

Shenley Park Development **An Important Update!**

3rd February 2025

Your Parish Council attended a meeting last week with Crest Nicholson, their consultants, and two of the impacted MKCC Parish Councils.

WPC is informed that the revised planning application (based on the plan shown below) will be submitted within the next 2-4 weeks and will be accompanied by the updated Traffic Impact Assessment.

Once registered with Buckinghamshire Council (BC), there will be **a formal 30-day public consultation period, during which time all residents and interested parties are strongly encouraged to make their views known**, as this could be the last opportunity to do so before the planning application is considered by both BC and Milton Keynes Councils later this year (although late comments should also be considered up until the time a final decision is made).

Key headline points arising from the meeting include:

1. Shenley Road remains closed to traffic, but will be available for pedestrians, cyclists, and hopefully a bus service this **despite the fact that no dualling of the A421 is expected to occur**.
2. The semi-natural green gap between Briary View and the nearest development remains at 150m, and this parkland will include trees, recreational routes and informal play/recreational areas.
3. The outer ring/link road is not currently planned as a typical MK grid road, but will be a main outer route connecting the A421 to Childs Way (H6), controlled by a 40mph speed limit, reducing to 30mph where it travels through MK.
4. An 'at level' controlled pedestrian crossing is proposed along this road where Buckinghamshire meets Milton Keynes. The bridle way and wildlife corridor will be severed as no underpasses or bridges are proposed.
5. The Traffic Impact Assessment has been updated based on the latest 2023 MKCC traffic statistics. As this is likely to be unfathomable to most, BC has been asked to come along to Whaddon and explain the implications for the village, during the consultation period. A date for such a meeting will be provided in due course.
6. The future of a possible 'Bus Only' connection with Hayton Way (and Chaffron Street H7) remains unresolved.
7. Details of Shenley Park School and medical facilities should be made clear at the time of the application depending on NHS/Council input.

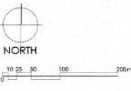
WPC will advise everyone by website, email and Facebook when the plans and full details are available for inspection on the BC planning portal - and with instructions on how best to access and read these important plans.



- LANDSCAPE**
- Green buffer along A421 (40m deep) to allow for potential carriageway dualing
 - Western defensible edge with 40m structural planting
 - Pocket parks with play areas distributed across residential parcels
 - Tattenhoe Valley Park Extension along existing stream to include attenuation features, new and retained planting, play areas, recreational routes and BMX track
 - Different size play areas distributed across landscaped areas
 - A network of green corridors along retained and proposed hedgerows (10m buffer to hedgerows)
 - Woodland and dense vegetation to be retained and enhanced (50m buffer provided to ancient woodland and 25m buffer to other woodlands)
 - Outdoor sport pitches to include MUGA, changing facilities and parking area
 - Green space provided around veteran trees to create gateway to southern parcel
 - Local Centre Square to include outdoor space for temporary uses, landscaped areas and community hall
 - Play areas directly connected to Local Centre Square
 - Semi-natural green space providing a 150m buffer to Whaddon Conservation Area. The parkland will include trees, recreational routes, informal play and swales
 - Proposed skate park accessible from sports facility
- DEVELOPMENT**
- Key buildings to be provided at gateways
 - Houses to front Outer Link Road
 - Low density south-western parcel with maximum 2 storey dwellings
 - Higher residential density around the Local Centre
 - Local Centre mixed use building to include commercial uses on ground floor with active frontages onto pedestrian area
 - Care facility next to other Local Centre uses and bus stops
 - Primary school with nursery within Local Centre area
 - Block structure and built form around Tattenhoe Valley Park extension will respond to topography, minimising the need for earthworks
- ACCESS & MOVEMENT**
- New roundabout to provide access from A421
 - Link Road corridor provided along the western edge of the development to include soft-shouldered verge, road carriageway, drainage and informal planting, and Redway to the south
 - Redways provided along green corridor linking Milton Keynes with Whaddon through the Local Centre
 - New vehicular access along Chilton Way
 - Potential bus link to Hayton Way
 - Shenley Road to be converted into a Redway and closed to vehicular traffic, with private access provided to farms
 - Structural Street will be provided around the Local Centre with pedestrian and cycle shared facility and verges to either side to include tree planting and swales
 - Secondary routes north of Shenley Road will include pedestrian and cycle shared facility and verge with trees and swales to one side
 - Secondary routes south of Shenley Road will include pedestrian and cycle shared facility and a narrower verge with trees. Road alignment will respond to topography
 - Public Right of Way diverted and linked with proposed bridleway west of the Link Road
 - Potential bus link onto Shenley Road
 - New pedestrian/cycle network along landscaped areas to link with existing paths
 - Bridge over Tattenhoe Brook
 - Primary mobility hub provided at Local Centre
 - Secondary mobility hubs provided along with bus stops

ILLUSTRATIVE MASTERPLAN SHENLEY PARK

- Key**
- Site boundary
 - Buckinghamshire/Milton Keynes Boundary
 - Residential land
 - Indicative residential block
 - Focal building design opportunity
 - Care facility
 - Road Infrastructure
 - Local centre mixed-use building (including commercial uses on ground floor)
 - Central square (including community hall and mobility hub)
 - Primary school and nursery (ZFE)
 - Strategic landscape/verges
 - Outdoor sports
 - Indicative attenuation feature
 - Retained vegetation
 - Proposed hedge
 - Proposed indicative trees
 - Proposed Redway (foot/cycle route)
 - Key active travel route within Public Open Space
 - Public Right of Way
 - Local Area of Play (LAP)
 - Local Equipped Area of Play (LEAP)
 - Neighbourhood Equipped Area of Play (NEAP)
 - Existing watercourse
 - Existing water body
 - Retained and surrounding buildings
 - Primary mobility hub
 - Secondary mobility hub
- note:** all building footprints are indicative



Amended in line with Local Centre workshop and updated drainage strategy

U 21412/2501U

T Mobility hubs added; changes to A421

S Landscape and drainage updated along A421

Amendments

PLANNING

job no: 21412/2501U job file: Shenley Park

Scale: Date: Drawn: CKH

1:5000 04/21 PG DA

PK AC Drawing title: Illustrative Masterplan

All Dimensions to be checked on site OS Licence No: 100005432

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PG MD 21/01/2025

PG JE 15/01/2025

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By: CKH Date:

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