



Emberton Neighbourhood Plan

2019 to 2031

Consultation Statement

April 2023

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Appendix 1 : Village survey questionnaire March 2018

Appendix 2 : February 2020 Regulation 14 Consultation and Advertisement Flyer and Consultation Questionnaire

Appendix 3 : January 2021 Regulation 14 Consultation and Advertisement Flyer

Appendix 4 : May 2022 Regulation 14 Consultation and Advertisement Flyer

1. Introduction

Legal Requirements

- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Emberton Neighbourhood Plan. As required by Part 5 of the Regulations, Section 15(2) a consultant statement should contain the following:
- 1.2 Details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;
- 1.3 Explain how they were consulted;
- 1.4 Summarises the main issues and concerns raised by the persons consulted;
- 1.5 Describe how these issues and concerns have been considered, and where relevant, addressed in the proposed Neighbourhood Plan.

Consultation Process

- 1.6 At the start of the process, Emberton Parish Council identified the importance of consultation to inform the policies and proposals of the Emberton Neighbourhood Plan. A Neighbourhood Plan Steering Group (NPSG) was formed, consisting of Parish Councillors and residents who volunteered their time to take the lead on organising consultation events and producing the Neighbourhood Plan.
- 1.7 The process has taken time, disrupted by the Covid 19 Pandemic, which delayed work on the plan for a considerable time. The NPSG also changed the direction of the Neighbourhood Plan in response to feedback on earlier draft versions of the plan to scale back housing allocations and ensure that future housing growth reflected the views of the village community.
- 1.8 The aims of the consultation process were to:
 - 'Front-load' consultation and ensure that the Emberton Neighbourhood Plan was fully informed by the views and priorities of local residents, businesses, and key local stakeholders.
 - Ensure that detailed consultation took place at all stages of the process, especially where key priorities needed to be set.
 - Engage with as broad a cross-section of the community as possible, using a variety of consultation and communication techniques.
 - Ensure consultation results are used to inform subsequent stages of the Neighbourhood Planning process.

Summary of Consultation Undertaken

- 1.9 The programme of consultations undertaken throughout the preparation of the Neighbourhood Plan, has been summarised below:

Public drop-in session held in the Pavilion 11th and 12th February 2017

- 1.10 This session was used to introduce the concept of the Neighbourhood Plan and explain the steps that would be taken to gather views on key issues and formulate a document.

Village survey questionnaire March 2018

- 1.11 The village survey and the results are examined in more detail in Section 3 of this document.

Call for potential housing sites 18th July 2018 to 7th September 2018

- 1.12 The original call for sites, which fed into the 2019 draft version of the Neighbourhood Plan.

Consultation on the Draft Neighbourhood Plan 4th February 2019 to 18th March 2019 and drop-in public consultation sessions 22nd and 23rd February 2019

- 1.13 The original document envisaged a high growth strategy and allocated a large housing site within the Parish outside of the existing settlement boundary. This was driven by the view that additional housing could help to preserve the village school, which was under threat of closure at the time.

Regulation 14 Consultation on the draft Neighbourhood Plan 14th March 2020 to 9th April 2020

- 1.14 Consultation on this version of the Neighbourhood Plan made it clear that a large housing allocation was not positively supported by residents and a change in strategy was taken to reduce the housing numbers and look again at potential housing allocations.

Additional housing sites considered September 2020 and Housing Need Assessment undertaken September 2020

- 1.15 Following the consultation in March 2020, it became clear that a new direction for the Neighbourhood Plan was needed to respond to the concerns raised about the location, scale, and amount of housing growth proposed at that point in time.

- 1.16 The housing sites were reviewed again and a new more limited growth strategy was adopted to promote housing well related to the core of the village and the more modestly altered development framework boundary.

Regulation 14 Consultation on the draft Neighbourhood Plan, 29th January 2021 to 26th March 2021

- 1.17 A revised version of the Neighbourhood Plan was prepared and subject to consultation in January 2021. The sites favoured by the plan included a development of the Institute in the centre of the village and development on the school playing fields.

- 1.18 However, both of the sites were then withdrawn and were deemed to be no longer available. The Institute resolved not to pursue a development option, and as the situation with the school closure progressed, it was agreed that the school building and playing field should be used for other purposes including a children's nursery and forest school. This left the Neighbourhood Plan without a housing allocation.

Call for potential housing sites 27th October 2021 to 22nd November 2021

- 1.19 Following the withdrawal of the housing sites in January, it was necessary to seek additional housing sites once more. This process was undertaken, and the housing sites reviewed against the remaining site submissions that were carried forward.

