



## Report to Cabinet (version for IC)

<b>Date:</b>	13 February 2024
<b>Title:</b>	<b>Shenley Park Supplementary Planning Document – for adoption</b>
<b>Cabinet Member(s):</b>	Cllr Peter Strachan, Cabinet Member for Planning and Regeneration
<b>Contact officer:</b>	Charlotte Morris
<b>Ward(s) affected:</b>	Winslow
<b>Recommendations:</b>	<b>To adopt the Shenley Park Supplementary Planning Document (site D-WHA001 of the Vale of Aylesbury Local Plan)</b>
<b>Reason for recommendation:</b>	To provide guidance to applicants and decision-makers on the Shenley Park site allocation (site D-WHA001) in the Vale of Aylesbury Plan

### **1. Executive summary**

- 1.1 This report requests that the Shenley Park site allocation (D-WHA001) Supplementary Planning Document be adopted.
- 1.2 Supplementary Planning Documents provide guidance to implement Local Plan policies. This Supplementary Planning Document applies to the Shenley Park site allocation (D-WHA001) near Whaddon in the Vale of Aylesbury Local Plan.
- 1.3 To adopt a Supplementary Planning Document, the Council is legally required to conduct a public consultation for a minimum of four weeks. A six-week consultation was conducted from 30 August to 11 October 2023. This report requests that Cabinet adopts this Supplementary Planning Document.

### **2. Shenley Park (D-WHA001) Supplementary Planning Document**

- 2.1 The Vale of Aylesbury Local Plan sets out a vision and framework for sustainable growth across the North and Central planning areas area for the period up to 2033. It

promotes new development to meet identified needs, which will contribute to creating a thriving, diverse, safe, vibrant place to live, work and visit.

- 2.2 This Supplementary Planning Document is intended to inform and guide the development of allocation D-WHA001 within the adopted Vale of Aylesbury Local Plan (2021) (VALP). To ensure a comprehensive development of the site, policy D-WHA001 requires a Supplementary Planning Document to be prepared.
- 2.3 This policy allocates the site for at least 1,150 homes, forming part of the housing requirement for the VALP. The allocation is for “an exemplar development, of regional significance, which will be a great place to live, work and grow. Built to a high sustainable design and construction standards, the development will provide a balanced mix of facilities to ensure that it meets the needs and aspirations of new and existing residents, at least 1,150 homes, 110 bed care home/extra care facility, new primary school, subject to need a site for new secondary school, multi-functional green infrastructure (in compliance with Policies I1 and I2 and associated Appendices), mixed use local centre, exemplary Sustainable Drainage Systems, new link road between A421 Buckingham Road and H6 and or H7 Childs Way/Chaffron Way, public transport and cycling and walking links.”
- 2.4 In addition to infrastructure, the Supplementary Planning Document also sets out key principles for design and landscaping to ensure that a new long-term defensible edge and buffer between the village of Whaddon and the new development is created. It also identifies an extension to the existing Tattenhoe Valley park in the southern half of the site.
- 2.5 Supplementary Planning Documents provide further detail on how a policy is implemented, but this is not as detailed as a planning application. For example, information such as traffic modelling will form part of the planning application process, which in turn will set out specific mitigation for highway impacts, both onsite and offsite.
- 2.6 A planning application was submitted in July 2023 for the whole site area (reference number 23/02180/AOP). This Supplementary Planning Document needs to be adopted so that it can help shape and inform the planning application through the development management process, as well as any subsequent applications which may be submitted for the site.
- 2.7 A Strategic Environmental Assessment which considers the environmental impacts of the Supplementary Planning Document is appended to this report.

- 2.8 A Cultural Heritage Impacts Assessment considered the significance of the roman settlement found within the allocation to the south of Shenley Road is appended to this report. It concluded the roman settlement is of local significance.
- 2.9 The draft version of this Supplementary Planning Document was the subject of public consultation, and it is proposed to be amended with the changes set out in the Consultation and Adoption Statement (appended). The revised version of the Supplementary Planning Document (appended) is presented to Cabinet to seek approval for its adoption to become guidance for developers and decision-makers for any planning applications or appeals for the development of the site.

### **3. Other options considered**

- 3.1 The alternative is to not adopt the Supplementary Planning Document. This would mean that the requirement for the Supplementary Planning Document as set out in the Vale of Aylesbury Local Plan would not be met and increases the risk of a non-determination appeal from the developer which brings with it financial implications should the Council be required to defend a public inquiry. Furthermore, the Council would have less control of negotiations and subsequently mitigation measures in an appeal scenario, and as such should take reasonable measures to avoid where possible.
- 3.2 This option was considered but officers concluded it was not an appropriate option for the reason set out in paragraph 3.1.

### **4. Legal and financial implications**

- 4.1 A Supplementary Planning Document (SPD) contains additional detail on how the Local Planning Authority will interpret and apply specific policies in its Development Plan. Any guidance contained in a Supplementary Planning Document must not conflict with the relevant adopted Development Plan and must be linked to a Development Plan policy. Supplementary Planning Documents are a material consideration in the determination of planning applications. Officers paid due regard to these requirements and have prepared a Supplementary Planning Document that is drafted appropriately in relation to the Vale of Aylesbury Local Plan.
- 4.2 There are no Revenue or Capital budget impacts of adopting this SPD, as it does not commit the Council to any costs or risks. The development which will be made possible by this SPD will unlock future opportunity for developer funding to contribute towards the required infrastructure. Of all the developer contributions, the Council generally delivers schools, public transport and cycling and walking links. The capital projects linked to this development are not currently budgeted in the

Capital Programme, and will be added in as the developer funding comes forward for to deliver the required infrastructure.

