



**CREST  
NICHOLSON**

# Update on Crest Nicholson's Proposals for Shenley Park

September 2023



**Following our public consultation in May and June, Crest Nicholson (Crest) has submitted an outline planning application to Buckinghamshire Council. We have also submitted an application for an access point to serve the development to Milton Keynes City Council.**

294 residents and stakeholders attended our in-person exhibitions, with over 2,600 people accessing our virtual consultation. This saw 357 pieces of feedback collected during the consultation. Crest would like to thank all who provided

feedback and engaged with the proposals. Your input has been important in informing our application and providing a better understanding of the key issues for residents in both districts.

**This document sets out our responses to the key issues raised by residents, as well as an update on the current submitted plans.**

## Our submitted application seeks outline consent for:

-  A sustainable residential development of up to 1,265 homes
-  A minimum of 25% affordable housing across the site
-  A mixed-use local centre, with permission sought for the display or retail sale of goods, food and drink, provision of financial, professional, medical or health services
-  Care home / extra care facility
-  Delivery of a new primary school and nursery
-  Pedestrian and cycle access points and routes
-  Car and cycle parking
-  Open space, sports provision and play areas
-  Landscaping, plant, earthworks and ground remodelling
-  A westward extension to Tattenhoe Valley Park to include play areas and walking and cycling routes
-  Demolition of existing buildings, electrical substations, and associated infrastructure works
-  Vehicle accesses from and a link road between the A421 and H6 Childs Way

## Supplementary Planning Document Consultation

It is important to note that concurrent to our application and engagement is a separate strand of engagement led by Buckinghamshire Council: a Supplementary Planning Document (SPD). This is prepared for the site and details a number of conditions on the development. It is possible that additional public and stakeholder engagement may be undertaken should material revisions need to be made to the submitted plans

The Council's SPD is now live (**30th August**) and Crest is committed to ensuring that the submitted application is compliant with it. Buckinghamshire Council will consult the public on its draft SPD from **now until the 11th of October 2023**



You can find the SPD consultation via this QR code.



Crest's existing development at Morton Park

## Resident Feedback

Our public consultation which ran from May – June 2023 saw significant public interest with 357 pieces of feedback received. The below summarises the recurrent themes and issues expressed by both Buckinghamshire and Milton Keynes residents.

### The key points raised by Buckinghamshire residents include:

- Traffic concerns along Shenley Road / Stock Lane / Bottledump Roundabout and High Street
- Questions around secondary education spaces and need for increased capacity
- There is a need for strong landscape buffering, as well as some questions around building heights
- The development represents an expansion into Milton Keynes
- Questions around the cumulative impact of other nearby parcels/sites on the rural character
- Preference for a healthcare facility on site
- Preference to see more detailed plans

### The key points raised by Milton Keynes residents include:

- Questions raised over the H6 access from residents, due to potential disruption, traffic and loss of green space
- Construction impact
- Preference for a healthcare facility on site
- Preference to see more detailed plans
- The development places housing on Milton Keynes' border
- Questions around landscaping and buffering on the Milton Keynes boundary

This newsletter seeks to address the issues raised, with the below 'Responses to Feedback' section detailing our latest position on each matter, as well as the progress undertaken since our public consultation.



Crest's vision is to create a highly sustainable and environmentally conscious development.





## Project Timeline

### What is an Outline Application?

An Outline Application establishes the principle of development and must include enough information for the planning authority to effectively evaluate the plans presented. However, opposed to a full planning application, it does not contain comprehensive information on matters such as exact layouts, housing unit mix, as well as more detailed information on infrastructure provision and contributions.

**Our application is currently at this stage.** The next stage will be Reserved Matters, should we receive outline consent.

### What is a Reserved Matters application?

A Reserved Matters application is the final stage of the planning process following outline consent and facilitates the granting of planning permission. It is at this stage that more detail is provided. This can include aspects of appearance and design, means of access, full landscaping provision, building layout and scale.

Crest appreciates that many residents are keen to understand details including healthcare provision, exact site layouts and details of the complete offering of the local centre. It is at this point that these details will be provided and there will be further opportunities for public consultation at this stage.



## Responses to Feedback

Crest is aware that our proposals for Shenley Park have generated a significant level of public interest. We remain committed to ensuring that residents are kept up to date on the proposals.

The below sets out our responses to the below key themes raised throughout the consultation as well as relevant updates following further discussions with Council officers.

