



3. Main modification 76: policy D-WHA001 Shenley Park

3.1. Following agreement with the VALP Inspector that additional residential development is required adjacent to Milton Keynes in the north of the district, MM076 adds a new policy for site WHA001 'Shenley Park'. The detailed draft policy contains 24 different criteria and this section will provide comments on each, where relevant. **CN fully support the allocation of land for residential purposes through policy WHA001 as the most sustainable choice of site in this location.** More detail on this is contained within CN's comments in Section 5 on other aspects of the VALP main modifications.

3.2. The policy and supporting text are reproduced in full below and denoted in italics, with CN's comments on each aspect also provided. Appendix 1 to this document is a proposed revised policy that incorporates the minor changes suggested to policy text within this section.

4.119 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.

3.3. CN: The Site Area of WHA001 shown on the AVDC Main Modifications plan of Northeast Aylesbury Vale excludes Wood Pond Farm in the south west corner of the site, which should be included. Wood Pond Farm is owned by CN and forms part of the land required for access and future highway improvements.

4.120 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.

3.4. CN: Agreed.

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

3.5. CN: We would recommend that the word 'along' is replaced with '**adjacent to but outside**'.

4.122 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.

3.6. CN: Agreed.

Size: About 99ha

3.7. CN: Fully support the site area as 99 hectares



Allocated for: 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 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.

- 3.8. CN: As noted in our comments within sections 2 and 4, due to potential site capacity and the requirement to accommodate more units within the VALP allocations to shortfall elsewhere, we would recommend the number of units is increased to read **'at least 1,580'**. To align with our comments in paragraph 3.17 of this section, we would also recommend the removal of the words **'subject to need a site for new secondary school'**.

Phasing: The site is expected to be delivered between 2024 and 2033

- 3.9. CN: In line with our comments on the delivery timetable for Shenley Park within Section 4, we would recommend this is amended to read **'between 2022 and 2030'**.

Site specific requirements: 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:

- 3.10. CN: Reference is made to an SPD being prepared for the Site. Whilst agreeing to the need for careful consideration of a comprehensive development solution, including the protection of Whaddon, we would recommend that an SPD should not be a pre-requisite for development to come forward.
- 3.11. A standalone SPD document is not the only (or this case even optimal) means of achieving the desired outcome, and at the same time the production of such a document is likely to also cause significant delay and place unnecessary strain on AVDC's resources, further impacting the delivery of much needed housing units. The Site will come forward as a whole and is being promoted solely by CN, who are committed to undertaking significant community and stakeholder consultation as part of any planning application preparation.
- 3.12. Ensuring comprehensive development could therefore be appropriately considered by AVDC as part of any outline planning application. Specifically, a masterplanning process in conjunction with stakeholders and Design Codes can be provided at an early stage of the normal planning application process led by the applicant and working in partnership with the local authority and other key stakeholders, including the local community. We would therefore recommend that reference to the SPD is revised to state that one **'may'** be prepared.



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

3.13. CN: As noted in our comments within sections 2 and 4, due to potential site capacity and the requirement to accommodate more units within the VALP allocations to shortfall elsewhere, we would recommend the number of units is increased to read **'at least 1,580'**.

3.14. CN fully support the wording that the density of any development should respect the local character of settlements, particularly the interface with Whaddon. Spreading built development across the development site and not concentrating built form in one area will allow sensitive boundaries to be respected, existing landscape features to be retained and enhanced, and a site density to be achieved that is common with green field, edge of settlement development that can reflect and incorporate garden city principles.

b. Provision of 110 bed care home/extra care facility

3.15. CN: Fully supports the concept of a mixed-use development that provides a range of accommodation types

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.

3.16. CN: Fully support the ability of the site to accommodate a 2FE primary school and nursery and the provision of infrastructure being phased alongside development.

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

3.17. CN: CN have completed an Education Infrastructure Assessment following discussions and a meeting with Bucks CC as Education Authority. The conclusion of this report, sent to AVDC on 17 September 2019, is that CN do not believe there is justification for the provision of land for a new secondary school on the Site, taking into account the pupil numbers generated by the scheme, the capacity within existing schools and opportunities to expand both these and other committed schools. It will be most appropriate for Shenley Park to make a financial contribution towards a bigger school at Salden Chase. We would therefore recommend the deletion of the wording **'or provision of a site for a new secondary school if the need for an on-site facility is proven'**.