#### **4a Director of Legal & Democratic Services comment**

4.3 The Service Director has read the report and has nothing to add.

#### **4b Section 151 Officer comment**

4.4 There are no financial costs or risks to the Council of adopting this document. Future additions for infrastructure development will be added to the Capital Programme in future MTFPs as the developer funding becomes available.

### **5. Corporate implications**

5.1 The Supplementary Planning Document provides guidance on addressing sustainability and climate change issues as part of the development of the site.

5.2 The Council has carried out an Equalities Impact Assessment on the Shenley Park Supplementary Planning Document. The document itself is unlikely to have impacts on protected groups and so a full Equalities Impact Assessment is not required.

5.3 A Data Protection Impact Screening Assessment has been carried out. This screening assessment identifies that a full Data Protection Impact Assessment is not required as the document will not result in the collection of new information.

5.4 There are no corporate property, HR, value for money or health and safety considerations arising from the consideration of this report.

### **6. Local councillors & community boards consultation & views**

6.1 The preparation of the Supplementary Planning Document involved consultation with the Council's Strategic Sites Working Group. This group includes local ward members for Buckinghamshire and Milton Keynes Councils. Buckinghamshire Council members raised issues relating to traffic, the extent of the buffer around the village of Whaddon, trees and heritage. Furthermore, the Cabinet member was briefed on the emerging document. This led to the draft Supplementary Planning Document that was approved for public consultation. Further detail can be found at section 6 of the Draft SPD [report for the Leader decision](#).

6.2 During the consultation comments were received from the public, public bodies, industry, societies, an MP and local councillors. These have been taken account of and changes have been made to the draft document, as set out in the Consultation and Adoption Statement attached as an appendix to this report.

- 6.3 Consultation was conducted on the draft version of this Supplementary Planning Document, please see section 7.
- 6.4 Given the extent of engagement and public consultation undertaken as part of the development of the Supplementary Planning Document, the Community Board has not specifically been engaged in the process.

## **7. Communication, engagement & further consultation**

- 7.1 The Council consulted on the draft Supplementary Planning Document in accordance with the adopted Statement of Community Involvement 2021. Thereby it published the draft Supplementary Planning Document for consultation on its website, together with the required supporting documentation, and made paper copies available to view at the public Council offices. It also issued a press release informing people about the consultation and promoted it through the 'Your Voice Buckinghamshire' website, the Planning Policy team's consultation database, and through social media.
- 7.2 Summaries of the consultation responses and how the amended document responds to them can be found in the Consultation Statement (appended to this report). The key changes and decisions taken in the amended Supplementary Planning Document are:
- a) The decision to require an outer link road and not just an inner street (the draft Supplementary Planning Document had both these options). New transport evidence indicates it is necessary to have a strategic outer link road to take traffic off the A421 as significant traffic flows will be diverted onto the link road. From a place-making perspective it is not appropriate to have significant traffic flows on an inner street through the development which would sever the development parcels.
  - b) The outer link road downgrades to a 30mph speed limit as it connects into H6 Childs Way to take account of concerns of local residents in the Kingsmead Green area and comments made by Milton Keynes City Council. This connection into H6 Childs Way is no longer a grid road extension which would have allowed vehicle speeds of 60mph.
  - c) Shenley Road is to be stopped up to through traffic. This will alleviate traffic using Coddimoor Lane and Whaddon as a 'rat run' to and from Milton Keynes. Instead, the road will be used for active travel routes (walking and cycling).

- d) Informal sports provision and a children's play area have been removed from the buffer between Whaddon and the new development. This responds to points raised by Whaddon residents wanting to maximise separation.
- e) An area of open space has been located near to the residences of Kingsmead Green at H6 Childs Way to provide recreation land that is away from the grid road reserve land but near to Kingsmead residence.
- f) Removal of reference to a potential park and ride to the southwest of the allocation. This responds for the need to have greater certainty on the mitigation measures required for the A421 following the A421 Corridor Study which is in preparation and also the need for new transport modelling work through the planning application process.

7.3 For the adoption of the Supplementary Planning Document, in accordance with the Statement of Community Involvement and consistency with the consultation on the draft Supplementary Planning Document, the council will:

- a) publish the adopted document, the amended consultation statement and adoption statement by making them available to view at the public council offices, and on the Council's website;
- b) send a copy of the Adoption Statement directly to those who asked to be notified;
- c) issue a press release; and
- d) use of social media.

## **8. Next steps and review**

8.1 If adopted, the Supplementary Planning Document will be published on the Council's website and will become a material consideration in the determination of planning applications for the development of the site.

## **9. Appendices and background papers**

### **Appendices**

9.1 The following appendices support this Cabinet report and can be viewed here - <https://buckinghamshire.moderngov.co.uk/ieListDocuments.aspx?CId=337&MId=18268>:

- Appendix 1 - Adoption version of the Shenley Park Supplementary Planning Document
- Appendix 2 - Consultation and Adoption Statement
- Appendix 3 - Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report
- Appendix 4 - Strategic Environmental Assessment
- Appendix 5 - Cultural Heritage Impact Assessment
- Appendix 6 - Equalities Impact Assessment
- Appendix 7 - Data Protection Impact Screening Assessment

### **Background Papers**

- [Vale of Aylesbury Local Plan \(policy D-HAL003\)](#)
- [Decision - Shenley Park Supplementary Planning Document - approval of draft for public consultation - Modern Council \(modern.gov.co.uk\)](#)

## **10. Your questions and views (for key decisions)**

- 10.1 If you have any questions about the matters contained in this report, please contact the author of this report. If you have any views that you would like the cabinet member to consider, please inform the democratic services team by 5pm on 9 February 2024. This can be done by email to [democracy@buckinghamshire.gov.uk](mailto:democracy@buckinghamshire.gov.uk).