



## Cabinet Agenda Supplement

Date: Tuesday 13 February 2024

Time: 10.00 am

Venue: The Oculus, Buckinghamshire Council, Gatehouse Road, Aylesbury  
HP19 8FF

<b>Agenda Item</b>	<b>Time</b>	<b>Page No</b>
<b>13 Adoption of the Shenley Park Supplementary Planning Document Appendices</b>		<b>3 - 240</b>

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## **Shenley Park**

# **Supplementary Planning Document: Post Consultation**

## **For Buckinghamshire Council**

# Shenley Park SPD

## Contents

Part One: Introduction.....	4
1.1 Introduction .....	4
1.2 Role and Purpose of SPD .....	6
1.3 Vision and Design Concept – “A place we want to create” .....	7
Part Two: Policy Context, Site Requirements and Engagement .....	9
2.1 Local Plan Policy and Site Requirements.....	9
2.2 Engagement .....	9
Part Three: Site Context and Key Placemaking Considerations.....	11
3.1 Site Location, Context and Characteristics .....	11
3.2 Key Placemaking Considerations and Design Influences .....	14
3.3 Overarching Design Concept – Key Principles.....	17
Part Four: Framework Plan.....	20
4.1 Extent of Development and Land Uses .....	22
Part Five: Access and Connectivity .....	26
5.1 Active Travel .....	29
5.2 Shenley Road, and access between Shenley Park and Whaddon village .....	31
5.3 Public Transport.....	33
5.4 Vehicular Access .....	34
5.5 Link Road.....	34
5.6 Key Connections .....	41
Part Six: Landscape, Open Space and Green Infrastructure.....	51
6.1 Landscape Strategy .....	52
6.2 Whaddon Offset (Buffer) .....	52
6.3 Long Term Western Defensible Edge.....	54
6.4 Open Space and extension to Tattenhoe Valley Park .....	54
6.5 Open Space Requirements .....	56
Part Seven: Placemaking and Design Guidance.....	58
7.1 Identity (Built Form/Character).....	59
7.2 Key Spaces and Places.....	61
7.3 Edge Conditions .....	66
7.4 Bespoke Design Responses.....	74
Part Eight: Delivery and Phasing .....	77
8.1 Ensuring Effective Implementation of Policy.....	77
8.2 Infrastructure Requirements.....	77
8.3 Phasing.....	79
8.4 Viability and Deliverability .....	82
8.5 S106 Obligations /Heads of Terms.....	82
8.6 Management and Maintenance.....	82

Part Nine: Next Steps..... 83

9.1 The Planning Application Process and Expectations..... 83

9.2 Subsequent Design Stages and Expectations ..... 84

9.3 Governance and Engagement Expectations..... 84

9.4 Delivering, Monitoring and Review..... 84

**ANNEX 1 – Policy Compliance Table**

**Supplementary Information**

**ACCOMPANYING BASELINE EVIDENCE AND DESIGN ANALYSIS REPORT November 2022,  
updated November 2023 (and Annexes 1-8)**

# Part One: Introduction

## 1.1 Introduction

Shenley Park near Whaddon is one of the allocated sites for growth within Aylesbury Vale, located at the edge of Milton Keynes, in the area referred to as north east Aylesbury Vale. This site, together with other allocations and commitments identified within the Vale of Aylesbury Local Plan 2011-2031 (VALP) adopted in 2021, are required in order to fulfil the level of growth for Aylesbury Vale as set out in policy S2 Spatial Strategy for Growth.

Shenley Park is an approximate 99 hectare site located within the Parish of Whaddon and falls within the jurisdiction of Buckinghamshire Council (the Council). Its location on the immediate edge of the City of Milton Keynes means it has a strong functional relationship with Milton Keynes.

The National Planning Policy Framework (NPPF) makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide published January 2021 illustrates how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice and followed the findings of the Building Better Building Beautiful Commission which was established to promote good design.

This SPD has been prepared in line with national policy and guidance to provide further detail and guidance to the statutory development plan (VALP and other SPDs), to ensure a comprehensive and well-designed development can be achieved.

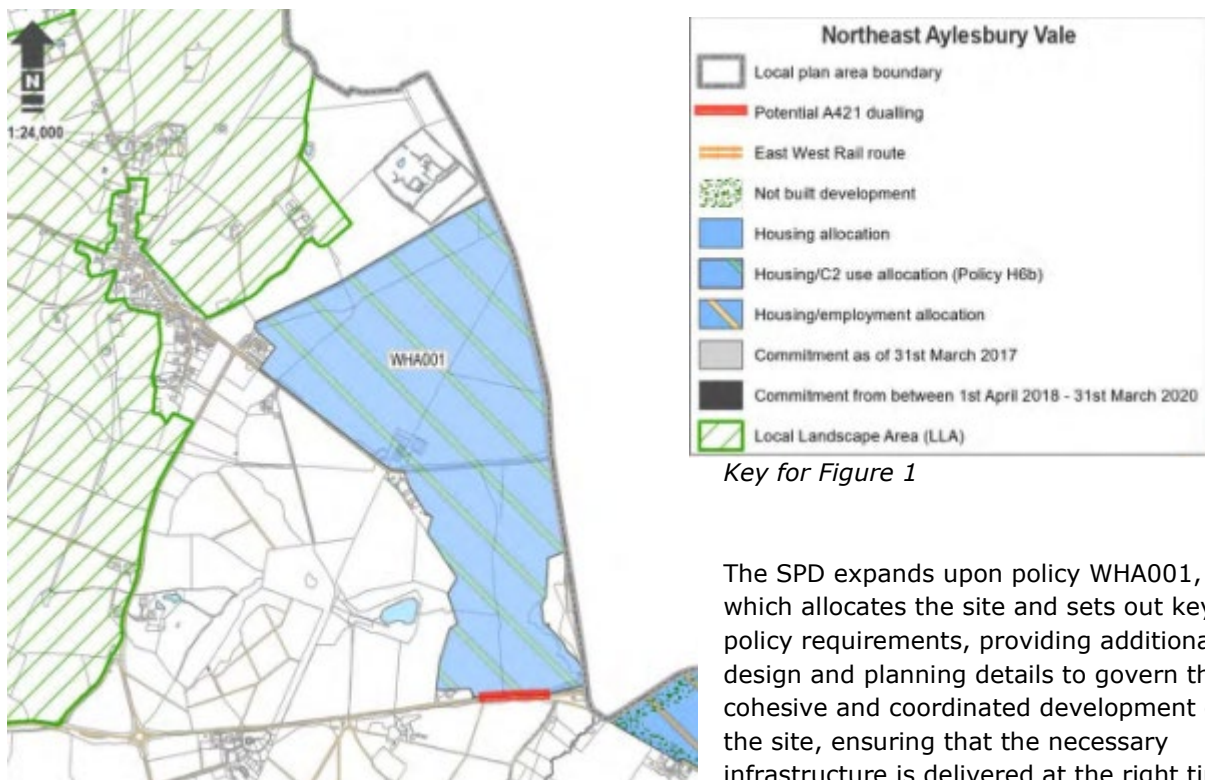


Figure 1: Extract from VALP showing plan of site allocation

This SPD sets out a clear framework and principles of what is expected from the development at the site-wide level, and will be used to inform the planning application(s) and the assessment of the application(s) submitted to Buckinghamshire Council. Access into the site will partly be from/to Milton Keynes City and separate permission will be required from MKCC and which will be assessed against its Local Plan policies.

Current Position regarding planning application:

Crest Nicholson are the development company currently bringing forward plans for Shenley Park.

An outline application was submitted to Buckinghamshire Council in July 2023 (planning reference 23/02180/AOP). A parallel outline application was also submitted to Milton Keynes City Council to deliver vehicular access onto the H6 and/or H7 (planning reference 23/01610/OUT).

## 1.2 Role and Purpose of SPD

National Planning Practice Guidance states that "*supplementary planning documents (SPDs) should build upon and provide more detailed advice or guidance on policies in an adopted local plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. They are however a material consideration in decision-making*".

The role of this document adopted as a Supplementary Planning Document (SPD) is to guide landowners, developers, the public and the local planning authority in respect of environmental, social, economic and design objectives for the site. It has been prepared by David Lock Associates (DLA) and Integrated Transport Planning (ITP) on behalf of Buckinghamshire Council, and in consultation with key stakeholders and people in the local community. The draft SPD was subject to a formal 6 week consultation period which also included a public exhibition held at Whaddon Jubilee Hall as well as informal engagement with officers, and stakeholders including Whaddon Parish Council. Consultation has also taken place at key stages of the preparation of the SPD with the current land promoters Crest Nicholson.

The SPD has been prepared in accordance with both national guidance and the Council's guidance and sets out the broad principles for the site to demonstrate how the policy requirements of the VALP and other supporting adopted policy documents should be implemented. It identifies the in-principle spatial disposition of the uses of land and infrastructure identified in VALP policy WHA001 to be accommodated on the site. It also comprises of a series of overarching design parameters to ensure a high quality, distinctive, sustainable, and well-integrated development is achieved and that an exemplar development, of regional significance can be created.

The Supplementary Planning Document is intended to be a guide to development of the site and sets out the guiding context and key principles for development to follow in order to be acceptable, whilst also providing a plan to inform comprehensive development across the site ensuring that the necessary infrastructure is delivered in a timely manner.

Cross reference is also made to the Aylesbury Vale Area Design Guide SPD (adopted June 2023) to inform the detailed design development and architectural principles.

A *Baseline Evidence and Design Analysis Report* ('the Baseline Report') has been prepared to underpin the preparation of this SPD. This Report sets out the Site's opportunities, constraints and planning history before considering its planning policy context. The Report also summarises the key outcomes of officer and stakeholder engagement undertaken to date and details the key design considerations and rationale which has informed the planning and design details set out in the SPD.

Therefore, this SPD should be read in conjunction with the Baseline Report and its associated annexes. In order to have a SPD document which provides clear and succinct planning and design requirements and advice to guide the development of Shenley Park, the background evidence and analysis covered in the Baseline Report is not replicated in this SPD.

The document, alongside other policies and guidance including the VALP and the Council's SPD on Design, is a material consideration when determining planning applications on the site. It will inform the preparation of planning applications, assist the Council when considering and assessing proposals, and should be referenced by stakeholders and the local community when viewing and responding to planning applications.



### 1.3 Vision and Design Concept – “A place we want to create”

The Council’s overarching vision and objective for the site is signposted in Policy WHA001. The purpose of this SPD is to translate that high level objective into a site-specific and spatial Vision for Shenley Park.

The site analysis and Baseline Report, stakeholder engagement and feedback from officers which emphasises the need to take a landscape-led approach has generated the following Vision and Design Concept which guides the detail of the SPD and the design context for subsequent planning applications and development management activity.

The strands of this Vision and Design Concept include:

- (i) Restating the overarching ‘Vision Statement’ in WHA001
- (ii) Creation of a site-specific ‘Vision for Shenley Park’
- (iii) Translation into a ‘Spatial Design Concept’ governing the detailed design guidance in the SPD

#### **Overarching Vision Statement (WHA001)**

***“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” (Adopted VALP Policy WHA001).***

#### **SPD ‘Vision for Shenley Park’**

***“Taking a strong cue from its position within the wider Whaddon Chase landscape, a new community will be established at Shenley Park which blends effectively the best of ‘town and country’.***

***Nestled sensitively within its slopes, the southern neighbourhood of ‘Whaddon Valley’ will be intimate in scale, shaped by key landscape features including the westwards extension of the Tattenhoe Linear Park, existing watercourse and mature trees, and the existing undulating topography.***

***The northern neighbourhood of ‘Briary Chase’ will create a high quality transition between the Western Flank neighbourhoods of Milton Keynes and the open countryside beyond. ‘Briary Park’ will form a buffer between the development and Whaddon, creating an extended parkland and woodland setting for the village, with homes to the south framing the new parkland edge and providing a positive edge to the buffer parkland whilst protecting the rural character and historic identity within the existing village.***

***The heart of the new community will be focused around a well-designed and walkable local centre, with activities co-located to ensure short, linked trips can easily be made without using the car. Community facilities and services, including schools, shops and open spaces, will be provided in a timely manner alongside new homes to ensure that active travel habits within the site are established from the outset.***

***Priority is given to active travel within Shenley Park and to the wider area, supported through extensions to the established Redway network to access key local destinations, with leisure routes throughout providing cross development permeability and easy access to open space, with priority to pedestrian and cyclist movements throughout. The design of Whaddon Valley and an extension of the Tattenhoe Linear Park will ensure that the strategic***

***green infrastructure networks in the area are fully integrated and respected by new development.***

***A tree lined link road, set within a substantial landscaped corridor with structural planting to its western edge will help form a long term defensible edge to the urban area of Milton Keynes whilst providing a vehicular connection from the west into Milton Keynes”.***

## Part Two: Policy Context, Site Requirements and Engagement

### 2.1 Local Plan Policy and Site Requirements

Section 38 (6) of the Town and Country Planning Act requires determination of applications to be made in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making and for the purposes of the SPD, the Vale of Aylesbury Local Plan (VALP) adopted by BC in September 2021, is the key Development Plan document. The VALP includes site allocations to deliver growth across the Aylesbury Vale Area of Buckinghamshire (the former Aylesbury Vale District Council administrative area).

There are a number of VALP policies relevant to the SPD and the consideration of proposals on the site and these are explained within the Baseline Report.

Site specific policy D-WHA001 allocates Shenley Park, Whaddon in North East Aylesbury Vale and the Baseline Report at Section 4 offers a commentary on how the policy criteria are built into this SPD guidance and Framework Plan. The policy criteria and a summary of how the proposals comply is included at Annex 1 Policy Compliance Checklist.

In addition and relevant to the proposals; the Aylesbury Vale Area Design SPD sets out clear principles and objectives to deliver high quality and well-designed development and where appropriate, this SPD will cross reference to the principles of the Design SPD. Other relevant SPDs are listed in the Baseline Report.

The Site's position on the edge of Milton Keynes but outside the City boundary, means regard is also to be had to relevant policies within Plan:MK 2016-2031 which was adopted March 2019. This includes 17 strategic objectives which include to work jointly with neighbouring authorities and other key organisations on the planning of any development located on the edge of Milton Keynes (but outside the City boundary) so that these areas are integrated with the city and contribute to its role and character.

Policy SD15; 'Place-Making Principles for Sustainable Urban Extensions in Adjacent Local Authorities' is relevant and is set out within the Baseline Report. Connections and movement and access into the City of Milton Keynes is a key consideration and regard is also to be had to the policies on this topic which are also referenced within the Baseline Report.

### 2.2 Engagement

From the outset, both the Council and its consultant team have been committed to developing the SPD with full engagement from local partners and stakeholders which has fed into the background analysis and translation of Policy WHA001 criteria and into the SPD Framework Plan and this document. This engagement has been at regular intervals and has included contact with Parish Councils, Milton Keynes City Council and Ward members, as well as with Crest Nicholson, enabling feedback to effectively inform the production of the SPD.

A summary of the engagement undertaken to inform the preparation of the SPD is set out within Section 5 of the Baseline Report.

As part of the adoption process of the SPD, a 6 week formal consultation was carried out between 30 August 2023 and 11 October 2023. . This included a public exhibition held at Whaddon Jubilee Hall on Wed 6<sup>th</sup> September 2023 (2-8pm).This provided an opportunity for more widespread feedback to be captured from existing communities as well as stakeholder comments. The SPD and design response has been updated accordingly. This process is also captured in a Statement of Community Engagement document prepared to accompany the SPD.

The statutory process Associated with the submission of any planning applications or detailed matters will provide further opportunities for the local community to review and comment on proposals as part of Buckinghamshire Council's formal planning application consultation processes. It is also likely that future engagement will continue to take place with any future developer as the development progresses and to help create a sense of community and engagement and ownership within the new development.

# Part Three: Site Context and Key Placemaking Considerations

## 3.1 Site Location, Context and Characteristics

The site is located within the administrative boundary of Buckinghamshire Council (BC), abutting the western boundary of the Milton Keynes City Council (MKCC) area. The site falls within Whaddon Parish Council boundary. The greenfield site is laterally bisected by Shenley Road with the northern part being fairly flat and comprising arable agricultural land associated with Bottlehouse Farm, and the southern part used in part for grazing being more intricately shaped by sloping valleys running east-west /north-south towards the Tattenhoe Brook.

Mature hedgerows and woodland run along the margins of the site, including at Briary Plantation (northern edge), MK Boundary Walk (eastern edge) and along the A421 (southern edge).

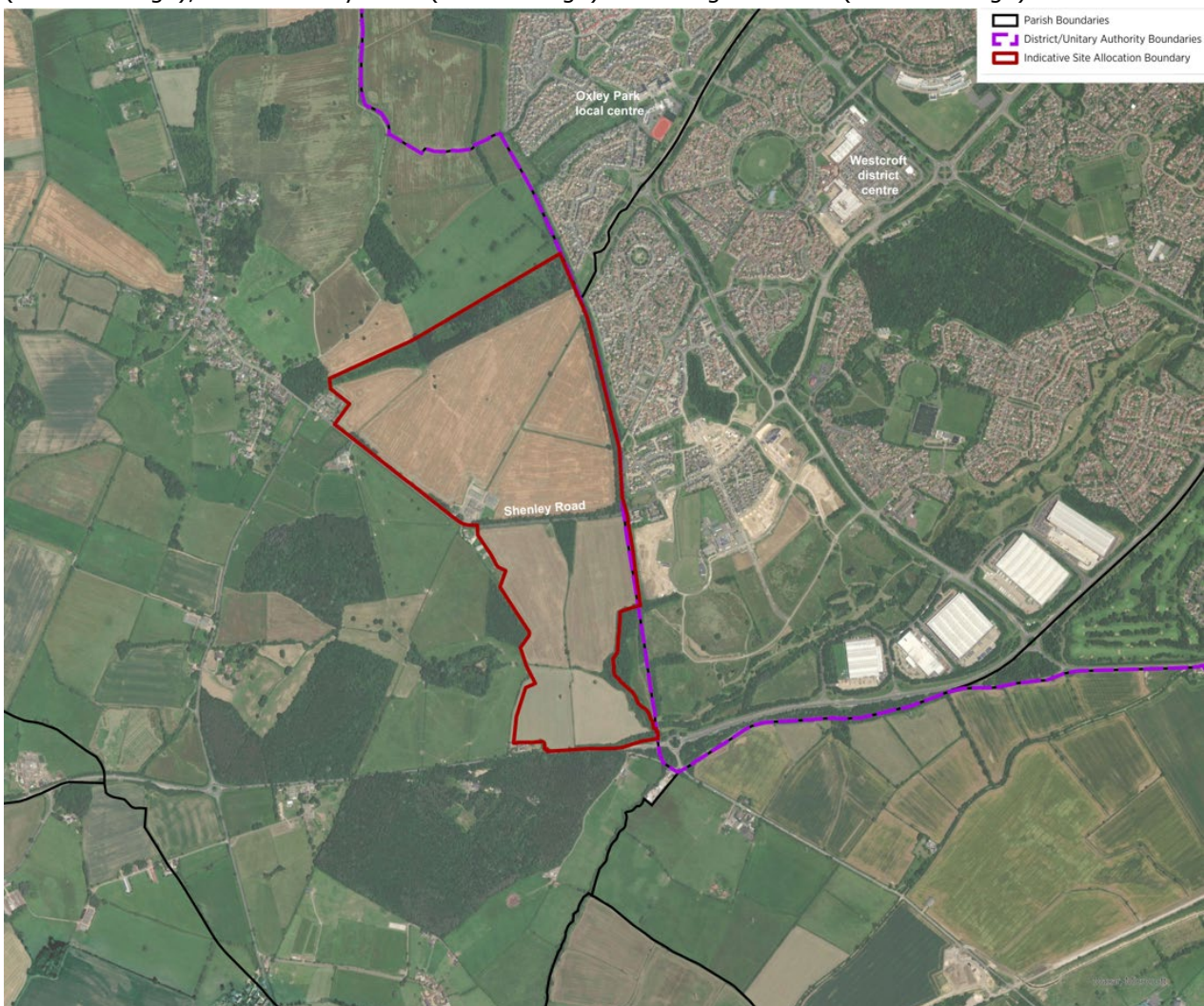
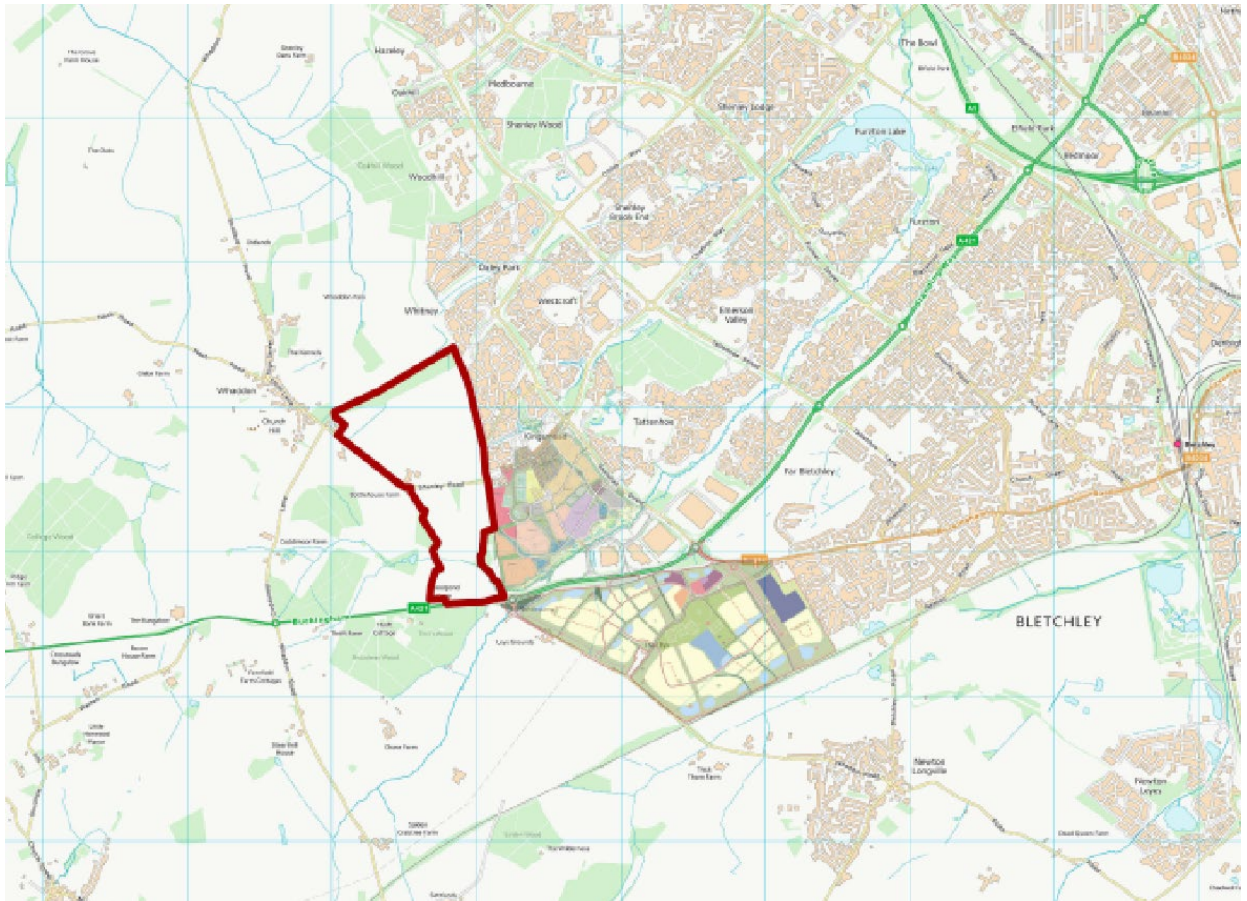


Figure 2: Shenley Park Site boundary overlaid on aerial plan of site and surroundings

The urban area of Milton Keynes provides a wide variety of services, onward connections and amenities, with Central Milton Keynes lying around 6.5km to the north-east and Bletchley Town Centre around 5.5km to the east. The local area also includes Oxley Park local centre and Westcroft District Centre approx. 1.5km to the north-east of the Site, and a number of local primary and secondary schools.

The village of Newton Longville is located to the south east of the site. Development has been approved for up to 1,855 homes, an employment area, primary school, reserve site for a secondary school and associated open space and infrastructure, known as 'South West Milton Keynes' (or 'Salden Chase') is located south of the A421 (between the site and Newton Longville) and the approved layout has been indicated on the plan below (figure 3).

Further proposed development has been consented and is under construction at Tattenhoe Park to the east of the site boundary. This development is also indicated on the plan below and comprises up to 1,310 new homes, a local centre, primary school, community facilities, hotel, public house and open space and associated infrastructure.



*Figure 3: Shenley Park Site boundary shown in its wider context (including existing and planned development added to the map)*

The site is situated north of the A421, a key artery which connects Buckingham to the west (and beyond), into the City of Milton Keynes and the M1/further east. The Bottledump roundabout located at its south-east corner currently acts as the western gateway into Milton Keynes. Shenley Road bisects the site and provides access between Whaddon and Milton Keynes. The existing connectivity around the site is set out in figure 4.



Figure 4: Existing vehicular connectivity across and around the Site overlaid on aerial plan

The village of Whaddon, located to the north-west of the Site, is covered by two Conservation Areas and includes a number of Listed Buildings and Local note buildings. Whaddon Hall, a Grade II Listed building, is located to the north of the site and is set within the remnants of Whaddon parkland landscape, part of the extensive remains of Whaddon Chase, a former medieval hunting forest. The Chase was largely cleared for agriculture in the 19<sup>th</sup> century but small areas of historic broadleaf ancient woodland still survive. Some of the historic rides and boundaries of the Chase are reflected in the lines of the present day hedgerows. Whaddon parish has a rich archaeological heritage including two Scheduled Ancient Monuments; Snelshall Priory Scheduled Ancient Monument (SAM) lies to the north of Briary Plantation beyond the northern boundary. Recent archaeological evaluation has identified a substantial Roman settlement in the south-eastern area. This has been determined as being of local significance and does not warrant preservation in situ but is important historic context. Bottlehouse House Farm and associated outbuildings is located to the western end of Shenley Road and are considered to be non-designated heritage assets.

Extensive site review and analysis has been undertaken and this material is provided at Annex 1 to the Baseline Report which includes mapping of the opportunities and constraints described above as well as Site photographs. Section 2 of the Baseline Report also describes the key features and characteristics of the site which informed the preparation of the Framework Plan and SPD.

### 3.2 Key Placemaking Considerations and Design Influences

The site location, context and characteristics outlined above and in the Baseline Report are important in informing the appropriate design response for the site. The Baseline Report also explores the key site-specific structuring elements for the site (see figure 5) and design influences for the site. It includes an initial sketch design concept (see figure 6), the starting point for placemaking considerations.

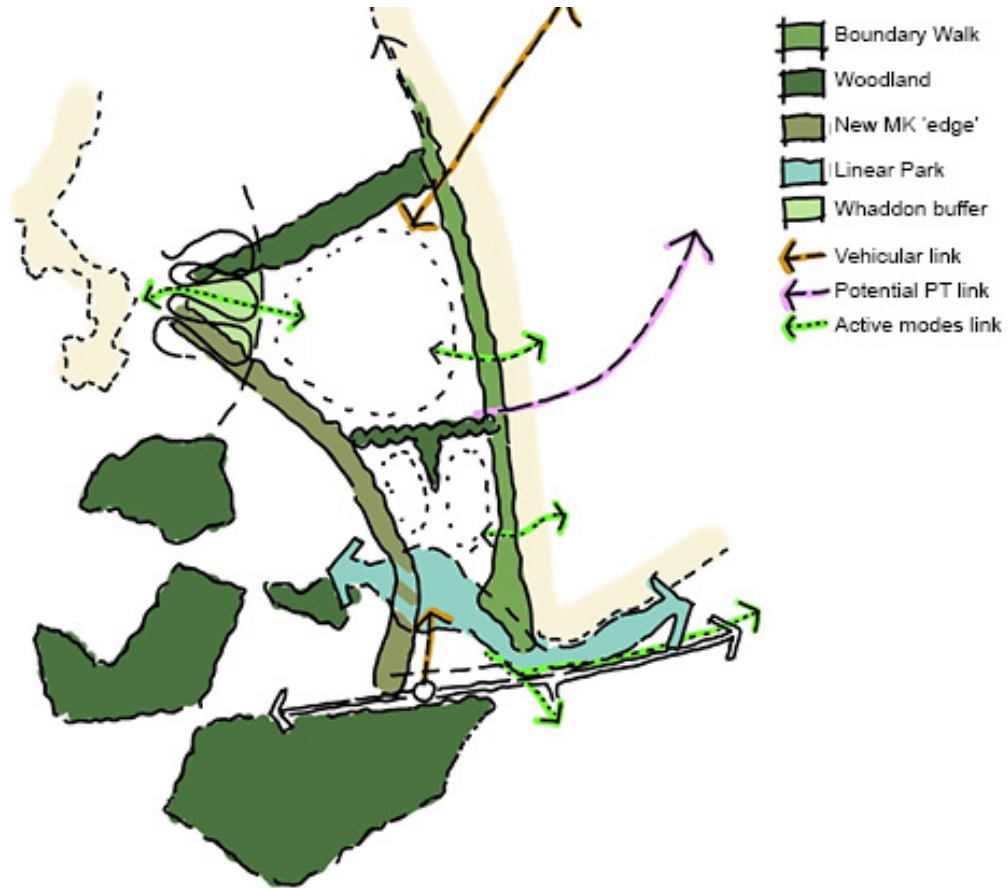


Figure 5: Sketch plan and key showing Key Site-specific Structuring Elements (Oct 2022)



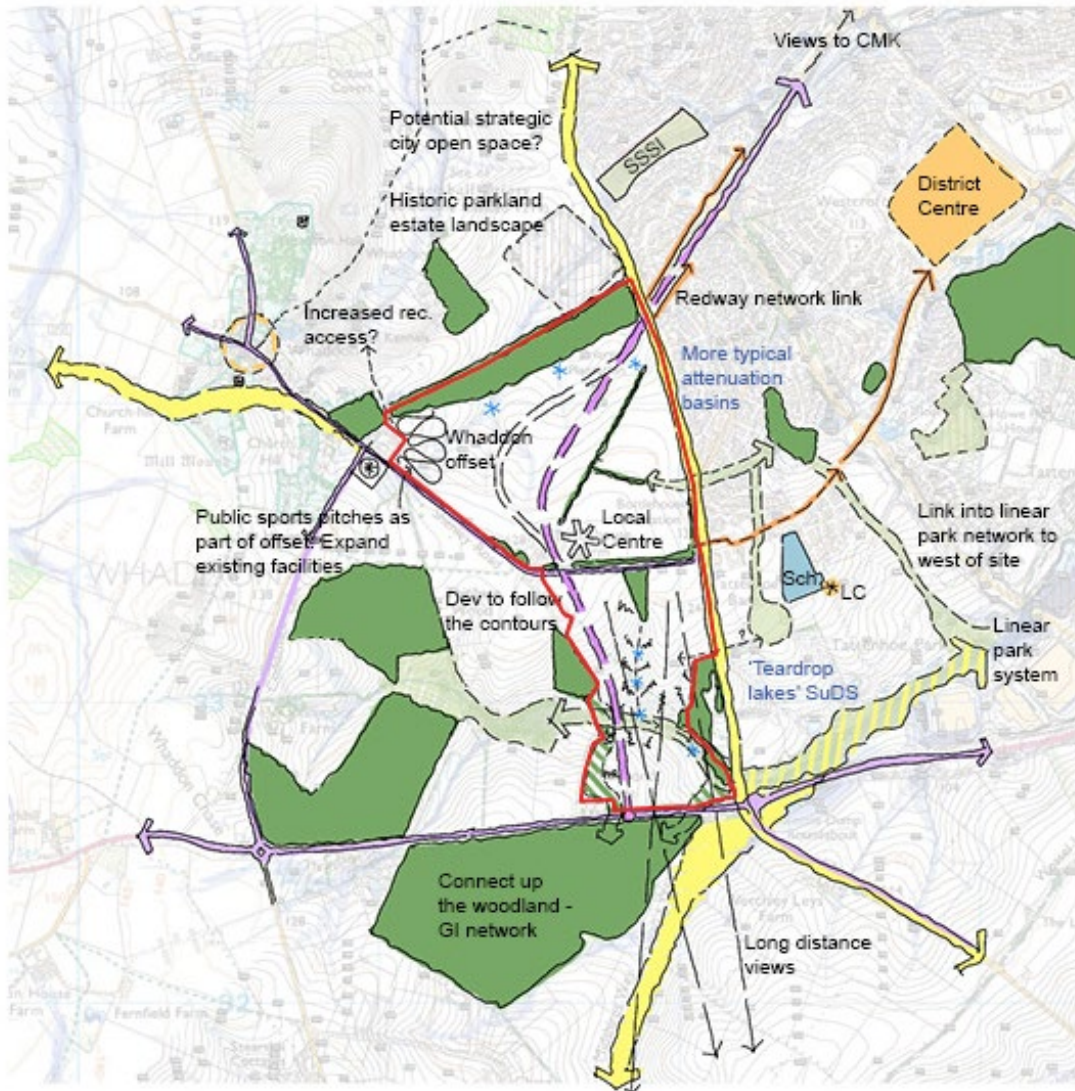


Figure 6: Initial Sketch Design Concept Plan (Oct 2022)

The Initial Design Concept Plan (Figure 6) built on the sketch in figure 5 and identified the following key structuring elements which governed the evolution of the Framework Plan(s) set out in the SPD:

- Design response inspired by local Buckinghamshire villages and towns, recognising that development here should bridge an effective transition between 'town and country'
- Site layout in the southern part of the site is heavily influenced by the topography, with the link road (alignment and point of connection with the A421) dictated by the landform
- The northern part of the site has a local centre, community uses and associated public realm / open space at its heart, shaped by and incorporating existing green infrastructure elements on site
- The need to ensure that the landscape buffer to Whaddon is effective in terms of visual separation and preserving the setting of Whaddon whilst creating high quality 'edge conditions' for Shenley Park

- The retention of trees (especially all veteran trees) and hedgerows through and around the site is a key determining factor in the layout of the new place, respecting and enhancing the quality of the existing landscape setting, and respecting the local character and distinctiveness of the site's context.

### 3.3 Overarching Design Concept – Key Principles

The Baseline Report, at the end of Section 6 (p58-61), provides a suite of plans identifying high level Development Framework Principles which are critical to achieving good placemaking. ( This generated the following site specific key principles which should be read in conjunction with the AVA Design SPD principles to also be applied:

#### (i) A development visibly shaped by its landscape and settlement context

- Key characteristics of the landscape and historic context to guide, inform and influence design development, including but not limited to the site layout and connectivity, scale, massing, materials and detailing (reference to Principle DES4 of the AVA Design SPD)
- Positive relationship with the Western Flank of Milton Keynes
- Respectful of the historic setting and rural identity of the village of Whaddon
- Being in nature – the importance of proximity to landscape, easy access, walking into the wider area
- Positively and sensitively respond to the topography, strategic views and existing vegetation referencing local settlement patterns
- Defensible long term edges, whilst facilitating connections now and into the future
- Development which protects, enhances, creates and connects biodiversity across the site (in accordance with Principle DES3 of the AVA Design SPD)

#### (ii) Creating a Sense of Place from the outset

- Creating a new, locally distinctive and welcoming place which facilitates positive engagement between different people and communities
- Creation of an integrated and useable Whaddon buffer which has a rural character and is a sensitive extension to the parkland character to Whaddon Hall and which provides opportunities for informal recreation (walking, picnic, outdoor exercise)
- Clear focus for the new neighbourhood with a public square at the heart of the new neighbourhood creating a flexible space to encourage interaction, activity and dwell time, which is also capable of accommodating community uses and events
- Varying intensity/uses across the site; walkable neighbourhood focused around a compact neighbourhood core which is reachable within a 10-15 minute walk
- Responding to, and efficiently integrating and extending a rich network of existing Green Infrastructure in a sensitive way to provide a range of natural and amenity spaces for play and informal recreation and in accordance with Principle DES11 of the AVA Design SPD
- The place as bridging between 'town' and 'country' – in the extent and treatment of development edges, varying densities across the site, adapting village and suburban development forms in appropriate locations.
- Enabling the presence of archaeological and heritage assets to positively influence the character and shaping of place.

**(iii) Quality in Public and Private Realm, Built Development, Hard and Soft Landscape**

- High quality, good design at Shenley Park through its buildings, spaces, streets and infrastructure will need to be focused on delivering a strong sense of place and natural surveillance. Health, safety and well-being of residents should be at its heart and which will be derived through clear principles in the SPD and in accordance with the design principles in the AVA Design SPD and with National policy and guidance. A varied sequence of spaces and vistas aligned with focal buildings or existing landscape features should be created.
- Street trees and planting to be used to define the public and private realm and a sense of enclosure to be created through built form and landscape features, trees, hedges and walls.
- Sustainable Urban Drainage Systems will be integrated into the development in a way which positively respect and responds to the topography minimising the need for cut and fill and unnecessary exporting of soil. Their design will also provide biodiversity enhancements and will create landscape assets.
- All residential and non-residential buildings will incorporate appropriate and well-designed storage space to meet waste collection requirements and to encourage recycling.
- Key crossing points will segregate pedestrian/cycle and vehicular movements. It is desirable to use well-designed underpasses at key crossing points along the link road to ensure uninterrupted active travel. Within the development area, pedestrian/cyclist priority should be provided at the crossing of streets.

**(iv) Planning and Designing with the Long Term in mind**

- Create a place that is resilient to climate change and maximises resource management minimising energy demand and consumption, and maximising energy efficiency. Building design will adopt a long term Fabric First and holistic approach and be orientated to benefit from natural light whilst balancing solar gain to take advantage of passive heating while reducing overheating risk. In recognition of adopted planning policy and guidance, Building Regulations requirements and the climate emergency declared by the council, all residential and non-residential buildings will need to incorporate high-efficiency and sustainable design features in order to reduce carbon and to maximise renewable energy generation (See VALP policy C3).
- The approach on the site should also take a lead in promoting sustainable green infrastructure and transport which will make a positive contribution to managing air quality and promoting mode shift to sustainable forms of travel through the incorporation of public transport priority routes. This will inform street design and hierarchy. Provision for charging points for electric vehicles should also be provided in accordance with the latest standards.
- Whilst some elements fall outside current policy requirements, the following are identified as potential long term objectives and ambitions of Milton Keynes City Council:
  - Ambitions for Park&Ride (P&R)/Mass Rapid Transit (MRT) to the west of the site to achieve a step change in sustainable transport for the wider conurbation (and benefit North Bucks communities)

- The ability for the public transport priority route required through the site from the A421 to H7 to accommodate potential MRT services in the future
- Reinstatement/reintroduction of wider Whaddon Chase Green Infrastructure as part of the forming of a strategic long term edge to the urban area [a BC and MKCC cross border ambition]

The Framework Plan does not compromise the ability of these schemes to be delivered, and planning applications for development will do likewise. Whilst the rationale or timing for these schemes are not an impediment to the development at Shenley Park coming forward, it is expected that development and infrastructure will be designed and built so as not to hinder their future implementation.

**(v) Implementation**

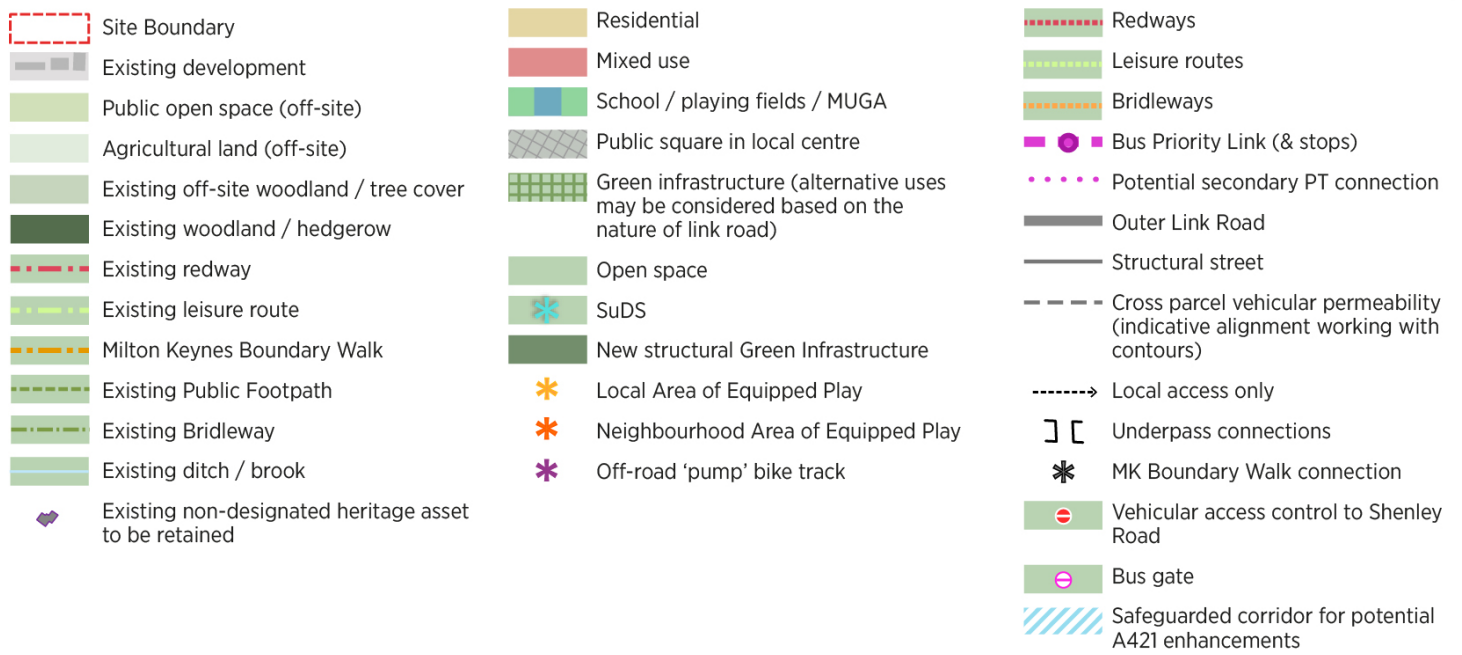
- The SPD guidelines and Planning Application approvals processes will positively govern the quality of infrastructure and development (“designed not engineered”)
- Buckinghamshire Council, and the developer, will have a commitment to good design, adoption and maintenance of high quality design, materials and management regimes
- Need for continued cross border liaison between BC and MKCC (officer & stakeholder level) on provision of infrastructure with cross border implications (education, transport, retail function, green infrastructure and connectivity, drainage) in the interest of effective functionality of the new place
- A management plan should be provided at the outset and the scheme designed with longevity and easy maintenance in mind
- There is an opportunity for the Parks Trust to extend its current role in maintaining Tattenhoe Valley Park to secure arrangements for the long term governance, management and maintenance of the green infrastructure for this site to ensure appropriate governance and legacy across the local area

## Part Four: Framework Plan

The Framework Plan for Shenley Park brings together identified site characteristics and key structuring design principles into a comprehensive spatial development framework for the allocated site against which development and infrastructure proposals can be assessed.

Figure 7: Framework Plan





Key for Figure 7

<b>Shenley Park (Total Site Area)</b>	<b>c. 99 ha</b>
Green Infrastructure incl. infrastructure reserve	c. 53 ha
2FE Primary School, drop off area and Playing Fields	c. 4 ha
Mixed use including 110 bed Care Home	c. 1.6 ha
Development Area (Residential)	c. 33 ha
Primary Infrastructure	c. 7 ha

Indicative areas (built development and infrastructure, rounded) as shown on the Framework Plan (Figure 7)

The site analysis undertaken as part of the Baseline Report has highlighted the site’s topographical character as a key defining element. The northern half (‘Briary Chase’), being generally flat, is able to accommodate built form with less sensitivity in terms of impact on landscape and adjacent uses whereas the southern half (‘Whaddon Valley’) comprises valleys and slopes and is more sensitive to development. The application of the key structuring elements generates an outline framework for the balance of developable land and green infrastructure.

The site is designed as, and should be viewed as, a single neighbourhood but with clearly different design responses. The form and character of development should respect the characteristics of the site and deliver distinctive development and high quality placemaking outcomes. This is explained further in Part Six: Placemaking.

## 4.1 Extent of Development and Land Uses

The sub-sections below set out the key principles for development under the following headings:

- Housing Mix;
- Local Centre;
- School and Sports Pitches;
- North and Western Edges;
- South-western parcel;
- Development Extent;
- Density of Built Form.

Further design guidance in relation to the local centre and edge responses are provided at Section 7 of the SPD.

### Housing Mix

Housing provision (type, mix and tenure), including the care home/extra care facility, will need to comply with the standards set out in VALP policies H6a/H6b (and respective supporting text) to meet local housing need and to create socially-diverse and inclusive communities.

The intensity of development will vary across the site in response to site characteristics, context and sensitivities and will contribute to Shenley Park's placemaking qualities, legibility and character. A range of dwelling types and tenures will be provided for across the site, including a minimum of 25% affordable homes which will be 'pepper potted' across the site. Dwellings will be designed to be flexible and adaptable to respond to the changes in how we use space in our homes such as for working from home, and will therefore be capable of meeting a wide range of needs, and will include self or custom build (see VALP policy H5) and forms of specialist residential accommodation.

### Local Centre

The northern half of the site is the most suitable location to accommodate the required local centre and creating a focal point for the development. In this position, it complements the relative positioning of the existing (and proposed) nearby local and district centres located in adjacent developments (see Baseline Report Annex 1). The Shenley Park local centre will be of a scale that will aim to provide sufficient goods, facilities and services to meet residents' day-to-day needs without creating competition with existing centres. Extensive walking and cycling connections extending across and through the site will create 'walkable neighbourhoods' meaning that the local centre will be easily accessed from all parts of the site, reducing the need to drive. Its position in the northern half also means that residents of Whaddon village will have easy pedestrian/cycle access to benefit from the new amenities and facilities.

Section 7 of the SPD under 'key spaces and places' includes a sketch option for the arrangement of the Local Centre. It indicates a central cluster of services around 'Shenley Square', with the potential to provide public realm with open space at its heart and a mix of uses including community facilities, foodstore/local shops and the policy-mandated care home. This will create a vibrant, local centre and annex 6 to the Baseline Report includes a series of precedent studies and best practice examples as design references for each of the components. A mix of uses is envisaged but not prescribed in the SPD, in order to retain flexibility and ensure that the centre can respond to market demand and consumer requirements.

Flexibility in the masterplanning of the local centre means that provision can be made on site for primary health care facilities if required (eg. GP surgery). Further discussions with the relevant Integrated Care Boards covering Buckinghamshire and Milton Keynes would be required at the time of any application to confirm if this is required or the extent of off-site contribution required. Similarly, discussions will need to take place with the relevant Health Trusts covering Buckinghamshire and



Milton Keynes to secure appropriate and proportionate offsite contributions towards acute and secondary care to reflect the reality that the population are likely to use a mix of health care facilities across both administrative areas.

There is also the opportunity to integrate residential uses into the local centre as part of the mix of uses within buildings.

The local centre will be an area of higher intensity of development and where there is an opportunity to integrate residential uses into the local centre whereas areas of development fronting the linear park or on steeper gradients will be of a lower intensity. The use of varying intensities of development across the site could provide an increase in capacity of homes on the site and this would be appropriate in instances where densities can reinforce and support walkability within the neighbourhood and provide sufficient demand to promote sustainable travel options.

### School and Sports Pitches

The new 2FE primary school and associated nursery, with opportunities for co-located sports pitches, are situated in an adjacent parcel to the west of the local centre in close proximity to the proposed central public space ('Shenley Square') bus stop and with the main school building and entrance intended to be located where it can be easily accessible (as shown in the indicative sketch included at Section 7 of the SPD). The school, in this location will also be easily accessed from all parts of the site, via the extensive walking and cycling connections extending across the site.

The primary school should be open at the point in which admissions into reception year from the development reaches 15 pupils in line with adopted Buckinghamshire Council guidance and which is sufficient to justify the opening of a new school balanced against the environmental and financial cost of transporting pupils to neighbouring schools. This is estimated to be upon occupation of the 350<sup>th</sup> home or four years from the commencement of development, whichever is the earlier. It is anticipated that offsite contributions will be secured (at timing trigger points to be agreed) for secondary school provision and to provide for any further primary school capacity which cannot be accommodated by the 2FE on-site school, taking into account capacity in the primary schools in the surrounding catchment areas.

School playing fields and formal sports pitches are shown provided adjacent to the school building but towards the outer edge of the northern parcel helping to retain the openness of the site towards the more sensitive countryside edges. School pitches are intended to also be accessible for community use.

### North and Western Edges

The treatment of the northern edge will provide for the required buffer offsets to the ancient woodland but also provide for an appropriate and substantial buffer between built development and the village of Whaddon as required by policy. The western edge treatment will also comprise of new and existing woodland and green infrastructure to form a defensible edge to the site as also stipulated by policy. The nature and character of the buffer and edge treatment is provided in more detail in later sections of this SPD.

### South West Parcel

Due to topographical constraints and highway design requirements, the Framework Plan shows a parcel of land lying west of the point of access which is shown as green infrastructure. The southwestern-most parcel, located west of the A421 junction improvements, is not considered to be suitable for residential use due to concerns relating to its size and isolation from other residential parcels. There may be scope for non-residential land uses such as small scale employment uses to take place on this parcel as an alternative to residential development, albeit that acceptability of any non-residential use would depend on local/commercial demand, assessment against policy, and consideration of the

relationship of this parcel with the landscaped edge and wider residential neighbourhood of Shenley Park.

#### Development Extent

As part of the baseline evidence, the development extent and capacity of the site for the quantum of residential and other land uses allocated in policy WHA001 has been tested based on the constraints and analysis undertaken to date (see Baseline Report Annex 7). This includes the position established through the CHIA process that the archaeological remains are not required to be preserved in situ (see Baseline Report for further explanation).

The table accompanying Figure 7 above provides an indication of the quantum of land uses anticipated for the site, taking into account ANGSt compliant green infrastructure requirements together with other infrastructure and facilities to be provided within Shenley Park.

The Framework Plan and indicative land use budget generates an extent of built development (residential development and mixed use areas) of around 33ha. Whilst the full extent of site constraints (and any further consequence for developable area and layout) will not be fully known until such time as an application is determined, based on the level of information and evidence available through the Local Plan and the SPD process it can be confirmed that, assuming overall average densities between 30 and 40 dwellings per hectare, the allocated site is capable of delivering the quantum of development set out in policy WHA001.

The ultimate level of development delivered in Shenley Park will be based on the approach set out in this SPD taking account of the adjacent settlement character and identity whilst responding positively to the best characteristics of the surrounding area along with technical evidence as appropriate, through a future planning application.