Regulation 14 Consultation on the draft Neighbourhood Plan 2nd May 2022 to 22nd June 2022

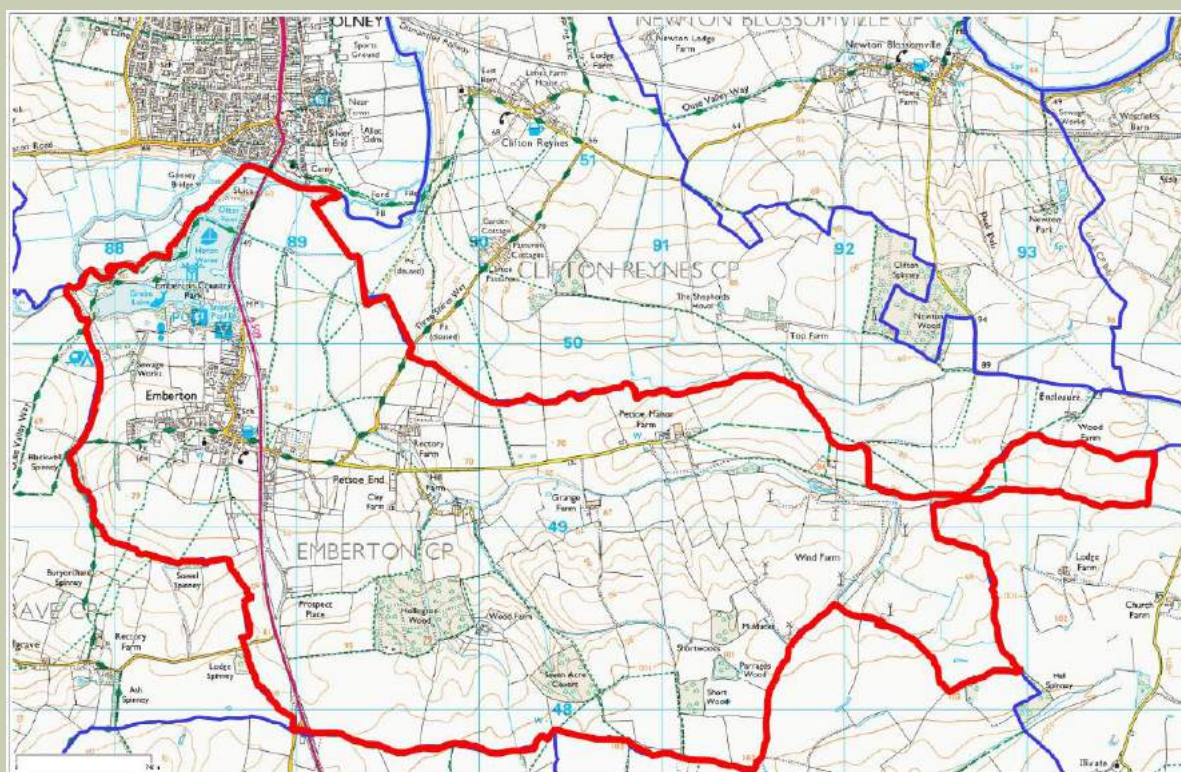
- 1.20 Once more the plan was subject to statutory consultation and comment, on the basis that the housing allocations it contained had changed, so it was advised by Milton Keynes City Council that this step of the process should run again.

- 1.21 As the above summary highlights, there have been a number of iterations of the Neighbourhood Plan. The process has been delayed by travel restrictions, controls on meetings and gatherings, and social distancing restrictions imposed by the Pandemic.

- 1.22 Nevertheless, engagement from the community has been sought with online consultations using the Parish Council website, on-line meetings using 'Zoom' and 'Teams', and adverts placed in the Well and Towers, a local parish wide magazine and newsletter.

2. Neighbourhood Plan Area

- 2.1 The Neighbourhood Plan Area comprises the parish of Emberton. It has been designated as a Neighbourhood Area following an application made by Emberton Parish Council under Part 2, Section 5 of the Neighbourhood Planning (General) Regulations 2012.
- 2.2 A map showing the area to be covered by the plan can be viewed below.



- 2.3 In accordance with Regulations 5/ 5A of the Neighbourhood Planning (General) Regulations 2012 (as amended), the Emberton Neighbourhood Area was formally designated by Milton Keynes City Council on 21st July 2016.

3. Village Survey Questionnaire

3.1 A survey questionnaire was distributed to every household in the Parish in March 2018. It was requested that one questionnaire was returned by each household, but allowance was made for more than one questionnaire should respondents hold differing views.

3.2 An extract from the questionnaire can be seen below and a copy can be found at Annex 1.



3.3 Approximately 300 questionnaires were distributed, and 111 completed copies were received. Selected results from the survey can be seen below.

