regulations are set out within the Conservation of Habitats and Species Regulations 2017 (as amended).
58. The Regulations (63.(1)) provide that “ A competent authority, before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which — (a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and (b) is not directly connected with or necessary to the management of that site, must make an appropriate assessment of the implications of the plan or project for that site in view of that site’s conservation objectives.”
59. The National Planning Practice Guidance in relation to “Appropriate Assessment” clarifies the circumstances in which a non-strategic plan, which this SPD is, can rely on an appropriate assessment undertaken for a local plan (see Paragraph 008 Reference ID: 65-008-20190722)
60. The HRA process assesses the potential effects of a land-use plan against the conservation objectives of any European sites designated for their importance to nature conservation. These sites form a system of internationally important sites throughout Europe and are known collectively as the ‘Natura 2000 network’.

61. European sites provide valuable ecological infrastructure for the protection of rare, endangered or vulnerable natural habitats and species of exceptional importance within the EU. These sites consist of Special Areas of Conservation (SAC), designated under the Habitats Directive and Special Protection Areas (SPA), designated under European Directive 2009/147/EC on the conservation of wild birds (the Birds Directive). Additionally, Government policy requires that sites designated under the Ramsar Convention (The Convention on Wetlands of International Importance, especially as Waterfowl Habitat) are treated as if they are fully designated European sites for the purpose of considering development proposals that may affect them.
62. Decision-makers then must determine what action/s to take. They should take account of the potential consequences of no action, the uncertainties inherent in scientific evaluation, and should consult interested parties on the possible ways of managing the risk. Measures should be proportionate to the level of risk, and to the desired level of protection. They should be provisional in nature pending the availability of more reliable scientific data.
63. Action is then undertaken to obtain further information, enabling a more objective assessment of the risk. The measures taken to manage the risk should be maintained so long as scientific information remains inconclusive and the risk is unacceptable.
64. The hierarchy of intervention is important: where significant effects are likely or uncertain, plan makers must firstly seek to avoid the effect through for example, a change of policy. If this is not possible, mitigation measures should be explored to remove or reduce the significant effect. If neither avoidance, nor subsequently, mitigation is possible, alternatives to the plan should be considered. Such alternatives should explore ways of achieving the plan's objectives that do not adversely affect European sites.
65. If no suitable alternatives exist, plan-makers must demonstrate under the conditions of Regulation 107 of the Habitats Regulations, that there are Imperative Reasons of Overriding Public Interest (IROPI) to continue with the proposal.

66. There are no areas of Natura 2000 sites (Special Areas of Conservation or Special Protection Areas) in the parish. The nearest such site is the Chiltern Beechwoods Special Area of Conservation 23.7km to the south at Ringshall Coppice. The SPD area is not in the 12.6km Zone of Influence of the Ashridge Commons and Woods SSSI or the 1.7km ZOI to the Tring Woodlands SSSI (see the recreational pressures issue affecting these SSSIs confirmed in March 2022 Chilterns Beechwoods Special Area of Conservation (dacorum.gov.uk) . The nearest part of these SSSIs (Ashridge) is 23.7km away.
67. The Council must under Regulation 105 provide such information as the appropriate authority (Natural England) may reasonably require for the purposes of the discharge by the appropriate authority of its obligations. That information is this screening recommendation and the 2020 HRA Addendum of Proposed Submission Plan as Proposed to be Modified issued October 2020.

People over Wind

68. The HRA Screening in light of the 2017 'People over Wind' Court of Justice of the European Union (CJEU) case which ruled that where there would be likely significant effects at the HRA Stage 1 Screening stage, mitigation measures (specifically measures which avoid or reduce adverse effects) should be assessed as part of an Appropriate Assessment and should not be taken into account at the screening stage.
69. The Council considers that in re-applying the criteria in section 8 of this HRA Screening on the likely the screening outcome and considering the 'People over Wind' CJEU case, there are not likely to be likely significant effects. The SPD alone will not propose any additional development, infrastructure requirements or mitigation not already required to meet the Adopted VALP Policies or specifically identified in Policy D-WHA001 site allocation policy criteria.