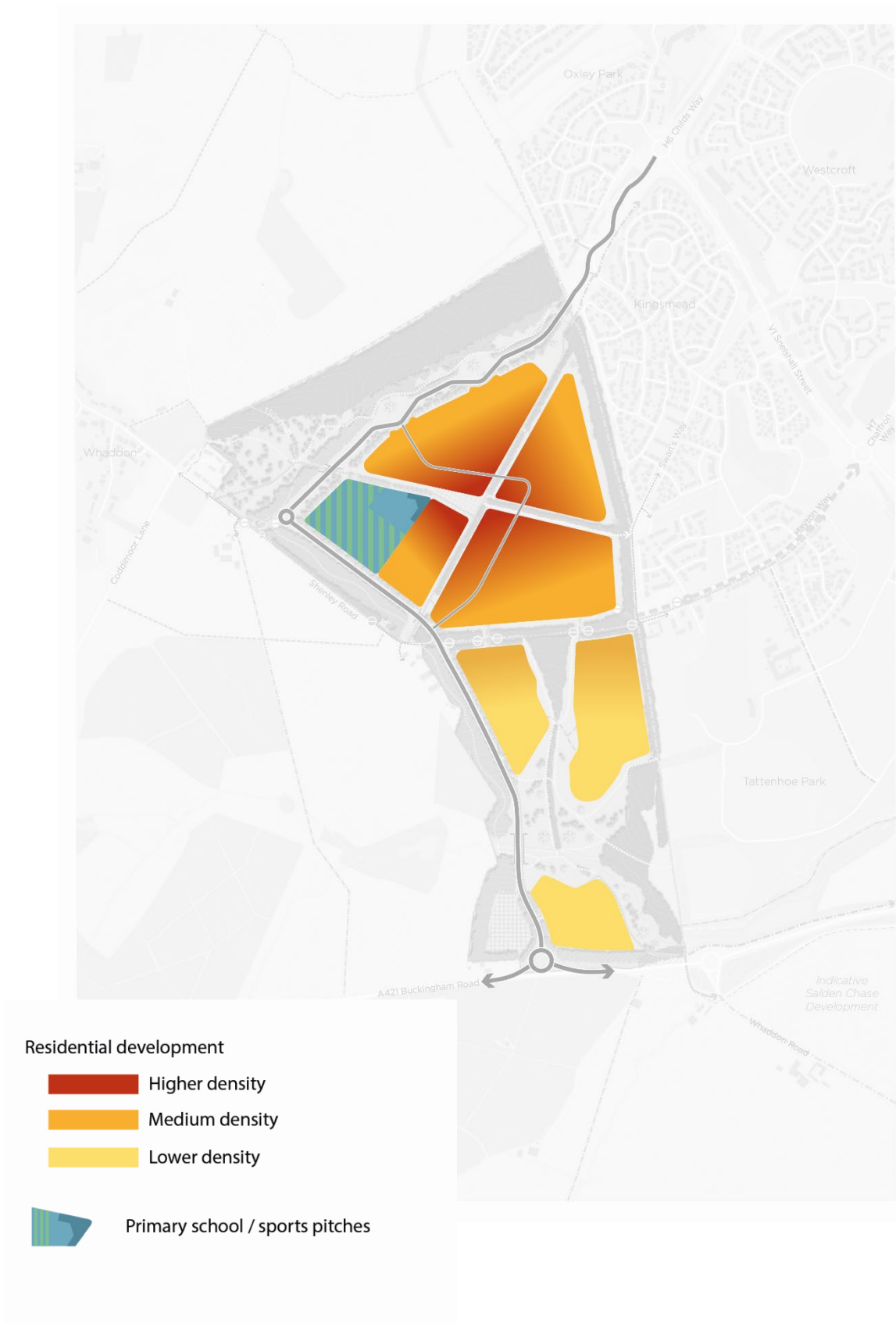
#### Density of Built Form

The SPD is not prescriptive about specific densities expected within various part of the site – development layouts and housing mix should be driven by placemaking and design character and by making efficient use of the land rather than fixing density requirements (see VALP policy BE4 and principle DES23 of the AVA Design SPD). However, the following design guidance and approach set out in Figure 8 should be adhered to in the formulation of development proposals and application plans:

- Higher density development is acceptable in the northern parts of the site (a) as part of/around the local centre, and (b) adjacent to the eastern boundary of the allocation, reflecting the character of adjacent built development. This should be generally restricted to three storey development to maintain a place-appropriate design response, albeit that there may be a design case to be made at application stage for bespoke design features to exceed this height as part of the design of landmark buildings at key corners and termination of vistas.
- A requirement for more bespoke design responses to reflecting the topography and landscape constraints in the southern half of the site and retaining a sense of space around buildings are likely to generate lower densities. Development layouts are expected to follow the contours of the site and respond positively to their landscape context, including frontages and active overlooking of open spaces, landscape corridors and the linear park extension;
- The full complement of open space requirements and other supporting uses will be accommodated on site in line with VALP policy.

Further testing on the impact on the highway network, landscape and visual impact, placemaking and design justification and other technical considerations would be required to accompany any application proposals which, having taken into account the design considerations above, propose dwelling numbers in excess of that set out in Policy WHA001.

Figure 8: Plan showing Proposed Density range for development across the site (and key)



## Part Five: Access and Connectivity

The SPD Design Framework for Shenley Park has been driven by placemaking considerations. Paramount in this process is the need to create a distinctive and high quality development which in both its form and its function, reflects its setting and integrates well with its surroundings.

Inherent to the design of a successful place is the need to prioritise active and sustainable travel. The site is well-placed to deliver early and numerous pedestrian/cycle and public transport links back into its existing surroundings to ensure that from day one, residents are incentivised to make short journeys by highly visible, sustainable and active modes.

Site characteristics and context are the primary drivers for design and layout. However, Shenley Park also sits at a critical location within the wider North Bucks / West Milton Keynes interface relative to key green and grey infrastructure. This is made clear through the existence– and content – of Policies WHA001 and SD15.

Because of its importance to wider vehicular connectivity, decisions on the layout of development and infrastructure ('form') and connectivity with other places ('function') at Shenley Park cannot be made in isolation from wider considerations. Further, decisions on some of the strategic aspects of future connectivity and longer term function of the infrastructure network are not yet able to be made pending outputs from the strategic transport studies such as the A421 Corridor Study. There are also long term objectives and ambitions of Milton Keynes City Council, in the early stages of development, for a Mass Rapid Transit (MRT) system for MK and/or the potential for a Park and Ride on the A421 to the south west of the City (which may be sited to the west of the Bottledump roundabout).

Annex 5 of the Baseline Report includes a number of potential connectivity scenarios that were explored as part of the evolution of the design for Shenley Park to facilitate engagement and discussion with stakeholders (Section 6 of the Baseline Report refers).

Since that time, further information has provided a clearer steer around the level of strategic vehicular connectivity which is appropriate for the site. The transport modelling associated with the outline planning application has been submitted to the Council, which shows a redistribution of traffic through Shenley Park. The appeal evidence in relation to the Salden Chase application (planning application reference 15/00314/AOP) which formed part of the case upon which the application was allowed and off site highway contributions determined, included an assumption that the Shenley Park link road included within the VALP policy would take a certain degree of through traffic and provide a strategic connectivity function.

This information indicates that the strategic route scenario (Scenario 1) would be appropriate in highway terms. However following engagement with stakeholders and feedback from the public consultation exercise, and noting the existing speed and character of the section of H6 leading into the site from the east, refinement to the nature of the link road is needed (explained further below).

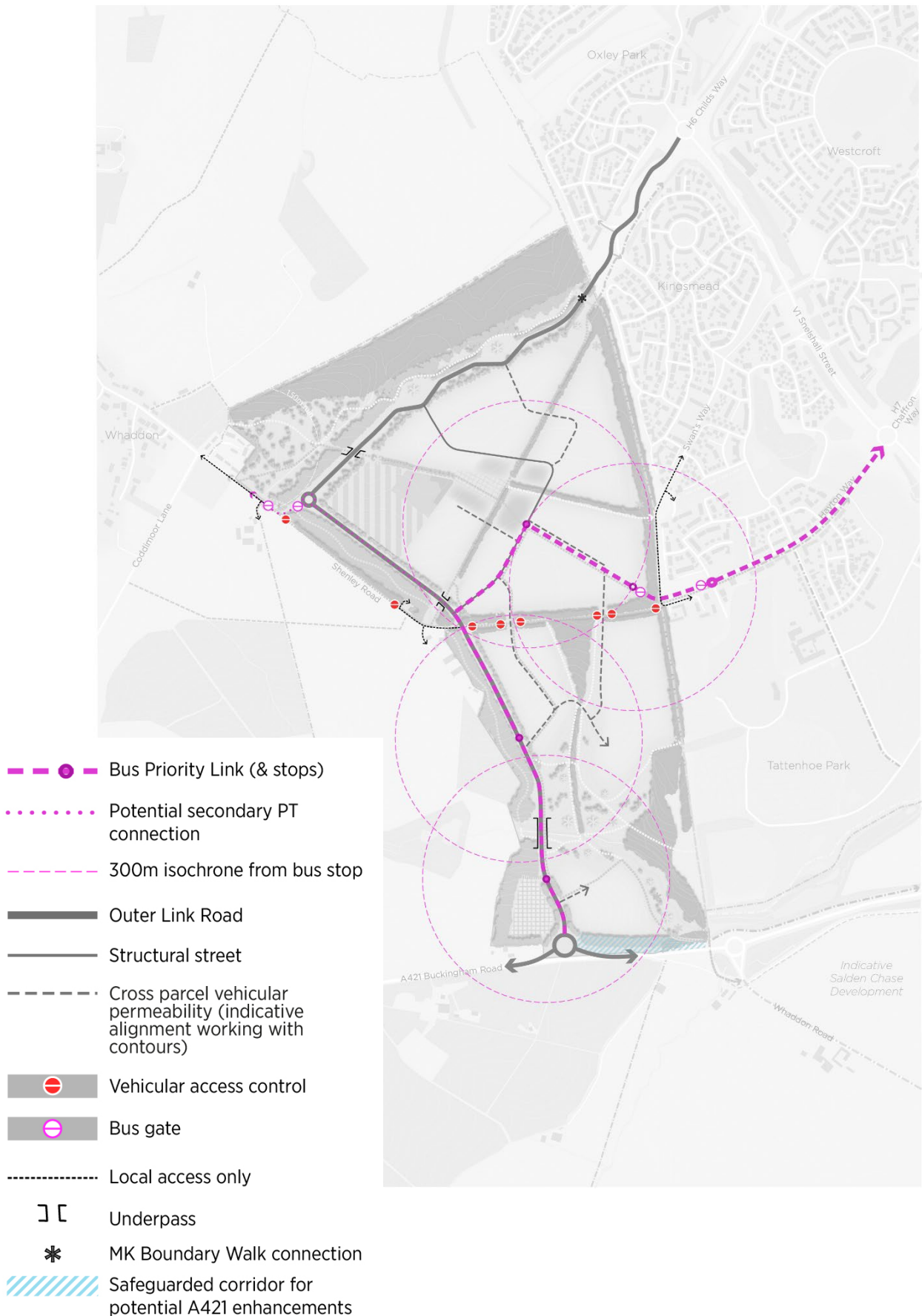
Therefore, the SPD has balanced the different transport, placemaking, active travel and amenity considerations to include within the Development Framework an outer link road. This outer link is designed to provide an effective connection for the level of anticipated through traffic and development traffic which avoids flows moving through the core development area and segregating the new neighbourhoods, allowing active travel modes, slow speeds and 'human scaled' development forms to be prioritised within the new community.

Figure 9 below illustrates the Access and Connectivity Strategy with key principles explained in sections below under the following headings:

- Active Travel: Pedestrian and cycle connections and Redways;
- Shenley Road, and access between Shenley Park and Whaddon village

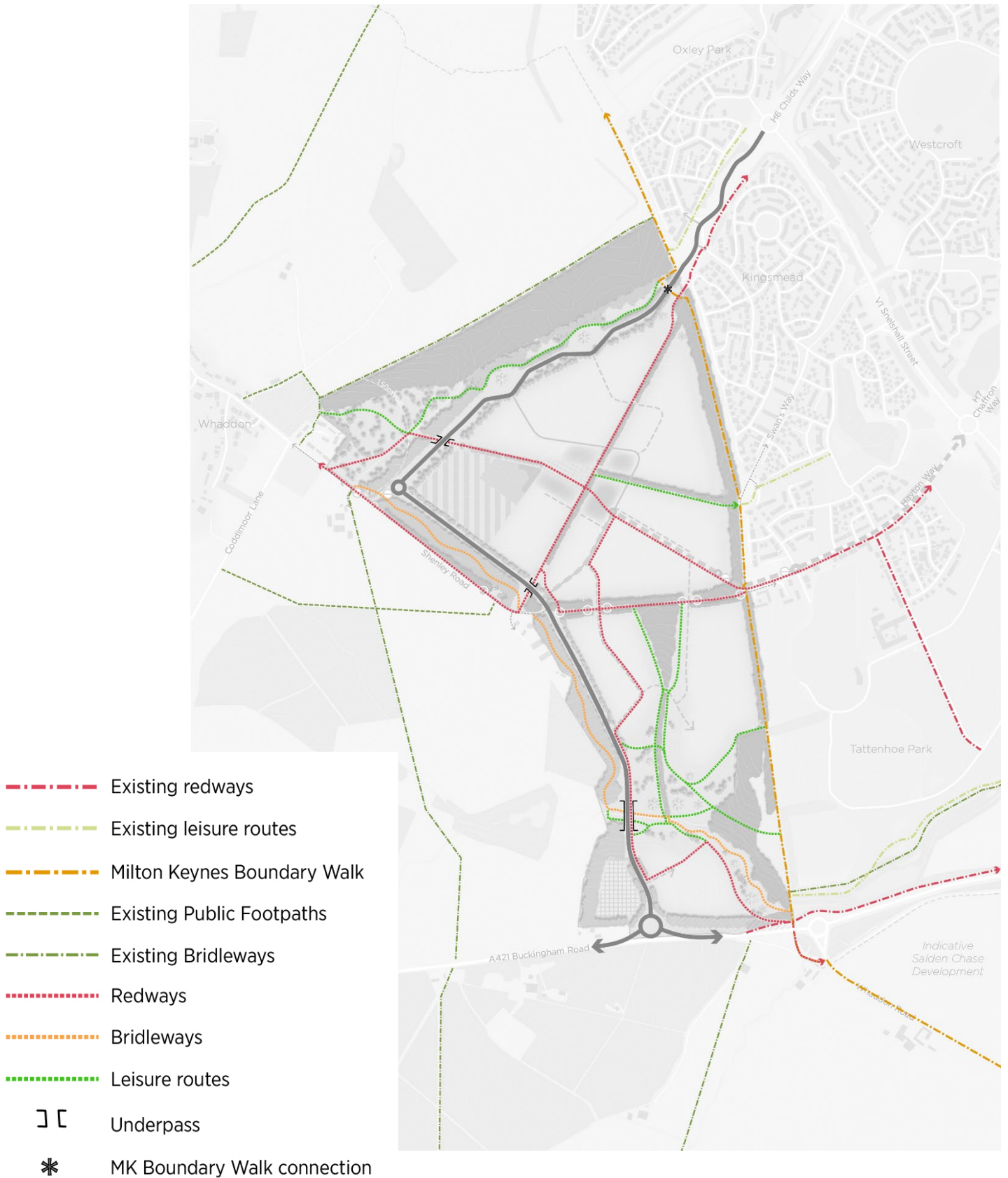
- Public Transport
- Vehicular Access
- Link Road
- Key connections; a series of detailed sketch plans providing further design guidance are provided for:
  - MK Boundary Walk
  - A421 Redway
  - H6 Redway underpass
  - Shenley Road Junction
  - Shenley Road Crossing
  - H7 Hayton Way connection

Figure 9: Access and Connectivity Strategy Plan (and key)



### 5.1 Active Travel

Figure 10: Active Travel connections



Active travel and priority of movement for pedestrians, cyclists and riders is a key principle for Shenley Park and provision for walking, cycling and riding (along straight and direct routes) is therefore a priority. Shenley Park already benefits from a good number of connections in the form of existing Public Rights of Way, bridleway links and access to Redways and links into these routes should be in a legible and convenient way and be designed to work with the site, its contours, existing connections and crossing points. Active travel routes in the form of a network of leisure/recreational routes, informal paths, bridleways and footways are to be implemented throughout the development and along the boundaries of the Site connecting through to Milton Keynes and Tattenhoe Park and other developments as well as into the wider Whaddon Chase landscape and footpath/bridleway network (see figure 10). Cycleways will be expected to be fully compliant with LTN1/20 standards.

Redway connections will be extended from H6, H7 and the A421 into the Site to facilitate easy connection into Milton Keynes; Redways are more formal, direct and lit routes for all active travel modes. Redway routes will connect and cross through Shenley Park and its local centre towards Whaddon connecting the village to the school, facilities, amenities within Shenley Park and linking into Milton Keynes, Salden Chase and its facilities and amenities. Redway connections should provide direct and uninterrupted active travel and crossings should be prioritised and grade separated. The use of underpasses where it is necessary to ensure segregated and prioritised active travel crossings is shown on the Framework Plan, and an illustration of how these crossings can be designed to work with the natural topography of the site is provided below (see figure 11). There are several examples locally where this has been successfully achieved.

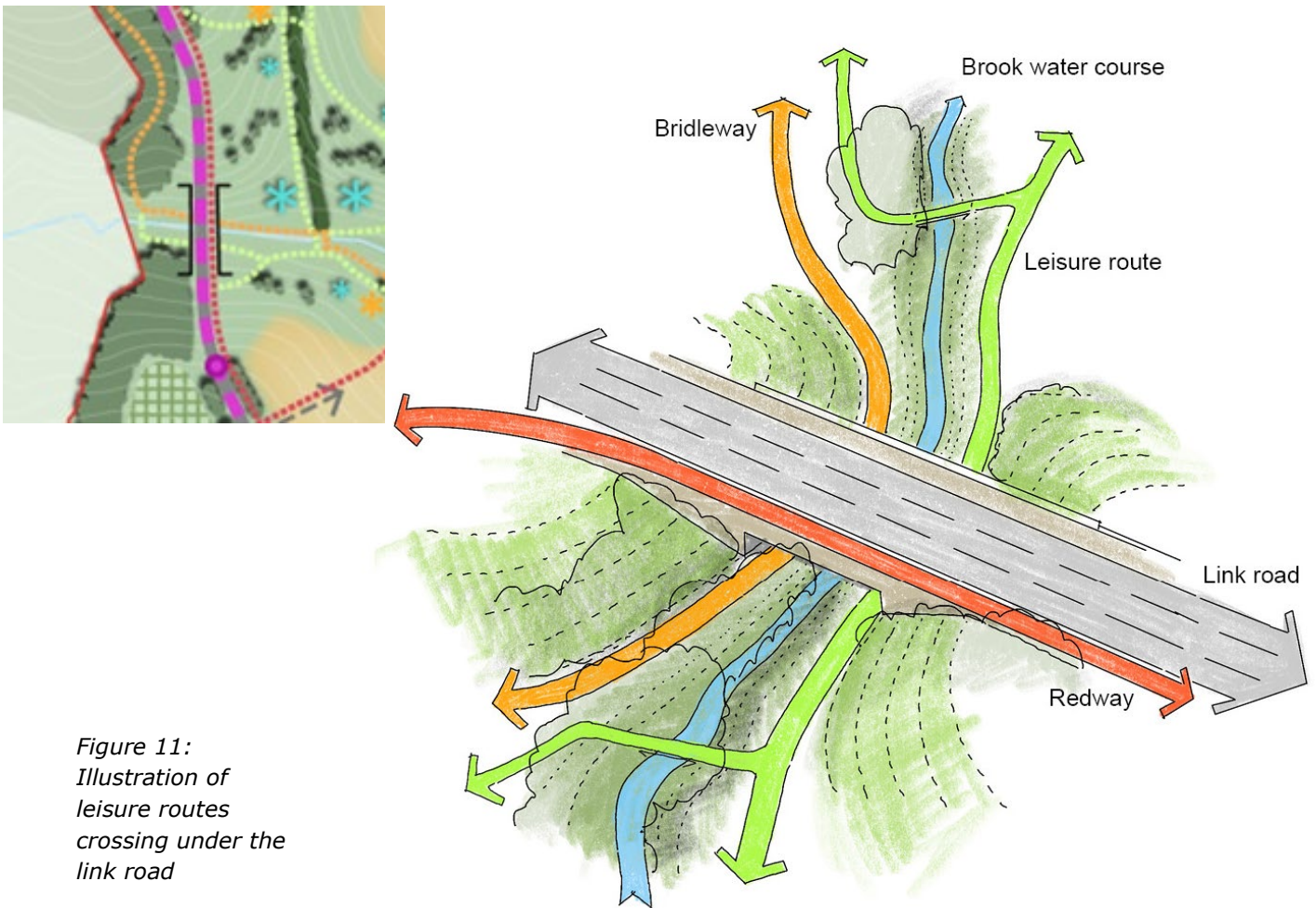


Figure 11:  
Illustration of  
leisure routes  
crossing under the  
link road



The existing public footpath crossing the southern part of the site is to be retained and integrated into the development where practical. Where this is not practical, the public footpath should be diverted to run through the open space network to maintain connectivity. Routes shall be enhanced to improve their accessibility and durability and connections created to the existing Public Right of Way network to provide wider recreational connectivity.

The internal streets in the southern part of the site will respond to the existing landform to provide access for walking, cycling and vehicles, minimising the need for extensive reprofiling.

New active travel connections between Shenley Park and the adjacent MK Boundary Walk which runs along the eastern boundary will be created to coincide with existing links to streets and open spaces within Tattenhoe and Kingsmead.



*Figure 12: Photo of footpath connection*

## **5.2 Shenley Road, and access between Shenley Park and Whaddon village**

Shenley Road is a heavily landscaped rural route which currently provides access between Coddimoor Lane and Whaddon village to the Milton Keynes urban area (via Swans Way and Guildford Avenue to the V1 Snelshall Street).

Consultation with local stakeholders and residents as part of the SPD preparation indicated a overall preference to restrict vehicular through traffic along this route to reduce rat running through the village of Whaddon, acknowledging this would also result in a less direct route for Whaddon residents into Milton Keynes. At the same time, the character of that part of Shenley Road running through the site lends itself to downgrading to become a focus for active travel movements through the site.

As such, Shenley Road will be stopped up as a through-route for vehicular traffic part way along its main horizontal axis (see Figure 9 connectivity plan) and will be downgraded to an active travel (walking and cycling route), with access along the first part of Shenley Road from Whaddon retained to serve existing properties. This allows it to be preserved as a rural lane. There are examples locally where this approach has been adopted with the use of simple bollards to 'stop up' the road to vehicular traffic (as shown in the images below). The timing of the stopping up of Shenley Road and the resultant implications will be properly considered through the detailed transport modelling to follow as part of a planning application.

Figure 13: Photos of Stopped up route retaining landscape/vehicular access controls ('Before and after' image)



Figure 14: Photos of Examples of a preserved rural lane converted to walking and cycling route through 'stopping up' of vehicular traffic (left) and use of bollards/vehicular access controls (right)



The section at 5.6 on 'key connections' includes further information on the approach advised for the crossing of Shenley Road.

### 5.3 Public Transport

Shenley Park will be designed to prioritise and integrate successful public transport accessibility by using measures such as bus-only access, bus priority junctions and other means of favouring public transport over private vehicles to promote sustainable transport modes from the outset of development.

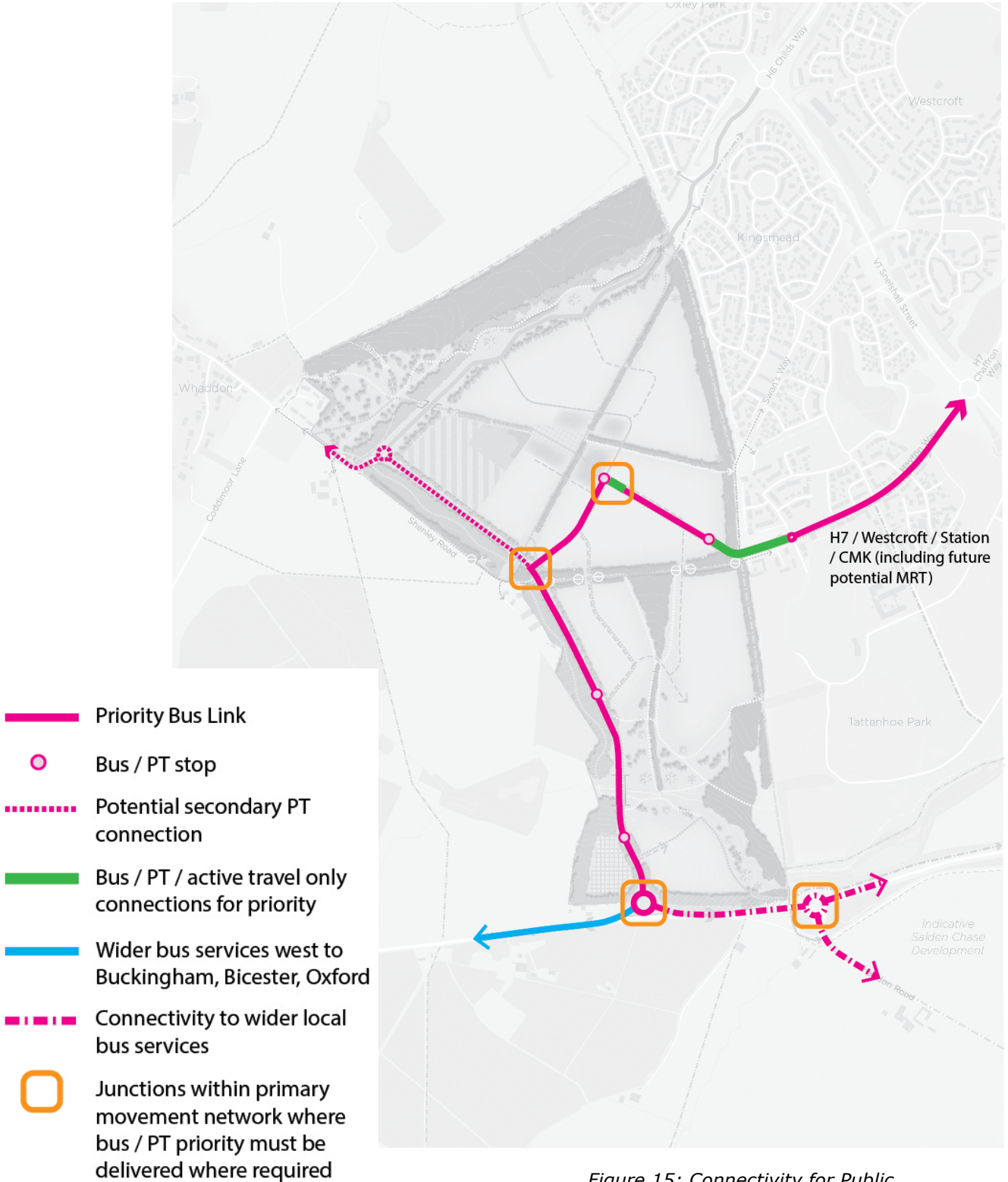


Figure 15: Connectivity for Public Transport Plan (with key)

The Framework Plan includes a priority public transport link between the A421 access, via the southern edge of the Shenley Park local centre to connect into H7 Hayton Way, the primary point of connection for public transport services into Milton Keynes (via Westcroft District Centre). This route is considered most suitable for public transport (as it is not a safeguarded transport corridor and does not have the form or function to carry strategic traffic) and will serve and connect the local centre whilst allowing for a more pedestrianised public realm in Shenley Square with integrated green infrastructure. Bus stops are shown along the route to ensure that the majority of the occupants of the development are within 300m walking route of a bus stop. A bus gate at the roundabout in the north west corner of the site is also shown providing bus only links into Whaddon village. Whilst bus connections may also be possible on other routes, the defined route on the Framework Plan will be expected to deliver a prioritised public transport route and infrastructure through the site. . The way in which these connections are achieved and maintained will be fixed through planning conditions and/or s106 agreements.

Securing public transport priority measures at Shenley Park will also enhance wider connectivity for public transport (including potentially Mass Rapid Transit services between Shenley Park, Central Milton Keynes and Bletchley train station (a policy requirement)). This will facilitate a move to sustainable transport and public transport priority at the outset and draw on the commitment of both Buckinghamshire and MK City Council to a step change towards sustainable transport investment through public transport priority and vehicle restraint measures.

#### **5.4 Vehicular Access**

The site abuts the A421/Bottledump Roundabout at the gateway into MK, and will be accessed directly off the A421. The precise location of the new A421 junction will be selected so as to minimise the need for reprofiling of existing site levels and allow for grade separated crossings of the link associated with the linear park extension, but it is anticipated that this will be via a new roundabout which will be constructed within the confines of the site (and adjacent highway land north of the A421 carriageway as necessary). The junction with the A421 will be designed as a green gateway to Shenley Park, with landscape and planting being the dominant features. Development will be set behind substantial structural planting. Further guidance is provided under key spaces and places (section 7 of the SPD).

#### **5.5 Link Road**

The policy requires a 'link road' through the site 'connecting the A421 and or H6/H7'.

Annex 5 of the Baseline Report set out the analysis and consultation which has informed the SPD design response to connectivity through the Shenley Park site.

An Outer Link Road will run along the western edge of the site to provide a link from the A421 to H6 Childs Way to provide the degree of connectivity required in policy. Figure 16 shows the high level road hierarchy and some key connections to and from the outer link road and structural street. The detail of secondary and tertiary streets is not shown but will need to ensure that attractive and well connected routes north-south and east-west are provided for.

Figure 16: Plan to show Outer Link Road and connectivity across site

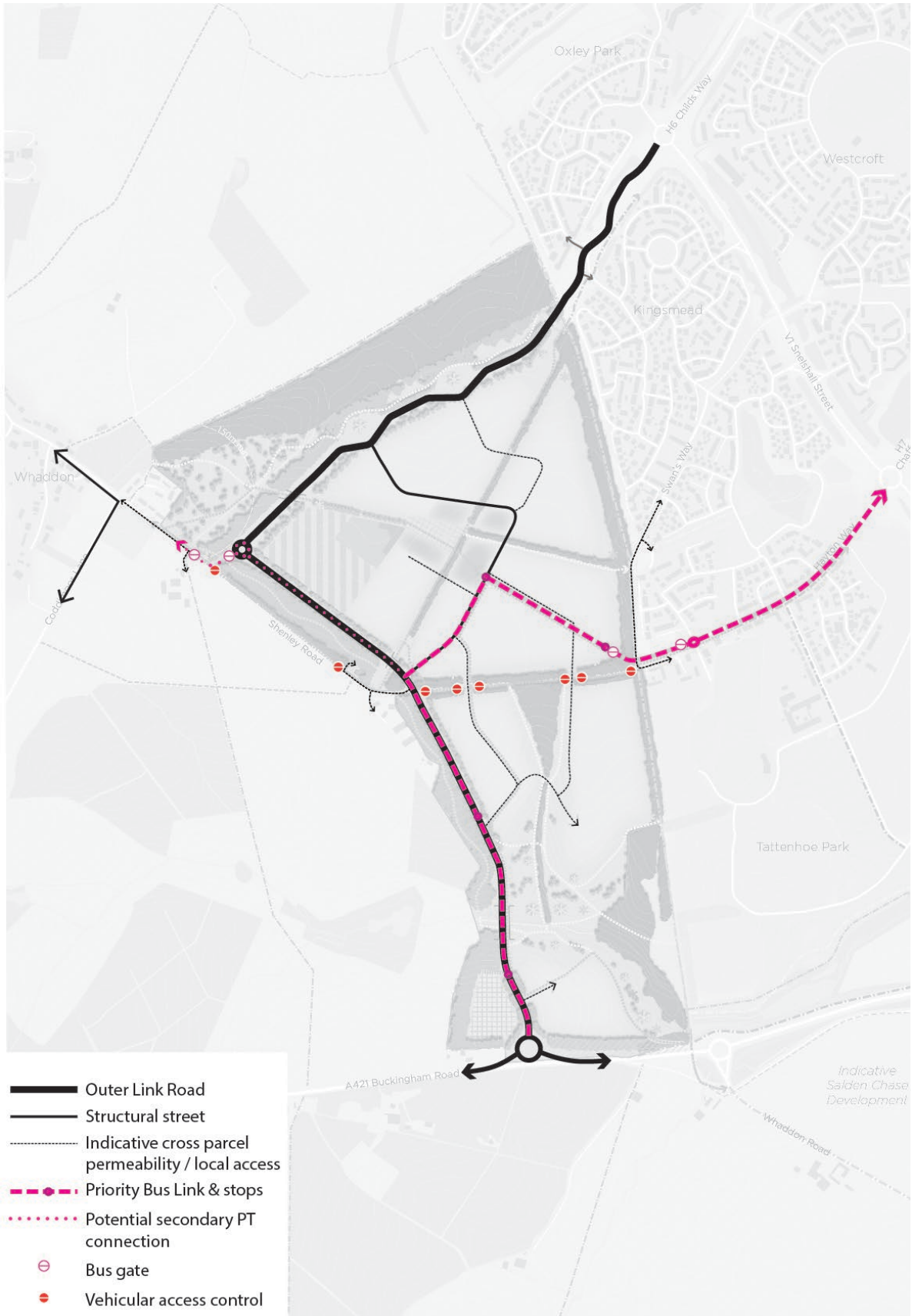
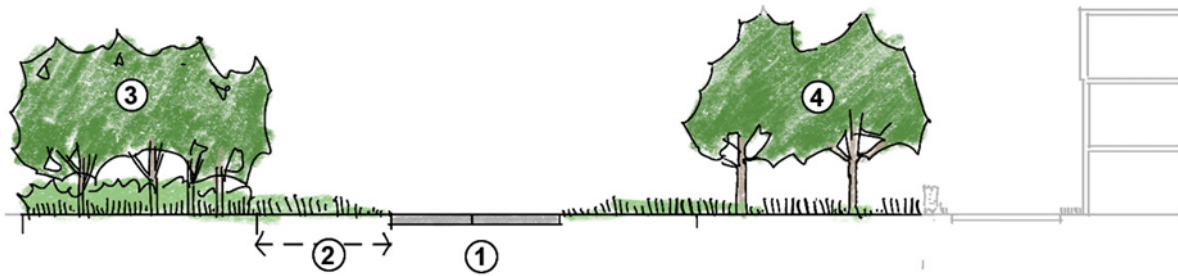


Figure 17: Cross section of northern section of Outer Link Road (40m corridor)



- ① Carriageway 7.3m width
- ② 6 - 7m safeguarded verge (for future enhancements)
- ③ Structural planting (min 10m width)
- ④ Informal tree planting (drifts and small groups)

The Outer Link Road will have a strategic function for vehicular movements from the A421 to the grid network offering the requisite degree of capacity for through traffic which initial modelling and evidence is demonstrating is required.

It is to include a limited number of junctions into the development area in order to minimise interruptions to traffic flow and the need for extensive junction works, whilst ensuring there is adequate access into the development parcels and that access is retained for existing properties.

As a strategic outer link road, it is not considered appropriate in placemaking terms for this to bisect the core development area of Shenley Park. Therefore the outer link road is aligned along the western boundary of the site set within substantial structural planting (described in more detail in a later section in this SPD) to form a long term defensible edge to the site as required in policy. Informal street tree planting will be along the eastern side of the outer link road with dwellings fronting the link road but set back offering surveillance onto the road without adversely affecting the amenity of residents. This will result in a tree-lined corridor designed to allow for a 7.3m carriageway width along with a safeguarded verge to allow for a construction buffer and/or future enhancements which could include dedicated bus lane for example (see figures 17 and 18). The link road will be designed so as to remain operational and safe for users in times of flood.

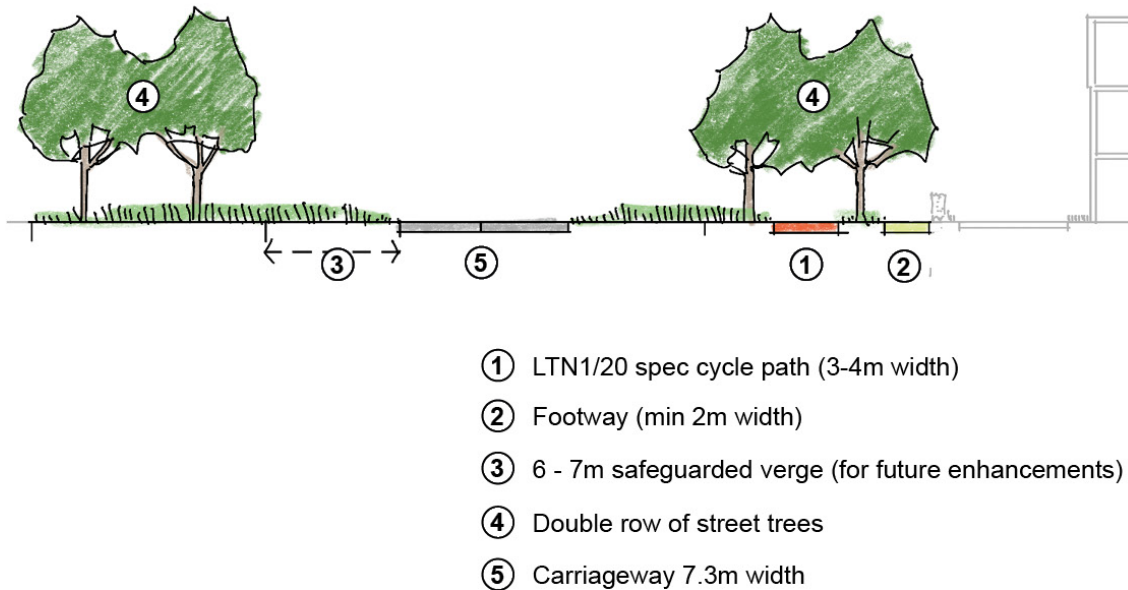
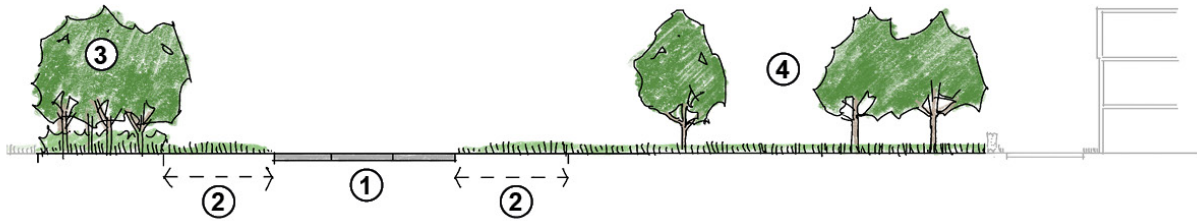


Figure 18: Cross section of southern section of Outer Link Road (40m corridor)

In order to create the extent of built development area in the relatively unconstrained northern portion of the site capable of delivering the quantum of development required in policy, to ensure an effective layout of development and open space, and to manage speeds along the outer link, a 'right angled' junction is required at the north-west corner of the site facilitated by a roundabout to enable safe movements. The outer link runs to the south of the Whaddon green buffer and is positioned outside of the 50m buffer to the ancient woodland (aside from at the point of connection into the H6 where this is not possible), running parallel with the northern extent of development parcels to connect into the H6 Childs Way.

The Framework Plan shows the inclusion of road 'deflections' at points along the northern section to ensure speed reduction is designed in from the outset and not over-engineered; these deflections will coincide with the points of connection into the streets within the core development area and form legible gateway features into the main development (see figure 19).

Figure 19: Cross Section of northern edge of Outer Link Road (H6 Childs Way Extension (60m corridor))



- ① Carriageway 7.3m width with additional central 3.65m ghost island right turn lane
- ② 6 - 7m safeguarded verge (for future enhancements)
- ③ Structural planting (min 10m width)
- ④ Informal tree planting (drifts and small groups)



Outside the site, the section of H6 Childs Way west of its junction with V1 Snelshall Street is a 30mph section of currently meandering road within a safeguarded grid reserve to accommodate future upgrading in order for it to function as a strategic route. The layout of the residential parcels either side of this section of the H6 includes a number of houses and flats which front onto this road: therefore, a 'traditional' upgrading of the link road to continue the 60mph speed beyond the junction with the V1 is no longer appropriate. Figure 20 sets out a clear design approach which balances the need for a strategic link with the presence of existing development: the outer link will have a design speed of 40mph road within the Shenley Park site, reducing to 30mph across the MKCC boundary maintaining the existing 30mph design speed until its junction with V1.

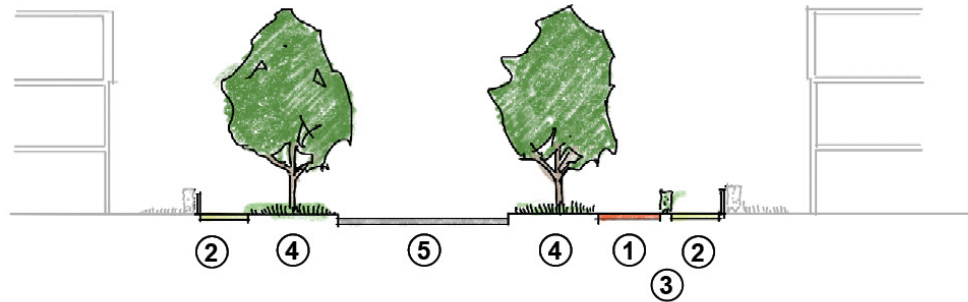
The transition from 40mph to 30mph coincides with the intersection of the MK Boundary Walk. To make the connection into Milton Keynes will result in the unavoidable loss of a small extent of ancient woodland; this was identified in the Baseline analysis and discussed with the Council. Careful consideration should be given to minimise the extent of woodland loss and impact on natural features and amenity caused by the construction of the link road and associated earthworks.

Figure 20: Proposed design speeds for Outer Link Road



Figure 21: Cross Section of Structural Street

Structural Street (c.22m corridor width)



- ① LTN1/20 spec cycle path (3-4m width)
- ② Footway (min 2m width)
- ③ Hedge planting segregation
- ④ 4m width verge with street trees
- ⑤ Carriageway 6.2m width

A structural street will connect through the development, providing a legible route towards the heart of Shenley Park from the outer link road. Rather than bisecting the Local Centre, it will bordering its southern and eastern edge, allowing for a more pedestrianised public realm in Shenley Square with integrated green infrastructure. The structural street will align through the development parcels following the principles set out in the cross section (figure 21) to maintain an appropriate street design through the development area and create a well-designed public realm and streetscape. Cross parcel permeability in the form of a network of lower order streets will ensure a choice of access routes, all of which designed to 20mph, with priority given to active travel modes.

The new Outer Link Road will need to cross the MK Boundary Walk at the point it meets H6 Childs Way (see above). North-south access for pedestrians, cyclists and riders using the Boundary Walk needs to remain segregated and prioritised, and the crossing point needs to minimise its impact on the ancient woodland. For these reasons, the crossing of Boundary Walk needs to be sited 'offline' and within the boundary of the Shenley Park site. Construction of an underpass west of the current Boundary Walk, would ensure priority for uninterrupted walking/cycling/riding along this important public right of way but more detailed analysis will be needed as to the nature of this crossing point to minimise the impact on the ancient woodland. This approach is adopted successfully elsewhere in Milton Keynes, avoiding 'at grade' Pegasus crossings, an urban form of highway crossing which interrupts the continuous links of leisure routes and Redways throughout the area, inconveniencing users and downgrading the priority to be given to safe active and sustainable movement. Further guidance is set out in the key connections section 5.6.

A link road connection into H7 Hayton Way is not an appropriate design response. Although the eastern section of Hayton Way accommodates public transport services, this connection is not allocated as a safeguarded transport corridor in Plan:MK and does not benefit from a 60m reserve. The design of the street and adjacent residential properties as constructed through Tattenhoe Park means it can only function as a local access street, see Baseline Report Annex 8.

### **Safeguarded land alongside A421**

The A421 is the principal route between North Bucks and Milton Keynes and forms part of the wider strategic transport network for the two authorities. At the time of adoption of the SPD, assessment of the A421 is underway as part of the evidence base for future local plan reviews taking into account committed developments in the wider area.

For Shenley Park, in order to facilitate A421 improvements (including the dualling of this section of route), the Framework Plan safeguards land to the northern side of the A421 between Bottledump Roundabout and the proposed site access, safeguarding a 40m offset between the carriageway and the built development edge (see Figure 56 in Section 7.2) with structured landscaping reinforcing and enhancing the existing landscape buffer to create an appropriate and permanent offset between the trunk road and new development. (See Section 7 for further guidance on this edge treatment).

The Development Framework offers the ability to address transport priorities as they evolve and maintain the ability to implement highway designs capable of meeting current and medium term demands as well as taking a long-term approach to safeguarding future potential growth options in line with best practice design approach set out in the AVA Design SPD.

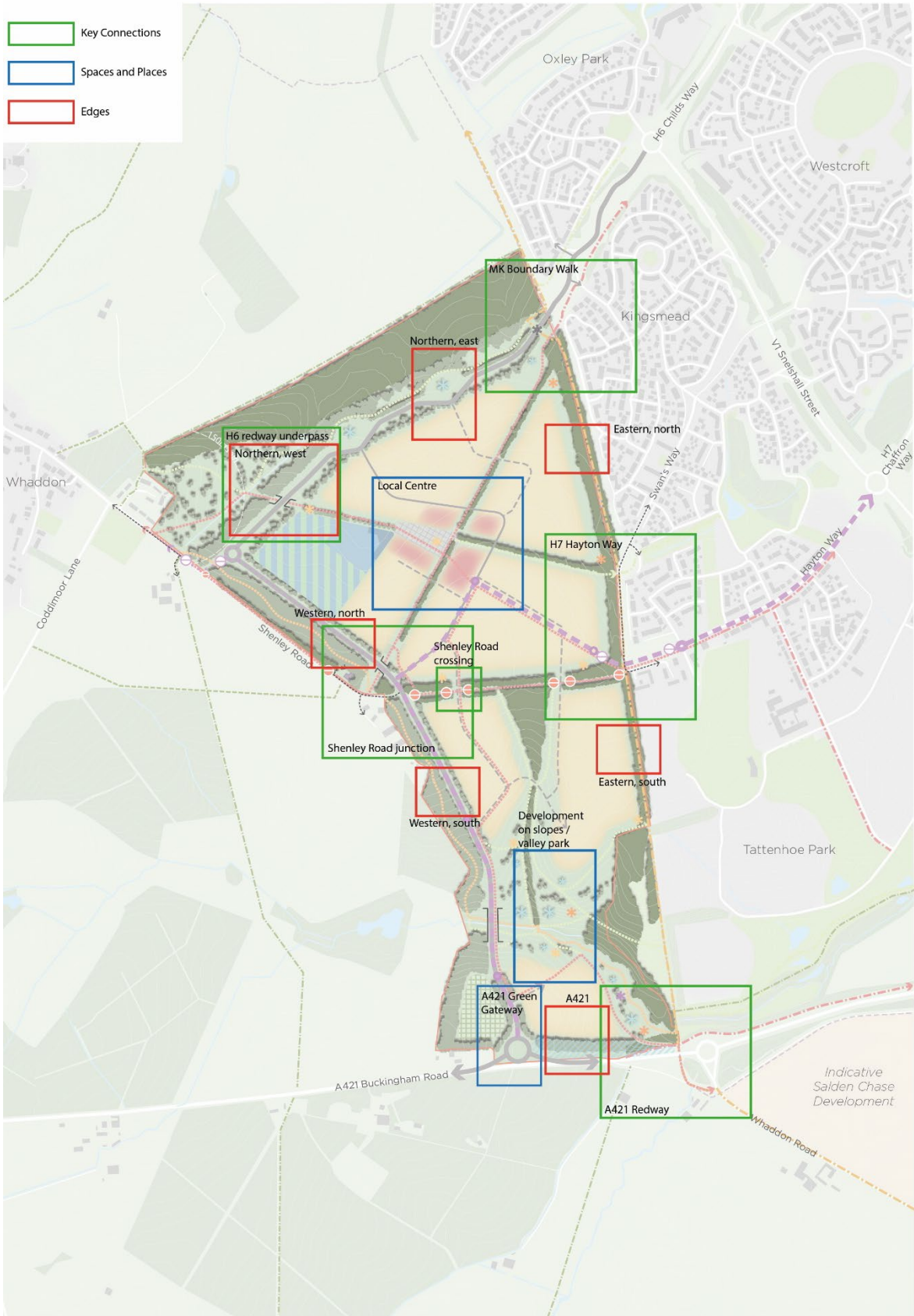
Adopting this approach in the SPD will provide a design framework for the site which allows early development of Shenley Park to meet local housing requirements /local plan objectives without compromising the ability to also meet future connectivity or transport capacity solutions, and maintaining an appropriate degree of future residential amenity.

Subject to the outcome of transport modelling and strategic transport/public transit connectivity considerations as part of the determination of planning applications, dualling of the A421 may be required to be delivered as part of the Shenley Park development. Alternatively, applications will require the safeguarding of a reserve corridor should dualling of the A421 be required at a future date, to ensure that this can be accommodated without detriment.

## **5.6 Key Connections**

The following section of the SPD includes a series of detailed study plans providing design guidance for those key connections identified in the SPD and Framework Plan in the locations shown boxed green in the plan in Figure 22.

Figure 22: Diagram showing location for Key Connections studies (Section 5.6) detailed below



**MK Boundary Walk (refer to Figure 22 for location)**

Figure 23: Connectivity principles for MK Boundary Walk crossing (and key)



- Site boundary
- - - MK Boundary Walk
- Existing redway
- - - Redway connection into site
- ..... New leisure route
- - - Diverted MK Boundary Walk (step-free access) via underpass
- - - Diverted MK Boundary Walk (stepped access)
- ⌋ New underpass
- █ Structural planting
- ..... Indication of landform profiling

1. A prioritised and grade separated crossing will be provided for the H6 Childs Way connection to provide continuity to the MK Boundary Walk, avoiding the need for pedestrians, cyclists and

horse riders to cross vehicular carriageways and maintaining uninterrupted access of the leisure and Redway networks

2. The MK Boundary Walk will require a minor diversion west of its current alignment within the Shenley Park site to facilitate the construction of an appropriate crossing point which will prioritise pedestrians, cyclists and horse riders and which shall minimise the impact on the ancient woodland and loss of green infrastructure and minimise impact on the residential amenity of properties to the east
3. Redway, bridleway and leisure routes extending towards the north-west corner of the site and onwards to Whaddon will be laid out to connect to the MK Boundary Walk providing direct, uninterrupted and convenient access to the crossing
4. The alignment of the connection to H6 Childs Way will be laid out to minimise the loss and/or disturbance to Briary Plantation.
5. The existing H6 Childs Way Redway will be extended into the site, providing direct, safe and convenient active travel connectivity between Shenley Park and Milton Keynes as well as access to the open space and NEAP to be located in the north-eastern corner of the site
6. A 50m wide protective buffer of 'parkland character' landscape for Briary Plantation ancient woodland shall be maintained, and where affected, reinstated post-construction of the link road and crossing.