About Your Household

3.4 Q1.1 Please indicate how many members of the household are in the following age brackets?

Age	Number	Percent	Cumulative Percent
0 -5 years	10	3.8%	3.8%
6 - 10 years	9	3.3%	7.1%
11 - 18 years	25	9.4%	16.5%
19-25 years	14	5.3%	21.8%
26-40 years	21	7.9%	29.7%
41-50 years	37	13.9%	43.6%
51-60 years	55	20.7%	64.3%
61-70 years	32	12.0%	76.3%
71-80 years	44	16.5%	92.8%
80+ years	19	7.1%	100.0%
Total in households that responded	266		

3.5 Q1.2 Please indicate which of the following describes your interests within the Parish:

Resident	Number	Percent	
Owner	100	90.1	
Renter	11	9.9	
Total	111	100.0	
Owner of land (not including your house)			
Owner	8	7.2	
Renter	103	92.8	
Total	111	100.0	
Business			
Ticked 'Business'	4	3.6	
Not ticked	107	96.4	
Total	111	100.0	
Community Group			
Ticked both 'Resident' and 'Community Group'	7	6.3	
Not ticked	104	93.7	
Total	111	100.0	
Owner of other property in the parish			
Ticked 'Owner of other property in the parish'	2	1.8	
Not ticked	109	98.2	
Total	111	100.0	

3.6 Q1.3 How long have you held an interest in the Parish?

Age	Number	Percent	Cumulative Percent
0 -5 years	19	17.1	17.1
6 - 10 years	12	10.8	27.9
11 - 18 years	23	20.7	48.6
19-25 years	10	9.0	57.7
26-40 years	24	21.6	79.3
41-50 years	9	8.1	87.4
51-60 years	10	9.0	96.4
61-70 years	2	1.8	98.2
+70 yrs	2	1.8	100.0
Total	111	100.0	

3.7 Q1.4 How long do you intend to remain resident in the parish?

3.8 Results not tabulated.

3.9 Q1.5 Please indicate how many on your household are:

Occupational status of people in households that responded	Number
In work	114
Student/school	42
Not working	5
Carer	1
Retired	93
Total	255

3.10 Q1.6 How many adult dependants, if any, are there in the household?

3.11 Results not tabulated.

3.12 Q1.7 of those working or in education how many of the household use which forms of transport?

3.13 Results not tabulated.

3.14 Q1.8 How many cars are there in the household?

How many vehicles are there in the household?	Number	Percentage
No response	4	3.6
0	3	2.7
1	26	23.4
1 car, 2 cycles	1	.9
2	43	38.7
3	27	24.3
4	3	2.7
5	2	1.8
6	2	1.8
Total	111	100.0

3.15 Q1.9 How many off-road parking spaces are available?

3.16 Results not tabulated.

3.17 Q1.10 Do you anticipate the number of cars in your household will increase or decrease?

	Number	Percent
Decrease	22	19.8
Increase	6	5.4
Stay the same	83	74.8
Total	111	100.0

3.18 The majority of respondents answered that the number of vehicles changing was not applicable.

Housing and Local Plan Designations

3.19 Q2.1 Do you agree that there is a need for more housing development in the village?

	Number	Percent	Cumulative Percent
Strongly agree	13	11.9	11.9
Agree	35	32.1	44.0
Disagree	38	34.9	78.9
Strongly disagree	23	21.1	100.0
Total	109	100.0	
No response	2		
Total	111		

3.20 Q2.2 Do you agree that there is a need for more housing development in the wider parish area?

	Number	Percent	Cumulative Percent
Strongly agree	9	8.3	8.3
Agree	40	37.0	45.4
Disagree	37	34.3	79.6
Strongly disagree	22	20.4	100.0
Total	108	100.0	
No response	3		
Total	111		

3.21 Q2.3 Do you believe that there is a need for more family housing in the parish?

3.22 Results not tabulated.

3.23 Q2.4 Do you believe that there should be more starter homes (1-2 bed) in the parish”

3.24 Results not tabulated.

3.25 Q2.5 Do you think that there should be more housing for the elderly or residents with restricted mobility in the village?

3.26 Results not tabulated.

3.27 Q2.6 Are you concerned with the affordability of housing in the parish?

	Number	Percent	Cumulative Percent
Yes	33	30.0	30.0
No	77	70.0	100.0
Total	110	100.0	
No response	1		
Total	111		

3.28 Q2.7 Would you be prepared to see greenfield / agricultural land to be made available for new development?

	Number	Percent	Cumulative Percent
Yes	33	30.0	30.0
No	77	70.0	100.0
Total	110	100.0	
No response	1		
Total	111		

3.29 Q2.8 Would your answer differ for (rest of question unknown)

3.30 Results not tabulated.

3.31 Q2.9 Do you believe that future developments should be allowed on undeveloped infill sites as well as previously developed sites within the existing developed area of the village?

