



Draft MKCC Reg19 Consultation

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Good evening

Please find below the response from Nash Parish Council to the draft MKCC Reg19 Consultation.

Nash Parish Council objects to the inclusion of the Shenley Dens SCE in the Proposed Submission (Regulation 19) MK City Plan 2050. This 1,000-home site just north of Whaddon would breach the Shenley Ridge and threaten the integrity of the Whaddon/Nash valley – a landscape with demonstrable physical attributes 'beyond the ordinary'.

Policy GS19 Shenley Dens Strategic City Extension proposes a major residential development which would expand Milton Keynes westwards beyond and over the Shenley Ridge, a prominent and important landscape feature. This same site was previously proposed when the current Local Plan for Milton Keynes was being prepared back in 2003, but at that time it was known as Area 10.4, part of the Western Expansion Area. The proposed development of this site was hugely contentious back then and remains so today. The Inspector at the 2003 inquiry recommended the sites deletion from that plan.

Twenty years ago, there was powerful opposition from the communities that will have to face the experience and full impact of development cascading down the steep southwest facing slope of the Shenley Dens Farm. Their evidence then, as now, is deserving of considerable weight.

Shenley Dens is rural in character and isolated from Milton Keynes, and the topography, together with its physical and visual relationship to MK is totally different to the rest of the Western Expansion area which is still under development but with which MKCC wish this site to adjoin. The markedly sloping landform and strong aspect to the southwest ensures that Shenley Dens Farm has a closer visual and physical association with the clay lowlands to the west, over which it has extensive views, rather than the urban landscape of MK.

The Shenley Ridge, which sits above Shenley Dens Farm is the most pronounced feature in this area, which together with the Oakhill woodland contains the built-up area and ensures that it has almost no landscape impact on the open countryside to the west. Shenley Dens Farm has a distinctly rural and unspoilt character which is largely unaffected by the proximity of built development, and this applies to an extensive area of clay lowlands to the west and southwest. The dominant influence of the ridge provides a landscape and visual watershed between MK and the open countryside to the west, and the obvious division between the urban new city and the rolling Bucks countryside.

The Indicative Concept Plan shows no blue infrastructure. When this site was proposed 20 years ago, balancing lakes were shown roughly in the position of the suggested 'Gypsy and Travellers' site. There is no attempt to explain how the surface water runoff from this development, which will run naturally into the catchment area of the Whaddon brook, will be dealt with, without exacerbating the existing flooding problems further downstream.

Nash Parish Council would like to understand:

1. What evidence supports the breach of the Shenley Ridge and the loss of valley integrity, and how have alternatives been considered

2. What evidence does MKCC have to believe that the findings of the Planning Inspector in 2003 no longer stand
3. On what basis does MKCC believe that development of this scale in the Calverton Special Landscape Area meets its goal to "Conserve and, where possible, enhance the special character and key landscape qualities of the area"
4. If the development does proceed, how will MKCC ensure meaningful engagement with Nash, Whaddon, and Beachampton
5. If the development does proceed, will MKCC investigate adaptations to the proposal to reduce the impact on Shenley Ridge.

Kind Regards

**Kelly Harris
Clerk & RFO Nash Parish Council**

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