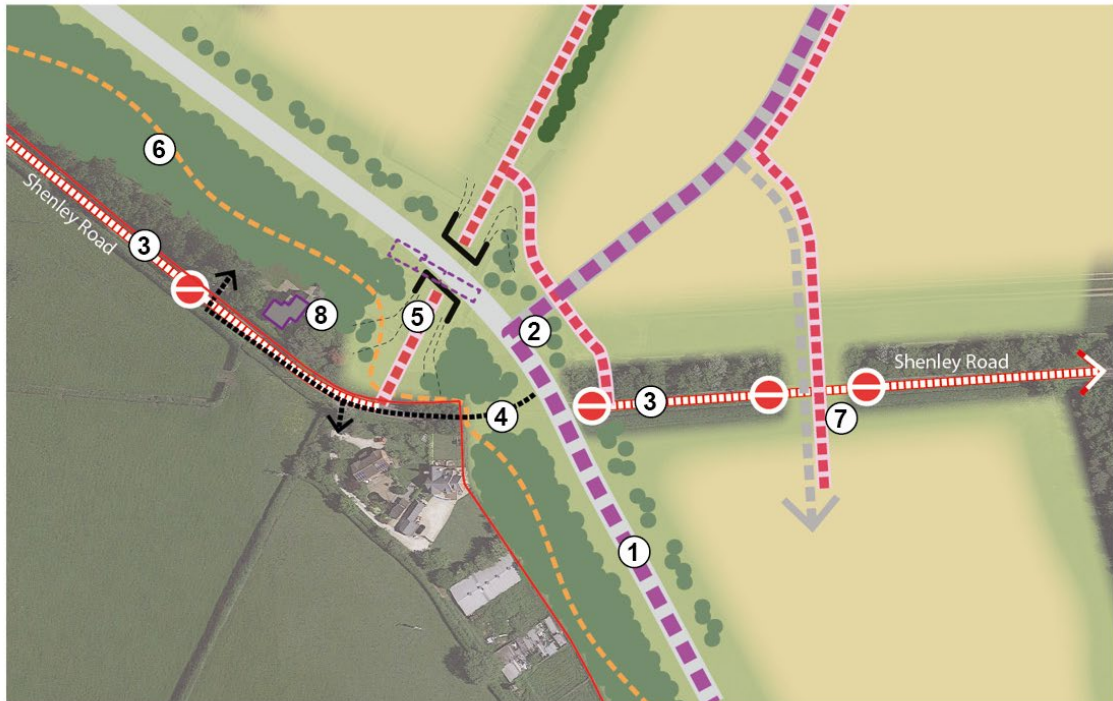


3. Disturbance and/or loss of existing vegetation will be minimised
4. The Redway will run directly adjacent to or through the development in order to create a safe and overlooked route. In order to deliver connectivity enhancements to the wider area required through policy, the exact routing will need to be determined to allow for any off site highway works to facilitate connections with Salden Chase and designs will ensure this connectivity is not stopped up or compromised as a result of any A421 interventions/works.



**Shenley Road Junction (refer to figure 22 for location)**

Figure 25: Connectivity Principles for Shenley Road junction (and key)



- |   |  |
|---|--|
| — Site boundary   | ● Vehicular access control   |
| ▬ Redways   | ⋯ Local (vehicular) access only                                      |
| ▬ Shenley Road closed to general vehicular traffic (new Redway route) | ● Existing hedgerow  |
| ▬ Bridleways  | ● New planting   |
| ▬ Priority Bus Link   | ⋯ Indication of landform profiling                                   |
| ▬ Outer Link Road   | ▭ Existing non-designated heritage asset to be retained              |
| ▬ Structural Street   | ▭ Existing non-designated heritage assets with potential for removal |
| ▬ Indicative vehicular cross parcel permeability                      |  |

1. Outer Link Road running parallel to the western boundary
2. Bus priority at Junction to north of Shenley Road
3. Shenley Road stopped up for vehicular movements and conversion to Redway/
4. Local vehicular access only to existing private properties
5. Grade-separated Redway connectivity across/under the Outer Link Road
6. Structural planting to the western side of the Outer Link Road to form the long term defensible edge to the urban area
7. Access points across Shenley Road to allow north-south connectivity between development parcels positioned to take account of existing vegetation to minimise loss and disturbance to highest quality trees and hedgerow
8. Retention of Bottlehouse Farm building which is a non-designated heritage asset. *Note, the outer link alignment is likely to result in the loss of the outbuildings associated with Bottlehouse*

*Farm. These are considered non-designated heritage assets (NDHAs), therefore a level 3 recording of the buildings will be required.*

**Shenley Road crossing (refer to Figure 22 for location)**

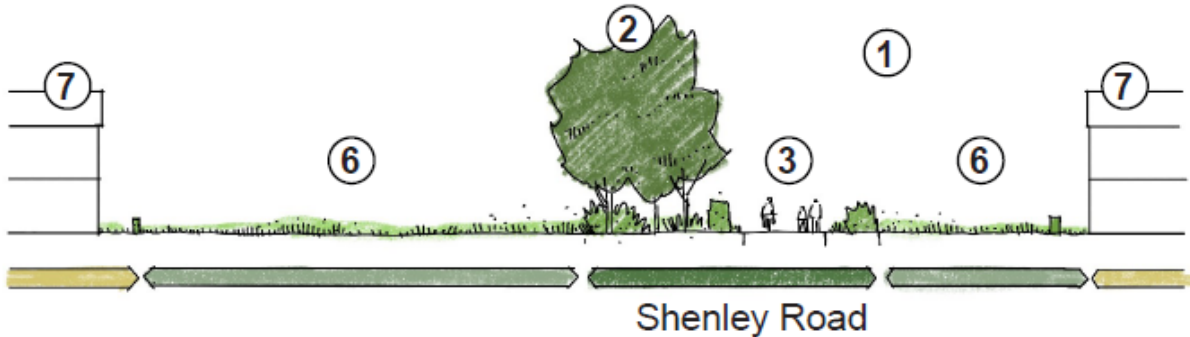


Figure 26: Cross section of Shenley Road crossing

1. The rural lane character of Shenley Road will be preserved through the stopping up of vehicular access along its east-west extent through the site
2. Existing green infrastructure is to be retained and appropriate offsets maintained except for localised areas where access is required
3. This section of Shenley Road will become a walking and cycling-focused route with a limited number of low speed north south vehicular crossings permitted
4. The vehicular crossing points shall be located and designed to minimise disturbance and/or loss of existing green infrastructure/hedgerows.
5. Junction and highway design shall provide priority for walking and cycling east-west
6. Development will be set back the appropriate distance from existing green infrastructure, in accordance with policy requirements
7. Residential development will generally be arranged to 'front' on to the Shenley Road corridor and vehicular crossings

**H7 Hayton Way connection (refer to figure 22 for location)**

Figure 27: Connectivity principles for H7 Hayton Way connection (and key)



- Site boundary
- MK Boundary Walk
- Existing redway
- Redway connection into site
- Priority Bus Link (no private vehicular access between Shenley Park and H7 Hayton Way)
- Indicative vehicular cross parcel permeability
- Local (vehicular) access only
- Shenley Road closed to vehicular traffic (new Redway route)
- Vehicular access control
- Bus gate
- Leisure route connection

1. A new connection between Shenley Park and Hayton Way will be provided for public transport, walking and cycling
2. A connection will be made to the existing Redway within the Hayton Way corridor providing direct and safe active travel connectivity between Shenley Park and Milton Keynes

3. Loss and/or disturbance to existing vegetation along Shenley Road/Swan's Way will be minimised. A bus gate will be provided.

# Part Six: Landscape, Open Space and Green Infrastructure



Figure 28: Landscape, Open Space and Green Infrastructure Plan

The presence of landscape features on site – including hedgerows, woodland and undulating topography – as well as around the margins of the allocation, coupled with the site’s location relative to the remnants of the historic Whaddon Chase landscape mean that a **landscape-led approach to design** is entirely justified and reasonable and is set out in policy. As such, the landscape characteristics and existing mature green infrastructure has directly shaped the Framework Plan.

## 6.1 Landscape Strategy

This approach starts with the premise that re-profiling, cut-and-fill, and engineering techniques will be minimised (if not avoided) and the Site’s topography and resultant character will be preserved wherever possible to create a distinctive form of context driven development.

The layout and design of the southern part of the site will clearly reflect the existing topography with streets and development arranged accordingly, resulting in a more intimate and informal character.

Within the northern part of the site, the layout and design is derived from the linear pattern of existing hedgerows with development.

The development will protect and retain existing hedgerows, trees and woodlands within and around the Site *in situ* and provide enhancements to the Briary and Bottlehouse Plantations. All veteran trees will be retained with their respective buffer zones used for native soft landscaping only. The majority of existing green infrastructure of woodlands, trees and hedgerows will be retained in their entirety with the exception of one hedgerow which runs perpendicular to the A421 (as explained in the Baseline Report and annexes) and to make appropriate active travel connections north-south through the site. The design of development and open space will enhance and/or create new connections between existing and proposed habitats to heighten levels of biodiversity across the site.

The landscape strategy is based around a connected corridor of landscape into and along the edge of the site as is explained in the Baseline Report. Applying the landscape buffers stipulated by VALP policies NE2/NE8 to the existing on-site green / blue infrastructure – hedgerows (10m); woodland (25m); ancient woodland (50m) and watercourses (10m) - has been taken as a starting point in defining development edges. The required offsets from existing woodlands and hedgerows will be accommodated to protect their long-term health with the landscape corridors contributing to wider green infrastructure enhancement and connectivity, amenity open space provision, habitat creation and SuDS provision for the development.

The site is located in the Whaddon Chase Biodiversity Opportunity Area (BOA) and design of landscape and green infrastructure will seek to protect, enhance, create and connect biodiversity to support coherent and resilient ecological networks as supported by Design Guidance.

It is expected that the Shenley Park OPA will seek to deliver a Biodiversity Net Gain (BNG) of at least 10% and to accord with the Biodiversity Net Gain SPDs of both Buckinghamshire and Milton Keynes.

## 6.2 Whaddon Offset (Buffer)

The setting of Whaddon village and Conservation Area will be maintained through the creation of a substantial landscaped buffer in the north-west corner of Shenley Park. Based on design analysis undertaken to inform the SPD (see Baseline Report) a ‘Whaddon offset’ of a **minimum** width of 150m between the extent of built development edges is required<sup>1</sup> to provide adequate visual separation in order to preserve the rural setting and identity of the village. This extent of buffer will facilitate an

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<sup>1</sup> [NB. The 150m distance shown on the Framework Plan is measured from the edge of the nearest house in Whaddon to the northern edge of the outer link road; the distance to the nearest new dwelling being much greater (approx. 250-300m),

extension of the existing plantation edge with new parkland landscape to create the extended parkland and woodland setting required in policy and in the Vision for Shenley Park, protecting the rural character and historic identity of the village whilst creating an attractive outlook for new residents of Shenley Park.

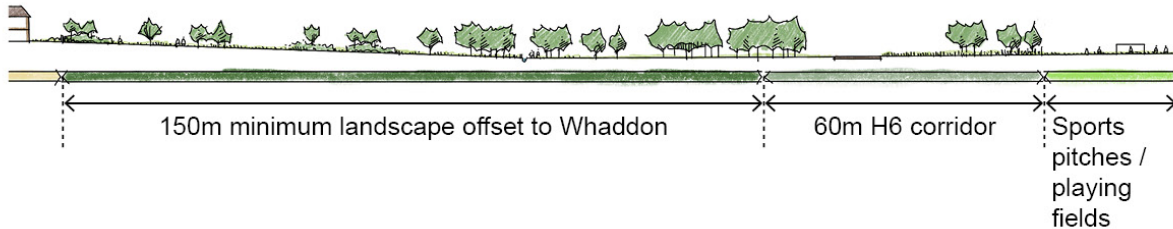


Figure 29: Cross section of Whaddon offset

Policy requires the buffer to be a well-designed and managed countryside buffer and the appropriate treatment in this location will be for the Whaddon offset to have a parkland character, but with extensive woodland planting, trees and grass / wildflower meadow being the predominant features. Structural tree planting will be provided along the southern extent of the open space providing visual screening and which will enhance the Briary Plantation woodland belt. More informal groupings and standalone specimens will be distributed through the main body of the space. The existing agricultural ditch will be retained and integrated into the design of the open space with measures taken to improve its ecological value where appropriate and which may provide opportunity for observation hides to be installed.

The open space will reflect the historic parkland character of the former Whaddon Chase landscape and surroundings which exists immediately north of Briary Plantation, comprising meadow grass and trees.

Informal footpaths will be integrated into the design of the space and walking and cycling access and a connection to the MK Redway network will be accommodated within this area providing connectivity between Whaddon, Shenley Park and MK. Bridleway access will be integrated providing connectivity eastwards towards the MK Boundary Walk and westwards towards Whaddon and the wider bridleway network.



Figure 30: Photo of existing parkland character landscape to the north of the site

Commensurate with its rural setting and as part of the desire to create a safe and welcoming place, the Whaddon offset should be designed such that it can also be used as a shared space for informal recreation (activities such as picnicking and informal play and exercise) between the new and existing

community so both communities can easily access and enjoy the space and benefit from the physical and health benefits which come from having access to open and green space.

### 6.3 Long Term Western Defensible Edge

A new defensible boundary to the urban area will be created along the development's western edge using structural tree planting to be integrated with the site-wide green infrastructure.

At a site level, the western boundary of the site is already well-defined on the ground by field boundaries and Shenley Road and can be reinforced with a combination of a well-designed development edge and landscape design. Substantial areas of tree planting will be created along the western edge of the site.

The design approach to landscape planting should reflect the 'plateau' characteristic of the northern part of the site and the 'valley' characteristic of the southern part. This will manifest in a consistent woodland block as edge treatment for the northern part (north of Shenley Road) which will be a minimum of 40m in width, with a more flexible and organic width of woodland buffer along its length for the southern part of the site measuring between 10-40m in width (south of Shenley Road to the A421).



*Figure 31: Photo of countryside edge*

This edge treatment incorporates small gaps to facilitate and incorporate potential access for walking, cycling and horse riding and a bus gate to Whaddon. The edge treatment will also provide biodiversity benefits and could also include orchards or allotments ('productive landscapes') of direct benefit to residents and which can help form an appropriate transition between the edge of the built form and countryside. Further guidance is provided in Section 7 under the relevant edge conditions studies.

### 6.4 Open Space and extension to Tattenhoe Valley Park

A Linear Park, running east-west along Tattenhoe Brook, will connect Milton Keynes to the open countryside through the site following the strategy for landscape established in the Baseline Report and as depicted in Section 3.3 (FIG 3). This Park extends the existing Tattenhoe Valley Park to create a high-quality public space with integrated active travel routes (including bridleways), green infrastructure and naturalistic stormwater attenuation features, replicating these elements of the design ethos for the wider linear park network.



The open space network of Shenley Park will accommodate a range of active travel routes for walking, cycling and horse-riding where appropriate. These will include connections into the Redway network of MK, connections to public rights of way around the periphery of the site and an extension to the Tattenhoe Valley Park along the existing water course. The characteristics of the existing Tattenhoe Valley Park will be continued westwards where the linear park runs into and through Shenley Park.

The existing public footpath within the site should be retained and incorporated into the development through the open space network to maintain connectivity. Routes shall be enhanced to improve their accessibility and durability. Path connections will be made between the linear park and the adjacent streets and development parcels. Cross-park permeability will be provided by bridge crossings for walking and cycling, located at appropriate locations and distances so as to create an accessible, safe and welcoming environment.



Figure 32: Photo of recreational route

Design principles for the Valley Park Extension include:

- The park will be laid out to work positively with the existing landform and levels, minimising the need for reprofiling
  - Features will appear 'natural' with no engineering components prominently visible
- The soft landscaping will comprise predominantly locally appropriate native species, reflective of the historic Whaddon Chase character.
- Development will generally 'front' on to the linear park with dual aspect properties integrated where necessary to provide passive surveillance to the open spaces and pathways
- Outdoor furniture such as benches at regular intervals, litter / recycling and dog mess bins will be provided, consistent with the existing Tattenhoe Valley Linear Park
- Lighting will be limited to the Redways and on street footways with the linear park being generally a dark zone.
- Stormwater attenuation features will be positively integrated into the open space corridor, consistent in design character, scale and quality with such features within the existing Tattenhoe Valley Park to the east.

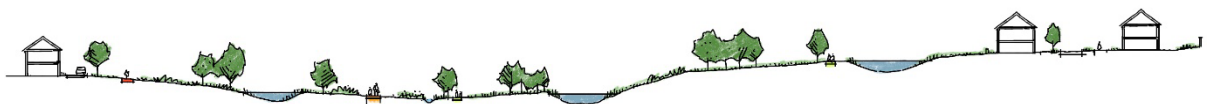


Figure 33: Example section through Valley Park Extension

- SuDS will be considered as an integral component of the development at all scales from individual building / plot to the attenuation basin. SuDS will be sensitively integrated across the development to provide stormwater attenuation functionality in streets (through elements such as swales) and development areas (such as formal ponds) as well as open spaces.
- SuDS features shall be designed to provide biodiversity value through habitat creation and contribute to the visual amenity of the development.
- SuDS features within the open space network shall appear as natural as possible, with engineered elements well designed to minimise their visual prominence.

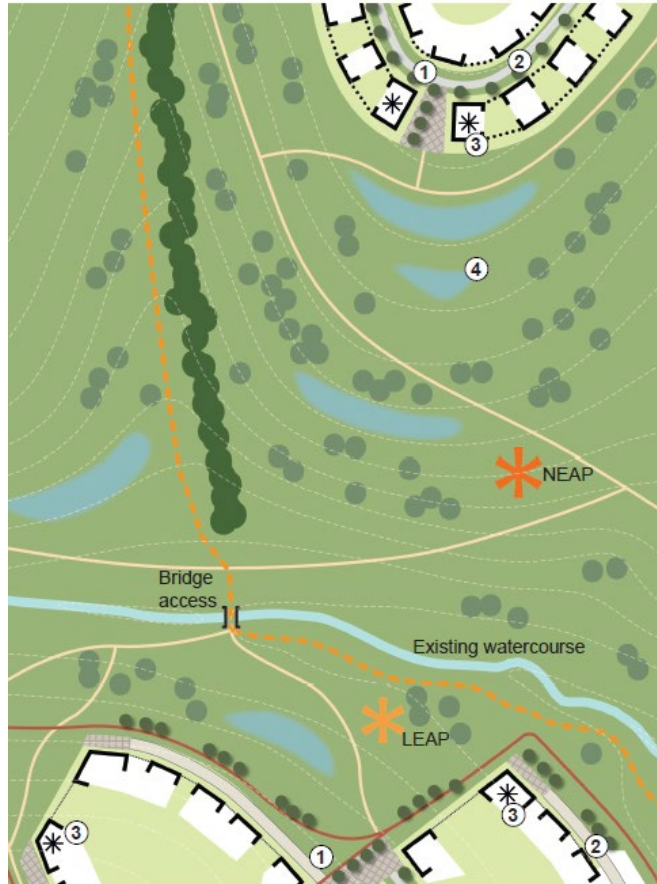


Figure 34: Design Principles of Valley Park Extension

- The drainage design solutions developed must respond sensitively and appropriately to the existing Site (including topography, vegetation, water bodies) to ensure the SuDS features can provide a wide range of benefits additional to the functional drainage including amenity, recreation, biodiversity and placemaking.

## 6.5 Open Space Requirements

The new development will be required to meet the ANGSt standards to meet additional demand arising from new development. Amenity green space will need to be provided on site. Sports and recreation facilities can be provided as required (VALP policy I2) on the same site where these are compatible with publicly accessible green infrastructure but need to be treated separately to accessible natural green space.

VALP Appendix C sets out the quantitative and accessibility standards for Accessible Natural Green Space (ANGSt).

The quantitative and access standards for the following outdoor sport and play facilities are set out in the Fields in Trust publication "Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard";

- Locally Equipped Areas of Play (LEAP) aimed at children who can go out and play independently
- Local Areas of Play (LAPs) for very young children,
- Neighbourhood Equipped Areas of Play (NEAP) aimed at older children; and
- Multi Use Games Areas (MUGAs) and skateboard parks

The Framework Plan has indicated potential locations for equipped/designated play areas to accord with the walking guidelines, catchment areas and the required buffer zones between activity zones and residential properties.

Fields in Trust benchmark guidelines suggest that a range of outdoor provision is required to be provided on site, to include both MUGA/s and other outdoor provision (such as skate parks or bike tracks, for example). The benchmark guidance for Shenley Park would total 8,625sq.m. Given its rural edge location and undulating topography, an off road 'pump' track - a circuit of rollers, banked turns and features designed to be ridden completely by riders 'pumping' (generating momentum by up and down body movements instead of pedalling or pushing) - could be provided to help meet these benchmark guidelines and which may be considered more appropriate within a linear park/ rural edge location and commensurate with the character of the open space. Should a skate park or bike track be provided, this would need to be appropriately located within the built up development with further details provided as part of the planning application process.

Any provision needs to be designed and allow opportunity for all genders to participate, encourage females into public spaces and be designed with reference to 'Make Space for Girls' guidance. Provision should be located, scaled and designed appropriate for the landscape and placemaking context to balance an appropriate level of surveillance with no adverse impact on the amenity of surrounding residents.

The Framework Plan shows a range of formal sports provision can be accommodated within the site. The starting point for calculating the requirement are the standards set out in VALP Appendix D and a further breakdown is included in the Baseline Report.

The precise type, and amount of play space and sports provision will depend on the facilities in the area at the time of development (which may include South West Milton Keynes and the timing of provision secured there) as well as the accessibility and capacity of those facilities. Outline planning application proposals for sports provision will be policy compliant and take into account existing and planned provision to ensure formal sports provision complements that in the wider area and provides facilities that meet a local need. The precise contribution or provision will then be secured as part of a Section 106 Application associated with an outline planning application.

# Part Seven: Placemaking and Design Guidance

Figure 35: Placemaking Principles and 'Key Spaces and Places' Plan (and key)



The Baseline Report analysis confirmed that one of the overarching design elements for the SPD was to draw on the distinct characteristics of a 'Site of two halves', adopting a varied design response to the layout and character of development north and south of Shenley Road:

- *Northern 'Plateau' Neighbourhood of Briary Chase* – linear layout incorporating existing green infrastructure elements and orientated along lines of existing /enhanced hedgerows, with a higher density mixed use local centre at its heart, focusing public activity, community and education uses around high quality public realm / open spaces designed to foster a lively and welcoming sense of place. Development here could take its cues from more urban and contemporary styles of housing within Kingsmead and Tattenhoe Park in the west and in and around the local centre, transitioning to lower density and more rural edge typologies to the north-west of the site;
- *Southern 'Valley' Neighbourhood of Whaddon Valley* – layout and character of buildings and public realm working with and heavily influenced by the topography. Predominantly residential, built development will run along, not across, the contours, using the south facing slopes, watercourse and the linear park as key design influences, resulting in more varied and bespoke design responses and housing styles (which could include self and custom build).

### 7.1 Identity (Built Form/Character)

The urban form and development patterns of Shenley Park will follow typical characteristics of nearby historic Buckinghamshire villages in the way they respond to their existing site levels and characteristics. As a general design principle, all development should seek to respond positively to and front edges where possible, and where topography dictates that side of block arrangements may be required to ensure the built development works with the levels, passive surveillance should be provided through the careful positioning of key buildings fronting onto edges and/or dual frontages provided with well-designed and integrated boundary walls and landscaping (following the AVA Design Guide principles). The design approach is for prioritising frontage development but there may also be instances where alternative treatment may be required (side treatment) to avoid unnecessary engineering works to reduce/remove slopes. Further guidance is provided as part of the edge conditions studies at section 7.3.

Whilst the pattern of the built form will reflect that of historic Buckinghamshire settlements, the architecture will be contemporary to reflect the site's proximity to the Western Flank communities of Milton Keynes and modern-day architectural styles and living requirements. The built form will be designed to reflect the principles in the AVA Design Guide.

Across Shenley Park a harmonious palette of architectural detailing and materials will be sought to ensure that whilst the characters of the northern and southern neighbourhoods can be distinct, the development is legible and reads well as a whole to its residents and visitors and this will be assessed further through detailed planning applications.

The extension of Tattenhoe Valley Park will create an attractive landscape corridor through the southern neighbourhood of Whaddon Valley accommodating planting, amenity open space, SuDS and habitat creation/enhancement. It will link seamlessly with the landscaped edges and corridors within and around the development, ensuring a connected green network for wildlife and leisure activities, as well as establishing a high quality green setting for built development.

Visual separation of Shenley Park from the Snelshall Priory Scheduled Ancient Monument will be maintained through the retention and enhancement of Briary Plantation ancient woodland and its protective buffer. The alignment of the connection to H6 Childs Way across the Boundary Walk will be positioned to minimise the loss and/or disturbance to Briary Plantation, and will be sited outside the 50m protective buffer zone along its length through the site aside from the point of connection into the H6. Recreational footpaths and SuDS features will need to be sited a minimum of 25m away from the boundary of the ancient woodland so as to minimise disturbance on the ancient woodland. The creation

of a well-designed landscape corridor will accommodate the required offsets from the existing vegetation.

Buildings and streets will be designed to prioritise provide public access / permeability and passive surveillance and Healthy Streets principles should be applied in the design of internal streets. It is expected that large trees will line the main streets, with medium trees lining secondary (smaller) streets and small trees would line the smallest streets and/or shared surfaces. It is recommended that the minimum separation distances between dwellings and new trees are:

- Large trees – 12m
- Medium trees – 9m
- Small trees – 7m

Connectivity within the site and optimising the wider connectivity links around the site is also a key driver for placemaking at Shenley Park. Development will respond positively to the existing MK Boundary Walk through well-designed and positioning of buildings and open spaces, including good levels of surveillance and prioritised, uninterrupted accessibility along the length of the Boundary Walk for pedestrians, cyclists and horse riders.

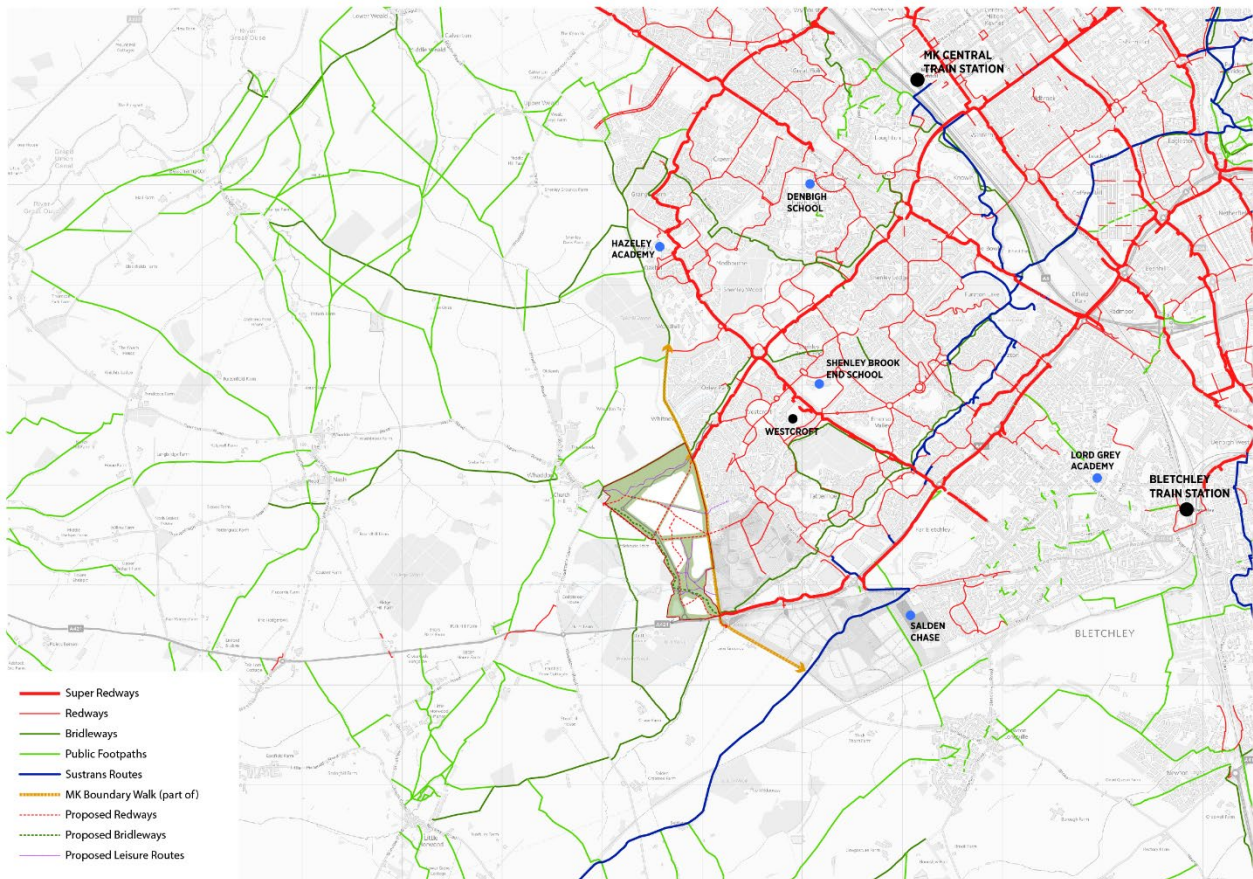


Figure 36: Wider connectivity plan

Any excavation and recording of the Roman Settlement and other archaeological features present in and around the site will be reflected through the inclusion of interpretative boards at key locations as well as place signage. The archaeological and heritage assets within and around the site can also be used to inform the approach to and strategy for public art. Successful integration and interpretation can help instil a sense of ownership from the local community to the development and the nearby heritage assets and help create a distinctive development. This should be integrated into the layout for example as part of the play area design or local centre with consideration given to the long term management and maintenance.

## 7.2 Key Spaces and Places

There are a number of key spaces and places within Shenley Park where a particular or bespoke design response will be sought to ensure high quality placemaking outcomes and the following sections include a number of site studies in the locations shown on figure 37:

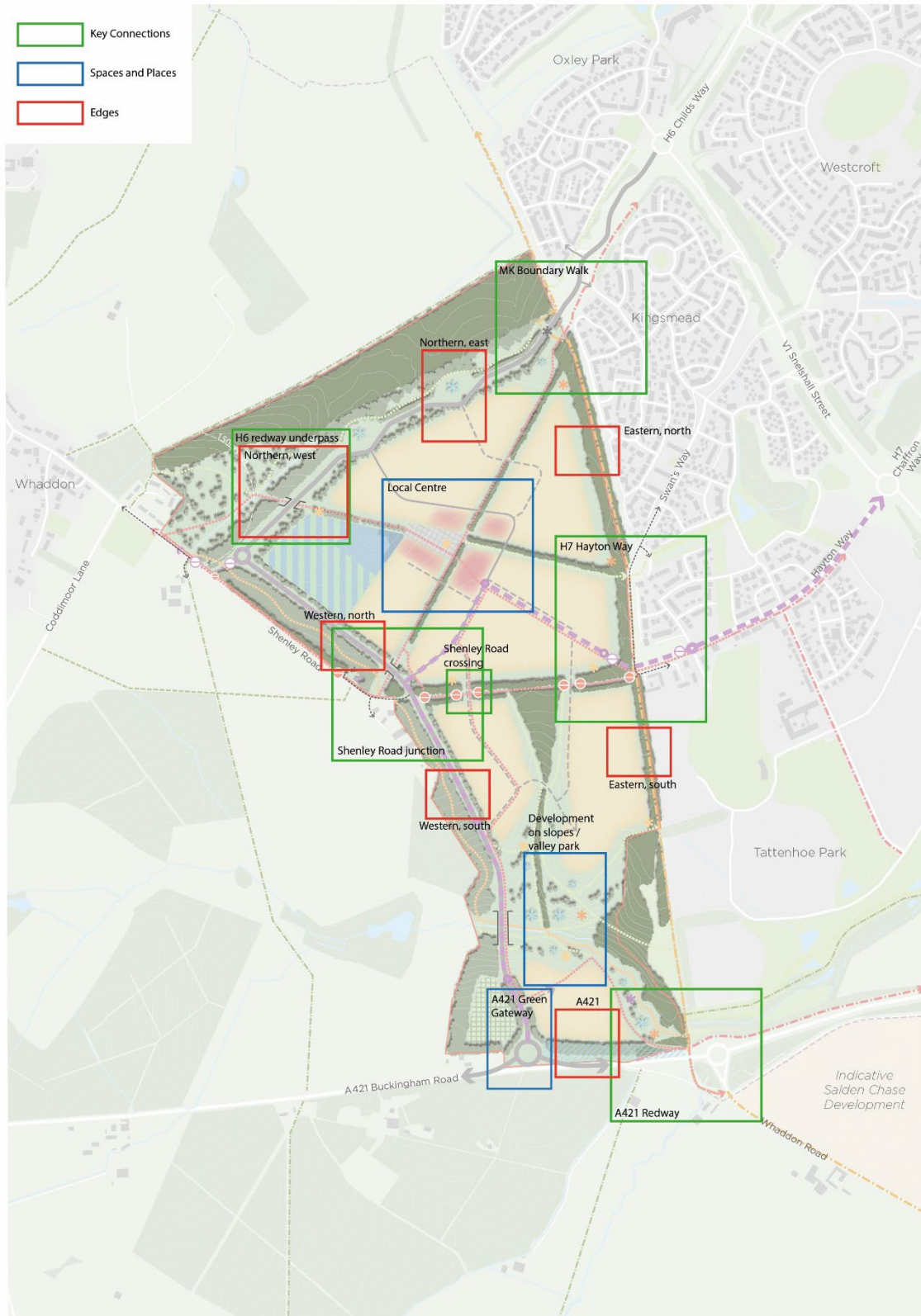
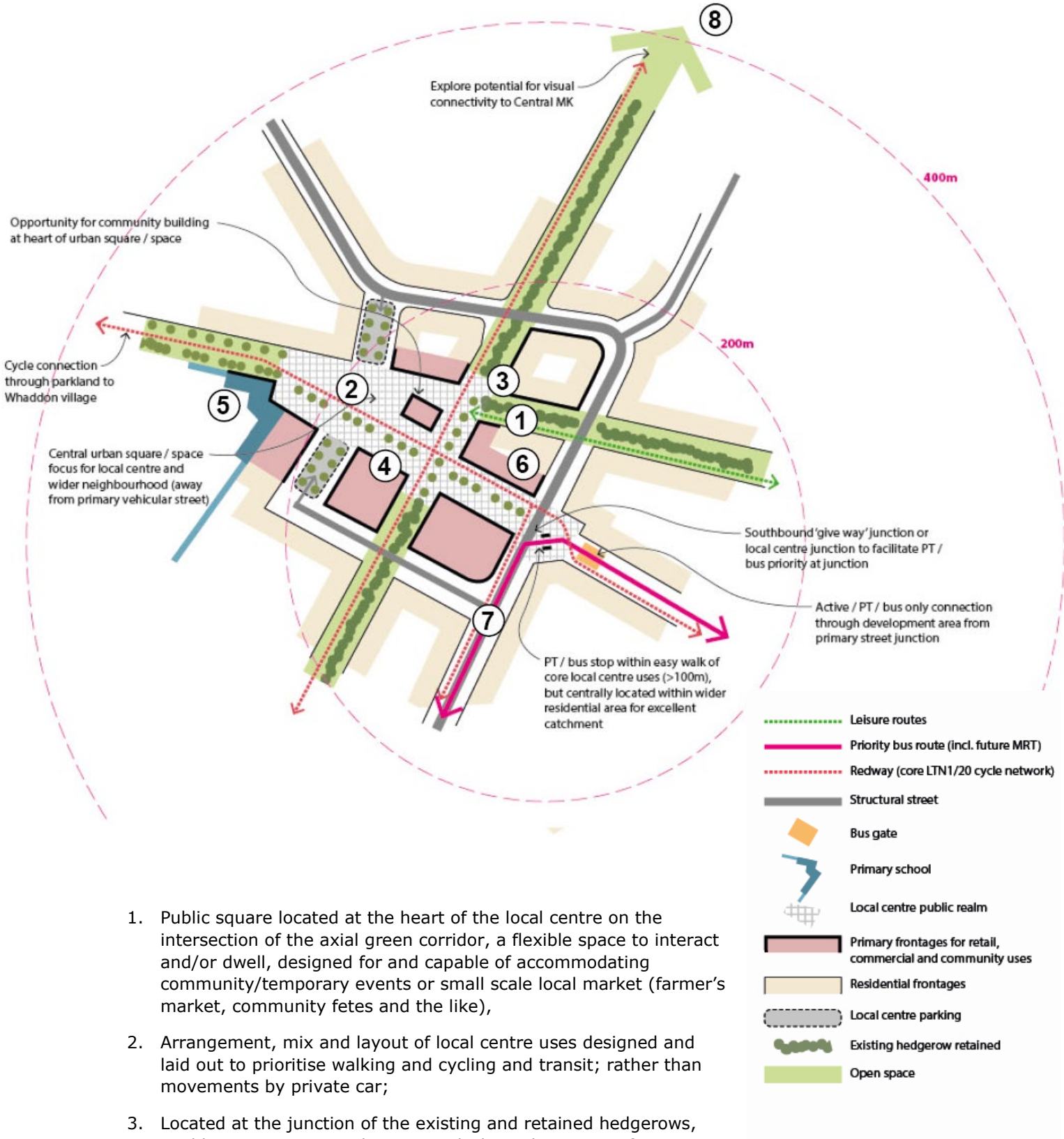


Figure 37: Location of 'Spaces and Places' and 'Edges' studies detailed below

**Local Centre and Shenley Square (refer to figure 37 for location)**

Figure 38: Sketch layout plan of Local Centre and Shenley Square (and key)





and public rights of way. Opportunities for key sightlines should also be explored, such as to the north east towards Central Milton Keynes;

4. The local centre should provide for flexible ground floor built form to key frontages as highlighted with the co-location of community facilities, retail, business support/small scale serviced office space, café/restaurant(s) and any health care facilities creating a real focus for the new community/residents. The mix of uses will be designed to have a positive interrelationship whilst minimising any conflict between the characteristics of different users/activities.
5. The primary school building should also directly address the public square, with staff and servicing access provided for separately and should not be dominated by parking/drop off areas.
6. The local centre also offers the potential for varied and higher density residential forms, such as apartments, urban town/mews homes, and later living accommodation – providing those that most need direct access to facilities and transit. This approach will also aid legibility and support higher levels of activity, the highest intensity / density of development at Shenley Park will be focused around the local centre with building heights also reaching their highest in this area.
7. The priority public transport route shall pass directly adjacent to the local centre with a 'stop' appropriately located to ensure the local centre is well served but allows the public realm/central square space to be pedestrianised/pedestrian-focused. Opportunities to deliver priority for PT are also essential to providing for more sustainable movement – this could be provided at a key junction(s) within the core development area en route to the active/public transport only connection to H7 Chaffron Way. Legible and direct Redway connectivity with H6 and the wider area should also be provided.



Figure 39: Photos (above and below) of tree planting and seating in public realm

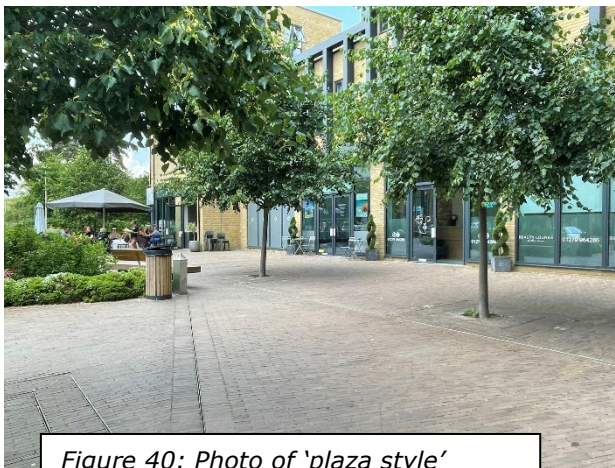


Figure 40: Photo of 'plaza style' space

The local centre public realm and open space sitting at the heart of the development will provide a focal point for communal activities. It will include a 'plaza-style' space dominated by tree planting, and seating, with secure parking for bicycles. Any vehicular parking and servicing will be sensitively designed into the space and will not dominate the street scene. Opportunities for shared parking between different uses throughout the day (for example, school drop off and pick up times, beginning and end of the day for local shops, throughout the day for services) will

be encouraged, in order to further encourage walking and cycling and to reduce the dominance of the car within the public realm.

Active frontages for ground floor units will activate the space, with potential for outdoor seating and dining to be provided where suitable. The public realm will be connected to the surrounding green spaces with clear vistas extending out along the existing and retained hedgerow corridors.



Figure 41: Photos (above and below) of ground floor units fronting public realm



**A421 Green Gateway (refer to figure 37 for location)**

The entrance to Shenley Park from the south west announces not only the site, but forms a new gateway to the wider urban area.

Dominated by landscape and planting, with medium distance glimpses of high quality built development on the higher slopes to the north, it is expected that the junction with the A421 will be designed as a green gateway to Shenley Park.

1. Built development will be set behind structural planting. Any public realm works and signage will be of high quality materials and not be overly dominant in the streetscape. Street tree planting will extend along the length of the link road to create a tree-lined legible primary route into the development.
2. Structural planting will be the dominant element at the A421 junction and will run parallel to the A421 corridor and around both sides of the new junction providing screening and separation for the new development from the A421 for reasons of visual impact and amenity.
3. Away from the A421 into the development area, formal tree planting in verges will supplement the street tree planting to create a strongly landscape dominated environment.
4. Glimpsed through the structural planting and dominated by the landscape, built development will respond positively to the gateway setting, appropriately designed with fronts or side treatment to reflect topography, appropriate overlooking and the need to minimise visual and noise intrusion from the A421 and junction.
5. Public-facing boundary treatments to rear and/or side gardens shall be brick walls/walls with landscape boundary treatments.

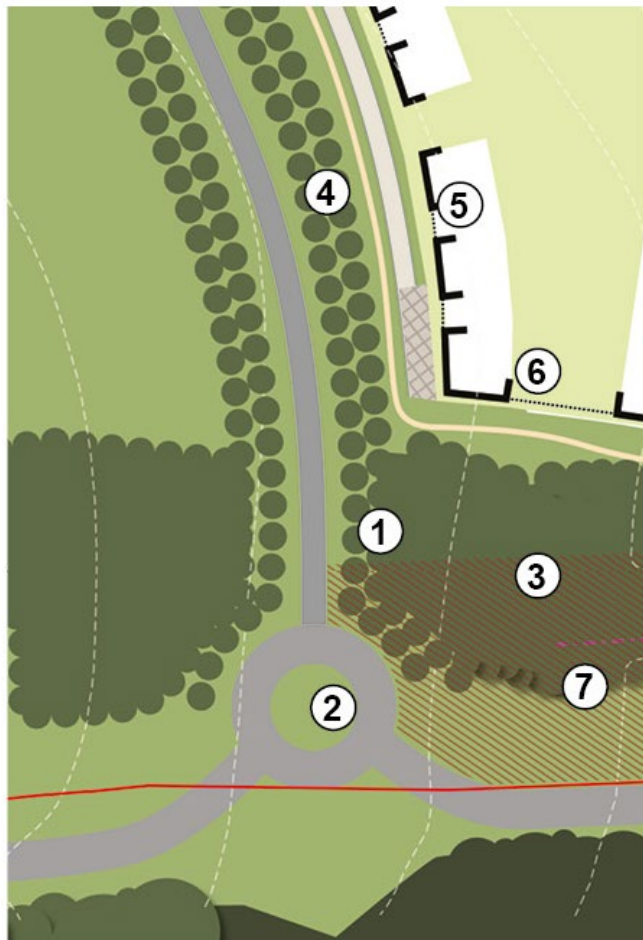


Figure 42: Design principles for A421 Green Gateway

### 7.3 Edge Conditions

Due to its landscape setting, and the importance attached to the network of existing green infrastructure which bounds the site, further specific guidance on how built development will interact positively with existing and new landscape features at various edge points is set out below. The location of the edge conditions studies is shown on figure 37 above.

**Northern Edge (East)**  
(refer to Figure 37 for location)

Figure 43: Design principles for Northern Edge (east)

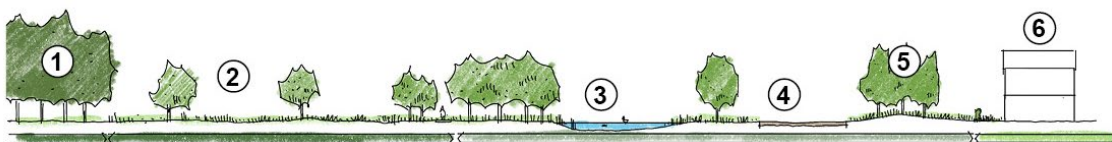


Figure 44: Section through Northern Edge (East)

1. Sensitive management of Briary Plantation to improve its quality and longevity as an ancient woodland

2. Maintain a 50m wide protective buffer of 'parkland character' landscape with defensive structural tree planting for Briary Plantation ancient woodland to include;
  - a. Provision of recreational path(s) and bridleway connections between the Whaddon offset landscape and the MK Boundary Walk
3. Surface water attenuation features, as part of the site-wide SuDS strategy, designed as naturalistic features offering visual amenity and biodiversity value in addition to drainage functionality. Both recreational routes and SuDS features to be sited a minimum of 25m away from the Ancient Woodland or the tree protection areas.
4. Creation of an outer link road to accommodate the extension of Childs Way
5. Tree lined corridor where required noise attenuation shall be concealed within the structural planting
6. Residential development set back but arranged to 'front' on to the landscape/planting within the 60m infrastructure corridor.

**Northern Edge (West) (refer to figure 37 for location)**

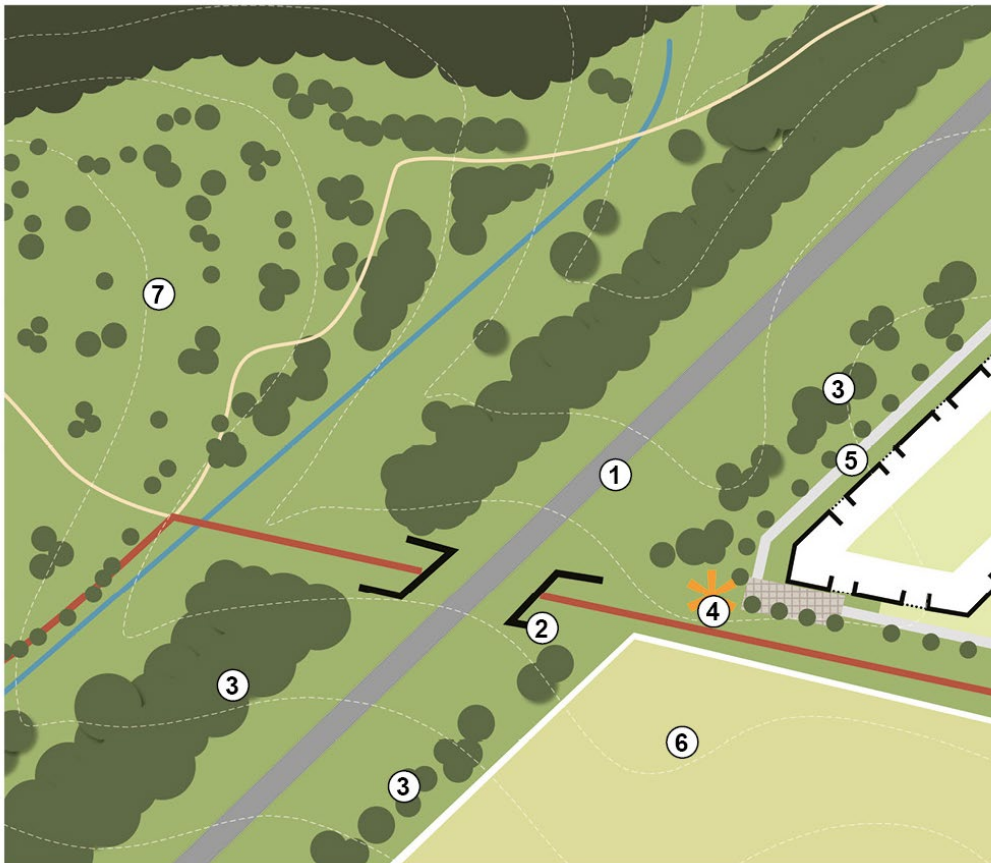


Figure 45: Design principles for Northern Edge (West)

1. Continuation of outer Link road connection to H6 Childs Way Extension

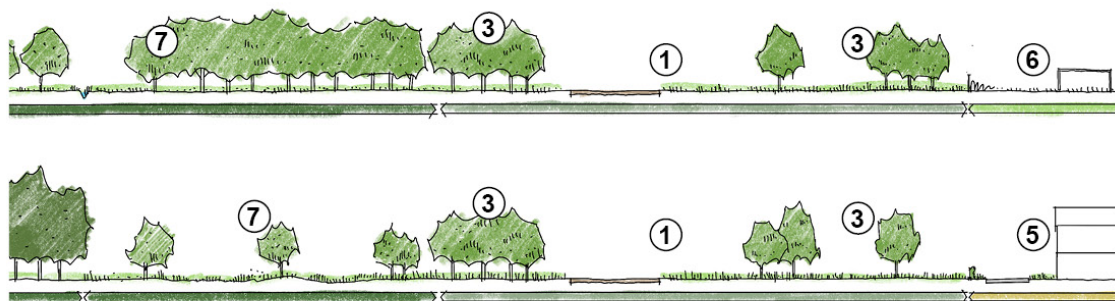
- 2. Construction of a prioritised and grade separated crossing such as an underpass beneath Childs Way extension to provide uninterrupted connectivity for pedestrians/cyclists between Whaddon Village and Shenley Park
- 3. Additional structural planting implemented within and along the length of the 60m corridor. Planting belts to be a minimum width of 10m.
  - a. Where required noise attenuation shall be concealed within the structural planting



Figure 49: Example underpass in MK (lit, direct and through visibility evident)

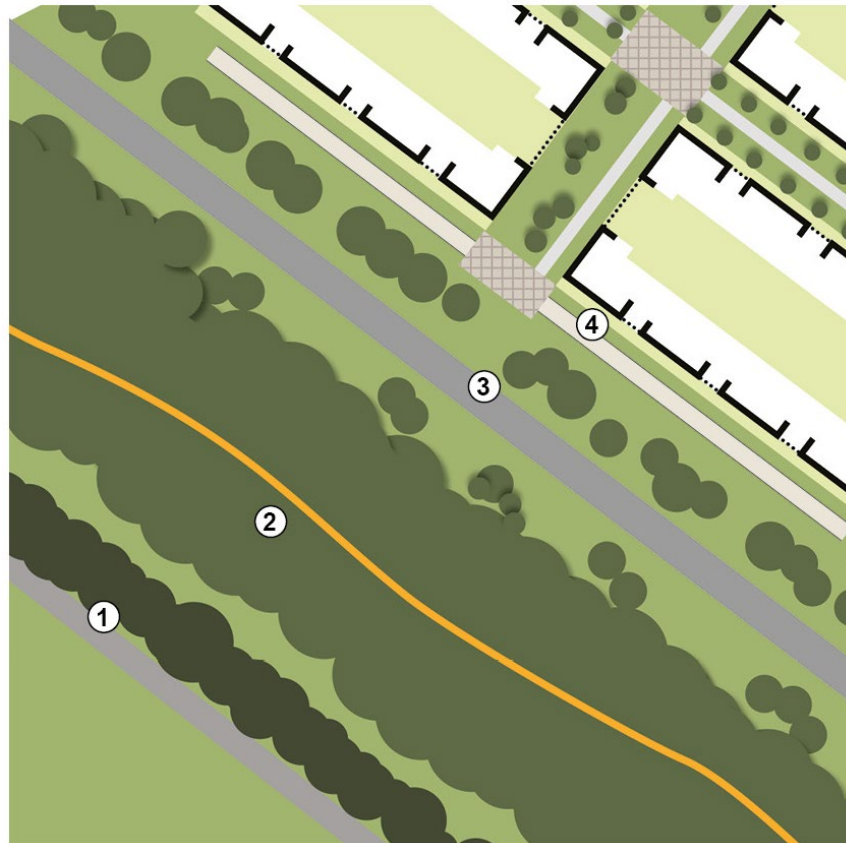
- 4. Locally Equipped Area of Play
- 5. Residential development set back but generally arranged to 'front' on to the link road corridor with tree planting to the front
- 6. Recreational path connections are to be provided from development parcels linking to the paths within the structural planting belt
- 7. Parkland character landscape and tree planting

Figure 50: Cross sections of Northern Edge (west)

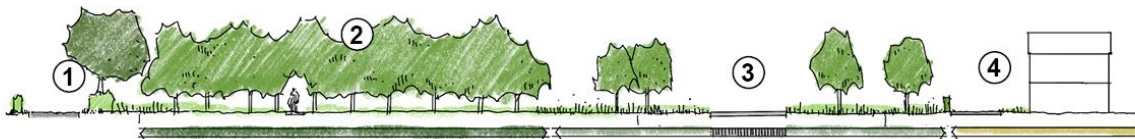


**Western Edge (North of Shenley Road) (refer to figure 37 for location)**

1. Retention of recreational path connections extending from development parcels (subject to review on safety grounds if outer link required)
2. Structural planting implemented within and along the length of the 40m corridor. Planting belts to be a minimum width of 10m
  - a. Where required noise attenuation shall be concealed within the structural planting
3. Outer link road constructed within the 40m corridor as required based on modelling
4. Residential development generally arranged to 'front' onto the link road with street tree planting in front



*Figure 51: Design principles for Western Edge (North of Shenley Road)*



*Figure 52: Cross section for Western Edge (North of Shenley Road)*

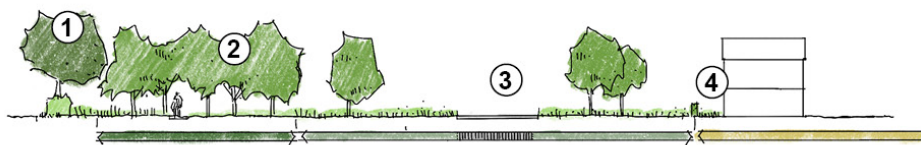
**Western Edge (South of Shenley Road) (refer to figure 37 for location)**

1. Retain existing hedgerows and trees located along the site boundary
2. Creation of a new defensible edge to MK with a variable width belt of structural planting responding to visual openness and landscape conditions west of the site. Structural planting to be a minimum of 10m at its narrowest but generally within 20-40m in width



*Figure 53: Design principles for Western Edge (South of Shenley Road)*

3. The outer link road. Recreational path connections are to be provided from development parcels across the link road linking to the paths within the structural planting belt
4. The arrangement of streets and development is to reflect the natural topography of the site (see contours on plan above), minimising the need for earthworks and reprofiling. Residential development can be arranged as 'dual aspect' on to the outer link road provided high quality boundary treatments are provided which enhance the visual appearance of the built edge.
5. High quality design responses required to address level changes within development and streets which retain the natural character and landform of the site, minimise the need for intrusive engineering and avoid extensive earthworks.