## Access, Traffic and Highways

Key theme raised	Our response
<b>What will happen to the existing Shenley Road?</b>	We are proposing to divert the existing Shenley Road through the development to discourage rat-running and maintain a road connection between Whaddon and Milton Keynes.
<b>Is the site in a sustainable location? Will the scheme generate additional traffic?</b>	We understand that residents raised concerns around traffic, particularly that associated with the A421 and the pressure this may place on Milton Keynes residents. The provision of a Spine Road will alleviate up to 40% of diverted traffic heading into MK from an eastward direction at peak hour traffic from the A421 corridor into Milton Keynes and give access to the development, also linking to Shenley Road and increasing connectivity to Milton Keynes.  A Transport Assessment has been undertaken and submitted to both Councils who will review and agree any mitigations required. You may view this as part of our application online, details are provided on the final page as to how to access this.
<b>Will the development cause excess traffic along Shenley Road, Stock Lane, Bottledump Roundabout and High Street?</b>	Some feedback received suggested we join the new Spine Road to the A421 via a new fourth exit on Bottledump roundabout. This is not an option which is feasible as access to land at Bottledump roundabout is not within our power to obtain.
<b>How will transport links to the site be agreed with nearby villages such as Whaddon?</b>	Access to the mixed-use centre from Whaddon would be via the existing Shenley Road east bound, which would connect to the new Spine Road delivered as part of the Shenley Park development.  Pedestrian and cycle routes are also proposed through the proposed open space to provide attractive, convenient and safe connections between Whaddon and the new local centre.

### What does this mean?

Once the SPD has been consulted on with the public, feedback will be taken into account and any revisions will be made. Once Buckinghamshire adopts the SPD, a number of conditions may be placed on the site. It will be Crest's job to ensure that the current submitted application aligns with these conditions. As such, it is possible that revisions may have to be made to the submitted application which may result in further public consultation.

### What will this include?

Initial construction works would commence on the 50 units and associated infrastructure required to meet the 2025 target set within the Vale of Aylesbury Local Plan. The exact location of this parcel is to be determined, however, we anticipate that it will be towards the south of the site.

## Access via H6 Childs Way

Key theme raised	Our response
<b>Can access be made via H7 Hayton Way, rather than H6 Childs Way?</b>	We appreciate that access via H6 Childs Way is a key concern for many Kingsmead and Oxley Park residents.  It is a policy requirement of the Vale of Aylesbury Local Plan (VALP) for a link road to go through either H6 or H7.  We are in discussions with Homes England, who own the land, over access rights of H7 Hayton Way. If access via H7 can be made a viable option (i.e. if respective Council's expressed a preference and Homes England would be willing to sell the land or access rights) Crest would consider making access there instead. However, the latest discussions with highways authorities and MKCC officers indicated that H6 remains their preferred option.  Crest is committed to continuing these discussions and finding a solution where possible. Crest is not currently legally able to submit a planning application with H7 as the access point, as the land is not within their ownership and therefore not currently deliverable. Furthermore, the Buckingham SPD Consultation has outlined that "a link road connection into H7 Hayton Way is not the favoured approach".
<b>Why have you proceeded with H6 as the access point whilst these discussions are ongoing?</b>	Currently, H6 Childs Way is the only deliverable option available – this land is adopted highway which has long been designated to provide a future road extension. As such, H6 has been identified as the optimal access point to the development. The spine road would divert some traffic into the grid road system and our plan is for it to be single carriage way rather than dual.  As part of our due diligence and in response to feedback we are looking at both options. However, Crest cannot currently propose H7 as it is owned by a third party.  Crest's access designs are at an outline rather than Reserved Matters stage. Should a solution be found over the use of H7 and should officers in both local authorities and other statutory consultees promote this and traffic modelling support this, Crest would be able to update its application to change the proposed access.