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



3.18. CN: Fully support the ability of the site to provide appropriate and necessary community facilities.

f. The site will be designed using a landscape-led approach. The development design and layout will be informed by a full detailed landscape and visual impact assessment (LVIA). 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

3.19. CN: The LVIA will be part of the Environmental Statement supporting the outline planning application. Some of the anticipated findings have already been imbedded in the early stages of the masterplanning process. This masterplanning process will evolve thorough consultation and engagement with AVDC, MK Council and other stakeholders. The reference to a 'long term defensible boundary to the western edge of MK' can satisfactorily be delivered on 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

3.20. CN: The 'well designed and managed countryside buffer' will include the Briary Plantation and the extensions/enhancements to this that will be provided as part of the landscape led approach to site redevelopment.

3.21. The definition of 'formal open space' (which the policy currently states could not form part of the buffer) would include sports pitches. However, Policies I1 and I2 of the VALP (Policy I1 page 305, Policy I2 page 308) both reference that formal sports provision can be within or outside Accessible Natural Greenspace Standards (ANGSt) Green Infrastructure areas. We believe the main purpose of criterion (g) is to conserve the setting of Whaddon village and Conservation Area. On this basis, the inclusion of existing and future woodland in any buffer for screening/separation is critical, along with the maximum separation distance that may include sports pitches. The quantum and character of any buffer will be agreed at detailed design stage and, for that reason, to ensure maximum flexibility to secure the most substantial buffer deliverable, we would recommend the deletion of the words '**not formal open space**' from criterion (g). This would then be consistent with the wording of Policy I1.

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

3.22. CN: Fully support the provision of high quality pedestrian and cycle routes within and through the site to enhance the local network and encourage sustainable modes of transport and healthy living.

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

3.23. CN: Fully support this requirement.



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

3.24. CN: Fully support the wording in conjunction with earlier policy text of the Site being developed with a landscape led approach.

k. Hard and soft landscaping scheme will be required to be submitted for approval

3.25. CN: Agreed.

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

3.26. CN: Shenley Park has been extensively tested in terms of buried archaeology, through the implementation of a programme of geophysical survey. Trial trenching evaluation has been carried out on the southern part of the site following discussions with the Bucks CC Archaeologist. Findings will inform the masterplanning process and form a key part of submissions to the council.

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

3.27. CN: Agreed.

n. The development must provide a satisfactory vehicular access from the A421 Buckingham Road.

3.28. CN: Agreed.

o. More detailed traffic modelling will be required to inform on the extent of off-site highway works to determine whether the section of A421 between the Bottledump roundabout and the site access roundabout needs to be dualled.

3.29. CN: We note that the Policies Map shows a red section indicating a section of the A421 that could be dualled. Given the policy wording in criterion (o) that requires further traffic modelling to be undertaken to determine the extent and scope of off-site highway works required, we would recommend that the red section on the North East Aylesbury Vale Policies Map is removed, and the wording above revised to simply read **'More detailed traffic modelling will be required to inform on the extent of off-site highway works'** so as not to pre-determine the outcome of any highways modelling, as there is currently no evidence to support the requirement for any dualling.

p. Provide for a Link Road connection through the site to Grid Road H6 Childs Way and or H7 Chaffron Way.



3.30. CN: Fully support this proposal to ensure adequate integration with Milton Keynes, which also fully accords with adopted policy SK15 of Plan: MK. As Section 2 notes, land is held by the highways authority within Milton Keynes directly adjacent to the North East boundary of the Site that would allow a connection onto H6 Childs 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.

3.31. CN: Fully support the requirement to retain and enhance public rights of way, subject to localised diversions being acceptable as part of the 'retention' approach where such diversions would allow more practical, logical and sustainable links into the expanded network.

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

3.32. CN: To avoid any confusion with new infrastructure, we would recommend that the word 'links' is replaced with '**routes**'.

s. An air quality and noise assessment shall be submitted to and approved in writing by the Council prior to development commencing.

3.33. CN: Agreed

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 flow paths. 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.

3.34. CN: Agreed

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.

3.35. CN: Agreed

v. A foul water strategy is required to be submitted to and approved in writing by the Council.



3.36. CN: Agreed

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.

3.37. CN: Agreed

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.

3.38. CN: Agreed

3.39. CN's final point on the policy content is to re-iterate the scale of development that could be accommodated on the Site is in line with our recommendation to increase the number of units to '**at least 1,580**'. One of the supporting documents published with the main modifications, reference ED212A, was the Policy H6 Allocation Assessments (published in July 2019). For WHA001, this document states that 55ha is suitable for development at around 35dph. This would equate to 1,925 dwellings on the Site after including a substantial figure of 40+ha for a Whaddon buffer from the overall site area of 99ha that forms the allocation site. This is in excess of the number suggested in our proposed revision to Policy WHA001 and demonstrates that AVDC concur that the capacity of the Shenley Park site is more than the 1,150 units in the main modifications.

3.40. Appendix 1 to this document sets out our proposed revisions to the policy for WHA001.