*Figure 54: Section through Western Edge (South of Shenley Road)*



**A421 Edge (refer to figure 37 for location)**

Figure 55: Design principles for A421 Edge

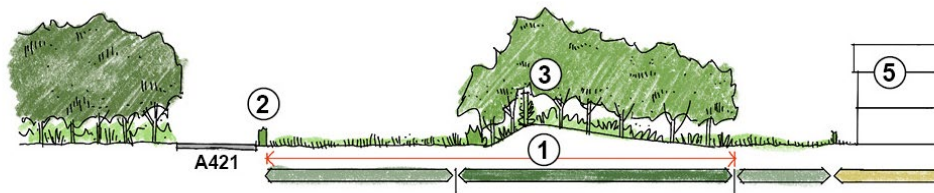


Figure 56: Section through A421 Edge

1. Maintain a 40m wide reserve corridor for the potential enhancement/interventions to the A421 to accommodate additional strategic movement along this route into and out of Milton Keynes, if demonstrated as required through separate studies or detailed modelling;
  - a. To be created and maintained as a grassed corridor until requirement for road is confirmed.
2. Retain all existing hedgerows and trees located along the site boundary except where land is required for access or dualling of A421
3. Structural planting to provide a buffer between the A421 and the new development [north of the existing landscape belt]
  - a. Where required noise attenuation shall be concealed within the structural planting
4. The arrangement of streets and development is to reflect the natural topography of the site, minimising the need for earthworks and reprofiling
5. For residential development fronting the south (facing the A421), appropriate visual, acoustic and amenity screening will be designed sensitively alongside and within the structural planting to provide an attractive visual landscaped edge for those overlooking the A421 corridor.

**Eastern Edge (South of Shenley Road)(refer to figure 37 for location)**

1. Retain existing hedgerows and trees located along the site boundary where possible
2. Development shall be set back the appropriate distance from existing green infrastructure, in accordance with the policy requirements
3. Dual aspect properties are to be arranged to provide passive surveillance over the MK Boundary Walk green corridor and green spaces
4. The arrangement of streets and development is to reflect the natural topography of the site, minimising the need for earthworks and reprofiling
5. Recreational path connections are to be provided from Shenley Park to the MK Boundary Walk where possible
6. Green corridors incorporating pedestrian routes should provide connectivity between streets, also contributing to stormwater collection, storage and conveyance as part of the sitewide SuDS network



Figure 57: Design principles for Eastern Edge (South of Shenley Road)

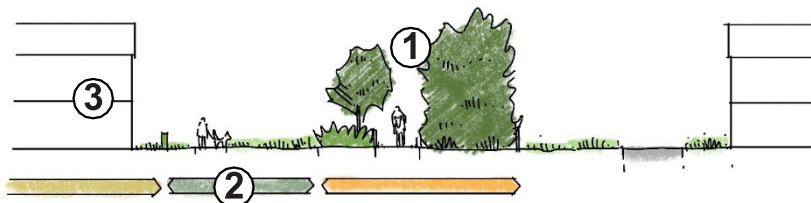


Figure 58: Section through Eastern Edge (South of Shenley Road)

**Eastern Edge (North of Shenley Road) (refer to figure 37 for location)**

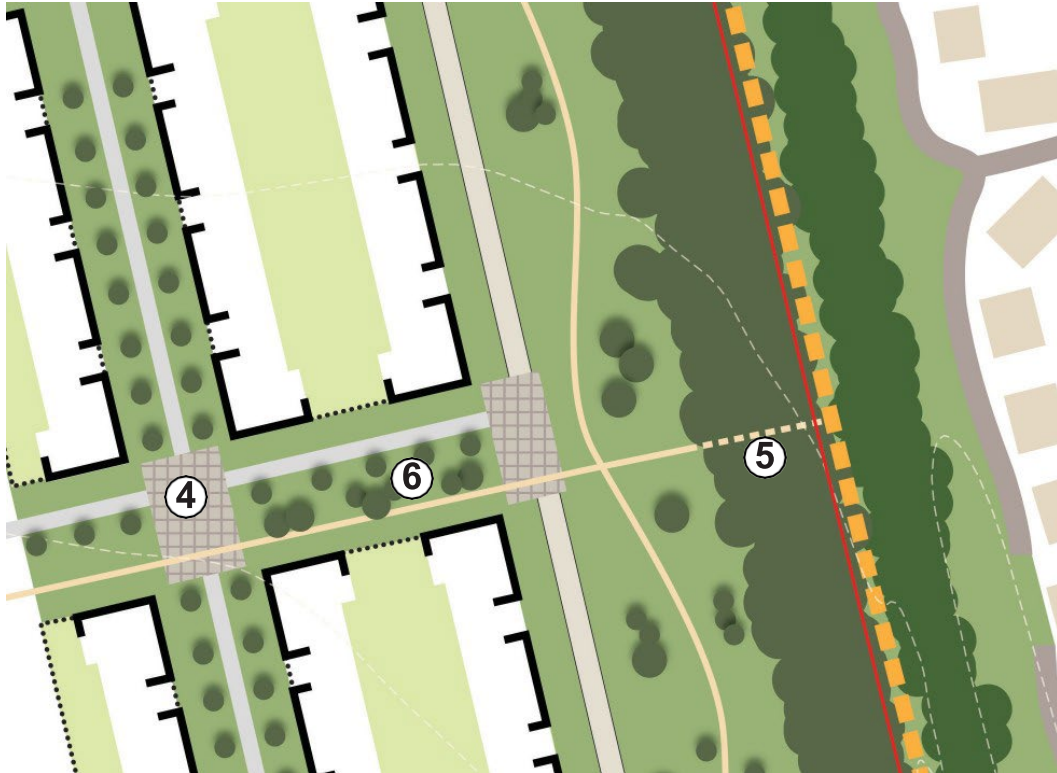


Figure 59: Design principles for Eastern Edge (North of Shenley Road)

1. Retain existing hedgerows and trees located along the site boundary where possible
2. Development will be set back the appropriate distance from existing green infrastructure, in accordance with the policy requirements
3. Dual aspect and front facing properties are to be arranged to provide passive surveillance over the MK Boundary Walk green corridor and adjacent green spaces
4. The arrangement of streets and development is to reflect the geometric layout of the existing hedgerows, with a clear and legible structure which connects to the Local Centre, open spaces and Milton Keynes
5. Recreational path connections are to be provided from Shenley Park to the MK Boundary Walk where possible
6. Green corridors incorporating pedestrian routes should provide connectivity between streets, also contributing to stormwater collection, storage and conveyance as part of the sitewide SuDS network



Figure 60: Section through Eastern Edge (North of Shenley Road)

## 7.4 Bespoke Design Responses

It is expected that best practice design as set out in Aylesbury Vale Area Design Guide Supplementary Planning Document will be the basis upon which detailed development proposals are drawn up.

The need to work with the existing undulating topography of the southern part of the site, and the importance of retaining and enhancing the cross boundary network of existing green and grey infrastructure which currently permeates through the site requires a bespoke design response to certain development areas in Whaddon Valley.

Specific guidance on how built development will interact positively with these features is set out below and the location of the studies are shown on figure 15 above.

### ***Development on slopes (refer to figure 37 for location)***

1. Minimise the need for reprofiling through the layout and design of streets and housing to work positively with the existing landform, therefore positively engaging with this topography as part of creating a successfully landscape led development.
2. Align streets to achieve accessible gradients naturally.
3. Non-standard house types should be used where necessary for development to work positively with the existing landform to minimise overlooking, and maximise opportunities for roof gardens and balconies and where possible dealing with level changes within the buildings such as through the use of design solutions such as split level bespoke buildings.
4. Stormwater attenuation features will be sensitively located, designed and scaled in order for them to integrate into the open spaces.
5. Minimise the need for hard engineering solutions to ground stabilisation and minimising the need for retaining structures. Where needed, they must not compromise the viability of amenity spaces through overshadowing or reducing the useable amenity area.
6. Maximise opportunities for solar generation with south-facing roofs.



*Figure 61: Sketch diagram showing example section of approach to development on slopes*

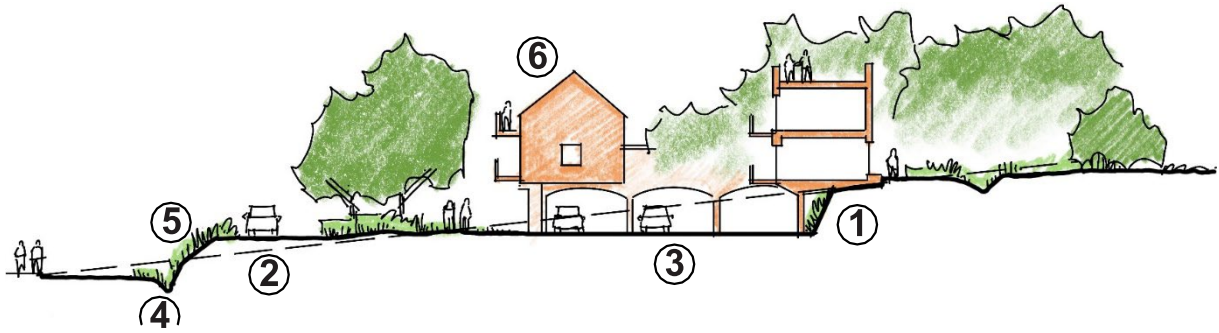


Figure 62: Sketch showing example of design solutions working positively with the levels

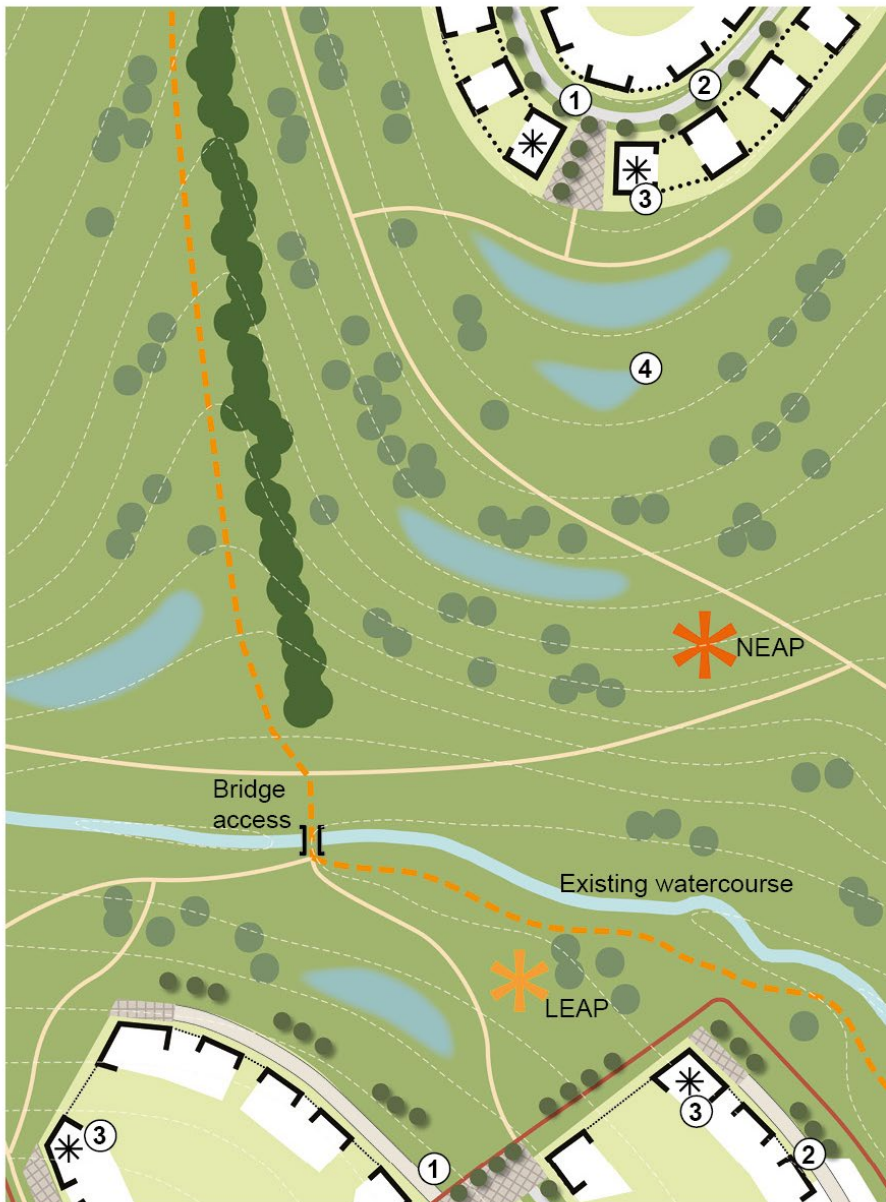


Figure 63: Design principles for development fronting Valley Park Extension

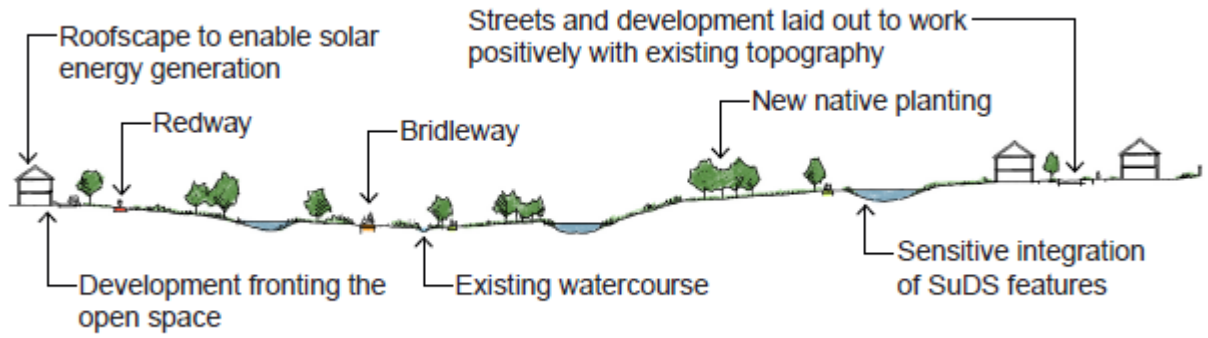


Figure 64: Section through Valley Park Extension

## Part Eight: Delivery and Phasing

### 8.1 Ensuring Effective Implementation of Policy

Policy WHA001 is a criteria-based policy and the SPD seeks to ensure the effective implementation of the policy and a summary table is provided at Annex 1 to demonstrate how compliance is achieved.

In addition to the design criteria outlined above, there are a number of policy requirements relating to built development and infrastructure delivery which subsequent development proposals, planning applications and legal agreements must reflect.

The ultimate level of development delivered in Shenley Park will be based on the approach set out previously in this SPD taking account of the adjacent settlement character and identity whilst responding positively to the best characteristics of the surrounding area.

### 8.2 Infrastructure Requirements

The key infrastructure requirements are noted in the table below and have been derived from the Council's Infrastructure Development Plan Document (Draft September 2017) and the Vale of Aylesbury Local Plan. For each of the key requirements, it identifies an anticipated timescale and any trigger points, where they can be identified at this stage. The delivery of infrastructure at Shenley Park generally is to be provided in a timely and viable way to ensure that the impact of the development is reduced / mitigated.

Item	Requirement	Delivery Timescale	Mechanism
Affordable Housing	Provision of a minimum of 25% affordable housing	Throughout and by Provider	Section 106
Care Home/Extra Care	Provision of 110 bed care home/extra care	Short/Medium Term	Section 106
Primary School and early years/nursery	Provision of land, buildings and car parking for a 2FE primary school (capacity 420) with 52 place nursery	350 units or 4 years (whichever is sooner)	Section 106
Secondary school and post-16 provision	Financial contribution towards existing or a new off-site secondary school or other such identified education project to mitigate against increased demand from the development	Medium Term	Section 106 – per pupil cost provided by education authority and paid to Buckinghamshire Council for the use of BC or MKCC as identified by the Council *
Special Education Needs (SEN) School	Financial contribution towards expansion of existing special school and/or such other special educational needs project to mitigate against increased demand from the development	Medium Term	Section 106 – per pupil cost provided by education authority and paid to Buckinghamshire Council for the use of BC or MKCC as identified by the Council *
Local Centre including Community hall	Provision of land, buildings and car parking for a new local centre (including retail)	Short / Medium Term	Section 106
Health	Delivery of an on-site healthcare facility (GP surgery) (including temporary buildings if necessary) or financial contributions towards off site	Short Term	Section 106 – per population cost provided by Council/ICB (primary care)/BHT (acute and community care) and paid

	provision of primary care services together with a contribution towards acute and community care to mitigate against increased demand from the development		to Buckinghamshire Council and directed towards evidenced need in BC or MKCC **
Sport and Leisure	Financial contribution to off-site sports facilities to mitigate against increased demand from the development (Policy I2)	Short Term	Section 106 – per population cost provided by Council
Sports Pitches and Play Space	Provision of LAP/LEAP/NEAP/MUGA and sports pitches as determined against current capacity of provision, quantities and accessibility as set out in VALP Appendix C and D and Fields In Trust guidance	Short / Medium Term	Section 106
ANGst compliant green infrastructure	Provision and management		
Link Road	Connection through the site to Grid Road H6 Childs Way via an outer link road.	Short/ Medium Term (exact timing be informed by detailed transport modelling)	Section 106
Public transport	Provision for bus priority link through the site (measures including bus only link/bus gate/bus stops) to deliver bus priority through the site; Redway provision through the site and off-site Redway connections to wider area	As development comes forward in each phase, but a level of provision will be secured upon early occupation to promote sustainable travel and provide choice of mode from the outset.	Section 278/s106
Enhanced Sustainable Travel and Mobility	Promote and encourage sustainable travel choices through the requirement of integrated and accessible transport options including provision of Travel Plans and non-car promotion. Failure to meet agreed travel plan targets will trigger additional funded mitigation to improve mode share for public transport and active travel.	Short /Medium Term	Section 278/s106 – per dwelling cost calculated by the Council
Other Highways works	Highway measures to mitigate any impact on local roads including through Whaddon and to A421 to be determined through detailed modelling as part of the planning application process.	Short/Medium Term (timing to be determined through detailed transport modelling)	To be determined and negotiated through the S106 process.

*Indicative Delivery Timescales: Short Term = Year 2024-2027 / Medium Term = Year 2027 – 2029 / Long Term = Year 2029 – 2030*

\*As the development is on the border with Milton Keynes, requirements for on-site provision or financial contributions need to take into account the capacity of schools within Milton Keynes. A



mechanism within the Section 106 Agreement can be included to apportion monies required to the relevant Education Authority to deliver additional provision.

\*\* As the development is on the border with Milton Keynes, there is an acknowledgement from the Buckinghamshire, Oxfordshire and West Berks Integrated Care Board (ICB) (primary care) and Bucks Healthcare Trust (BHT) (acute and community care) covering Buckinghamshire that liaison will need to take place with adjacent Healthcare Trusts (MK University Hospital NHS Foundation Trust) and ICB (MK, Bedford and Luton) covering Milton Keynes City as to who is responsible and % of development to be served by the relevant Trust/ICB. Mechanisms can be included within the Section 106 Agreements to apportion monies required to the relevant Trust/ICB if evidenced as required through the planning application process.

In compiling a list of infrastructure in relation to this allocation, the Council has had regard to the infrastructure tests set out in Section 122(2) of the Community Infrastructure Levy regulations which state that requests must be:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fair and reasonably related in scale and kind of development

At the time of writing, a Community Infrastructure Levy (CIL) charging schedule is not in place or being prepared for the area within which Shenley Park sits (the Aylesbury Vale Area). Accordingly, developers will be required to make Section 106 contributions to fund specific items of infrastructure and services, where required, for the development.

The sequencing of development and provision of supporting infrastructure set out in this Supplementary Planning Document has been structured to provide the appropriate flexibility over where and when development takes place. However, as explained, in respect of highways modelling, the trip generation, methodology and modelling scenarios in relation to the development will be considered and using existing data together with predicted data estimates of future traffic, will calculate the capacity of infrastructure and thus the need for improvements to highway infrastructure and the design capacity of the outer link road connection. .

### **8.3 Phasing**

Development assumptions for Shenley Park are based on a delivery period of at least 12 years, delivering around 100 dwellings per year. The phasing of the development is crucial to ensure homes and communities are accompanied by the timely, suitably located and coordinated delivery of infrastructure both on and off-site, and that the overall scheme integrates successfully into the local area. However, it is recognised that flexibility needs to be retained in setting out proposed phasing and sequencing in order that the development can respond to changing circumstances over time, including changes to planning policy and market conditions.

A coherent and coordinated approach to residential and infrastructure delivery, construction management and development phasing will be undertaken to ensure that the overall policy aspirations are met and to avoid the creation of parcels of land or pockets of development that are isolated from each other or inaccessible to necessary services and facilities.

The following phasing principles should be applied and as indicated on the plan (figure 65):

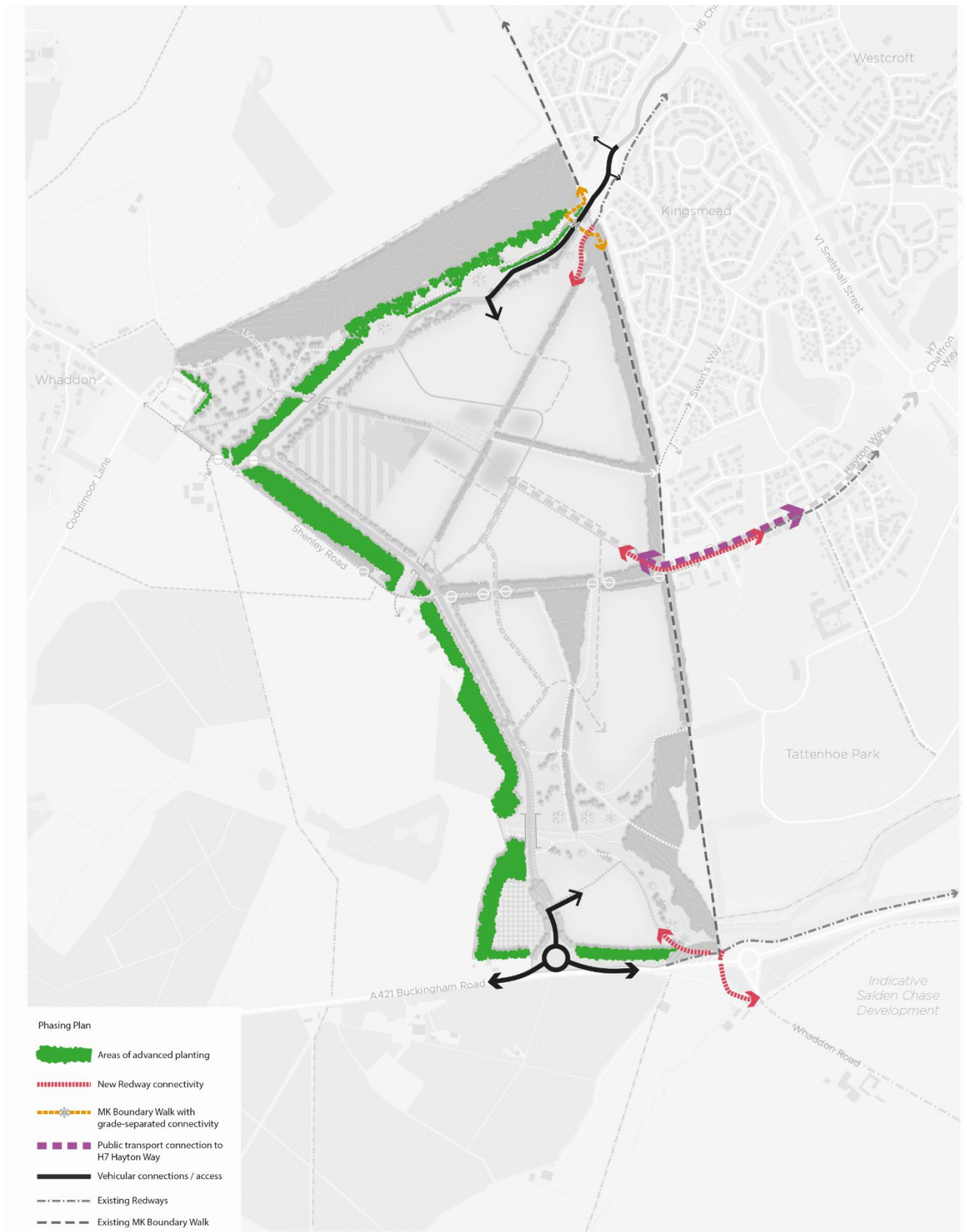
- Early phases of development should be integrated with adjacent parcels of built development (adjacent to Milton Keynes boundary) and connected into the existing Redway and footpath network to ensure sustainable patterns of travel behaviour are embedded from day 1 as residents can easily walk to existing schools and facilities
- Development parcels around the primary school site should come forward to coincide with the required trigger point for the delivery of the school (350 units or 4 years whichever is the sooner) to ensure the primary school is not isolated

- Public transport priority measures should be provided early on so discussions should commence early on with third party landowners to ensure it can be delivered when required
- Connection from A421 into H6 Childs Way should take place in the Short /Medium term and the prioritised and grade separated solution for Boundary Walk to cross this connection means the Boundary Walk can be kept open for the maximum time possible
- Advanced planting should be provided in areas indicated on figure 68 to secure early landscaped edges either in advance of development or as part of first phases of development
- A 'monitor and manage' approach should be adopted in relation to traffic movements through Whaddon and the timing of when to 'stop up' vehicular access between Whaddon and MK along Shenley Road and/or implement other appropriate measures.

Given the potential for the Shenley Park site to deliver more than 1,150 units, as acknowledged by this SPD, the number of dwellings provided per phasing term, and / or the length of time it will take for the site to be completed may differ from that assumed in the SPD. Nonetheless, it is expected that any planning permission for the site will be accompanied by an approved Phasing Strategy and Plan to ensure that infrastructure and facilities are delivered in line with development, and that existing and new residents can understand what is to be provided and when and to ensure that residents have access to the necessary amenities. This should embed the above principles.

Critically the pace of delivery will not only relate to housebuilder take up and wider market conditions, but also facilitating infrastructure delivery and how quickly demand for new homes is realised as the provision of an attractive, sustainable, and desirable place to live is formed.

Figure 65: Phasing Plan (showing required areas of Advanced Planting, early phase delivery of required walking/cycling/PT connections)



## 8.4 Viability and Deliverability

Key to a successful development will be the delivery of a high quality and sustainable place in which to live, including the provision of appropriate infrastructure at the right time. Co-ordination between the Council, landowners / developers and key stakeholders will be key to this.

Where landowners / developers wish to consider scheme viability, which is likely to be when planning applications are submitted, the Council will require an open book approach to be taken so that the outcomes and implications of viability testing at application stage can be carefully evaluated by the Council in light of the aspirations and requirements set out in this Supplementary Planning Document.

## 8.5 S106 Obligations /Heads of Terms

The community and highways infrastructure necessary to make the development acceptable will need to be secured through appropriate planning conditions and/or captured in a Section 106 agreement.

This will include:

- Provision of a serviced site for a 2FE primary school;
- Financial contributions towards provision of education (primary and secondary) places;
- On or off site sport and leisure provision;
- On-site provision of affordable housing;
- Provision of an on-site healthcare facility (GP surgery) and/or financial contributions to primary and secondary healthcare;
- SuDS maintenance;
- Off site farmland bird mitigation (or other mitigation required to offset any assessed losses or impact on ecology);
- Construction Environmental Management Plan(s) ('CEMPs')
- The implementation and monitoring of commercial and residential full travel plans to achieve sustainable travel;
- Funding for highway matters including mitigation and bus provision;
- Long term management and maintenance arrangement for green infrastructure, open space, SUDs and public realm
- Approval of Phasing Strategy and Phasing Plan.

Where costs need to be tested, they will be evaluated using a viability methodology in accordance with best practice and guidance to secure appropriate contributions from the developers and landowners.

## 8.6 Management and Maintenance

Developers will need to demonstrate that a long-term strategy is in place for the governance, funding, management and maintenance of infrastructure and assets. The developer will need to demonstrate that the approach is sustainable, that the Councils standards have been applied and it meets recognised quality standards, and it has long term management and maintenance arrangements in place. A strategy is to be agreed with the council with assets managed for at least 30 years after completion and during this time secure a mechanism to manage sites into perpetuity.

At Shenley Park, for parks and green spaces, long term governance arrangements may be secured through transfer arrangements with Whaddon Parish Council or with the Parks Trust which currently maintains Tattenhoe Valley Park and has indicated its willingness in principle to extend this to include the green infrastructure within Shenley Park.

## Part Nine: Next Steps

### 9.1 The Planning Application Process and Expectations

The Council's preference is for a single application for the entire allocation site. This is likely to be at outline stage, and may be followed by a series of reserved matters applications for infrastructure and individual development parcels. At the time of adoption of the SPD, a single outline application had been submitted to the Council.

This Supplementary Planning Document, along with the Vale of Aylesbury Local Plan, and other Supplementary Planning Documents adopted by the Council creates a strategic framework against which all current and future applications on the site will be determined.

It also provides a framework for delivering a high quality and sustainable place, including the provision of appropriate infrastructure at the right time. Co-ordination between the Council, landowners/developers and key stakeholders will be key to this and pre-application engagement in accordance with best practice and NPPF advice is encouraged.

Future planning applications should demonstrate that a policy compliant development can be achieved against relevant planning policy and reflecting the agreed vision and objectives in this SPD. Development at Shenley Park will also be guided by the policies contained within the Vale of Aylesbury Local Plan 2013 – 2033 (VALP), and the Aylesbury Vale Area Design Guide Supplementary Planning Document, together with other guidance and policies relevant at the time specific applications for the site are developed and considered.

Applications should provide the appropriate level of supporting information in accordance with national and local policy and relevant Regulations and as a minimum is expected to comprise of:

- A Design and Access Statement setting out the evolution of the design of the proposals and an explanation of the design decisions taken and made;
- An Environmental Statement (subject to any Screening Opinion to the contrary) addressing the issues advised in the EIA Regulations and refined and further articulated in any Scoping Opinion;
- Transport Assessment based on detailed highways modelling. An Active Travel Assessment is also required as a component of the Transport Assessment along with a Bus Strategy.

Any such information as is agreed to be reasonable and necessary to allow consideration of the proposals as indicated in the following list and effectively building on the baseline information and assessments which have already been carried out:

- Plans and drawings
- Planning Statement
- Transport Assessment and Travel Plans
- Flood Risk Assessment and Drainage Statement
- Landscape & Visual Impact Assessment
- Arboricultural Survey & Landscaping
- Biodiversity Report
- Archaeology and Heritage Assessment based on existing desk based assessments
- Air Quality Assessment
- Noise Assessment
- Health Impact Assessment
- S106 Heads of Terms
- Infrastructure Delivery Statement

This list is not a definitive list and should individual applications be submitted not all will need to provide all the information set out; it will depend upon the size and scale of the proposal and any pre-application discussions with the Council. Further information on supporting information is available on the Council's webpages: [Additional supporting documents | Buckinghamshire Council](#)

The securing of and timing of delivery of mitigation measures and/or infrastructure which is in compliance with the infrastructure tests set out in Section 122(2) of the Community Infrastructure Levy

(CIL) regulations which state that requests must be: necessary to make development acceptable in planning terms; directly related to the development; and fair and reasonably related in scale and kind of development.

A parallel application will also need to be submitted to Milton Keynes City Council to deliver vehicular access onto the H6 and/or H7 (and may also be needed to facilitate Redway/pedestrian/cycle connectivity to the existing network). At the time of adoption of the SPD, a parallel outline application had also been submitted to MKCC (validated August 2023).

The SPD will be a material consideration for the determination of these planning applications.

## **9.2 Subsequent Design Stages and Expectations**

An outline planning application will need to be accompanied by a Design and Access Statement that will set out how the application relates to the overall SPD. In order to provide stakeholders and local communities with clarity around the acceptability of proposals, where proposals differ from the design requirements and guidance in the SPD, a full explanation of the rationale for any changes will be required, as well as a justification where they do not adhere to the design principles, approach to landscape, and/or infrastructure requirements set out in the SPD.

Applications will need to provide parameter plans, proposed character areas, typologies and illustrative layouts which will demonstrate how the Supplementary Planning Document design objectives can be delivered within the scheme.

Preparation of a Design Code will need to be discussed as part of pre-application discussions and if considered to be required, this should be prepared in accordance with the National Design Guidance, the principles of this Supplementary Planning Document, and the AVA Design Supplementary Planning Document.

## **9.3 Governance and Engagement Expectations**

Planning applications for the site should set out how green/blue and grey infrastructure, public realm and community assets will be maintained in the long term, and, where appropriate, how the community can be involved in the governance of these assets. At Shenley Park this is likely to consider the school, playing fields, formal and informal open space and any supporting facilities, local centre and its public realm, Valley Park extension, Boundary Walk margins and structure landscaping areas, infrastructure reserve land, and areas of Ancient Woodland/offsets.

Early and ongoing engagement with the local community will provide opportunities for all parties to share ideas and suggestions as to how the community assets can be delivered and secured for future generations to ensure a long-lasting legacy.

## **9.4 Delivering, Monitoring and Review**

This Supplementary Planning Document carries statutory weight in the planning process and is a material consideration for planning applications. It provides an overarching design framework that informs and will guide future planning applications for the site and in particular the delivery of homes and key infrastructure.

Future planning applications will be expected to include information on phasing and delivery and a delivery mechanism to ensure a coordinated approach to infrastructure delivery. In particular, this will need to secure the delivery of the school and key infrastructure elements in accordance with the details set out in Section 8 of this Supplementary Planning Document.

Planning applications will also need to include a means to secure the other infrastructure elements, as required by the Vale of Aylesbury Local Plan and this Supplementary Planning Document.

Policy S8 of the Vale of Aylesbury Local Plan sets out how the Council will monitor policies in the Vale of Aylesbury Local Plan annually through their Monitoring Report. The Council will monitor the content of and implementation of this Supplementary Planning Document in the same fashion to ensure the aims and objectives of this Supplementary Planning Document are being achieved. In the event delivery is not being achieved in accordance with the Supplementary Planning Document then it may be necessary for the Council to review the Supplementary Planning Document and propose remedial steps.

**Back Page: Acknowledgements**

**This SPD has been prepared by David Lock Associates (DLA), a Town Planning and Urban Design Consultancy located in Milton Keynes, appointed by Buckinghamshire Council following a competitive tendering exercise. DLA has worked collaboratively with Council officers and the current site promoters Crest Nicholson to ensure a policy-compliant and deliverable SPD, engaging proactively with key stakeholders including Parish Councils, MKCC and Natural England, Environment Agency and Historic England as part of the SEA process.**

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## SPD Annex 1: Policy Checklist

Policy Ref:	VALP WHA001 Policy Criteria	SPD: Design Response	Expected Delivery Mechanism
a.	The site will make provision <b>for at least 1,150 dwellings</b> 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.	<p>Site constraints, design analysis and capacity studies undertaken as part of the baseline evidence confirm the site is able to accommodate the policy minimum of 1,150 dwellings.</p> <p>The SPD is not prescriptive about specific development densities but overall seeks to focus development around the central Shenley Square, tapering densities towards the site edges.</p> <p>Higher densities are also encouraged in the Northern 'Plateau' due to the relatively unconstrained nature of that part of the site.</p> <p>The SPD sets the expectation that the delivery of affordable homes will be 'pepper-potted' across the site, potentially with more units in more accessible locations.</p>	<p>SPD confirms preferred approach to extent/location of built development.</p> <p>SPD sets preferred approach to density as part of character areas and design response to topography.</p> <p>Final quantum of development, layout and densities defined through Outline Planning Applications (OPA) and outcomes of the Environmental Statement, and through subsequent Reserved Matters Applications (RMAs).</p> <p>Quantity of Affordable housing, types and tenure mix confirmed through OPA and S106 negotiations, delivered through RMAs by providers.</p>
b.	Provision of <b>110 bed care home/extra care</b> facility.	VALP Policy H6b allocates a 1ha site for on-site delivery of a 110-bed care home. The SPD preference is to deliver the care home co-located or integrated within/adjacent to the Local Centre ensure a vibrant and accessible central hub.	Developer to deliver the commercial element on site through an RMA. Phasing to be agreed through OPA/s106 agreement.

Policy Ref:	VALP WHA001 Policy Criteria	SPD: Design Response	Expected Delivery Mechanism
c.	Provision of land, buildings and car parking for a <b>2FE primary school (capacity 420) with 52 place nursery</b> . Infrastructure will need to be provided and phased alongside development, the details of which will be agreed through developer contribution agreements.	<p>The SPD confirms the extent of land and preferred location in/adjacent to the Local Centre.</p> <p>The preferred orientation is for the school/nursery building(s) to interact positively with / as part of a Local Centre, facilitating linked local trips. Open areas/playing pitches to be situated at the rear of the school buildings as part of reinforcing openness and a visual buffer to Whaddon village to the northwest of the site.</p> <p>The SPD encourages opportunities to co-locate community Open Space/playing pitches with those proposed for the school buildings.</p>	Phasing and contributions to be agreed through OPA and S106 but primary school expected to be required by 350 <sup>th</sup> occupation/4 years from commencement of development, whichever is the later. S106 will refer to school specification and include a mechanism for a Delivery Notice to be served to confirm if the Primary School is to be provided by the Council or the Owners.
d.	Subject to detailed discussions and agreement with the Education Authority: <ul style="list-style-type: none"> <li>• a <b>financial contribution towards existing secondary schools</b> will be required or provision of a site for a new secondary school if the need for an onsite facility is proven;</li> <li>• and a financial contribution to <b>special needs education</b>.</li> </ul>	The South West Milton Keynes ('Salden Chase') development includes a 5.12ha site safeguarded for the provision of a Secondary School which is likely to be able to accommodate pupils from this development and therefore, no secondary school site is required to be included in the Framework Plan.	Suitable offsite contributions for secondary school and special needs education provision will be sought at a trigger to be agreed with the Council and will be secured via the S106 and include a mechanism to be passed to MK City Council to facilitate provision if so required.

Policy Ref:	VALP WHA001 Policy Criteria	SPD: Design Response	Expected Delivery Mechanism
e.	<p>Provision of land, buildings and car parking <b>for new local centre including community hall and a contribution towards or delivery of a healthcare facility</b> 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.</p>	<p>The SPD Framework Plan allows approx. 1.5ha site for a mixed use centre centrally located to include extra care / care home, community/healthcare building (potentially co-located), among other facilities. This may comprise temporary ground floor uses with residential above, or standalone building options. A public square is also demarcated which can accommodate community/temporary events.</p> <p>Flexible ground floor space within the local centre will facilitate delivery of healthcare provision on-site should this be confirmed. The OPA should explore options for on-or off -site contributions with the Bucks &amp; Milton Keynes Integrated Care Board in relation to primary care, and the Healthcare Trusts in relation to critical and acute care, in order to reflect the most up to date healthcare provision arrangements being pursued by these authorities at the time of delivery.</p> <p>Any vehicular parking and servicing will be sensitively designed into the local centre space so as not to detract from the use and attractiveness of this space for people, and to ensure public transport/ped/cycle facilities and priority movements can be achieved. Opportunities for shared parking between different uses throughout the day will be encouraged, to encourage walking / cycling and to reduce the dominance of the car within the public realm.</p>	<p>Developer to deliver the commercial element on site through an RMA. Phasing to be agreed through OPA/S106.</p> <p>Developer to liaise with Bucks and Milton Keynes Integrated Care Board, and the governing Healthcare Trust, to confirm whether on-site delivery or off-site contributions will be required. If the former, the s106 to confirm the management strategy for such a facility.</p>

Policy Ref:	VALP WHA001 Policy Criteria	SPD: Design Response	Expected Delivery Mechanism
f.	<p>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.</p>	<p>The SPD Framework Plan has adopted a landscape led approach which responds to the local context of the site’s existing vegetation and topography.</p> <p>A technical LVIA will need to be undertaken as part of OPA; however, key views have been taken account of in the baseline evidence.</p> <p>The SPD addresses the issue of a long-term defensive boundary by strengthening the existing well-defined field boundary to the west using structural tree planting. As detailed in the SPD, this tree planting will integrate into and respond sensitively to the wider green infrastructure network, and will include opportunities to secure biodiversity net gain across the site, and allow for potential bridleway connections.</p>	<p>LVIA to inform development design and building heights/scale and densities for the OPA.</p> <p>Defensible boundary to be delivered by developer and in accordance with advanced planting phasing plan included in the SPD. Detailed timing to be agreed under OPA and secured through condition and/or s106.</p>
g.	<p>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.</p>	<p>Based on site and design analysis and further to conversations with Whaddon PC and other stakeholders, the SPD Framework Plan includes a buffer of a minimum 150m in width which will comprise a sensitive extension to the parkland character which surrounds Whaddon Hall. This space can accommodate informal recreation and will be sufficient to conserve the setting and rural identity of the village.</p> <p>Appropriate policy-mandated buffers are applied in the SPD Framework Plan to the Briary Plantation to preserve and enhance the woodland character, and habitat value.</p>	<p>Whaddon buffer to be delivered by developer and secured through condition and/or s106.</p> <p>Buffers to be fixed in development design and delivered by the developer at a trigger to be agreed with the Council.</p>

Policy Ref:	VALP WHA001 Policy Criteria	SPD: Design Response	Expected Delivery Mechanism
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.	<p>The SPD requires that as a principle, existing public footpaths and bridleways within the site are retained and integrated into the development where practical. Where it is not practical, they should be diverted to run through the open space network to maintain connectivity.</p> <p>Routes will be enhanced to improve their accessibility/durability and to create connections to the existing Public Right of Way network to provide wider recreational connectivity.</p>	<p>Phasing to be agreed through OPA and s106.</p> <p>Access and Movement parameters to be confirmed through OPA / ES outcomes, and secured through condition.</p> <p>Final layout and nature of pathways will be subject to subsequent RMA(s).</p>
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.	Ecological technical assessment and mitigation measures will be required to support the OPA, to inform an ecological management plan.	Likely to be attached as a pre-commencement condition on the OPA.
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.	<p>The SPD adopts a landscape-led approach which retains all mature vegetation in situ, save for one hedgerow stretch in the Southern half (running north-south, perpendicular to A421) required to enable infrastructure connections to be delivered.</p> <p>Policy-mandated buffers and other landscape enhancements are included in the SPD Framework Plan to protect and connect the existing assets (incl. both Plantations) to create a stronger network of ecological habitats.</p>	Arboricultural survey will be provided as part of an OPA. A tree protection plan and detailed landscaping strategy will be secured via condition and will need to be produced for subsequent RMA(s).
k.	Hard and soft landscaping scheme will be required to be submitted for approval	This technical detail will be required as part of future planning applications.	Likely to be attached as a pre-commencement condition on the OPA and detail will follow through RMA(s), discharge of conditions applications.

Policy Ref:	VALP WHA001 Policy Criteria	SPD: Design Response	Expected Delivery Mechanism
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.	<p>Desk based archaeological assessments and evaluation have already been undertaken, and therefore the baseline archaeological data is understood.</p> <p>The SPD maintains visual separation between the Scheduled Ancient Monument and the development through protection and enhancement of the Briary Plantation Ancient Woodland and its protective buffer</p>	<p>A Heritage Statement is likely to be required to be submitted with the OPA and included as part of a chapter on Cultural Heritage within the Environmental Impact Assessment.</p> <p>Report and recommended mitigations to be secured through conditions attached to the OPA.</p>
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.	<p>A Cultural Heritage Impact Assessment was undertaken for the Council by Oxford Archaeology with a report produced in April 2023. This report focuses on the late Iron Age and Roman settlement discovered through archaeological evaluation and determined that the settlement is of local significance and does not warrant preservation in situ.</p> <p>The SPD Framework Plan therefore assumes excavation in full of the archaeological remains. Recording of this and other archaeological remains should be reflected on site through the interpretative boards and in-situ signage.</p>	Where remains will be impacted upon, details of required mitigation through appropriate investigation will be secured through condition/s106 and delivered by the developer.
n.	The development must provide a satisfactory vehicular access from the A421 Buckingham Road.	The SPD Framework Plan shows the location of a new roundabout vehicular access from the A421 Buckingham Road.	Developer to deliver new vehicular access, phasing to be agreed under the OPA and s106.

Policy Ref:	VALP WHA001 Policy Criteria	SPD: Design Response	Expected Delivery Mechanism
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.	This technical assessment will be required to be submitted with any OPA and will need to use the Buckinghamshire Transport Model in consultation with MKCC highway authority as well as detailed transport modelling. This will confirm the nature of any enhancements to the A421 along with the results of the A421 Connectivity Study as well as necessary off site highway works or mitigation required.	<p>Delivery of A421 access, link road, safeguarded reserves/P&amp;R connection and all other highway works including Redway/pedestrian connections and PT infrastructure will be agreed through the OPA and delivered by the developer.</p> <p>Phasing and any contributions to off site works will be secured through OPA S106/S278 agreements.</p>
p.	Provide for a Link Road connection through the site to Grid Road H6 Childs Way and or H7 Chaffron Way, which shall include:	The SPD Framework Plan shows a new Link Road which provides vehicular connection between the A421 to the H6 grid road (rather than the H7 which is a much lower order grid road), through the Shenley Park site. Further transport modelling will confirm the Link Road alignment, width and points of connection shown on the SPD's Framework Plan to accommodate traffic flows determined through detailed modelling and taking into account the need to demonstrate commitment to public transport priority, sustainable travel and appropriate mode shift. This shall maintain an appropriate street design through the development area to ensure human scaled streets and create a well-designed public realm and streetscape.	<p>Developer to deliver Link Road, phasing and works to be agreed under the OPA and s106/s278 agreements.</p> <p>The Link Road should meet Bucks Council's highway standards, although cooperation will be required between the applicant, Bucks Council and Milton Keynes' Highways Authority as it links into the H6 and grid network.</p>

Policy Ref:	VALP WHA001 Policy Criteria	SPD: Design Response	Expected Delivery Mechanism
	<ul style="list-style-type: none"> <li>A Redway providing direct connection through the site to the existing Redway Network.</li> </ul>	<p>Redway connections will be extended from H6, H7 and the A421 into the Site wherever feasible. Recreational routes and bridleways will run along all boundaries of the Site and connect through to Milton Keynes and into the wider Whaddon Chase landscape and footpath/bridleway network.</p>	<p>Developer to deliver extensions to Redways, phasing to be agreed under the OPA and s106/s278 agreements.</p>
	<ul style="list-style-type: none"> <li>A public transport route to incorporate Mass Rapid Transit through the site to Grid Road H6 Childs Way and or H7 Chaffron Way.</li> </ul>	<p>The Framework Plan includes a priority public transport link (which can incorporate Mass Rapid Transit) between the A421 access via the Shenley Park local centre and the downgraded Shenley Road (closed off to other vehicles) to connect into H7 Hayton Way, the primary point of connection into Milton Keynes (via Westcroft District Centre) for public transport.</p>	<p>Phasing to be agreed through OPA and s106.</p> <p>Developer to liaise with local bus operator(s) for service requirements. On-site delivery triggers and contributions to be secured through s106/s278 agreements.</p>
q.	<p>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.</p>	<p>The SPD encourages that all existing public footpaths and bridleways within the site are retained and integrated into the development where practical providing connections across the site and into the adjacent areas. A cross parcel network of leisure routes will be provided to ensure easy and uninterrupted access for active travel modes around the site.</p>	<p>Phasing to be agreed through OPA and s106/s278 agreements.</p> <p>Access and Movement parameters to be confirmed through OPA / ES outcomes and secured through condition.</p> <p>Final layout and nature of Redways/footpaths and leisure routes will be subject to subsequent RMA(s).</p>
r.	<p>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.</p>	<p>The Framework Plan includes a priority public transport link (which can incorporate Mass Rapid Transit) between the A421 access via the Shenley Park local centre. Developer to liaise with local bus operator(s) for service requirements.</p>	<p>Phasing to be agreed through OPA and s106.</p> <p>On-site delivery triggers and contributions to be secured through s106/s278 agreements.</p>



Policy Ref:	VALP WHA001 Policy Criteria	SPD: Design Response	Expected Delivery Mechanism
s.	An air quality and noise assessment shall be submitted to and approved in writing by the Council prior to development commencing.	This technical assessment will be required to support the OPA.	Required to be submitted with the OPA and included within the Environmental Impact Assessment.  Report and mitigation measures to be secured through condition.
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.	This technical assessment will be required to support the OPA.  The SPD adopts a landscape-led approach which integrates blue infrastructure into the existing landscape (with enhancement where possible) to create multifunctional routes for recreation, habitat extension, and flood risk mitigation.	Required to be submitted with the OPA and included within the Environmental Impact Assessment.  Report and mitigation measures to be secured through condition.
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.	This technical assessment will be required to support the OPA.	Required to be submitted with the OPA and included within the Environmental Impact Assessment.  Report and mitigation measures to be secured through condition.

<b>Policy Ref:</b>	<b>VALP WHA001 Policy Criteria</b>	<b>SPD: Design Response</b>	<b>Expected Delivery Mechanism</b>
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.	This technical assessment will be required to support the OPA.	Required to be submitted with the OPA and included within the Environmental Impact Assessment.  Report and mitigation measures to be secured through condition.
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.	This technical assessment will be required to support the OPA.	Required to be submitted with the OPA and included within the Environmental Impact Assessment.  Report and mitigation measures to be secured through condition.



