

Vale of Aylesbury Local Plan (VALP) Proposed Allocation of Shenley Park FAQs

These questions and answers are intended to clarify technical and procedural matters relating to the new proposed allocation at Shenley Park (WHA001), including information about how to make comments during the Main Modifications consultation that ends at 5.15pm on Tuesday 17 December 2019. This document should be read in conjunction with the other consultation material.

Why has this site been allocated at this stage?

The Inspector's Interim Findings (ED166) which were issued in August 2018 following the examination hearing sessions set out that a modification to the Plan was required to redress the balance of housing development across Aylesbury Vale by increasing allocations in close proximity to Milton Keynes.

The Inspector's instruction in document [ED181 Inspector's reply to AVDC's response to his Discussion Document D5](#) (4 March 2019), which we have no option to ignore or disagree with, said that the increased growth being met entirely by an allocation in the Milton Keynes area "would adequately address the specific recommendation of paragraph 37 of my Interim Findings". The choice of the site to be allocated was left to the council's discretion.

What sites did the council consider?

The housing requirement was also revised following comments from the Inspector. This led to the need for a site for over 1100 houses to be found on the edge of Milton Keynes. Three sites were identified and examined in more detail:

- Shenley Park;
- Extension to the existing Salden Chase Allocation; and
- Eaton Leys (area within Aylesbury Vale).

A site analysis was undertaken on the three alternative allocations during spring/summer 2019 and the evidence was published as examination documents in June and July 2019 <https://www.aylesburyvale.gov.uk/examination-documents> On the basis of the evidence, it was concluded that, on balance, Shenley Park was the preferred site.

Did this site feature in any earlier versions of the Plan?

Shenley Park has figured in previous versions of the VALP. In October 2015, the VALP Issues and Options consultation identified nine alternative development scenarios, of which five related to an extension to Milton Keynes/Bletchley. In July 2016 the Draft VALP included potential housing allocations at Salden Chase and Shenley Park with a specific consultation event being held in Whaddon. Following debate of the site at the Examination hearings, the publication of the Interim Findings and initial preparation of the Proposed Modifications, the council then held a briefing for parish and town councils in July 2019.

Outside of the VALP Milton Keynes Council, as part of the preparation of Plan MK, consulted on Strategic Development Directions (SDD) in January 2016 which included "Direction of Growth 1 - Development to the west, south west and/or south east of the city". That document said:

"The growth envisaged in this direction takes the form of extensions to the existing urban area. This form of development has advantages in that it could be relatively straightforward to strengthen connections to the existing transport corridors and services within Milton Keynes whilst still being large enough to provide the additional facilities and infrastructure to meet the needs of residents."

A Plan MK consultation event about the SDDs was held in Whaddon on 23 March 2016 which an AVDC officer attended.

The MK Futures 2050 Commission Report states that *"we see some of the preferred locations for growth as beyond the boundaries of the Milton Keynes Council area in adjacent local authorities"*.

Is there a detailed concept plan for what the development will look like as there are for other sites in the plan?

No there isn't at this stage. There is no requirement for detailed concept plans of local plan allocations as they are strategic in nature. A similar sized allocation at RAF Halton does not have a concept plan. Those sites with concept plans are those where planning consent has been granted or detailed plans have been submitted as part of a planning application. This site has not yet reached this stage.

The Shenley Park allocation requires the preparation of a Supplementary Planning Document which will include a concept/masterplan plan. Public consultation will be an integral part of the process of progressing Shenley Park, through both the production of the SPD and the planning application process.

What discussions have you had with Milton Keynes Council about this site?

We have talked to Milton Keynes Council. Discussions between AVDC and MKC officers took place following the publication of the Interim Findings and during the site analysis process. Meetings were held in December 2018, May 2019 and September 2019 and dialogue continues between officers. Milton Keynes Council is being formally consulted about the proposal as part of the Main Modifications consultation process.

Milton Keynes Council has been kept informed throughout the preparation of VALP and they made representations about the Shenley Park site at the draft plan stage. Notably, MKC has consulted about the option of housing development within AVDC during the preparation of their Plan MK.

Why do you need so many houses?

As well as needing to satisfy a higher housing figure for the district that the Inspector has imposed, a major site at Buckingham has been deleted because it is not deliverable and planning applications have been made for other site allocations with lower amounts of housing than the plan envisaged. We are also concentrating development on one site, rather

than splitting provision over a number of sites, to ensure the delivery of infrastructure and community facilities.

What provision will be made for infrastructure and community facilities?

The VALP's overall approach to infrastructure is set out in Policy S5 (page 51 of the [Proposed Submission VALP as proposed to be Modified](#)). The specific policy for Shenley Park includes, amongst other requirements:

- the need to provide primary school education; a new local centre; contribution to health facilities;
- a new link road from the A421 through the site to connect into the existing MK grid road network;
- high quality walking and pedestrian links throughout the site also linking up to the existing networks and;
- contributions to the public transport network.

What control does AVDC have on the countryside/green buffer to Whaddon, how big that will be and what form it will take?

The policy for Shenley Park includes criteria to conserve the setting of Whaddon village and Conservation Area by establishing a substantial and well designed countryside buffer. The buffer is within the site boundary shown on the policies map but more detail and the exact amount of land for the buffer will be determined in considering the Supplementary Planning Document (SPD) or in any future planning application.

Will this be part of Milton Keynes?

No, there are no plans to change the district boundary

Why can't you just put this housing somewhere else in the district?

The Inspector has been very clear that a new site must be identified in close proximity to Milton Keynes.

How can you go ahead with this consultation when there is a general election?

The decision to proceed with the consultation was taken before the election was announced so there is no legal justification to delay the consultation and the council is aiming to have an up to date, adopted local plan in place as soon as possible.

How can I see the documents if I have no access to the internet?

There are deposit locations at Westcroft Library, Wimborne Crescent, Westcroft; Bletchley Library, Westfield Road, Bletchley and 11 other deposit locations throughout Aylesbury Vale where paper copies of the main consultation material can be viewed. Whaddon Parish Council has been supplied with a printed copy of the Main Modifications and submission VALP as proposed to be modified which will be made available for inspection.

Where are the documents on the internet?

The [Statement of Availability](#) sets out the relevant consultation documents and where they can be accessed online (as well as providing details of the deposit point locations where all the documents can be seen). A USB stick containing the documentation is available if required.

There is so much information, how do I know what to look at?

In the Proposed Main Modifications document, the proposed allocation at Shenley Park can be found on pages 44 – 46. The policy title is D-WHA001 Shenley Park and the modification reference is MM076. A location plan is also included in the Policies Maps at the back of the document (reference MM289) under the heading Northeast Aylesbury Vale.

In the Proposed Submission Plan as proposed to be modified, the Shenley Park allocation can be found on pages 133 – 135.

How can I comment if I can't access the internet? Can I just write in?

Yes, you can write in to Planning Policy, AVDC, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF. You do not need to use the representation form, a letter will do. However you must give us your name, address and email (if you have one) so we can contact you if necessary. Without these details, we can't accept a representation. Where possible your representation should state whether you support or object to the modifications and if and how the plan should be changed.

Can you accept my comments if I just add my name to a list or petition?

We cannot accept a representation with just a name. As above, you must give us your name, address and email if you have one so we can contact you if necessary. Without these details we cannot accept a representation.

Can I just write in to say that I support the Parish Council's response

We need more information than this. If you wish to support the Parish Council's response, you would need to reproduce this in your comments so that we can be sure what your comment is. You can make additional comments if you wish.

Can residents in the Milton Keynes Council area make representations?

Yes – representations are not limited to residents of Aylesbury Vale.