9. Stages of HRA

Stage 1: Screening (the ‘Significance Test’) that is this current stage

70. Task - Description of the plan. Identification of potential effects on European Sites. Assessing the effects on European Sites.
71. Outcome - Where effects are unlikely, prepare a ‘finding of no significant effect report’. Where effects judged likely, or lack of information to prove otherwise, proceed to Stage 2.

Stage 2: Appropriate Assessment (the ‘Integrity Test’) – If Screening Outcome says needed

72. Task - Gather information (plan and European Sites). Impact prediction. Evaluation of impacts in view of conservation objectives. Where impacts considered to affect qualifying features, identify alternative options. Assess alternative options. If no alternatives exist, define and evaluate mitigation measures where necessary.
73. Outcome - Appropriate assessment report describing the plan, European site baseline conditions, the adverse effects of the plan on the European site, how these effects will be avoided through, firstly, avoidance, and secondly, mitigation including the mechanisms and timescale for these mitigation measures. If effects remain after all alternatives and mitigation measures have been considered proceed to Stage 3.

Stage 3: Assessment where no alternatives exist and adverse impacts remain taking into account mitigation

74. Task - Identify ‘imperative reasons of overriding public interest’ (IROPI). Identify potential compensatory measures.
75. Outcome - This stage should be avoided if at all possible. The test of IROPI and the requirements for compensation are extremely onerous.

Potential impacts and activities adversely affecting European sites

Broad categories and examples of potential impacts on European sites

76. **Physical loss.** Removal (including offsite effects, e.g., foraging habitat), Smothering, Habitat degradation
77. **Physical Damage.** Sedimentation / silting, Prevention of natural processes, Habitat degradation, Erosion, Trampling, Fragmentation, Severance / barrier effect, Edge effects, Fire
78. **Non-physical (and indirect) disturbance.** Noise, Vibration, Visual presence, Human presence, Light pollution
79. **Water table/availability.** Drying, Flooding / storm water, Water level and stability, Water flow (e.g., reduction in velocity of surface water, Barrier effect (on migratory species)
80. **Toxic contamination.** Water pollution, Soil contamination, Air pollution
81. **Non-toxic contamination.** Nutrient enrichment (e.g., of soils and water), Algal blooms, Changes in salinity, Changes in thermal regime, Changes in turbidity, Air pollution (dust)
82. **Biological disturbance,** Direct mortality, Out-competition by non-native species, Selective extraction of species, Introduction of disease, Rapid population fluctuations, Natural succession

Examples of activities responsible for impacts

(Paragraphs correspond to categories above in bold)

83. Development (e.g., housing, employment, infrastructure, tourism), Infilling (e.g., of mines, water bodies), Alterations or works to disused quarries, Structural alterations to buildings (bat roosts), Afforestation, Tipping, Cessation of or inappropriate management for nature conservation, Mine collapse
84. Flood defences, Dredging, Mineral extraction, Recreation (e.g., motor cycling, cycling, walking, horse riding, water sports, caving), Development (e.g., infrastructure, tourism, adjacent housing etc.), Vandalism, Arson, Cessation of or inappropriate management for nature conservation

85. Development (e.g., housing, industrial), Recreation (e.g., dog walking, water sports), Industrial activity, Mineral extraction, Navigation, Vehicular traffic, Artificial lighting (e.g., street lighting)
86. Water abstraction, Drainage interception (e.g., reservoir, dam, infrastructure and other development), Increased discharge (e.g., drainage, runoff)
87. Agrochemical application and runoff, Navigation, Oil / chemical spills, Tipping, Landfill, Vehicular traffic, Industrial waste / emissions
88. Agricultural runoff, Sewage discharge, Water abstraction, Industrial activity, Flood defences, Navigation, Construction
89. Development (e.g., housing areas with domestic and public gardens), Predation by domestic pets, Introduction of non-native species (e.g., from gardens), Fishing, Hunting, Agriculture, Changes in management practices (e.g., grazing regimes, access controls, cutting/clearing)