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

**Final Screening Outcome**

**December 2022**

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Last updated: 12 December 2022

Version: 1.2

Online version: <https://www.buckinghamshire.gov.uk/insert-link-to-policy>

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# Contents

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<b>1. Summary</b>	<b>4</b>
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<b>2. Legislative Background and Criteria</b>	<b>6</b>
Legislative Background	6
Criteria for Assessing the likely Effects of The Shenley Park , North East Aylesbury Vale SPD	6

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<b>3. The Supplementary Planning Document – Shenley Park, North East Aylesbury Vale</b>	<b>8</b>
3.1. Summary	8
3.2. Relationship with the Local Plan	9
3.3. The Adopted VALP – Shenley Park Policy	10
3.4. Plan of the Site	14

---

<b>4. The SEA Screening Process</b>	<b>15</b>
Stage 1	16
Stage 2	17
Stage 3	17
Stage 4	17
Stage 5	19
Stage 6	19
Stage 7	20

---

<b>5. SEA Criteria for determining likely significance of effects</b>	<b>21</b>
Evaluation of the Scope for a Shenley Park, North East Aylesbury Vale SPD	21
The characteristics of plans and programmes	21
Characteristics of the effects and of the area likely to be affected	22

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<b>6. VALP Sustainability Appraisal, 2019</b>	<b>29</b>
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<b>7. SEA Screening Opinion</b>	<b>31</b>
---------------------------------	-----------

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<b>8. Habitat Regulations Assessment Screening</b>	<b>32</b>
Introduction	32

The Habitats Regulations Assessment (HRA) process	32
People over Wind	34
<hr/>	
<b>9. Stages of HRA</b>	<b>35</b>
Potential impacts and activities adversely affecting European sites	36
<hr/>	
<b>10. HRA Screening of the Shenley Park, North East Aylesbury Vale SPD Scope</b>	<b>38</b>
Background	38
Interpretation of 'likely significant effect'	39
Assessment of the SPD Scope	39
<hr/>	
<b>11. HRA screening outcome</b>	<b>43</b>
<hr/>	
<b>12. Conclusions</b>	<b>44</b>
<hr/>	
<b>13. Consultation Responses</b>	<b>45</b>
Historic England	45
Natural England	47
Environment Agency	48
<hr/>	

# 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 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.

### **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
<b>Site reference</b>	WHA001
<b>Size (hectares)</b>	About 99ha
<b>Allocated for (key developments and land use)</b>	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
<b>requirements</b>	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.
<b>Source</b>	HELAA
<b>Current neighbourhood plan status</b>	N/A
<b>Expected time of delivery</b>	50 homes to be delivered 2020-2025 and 1,100 homes to be delivered 2025-2033
<b>Site-specific Requirements</b>	<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"> <li>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</li> <li>b. Provision of 110 bed care home/extra care facility</li> <li>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.</li> <li>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</li> <li>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</li> </ol>

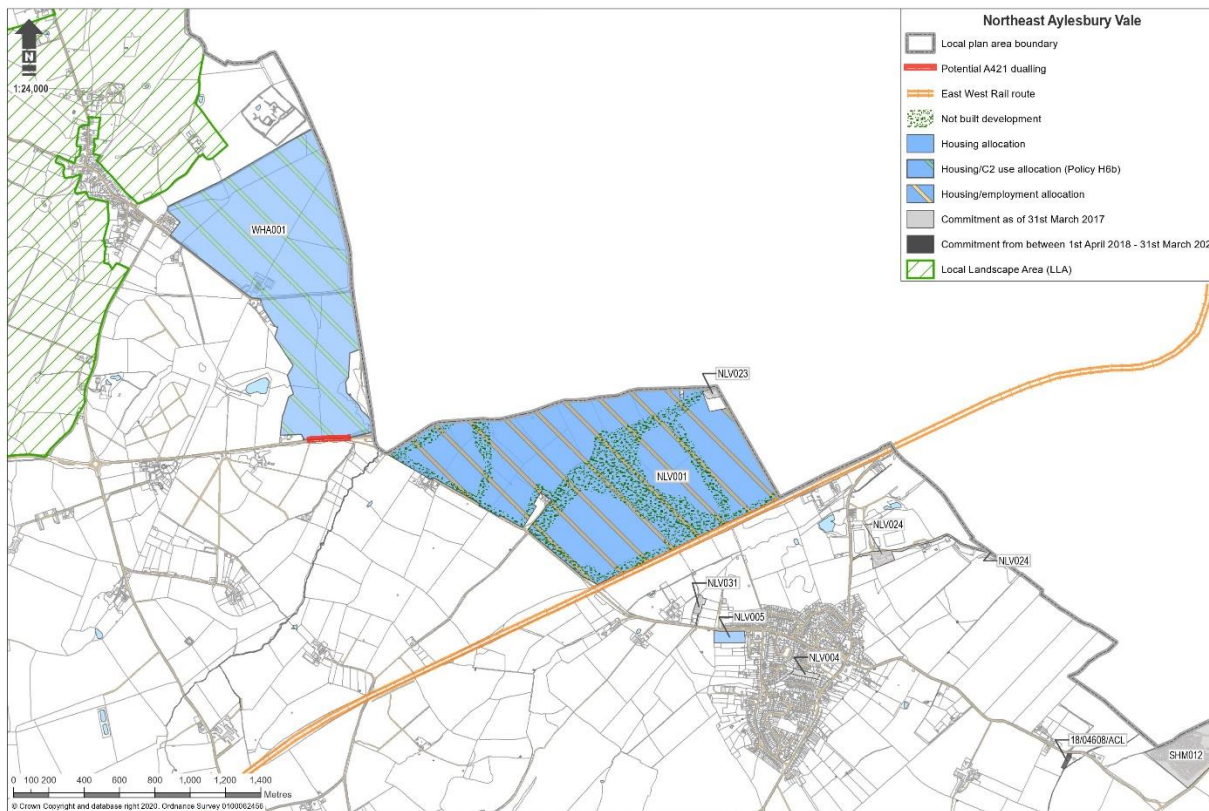
- sustainable community providing a mix of uses to ensure that housing development is accompanied by infrastructure services and facilities
- f. The site will be designed using a landscape-led and green infrastructure approach. The development design and layout will be informed by a full detailed landscape 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](https://www.buckinghamshire.gov.uk/documents/9742/Aylesbury_local_plan_L46JWaT.pdf)



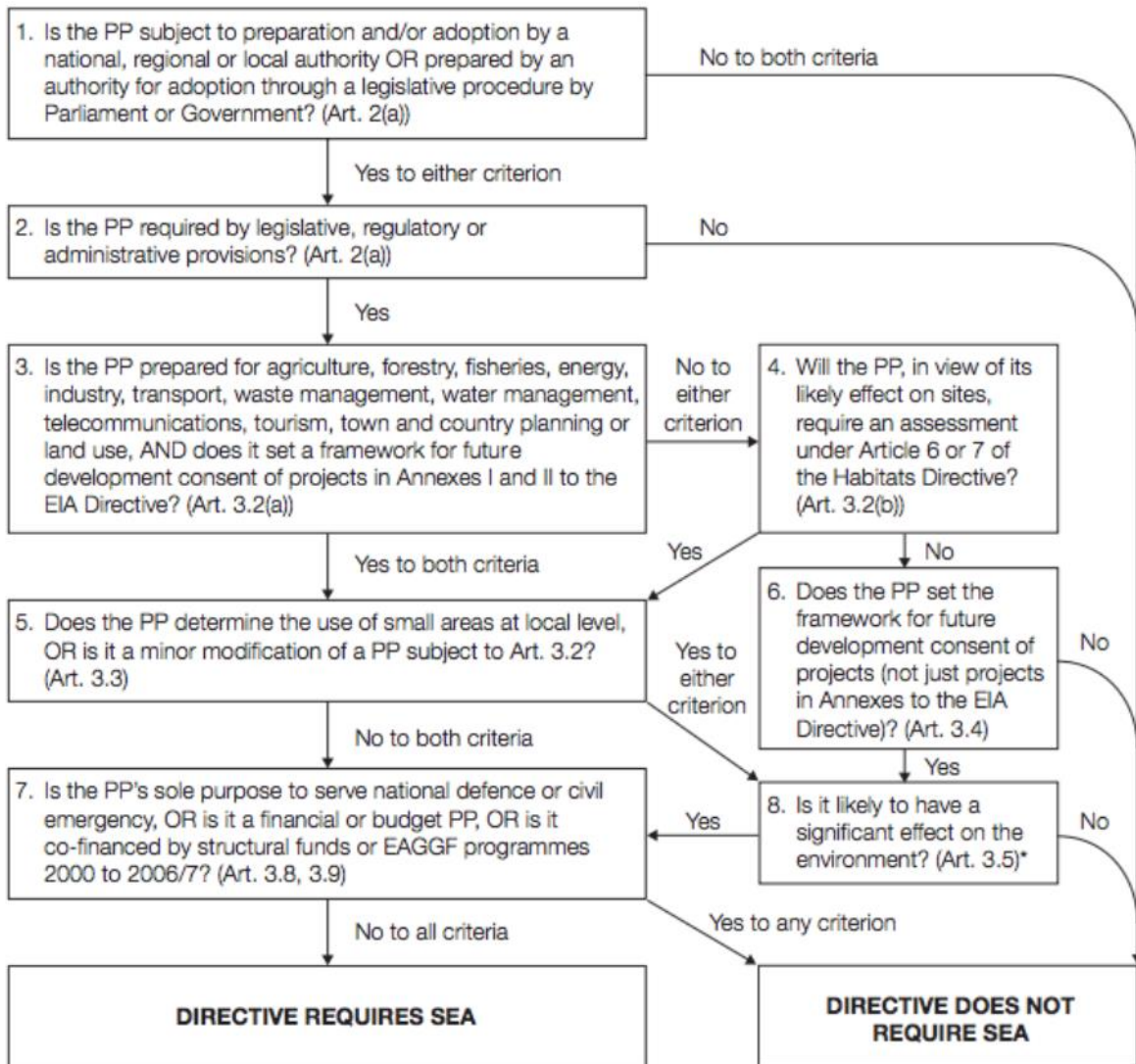


## 4. The SEA Screening Process

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:

<b>No. Species</b>	<b>Vernacular</b>
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 there 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](http://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](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](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](http://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](http://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](mailto: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](mailto: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 21<sup>st</sup> 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**



# Strategic Environmental Assessment (SEA) for the Shenley Park Supplementary Planning Document (SPD)

**Environmental Report**

July 2023

<b>Prepared by</b>	<b>Checked by</b>	<b>Verified and approved by</b>
Mark Fessey Associate Director, AECOM	Nick Chisholm-Batten Technical Director, AECOM	Dr. Steven Smith Technical Director, AECOM

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## Table of Contents

Non-technical summary .....	i
1. Introduction .....	1
2. What is the SPD seeking to achieve? .....	2
3. What is the scope of the SEA? .....	4
Part 1: What has plan-making/ SEA involved to this point? .....	5
4. Introduction (to Part 1) .....	6
5. Defining reasonable alternatives .....	7
6. Reasonable alternatives assessment.....	9
7. The preferred approach.....	15
Part 2: What are the SEA findings at this stage?.....	16
8. Introduction (to Part 2) .....	17
9. Assessment of the Draft SPD .....	18
Part 3: What are the next steps? .....	29
10. Next steps .....	30
Appendix I: Legal checklist.....	32
Appendix II: SEA scope.....	36

# Non-technical summary

AECOM is commissioned to lead on Strategic Environmental Assessment (SEA) in support of the emerging Shenley Park Supplementary Planning Document (SPD).

Shenley Park, near Whaddon, is one of the allocated sites for growth within the former district of Aylesbury Vale, located at the edge of Milton Keynes. This site, together with other allocations within the adopted Vale of Aylesbury Local Plan 2011-2031 (VALP, adopted 2021), is required to fulfil the level of growth for Aylesbury Vale as set out in VALP Policy S2 Spatial Strategy for Growth.

The aim of the SPD is to build upon the statutory development plan (VALP and other SPDs), expanding upon the VALP site allocation policy (WHA001), with a view to guiding work at the planning application / development management stage and ultimately ensuring sustainable development. The scale of the site (99ha) and allocation (at least 1,150 homes) is such that an SPD is warranted. However, it is important to be clear that SPDs cannot change or add new policy (see [guidance](#)).

SEA is a mechanism for considering and communicating the likely effects of an emerging plan, and alternatives, with a view to minimising negative effects and maximising positive effects. Central to the SEA process is publication of an Environmental Report for consultation alongside the Draft Plan that essentially presents an assessment of “the plan and reasonable alternatives”.

## This Environmental Report / NTS

At the current time the Draft Shenley Park SPD is published for consultation and the Environmental Report is published alongside, in order to inform the consultation. This is the Non-Technical Summary (NTS) of the Environmental Report.

Both the Environmental Report and this NTS sets out to answer three questions:

1) What has plan-making / SEA involved **up to this point?**

- including in relation to 'reasonable alternatives'.

2) What are the SEA findings **at this stage?**

- i.e. in relation to the Draft Plan.

3) What happens **next**

Firstly, there is a need to set the scene by answering: *What's the scope of the SEA?*

## What is the scope of the SEA?

The scope of the SEA is reflected in a list of topics and objectives, which, taken together indicate the parameters of the SEA and provide a methodological 'framework' for assessment. The following topics form the core of the framework:

- Biodiversity
- Climate change
- Communities, health and wellbeing
- Historic environment
- Landscape
- Land and water resources
- Transport

## Plan making/SEA up to this point

An important element of the required SEA process involves assessing **reasonable alternatives** in time to inform development of the Draft Plan, and then publishing assessment findings in the Environmental Report to be benefit of consultees. As such, Part 1 of this report explains how work was undertaken to develop and assess a 'reasonable' range of **concept masterplan alternatives**.

Work on concept masterplan alternatives has been undertaken over a period around one year and has involved extensive engagement with stakeholder organisations as well as a range of technical evidence gathering workstreams. The 'design evolution' is explained in detail within a report available at the current time entitled *Shenley Park SPD Baseline Evidence and Design Analysis* (DLA, June 2023).

The report considers a wide range of issues and options before concluding that the key choice, at the current time, is in respect of "access + movement" – see **Figure A**. For other masterplanning issues the report concludes that there is a clear preferred approach at the current time (i.e. for consultation), in light of the available evidence.

However, for the purposes of this Environmental Report, it is considered appropriate to 'take a step back' and consider more high-level concept masterplan alternatives – see **Figure B**. Whilst there is a clear argument in support of Option 1, which forms the basis for DLA 'access + movement' scenarios', on balance it is considered reasonable to explore the four concept masterplan alternatives in detail here.

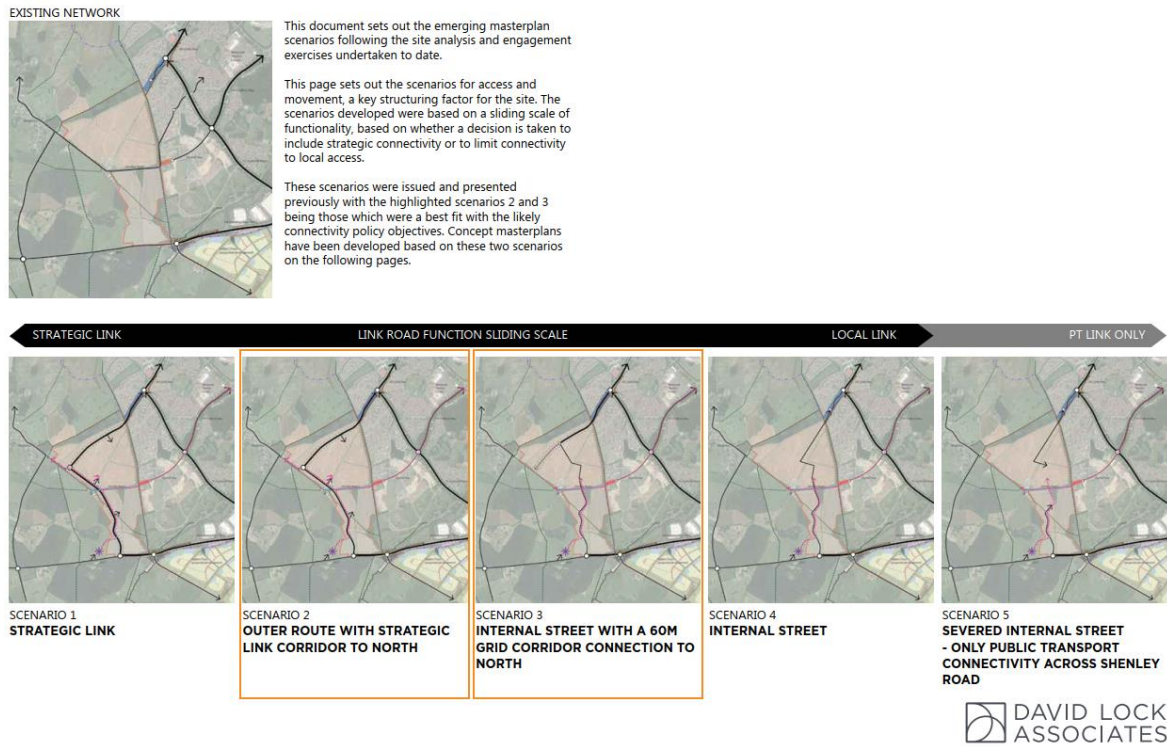
The reasonable concept masterplan alternatives are defined with a view to enabling particular consideration of / discussion around the following key issues:

- **Archaeology** – extensive work has been undertaken to consider a key archaeological constraint affecting the central-eastern part of the site, namely evidence of a Roman settlement. This culminated in a Cultural Heritage Impact Assessment (CHIA, Oxford Archaeology, 2023) which confirmed that the settlement is of local significance and, in turn, recommended that it does not necessitate preservation in situ (i.e. it can be excavated, recorded etc). However, in order to further bolster the evidence-base behind this approach, it is considered necessary to test the option of avoiding development over the archaeological site.
- **Southern half of the site** – Shenley Park is "a site of two halves", with fewer constraints to development in the northern half (a plateau) relative to the southern half (a valley). There are clear arguments in favour of at least some development in the southern half, including mindful of the road connectivity, with the VALP policy requiring a new link road passing from the A421 (at the southern edge of the site) northeast through the site to join the MK grid road network (H6 and/or H7); however, there is also feasibly the option of nil growth. The assumed implication is a need for commensurately higher growth in the north (see below).
- **Green infrastructure** – numerous elements of the green infrastructure strategy are now very well established (or even a 'given'); however, a key matter potentially remaining open to consideration is in respect of the size of the landscape / greenspace buffer between the site and the historic hilltop village of Whaddon.

Finally, all options are assumed to deliver at least **1,150 homes** in line with VALP Policy WHA001, and mindful of the importance of delivering on the committed VALP land supply. Further context is that the site promoter submitted an EIA Scoping Report for up to 1,650 home scheme in 2022, although the latest developer proposal is for a 1,265 home scheme (see [shenleypark.consultationonline.co.uk](https://shenleypark.consultationonline.co.uk)).

*Figure A: Tightly bounded concept masterplan alternatives varying only in respect of approach to ‘access and movement’, as defined within the DLA Study (June 2023)*

### Shenley Park - Access + Movement Scenarios



*Figure B: The high-level concept masterplan ‘reasonable alternatives’*





Table A presents an assessment of the high-level concept masterplan alternatives introduced above (Figure B). Presented subsequently is Buckinghamshire Council's response to the assessment / explanation of the preferred approach.

With regards to assessment methodology:

Within each row (i.e. for each of the topics that comprise the SEA framework) the columns to the right hand firstly rank the alternatives in order of preference and then, secondly, highlight instances of a predicted significant positive effects (**green**), moderate or uncertain positive effects (**light green**), moderate or uncertain negative effects (**amber**) and significant negative effects (**red**) significant effect on the baseline (mindful of established objectives). Also, '=' is used where it is not possible to confidently differentiate between the alternatives.

*Table A: Reasonable alternatives assessment findings*

	Option 1 Emerging preferred option	Option 2 Archaeology in situ	Option 3 Avoid the south	Option 4 Whaddon buffer
Topic	Rank (number) and significant effects (shading)			
Biodiversity	2	3	★1	3
Climate change	★1	2	2	2
Communities	★1	2	2	★1
Historic env	=	=	=	=
Landscape	2	3	★1	3
Land and water	=	=	=	=
Transport	★1	2	2	2

### Discussion

The assessment shows a mixed picture, with each option associated with a degree of relative merit. Option 1 performs well in a number of respects; however, it is important to be clear that it is not for SEA to arrive at an overall conclusion on which of the options is 'best'. That is because SEA is undertaken without any assumptions made in respect of the degree of importance, or 'weight', that should be assigned to each of the topics that make up the SEA framework. It is for the plan-maker to assign weight and *then* decide which option is preferred *on balance*.

Having made these initial points, the following bullets consider each topic in turn:

- **Biodiversity** – the key consideration here is Whaddon Chase, which is a collection of woodlands associated with a former royal hunting forest. Key components of Whaddon Chase surround the southern part of the site. Also, within the southern part of the site is the Tattenhoe Brook corridor along with several linked areas of woodland that likely contribute to ecological functioning within the Whaddon Chase landscape (a [Biodiversity Opportunity Area](#)).

On the face of things, the Whaddon Chase constraint / opportunity might serve to indicate a preference for **Option 3**, which would avoid development in the sensitive southern part of the site. However, under this scenario there would still need to be a road corridor through the southern parcel, and the landowner might well still continue to promote the southern parcel for development, as opposed to making the land available for green infrastructure in perpetuity.

With regards to **Options 2 and 4**, there is limited biodiversity argument for a new area of parkland over the archaeological site (Option 2) or larger landscape gap to Whaddon (Option 4) at the expense of increased housing delivery in the southwest of the site, including in proximity to Whaddon Chase woodlands.

In **conclusion**, it is fair to highlight Option 3 as having a degree of merit in theory; however, in practice, and with a long-term perspective, this is less clear. Option 1 also performs well given that this approach to broad layout within the site has formed the basis for recent work to consider link road options (see Figure A above, also discussion below) as part of a wider effort to ensure that the SPD is suitably 'future-proofed', including mindful of long-term strategic planning for Whaddon Chase, including the possibility of woodland creation (see Appendix 9 of the DLA Evidence Study, also Section 9 of the main report).

- **Climate change** – beginning with the matter of **climate change adaptation** / resilience, flood risk is typically a primary consideration, and this is the case for Shenley Park, where a small brook passes through the southern half of the site. There might be a theoretical argument in support of Option 3, with a view to extensively buffering the river corridor; however, in practice, and with a long-term perspective, it is not clear that this is the case, for the reasons discussed above, under 'Biodiversity'. The assumption under all of the alternatives is that the brook would be integrated within an extended Tattenhoe Valley Park.

Moving onto **climate change mitigation** / decarbonisation, the primary consideration is minimising per capita greenhouse gas emissions from **transport**, which primarily means minimising the need to travel and supporting a modal shift away from the private car towards public and active transport.

In this respect, key considerations are: A) all options can deliver a new public transport route through H7 (with a link to the local centre); B) Option 2 would not align well with a desire to make best use of Shenley Road as an active travel route, nor weight growth in proximity to the MK-edge (particularly the nearby Westcroft District Centre); and C) Option 1 has formed the basis for detailed work to consider link road options (as discussed above), including work around future-proofing for a possible Mass Rapid Transit system for MK and/or a Park and Ride to the SW of the City (potentially west of the Bottledump roundabout).

Finally, with regards to the objective of minimising per capita greenhouse gas emissions from the **built environment**, the scale of Shenley Park gives rise to a theoretical opportunity, as does the potential to support fairly high-density development and a mix of uses in the northern half of the site (i.e. housing alongside a community centre). Specifically, there could be an opportunity in respect of achieving a standard of regulated operational emissions that exceeds the requirements of Building Regulations, and feasibly even achievement of net zero emissions (ideally without offsetting, i.e. 'onsite net zero'). Also, there might be an opportunity in respect of non-operational emissions, which are unregulated, e.g. embodied carbon in building materials.

In this light, a consideration is whether any of the alternatives would necessitate a higher density local centre / higher density scheme in the northern half of the site; however, it is not clear that this is a significant consideration.

Another consideration is development viability, with a need to ensure that funding is available for decarbonisation / net zero focused measures. There is a viability argument for supporting growth across the site (Option 1), including within the southern area where new homes would need to be lower density (reflecting the sensitivities) and hence would have strong viability credentials. Furthermore, in the absence of support for new homes in the southern part of the site there could well continue to be pressure for growth here in the future, leading to a risk of 'piecemeal' growth with opportunities missed for securing developer contributions and investment in zero carbon focused measures.

In **conclusion**, Option 1 is supported from a perspective of both transport and built environment decarbonisation and does not give rise to any significant concerns from an adaptation perspective. Under Option 1 the effect of the SPD would certainly be to secure an improvement on the baseline, but it is not clear that this benefit would be 'significant' in the context of a climate emergency.

- **Communities, health and wellbeing** – focusing on **Option 4**, this would see a much larger landscape gap to Whaddon, which is a historic and by all accounts thriving village community. However, there is a clear argument for a buffer that is 'the right size' in terms of both ensuring separation and enabling good integration between the communities either side. In this light, there is thought to be a widespread understanding that, whilst the Whaddon buffer must be of a good size, what is of equal or similar importance is that it is of a high quality, including via investment in landscaping and measures to support active use.

Also, under Option 4 the effect would also be that a major emphasis of open space delivery within the site would be at the northwest extent, with a very strong concentration in this one area, potentially at the expense of open space elsewhere within the site (in terms of land availability and potentially also investment), including locations accessible from the existing MK edge. In this respect **Option 2** potentially has a degree of merit, as there would be a new strategic open space adjacent to the current MK edge. However, in practice, it is not clear that there is a particular need for this (albeit it could be high quality including with measures around archaeological interpretation). The primary green infrastructure opportunity is around the Tatternhoe Valley Park extension.

Finally, under Option 4, there is a need to consider possible issues around road and public transport connectivity, including from a future-proofing perspective, and mindful of the importance of avoiding problematic levels of traffic through Shenley Park (with resulting 'communities' impacts).

In **conclusion**, it is fair to highlight theoretical support for Option 4, mindful of the views of Whaddon Parish Council around ensuring a good-sized landscape buffer. However, it is important to recognise potential drawbacks / challenges.

- **Historic environment** – as discussed, the archaeological constraint affecting the central eastern part of the site (a Roman settlement, associated with the Shenley Road, which was a minor Roman road) was a key focus of discussion and technical work over the period 2022 to 2023. This culminated in a CHIA (2023) recommending that it is not necessary to preserve the site in situ, as it is of only local significance. Also, there is a need to consider the benefits of excavation (in terms of research etc), and also an understanding that the remains could be at risk of damage under a baseline scenario involving continued agricultural use of the land. In this light, it would not be appropriate to conclude a preference for **Option 2**, mindful of knock on implications for planning within the other land parcels within Shenley Park as well as, feasibly, implications for futureproofing, terms of strategic planning for the Whaddon area, Bottlehouse Farm (locally significant) and the Whaddon Chase landscape.

In **conclusion**, it is not possible to differentiate between the alternatives with any certainty. With regards to significant effects, neutral effects are predicted; however, there is an argument for predicting positive effects on the baseline, which is a 'no SPD' scenario. There is an urgent need for the SPD to be in place so that it can inform and guide the forthcoming planning application.

- **Landscape** – there is a clear theoretical argument in support of **Option 3**. However, in practice, and with a long-term perspective, this theoretical argument can be questioned, as has been discussed. It is crucially important that the SPD supports comprehensive and future-proofed growth, as opposed to risking piecemeal growth, which might even be described as 'sprawl'. It is hard to imagine the southern part of Shenley Park being left undeveloped in the long term and, in this light, there is a need to ensure a strategic approach is taken to sympathetic development, potentially to include strategic infrastructure, within what is a sensitive landscape including Tattenhoe Brook and Whaddon Chase.

Under **Option 1** there would be the potential for lower density and high-quality housing growth in the southern part of the site. For example, the DLA Report (2023) discusses *“opportunities for development running along, not across, the contours, using the south facing slopes and the linear park as key design influences, resulting in more varied and bespoke design responses...”*

In **conclusion**, it is fair to highlight theoretical support for Option 3; however, in practice, there is an argument to suggest that Option 1 could be preferable. With regards to significant effects, there is a need to recall that there are no nationally designated landscapes in the area, albeit there is a case for 'larger-than-local' significance in the context of committed and possible further strategic growth elsewhere to the south / southwest of MK.

- **Land and water** – the majority of the site has been surveyed in detail and found to comprise land that is not of 'best and most versatile' (BMV) quality, as defined by the NPPF. Specifically, the land is of Grade 3b quality, whilst the NPPF defines BMV as land that is of Grade 1, 2 or 3a quality. In this light, there is limited argument for leaving the southern part of the site undeveloped and in continued use of agriculture, given that the effect could be to increase pressure for growth at locations elsewhere associated with higher quality land. There are some parts of the MK-edge known to be associated with Grade 2 quality land.

With regards to water, the only matter for consideration (recalling the scope of the SPD) is water quality within the brook that bisects the southern part of the site. However, there is no reason to suggest a particular concern, or any particular opportunity, under any of the reasonable alternatives. It is fair to assume high quality Sustainable Drainage Systems (SuDS) under all scenarios.

In **conclusion**, the alternatives perform on a par with neutral effects predicted.

- **Transport** – this is a key issue, and one that has already been explored above. Detailed work has been undertaken to explore options for road connectivity (see Figure A), with this work assuming a broad approach in line with Option 1. This preferred approach involves an inner ‘street’, but also land reserved for a new strategic link / grid road. A final decision on the most appropriate approach will need to be made in light of future transport modelling. Also, there may be a need to account for proposals in the early stages of development for a Mass Rapid Transit system for MK and/or the potential for a Park and Ride to the SW of the City (which may be sited to the west of the Bottledump roundabout).

It is difficult to conclude with certainty that options other than Option 1 would conflict with strategic transport objectives, including from a future-proofing perspective. However, issues could arise, for example under: Option 4, including due to pressure for housing growth at the southwest extent of the site; and Option 3, where there would be a need for a new road link – strategic or otherwise – through the southern parcel without housing growth alongside.

Aside from the configuration of road / public transport links within the site and the wider area, the other key consideration is active travel links to key destinations including Westcroft District Centre, Salden Chase (where there is an approved reserve site for a new secondary school) and Central MK. Matters have already been discussed above, under the ‘Climate change’ heading.

In **conclusion**, Option 1 preferred and differential effects are judged to be of some significance, albeit there is uncertainty ahead of further work. There is a need to recall the baseline (‘no SPD’) situation, which could involve pressure for higher growth within the site without suitably strategic infrastructure planning.

The Shenley Park team at Buckinghamshire Council responded to the assessment as follows (N.B. the following text does not comprise an assessment):

*“Option 1 is supported on balance, in light of the assessment. It performs well in a number of respects, although it is recognised that the assessment serves to highlight certain arguments for an alternative approach.*

*Option 1 best balances the objectives while supporting a policy compliant scheme. It seeks to ensure sufficient land is within the developable area of the site to deliver at least 1,150 homes and the other policy requirements of the site. It supports a landscape led approach with a clear western edge defensible boundary, recognises and responds to the ‘on the ground’ constraints of the site, including the more sensitive and topographically complex southern half, the archaeological remains, the trees and hedges and the existing communities.*

*Development on the southern part of the site allows the site to deliver on its policy objectives including the provision of a link road. Furthermore, the CHIA indicates that development is possible on the parcel containing the Roman settlement. The evidence shows that a larger buffer between Whaddon and Shenley Park is not*

*necessary to provide appropriate separation, furthermore a larger buffer here would make the new facilities at Shenley Park less accessible to the residents of Whaddon and would put pressure on the more sensitive southern part of the site to accommodate more development.”*

## Assessment findings at this stage

Part 2 of this report presents an assessment of the Draft SPD as a whole. In practice the assessment builds upon the assessment of Option 1 presented above.

Assessment findings are presented as a series of narratives under the SEA framework. The assessment concludes:

- **Moderate or uncertain positive** effects in respect of ‘Transport’. There is an argument for predicting ‘significant’ positive effects, but there remains some uncertainty regarding implications of the SPD for strategic transport objectives for the A421 corridor / southwest MK area. Further transport modelling work and A421-related evidence is required ahead of a decision on a new link road.
- **Moderate or uncertain positive** under the ‘Communities, health and wellbeing’ heading. There is a carefully considered approach to creating a high-quality new community, ensuring good access to key services and facilities as well as green infrastructure, and careful consideration is also being given to the existing community at Whaddon. There remains a degree of uncertainty around the communities implications of a potential future strategic outer link / grid road, but the SPD has sought to accommodate these considerations as far as possible. Transport modelling that will support the planning application will inform a decision on the road requirements.
- Broadly **neutral effects** are predicted under other headings, as per the conclusion reached for concept masterplan Option 1. As is inevitably the case, there are a range of tensions with sustainability objectives, but there is a need to recall that the baseline situation is one whereby a planning application will be forthcoming in the absence of an SPD. On the matter of climate change mitigation, it is noted that a number of similar SPDs nationally require net zero development; however, in the Shenley Park context it is not clear that there is potential to set this requirement, recalling that SPDs cannot change or introduce policy.

## Next steps

This Environmental Report is published for consultation Draft SPD. Subsequent to the consultation the intention is to finalise the SPD in light of consultation responses received. The next step will then be to formally adopt the SPD.

# 1. Introduction

## Background

- 1.1 AECOM is leading on Strategic Environmental Assessment (SEA) in support of the emerging Shenley Park Supplementary Planning Document (SPD).
- 1.2 Shenley Park, near Whaddon, is one of the allocated sites for growth within the former district of Aylesbury Vale, located at the edge of Milton Keynes. This site together with other allocations within the adopted Vale of Aylesbury Local Plan 2011-2031 (VALP, 2021) is required to fulfil the level of growth for Aylesbury Vale as set out in VALP Policy S2 Spatial Strategy for Growth. The aim of the SPD is to build upon the statutory development plan (VALP and other SPDs), expanding upon the VALP site allocation policy (WHA001), with a view to guiding work at the planning application stage and ultimately ensuring sustainable development. The scale of the site (99ha) and allocation (at least 1,150 homes) is such that an SPD is warranted. However, it is important to be clear that SPDs cannot change or add new policy (see [guidance](#)).
- 1.3 SEA is a process for exploring the likely effects of a draft plan and alternatives with a view to minimising negative effects and maximising the positives.<sup>1</sup>

## SEA explained

- 1.4 It is a requirement that the SEA process is undertaken in-line with the Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.5 In-line with the Regulations, a report (known as the Environmental Report) must be published for consultation alongside the draft plan that assesses “the plan, and reasonable alternatives”.<sup>2</sup> The report must then be taken into account, alongside consultation responses, when finalising the plan.
- 1.6 More specifically, the report must answer the following three questions:
  1. What has plan-making / SEA involved up to this point?
    - including in relation to 'reasonable alternatives'.
  2. What are the SEA findings at this stage?
    - i.e. in relation to the draft plan.
  3. What happens next?

## This Environmental Report

- 1.7 This report is the Environmental Report for the Shenley Park SPD. It is published for consultation alongside the Draft SPD.
- 1.8 This report answers each of the three questions introduced above in turn.<sup>3</sup> Each question is answered within a discrete 'part' of the report.
- 1.9 Before answering question 1, there are two further introductory sections.

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<sup>1</sup> SEA is not an automatic requirement for SPDS (unlike Local Plans). Rather, SPDs must be 'screened' to determine whether or not SEA is required. In the case of the Shenley Park SPD screening led to a conclusion that SEA is required.

<sup>2</sup> Regulation 12(2) of the Environmental Assessment of Plans and Programmes Regulations 2004.

<sup>3</sup> See **Appendix A** for further explanation of the report structure including its regulatory basis.

## 2. What is the SPD seeking to achieve?

### Overview

- 2.1 Once adopted, the SPD will set out a clear framework and principles of what is expected from the development at the site-wide level, with flexibility to ensure detailed approaches are established through the planning application process.  
  
N.B. with regards to the planning application process, an outline application is expected soon; see [shenleypark.consultationonline.co.uk/the-site/next-steps](https://shenleypark.consultationonline.co.uk/the-site/next-steps).
- 2.2 More specifically, the SPD will identify in-principle support for a specific spatial disposition of land uses and infrastructure within the site that accords with VALP policy WHA001 along with a series of overarching design parameters to ensure a high quality, distinctive, sustainable, and well-integrated development.
- 2.3 In short, whilst the Council's overarching vision and objective for the site is signposted in Policy WHA001, the purpose of the SPD is to translate that high level objective into a site specific and spatial vision and design concept.
- 2.4 The vision for Shenley Park set out in the VALP involves “... *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.*”

### The site

- 2.5 The site red line boundary can be seen in Figure 2.1, which also shows the Buckinghamshire / Milton Keynes (MK) boundary. The MK urban area is readily apparent, alongside the village of Whaddon to the west of the site. Adjacent to the south is the A421, a key artery that connects MK to the M40 corridor and other key locations to the west, with the Bottledump roundabout located at the southeast corner of the site. Shenley Road bisects the site and currently provides access between Whaddon and Milton Keynes, although the firm proposal is to downgrade the road to avoid traffic through Whaddon.
- 2.6 It is important to note that the MK urban area provides a wide variety of services, onward connections and amenities, with Central MK lying around 6.5km to the northeast, Bletchley Town Centre around 5.5km to the east and Westcroft District Centre around 1.5km to the northeast. Also, to the southeast of the site is a committed 1,855 home scheme called Salden Chase, which is set to deliver a new secondary school as well as employment land. Furthermore, Tattenhoe Park adjacent to the east of the site is under construction for 1,310 homes along with a range of community facilities. Figure 2.2 shows the location of these two committed schemes.

### Supplementary information

- 2.7 A Baseline Evidence and Design Analysis Report (DLA, 2023) has been prepared to underpin the preparation of the SPD. It sets out key issues and opportunities, summarises the outcomes of engagement and technical work undertaken to date, details the key masterplanning and design considerations and presents the rationale for the preferred approach.



Figure 2.1: The site red line boundary, also showing woodlands in the area

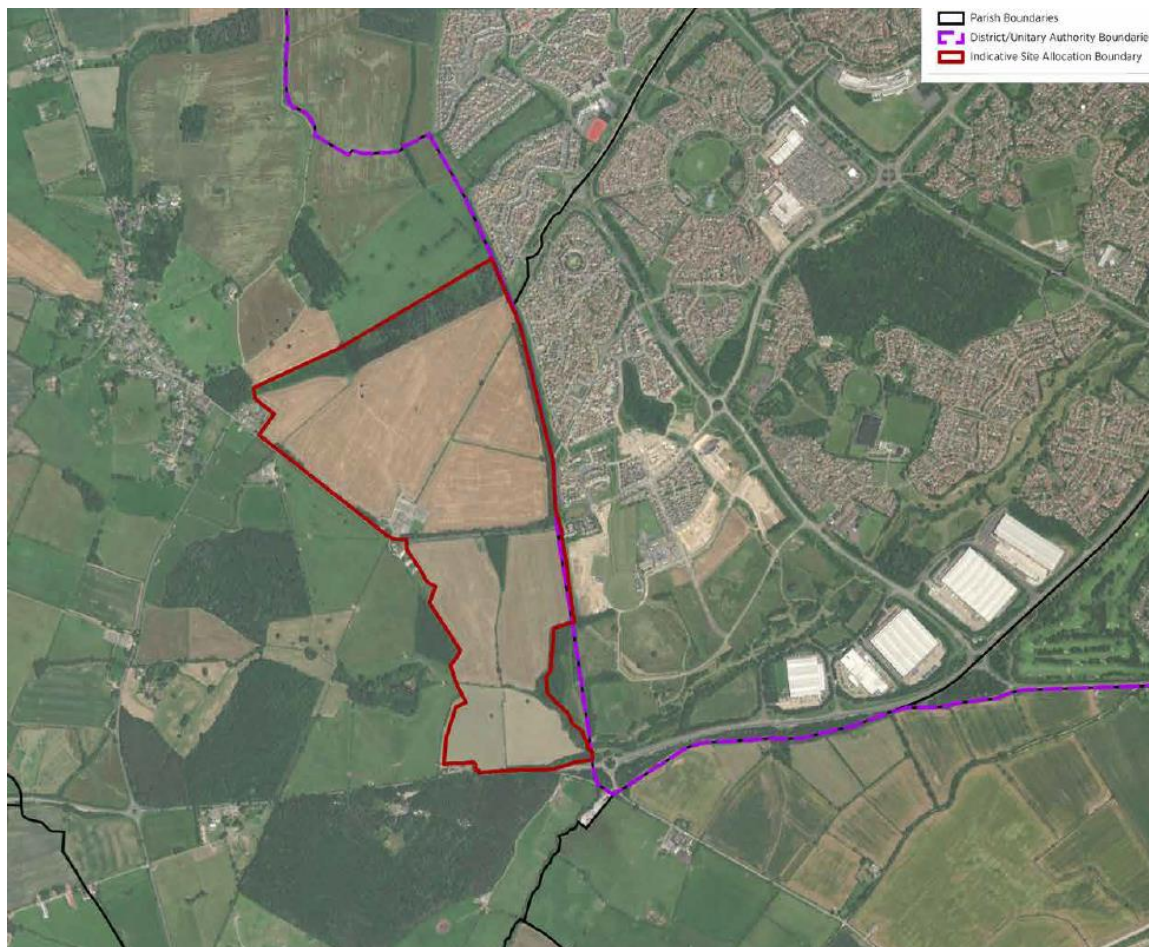
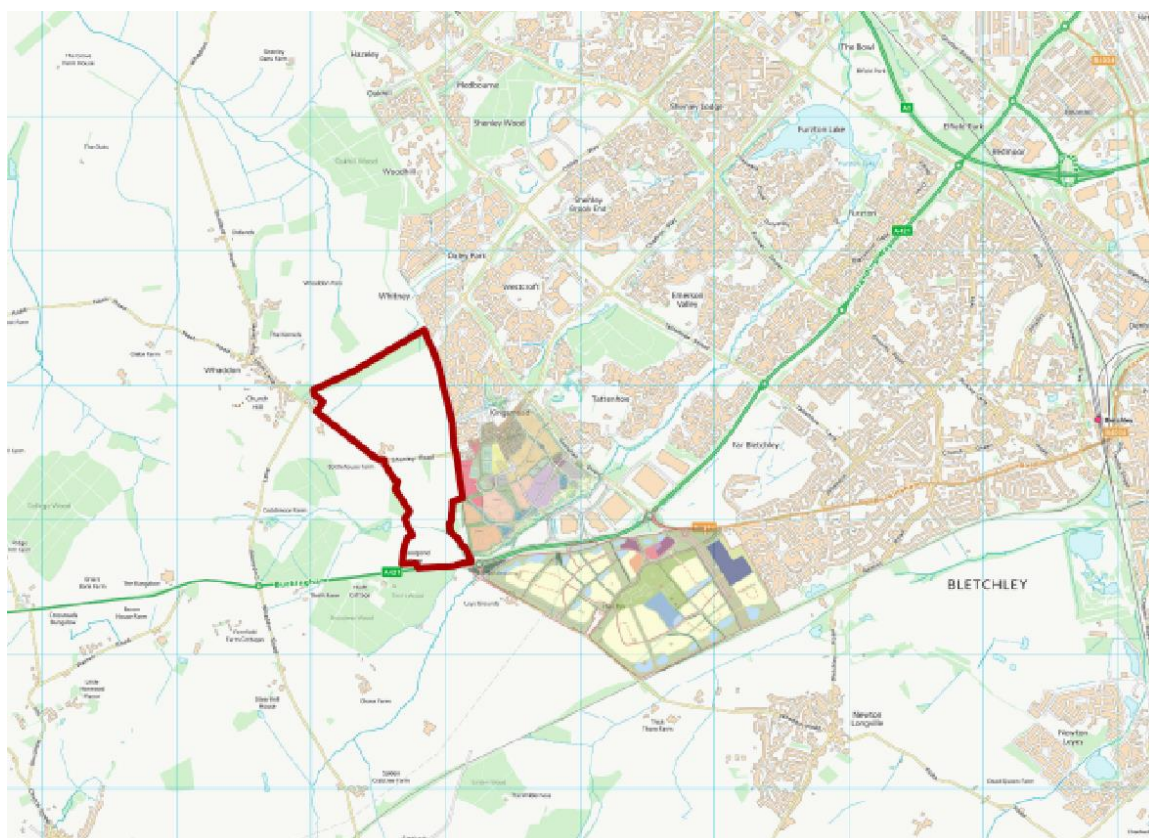


Figure 2.2: The site in the context of nearby committed strategic growth locations



## 3. What is the scope of the SEA?

### Introduction

3.1 The aim here is to introduce the reader to the broad scope of the SEA, i.e. the sustainability topics and objectives that should be a focus of the assessment of the plan and reasonable alternatives. Appendix B presents further information.

### Consultation

3.2 The requirement is that “*when deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies*”. As such, the Environment Agency, Historic England, and Natural England were consulted in early 2023.

### The SEA framework

3.3 Through the scoping process an SEA framework was established. Its purpose is to structure the appraisal of the plan and reasonable alternatives.

*Table 3.1: The SEA framework*

Topic	Objective(s)
Biodiversity	Conserve and enhance biodiversity by avoiding impacts to designated sites, ancient woodland and other priority habitats; seek to achieve a suitable level biodiversity net gain. Also consider geodiversity.
Climate change	Reduce the contribution to climate change made by activities within Shenley Park, particularly by minimising per capita greenhouse gas emissions from transport and the built environment in line with the Government’s targets for net zero. Seek to realise opportunities for supporting on-site decentralised energy and carbon sequestration. Support the resilience of Shenley Park to the potential effects of climate change, including flooding. Linked to biodiversity objectives, support restoration of natural processes and avoid actions that further constrain the natural environment’s ability to respond to change.
Community wellbeing	Ensure growth in Shenley Park is aligned with the needs of all residents, delivering an accessible development that anticipates future needs and specialist requirements, supporting a cohesive and inclusive community.
Historic environment	Conserve and enhance the historic environment with a focus on designated heritage assets, but also non-designated assets and historic character. Consider links to landscape and place-making objectives.
Landscape	Protect and enhance landscape and village/rural character, by delivering a well-designed new community, utilising green infrastructure and preserving important open gaps between existing settlements.
Land & water resources	Ensure the efficient use of land, including avoiding the loss of high-quality agricultural land; protect and enhance water quality and water resources.
Transport	Support the achievement of modal shift from private car use to public and active transport, including through the layout and design of development.

## **Part 1: What has plan-making/ SEA involved to this point?**

## 4. Introduction (to Part 1)

### Overview

- 4.1 Work on the SPD has been underway since 2022, with a range of key milestones along the way, including engagement events with stakeholders.
- 4.2 This is important context; however, the aim here is not to provide a comprehensive explanation, or audit trail, of work to date. Rather, the aim is to explain work undertaken to develop and appraise **reasonable alternatives** in early 2023 ahead of finalising the Draft SPD for consultation.
- 4.3 More specifically, this part of the report presents information on the consideration given to reasonable alternative approaches to addressing a particular issue that is of central importance to the SDP, namely the distribution of housing, infrastructure and other land uses within the site. The decision was taken to refer to '**concept masterplan alternatives**'.

### Why focus on concept masterplan alternatives?

- 4.4 The decision was taken to focus on concept masterplan alternatives in light of the legal requirement, which is to define reasonable alternatives "taking into account the objectives and geographical scope of the plan."
- 4.5 Also, the decision was taken due to the likelihood of being able to differentiate between the merits of concept masterplan alternatives in respect of 'significant effects', mindful of the Government's Planning Practice Guidance (PPG), which is clear that SEA should focus only on significant effects.
- 4.6 Finally, whilst the SPD must deal with a wide range of detailed matters, there is known to be particular interest amongst stakeholder groups regarding the approach taken to distributing growth, infrastructure and other land uses within the site, i.e. concept masterplan alternatives.

### Who's responsibility?

- 4.7 It is important to be clear that:
  - **Defining alternatives** - is ultimately the responsibility of the plan-maker, although the SEA consultant (AECOM) is well placed to advise.
  - **Assessing alternatives** - is the responsibility of the SEA consultant.
  - **Deciding a preferred option** - is the responsibility of the plan-maker.

### Structure of this part of the report

- 4.8 This part of the report is structured as follows:
  - **Chapter 5** - explains the process of defining alternatives.
  - **Chapter 6** - presents the outcomes of assessing alternatives.
  - **Chapter 7** - explains reasons for supporting the preferred option.

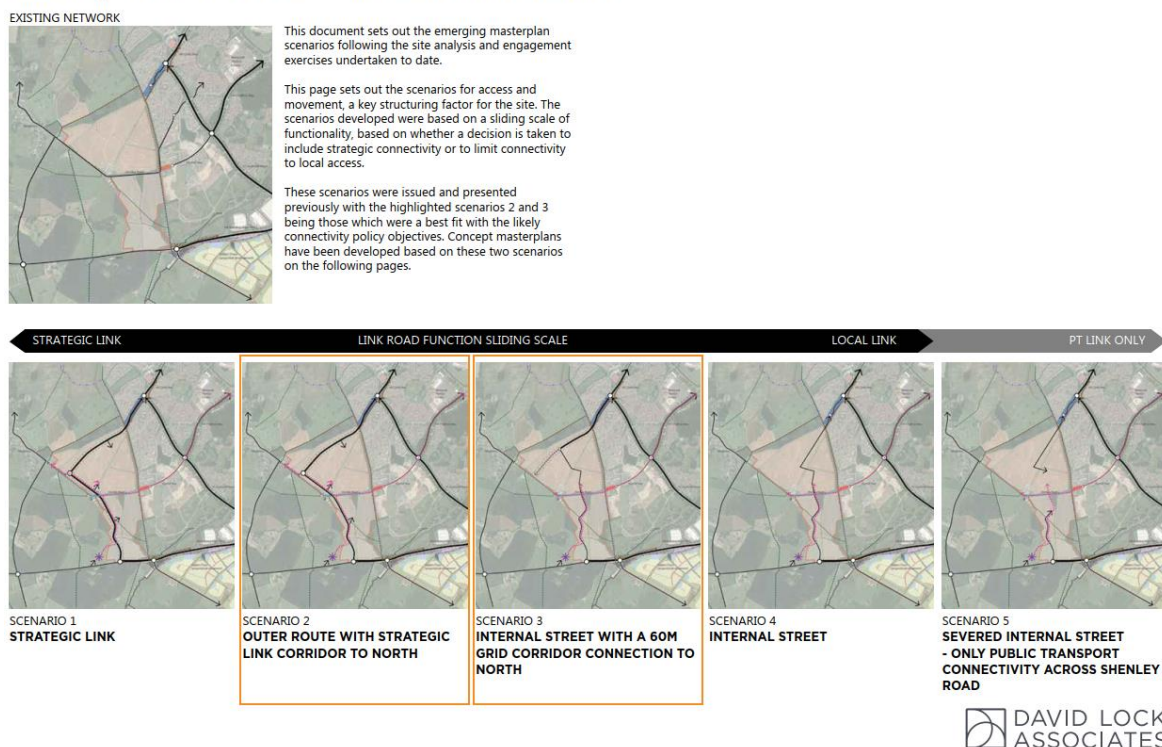
# 5. Defining reasonable alternatives

## Background

- 5.1 Work on concept masterplan alternatives has been undertaken over a period around one year and has involved extensive engagement with stakeholder organisations as well as a range of technical evidence gathering workstreams.
- 5.2 The ‘design evolution’ is explained in detail within the *Baseline Evidence and Design Analysis* (DLA, June 2023), which considers a wide range of issues and options before concluding that the key choice, at the current time, is in respect of “access + movement” – see **Figure A**. In particular, the key choice is judged to be in respect of the required link road through the site. More specifically, the key choice is regarding whether there should be: A) an external road link that acts as a strategic link; or B) an internal link road that acts as a ‘street’. With regards to (B), there is then a supplementary question in respect of whether there is additionally land reserved for a future strategic / grid road connection. The conclusion of the DLA work is that attention focuses on Scenarios 2 and 3, but that Scenario 3 is ultimately preferable.
- 5.3 For other masterplanning issues the report concludes that there is a clear preferred approach at the current time (i.e. for consultation), in light of the available evidence. However, for the purposes of the SEA process / this Environmental Report, it is considered appropriate to ‘take a step back’ and consider more high-level concept masterplan alternatives, as discussed.

