



1. Introduction and background

Purpose of this document

- 1.1. This document sets out the formal response of Crest Nicholson ('CN') to a consultation by Aylesbury Vale District Council (AVDC) on the proposed Main Modifications to the Vale of Aylesbury Local Plan ('VALP') following the Examination in Public (EiP) hearings in July 2018.
- 1.2. CN is promoting land to the south west of Milton Keynes ('the Site') for residential-led development, which was originally included in the draft VALP published for consultation in 2016, was then omitted from the submission version of the VALP in 2017 when the overall VALP housing number fell from 33,300 to 27,400 (18% reduction) and is now subject of a draft allocation in the Main Modifications. The land being promoted by CN is suitable to deliver up to 1,800 residential units (site WHA001, referred to by CN as 'Shenley Park').
- 1.3. As set out in the Inspectors Interim findings (document ED166, 29.8.18) and the Main Modifications document (document ED230, 01.11.19), additional residential development is required adjacent to Milton Keynes in order to help meet the identified housing requirements of the VALP in a strategic manner. This representation has the following purposes:
 - i. to provide general support to the Main Modifications of the VALP that allocate site WHA001 for residential development;
 - ii. to re-iterate CN's overall vision and masterplanning strategy for the site, responding to the surrounding context and constraints. In particular, to outline that the site could be developed with respect to sensitive western and northern boundaries towards the village of Whaddon, and also adhering with adopted planning policy in Milton Keynes covering development adjacent to the administrative boundary;
 - iii. to provide evidence demonstrating that the site is capable of delivering up to 1,800 units at an appropriate density for the location, making an effective use of land in line with the NPPF;
 - iv. to identify shortfalls in projected housing delivery elsewhere within the VALP and propose modifications for the housing number in the draft allocation of WHA001, to enable the full potential of the site to be secured whilst also assisting in meeting the required housing number;
 - v. to provide updated evidence to demonstrate the suitability and deliverability of the site within the early years of the plan period;
 - vi. to provide comment on other relevant policies and supporting documents of the Main Modifications to the VALP, including proposed revisions to factual information provided with the Sustainability Appraisal Report Addendum (Aecom, October 2019).

Structure of this document and supporting information

1.4. This document is structured as follows:

- **Section 2** provides a brief summary of CN's proposals for Shenley Park in masterplanning, urban design and landscape terms, including an appraisal of suitability against Policy SD15 of Plan: MK
- **Section 3** provides specific commentary on the draft allocation policy for Shenley Park in the Main Modifications of the VALP, including some minor proposed changes to wording
- **Section 4** sets out an analysis of the housing trajectory of some allocated sites in the VALP and demonstrates the requirement for additional units to be provided within the plan period that can be accommodated at Shenley Park
- **Section 5** provides commentary on other Main Modifications and relevant policies of the VALP including the Sustainability Appraisal Report addendum

Shenley Park / VALP background

- 1.5. Site WHA001 (named Shenley Park), lies to the north of the A421 and immediately adjacent to the administrative boundary of Milton Keynes Council (MKC). In the Regulation 18 Draft VALP, published in summer 2016, approximately 55 hectares of site WHA001 was denoted as a 'potential site allocation', pursuant to draft policy D3 (Delivering sites adjacent to Milton Keynes), with an indicative capacity of up to 2,000 dwellings.
- 1.6. CN and Aylesbury Vale District Council (AVDC) subsequently engaged on a preliminary draft of a Planning Performance Agreement, and a Scoping Opinion was prepared for development of (inter alia) up to 2,000 dwellings (ref 17/01868/INF1).
- 1.7. Following a review of the housing requirement for the district, site WHA001 was not proposed as an allocation in the submission version of the VALP (September 2017). The overall decrease in VALP housing number from 33,300 to 27,400 (18% reduction), and the associated requirement for AVDC to consider RAF Halton coming forward for redevelopment within the lower number, meant that the site at Shenley Park, considered suitable for residential development in the Housing Land and Economic Availability Assessment (HELAA), was omitted. RAF Halton, allocated for around 1,000 units, was not included in either the Regulation 18 version of the VALP or any of the supporting assessments or evidence base.
- 1.8. After the subsequent VALP hearing sessions (July 2018), the Inspector published his Interim Findings on 29 August 2018 (document reference ED166). This recommended an increase in allocations in close proximity to Milton Keynes (ED166, paragraph 37).
- 1.9. After further discussions between the Inspector and AVDC, agreement was reached on the need for a range of modifications to the submitted plan to cover a range of matters, most importantly the spatial strategy, in respect of which it was established that:
- The housing requirement for the Local Plan is 28,600 homes, which is an increase of 1,200 units on the figure of 27,400 within the submission plan

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- There is a need for the VALP to provide for a land supply in the region of 30,233, i.e. 5.7% higher than the agreed 28,600 requirement, as a 'buffer' to reflect uncertainty
- Additional housing land supply – i.e. additional land allocated for housing through modifications to the submitted VALP – should be on the Milton Keynes edge; there is no need to allocate additional land for housing at Buckingham or at the villages