10. HRA Screening of the Shenley Park, North East Aylesbury Vale SPD Scope

Background

90. The first stage in carrying out an Appropriate Assessment for the Habitats Directive is screening, by determining whether the plan is likely to have any significant effect on a European site, either alone or in combination with other plans and projects.
91. The Vale of Aylesbury Local Plan HRA report 2019 (revised HRA Screening following 'People Over Wind' and Appropriate Assessment) can be found at https://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/ED187%20Vale%20of%20Aylesbury%20Local%20Plan%20-%20Final%20HRA%20Report.pdf The report concluded that there was uncertainty in the likely significant effects of the plan (including Modifications) on the Chiltern Beechwoods SAC on the issues of recreational pressures and air pollution. This Assessment concludes that the Vale of Aylesbury Local Plan will not adversely affect, either alone or in combination with other plans or projects, the integrity of the Chilterns Beechwoods SAC or any other protected site. At paragraph 6.27 the 2019 VALP HRA states in conclusion:
- “In light of the above, providing that the adopted VALP includes the previously omitted open space standards specified in Policy I1 and there is a commitment by AVDC to ensure that the SPD Masterplan provides natural greenspace that contributes to alleviating visitor pressure on the SAC, the VALP will not result in adverse effects on European Sites, either alone or in combination with other plans and projects”.
92. A further 2020 HRA Report covering the VALP Modifications of 2019 did not change this conclusion and did not have any specific coverage of the D-WHA001 Shenley Park site, no likely significant effects were identified for D-WHA001.

Interpretation of ‘likely significant effect’

93. Relevant case law helps to interpret when effects should be considered as being likely to result in a significant effect, when carrying out a HRA of a plan. In the Waddenzee case, the European Court of Justice ruled on the interpretation of Article 6(3) of the Habitats Directive (translated into Reg. 102 in the Habitats Regulations), including that:

- An effect should be considered ‘likely’, “if it cannot be excluded, on the basis of objective information, that it will have a significant effect on the site” (para 44).
- An effect should be considered ‘significant’, “if it undermines the conservation objectives” (para 48).
- Where a plan or project has an effect on a site “but is not likely to undermine its conservation objectives, it cannot be considered likely to have a significant effect on the site concerned” (para 47).

94. An opinion delivered to the Court of Justice of the European Union commented that:

“The requirement that an effect in question be ‘significant’ exists in order to lay down a de minimis threshold. Plans or projects that have no appreciable effect on the site are thereby excluded. If all plans or projects capable of having any effect whatsoever on the site were to be caught by Article 6(3), activities on or near the site would risk being impossible by reason of legislative overkill.”

95. This opinion (the ‘Sweetman’ case) therefore allows for the authorisation of plans and projects whose possible effects, alone or in combination, can be considered ‘trivial’ or de minimis; referring to such cases as those “which have no appreciable effect on the site”. In practice such effects could be screened out as having no likely significant effect; they would be ‘insignificant’.

Assessment of the SPD Scope

SPD - What It Will Contain

96. The D-WHA001 Shenley Park SPD Masterplan will cover the following:
- Where the housing (at least 1,150 homes) is to be located on the site, the layout of housing blocks relative to public realm, private spaces and other land uses.
 - The mix of dwelling types and tenures to be sought
 - Where a 110-bed care home/extra care facility would be best located
 - There a 2FE primary school for 420 pupils (land, building and car parking) and 52 place nursery would be best located
 - Phasing of education infrastructure required
 - Further details on secondary school contributions or on-site provision (location for such a site)
 - Location of a local centre including community hall and details of contribution to a healthcare facility or clarification if onsite provision of a health facility is required
 - Details of all infrastructure and services required
 - Details of what is a 'landscape-led and green infrastructure approach' and what will be required to deliver that
 - Details of the woodland and hedgerows to be retained on the site including enhancements to the Briary Plantation, Bottlehouse Plantation and other significant blocks of woodlands and hedgerows.
 - Details of trees to be planted on the site, hedges to be created, ponds and how these features will be managed after development. Details of these features will need to be in the context of providing a biodiversity net gain under VALP Policy NE1.
 - Details of the countryside buffer to Whaddon – what this will be and where it should be located – and how the Whaddon village and its Conservation Area will be conserved.
 - Where walking and cycling links are best put in across the site connecting to Whaddon, Bletchley and Milton Keynes
 - Provide details of location a Link road A421 to Grid Road H6 and or H7) – route, nature of it and treatment of space adjacent. Also details of a Redway (cycle link into Milton Keynes network) and public transport route as a Mass Transit Route through the site to Grid Roads H6 or H7 (Milton Keynes Grid Road network).
 - Details of the location, route and form of vehicular access into the site from the A421 Buckingham Road. The access road will avoid areas of Flood Zone