*Figure 5.1: Tightly bounded concept masterplan alternatives varying only in respect of approach to ‘access and movement’, as defined within the DLA Study (June 2023)*

### Shenley Park - Access + Movement Scenarios



## Reasonable concept masterplan alternatives

5.4 The reasonable concept masterplan alternatives were defined following a stakeholder workshop held in April 2023. The decision was taken to define concept masterplan alternatives with a view to enabling particular consideration of / discussion around the following key issues:

- **Archaeology** – extensive work has been undertaken to consider a key archaeological constraint affecting the central-eastern part of the site, namely evidence of a Roman settlement. This culminated in a Cultural Heritage Impact Assessment (CHIA, Oxford Archaeology, 2023) which confirmed that the settlement is of local significance and, in turn, recommended that it does not necessitate preservation in situ (i.e. it can be excavated, recorded etc). However, in order to further bolster the evidence-base behind this approach, it is considered necessary to test the option of avoiding development over the archaeological site.
- **Southern half of the site** – Shenley Park is “a site of two halves”, with fewer constraints to development in the northern half (a fairly uniform plateau landscape) relative to the southern half (a more varied / intricate valley landscape). There are clear arguments in favour of at least some development in the southern half, including mindful of the road connectivity, with the VALP policy requiring a new link road passing from the A421 (at the southern edge of the site) northeast through the site to join the MK grid road network (H6 and/or H7). However, there is also feasibly the option of nil growth. The assumed implication is a need for commensurately higher growth in the north, as opposed to lower growth overall (see below).
- **Green infrastructure** – numerous elements of the green infrastructure strategy are now very well established (or even a ‘given’). Notably, and as shown in Figure 5.2, it is well established that there is a need to: protect existing green infrastructure around the edge of the site and along Shenley Road; deliver a landscape / greenspace buffer to Whaddon and deliver an extension to Tattenhoe Valley Park along the valley bottom within the southern part of the site. However, a key matter potentially remaining open to consideration is in respect of the size of the landscape / greenspace buffer between the site and the historic hilltop village of Whaddon.

5.5 The above considerations led to the definition of **four reasonable concept masterplan alternatives**, namely:

1. The emerging preferred option (the basis for the DLA scenarios)
2. As per Option 1, but with the Roman settlement area left undeveloped
3. As per Option 1, but with the southern part of the site left undeveloped
4. As per Option 1, but with a much larger Whaddon buffer and, in turn, an additional residential parcel in the south (west of the link road).

5.6 Finally, with regards to growth quantum, all options are assumed to deliver at least **1,150 homes** in line with VALP Policy WHA001, and mindful of the importance of delivering on the committed VALP land supply. Further context is that the site promoter submitted an EIA Scoping Report for an up to 1,650 home scheme in 2022, although the latest developer proposal is for a 1,265 home scheme (see [shenleypark.consultationonline.co.uk](https://shenleypark.consultationonline.co.uk)).

Figure 5.2: An early sketch of key masterplanning priorities / parameters



Figure 5.3: The high-level concept masterplan 'reasonable alternatives'



## 6. Reasonable alternatives assessment

### Introduction

6.1 The aim of this section is to present assessment findings in relation to the concept masterplan reasonable alternatives introduced above.

N.B. the assessment is as per that presented in the **Non-technical Summary**.

### Assessment findings

6.2 Table 6.1 presents the assessment.

6.3 With regards to assessment methodology:

Within each row (i.e. for each of the SEA framework topics) the columns to the right hand firstly rank the alternatives in order of preference and then, secondly, highlight instances of a predicted significant positive effects (**green**), moderate or uncertain positive effects (**light green**), moderate or uncertain negative effects (**amber**) and significant negative effects (**red**) significant effect on the baseline (mindful of established objectives). Also, '=' is used where it is not possible to confidently differentiate between the alternatives.

*Table 6.1: Reasonable alternatives assessment findings*

	Option 1 Emerging preferred option	Option 2 Archaeology in situ	Option 3 Avoid the south	Option 4 Whaddon buffer
Topic	Rank (number) and significant effects (shading)			
Biodiversity	2	3	★1	3
Climate change	★1	2	2	2
Communities	★1	2	2	★1
Historic env	=	=	=	=
Landscape	2	3	★1	3
Land and water	=	=	=	=
Transport	★1	2	2	2



## Discussion

The assessment shows a mixed picture, with each option associated with a degree of relative merit. Option 1 performs well in a number of respects; however, it is important to be clear that it is not for SEA to arrive at an overall conclusion on which of the options is 'best'. That is because SEA is undertaken without any assumptions made in respect of the degree of importance, or 'weight', that should be assigned to each of the topics that make up the SEA framework. It is for the plan-maker to assign weight and *then* decide which option is preferred *on balance*.

Having made these initial points, the following bullets consider each topic in turn:

- **Biodiversity** – the key consideration here is Whaddon Chase, which is a collection of woodlands associated with a former royal hunting forest. Key components of Whaddon Chase surround the southern part of the site. Also, within the southern part of the site is the Tattenhoe Brook corridor along with several linked areas of woodland that likely contribute to ecological functioning within the Whaddon Chase landscape (a [Biodiversity Opportunity Area](#)).

On the face of things, the Whaddon Chase constraint / opportunity might serve to indicate a preference for **Option 3**, which would avoid development in the sensitive southern part of the site. However, under this scenario there would still need to be a road corridor through the southern parcel, and the landowner might well still continue to promote the southern parcel for development, as opposed to making the land available for green infrastructure in perpetuity.

With regards to **Options 2 and 4**, there is limited biodiversity argument for a new area of parkland over the archaeological site (Option 2) or larger landscape gap to Whaddon (Option 4) at the expense of increased housing delivery in the southwest of the site, including in proximity to Whaddon Chase woodlands.

In **conclusion**, it is fair to highlight Option 3 as having a degree of merit in theory; however, in practice, and with a long-term perspective, this is less clear. Option 1 also performs well given that this approach to broad layout within the site has formed the basis for recent work to consider link road options (see Figure A above, also discussion below) as part of a wider effort to ensure that the SPD is suitably 'future-proofed', including mindful of long-term strategic planning for Whaddon Chase, including the possibility of woodland creation (see Appendix 9 of the DLA Evidence Study, also Section 9 of the main report).

- **Climate change** – beginning with the matter of **climate change adaptation** / resilience, flood risk is typically a primary consideration, and this is the case for Shenley Park, where a small brook passes through the southern half of the site. There might be a theoretical argument in support of Option 3, with a view to extensively buffering the river corridor; however, in practice, and with a long-term perspective, it is not clear that this is the case, for the reasons discussed above, under 'Biodiversity'. The assumption under all of the alternatives is that the brook would be integrated within an extended Tattenhoe Valley Park.

Moving onto **climate change mitigation** / decarbonisation, the primary consideration is minimising per capita greenhouse gas emissions from **transport**, which primarily means minimising the need to travel and supporting a modal shift away from the private car towards public and active transport.

In this respect, key considerations are: A) all options can deliver a new public transport route through H7 (with a link to the local centre); B) Option 2 would not align well with a desire to make best use of Shenley Road as an active travel route, nor weight growth in proximity to the MK-edge (particularly the nearby Westcroft District Centre); and C) Option 1 has formed the basis for detailed work to consider link road options (as discussed above), including work around future-proofing for a possible Mass Rapid Transit system for MK and/or a Park and Ride to the SW of the City (potentially west of the Bottledump roundabout).

Finally, with regards to the objective of minimising per capita greenhouse gas emissions from the **built environment**, the scale of Shenley Park gives rise to a theoretical opportunity, as does the potential to support fairly high-density development and a mix of uses in the northern half of the site (i.e. housing alongside a community centre). Specifically, there could be an opportunity in respect of achieving a standard of regulated operational emissions that exceeds the requirements of Building Regulations, and feasibly even achievement of net zero emissions (ideally without offsetting, i.e. 'onsite net zero'). Also, there might be an opportunity in respect of non-operational emissions, which are unregulated, e.g. embodied carbon in building materials.

In this light, a consideration is whether any of the alternatives would necessitate a higher density local centre / higher density scheme in the northern half of the site; however, it is not clear that this is a significant consideration.

Another consideration is development viability, with a need to ensure that funding is available for decarbonisation / net zero focused measures. There is a viability argument for supporting growth across the site (Option 1), including within the southern area where new homes would need to be lower density (reflecting the sensitivities) and hence would have strong viability credentials. Furthermore, in the absence of support for new homes in the southern part of the site there could well continue to be pressure for growth here in the future, leading to a risk of 'piecemeal' growth with opportunities missed for securing developer contributions and investment in zero carbon focused measures.

In **conclusion**, Option 1 is supported from a perspective of both transport and built environment decarbonisation and does not give rise to any significant concerns from an adaptation perspective. Under Option 1 the effect of the SPD would certainly be to secure an improvement on the baseline, but it is not clear that this benefit would be 'significant' in the context of a climate emergency.

- **Communities, health and wellbeing** – focusing on **Option 4**, this would see a much larger landscape gap to Whaddon, which is a historic and by all accounts thriving village community. However, there is a clear argument for a buffer that is 'the right size' in terms of both ensuring separation and enabling good integration between the communities either side. In this light, there is thought to be a widespread understanding that, whilst the Whaddon buffer must be of a good size, what is of equal or similar importance is that it is of a high quality, including via investment in landscaping and measures to support active use.

Also, under Option 4 the effect would also be that a major emphasis of open space delivery within the site would be at the northwest extent, with a very strong concentration in this one area, potentially at the expense of open space elsewhere within the site (in terms of land availability and potentially also investment), including locations accessible from the existing MK edge. In this respect **Option 2** potentially has a degree of merit, as there would be a new strategic open space adjacent to the current MK edge. However, in practice, it is not clear that there is a particular need for this (albeit it could be high quality including with measures around archaeological interpretation). The primary green infrastructure opportunity is around the Tattenhoe Valley Park extension.

Finally, under Option 4, there is a need to consider possible issues around road and public transport connectivity, including from a future-proofing perspective, and mindful of the importance of avoiding problematic levels of traffic through Shenley Park (with resulting ‘communities’ impacts).

In **conclusion**, it is fair to highlight theoretical support for Option 4, mindful of the views of Whaddon Parish Council around ensuring a good-sized landscape buffer. However, it is important to recognise potential drawbacks / challenges.

- **Historic environment** – as discussed, the archaeological constraint affecting the central eastern part of the site (a Roman settlement, associated with the Shenley Road, which was a minor Roman road) was a key focus of discussion and technical work over the period 2022 to 2023. This culminated in a CHIA (2023) recommending that it is not necessary to preserve the site in situ, as it is of only local significance. Also, there is a need to consider the benefits of excavation (in terms of research etc), and also an understanding that the remains could be at risk of damage under a baseline scenario involving continued agricultural use of the land. In this light, it would not be appropriate to conclude a preference for **Option 2**, mindful of knock on implications for planning within the other land parcels within Shenley Park as well as, feasibly, implications for futureproofing, terms of strategic planning for the Whaddon area, Bottlehouse Farm (locally significant) and the Whaddon Chase landscape.

In **conclusion**, it is not possible to differentiate between the alternatives with any certainty. With regards to significant effects, neutral effects are predicted; however, there is an argument for predicting positive effects on the baseline, which is a ‘no SPD’ scenario. There is an urgent need for the SPD to be in place so that it can inform and guide the forthcoming planning application.

- **Landscape** – there is a clear theoretical argument in support of **Option 3**. However, in practice, and with a long-term perspective, this theoretical argument can be questioned, as has been discussed. It is crucially important that the SPD supports comprehensive and future-proofed growth, as opposed to risking piecemeal growth, which might even be described as ‘sprawl’. It is hard to imagine the southern part of Shenley Park being left undeveloped in the long term and, in this light, there is a need to ensure a strategic approach is taken to sympathetic development, potentially to include strategic infrastructure, within what is a sensitive landscape including Tattenhoe Brook and Whaddon Chase.

Under **Option 1** there would be the potential for lower density and high-quality housing growth in the southern part of the site. For example, the DLA Report (2023) discusses *“opportunities for development running along, not across, the contours, using the south facing slopes and the linear park as key design influences, resulting in more varied and bespoke design responses...”*

In **conclusion**, it is fair to highlight theoretical support for Option 3; however, in practice, there is an argument to suggest that Option 1 could be preferable. With regards to significant effects, there is a need to recall that there are no nationally designated landscapes in the area, albeit there is a case for 'larger-than-local' significance in the context of committed and possible further strategic growth elsewhere to the south / southwest of MK.

- **Land and water** – the majority of the site has been surveyed in detail and found to comprise land that is not of 'best and most versatile' (BMV) quality, as defined by the NPPF. Specifically, the land is of Grade 3b quality, whilst the NPPF defines BMV as land that is of Grade 1, 2 or 3a quality. In this light, there is limited argument for leaving the southern part of the site undeveloped and in continued use of agriculture, given that the effect could be to increase pressure for growth at locations elsewhere associated with higher quality land. There are some parts of the MK-edge known to be associated with Grade 2 quality land.

With regards to water, the only matter for consideration (recalling the scope of the SPD) is water quality within the brook that bisects the southern part of the site. However, there is no reason to suggest a particular concern, or any particular opportunity, under any of the reasonable alternatives. It is fair to assume high quality Sustainable Drainage Systems (SuDS) under all scenarios.

In **conclusion**, the alternatives perform on a par with neutral effects predicted.

- **Transport** – this is a key issue, and one that has already been explored above. Detailed work has been undertaken to explore options for road connectivity (see Figure A), with this work assuming a broad approach in line with Option 1. This preferred approach involves an inner 'street', but also land reserved for a new strategic link / grid road. A final decision on the most appropriate approach will need to be made in light of future transport modelling. Also, there may be a need to account for proposals in the early stages of development for a Mass Rapid Transit system for MK and/or the potential for a Park and Ride to the SW of the City (which may be sited to the west of the Bottledump roundabout).

It is difficult to conclude with certainty that options other than Option 1 would conflict with strategic transport objectives, including from a future-proofing perspective. However, issues could arise, for example under: Option 4, including due to pressure for housing growth at the southwest extent of the site; and Option 3, where there would be a need for a new road link – strategic or otherwise – through the southern parcel without housing growth alongside.

Aside from the configuration of road / public transport links within the site and the wider area, the other key consideration is active travel links to key destinations including Westcroft District Centre, Salden Chase (where there is an approved reserve site for a new secondary school) and Central MK. Matters have already been discussed above, under the 'Climate change' heading.

In **conclusion**, Option 1 preferred and differential effects are judged to be of some significance, albeit there is uncertainty ahead of further work. There is a need to recall the baseline ('no SPD') situation, which could involve pressure for higher growth within the site without suitably strategic infrastructure planning.

# 7. The preferred approach

## Introduction

7.1 The aim of this section is to present the response of the plan-maker to the assessment of reasonable alternatives presented above.

## Reasons for supporting Scenario 1

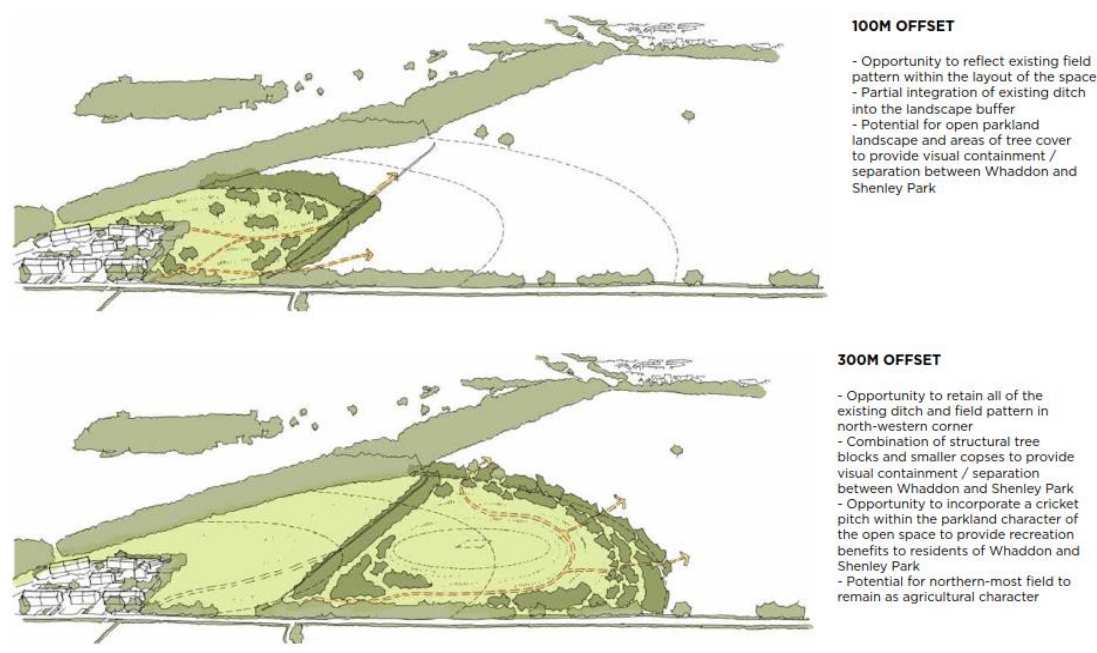
7.2 The Shenley Park team at Buckinghamshire Council responded to the assessment as follows (N.B. this does not comprise an assessment):

*“Option 1 is supported on balance, in light of the assessment. It performs well in a number of respects, although it is recognised that the assessment serves to highlight certain arguments for an alternative approach.*

*Option 1 best balances the objectives while supporting a policy compliant scheme. It seeks to ensure sufficient land is within the developable area of the site to deliver at least 1,150 homes and the other policy requirements of the site. It supports a landscape led approach with a clear western edge defensible boundary, recognises and responds to the ‘on the ground’ constraints of the site, including the more sensitive and topographically complex southern half, the archaeological remains, the trees / hedges and the existing communities.*

*Development on the southern part of the site allows the site to deliver on its policy objectives including the provision of a link road. Furthermore, the CHIA indicates that development is possible on the parcel containing the Roman settlement. The evidence shows that a larger buffer between Whaddon and Shenley Park is not necessary to provide appropriate separation, furthermore a larger buffer here would make the new facilities at Shenley Park less accessible to the residents of Whaddon and would put pressure on the more sensitive southern part of the site to accommodate more development.”*

Figure 7.1: An example detailed work undertaken for one specific issue



## **Part 2: What are the SEA findings at this stage?**

# 8. Introduction (to Part 2)

8.1 The aim here is to present an assessment of the Draft SPD as a whole. In practice the assessment here builds upon the assessment of Option 1 above.

## Assessment methodology

8.2 Under each of the SEA framework headings (see Table 3.1) the assessment identifies and evaluates 'likely significant effects' on the baseline, mindful of established objectives. Every effort is made to predict effects accurately; however, this is inherently challenging given the strategic nature of the SPD. Finally, it is important to note that effects are predicted taking account Schedule 1 of the SEA Regulations. As part of this consideration is given to cumulative effects, i.e. effects in combination with other plans, programmes and projects.

Figure 8.1: The preferred concept masterplan (or 'framework plan')



# 9. Assessment of the Draft SPD

## Introduction

- 9.1 The assessment is presented as a series of narratives under the SEA framework. Each narrative leads to a conclusion on the Draft SPD as a whole.

## Biodiversity

- 9.2 The assessment of concept masterplan reasonable alternatives presented in Section 6 broadly supports the preferred option. A key matter for discussion, as part of that appraisal, is around ensuring strategic, long-term consideration is given to Whaddon Chase woodlands.
- 9.3 From Figures 9.1 and 9.2, which are taken from the Draft SPD, it can be seen that a carefully targeted approach is proposed in respect of green (and blue) infrastructure within the site. A key point to note is that the extension to Tattenhoe Valley Park will give rise to an opportunity for strategic habitat enhancement / creation, recognising that the Tattenhoe Brook, within the site, currently passes bisects a series of agricultural fields that have been under arable production in the recent past (according to historic satellite imagery).
- 9.4 Another key point to note, from the two figures below, is that 'public open space' to adjacent to the southeast of the Whaddon buffer is reserved for a potential strategic grid road, which would then pass to the south, close-by to two of the Whaddon Chase component woodlands, before joining the A421. In turn, this could potentially lead to further housing development that, in turn, supports strategic woodland creation and/or a further expansion of Tattenhoe Valley Park, beyond Shenley Park as far as the small woodland patch to the west. The new grid road would have the effect of fragmenting habitat networks in the area to some extent, but there is overall support, from a biodiversity perspective, for taking a strategic approach to managing the expansion of MK with Whaddon Chase (and the Tattenhoe Brook corridor) firmly in mind. Figure 9.3 is taken from Appendix 9 of the DLA Evidence Study, which deals with 'future proofing'.
- 9.5 Geodiversity is another consideration, but no significant issues are known.
- 9.6 In conclusion, broadly **neutral effects** the baseline are predicted, accounting for established objectives. It is important to recall that the baseline ('no SPD') situation could see higher growth with less strategic coordination.



Figure 9.1: The preferred approach to green infrastructure (high level)

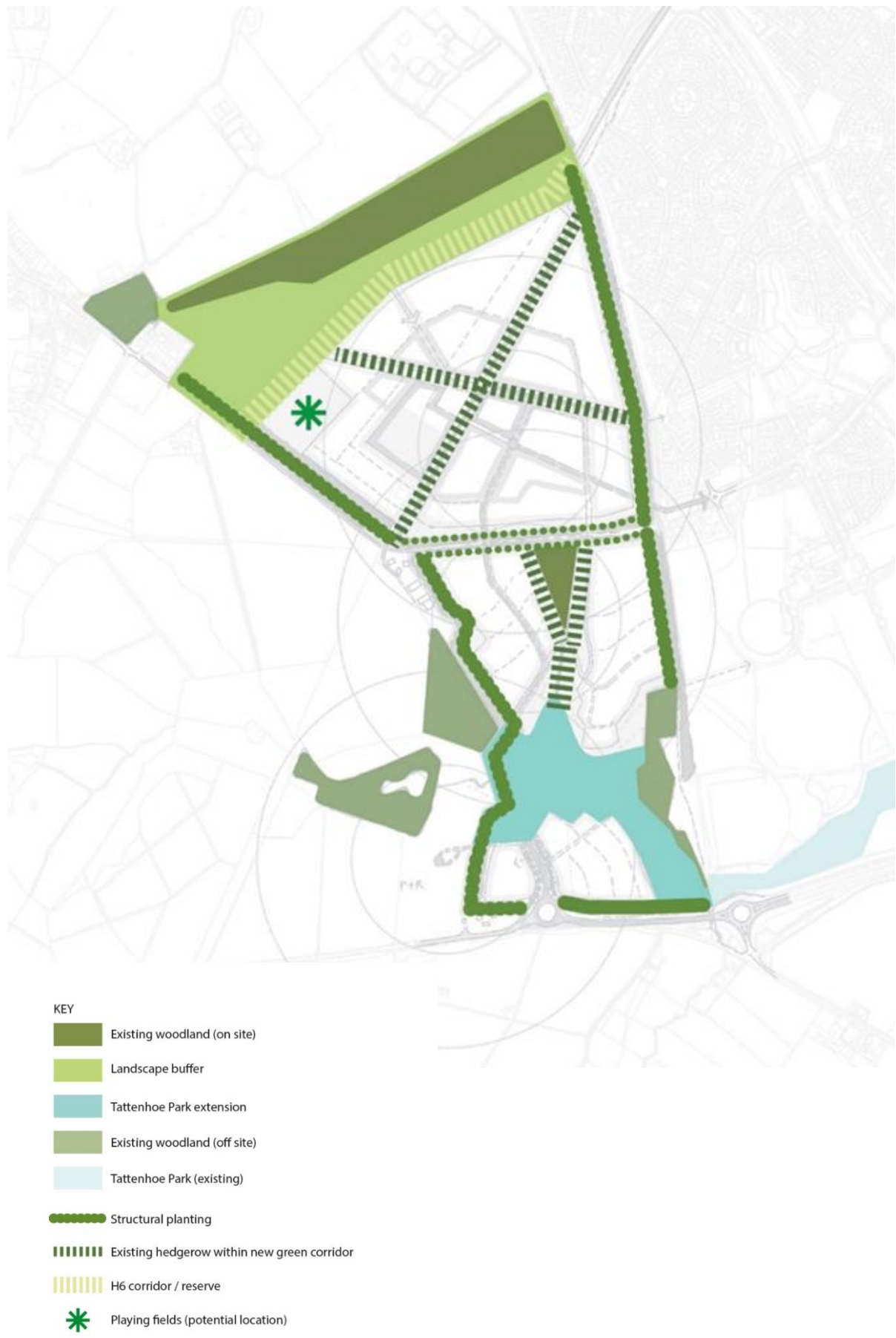
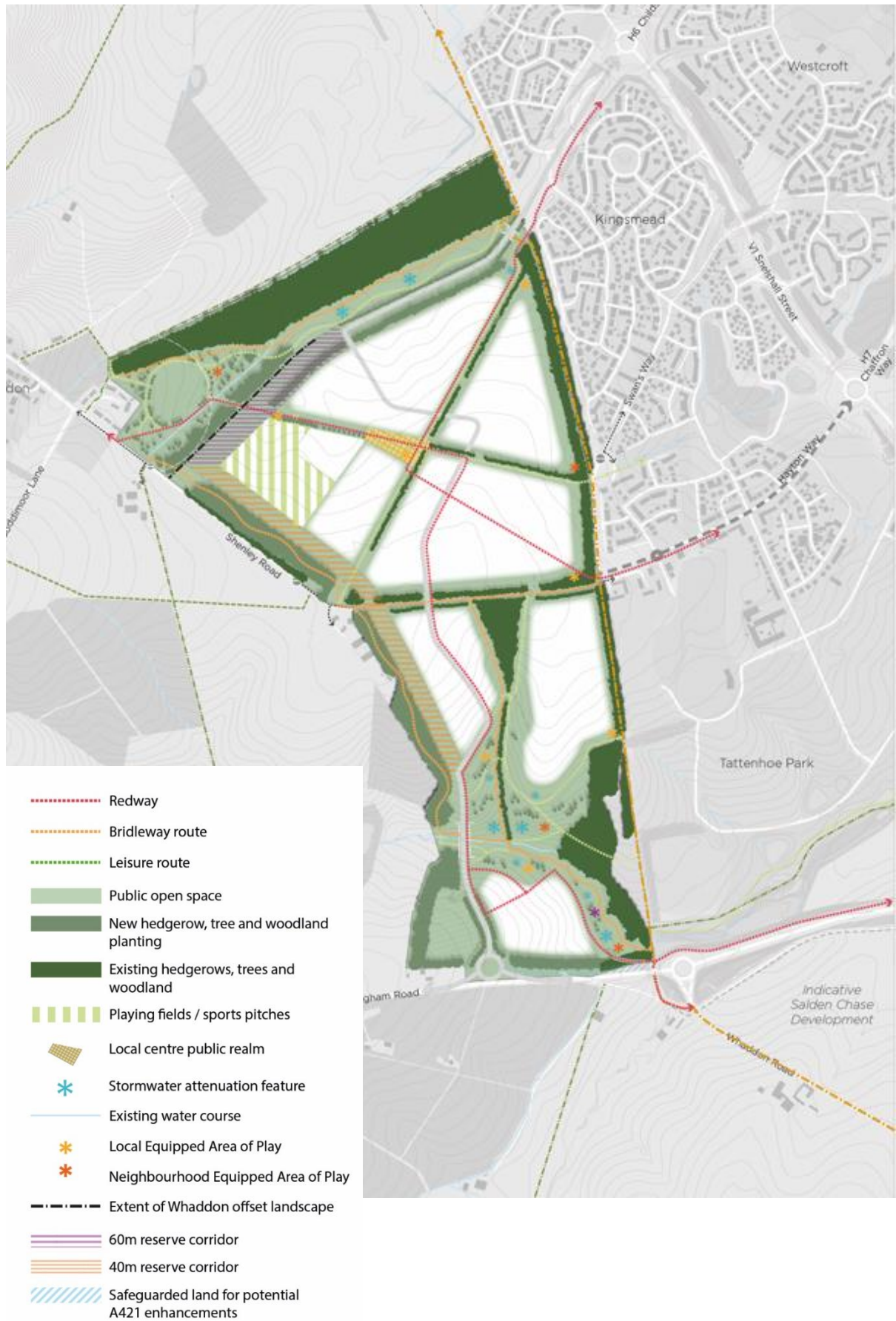


Figure 9.2: The preferred approach to green infrastructure (with added detail)



**Figure 9.3: Long term future proofing considerations (DLA, 2023)**



## Climate change

9.7 The assessment of concept masterplan reasonable alternatives presented in Section 6 supports the preferred option, particularly from a perspective of seeking to minimise per capita greenhouse gas emissions from transport.

N.B. see further discussion under the 'Transport' heading below.

9.8 The assessment in Section 6 also gives consideration to built environment decarbonisation and climate change adaptation / resilience. However, it is difficult to suggest any significant issues or opportunities. It is noted that a number of similar SPDs nationally require net zero development; however, in the Shenley Park context it is not clear that there is potential to set this requirement, recalling that SPDs cannot change or introduce policy.

9.9 In conclusion, **broadly neutral effects** on the baseline are predicted, accounting for established objectives. The effect of the SPD would certainly be to secure an improvement on the baseline, but it is not clear that this benefit would be 'significant' in the context of a climate emergency.

## Communities, health and wellbeing

9.10 The assessment of concept masterplan reasonable alternatives presented in Section 6 supports the preferred option.

9.11 There remains a degree of uncertainty around the communities implications of a potential future strategic outer link / grid road, but the SPD has sought to accommodate these considerations as far as possible in the absence of Transport Modelling evidence. One key point to note from Figures 9.1 and 9.2 is the proposal for a strong green infrastructure buffer along the western edge

of the site. An outstanding question is in respect of land use the small parcel of land within the site to the west of the proposed new link road / street.

9.12 Aside from these high-level considerations, the Draft SPD proposes a range of detailed measures focused on the achievement of communities, health and wellbeing objectives. Beginning with the proposed vision, this states:

*“The heart of the new community will be focused around a well-designed and human scaled local centre, with activities co-located to ensure short, linked trips can easily be made without using the car. Community facilities and services, including schools, shops and open spaces, will be provided in a timely manner alongside new homes to ensure that active travel habits within the site are established from the outset.”*

9.13 Detailed guidance is then provided on matters including:

- Local centre – for example: *“The... local centre will be of a scale that provides sufficient goods, facilities and services to meet residents’ day-to-day needs without creating competition with existing centres. Extensive walking and cycling connections extending across and through the site will create ‘walkable neighbourhoods’ meaning that the local centre will be easily accessed from all parts of the site, reducing the need to drive.”*
- Shenley Square – *“... a central cluster of services around ‘Shenley Square’, with the potential to provide public realm with open space at its heart and a mix of uses including community facilities, foodstore/local retail and the policy-mandated care home. This will create a vibrant, local centre and annex 6 to the Baseline Report includes a series of precedent studies and best practice examples as design references for each of the components.”*
- Health facility – *“Flexibility in the masterplanning of the local centre means that provision can be made on site for primary health care facilities if required. Further discussions with Buckinghamshire and Milton Keynes Integrated Care Boards would be required at the time of any application to confirm if this is required or the extent of off-site contribution required.”*
- Densities – *“The use of varying intensities of development across the site could provide an increase in capacity of homes on the site and this would be appropriate in instances where densities can reinforce and support walkability within the neighbourhood and provide sufficient demand to promote sustainable travel options.”*
- Whaddon – *“The northern neighbourhood of ‘Briary Chase’ will create a high quality transition between the Western Flank neighbourhoods and the village of Whaddon, enabling existing and new communities to interact harmoniously. Briary Park will create an extended parkland setting for the village of Whaddon, with homes to the south framing the new parkland...”*
- Housing mix – *“... will need to comply with the standards set out in VALP policies H6a/H6b (and respective supporting text)... A range of dwelling types and tenures will be provided for across the site, including a minimum of 25% affordable homes which will be ‘pepper potted’ across the site...”*
- Primary school – *“The new 2FE primary school and associated nursery, with opportunities for co-located sports pitches, are situated in an adjacent parcel to the west in close proximity to the proposed Shenley Square bus stop and with the main school building and entrance intended to be located*

*where it can be easily accessible... The primary school should be open at the point in which admissions into reception year from the development reaches 15 pupils... This is estimated to be upon occupation of the 350th home or four years from the commencement of development...*

- Secondary school – *“It is anticipated that offsite contributions will be secured (at timing trigger points to be agreed) for secondary school provision and to provide for any further primary school capacity which cannot be accommodated by the 2FE on-site school, taking into account capacity in the primary schools in the surrounding catchment areas.”*
- School playing fields – *“... are shown provided adjacent to the school building but towards the outer edge of the northern parcel helping to retain the openness of the site towards the more sensitive countryside edges.”*
- MK Boundary Walk – *“...an underpass to be constructed west of the current Boundary Walk... ensuring priority for uninterrupted walking/cycling/riding along this important public right of way.”*

9.14 It is also important to note sections presenting detailed guidance on ‘Key Spaces and Places’ and ‘Bespoke Design Responses’.

9.15 In conclusion, **moderate or uncertain positive effects** on the baseline are predicted, accounting for established objectives. The SPD is a key means of ensuring that the forthcoming planning application realises community, health and wellbeing objectives, albeit VALP policy also provides a good framework.

## Historic environment

9.16 The assessment of concept masterplan reasonable alternatives presented in Section 6 broadly supports the preferred option. There is then a range of detailed guidance presented in the Draft SPD, for example:

- Urban form – *“... will follow typical characteristics of nearby historic Buckinghamshire villages in the way they respond to their existing site levels and characteristics... As a general design principle, all development should seek to respond positively to and front edges where possible...”*
- Scheduled monument – *“Visual separation of Shenley Park from the Snelshall Priory Scheduled Ancient Monument will be maintained through the retention and enhancement of Briary Plantation Ancient Woodland and its protective buffer. The creation of a new link road connecting to H6 will be designed so as to minimise disturbance on the Ancient Woodland.”*
- Roman Settlement and archaeological remains – *“Any excavation and recording of the Roman Settlement and other archaeological features present in and around the site will be reflected through the inclusion of interpretative boards at key locations as well as place signage. The archaeological and heritage assets within and around the site can also be used to inform the approach to and strategy for public art. Successful integration and interpretation can help instil a sense of ownership from the local community to the development and the nearby heritage assets and help create a distinctive development. This should be integrated into the layout for example as part of the play area design or local centre with consideration given to the long term management and maintenance..”*

- Whaddon Hall – *“Creation of an integrated and useable Whaddon buffer which is a sensitive extension to the parkland character to Whaddon Hall and which provides opportunities for informal recreation...”*

N.B. by way of background, the SPD explain: *“Whaddon Hall, a Grade II Listed building, overlooking the remains of Whaddon Chase, a former medieval hunting forest is also located to the north of the site.”*

- Non-designated heritage assets (NDHAs) – the key issue is the collection of buildings at Bottlehouse House Farm. If a strategic outer link road were required (Scenario 1 and also potentially Scenario 2 in Figure 5.1) then farm outbuildings would be impacted. The SPD states that *“if the ‘outer link’ is to come forward on this alignment, and is sufficiently justified, a level 3 recording of the buildings will be required.”*

9.17 In conclusion, **broadly neutral effects** on the baseline are predicted, accounting for established objectives. The effect of the SPD would certainly be to secure an improvement on the baseline, but it is not clear that this benefit would be ‘significant’ over-and-above the baseline situation involving a planning application coming forward under adopted VALP policy.

## Landscape

9.18 The assessment of concept masterplan reasonable alternatives presented in Section 6 broadly supports the preferred option. The key issue is a need to take a balanced approach that recognises sensitivities to the south and also importance of a landscape buffer to Whaddon / Whaddon Park.

9.19 Aside from these high level considerations, the Draft SPD proposes a range of detailed measures focused on the achievement of landscape objectives.

9.20 Beginning with the proposed vision, it states:

*“Taking a strong cue from its position within the wider Whaddon Chase landscape, a new community will be established at Shenley Park which blends effectively the best of ‘town and country’.”*

9.21 There is then a range of detailed guidance presented in the Draft SPD, for example with a key distinction between:

- Northern ‘Plateau’ Neighbourhood – *“... linear layout incorporating existing green infrastructure elements and orientated along lines of existing /enhanced hedgerows, with a higher density mixed use local centre at its heart, focusing public activity, community and education uses around high quality public realm / open spaces designed to foster a lively and welcoming sense of place. Development here could take its cues from more urban and contemporary styles of housing within Kingsmead and Tattenhoe Park in the west and in and around the local centre, transitioning to lower density and more rural edge typologies to the north-west...”*
- Southern ‘Valley’ Neighbourhood – *“... layout and character of buildings and public realm working with and heavily influenced by the topography. Predominantly residential, built development will run along, not across, the contours, using the south facing slopes, watercourse and the linear park as key design influences, resulting in more varied and bespoke design responses and housing styles (which could include self and custom build)”*

## 9.22 Further detailed guidance is provided on matters including:

- Topography – *“...starts with the premise that re-profiling, cut-and-fill, and engineering techniques will be minimised (if not avoided) and the Site’s topography and resultant character will be preserved wherever possible to create a distinctive form of context driven development.”*
- Southern neighbourhood – *“The layout and design... will clearly reflect the existing topography with streets and development arranged accordingly, resulting in a more intimate and informal character.”*
- Green infrastructure buffers – *“Applying the landscape buffers stipulated by VALP policies NE2/NE8 to the existing on-site green / blue infrastructure – hedgerows (10m); woodland (25m); ancient woodland (50m) and watercourses (10m) – has been taken as a starting point...”*
- Hedgerows and trees – *“Existing green infrastructure of woodlands, trees and hedgerows will be retained in their entirety with the exception of one hedgerow which runs perpendicular to the A421.”*
- Whaddon Chase Biodiversity Opportunity Area (BOA) – *“... design of landscape and green infrastructure will seek to protect, enhance, create and connect biodiversity to support coherent and resilient ecological networks as supported by Design Guidance.”*
- Whaddon Offset (Buffer) – *“A ‘Whaddon offset’ of a minimum width of 150m between the extent of build development edges is required, providing a balance between visual separation and functional integration and community connectivity. The Whaddon offset will have a parkland character, with trees and grass / wildflower meadow being the predominant features... The open space will reflect the historic parkland character which exists immediately north of Briary Plantation...”*

*... Leisure routes will be integrated into the design of the space and walking and cycling access and a connection to the MK redway network will be accommodated within this area providing connectivity between Whaddon, Shenley Park and MK. Bridleway access will be integrated providing connectivity eastwards towards the MK Boundary Walk and westwards towards Whaddon and the wider bridleway network.”*

- Outer Link reserve corridor – *“Whilst not forming part of the ‘Whaddon offset’ the creation of the Outer Link reserve corridor and arrangement of playing fields / sports pitches will set-back built development within Shenley Park further from the southern extent of Whaddon village, further increasing the physical and visual separation between the two settlements.”*
- Western defensible edge – *“A new defensible boundary to Milton Keynes will be created along the development’s western edge using structural tree planting to be integrated with the site-wide green infrastructure.”*

*...At a site level, the western boundary of the site is already well-defined on the ground by field boundaries and Shenley Road and can be reinforced with a combination of a well-designed development edge and landscape design. Substantial areas of tree planting will be created...”*

*... The design approach to landscape planting should reflect the ‘plateau’ characteristic of the northern part of the site and the ‘valley’ characteristic of the southern part. This will manifest in a consistent woodland block as*

*edge treatment for the northern part (north of Shenley Road)... with a more flexible and organic width of woodland buffer along its length for the southern part of the site (south of Shenley Road to the A421)."*

- Tattenhoe Valley Park extension – *"... will connect Milton Keynes to the open countryside through the site... create a high-quality public space with integrated active travel routes (including bridleways), green infrastructure and naturalistic stormwater attenuation features, replicating these elements of the design ethos for the wider... park."*

*... Path connections will be made between the linear park and the adjacent streets and development parcels. Cross-park permeability will be provided... Lighting shall be limited to the Redways and primary paths with the linear park being generally a dark zone."*

- SuDS – *"will be considered as an integral component of the development at all scales from individual building / plot to the attenuation basin. SuDS will be sensitively integrated across the development to provide stormwater attenuation functionality in streets (through elements such as swales) and development areas (such as formal ponds) as well as open spaces."*

9.23 In conclusion, **broadly neutral effects** on the baseline are predicted, accounting for established objectives. A carefully considered approach is proposed for this "site of two halves" also accounting for the need to future-proof. The effect of the SPD would certainly be to secure an improvement on the baseline, but it is not clear that this benefit would be 'significant'.

## Land and water

9.24 The assessment of concept masterplan reasonable alternatives presented in Section 6 broadly supports the preferred option, and there is little further to add here in respect of the Draft SPD as a whole. With regards to surface water drainage, the Draft SPD states:

*"The drainage design solutions developed must respond sensitively and appropriately to the existing Site (including topography, vegetation, water bodies) to ensure the SuDS features can provide a wide range of benefits additional to the functional drainage including amenity, recreation, biodiversity and placemaking."*

9.25 In **conclusion**, broadly neutral effects on the baseline are predicted, accounting for established objectives.

## Transport

9.26 The assessment of concept masterplan reasonable alternatives presented in Section 6 broadly supports the preferred option (Option 1).

9.27 Aside from the configuration of road / public transport links within the site and the wider area, mindful of future-proofing, the other key consideration is active travel links to key destinations including Westcroft District Centre, Salden Chase (the likely location for a new secondary school) and Central MK. These are shown clearly in Figure 9.4.

9.28 In addition to a dedicated public transport corridor, there will be a series of Redway cycle links. Attention focuses on the southernmost community as



being perhaps ~800 from the proposed local centre, but the community here will be well connected to Salden Chase, to the east, by a Redway.

9.29 On the matter of long term planning, the SPD explains: *“Further, decisions on some of the strategic aspects of future connectivity and longer term function of the infrastructure network are not yet able to be made because they are at an early stage of planning or policy processes and need to be informed by more detailed transport modelling associated with a planning application as well as outputs from the strategic transport studies such as the A421 Capacity Study and development of proposals for a Mass Rapid Transit system for MK and/or the potential for a Park and Ride to the SW of the City (and which may likely be sited to the west of the Bottledump roundabout).”*

9.30 In **conclusion**, Option 1 preferred and differential effects are judged to be of some significance, albeit there is uncertainty ahead of further work.

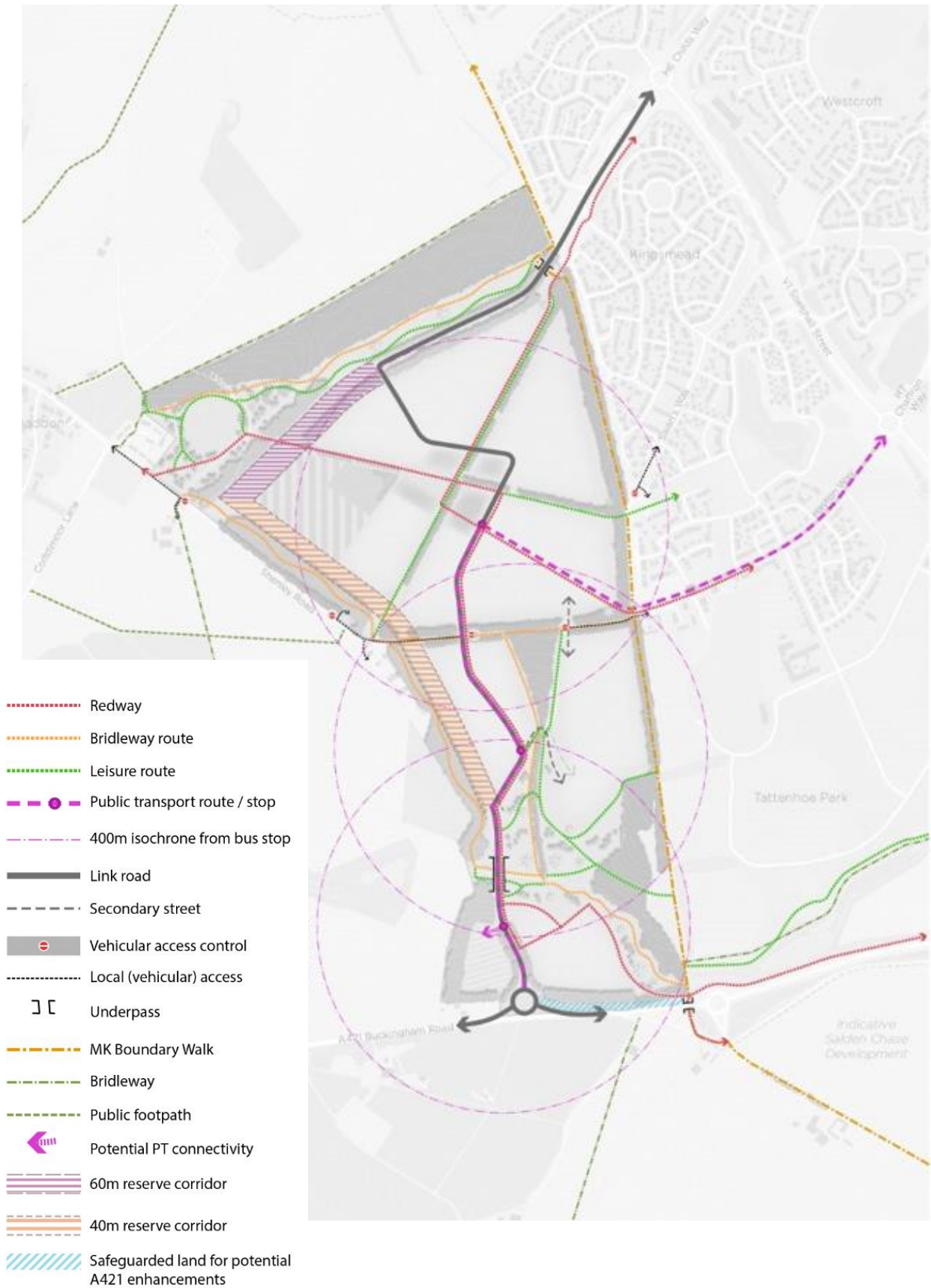
## Conclusion on the Draft SPD

9.31 In conclusion, after having accounted for the baseline situation, which is one whereby a planning application would come forward in the absence of an SPD but in line with adopted VALP policy, the appraisal concludes:

- **Moderate or uncertain positive** effects in respect of ‘Transport’. There is an argument for predicting ‘significant’ positive effects, but there remains some uncertainty regarding implications of the SPD for strategic transport objectives for the A421 corridor / southwest MK area. Further transport modelling work and A421-related evidence is required ahead of a decision on a new link road.
- **Moderate or uncertain positive** under the ‘Communities, health and wellbeing’ heading. There is a carefully considered approach to creating a high-quality new community, ensuring good access to key services and facilities as well as green infrastructure, and careful consideration is also being given to the existing community at Whaddon. There remains a degree of uncertainty around the communities implications of a potential future strategic outer link / grid road, but the SPD has sought to accommodate these considerations as far as possible. Transport modelling that will support the planning application will inform a decision on the road requirements.
- Broadly **neutral effects** are predicted under other headings, as per the conclusion reached for concept masterplan Option 1. As is inevitably the case, there are a range of tensions with sustainability objectives, but there is a need to recall that the baseline situation is one whereby a planning application will be forthcoming in the absence of an SPD. On the matter of climate change mitigation, it is noted that a number of similar SPDs nationally require net zero development; however, in the Shenley Park context it is not clear that there is potential to set this requirement, recalling that SPDs cannot change or introduce policy.

9.32 No specific recommendations are made as part of the appraisal; however, the appraisal raises a number of issues that will need to be given further consideration prior to plan finalisation, alongside consultation responses.

Figure 9.4: Road, public travel and active travel links



## **Part 3: What are the next steps?**

# 10. Next steps

## Plan finalisation

- 10.1 This Environmental Report is published for consultation alongside the Draft Shenley Park SPD. As discussed in Section 1, the aim of this report is to inform the consultation and subsequent plan finalisation.
- 10.2 Following the consultation the intention is for the SPD to be finalised and then adopted. It is important to note that there is no requirement for SPDs to be subject to an independent examination process prior to adoption (unlike Local Plans and Neighbourhood Plans).
- 10.3 At the time of adoption a brief SEA Statement will be published explaining the step of plan finalisation and also presenting a proposed monitoring framework.

## Monitoring

- 10.4 The SEA regulations require 'measures envisaged concerning monitoring' to be outlined in this report. The Draft SPD states the following:

*“Policy S8 of the Vale of Aylesbury Local Plan sets out how the Council will monitor policies in the Vale of Aylesbury Local Plan annually through their Monitoring Report. The Council will monitor the content of and implementation of this Supplementary Planning Document in the same fashion to ensure the aims and objectives of this Supplementary Planning Document are being achieved. In the event delivery is not being achieved in accordance with the Supplementary Planning Document then it may be necessary for the Council to review the Supplementary Planning Document and propose remedial steps.”*

# Appendices

# Appendix I: Legal checklist

As discussed in Section 1 above, Schedule 2 of the Environmental Assessment of Plans Regulations 2004 (the Regulations) explains the information that must be contained in the Environmental Report. However, interpretation of Schedule 2 is not straightforward. Table AI.1 links the structure of this report to an interpretation of Schedule 2 requirements, whilst Table AI.2 explains this interpretation. Table AI.3 identifies how and where within this report the requirements have/ will be met.

