

Draft Consultation Statement for Shenley Park – Allocation D-WHA001 of the Vale of Aylesbury Local Plan

1. Introduction

Buckinghamshire Council has been working closely with relevant stakeholders to develop the Shenley Park Supplementary Planning Document (SPD). This draft consultation statements sets out a high-level summary of the engagement that has been undertaken to inform the SPD.

2. The Statement of Community Involvement (SCI) requirements

The SCI says we will produce a draft statement of consultation setting out who we have engaged with in preparing the draft SPD, the issues raised and how we have addressed those issues.

The SCI also says after the consultation we will update the statement of consultation document, setting out the main issues raised and how we have addressed those.

3. Who have we engaged with in preparing the draft SPD (and SEA)

- Natural England
- Environment Agency
- Historic England
- Buckinghamshire Council's Strategic Sites Working Group (including local ward members for Buckinghamshire and Milton Keynes)
- The Buckinghamshire Cabinet Member for Planning and Regeneration
- Milton Keynes Council
- Whaddon Parish Council
- Other local Parish Councils (including Newton Longville PC Granborough PC, Great Horwood PC, Nash PC, West Bletchley PC, Shenley Brookend PC, Shenley Church End)
- Local Ward members in Buckinghamshire and Milton Keynes

4. What issues have been raised and how have they been addressed?

- The need for SEA was raised by Historic England through the SEA screening process. We addressed this issue by carrying out a full SEA of the SPD and involving Historic England in the SEA work.
- Issues raised by the Strategic Sites Working Group include:
 - o Impact on the A421 and other roads within Milton Keynes. It was clarified that transport modelling will be undertaken at the planning application stage and at this point the impacts on nearby communities and the A421 will be assessed, and any appropriate mitigation measures put in place. The SPD reflects the potential need to dual the A421 between the Bottledump Roundabout and the new entrance to the development.
 - o Concerns about the larger volume of traffic through Whaddon Village from this development and Salden Park and provisions to mitigate this. The SPD proposes the stopping up of Shenley Road so that there is no direct vehicular access to and from Whaddon. This will deter road users from travelling

through Whaddon village. Whilst it has been considered, no new vehicular access from Whaddon has been proposed, therefore the new link road will be the primary access into Milton Keynes, reducing rat running through Whaddon village.

- The social impact of keeping Whaddon separate from Shenley Park. With both Whaddon and Shenley Park having schools, parish halls and schools, there is a concern that over the years this would make the facilities in Whaddon defunct. The policy requires a buffer between Whaddon and Shenley Park. The SPD proposes a 150m-wide parkland buffer. Different distances and types of buffer were considered as part of the evolution process for the SPD masterplan. A 150m buffer is proposed which ensures suitable separation so that the Whaddon Conservation Areas are not adversely impacted, whilst ensuring active travel routes for walking and cycling can provide a functional and usable link in this location. There are suggestions for the buffer to have a park or informal cricket ground that both Whaddon and Shenley Park residents could mutually use.
 - Avoid loss of trees, in particular areas of ancient woodland. The SPD retains all trees, including the Briary plantation area of ancient woodland, and makes substantial provision to increase tree planting along the western and eastern edges to create a defensible boundary as set out in the policy.
 - How the finding of the remains of a Roman settlement have influenced the SPD. Oxford Archaeology completed a Cultural Heritage Impact Assessment which determined the Roman settlement to be of local significance and therefore can be excavated, a recommendation that was agreed with Buckinghamshire Archaeology.
 - Whether Bottlehouse Farm will be protected if the outer link road is required. Bottlehouse Farm has been locally listed as a Non-designated Heritage Asset (NDHA). The farmhouse will be protected through the NDHA local listing. There are several outlying farm buildings which fall within the outer link road reserve. If Transport Modelling work concludes a strategic outer link road is required, then it will not be possible to maintain the outlying farm buildings, however the main farm building will not be affected by the outer link road and therefore can remain.
- Issues raised by local ward members and Parish Councils within Milton Keynes include:
 - Where the site would access Milton Keynes. It was clarified that the main vehicular access would be to H6 Childs Way grid road, but public transport access would be to H7 Hayton Way. There would be other walking and cycling accesses.
 - Loss of open space within Milton Keynes. It was clarified that the land west of the H6 was not formal open space, but land reserved for future extensions of the grid road.
 - Issues raised by local Parish Councils and Ward Members include:

- Traffic impacts on nearby communities and the A421. It was clarified that transport modelling will be undertaken at the planning application stage and at this point the impacts on nearby communities and the A421 will be assessed and any appropriate mitigation measures put in place.
- Concern about reserving land for potential extension of the H6 grid corridor. It was explained that in advance of transport modelling that would support the planning application the exact nature of the road could not be determined. It was therefore necessary to reserve this land for the possibility that a more strategic road would be required.
- Understanding of the timescales for other evidence was requested and given.
- Understanding of whether there would be further allocations west of Shenley Park was requested. It was explained that this was a question for the next Local Plan for Buckinghamshire to consider. The SPD will set out guidance for interpretation of existing policy in the VALP; it cannot set new policy.
- Further understanding of the relationship between the development and Whaddon was requested. Clarification was given on the nature and form of the buffer between Whaddon and the development – it is anticipated that the buffer will be of parkland character and include provide appropriate separation while not being so extensive as to make the new services and facilities inaccessible to Whaddon residents.
- Issues raised separately (and additionally) by Whaddon PC include:
 - Crest Nicholson's outline planning application anticipated soon and prior to the consultation on the SPD commencing. It was clarified that Buckinghamshire Council had to consider the planning application. Furthermore, the developer being willing to await the adoption of the SPD before a decision is made on the planning application was discussed.
 - The green offset / Whaddon buffer. Differences between the SPD and the material supporting the incoming planning application were explained. The differences between the plans are smaller than they appear, and the northern part of the site is less sensitive than the southern part. Furthermore, it is intended that Whaddon village can benefit from the services and facilities in the new development.
 - Traffic implications from the development on Whaddon and the A421. The timing of the transport modelling was once again discussed, and the requisite flexibility in the SPD that this necessitated.