- 3a with climate change and be designed to remain operational and safe for users in times of flood (See Aylesbury Vale SFRA Level 2 done for VALP)
- How walking and cycling links in the adjacent Tattenhoe Valley Park will be extended into the Shenley Park site. Also how bridleway WHA12/2 and Shenley Brook End Bridleway shall be extended into the site and be designed to Redway Standard.
 - Design and urban design guidelines for the site in the Shenley Park SPD must follow VALP Policy BE2 on design and be consistent with the Aylesbury Vale Design SPD. The Shenley Park SPD will also set out details of placemaking and character including how any character areas within the site may be distinct.
 - Details of what a hard and soft landscaping scheme for the site (required under VALP Policy D-WHA001 (k) should comprise.
 - Details of how surface water drainage should be tackled on the site so as to not increase flood risk elsewhere. A SuDs strategy (required under VALP Policy DWHA001 (t) shall include new green infrastructure corridors and so details of these should be shown in the Shenley Park SPD Masterplan. Also the masterplan should enable a reduction in flood risk downstream on the Loughton Brook.

Assessment

97. The SPD does not introduce any new development not already in the Adopted Vale of Aylesbury Local Plan Adopted in September 2021. https://www.buckinghamshire.gov.uk/documents/9742/Aylesbury_local_plan_L46JWaT.pdf . The SPD is a delivery document to set out guidance on where and how the site allocation criteria should be met, other VALP policies, a masterplan and details of infrastructure delivery. So there will be no additional impact in HRA terms to what has already been assessed in HRA reports for the VALP.
98. The VALP HRA including Appropriate Assessment whilst assessing the total growth and all site allocations including D-WHA001 Shenley Park did not identify any impacts in HRA terms from growth in North East Aylesbury Vale or specifically at site D-WHA001.
99. There are no areas of Natura 2000 sites (Special Areas of Conservation or Special Protection Areas) in the parish. The nearest such site is the

Chiltern Beechwoods Special Area of Conservation 23.7km to the south at Ringshall Coppice. The SPD area is not in the 12.6km Zone of Influence of the Ashridge Commons and Woods SSSI or the 1.7km ZOI to the Tring Woodlands SSSI (see the recreational pressures issue affecting these SSSIs confirmed in March 2022 Chilterns Beechwoods Special Area of Conservation (dacorum.gov.uk). The nearest part of these SSSIs (Ashridge) is 23.7km away.

100. None of the proposals in the SPD scope are near enough to have any impact on the nearest Special Area of Conservation 23.7km to the south.
101. In terms of 'in combination effects' it is not considered there would be any in-combination effects of the SPD when added to the requirements of site allocation policy D-WHA001 in the Vale of Aylesbury Local Plan. This plan has had its own HRA legal requirements met (by the local plan Inspector's Report, August 2021) and the VALP, following an Appropriate Assessment incorporated specific mitigation measures in its policies and allocated sites for affecting the Chiltern Beechwoods SAC. There are not considered to be any in-combination effects from local plans or other plans and projects in other Council areas.