**Table AI.1: Questions answered by this report, in-line with an interpretation of regulatory requirements**

		Questions answered	As per regulations, the report must include...
<b>Introduction</b>		What's the plan seeking to achieve?	<ul style="list-style-type: none"> <li>An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes</li> </ul>
	What's the SEA scope?	What's the sustainability 'context'?	<ul style="list-style-type: none"> <li>Relevant environmental protection objectives, established at international or national level</li> <li>Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance</li> </ul>
		What's the sustainability 'baseline'?	<ul style="list-style-type: none"> <li>Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan</li> <li>The environmental characteristics of areas likely to be affected</li> <li>Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance</li> </ul>
		What are the key issues and objectives that should be a focus?	<ul style="list-style-type: none"> <li>Key environmental problems / issues and objectives that should be a focus of (i.e. provide a 'framework' for) assessment</li> </ul>
<b>Part 1</b>	What has plan-making / SEA involved up to this point?	<ul style="list-style-type: none"> <li>Outline reasons for selecting the alternatives dealt with (and thus an explanation of the 'reasonableness' of the approach)</li> <li>The likely significant effects associated with alternatives</li> <li>Outline reasons for selecting the preferred approach in-light of alternatives assessment / a description of how environmental objectives and considerations are reflected in the draft plan</li> </ul>	
<b>Part 2</b>	What are the SEA findings at this current stage?	<ul style="list-style-type: none"> <li>The likely significant effects associated with the draft plan</li> <li>The measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the draft plan</li> </ul>	
<b>Part 3</b>	What happens next?	<ul style="list-style-type: none"> <li>A description of the monitoring measures envisaged</li> </ul>	

**Table AI.2: Interpretation of the regulations**

<u>Schedule 2</u>	<u>Interpretation of Schedule 2</u>	
<i>The report must include...</i>	<i>The report must include...</i>	
(a) an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes;	An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes	i.e. answer - <i>What's the plan seeking to achieve?</i>
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	i.e. answer - <i>What's the 'context'?</i>
(c) the environmental characteristics of areas likely to be significantly affected;	The relevant environmental protection objectives, established at international or national level	
(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan'	i.e. answer - <i>What's the 'baseline'?</i>
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;	The environmental characteristics of areas likely to be significantly affected	
(f) the likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	i.e. answer - <i>What are the key issues &amp; objectives?</i>
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;	Key environmental problems / issues and objectives that should be a focus of appraisal	
(h) an outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	An outline of the reasons for selecting the alternatives dealt with (i.e. an explanation of the 'reasonableness of the approach')	i.e. answer - <i>What has Plan-making / SA involved up to this point?</i> [Part 1 of the Report]
(i) a description of the measures envisaged concerning monitoring.	The likely significant effects associated with alternatives, including on issues such as... ... and an outline of the reasons for selecting the preferred approach in light of the alternatives considered / a description of how environmental objectives and considerations are reflected in the draft plan.	
	The likely significant effects associated with the draft plan	i.e. answer - <i>What are the assessment findings at this current stage?</i> [Part 2 of the Report]
	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the draft plan	
	A description of the measures envisaged concerning monitoring	i.e. answer - <i>What happens next?</i> [Part 3 of the Report]

**Table AI.3: ‘Checklist’ of how (throughout the SEA process) and where (within this report) regulatory requirements are met**

Regulatory requirement	How requirement is met
<b>A) The Environmental Report must present certain information</b>	
1. An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Section 2 (‘What is the plan seeking to achieve’) presents this information.
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	These matters have been considered in detail through scoping work, which has involved dedicated consultation on a Scoping Report.  The ‘SEA framework’ – the key outcome of scoping – is presented within Section 3 (‘What is the scope of the SEA?’) and Appendix II discusses key issues.
3. The environmental characteristics of areas likely to be significantly affected;	
4. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.;	
5. The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation;	The SEA framework is presented within Section 3.  With regards to explaining “ <i>how...considerations have been taken into account</i> ”, Section 7 explains the plan-maker’s reasons for supporting the preferred approach’, i.e. explains how/ why the preferred approach is justified in light of alternatives.
6. The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	Section 6 presents an assessment of reasonable alternatives, in the form of alternative concept masterplans.  Section 9 presents an assessment of the Draft SPD.  With regards to assessment methodology, Section 8 explains the role of the SEA framework/scope, and the need to consider the potential for various effect characteristics/ dimensions, e.g. timescale.



Regulatory requirement	How requirement is met
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	The assessment highlights certain tensions with environmental and wider sustainability objectives, which might potentially be actioned when finalising the plan.
8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Sections 4 and 5 deal with 'reasons for selecting the alternatives dealt with', in that there is an explanation of the reasons for focusing on particular issues and options/alternatives. Also, Section 7 explains the plan-maker's reasons for selecting the preferred option (in-light of alternatives).
9. Description of measures envisaged concerning monitoring in accordance with Art. 10;	Section 11 presents measures envisaged concerning monitoring.
10. A non-technical summary of the information provided under the above headings	Presented at the start of this report.
<b>B) The Report must be published for consultation alongside the draft plan</b>	
Authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the Draft Plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)	At the current time, this report is published for consultation alongside the Draft SPD, in order to inform the consultation.
<b>C) The report must be taken into account, alongside consultation responses, when finalising the plan</b>	
The environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of any transboundary consultations entered into pursuant to Article 7 shall be taken into account during the preparation of the plan or programme and before its adoption or submission to the legislative procedure.	This report, and consultation responses received, will be taken into account when finalising the SPD.

## Appendix II: SEA scope

The aim here is to summarise key issues / opportunities highlighted through the consultation responses on the SEA scope received by Historic England and Natural England in early 2023.

Historic England:

- Emphasised the importance of the SPD presenting: *“Details of how archaeological remains of more than local importance shall be protected and how proposals will minimise harm to the setting of Snelshall Monastery Scheduled Monument.”*
- Supplementary assessment questions might include:
  - Are proposals likely to harm to the setting of adjacent heritage assets?
  - Are proposals likely to harm archaeological remains within the site boundary?
  - Do proposals respond positively to the location’s history and heritage assets?

Natural England:

- The assessment should consider how options help to enhance designated assets/sites in line with good ecological practice, and any avoidance measures should be in line with the mitigation hierarchy (avoid, mitigate, compensate).
- Ancient woodland is a key issue. The site is fortunate to have a stand of ancient replanted woodland to the north. Ancient woodland takes hundreds of years to establish and is defined as an irreplaceable habitat.
- Multi-functional spaces and green infrastructure is key to the achievement of communities objectives; see Natural England’s Green Infrastructure Framework.
- In addition to agricultural land, there is a need to consider the value of soils more widely. In order to safeguard soil resources as part of the overall sustainability of the development, it is important that the soil resource is able to retain as many of its important functions as possible. This can be achieved through careful soil management and appropriate, beneficial soil re-use, with consideration on how any adverse impacts on soils can be avoided or minimised. Defra has published a Construction Code of Practice for the Sustainable Use of Soils on Construction Sites. It provides advice on the use and protection of soil in construction projects, including the movement and management of soil resources. The British Society of Soil Science has published the Guidance Note Benefiting from Soil Management in Development and Construction which sets out measures for the protection of soils within the planning system and as part of construction.



# Shenley Park, Vale of Aylesbury

## Local Plan Allocation

### Cultural Heritage Impact Assessment

May 2023

**Client: Buckinghamshire Council**

Issue No: v.1

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# Shenley Park, Vale of Aylesbury Local Plan Allocation

## *Cultural Heritage Impact Assessment*

### Contents

Summary.....	7
1 INTRODUCTION .....	8
2 LOCATION, TOPOGRAPHY AND GEOLOGY .....	8
3 PROJECT BACKGROUND .....	9
3.1 Definition.....	9
3.2 Background.....	9
4 METHODOLOGY.....	10
4.1 Scope and sources consulted.....	10
4.2 Deposit model .....	11
4.3 Assumptions and limitations.....	12
5 WALKOVER SURVEY .....	12
6 DESCRIPTION OF THE SITE.....	12
6.1 Stratigraphy and chronology.....	12
6.2 Artefactual and environmental evidence.....	13
6.3 Burials.....	15
7 PATTERN OF ROMAN RURAL SETTLEMENT .....	15
7.1 Regional pattern .....	15
7.2 Local pattern.....	16
7.3 Other key comparative sites.....	17
8 DEPOSIT MODEL .....	19
9 PREVIOUS IMPACTS AND SURVIVAL .....	20
10 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE.....	20
10.1 Settlement type and parallels.....	20
10.2 Significance.....	21
11 POTENTIAL IMPACTS.....	23
12 POTENTIAL FOR FURTHER WORK .....	24
12.1 Overall potential .....	24
12.2 Solent-Thames Research Framework .....	24
13 CONCLUSION .....	25

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APPENDIX A	BIBLIOGRAPHY AND LIST OF SOURCES CONSULTED .....	27
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## List of Figures

- Figure 1 Site location
- Figure 2 Results of geophysical survey by Archaeological Surveys Ltd (after Border Archaeology 2021, fig. 2)
- Figure 3 Map of selected Roman rural settlements in the Milton Keynes area
- Figure 4 Comparative plans of selected Roman rural settlements
- Figure 5 Plan showing heights of ground surface and location of colluvium and trenches with archaeology present
- Figure 6 Plan showing depth of archaeology and location of colluvium and trenches with archaeology present
- Figure 7 Deposit model: east-west profile between trenches 62 and 141



## Summary

Oxford Archaeology (OA) was commissioned by Buckinghamshire Council to prepare a cultural heritage impact assessment (CHIA) for Shenley Park, Milton Keynes (NGR: SP 818 330). The CHIA was produced to contribute to the preparation of a supplementary planning document (SPD), which supports the interpretation of the allocation policy for Shenley Park in the Vale of Aylesbury Local Plan (VALP).

The Shenley Park CHIA focuses on the late Iron Age and Roman settlement discovered and partially investigated recently through a geophysical survey and archaeological evaluation. The aims of the CHIA were threefold: to determine the significance of the settlement; to assess the potential impacts from development on the remains; and consider the potential for excavation of the site to contribute to regional research objectives.

Assessment of the archaeological remains at Shenley Park, supported by an inter-site comparison, has determined that the settlement is of local significance and does not warrant preservation *in situ*. However, the settlement has good potential for addressing regional research objectives and contributing to the understanding of late Iron Age and Roman settlement in the region, particularly the south-western part of Milton Keynes, for which the level of knowledge is less advanced compared to other areas of the city.

The deposit model produced as part of the CHIA has indicated that development of the site for housing and other uses for which ground works would be required will disturb the archaeological remains within the site. Should such development come forward on this part of the site allocation, it is anticipated that a programme of archaeological investigation would be necessary to mitigate the impact of the development. Should areas of highest archaeological sensitivity, including the remains of settlement in the north-east part of the site, be excluded from direct impacts, it is recommended that appropriate measures be put into place to protect those areas from non-direct impacts, such as compression and water-management schemes. The requirement and scope of all archaeological work will need to be agreed with Buckinghamshire County Archaeology Service prior to commencement.

If this part of the site allocation is preserved *in situ*, then agricultural activity, such as ploughing, will continue to have a negative impact on the archaeological remains.

## 1 INTRODUCTION

- 1.1.1 Oxford Archaeology (OA) was commissioned by Buckinghamshire Council to prepare a cultural heritage impact assessment (CHIA) for the southern parcel (Area 2) of the Shenley Park allocation, Milton Keynes, henceforth known as 'the site' (Fig. 1).
- 1.1.2 A brief for the CHIA was set by Buckinghamshire Council Archaeology Service and circulated in January 2023 (BCAS 2022). This report, addressing the brief, has been prepared in accordance with the Chartered Institute for Archaeologists' (CIfA) *Standards and guidance for historic environment desk-based assessments* (2020) and *Planning practice guidance – historic environment* (2021), published by the Ministry of Housing, Communities and Local Government.

## 2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 2.1.1 Shenley Park is situated within the parish of Whaddon, a village on the south-western edge of the unitary authority of the city of Milton Keynes, of which it forms part (Fig. 1). It was investigated by means of an archaeological evaluation in 2020 (Border Archaeology 2021) and before that a geophysical survey (Archaeological Surveys Ltd 2017). The geophysical survey extended across two parcels of land, Areas 1 and 2, with the former being north of Shenley Road and the latter being south of Shenley Road. Area 1 measured c 28ha. The southern parcel, Area 2, which covers an area of some 35.2ha and is the subject of this impact assessment, was subsequently investigated through the archaeological evaluation.
- 2.1.2 Area 2 is centred on SP 818 330. It is located between the A421, which marks the site's southern boundary, and Shenley Road, which forms the site's northern boundary. The site is bounded to the east by Swan's Way, a long-distance public footpath, which also marks the border of the city of Milton Keynes and county of Buckinghamshire. Tattenhoe Park lies immediately east of Swan Way. Woodland and open fields lie to the west of the site. Woodpond Farm and Bottlehouse Farm are located at the site's south-western and north-western corners respectively.
- 2.1.3 At its northern extent, the site lies at approximately 126m above Ordnance Datum (aOD), dropping to c 118m aOD to the south (Border Archaeology 2021). A watercourse extends on an approximate east-west alignment through the southern part of the site. The British Geological Survey records the bedrock geology as Stewartby Member – Mudstone, which formed between 166.1 and 163.5 million years ago during the Jurassic period. The superficial geology is recorded as Till, Mid Pleistocene – Diamicton, which formed between 860 and 116 thousand years ago during the Quaternary period (BGS nd).
- 2.1.4 The site is located at the southern extent of the local character area of Whaddon Chase, which was established in the medieval period as a hunting forest and today encompasses an area of mixed farming, small fields, and woodland parcels.

### 3 PROJECT BACKGROUND

#### 3.1 Definition

3.1.1 The definition of an archaeological cultural heritage impact assessment ('CHIA') is laid out in the Principles of Cultural Heritage Impact Assessment in the UK, which was jointly published on 20 July 2021 by Cifa, IHBC and IEMA2.

3.1.2 Paragraphs 1.4–1.6 state:

*1.4 Cultural heritage impact assessment ('CHIA') is concerned with understanding the consequences of change to cultural significance. At a fundamental level, CHIA is used to make informed decisions about the sustainable management of cultural heritage assets.*

*1.5 The need for CHIA is triggered whenever somebody proposes to do something which could result in change to a cultural heritage asset or assets. This might be a plan, a policy or a project (collectively referred to here as 'proposal').*

*1.6 This change could be at any scale, from the smallest intervention into the fabric of a historic building, to a policy for creating new towns. This need might occur under any of the planning, consenting or legislative regimes in the UK, or in an international context.*

#### 3.2 Background

3.2.1 In September 2021, the Vale of Aylesbury Local Plan (VALP) was adopted and included Shenley Park as a major site for development (D-WHA001). To ensure a comprehensive development of the site, the VALP states that a supplementary planning document (SPD) is to be prepared for the Shenley Park site and that proposals should comply with specific criteria including:

*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 preserve in situ any remains of more than local importance.*

3.2.2 In 2017 and 2018, geophysical survey and archaeological trial trenching were carried out at Shenley Park. The archaeological works identified a substantial Roman settlement within the north-eastern area of the southern parcel at NGR 482018 233231. The results of the works are covered in the following reports:

- Archaeological Surveys Ltd, 2017 Shenley Park, Whaddon, Buckinghamshire: Magnetometer Survey Report
- Border Archaeology, 2021 Archaeological Field Evaluation: Shenley Park (Phase 1), Whaddon, Buckinghamshire

3.2.3 Buckinghamshire Council is currently in the process of producing the SPD and has consulted with BCAS and Historic England with regard to the substantial Roman settlement identified within the allocation site. Due to the policies surrounding the preservation *in situ* of any remains of more than local significance, it is imperative that

the significance of the Roman settlement is assessed and determined before the SPD is finalised.

3.2.4 This document has been produced to determine the significance of the Roman settlement.

## 4 METHODOLOGY

### 4.1 Scope and sources consulted

4.1.1 The Shenley Park CHIA has three key considerations:

- determine the significance of the settlement;
- assess the potential impacts from development on the significance of the remains; and
- consider the potential for excavation of the site to contribute to regional research objectives.

4.1.2 Using the information provided in the geophysical and trial trenching reports, the key aim of the CHIA is to determine the significance of the Roman settlement and address Principle A of the CHIA guidelines ('Understanding cultural heritage assets') with reference to three analytical stages to determine significance:

- describing the asset;
- ascribing cultural significance; and
- attributing importance.

4.1.3 In order to better understand the level of impact which may arise from the proposed development, a deposit model has been produced – using the results of the evaluation report – to show the depth of the archaeological horizon across the site and areas of deeper or more significant stratigraphy. The deposit model illustrates where remains are at risk of impact from different elements of the proposed development (housing, roads, landscaping, etc), and consideration has also been given to non-direct impacts, such as changes to the water table, compression or change in land use.

4.1.4 The CHIA uses the information to address Principle B of the CHIA guidelines ('Evaluating the consequences of change') with reference to three analytical stages to determine significance:

- understanding change;
- assessing impact; and
- weighting the effect.

4.1.5 In addition, the CHIA considers the research potential of the site, were it to be excavated, with reference to the Roman research agenda of the *Solent-Thames Research Framework for the Historic Environment* (Hey and Hind 2014).

4.1.6 The following sources were consulted to inform this assessment:

- the Historic Environment Records (HER) for Buckinghamshire, Milton Keynes, Northampton, Bedfordshire Central, and Bedfordshire Borough;
- the Rural Settlement of Roman Britain project;

- the resource assessment of the Solent-Thames Research Framework;
- archaeological evaluation and excavation reports published within *Records of Buckinghamshire* or monographs;
- unpublished reports available from the Archaeological Data Service or other online sources or through the HERs;
- LiDAR data held by the Environment Agency and geotechnical data held by the British Geological Survey.

4.1.7 During a meeting between OA and Buckinghamshire Council to discuss the brief, it was established that a standard search of HER data, even limited to Roman rural settlements, would result in an overwhelming amount of information, much of which would not be immediately relevant to addressing the aims set out in the brief, and that it would be more productive to contact archaeological and HER officers direct to identify key, well-understood, sites that could be more usefully compared with Shenley Park.

4.1.8 Consequently, the initial request made to the five HER areas confined the searches to unpublished late Iron Age or Roman rural settlements, including villas, where the site plan, development, interpretation, and chronology were reasonably well understood from geophysical survey and/or archaeological investigation. Records indicating very partial site plans, sites of very uncertain interpretation, and find-spots that merely indicated the presence of settlements or other Roman activity were excluded.

4.1.9 Even based on these criteria, the searches of Bedfordshire and Northamptonshire alone returned hundreds of records, and it would not have been possible to examine all of them in detail within a reasonable timeframe. While the records have been scanned for the most pertinent information, the inter-site comparison has focused on selected published and unpublished reports.

4.1.10 For the Milton Keynes and Buckinghamshire HER areas, after further consultation with the archaeological and HER officers, it was decided to focus on published reports and readily available unpublished reports and limit the search of the HER, using the above criteria, to sites investigated within the last five years, bringing the collection of data up to date.

## 4.2 Deposit model

4.2.1 As required by the brief (BCAS 2022), data for the deposit model were extracted from the evaluation report by Border Archaeology (2021). An Excel spreadsheet was compiled with the following data categories:

- Trench number
- Feature date (where known)
- Count of trench
- National grid reference
- Location of grid reference within trench
- Height in metres of top of archaeological horizon within trench
- Height in metres of base of archaeological horizon within trench
- Thickness of topsoil in metres
- Thickness of subsoil in metres if present

- Indication on whether colluvium present
- Thickness of colluvium in metres if present
- Notes on colluvium
- Height of ground level in metres if available
- General notes

4.2.2 In addition, LiDAR data, which included surface heights, were obtained for the site. The data were used to create several plans designed to address the project's objectives (Figs 5–7).

### 4.3 Assumptions and limitations

4.3.1 Data used to compile this report consist of secondary information derived from a variety of sources. The assumption is made that these data are reasonably accurate.

4.3.2 The records held by the various HERs are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further heritage assets that are, at present, unknown.

## 5 WALKOVER SURVEY

5.1.1 Following discussions between OA and Buckinghamshire Council, a walkover survey of the site was not deemed to be necessary.

## 6 DESCRIPTION OF THE SITE

### 6.1 Stratigraphy and chronology

6.1.1 The magnetometer survey identified a concentration of rectilinear and curvilinear anomalies in the north-eastern part of the site south of Shenley Road (Fig. 2). The area of anomalies extended for some 280m north-south and 140m across its widest east-west axis. The features detected by the survey represent a settlement comprising enclosures of various size, some sub-divided into smaller spaces. Some of the enclosures contained curvilinear arcs denoting potential roundhouses. Smaller, discrete responses were interpreted as possible pits. Areas of burning were also noted. Discrete and linear anomalies and magnetic responses of a more dispersed character were recorded to the west and south of the concentration.

6.1.2 The subsequent evaluation confirmed the presence of an enclosure complex, interpreted as an arrangement of paddocks, stockades or similar spaces for livestock and crops, and domestic smallholdings. Enclosures in the southern part of the settlement concentration were interpreted as probable stock enclosures, and ancillary enclosures were identified in the northern and eastern parts of the settlement concentration. Gullies and postholes associated with possible roundhouses were recorded in trenches 149 and 154 on the western side of the central part of the complex. The presence of further structures is suggested by postholes recorded in ten trenches and beamslots in two trenches. Pits were recorded

in 13 trenches. Most of the pits and postholes were uncovered in the central and southern parts of the settlement concentration, the northern part being largely devoid of features other than enclosure and dividing ditches.

- 6.1.3 The evaluation also investigated the dispersed features to the west and south of the settlement concentration, identifying ditches and occasional discrete features, such as pits. Some of the features may relate to field systems but are at present poorly defined. Something of a concentration of features was recorded in the south-western part of the site and may represent another area of settlement. Pottery, ceramic building material, and animal bones were collected, while in places, such as trench 245, darker deposits reflected 'increased domestic activity.'
- 6.1.4 A north-south-aligned routeway defined by ditches is suggested by geophysical anomalies in the north-eastern corner of the site.
- 6.1.5 Dating evidence suggested that occupation within the settlement concentration spanned the early 1st to 3rd century AD, with the most intensive period of activity taking place between the late 1st and late 2nd century AD. Middle Iron Age settlement was recorded at Tattenhoe Park, less than 500m to the east of the settlement concentration, but activity here appears to have ceased before the settlement at Shenley Park was established (Taylor 2010).
- 6.1.6 Features of early or mid-1st century date were recorded in some 25 trenches, located mainly in the central and southern part of the settlement concentration. Activity of this date was also recorded south and south-west of the settlement concentration. Some 42 trenches contained features dated to the late 1st or 2nd century AD. The trenches were recorded across the site, including the northern part of the settlement concentration and south and south-west of the settlement concentration. Just 15 trenches contained features of 2nd- or 3rd-century date. These were recorded in the northern and central parts of the settlement concentration. The chronological distribution of trenches points to the establishment of the settlement in the early or mid-1st century AD, an intensification of settlement activity across the site, including outside the settlement concentration area, during the late 1st or 2nd century, and a contraction to a core area of the settlement concentration in the later 2nd or early 3rd century.
- 6.1.7 While occupation at Shenley Park appears to have ceased during the 3rd century, features of 2nd to 4th century date were recorded c 1km to the north-east at Portishead Drive, Tattenhoe (Abrams 2002), although quite how the two settlements relate – representing separate communities or a major relocation of a single community – is uncertain.

## 6.2 Artefactual and environmental evidence

- 6.2.1 The artefactual assemblage reveals something of the character of the settlement. Almost 2500 sherds of pottery were collected from the site. The assemblage was dominated by wares made locally in the vicinity of the settlement or in the wider Milton Keynes area. Regionally traded wares largely comprised pink grogged ware (Tomber and Dore 1998, fabric PNK GT), the site benefitting from its proximity to the manufacturing site in the Stowe/Buckingham area. Regionally traded wares were

otherwise poorly represented, being limited to Dorset black-burnished ware and products of the Nene Valley and Oxford industries. Samian ware from south or central Gaul was present in small quantities and limited almost exclusively to a narrow range of plainware forms. Amphorae were absent.

- 6.2.2 The condition of the pottery assemblage was mixed. Surfaces were in good condition and abrasion was limited, but the overall mean sherd weight was low – just 9g – suggesting that much of the pottery has undergone multiple episodes of disturbance and deposition. Context-groups were generally small, but some large groups were present. Trenches 112, 130, 131, 163, 173 and 179 contained assemblages weighing around 1kg, trenches 146 and 234 contained groups weighing over 2kg, while trench 129 contained a group of over 3kg. These groups, in the central and southern parts of the settlement concentration and south-west of the complex, point to areas where primary waste deposition and settlement activity are likely to have been focused.
- 6.2.3 The pottery report presented in the evaluation report concluded that the ‘assemblage is similar to many others of the same date in the area and, as such, is not especially significant, but it does provide evidence for late Iron Age to early Roman occupation or activity over quite a wide area at this location’ (Perrin 2021, 265).
- 6.2.4 Finds other than pottery were limited and generally fragmentary. The ceramic building material (CBM) consisted of brick and tile fragments in poor condition. A stone roof-tile fragment was also recovered. Much of the material could not be dated with confidence either to the Roman or post-medieval periods, although a few pieces of tegula, imbrex, and flue tile were certainly of Roman date. These hint at the presence of a building or buildings with tiled roofing and hypocaust system, perhaps associated with a villa. Such buildings need not have been located very close to the site, with the material instead potentially arriving from some distance away to be used in ovens or similar structures. In any case, the CBM, like the pottery, had undergone considerable disturbance and redeposition.
- 6.2.5 The 24 pieces of metalwork recovered were largely unidentifiable but included a coin of late 1st-century date and a Colchester derivative-type brooch of late 1st/early 2nd-century date. A fragment of glass, possibly from a bottle, was also recovered. This dated to the 1st–3rd century.
- 6.2.6 A small assemblage of animal bones was recovered. As is typical for the region (Zeepvat and Radford 2007), cattle were the principal domesticate, followed by sheep, goats, and pigs. Butchery evidence suggests that cattle were butchered and processed on-site. A notable number of red deer bones were collected. Some included evidence for carcass processing. The deer bones point to hunting for leisure as well as food.
- 6.2.7 Analysis of the charred plant remains indicated the cultivation of wheat, including spelt, and other cereal crops, notably barley. While preservation was poor, the assemblage suggested that crops were produced, processed, and consumed at the site. Snails from trenches 100, 119 and 129 suggested wooded environments close to the main area of settlement.



## 6.3 Burials

6.3.1 Funerary activity at the site was confined to a single cremation burial. This was undated but presumed to be of late Iron Age or Roman date. Five cremation burials were recorded at Tattenhoe Park to the east of the settlement concentration. Pottery dated two of the burials to the Iron Age, and radiocarbon dating placed another two between the 2nd to 4th centuries. A fifth burial was undated (Taylor 2010).

## 7 PATTERN OF ROMAN RURAL SETTLEMENT

### 7.1 Regional pattern

7.1.1 A targeted search of rural settlement, based on the criteria outlined in section 4.1, returned some 305 records from the Northamptonshire Historic Environment Record (HER), 113 from the Borough of Bedford HER, and 31 from the Central Bedfordshire HER (search ref. 202223/170). Fourteen records were returned for Buckinghamshire (search ref. 1407), including the south-western parts of Milton Keynes, but these were based on narrower criteria, confining as they did the search to the last five years.

7.1.2 Many of the sites presented in the HER searches provide useful parallels to Shenley Park, offering comparative information on site organisation and economy. More generally, the results highlight the wealth of data relating to rural settlement in the Roman period in the wider region.

7.1.3 Some 310 rural settlements are listed in the database of the Rural Settlement of Roman Britain project (Allen *et al.* 2018). Buckinghamshire contains some 90 sites, of which c 40 are within the Milton Keynes unitary authority area. Bedfordshire contains 91 sites, while Northamptonshire contains 129 sites.

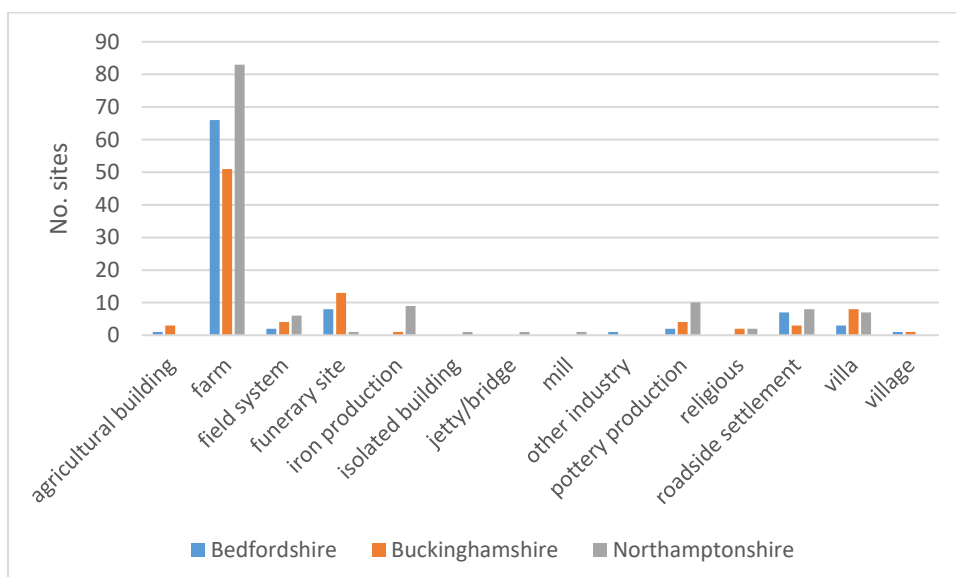


Chart 1: Number of rural settlements by county and settlement type (Data: Allen *et al.* 2018)

7.1.4 Examining the principal categories assigned to sites by the Rural Settlement of Roman Britain project, farms are by far the most numerous rural site type in the region (Chart

1). Of the three counties, Northamptonshire has the highest proportion of farms at 73% by site count. Bedfordshire is not far behind with 64%, while the percentage for Buckinghamshire is a little lower at 57%.

7.1.5 The Rural Settlement of Roman Britain database contains 59 sites in Bedfordshire, Buckinghamshire and Northamptonshire that are categorised as complex settlements. The category is defined as a settlement with significant differentiation of space, as indicated by a system of conjoined enclosures or the presence of large enclosures with internal divisions. The settlement type emerged in the early Roman period and is most characteristic of the central belt region where Milton Keynes is located (Smith *et al.* 2016, 28–30). Buckinghamshire contained relatively few, just nine, compared with 30 in Bedfordshire and 20 in Northamptonshire. Six of the nine complex settlements identified in Buckinghamshire are in Milton Keynes, and include Bancroft, Wavendon Gate, and Broughton Manor Farm.

7.1.6 While overall numbers of other site categories are low, it can be noted that Buckinghamshire has the highest proportion of villa-related sites at 14%, compared with 9% and 1% for Bedfordshire and Northamptonshire respectively. Many other categories were recorded in very low numbers, including field systems, industrial sites, religious sites and agricultural buildings.

## 7.2 Local pattern

7.2.1 Shenley Park is located on the south-western edge of a zone of known Roman settlement that extends across the modern city of Milton Keynes. Figure 3 presents the distribution of a representative selection of sites, based on consultation of published sources (including monographs and Records of Buckinghamshire) and unpublished sources (including grey literature reports and the results of Historic Environment Record searches).

7.2.2 In part, the distribution of sites is an accident of the development of the city. The almost unparalleled opportunity to conduct an extensive and intensive programme of archaeological investigation that preceded the growth of the new town from the late 1960s onwards resulted in a vast number of discoveries (Zeevat *et al.* 1987). However, other factors ensured that the region was especially attractive for settlement in the Roman period. These include the establishment of the Roman road network that extends across the city, the resources provided by the rivers Ouzel and Ouse and their tributaries, and the fine grazing and arable land. The nucleated settlement or ‘small town’ of *Magiovinium* at Fenny Stratford also exerted a pull for settlers, and the establishment of villas or villa architecture in the northern and north-western part of the modern city speaks of the wealth generated in the region by farming and trade. Villas in the Ouse valley, of which Bancroft is perhaps the best known, are generally concentrated in the northern part of Milton Keynes, although a villa or villa-like buildings are known at Holne Chase (Williams 1987a, 32), some 4km east of Shenley Park, and a villa is suspected at Shenley Brook End (Scott 1993).

7.2.3 As is clear from Figure 3, Shenley Park sits on the edge of the distribution of late Iron Age and Roman-period sites in Milton Keynes in an area that has seen relatively little development. The site therefore provides much-needed data, significantly increasing

our knowledge of the south-western part of Roman Milton Keynes and the landscape beyond.

- 7.2.4 The closest sites of late Iron Age or Roman date are located to the east of Shenley Park. Evidence for settlement spanning the late 2nd to 4th century was recorded at 34/35 Portishead Drive, Tattenhoe (Abrams 2002). That site and Shenley Park only marginally overlap chronologically, and the activity represented at Tattenhoe may point to a relocation of the community that had settled at Shenley Park. Equally, however, there may be a relationship between Roman settlement at Tattenhoe and Snelshall. An excavation at the latter revealed a 1st or 2nd-century enclosure and lean-to structure, and a cluster of pits spanning the 2nd to 4th centuries (Wessex Archaeology 2005).
- 7.2.5 Evaluation trial trenching by Cotswold Archaeology at Far Bletchley, c 2km to the south-east of Shenley Park, recorded four main areas of activity. These contained numerous enclosures and associated features and spanned the late Iron Age/Roman period to the 4th century AD. The pottery assemblage of over 1000 sherds has the same local emphasis that was seen in the Shenley Park assemblage (Evans 2013).
- 7.2.6 Corndryers and associated ditches at Windmill Hill belong to a site with an agricultural-processing function. The site has a later Roman emphasis, with activity largely post-dating the occupation at Shenley Park (Mynard 1987, 39). Occupation nearby at Shenley Road is of uncertain character, but evidence included a 'defensive' enclosure ditch and hints of a substantial building (Williams 1987b, 34).
- 7.2.7 Parallels may be noted between Shenley Park and Fenny Lock, c 6km to the east. Occupation at Fenny Lock continued into the 3rd century AD, with the laying out of small curvilinear enclosures, probably representing additional annexes, outside the principal enclosure (Fig. 4). Cremation and inhumation burials were also recorded (Ford and Taylor 2001). The annexes recall the series of square enclosures at the southern end of the Shenley Park settlement concentration, although whether these represent later additions awaits confirmation.
- 7.2.8 Excavation at Westbury, some 3km north-east of the settlement concentration at Shenley Park, revealed a Roman-period landscape of three successive field systems connected to a trackway. The enclosures forming the field systems were laid out in the 1st century AD and continued into the 2nd century. In the 3rd and 4th century, the enclosures were sub-divided into smaller units or paddocks, perhaps reflecting changes in farming practices. Pits, burials and other features set within enclosures, marked out domestic areas (Ivens 1995, 209).

### 7.3 Other key comparative sites

- 7.3.1 Other sites within and beyond Milton Keynes provide some useful points of comparison with Shenley Park. The villa at Bancroft appears to have developed from existing native settlement, and in the late Iron Age and later 1st century AD comprised an array of relatively small enclosures, some with internal divisions, set along a boundary ditch and connected to a large trapezoidal enclosure. The villa was established in the late 1st century AD (Williams and Zeepvat 1994).

- 7.3.2 Another well-understood complex farmstead is known at Wavendon Gate on the east side of Milton Keynes (Williams *et al.* 1996). In its earliest form, the settlement comprised a banjo-type enclosure and up to eight roundhouse gullies, most probably dating to the middle Iron Age. These were replaced during the late Iron Age by a system of rectangular enclosures or paddocks. The focus of occupation shifted south from the mid-1st century AD, the settlement comprising a substantial ditched enclosure encompassing an area of some 3ha, with many internal subdivisions. A roundhouse gully, two mid-1st-century pottery kilns, and a small cremation cemetery of 2nd-century date were recorded. There were subsequent modifications to the internal arrangements into the 3rd century. Other developments included the establishment of two corndryers, a roundhouse with an associated metalled surface and pond or waterhole, and there was evidence for iron smelting to the north of the settlement. A deep pit next to the pond contained a symbolic wooden wheel, three complete jars, a flagon and a spearhead, and a stone-lined posthole nearby contained a structured deposit. Two inhumation burials were situated on the periphery of the settlement, possibly part of a larger cemetery. Rich artefactual and ecofactual assemblages were recovered, although levels of occupation declined in the later 3rd–4th century AD.
- 7.3.3 Geophysical survey and excavation at Wavendon Lodge, some 2km east of Wavendon Gate, revealed an extensive area of settlement dating from the late Iron Age/early Roman period to the late Roman period. Excavations at the site uncovered an array of small, ditched enclosures, probably small paddocks for livestock management (Poole *et al.* forthcoming). This had replaced a late Iron Age/early Roman field ditch and was in turn replaced by more substantial ditched enclosures, an arrangement that was maintained through the middle and late Roman periods. Some of the enclosures were separated by a trackway. Other features were sparse, but included a rectangular oven, possible hearths, and several pits.
- 7.3.4 Moving further east to Broughton Manor Farm/Brooklands, extensive excavations there revealed settlement remains in three principal areas (Atkins *et al.* 2014). The settlement evidence related to separate farmsteads that spanned the late Iron Age to late Roman period. Rectilinear enclosures, trackways, field systems, structures and house enclosures, kilns and other industrial features, ritual activity, corndryers, and significant funerary evidence, including the largest group of late Iron Age/early Roman cremation burials in the region, were among the wealth of archaeological evidence encountered.
- 7.3.5 Beyond Milton Keynes, settlements that share aspects of their plans or organisation with Shenley Park (Fig. 4) include Brogborough Hill in Bedfordshire (Simmonds and Welsh 2013), Monksmoor Farm in Northamptonshire (Preece 2019), and Aston Clinton, near Aylesbury (Masefield 2008). At Crick Covert Farm in Northamptonshire, small enclosures and curvilinear gullies marking the location of structures in a middle Iron Age settlement (Hughes and Woodward 2015) resemble the small enclosures at Shenley Park, especially in the southern part of the site, which may also have contained structures, rather than being used exclusively as paddocks.

## 8 DEPOSIT MODEL

- 8.1.1 Figure 5 shows the topography of the site and evaluation trench locations. It highlights which trenches contained archaeological features and the presence and thickness of colluvium. The figure indicates that surface height of the site, based on LiDAR data, ranges from c 100m to 130m aOD. The lowest part of the site extends along the course of the stream, which flows from western side of the site to the south-east corner. The highest part of the site is to the north, while the south-western and central parts (north of the stream) have middling height values.
- 8.1.2 The results of the evaluation suggest that archaeological remains are concentrated along the eastern half of the site, especially in the north-eastern part, corresponding with the settlement concentration revealed by the geophysical survey. There is another, smaller concentration of archaeological remains on the relatively high ground in the south-western part of the site. Figure 5 indicates that the settlement concentration extends over the higher ground and on the east or south-east facing slope as the surface height drops. It is on this slope that colluvial deposits were observed. These range from 0.09m to 0.48m thick and generally appear to be thickest at the foot of the slope.
- 8.1.3 Sporadic archaeological remains were recorded in lowest part of the site, along the water course in the south-eastern part of the site. The smaller concentration of archaeological remains is located on slightly higher ground to the west in the south-western part of the site.
- 8.1.4 The depth of the archaeological horizon is estimated to range from 0.15m to 0.5m below ground level (Fig. 6). Across the settlement concentration, the depth of the archaeological horizon generally ranges from 0.2m to 0.4m below ground level, although the depth increases to c 0.5m below ground level at the southern part of the settlement concentration at the foot of the slope where the colluvium is thickest. This area also coincides with the more significant stratigraphy, being where archaeological features were densest and finds were concentrated.
- 8.1.5 In the southern part of the site, the archaeological horizon ranges from 0.2m to 0.5m below ground level, but largely sits at a height of between 0.2m and 0.4m below ground level. Areas where the archaeological horizon is predicted to be deeper are in the south-eastern and the western parts of the site, although the evaluation indicated that archaeological remains are sparse there.
- 8.1.6 The archaeological horizon is shallowest – up to 0.3m below ground level – in a band that curves from the north-west corner of the site to the centre, before curving again towards the south-west, although the evaluation suggested that archaeological remains are sparse here.
- 8.1.7 An east-west profile through the site, extending between trench 62 in the west to trench 141 in the east, illustrates the character of the deposits (Figs 6 and 7). The combined thickness of topsoil and subsoil across the profile is relatively constant except between trenches 152 and 153, where land rises in height and the topsoil/subsoil is correspondingly thin. Moving eastwards from trench 149, the land

falls in height and colluvial accumulation is evident. The colluvium appears to be thickest at the foot of the slope.

## 9 PREVIOUS IMPACTS AND SURVIVAL

- 9.1.1 The Shenley Park allocation encompasses an area of open farmland and woodland. In Area 2, farm buildings are located at the north-western edge of the site (Bottlehouse Farm) and the south-western edge of the site (Woodpond Farm). The site has been used for mixed farming since the medieval period.
- 9.1.2 The principal impact on the site has been deep ploughing. Plough scars were noted during the evaluation in several features, and ploughing is believed to have truncated features, such as a pit in trench 182.

## 10 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

### 10.1 Settlement type and parallels

- 10.1.1 The settlement plan and the range and distribution of features suggest that the settlement at Shenley Park, to use the terminology of the Rural Settlement of Roman Britain project, is a complex farmstead (Smith *et al.* 2016, 28–33). Roman-period farms are very well represented in the region, with Shenley Park being one of many other farms known in the Milton Keynes area and beyond.
- 10.1.2 The development of the settlement concentration at Shenley Park is not fully understood from the evaluation results, but it is unlikely that the entire site plan indicated by the geophysical survey represents contemporaneous activity or occupation. Detailed stratigraphic and phasing information might instead indicate the use and abandonment of some enclosures and areas of domestic activity and the subsequent development of others. This makes the comparison with site plans that have a fuller understanding more challenging. Nevertheless, on a more superficial level, it is possible to detect parallels – and contrasts – between Shenley Park and other sites in the local and wider region.
- 10.1.3 As the search of HER data and the Rural Settlement of Roman Britain project data suggests, complex settlements and field systems are under-represented in Buckinghamshire, and our understanding of late Iron Age and Roman activity in the south-western part of Milton Keynes is not as comprehensive as it is for other areas, such as the eastern side of the city. Shenley Park, through further investigation, offers significant potential to address those gaps in archaeological knowledge.
- 10.1.4 Shenley Park shares with Westbury the establishment of rectilinear enclosures relating to paddocks and larger fields, and a core area of domestic activity. No development of the sort identified at Bancroft occurred at Shenley Park, and there is little to suggest from the currently available evidence, apart from a handful of CBM fragments, that the site was located within the immediate landscape of a villa, although it may have formed part of the wider landscape of a villa estate.

- 10.1.5 There are notable differences between Wavendon Gate and Shenley Park. There was no direct middle Iron Age precursor at Shenley Park, although the middle Iron Age settlement nearby at Tattenhoe Park may have retained ancestral links with the late Iron Age and Roman community at Shenley Park (as is suggested by the location among the roundhouses at Tattenhoe of five cremation burials). On current evidence, Shenley Park lacks the religious and industrial evidence seen at Wavendon Gate, although the absence of corndryers may be a product of chronology, with permanent, formal structures like those recorded at Wavendon Gate mainly being a late Roman phenomenon. The plant remains otherwise indicate processing that would require ovens of some description.
- 10.1.6 While activity at Shenley Park does not appear to have extended as late as that recorded at Wavendon Lodge, east of Wavendon Gate, the two sites are broadly similar in the use and division of space. Both sites also had a predominantly local pottery supply, a small assemblage of fragmentary CBM representing reuse of material originating elsewhere, and animal bone and charred plant assemblages that were similar in composition. The presence of germinated grains, potentially providing evidence of malting, was noted at Wavendon Lodge.
- 10.1.7 Shenley Park lacks many of the elements recorded at the Broughton Manor Farm/Brooklands, notably stone-footed structures, richly furnished cremation burials, and a diverse range of artefactual evidence. However, there are some interesting parallels, especially in the early Roman period. In Area 1 at Broughton Manor Farm (the upper area in the plan shown on Figure 4), a number of relatively small, square or sub-circular enclosures, less than c 20m wide, were interpreted as possible house enclosures. One enclosure contained posthole groups relating to internal structures (Atkins and Rees 2014, fig. 5.1). These are not dissimilar in size and shape in plan to the small, square enclosures at the southern end of the settlement concentration at Shenley Park, some of which may similarly have contained structures. A similar arrangement can be seen at Crick Covert Farm in Northamptonshire.

## 10.2 Significance

- 10.2.1 On current evidence, the late Iron Age and Roman site at Shenley Park is of local significance. The settlement concentration and secondary settlement area in the south-western part of the site, based on settlement morphology and artefactual assemblages, represent a farmstead or farmsteads of low status. However, there is good potential, through further investigation of the archaeological remains at the site, for increasing understanding of rural settlement in the region.
- 10.2.2 Comparing the settlement morphology at Shenley Park with those of other sites may reveal similarities and differences in site organisation, land use, and farming regimes. For instance, the rectilinear plan of Wavendon Gate has a more planned appearance than Shenley Park, which may have developed in a fairly ad hoc way with, for example, the addition of small enclosures and annexes.
- 10.2.3 No routeway that linked the settlement to the major roads that extended close to the site was detected, and therefore social and trade connections would have been limited, although a routeway in the north-eastern corner of the site is suggested by

the magnetometry results, and the presence of more informal trackways and droveways in other parts of the site can be presumed. Pottery supply at Shenley Park was largely local, the range of regional and imported wares present not being out of the ordinary for a low-status rural site in the region of 1st to 3rd-century date.

- 10.2.4 Stone and ceramic roof tiles and a flue tile fragment derived from a building or buildings of some pretention, but no such building is likely to be located within the site. The quantity of such material is too low to suggest that any building had a tiled roof or hypocaust system, and instead the material is likely to have been brought to the site from elsewhere for secondary use in ovens, hearths, or other small structures.
- 10.2.5 The paucity of coins and other Roman-period metalwork supports an interpretation of low status, although caution must be applied. At Brooklands, a single coin was recovered from an evaluation of 219 trenches (Phases 2–4; Scott 2008), with the subsequent excavation returning 34 coins (Popescu 2014, 299). More coins might therefore be expected at Shenley Park were open-area excavation and a systematic metal-detecting survey to be carried out, although the lack of late Roman activity, a period that saw a dramatic expansion of coin use in the province, would limit the number.
- 10.2.6 The economy was based on mixed farming, with pastoral and arable elements represented. The range and composition of species recorded in the animal bone and plant assemblages are typical of the region (cf Zeepvat and Radford 2010, 92). The animal bone assemblage is small and limited, while the plant remains are fragmentary. There is currently no certain evidence for industrial activity. The geophysical survey detected areas of magnetically enhanced and ferrous material, some of which may relate to metalworking debris. These were outside the settlement concentration but close to the smaller area of settlement in the south-west part of the site.
- 10.2.7 The presence of a relatively high number of red deer bones provides a rare indicator of high (or higher) status at Shenley Park. Notably, of the 22 sites from Bedfordshire, Buckinghamshire and Northamptonshire with red deer bones listed in the Rural Settlement of Roman Britain database, 11 sites were in Buckinghamshire. These include Bancroft villa, Wavendon Gate, and Fenny Lock in Milton Keynes, Aston Clinton Lower Icknield Way Bypass Site B and Coldharbour Farm in or near Aylesbury, and Latimer villa in the south of the county. The significance of the deer bones at Shenley Park is not entirely clear, but the bones illustrate a potential for higher status elements at the site, as well as pointing to the proximity of woodland, the presence of which also being suggested by snails typical of such environments. Indeed, the landscape may not have been entirely dissimilar in appearance to the medieval hunting forest of Whaddon Chase, which comprised areas of mixed farming, small fields, and woodland parcels.
- 10.2.8 A single cremation burial was recorded at Shenley Park. The burial lacked an urn or grave goods and did not appear to form part of a more extensive area of burials. The simple, isolated grave contrasts with the formal, richly adorned cemeteries of, for example, Broughton Manor Farm/Brooklands, Wavendon Gate or Bancroft (Zeepvat and Radford 2010, 99), but again caution must be applied. Simple, isolated burials are typical of 1st and 2nd-century funerary practice at the nucleated roadside settlement



at Fleet Marston/Berryfields, near Aylesbury (Biddulph *et al.* 2019), and therefore the link between burial type and status is not necessarily straightforward.

- 10.2.9 There was no hint of waterlogged deposits in the low ground along the stream, although there remains the potential that such deposits, which might contain organic objects, including material of a religious or ritual character may exist.

## 11 POTENTIAL IMPACTS

- 11.1.1 The details of the proposed development are not known, but it is likely to include the provision for housing, roads and landscaping, among other elements. With no more than 0.5m between the ground surface and the archaeological horizon, the risk of disturbance to the archaeological remains from development is likely to be high. Any element of development for which foundations, piles or other direct impacts are required is likely to reach the level of the archaeological horizon and severely impact the buried stratigraphy.
- 11.1.2 Where the archaeological horizon is deepest, remains are generally sparse. The majority of archaeological remains – including many of the features associated with the settlement concentration and the smaller focus of activity in the south-western part of the site – are no more than 0.4m deep, and typically between 0.2m and 0.3m deep, and will potentially be exposed to the greatest risk of impact from development.
- 11.1.3 The archaeological horizon in the area of colluvium is mainly no more than 0.4m deep and therefore subject to an equal risk of impact as the archaeological horizon in other areas. Where colluvial deposits were noted, the level of preservation appears to be little different to that seen across the site. The mean sherd weight of pottery from trenches in which colluvial layers were recorded is 11.87g. This compares to an overall site average of 11.07g. However, some of the largest pottery groups – that is, weighing over 1kg – were recovered from evaluation trenches (nos 129, 146, 163, 173, and 179), in which colluvial deposits were exposed. It is therefore anticipated that the colluvial area of the site will be comparatively rich in artefactual evidence.
- 11.1.4 The potential impact from roads and landscaping will depend on the depth of disturbance anticipated to result from such work. If the depth of disturbance is likely to be less than 0.2m below ground level, then the risk of impact will be low, as archaeological remains are projected to be deeper. If such work is likely to extend to a depth of more than 0.2m, then the risk of impact will be higher and increase with depth.
- 11.1.5 It is anticipated that development of the site will require a programme of archaeological mitigation to reduce the impact of the development. If proposals retain the areas of greatest archaeological sensitivity as green space – the settlement concentration, the smaller settlement area in the south-western part of the site, and potentially the low-lying ground along the stream, where waterlogged deposits may survive – it is recommended that these be fenced off to prevent heavy machines accessing the area to reduce non-direct impacts, such as compression. Any flood prevention measures, such as the digging of balance ponds, should also avoid the sensitive areas of archaeology unless a programme of mitigation is carried out.

11.1.6 If this part of the site allocation were to be preserved *in situ* and retained for agricultural use, ploughing and compression from agricultural machinery will continue to have a negative impact on the archaeological remains, which will be gradually denuded over time. The archaeological remains may be preserved *in situ* without any significant impact were the site to be excluded from agricultural use and developed as open space or for green infrastructure.

## 12 POTENTIAL FOR FURTHER WORK

### 12.1 Overall potential

12.1.1 The results of the geophysical survey revealed an extensive plan of a rural Roman settlement. The subsequent evaluation identified the settlement as a low-status one, lacking as it did many of the elements seen in other settlements in the region, such as Wavendon Lodge, Bancroft and Broughton Manor Farm/Brooklands. However, the site has good potential for enhancing understanding of Roman rural settlement in the region, and further excavation may potentially reveal other evidence not so far seen at Shenley Park, such as pottery production, metalworking and other industrial or craft activity, and evidence associated with crop processing and, possibly, for malting and brewing.

### 12.2 Solent-Thames Research Framework

12.2.1 The results of the evaluation suggest that the archaeological remains at Shenley Park have good potential to address areas of research highlighted in the Roman research agenda of the Solent-Thames Research Framework (Fulford 2014).

12.2.2 The chronological emphasis of the site, with the results of the evaluation indicating the main period of activity spanning the early/mid-1st century AD to mid/late 2nd century AD, allows the site to contribute to research item 12.1: Inheritance:

- Sites with well-preserved deposits of both late Iron Age and Roman date should be given careful attention in order to investigate continuity of local tradition at these sites. Sampling strategies should ensure that as wide a range of contexts are sampled as possible. Radiocarbon dating should be used more widely and systematically to help understand change between the late Iron Age and early Roman period.

