

Sheley Park SPD - Frequently Asked Questions 19/09/2023

This document responds to frequent questions that the Council has received about the Shenley Park Supplementary Planning Document (SPD).

Question	Response
Heritage	
Why was a Strategic Environmental Assessment (SEA) carried out?	The need for SEA was raised by Historic England through the SEA screening process. We addressed this issue by carrying out a full SEA of the SPD and involving Historic England in the SEA work.
How have the findings of the remains of a Roman settlement have influenced the SPD.?	Consultants completed a Cultural Heritage Impact Assessment which determined the Roman settlement to be of local significance and therefore can be excavated, a recommendation that was agreed with Buckinghamshire Archaeology.
Traffic	
How is the traffic being considered?	Strategic transport modelling supported the allocation of the site in the Vale of Aylesbury Local Plan. Further transport modelling will be undertaken at the planning application stage and at this point the impacts on nearby communities and the A421 will be assessed in detail with appropriate mitigation measures put in place. The SPD reflects the potential need to dual the A421 between the Bottledump Roundabout and the new entrance to the development.
Where will the site access Milton Keynes?	The main vehicular access proposed is to H6 Childs Way grid road, but public transport access is proposed to be to H7 Hayton Way. There would be other walking and cycling accesses.
What kind of link road will be provided?	The SPD proposes an inner link road which runs through the new community. Traffic will be slow reflecting the fact that the road runs through a residential area. Transport modelling will be undertaken at the planning application stage and at this point we will know how much traffic will use the new link road. If a level of traffic inappropriate for the road will be drawn down through Shenley Park

	then a faster outer link road will be required. The SPD reserves land for the outer link road if it is needed.
What about traffic through Whaddon village?	The SPD includes an option which stops up Shenley Road so that there is no direct vehicular access to and from Whaddon. This will deter road users from travelling through Whaddon village. In this option the new link road will be the primary access into Milton Keynes, reducing rat running through Whaddon village. An alternative option stops up Shenley Road, prevent direct access to Milton Keynes, but does allow access onto the new link road from Whaddon.
Where are you planning to connect the new Buckinghamshire estate to Milton Keynes City roads? The only connecting road to access both the H6 and A421 seems to be the little country lane that is Shenley Road. Or have you made an agreement with Milton Keynes City Council to build a new dual carriageway direct to the current roundabouts?	The main vehicular access proposed is to H6 Childs Way grid road, but public transport access is proposed to H7 Hayton Way. The SPD proposes an inner road through the development, but a faster outer road may be required. It is unlikely the outer link road would be a dual carriageway.
What about the loss of the open space at the end of H6 Childs Way?	The land west of the H6 is not formal open space, but land reserved for future extensions of the grid road.
How will Bottlehouse Farm be protected if the outer link road is required?	Bottlehouse Farm has been locally listed as a Non-designated Heritage Asset (NDHA). The farmhouse will be protected through the NDHA local listing. There are several outlying farm buildings which fall within the outer link road reserve. If Transport Modelling work concludes a strategic outer link road is required, then it will not be possible to maintain the outlying farm buildings, however the main farm building will not be affected by the outer link road and therefore can remain.
The buffer between Whaddon village and Shenley Park	
How will Whaddon and the Shenley Park interact?	The social impact of keeping Whaddon separate from Shenley Park has been considered. With both Whaddon and Shenley Park having schools, parish halls and schools, there is a concern that over the

	<p>years this would make the facilities in Whaddon defunct. The policy requires a buffer between Whaddon and Shenley Park. The SPD proposes a 150m-wide parkland buffer. Different distances and types of buffer were considered as part of the evolution process for the SPD masterplan. A 150m buffer is proposed which ensures suitable separation so that the Whaddon Conservation Areas are not adversely impacted, whilst ensuring active travel routes for walking and cycling can provide a functional and usable link in this location. There are suggestions for the buffer to have a park or informal cricket ground that both Whaddon and Shenley Park residents could mutually use.</p>
What will the buffer between Whaddon and Shenley look like?	The buffer will be of parkland character and provide appropriate separation whilst not being so extensive as to make the new services and facilities inaccessible to Whaddon residents.
Trees	
How will trees be protected?	The SPD retains all trees, including the Briary plantation area of ancient woodland, and makes substantial provision to increase tree planting along the western and eastern edges to create a defensible boundary as set out in the policy
The future	
Will there be further development to the west of Shenley Park?	This is a question for the next Local Plan for Buckinghamshire to consider. The SPD will set out guidance for interpretation of existing policy in the VALP; it cannot set new policy.
When will the planning application be determined?	Buckinghamshire Council has to consider the planning application, however the applicant has said they are content to await the adoption of the SPD before it is determined.
Health and social services	
Will the residents be able to easily access Buckinghamshire NHS services, as their GP won't be in Milton Keynes? So, if they are admitted to MK Hospital, Buckinghamshire community services will	The SPD supports delivery of a healthcare facility on the site or financial contributions towards off site provision of primary care

<p>support discharge i.e. provide rehab and equipment e.g. walking frames and pressure care?</p>	<p>services together with a contribution towards acute and community care to mitigate against increased demand from the development.</p>
<p>Can Bucks Social Services support that many people in another locality? How do those that live in current villages e.g. Whaddon find their Bucks Council services at present?</p>	<p>The site is being allocated in Buckinghamshire. The services Buckinghamshire provides, including social services, will be provided wherever development is allocated. Government funding considers population growth.</p>
<p>I see you are planning an extra care facility in the development. Where will the residents be getting their GP services from?</p>	<p>The SPD supports delivery of a healthcare facility on the site or financial contributions towards off site provision of primary care services together with a contribution towards acute and community care to mitigate against increased demand from the development.</p>
<p>Have you considered that the social care will have to be provided from Buckinghamshire and there are already issues with discharging Buckinghamshire patients out of Milton Keynes hospital. Will you be providing extra support and social workers for these residents?</p>	<p>The services Buckinghamshire provides, including social services, will be provided wherever development is allocated. Government funding considers population growth.</p>