11. HRA screening outcome

102. There are no areas of Natura 2000 sites (Special Areas of Conservation or Special Protection Areas) in the parish. The nearest such site is the Chiltern Beechwoods Special Area of Conservation 23.7km to the south at Ringshall Coppice. The SPD area is not in the 12.6km Zone of Influence of the Ashridge Commons and Woods SSSI or the 1.7km ZOI to the Tring Woodlands SSSI (see the recreational pressures issue affecting these SSSIs confirmed in March 2022 Chilterns Beechwoods Special Area of Conservation (dacorum.gov.uk). The nearest part of these SSSIs (Ashridge) is 23.7km away.
103. The SPD does not allocate any type of development or quantum of development not already set out in allocated site policy D-WHA001 in the Vale of Aylesbury Local Plan, adopted 2021. The SPD will provide further guidance and information to the development described in VALP Policy D-WHA001 including a masterplan design principles and details of infrastructure required to meet requirements in D-WHA001 and the wider VALP policies.
104. The HRA Appropriate Assessment done for the VALP Modifications whilst assessing the total growth and all site allocations including D-WHA001 Shenley Park did not identify any impacts in HRA terms from growth in North East Aylesbury Vale or specifically at site D-WHA001.
105. Therefore, **no** HRA stage 2 (Appropriate Assessment) is deemed required for this SPD.

12. Conclusions

106. Based on the above assessment, the screening outcome is that the Scope for a Shenley Park, North East Aylesbury Vale SPD does require a Strategic Environmental Assessment (SEA) but under HRA there is not any need to proceed to Stage 2 of HRA- an Appropriate Assessment.

13. Consultation Responses

Historic England

Received 17.11.22

FAO: David Broadley

Principal Planning Officer

Buckinghamshire Council

david.broadley@buckinghamshire.gov.uk

by email only

Our ref: PL00791650

17 November 2022

Dear David

Shenley Park, North East Aylesbury Vale SPD: Strategic Environmental Assessment (SEA) Screening Opinion

Thank you for consulting Historic England about the above Screening Opinion.

On the basis that the proposed SPD is a plan which is both required by legislative, regulatory or administrative provisions and, in terms of our area of interest, seems likely to result in significant effects upon the historic environment, Historic England considers that a Strategic Environmental Assessment is required for this document.

The identification of archaeological remains within the site boundary has been established through evaluation, including a Roman settlement south of Shenley Road. But the significance of related assets has yet to be established, and any impacts of the proposed development on that significance cannot be considered to have been addressed through the Local Plan and its Sustainability Appraisal.

Environment assessment is needed to inform consideration of the potential impact of development on the archaeological remains within the site. This will also support consideration of how the WHA001 site allocation policy (as worded in the adopted

Local Plan) might be implemented, particularly regarding a commitment to preserve archaeological remains of more than local importance.

Involvement of the local historic environment services

Historic England strongly advises the Council's local historic environment service colleagues are closely involved throughout the preparation of an SEA of this SPD. They are best placed to advise on: local historic environment issues and priorities, including access to data held in the HER; how the policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

Final comments

Historic England has produced guidance for all involved in undertaking SEA exercises which gives advice on issues relating to the historic environment. This can be found here [Sustainability Appraisal and Strategic Environmental Assessment | Historic England](#) .

This opinion is based on the information provided by you in the document dated 21 October 2022 and, for the avoidance of doubt, does not affect our obligation to advise you on, and potentially object to any specific development proposal which may subsequently arise from this or later versions of the plan which is the subject to consultation, and which may, despite the SEA, have adverse effects on the environment.

If you have any queries about any of the matters raised above or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely

Guy Robinson

Historic Environment Planning Adviser

Development Advice – London and the South East
Regionguy.robinson@historicengland.org.uk

Natural England

Received 16.11.22

Dear David,

Planning consultation: Shenley Park SPD Scope

Our ref: 410957

Thank you for your consultation on the above dated 21st October 2022 which was received by Natural England on the same day.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Based on the plan submitted, Natural England agree with the assessment that the Supplementary Planning Document does not require an SEA or HRA.

Should the proposal change, please consult us again.

If you have any queries relating to this advice, please contact me on the details below.

Yours sincerely,

Ellen

Ellen Satchwell

Sustainable Development Lead Adviser

Thames Solent Team | Natural England

<https://www.gov.uk/natural-england>

Environment Agency

No response received