## General

Key theme raised	Our response
<b>Will the scheme have a negative impact on the amenity of existing neighbours?</b>	<p>We are committed to minimising the impact of the development on the existing communities. Designs will ensure that the site is sensitive to the High Street and Stock Lane Conservation Areas in Whaddon.</p> <p>We are proposing a semi-natural green space to act as a buffer to the Conservation Areas. The proposed school and sports facilities are located between the semi-natural green space and the development parcels, further containing the impact on Conservation Areas.</p> <p>Further strategic landscape areas are proposed around the development parcels and alongside hedges, creating green corridors, water features and recreational green areas, including the Tattenhoe Valley Park extension.</p>
<b>How will the proposals be sensitive to the existing character of nearby Whaddon?</b>	<p>Our proposals will pay regard to the natural and heritage features of Whaddon. Designs will be sympathetic to the existing buildings, with visuals of the site screened by the existing woodland and proposed landscape buffering.</p> <p>Designs will ensure that the site is particularly sensitive to the existing Whaddon Conservation Areas. We are aware of Whaddon's elevated position overlooking the valley and are keen to ensure that the development does not detract from the natural beauty of the area. To help maintain this, we are proposing a careful site layout that places the bulk of building density within the centre of the development, as well as extensive landscaping enhancements to buffer and protect views from the wider Conservation Area.</p>
<b>How will you help to mitigate the impact of the development on local GP services and school places?</b>	<p>We think it is important that Shenley Park is a sustainable development that accommodates its own local needs and contributes to the provision of services where this is not possible on-site. The proposals include an on-site primary school, a mixed-use local centre with a local convenience store and space for health services, sports facilities, a care home, and a wide variety of play areas and open spaces. We will be contributing towards the construction of secondary school facilities off-site and improvement of public transport facilities.</p> <p>In addition to delivering a new primary school on site, we will be paying a financial contribution for secondary school places, health services, etc. Ultimately, it will then be down to the Council as to how it wishes to spend the S106 contributions.</p>
<b>Can a doctors surgery form part of the local centre?</b>	<p>Crest appreciates that residents are concerned about the potential impact of the development on the existing healthcare infrastructure.</p> <p>Initial contact has been made with local NHS Trust regarding including a medical centre as part of the proposed local centre, no feedback has been received yet, however these discussions remain ongoing. Whether this comes forward or not, contributions will be paid as part of the S106 and the Council will have the option to put this toward investing in healthcare locally.</p>
<b>When will construction start and how will this be mitigated?</b>	<p>We have now submitted an outline application. Given that the Buckinghamshire Council SPD is now live, we hope to have a decision on our planning application by Spring 2024. The long-term goal is to commence construction in Spring 2025.</p> <p>Subject to securing the necessary planning permissions and in advance of any construction works taking place, a Construction Management Plan (CMP) will be developed in liaison with both Milton Keynes City Council and Buckinghamshire Council to mitigate any potential impacts associated with the construction process. The CMP will include detailed information on factors such as construction vehicle movements and site working hours.</p>
<b>Why is there a lack of secondary school and concern around secondary education spaces.</b>	<p>The policy does not require a secondary school to be constructed for Shenley Park, but we will consider the potential impact on school places with the local authority.</p> <p>To date, we have held discussions with councillors and are continuing to explore the options available. This may require external funding. Council education departments will respond to the application with their recommendations. Ultimately, we are expecting that Salden Chase will be selected to deliver a secondary school.</p> <p>Subject to detailed discussions and agreement with the Education Authority, a financial contribution towards existing secondary schools will be required, as well as a financial contribution to special needs education.</p>
<b>Why are more detailed plans not available?</b>	<p>We are not yet at a stage where we can share detailed elements of the proposals – this is currently at the outline stage. An application for outline planning permission allows for a decision on the general principles of how a site can be developed. Outline planning permission is granted subject to conditions, which later requires the subsequent approval of one or more "Reserved Matters".</p>

## Illustrative Masterplan

Informed by the progression of our design concept and the feedback received during consultation, the below is the illustrative masterplan submitted as part of our outline application.

### Find out more

We hope this document has provided a useful update on the progress of our proposals and responded to some of the key matters raised during the public consultation. We look forward to providing a further update following the release of Buckinghamshire's Supplementary Planning Documents, anticipated later this year.

You may view our application and accompanying documents in more detail on the respective council planning portals. You may also review the above responses to feedback on our website.

**Buckinghamshire** - [www.buckinghamshire.gov.uk/planning-and-building-control/view-and-comment-on-a-planning-application/](http://www.buckinghamshire.gov.uk/planning-and-building-control/view-and-comment-on-a-planning-application/)  
**Reference: 23/02180/AOP**

**Milton Keynes** - [www.miltonkeynes.gov.uk/planning-and-building/planning-applications-apply-pay-and-comment/view-and-comment-planning](http://www.miltonkeynes.gov.uk/planning-and-building/planning-applications-apply-pay-and-comment/view-and-comment-planning/)  
**Reference: 23/01610/OUT**



## Contact Us

Should you have any questions in the meantime please do contact us via the below.



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