

Response and Objection to MK City Plan 2050 Shenley Dens Farm

1. This response relates to Shenley Dens Farm, Oakhill. (the Site)
2. Any development of Site would breach the obvious and crucial defensible planning barrier of the Shenley Ridge which separates the urban and rural areas on the western edge of Milton Keynes city and would, as accepted by Milton Keynes planning officers, represent an illogical intrusion into open countryside. Such development would also breach the findings of H M Planning Inspector Keith Holland issued in 2004, and who after an extensive public inquiry, found that any development in Area 10.4 (of which Site formed part) “ ...would be visible from large parts of the Whaddon Valley. The Shenley Ridge is a significant feature in the landscape and is a feature that would form a logical and obvious boundary to development...” Further “ In my view the combination of the character of the landscape and the distinctiveness of the ridge dictate that development should not *spill over* the ridge “ Nothing has changed to the landscape in the intervening 22 years since the Inspector’s findings and Site. Indeed the need to preserve this important landscape has become more critical by reason of urban expansion to the west of Milton Keynes. It would be premature to destroy this important rural landscape and “ green lung “ to the west of Milton Keynes at a time when massive urban expansion in the form of a New Town of around 40,000 new homes is now to go ahead in North East Milton Keynes. Surely responsible and sustainable planning should dictate that the Shenley Ridge should remain a defensible barrier to westward urban expansion to ensure a balanced growth of Milton Keynes
3. That part of the Whaddon Valley which falls within the boundary of Buckinghamshire Council (BC) (which as a landscape area is contiguous with that part falling within the MKC boundary including Site) has been identified as a Local Landscape Area being an area of distinctive quality and making a special contribution to the landscape (AVDC Whaddon Conservation Area Designation February 2007 (WCA) and Jacob Engineering UK Ltd Report Aylesbury Vale:Areas of Sensitive Landscape October 2008) It would be wrong for the landscape designation accepted by AVDC to be threatened or rendered ineffective, by a conflicting planning decision of an adjoining planning authority, MKC. There should be consistent treatment of this important landscape area despite the different administrative boundaries.
4. The Whaddon Valley is also part of the crucial setting for the historic Grade 2 listed building Whaddon Hall and before, it’s unfortunate destruction, Shenley Dens Farm itself This was recognised by the WCA.. Chapter 9 KEY VIEWS AND VISTAS states “ Whaddon’s elevated location is a fundamental element of the villages character. Views from the village looking to the north, east and west are extensive. Of particular importance are the views both into and out of the village from around Whaddon Hall. The agricultural land to the north and north-east of the village is

extremely important in terms of the setting of the Conservation Area and the grade II listed hall. It also provides the foreground to long reaching views from Whaddon Hall to the landscape beyond Milton Keynes” Development of Site would be detrimental to the important and historical setting of Whaddon Hall and have an adverse impact on the principal secular building within the village which being located on elevated ground reinforces its visual and social importance.