12.2.3 Understanding the Iron Age to Roman transition at the site will be enhanced with reference to the Iron Age settlement at Tattenhoe Park. Can a gap in activity between the site – radiocarbon dating at Tattenhoe Park suggests that some 200 years separated the two settlements – be confirmed, for example by radiocarbon dating of suitable material from Shenley Park? The apparent gap in activity notwithstanding, to what extent did cultural and economic practices continue, as may be detected through, for example, the composition of ceramic and animal bone assemblages?

12.2.4 Shenley Park also has potential to address areas of research concerning landscape and land-use, particularly with reference to *Magiovinium* and other sites in the region. Item 12.4.1 of the Solent-Thames Research Framework states:

- Studies of different types of site within a local area should be given high priority, in order to build up a picture of supply and demand eg urban sites and those in their hinterland.

12.2.5 The site has good potential to contribute to our understanding of settlement on the claylands of the Vale of Aylesbury. As item 12.6.2 of the research framework states:

- Equally important is the need to gain an understanding of settlement, its density and variability as well as economy in other environments, such as claylands and heathlands. We particularly need a much better characterisation of settlement patterns in the Vale of Aylesbury, Buckinghamshire.

12.2.6 The site similarly has potential to offer data which can contribute to the investigation of item 12.6.4, relating to patterns of development and abandonment:

- The evidence for major change in settlement occupation across the diverse landscapes of the region between the late Iron Age and the early medieval period needs to be collated.

## 13 CONCLUSION

13.1.1 The aims of the Shenley Park CHIA were threefold: to determine the significance of the settlement; to assess the potential impacts from development on the significance of the remains; and consider the potential for excavation of the site to contribute to regional research objectives.

13.1.2 Assessment of the archaeological remains at Shenley Park, supported by an inter-site comparison, has determined that the settlement is of local significance and does not warrant preservation *in situ*. However, the settlement has good potential for addressing regional research objectives and contributing to the understanding of late Iron Age and Roman settlement in the region, particularly the south-western part of Milton Keynes, for which the level of knowledge is less advanced compared to other areas of the city.

13.1.3 Detailed development proposals have yet to be confirmed, but the deposit model produced as part of the current assessment has indicated that development of the site for housing and other uses for which ground works would be required will disturb the archaeological remains within the site. Should such development come forward on this part of the site allocation, it is anticipated that a programme of archaeological investigation would be necessary to mitigate the impact of the development. Should areas of highest archaeological sensitivity, including the remains of settlement in the north-east part of the site, be excluded from direct impacts, it is recommended that appropriate measures be put into place to protect those areas from non-direct impacts, such as compression and water-management schemes. The requirement and scope of all archaeological work will need to be agreed with Buckinghamshire County Archaeology Service prior to commencement.

13.1.4 If this part of the site allocation were to be preserved *in situ*, then agricultural activity, such as ploughing, will continue to have a negative impact on the archaeological remains unless the site is developed as open space or for green infrastructure.



## APPENDIX A BIBLIOGRAPHY AND LIST OF SOURCES CONSULTED

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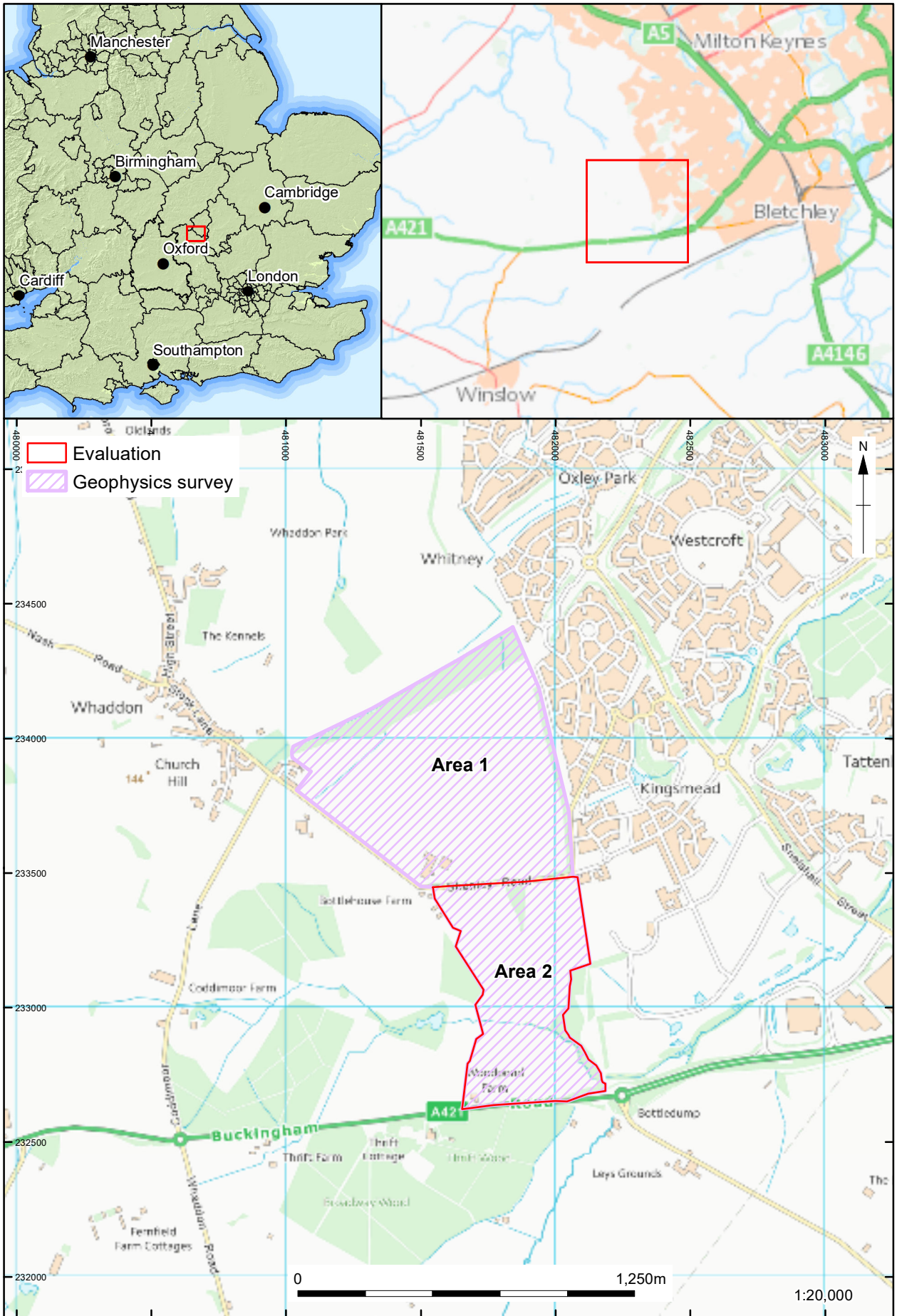
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Figure 1: Site location



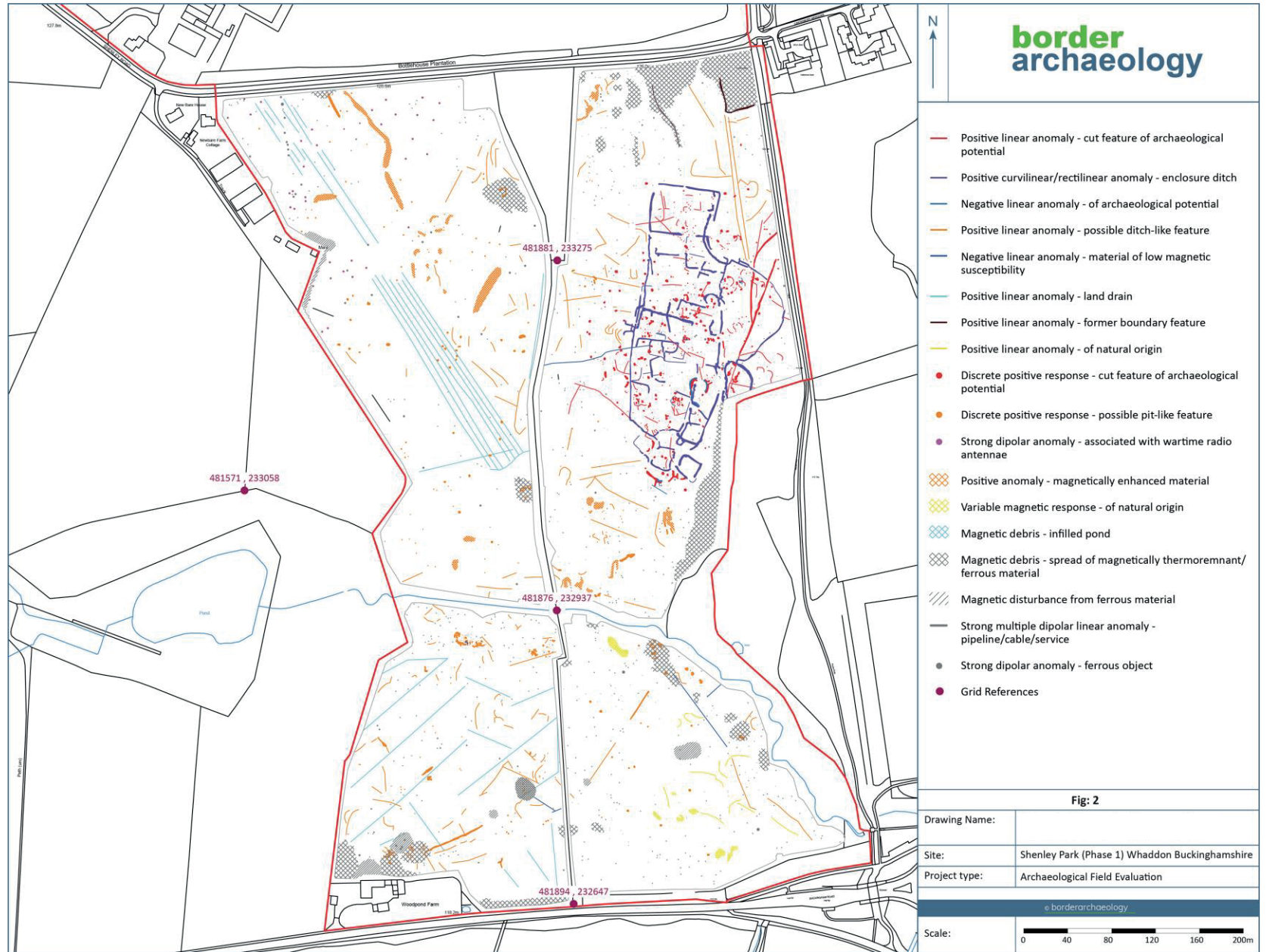
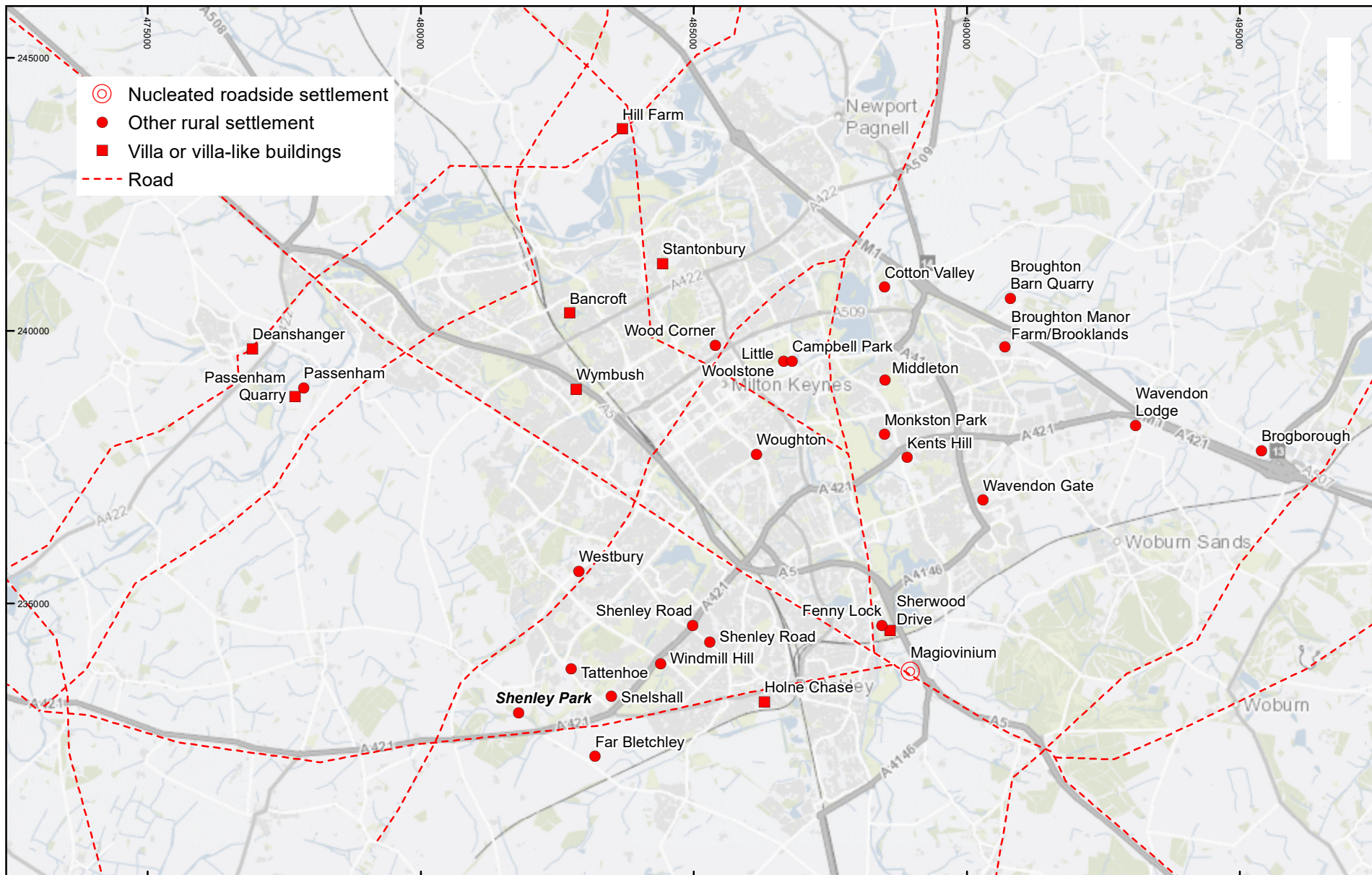


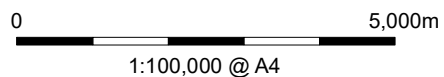
Figure 2: Results of geophysical survey by Archaeological Surveys Ltd (after Border Archaeology 2021, fig. 2)

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Figure 3: Map of selected Roman rural settlements in the Milton Keynes area



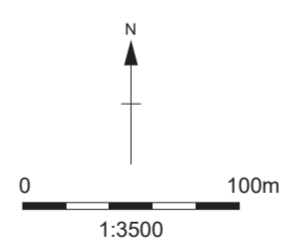
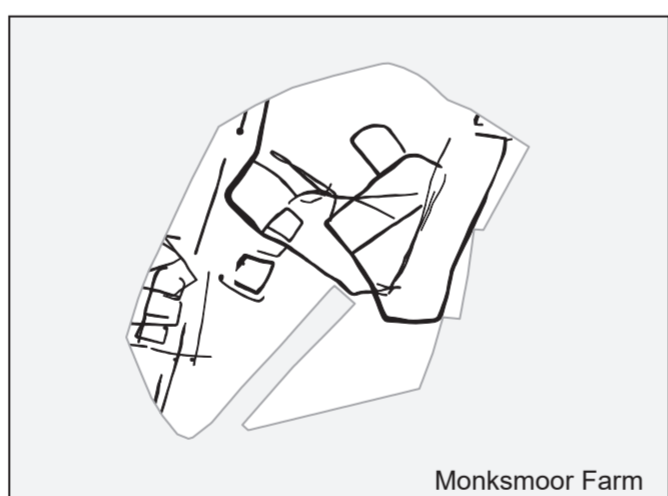
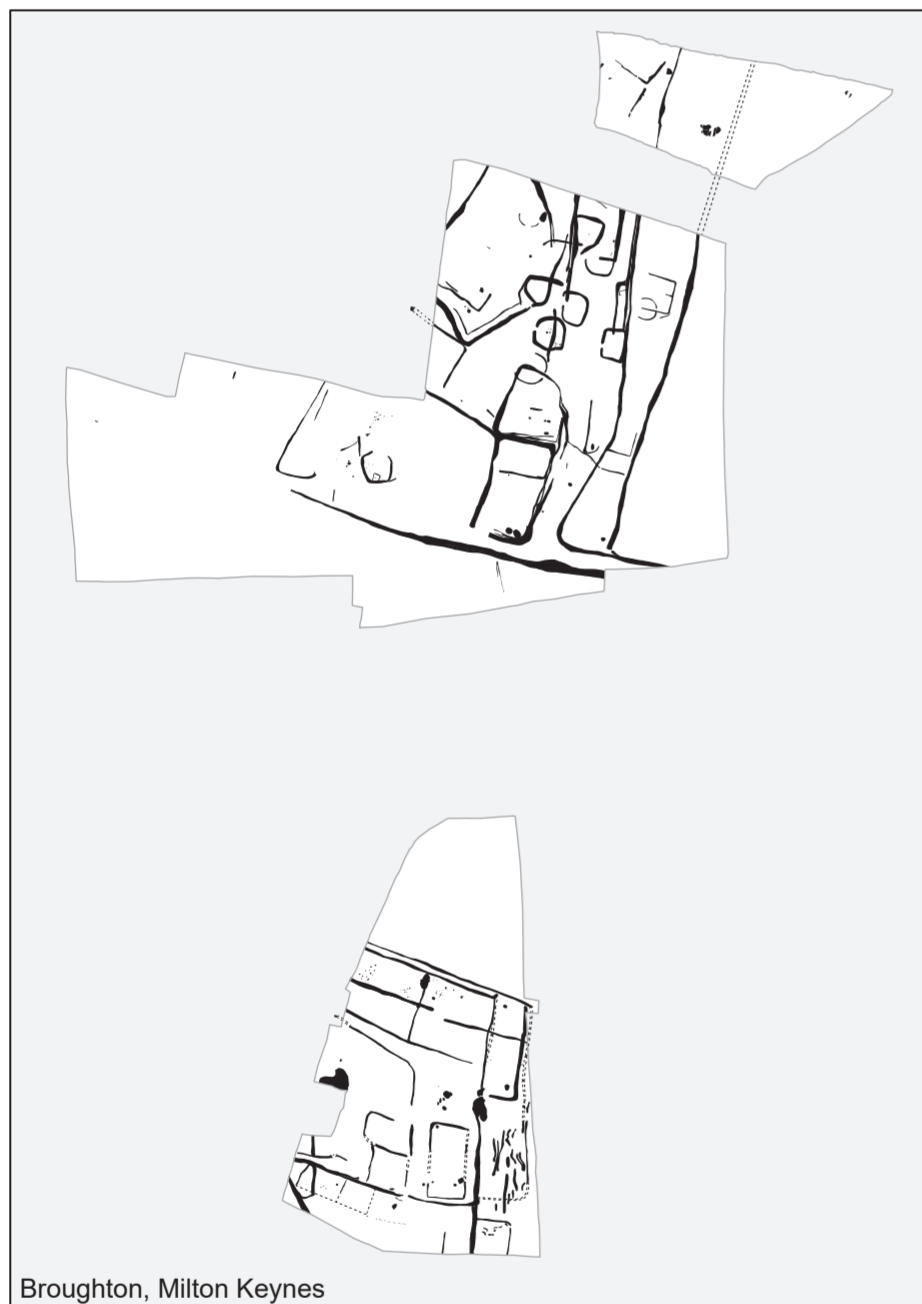
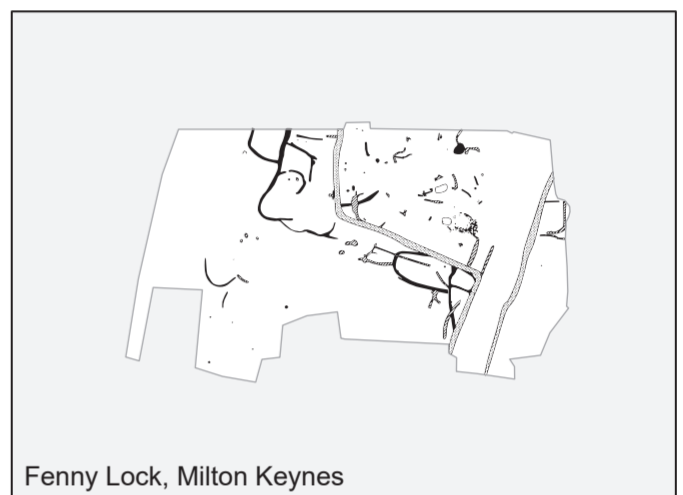
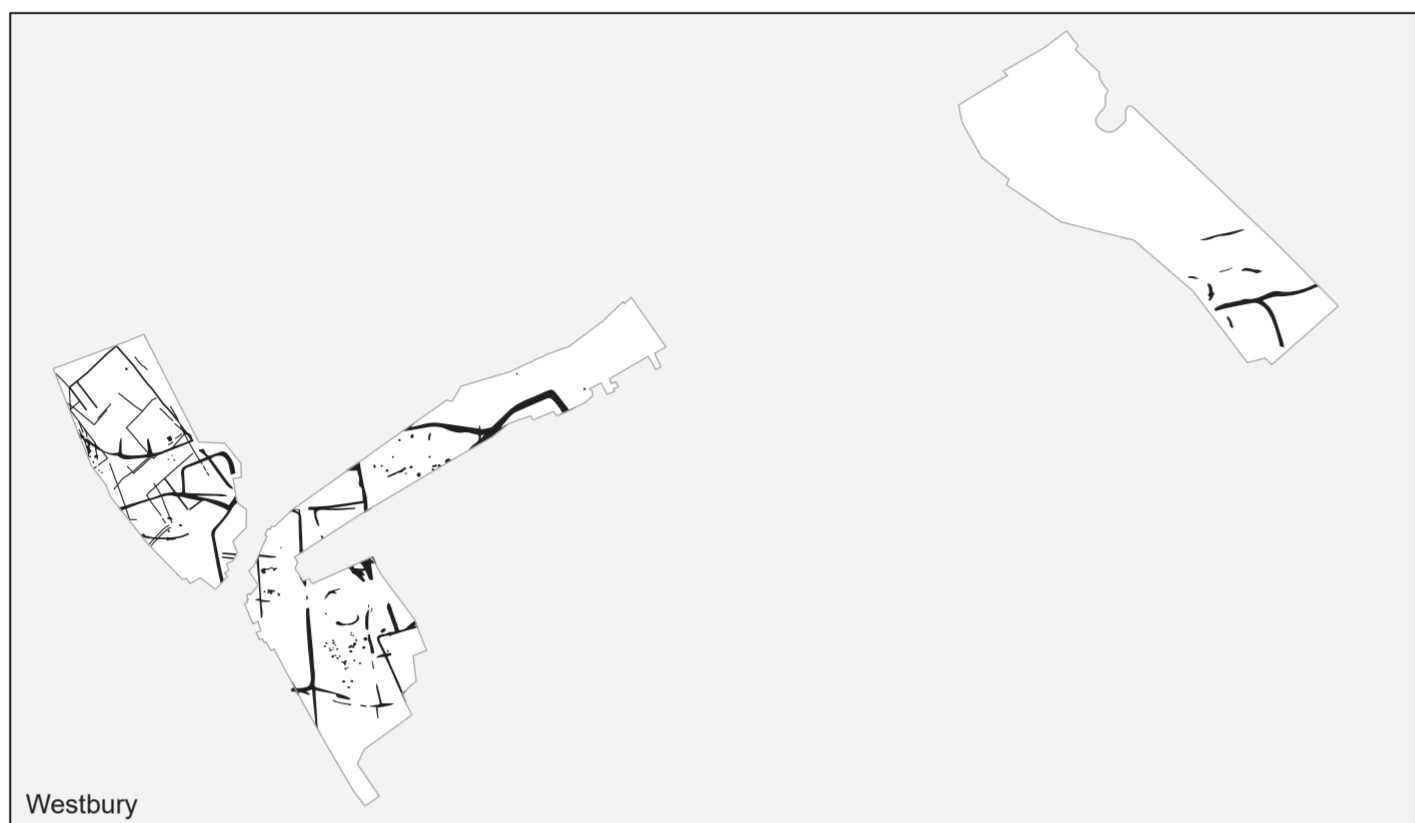
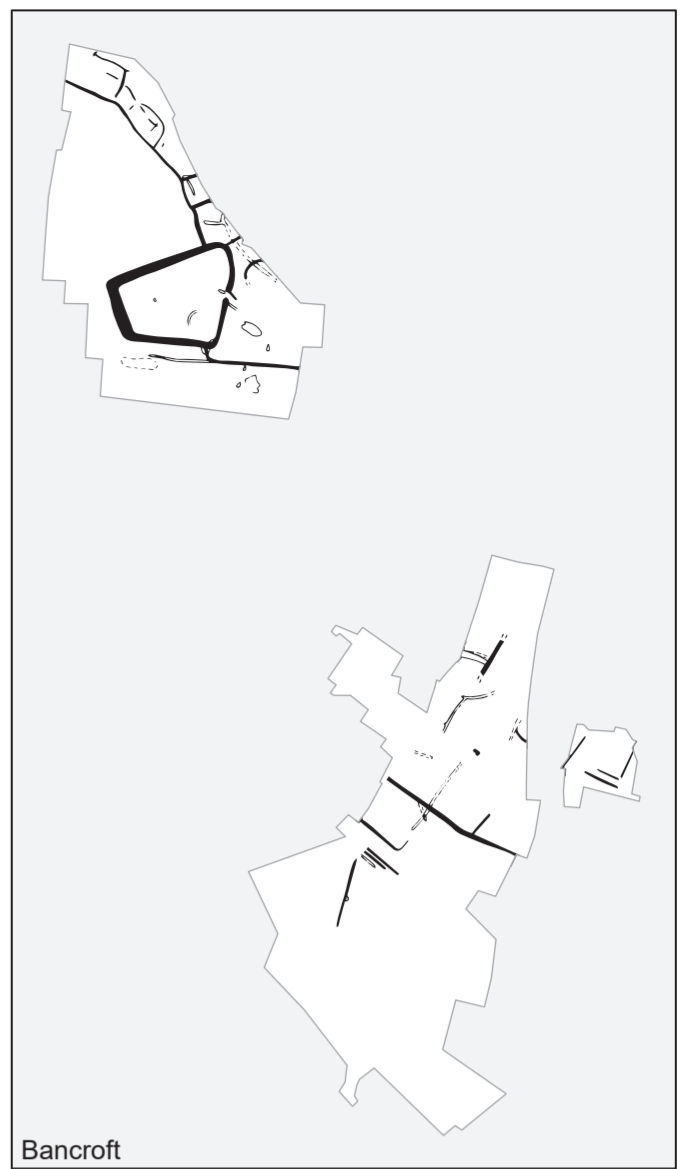
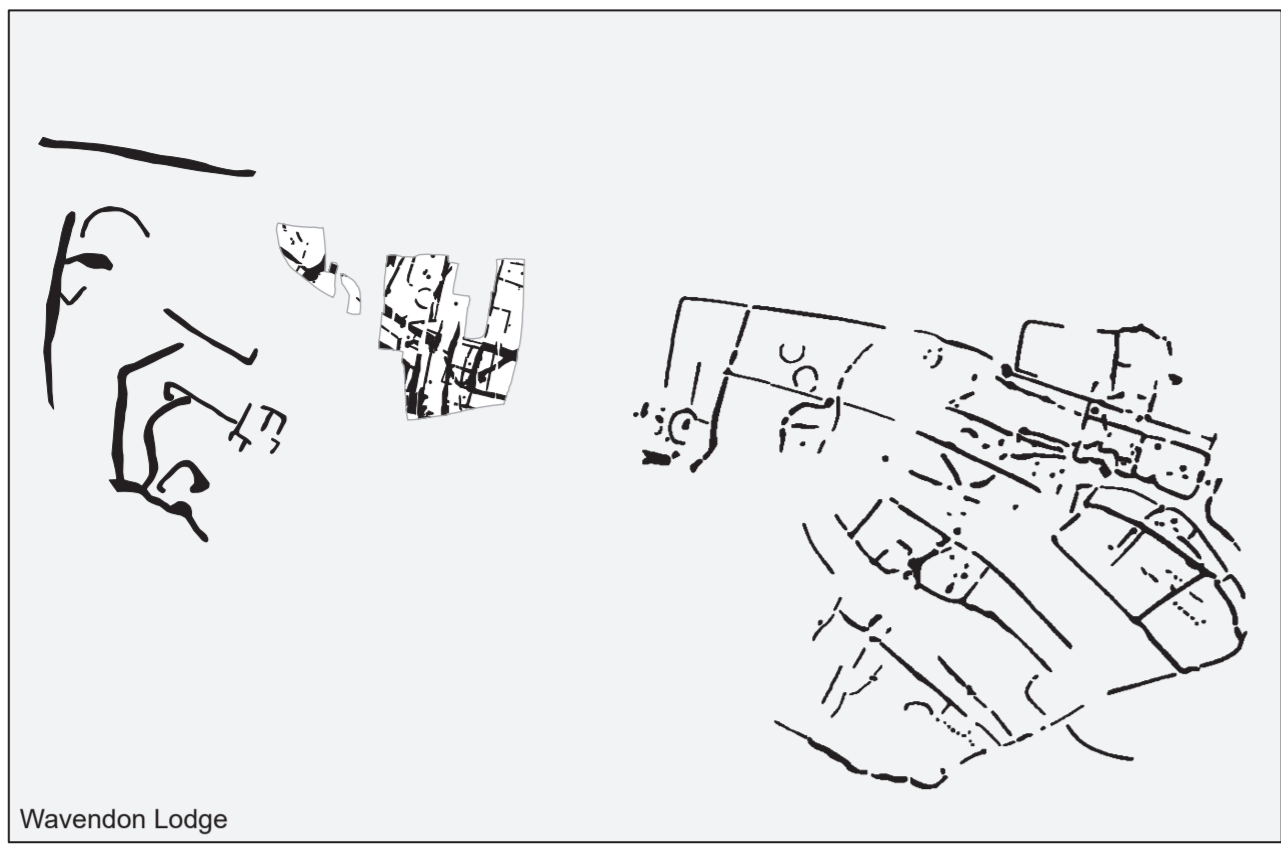


Figure 4: Comparative plans of selected Roman rural settlements

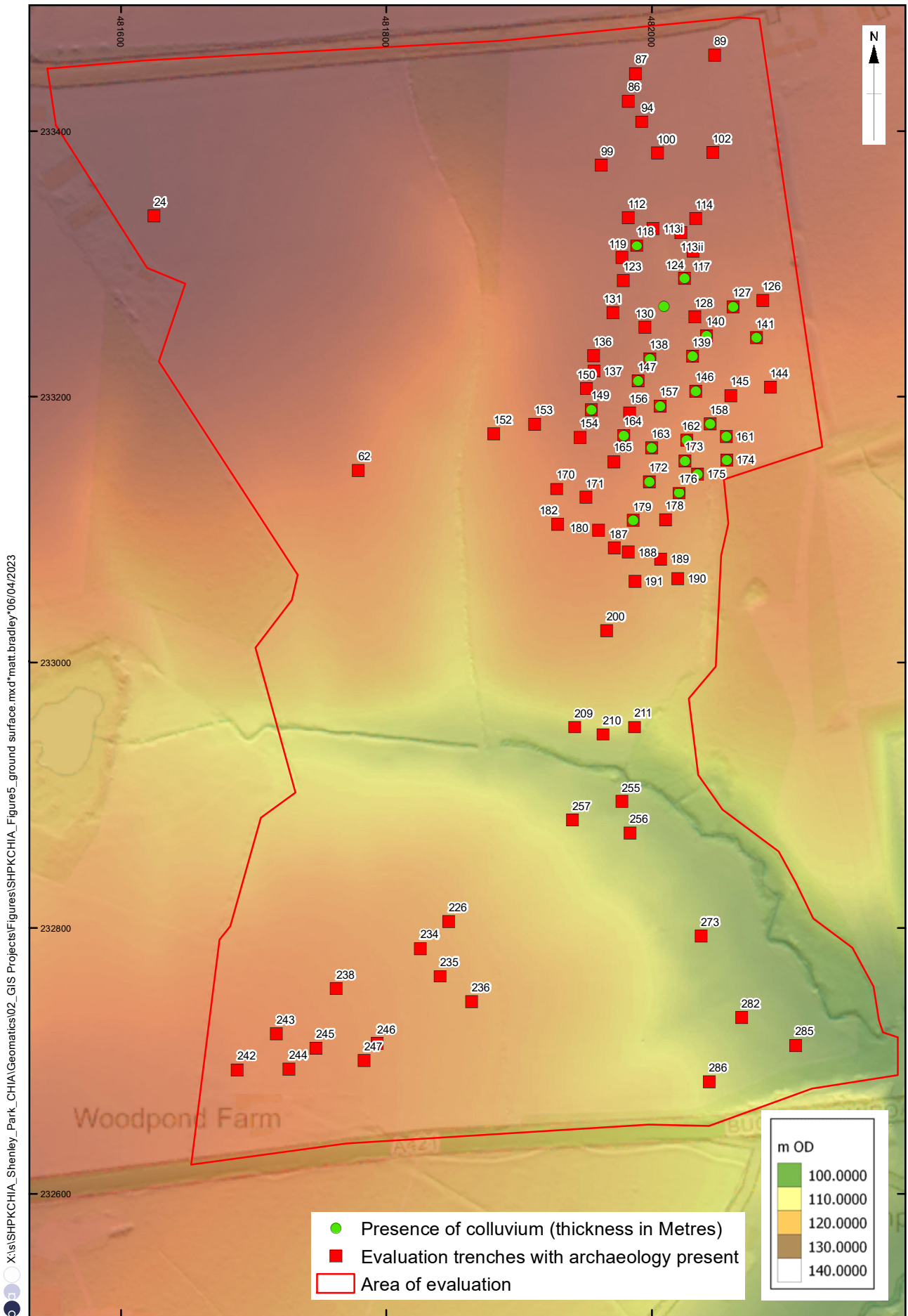


Figure 5: Plan showing heights of ground surface and location of colluvium and trenches with archaeology present

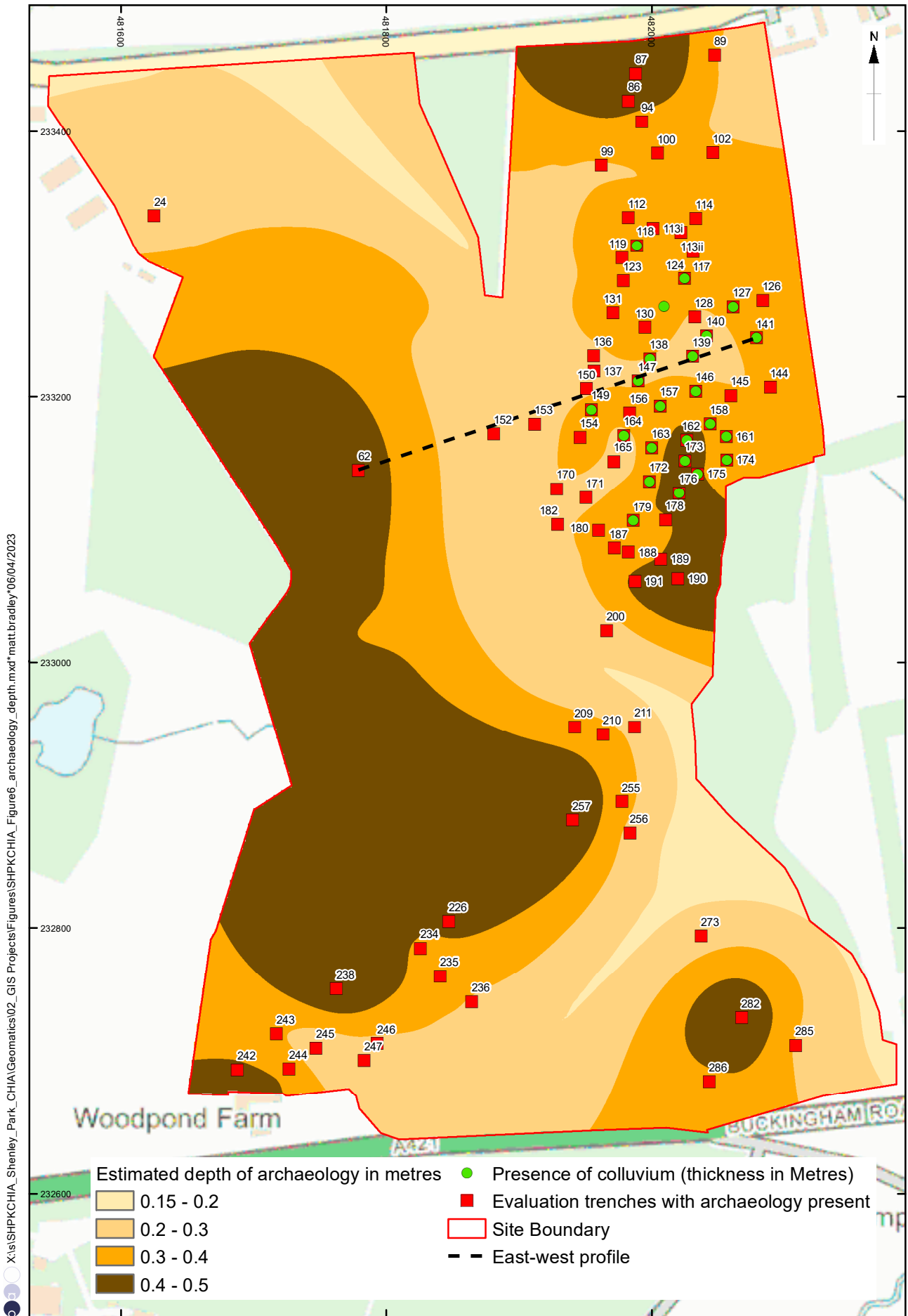


Figure 6: Plan showing depth of archaeology and location of colluvium and trenches with archaeology present

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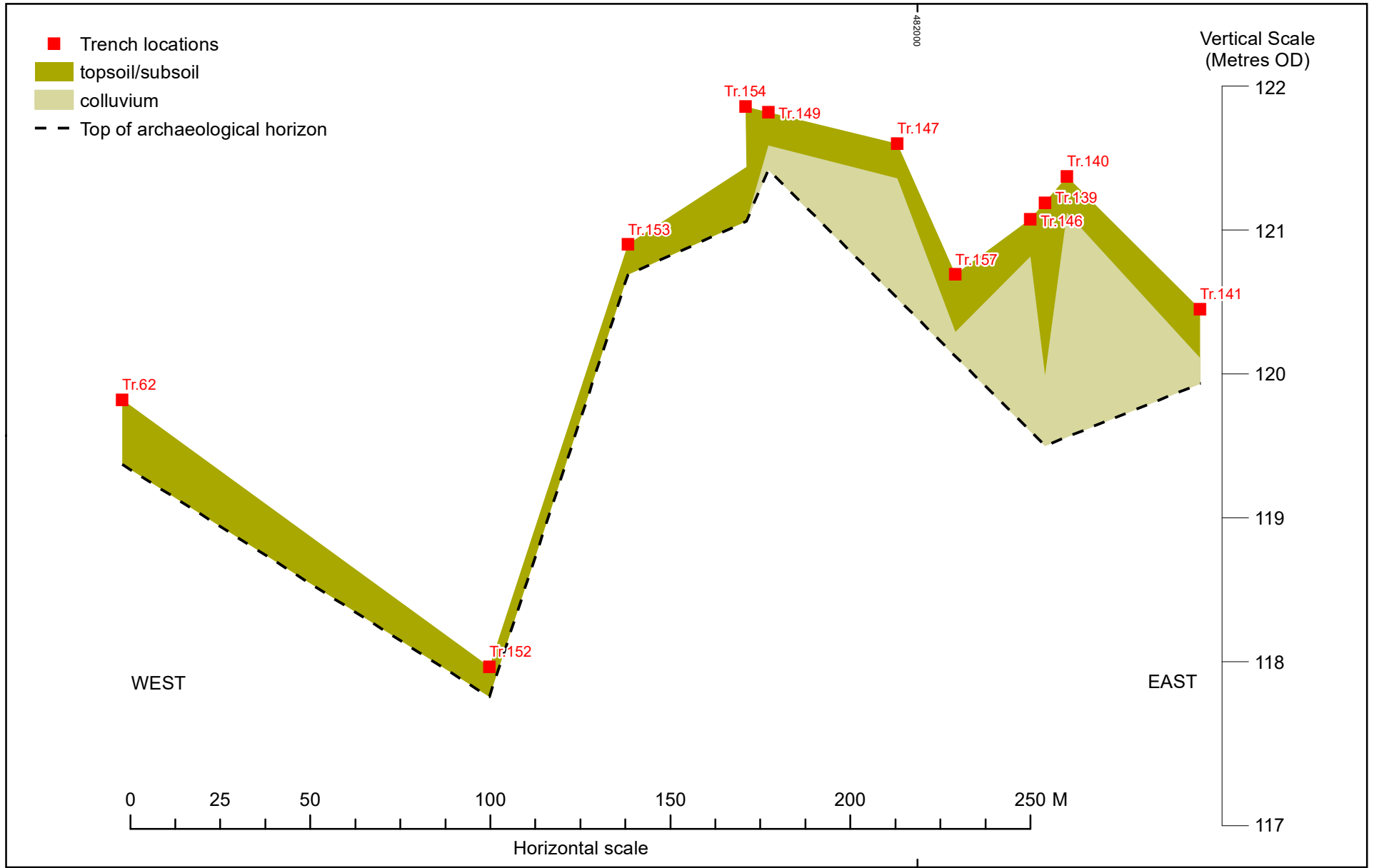


Figure 7: Deposit model: east-west profile between trenches 62 and 141





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# Equality Impact Assessment (EqIA)

Template reviewed Nov 2021

The Public Sector Equality Duty (PSED) was introduced as part of the Equality Act 2010, which protects people from discrimination in the workplace, in the provision of services and in wider society.

The duty requires all public bodies to have due regard to the need to:

- Eliminate discrimination
- Advance equality of opportunity
- Foster good relations between different people

Public bodies demonstrate this due regard in different ways, including producing robust equality impact assessments when considering changes to policies and services.

An EqIA enables us to check the potential impacts on residents and employees of our policies, services and projects. It's an opportunity to challenge how we currently do things.

Carrying out an EqIA should not create extra work; it should be part of your normal service planning process. Most of the information required should already be available to you through other work already undertaken e.g. service user monitoring, analysis of complaints and national research.

The purpose of an EqIA is to *take account* of equality as plans develop, to promote and assist the consideration of equalities issues arising in plans and proposals and to ensure that where possible adverse or disproportionate impacts are minimised and positive impacts are maximised. As such where possible an EqIA should be started at the outset of a project/proposal and continually be developed and reviewed until a final proposal is adopted. An EqIA should be used to ensure decision makers have all the information they need regarding potential impacts to ensure they have due regard to the Public Sector Equality Duty when making judgements.

Carrying out EqIAs should be an integral part of policy or service development/change and larger projects may need more than one EqIA if different areas are impacted by the change.

Any project that requires consultation will automatically require an EqIA.

All approved and signed EqIAs are recorded in a central register. Please email your completed draft EqIA to [equalities@buckinghamshire.gov.uk](mailto:equalities@buckinghamshire.gov.uk). Previous EqIAs can be made available for information upon request. For any questions or if you require support in completing your EqIA please contact Maria Damigos and Natalie Donhou Morley directly.



# Equality Impact Assessment (EqIA)

Template reviewed Nov 2021

## Part A (Initial assessment) - Section 1 - Background

Proposal/Brief Title: Shenley Park Supplementary Planning Document

OneDrive link to report/policy: <https://buckscc.sharepoint.com/sites/PROJ-PGS-PE-BLP/Shared%20Documents/Forms/AllItems.aspx?csf=1&web=1&e=WmKwE8&cid=260b21f9%2D2b90%2D4782%2D9b09%2D343705b4839f&FolderCTID=0x012000AB0F903850E35A41BB34B95D2BB36A06&id=%2Fsites%2FPROJ%2DPGS%2DPE%2DBLP%2FShared%20Documents%2FGeneral%2F11%20SPD%2FShenley%20Park&viewid=1cfb699f%2Dccf3%2D4c06%2D9dd2%2D6be09744c81b>

Related policies: Vale of Aylesbury Local Plan

Date: 15 November 2022

Type of strategy, policy, project or service:

Please tick one of the following:

- Existing
- New or proposed
- Changing, update or revision
- Other (please explain)

This assessment was created by:

Name: Stephen Miles

Job Title: Senior Planning Officer (Policy)

Email address: [stephen.miles@buckinghamshire.gov.uk](mailto:stephen.miles@buckinghamshire.gov.uk)

### Briefly describe the aims and objectives of the proposal below:

The Vale of Aylesbury Plan – Shenley Park Supplementary Planning Document is a requirement of Policy D-WHA001 of the Vale of Aylesbury Local Plan to support the development at the Shenley Park allocation for development.

The site covers an area of around 99 ha and is in predominantly agricultural use. It is situated immediately to the southwest of the Milton Keynes Council boundary. The policy requires the creation of an exemplar development, of regional significance, which will be a great place to live, work and grow. To be 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 the need for a site for a new secondary school, multi-functional green infrastructure, mixed use local centre, exemplary



# Equality Impact Assessment (EqIA)

Template reviewed Nov 2021

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. .

## **What outcomes do we want to achieve?**

A robust and clear SPD which sets out clear principles to guide the development, that has been informed by and will be used by the public, developers, affordable housing providers and other interested parties.

## **Does this proposal plan to withdraw a service, activity or presence? No**

Please explain your answer: This is new guidance to existing policy.

## **Does this proposal plan to reduce a service, activity or presence? No**

Please explain your answer: This is new guidance to existing policy.

## **Does this proposal plan to introduce, review or change a policy, strategy or procedure? No**

Please explain your answer: This is new guidance to existing policy.

## **Does this proposal affect service users and/or customers, or the wider community? Yes**

Please explain your answer: This is new guidance to existing policy and will support a better-quality development at the Shenley Park site.

## **Does this proposal affect employees? Yes**

Please explain your answer: It will aid the interpretation of policy.

## **Will employees require training to deliver this proposal? No**

Please explain your answer: Advice will be available from Planning Policy.

## **Has any engagement /consultation been carried out, or is planned in the future? Yes**

Please explain your answer: Full public consultation was carried out between 30<sup>th</sup> August to 11<sup>th</sup> October 2023. The consultation followed engagement guidance as set out in the Statement of Community Involvement, including holding a public consultation event in the



# Equality Impact Assessment (EqIA)

Template reviewed Nov 2021

local village hall and publishing display material afterwards. The consultation invited residents of Buckinghamshire and Milton Keynes to comment on the draft SPD. This could be undertaken through our online consultation portal, email or in writing.

## Section 2 - Impacts

Please highlight potential impacts (including unintended impacts or consequences) for each protected characteristic\*/equality groups below. Where there are negative or positive impacts please give more details of the impact. Where the impacts are unclear please explain why.

Age*				
Positive	Negative	Unclear	<b>None</b>	

Details:

Disability*				
Positive	Negative	Unclear	<b>None</b>	

Details:

Pregnancy & maternity*				
Positive	Negative	Unclear	<b>None</b>	

Details:

Race & Ethnicity*				
Positive	Negative	Unclear	<b>None</b>	

Details:

Marriage & Civil Partnership*				
Positive	Negative	Unclear	<b>None</b>	

Details:

Religion & Belief*				
Positive	Negative	Unclear	<b>None</b>	

Details:

Sex*				
Positive	Negative	Unclear	<b>None</b>	



# Equality Impact Assessment (EqIA)

Template reviewed Nov 2021

Details:

Sexual Orientation\*

Positive Negative Unclear None

Details:

Gender Reassignment\*

Positive Negative Unclear None

**Do you anticipate any impacts on military families/veterans in relation to the Armed Forces Act 2021 requirements on local authorities to have due regard to the Armed forces Covenant? No**

Please explain your answer: The SPD provides guidance for interpreting adopted policy.

**Are there any other additional groups/impacts that the EqIA should evaluate in relation to the proposal? No**

## Section 3 – Is a full assessment required?

If you have answered yes to any of the initial assessment questions in section 1 of this EqIA, or have indicated a negative or unclear impact in section 2, it is likely you will need to complete part B of the EqIA form. Should you need guidance as to whether a full EqIA is needed at this time please contact Maria Damigos or Natalie Donhou Morley before continuing.

Following completion of part A, is part B completion required?

- Yes
- No**
- Not required at this time

Explain your answer:

The document itself is unlikely to have impacts on protected groups and is providing guidance to existing adopted policy. The consultation document will be available in an accessible format in accordance with Buckinghamshire Council's guidelines.

## Have you completed an DPIA for this project/change? Yes

(As you are completing an EqIA, you may also require a DPIA - for more information please contact [dataprotection@buckinghamshire.gov.uk](mailto:dataprotection@buckinghamshire.gov.uk))

## Section 4 – Sign off (Only complete when NOT completing Part B)

Officer completing this assessment: Stephen Miles Date: 15.11.2022 updated Emily Brown 15/11/2023

Equality advice sought from: Maria Damigos

Date: 18/11/2022



# Equality Impact Assessment (EqIA)

Template reviewed Nov 2021

Natalie Donhou Morley Date : 19/07/2023 updated 16/11/2023

Service Director sign off: Colin Walker

Date: 29/11 /2023

CMT/Leader sign off sign off: (Please insert name)

Date: (Please insert Date)

Next review Date: N/A

## Buckinghamshire Council

### Data Protection Impact Assessment Screening Questionnaire

**What is a Data Protection Impact Assessment (DPIA)?** A DPIA is a process which assists the Council in identifying and minimising the privacy risks of new projects, services or policies. The DPIA will help to ensure that potential problems are identified at an early stage, when addressing them will often be simpler and less costly. A DPIA enables an organisation to systematically and thoroughly analyse how a particular project or system will affect the privacy of the individuals involved.

With this in mind please begin by completing the screening questions below

	Category	Screening question	Yes/No
1.1	Identity	Will the proposed activity involve the collection of new information about individuals? <i>i.e. information you have not previously collected/recorded before</i>	No
1.2	Identity	Will the proposed activity compel individuals to provide information about themselves?	No
1.3	Multiple organisations	Will information about individuals be disclosed to organisations or people who have not previously had routine access to the information?	No
1.4	Data	Are you using information about individuals for a purpose it is not currently used for, or in a way it is not currently used?	No
1.5	Data	Does the proposed activity involve using new technology which might be perceived as being privacy intruding for example biometrics or facial recognition?	No
1.6	Data	Will the proposed activity result in you making decisions or taking action against <u>individuals</u> in ways which could have a significant impact on them?	No
1.7	Data	Is the information about individuals of a kind particularly likely to raise privacy concerns or expectations? For example health records, criminal records, or other information that people are likely to consider as private?	No
1.8	Data	Will the proposed activity require you to contact individuals in ways which they may find intrusive?	No

**If you answer 'Yes' to any of the questions above you must complete a full DPIA and inform your manager of this (if this is a project, you must inform the Project Sponsor too).**

**Please note, answering 'No' to all of the above questions does not mean that there are no privacy/data risks, as previous processes may not have been as robust as they are now. If you answer 'No' to all of the above but have not completed a DPIA for 2 or more years please contact the Information Management team for advice.**

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