

Executive Report



Delegated Decisions - 3 October 2023

RESPONSE TO THE DRAFT SHENLEY PARK SUPPLEMENTARY PLANNING DOCUMENT CONSULTATION

Name of Cabinet Member	Councillor Peter Marland Leader
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Exempt / confidential / not for publication	No
Council Plan reference	Not in Council Plan
Wards affected	Tattenhoe

Executive summary

Buckinghamshire Council is consulting upon a draft Supplementary Planning Document (SPD) for the Shenley Park strategic allocation contained within the Vale of Aylesbury Local Plan. This report outlines our proposed response to the consultation and recommends that we object to the SPD due to its lack of clarity regarding infrastructure demands and how these would be met, as well as a number of highways and movement concerns that arise from the proposals.

1. Proposed Decision

- 1.1 That Milton Keynes City Council continues to oppose the Shenley Park development.
- 1.2 That the response set out in Annex A, highlighting how the draft Supplementary Planning Document and current development of the site is contrary to a number of MKCC planning policies, be agreed as the Council's formal response to the consultation.
- 1.3 That the Executive does not support the Supplementary Planning Document access strategy for the development, which includes proposals on how the H6 could be extended, and which it believes are contrary to policy and lack detail.

2. Why is the decision needed?

- 2.1 In December 2019 the Council objected to the inclusion of Shenley Park as a strategic allocation within the Vale of Aylesbury Local Plan (response is available at Appendix B). This objection was concerned with highways, transport and infrastructure matters and that the proposed allocation would not align with Policy SD15 contained within Plan:MK. The allocation of Shenley Park, however, was accepted and included in the adopted version of the Vale of Aylesbury Local in September 2021. In allocating the site, Policy D-WHA001 of the Vale of Aylesbury Local Plan requires the production of an SPD to ensure the comprehensive development of the allocation.
- 2.2 Since 2021, Buckinghamshire Council has been working to prepare an SPD for the site, culminating in a consultation on a draft SPD which commenced 30 August 2023 and closes on 11 October 2023. Whilst there has been some informal engagement during 2022 and early 2023 on the emerging SPD, all the matters of concern which had been raised by us in 2019 remain unresolved. The draft SPD that has subsequently been published still gives rise to several concerns regarding highways, transport and infrastructure. A consultation response reiterating and expanding upon these concerns has been prepared, and is set out in Appendix A

3. Implications of the decision

Financial	Y	Human rights, equalities, diversity	N
Legal	N	Policies or Council Plan	N
Communication	Y	Procurement	N
Energy Efficiency	N	Workforce	N

a) Financial implications

Indirectly, the development of Shenley Park would likely impact upon the public infrastructure and services managed by MKCC, most notably highway infrastructure. The costs of mitigating these impacts would need to be negotiated and secured via a Section 106 agreement attached to any planning permission granted by Buckinghamshire Council.

To a lesser extent, there may also be works or development within Milton Keynes which MKCC, as the planning authority and/or highway authority, will have responsibility for. It would therefore be essential to secure the necessary financial provisions from development to pay for these works. At this stage, the scale and nature of the necessary financial costs are still unknown and the SPD has not provided any greater clarity than in 2019 when we first raised concerns about such matters. However, the likelihood of them arising is high and should be addressed by Buckinghamshire Council through the SPD.

b) Legal implications

None

c) Other implications

The development of Shenley Park would likely have impacts upon communities within Milton Keynes. MKCC have sought to inform those communities through the provision of briefing notes and general correspondence on this matter to ward members and parish councils. This has also included emphasising, to Buckinghamshire Council, the importance of proactive engagement with those adjacent communities within Milton Keynes. We will endeavour to inform communities of any further developments during the course of the SPD consultation and related planning applications submitted to both councils.

4. Alternatives

4.1 The Council could choose not to submit any response to the consultation. This is not recommended. There are significant concerns with the certainty and details provided by the draft SPD. If these are not remedied, they could lead to the delivery of development which is not comprehensive or properly supported by the necessary infrastructure leading to unmitigated impacts upon the communities of Milton Keynes.

5. Timetable for implementation

5.1 The proposed response (attached at Annex A) will need to be submitted by 23:59 on 11 October 2023.

List of annexes

Annex A – Milton Keynes City Council response to the draft Shenley Park Supplementary Planning Document 2023

List of background papers

[MKCC response to Vale of Aylesbury Local Plan Main Modifications December 2019](#)

[Vale of Aylesbury Local Plan 2021](#)

[Plan:MK \(Policy SD15\)](#)