	Number	Percent	Cumulative Percent
Strongly agree	21	19.6	19.6
Agree	42	39.3	58.9
Disagree	34	31.8	90.7
Strongly disagree	10	9.3	100.0
Total	107	100.0	
No response	4		
Total	111		

3.32 Q2.10 There are currently approximately 260 individual houses within the village. How many new houses would you be prepared to see built within the next 12 years?

	Number	Percent	Cumulative Percent
None	27	24.5	24.5
1 to 10	31	28.2	52.7
11 to 20	28	25.5	78.2
21 to 30	13	11.8	90.0
31 to 40	4	3.6	93.6
41+	7	6.4	100.0
Total	110	100.0	
No response	1		
Total	111		

Local Business

3.33 Q3.1 Do you feel that new (non-agricultural) businesses should be encouraged to establish and develop in the parish?

	Number	Percent	Cumulative Percent
Yes	64	60.4	60.4
No	42	39.6	100.0
Total	106	100.0	
No response	5		
Total	111		

3.34 Q3.2 Do feel that the parish should have more small commercial (non-agricultural) development sites?

	Number	Percent	Cumulative Percent
Strongly agree	5	4.7	4.7
Agree	37	34.6	39.3
Disagree	38	35.5	74.8
Strongly disagree	27	25.2	100.0
Total	107	100.0	
No response	4		
Total	111		

Transport and Car Parking

3.35 Q4.1 Do you consider car parking provision should be improved in the village?

	Number	Percent	Cumulative Percent
Yes	45	40.9	40.9
No	65	59.1	100.0
Total	110	100.0	
No response	1		
Total	111		

3.36 Q4.2 Should the grass verges in the village should be protected?

	Number	Percent	Cumulative Percent
Strongly agree	58	53.7	53.7
Agree	42	38.9	92.6
Disagree	7	6.5	99.1
Strongly disagree	1	.9	100.0
Total	108	100.0	
No response	3		
Total	111		

3.37 Q4.3 Should on plot parking should be an integral part of any future development?

3.38 Results not tabulated.

3.39 Q4.4 Do you think that traffic calming measures should be introduced to reduce the speed of traffic passing through the village?

	Number	Percent	Cumulative Percent
Strongly agree	54	50.0	50.0
Agree	30	27.8	77.8
Disagree	18	16.7	94.4
Strongly disagree	6	5.6	100.0
Total	108	100.0	
No response	3		
Total	111		

3.40 Q4.5 Do you feel that the existing foot paths / cycle tracks in the parish are sufficient?

	Number	Percent	Cumulative Percent
Strongly agree	13	11.8	11.8
Agree	78	70.9	82.7
Disagree	15	13.6	96.4
Strongly disagree	4	3.6	100.0
Total	110	100.0	
No response	1		
Total	111		

3.41 Q4.6 Is a more frequent bus service is required?

	Number	Percent	Cumulative Percent
Yes	51	49.5	49.5
No	52	50.5	100.0
Total	103	100.0	
No response	8		
Total	111		

3.42 Q4.7 If yes, which of these extensions is required? Please tick all that you feel are needed.

	Number	Percent
Later every evening from MK	20	18.0
Later every evening to MK	15	13.5
Earlier every morning from MK	8	7.2
Earlier every morning to MK	9	8.1
Later on a Friday/Saturday to MK	13	11.7
Later on a Friday/Saturday from MK	15	13.5
More frequently on a Sunday	11	9.9

Green Space

3.43 Q5.1 Do you believe that these existing green spaces in the parish are sacrosanct?

Emberton Playing Fields	Number	Percent	Cumulative Percent
Strongly agree	93	83.8	83.8
Agree	18	16.2	100.0
Total	111	100.0	

The School playing field	Number	Percent	Cumulative Percent
Strongly agree	53	49.1	49.1
Agree	30	27.8	76.9
Disagree	19	17.6	94.4
Strongly disagree	6	5.6	100.0
Total	108	100.0	
No response	3		
Total	111		

Allotments	Number	Percent	Cumulative Percent
Strongly agree	68	63.6	63.6
Agree	37	34.6	98.1
Disagree	2	1.9	100.0
Total	107	100.0	
No response	4		
Total	111		

Emberton Country Park	Number	Percent	Cumulative Percent
Strongly agree	88	79.3	80.7
Agree	18	16.2	97.2
Disagree	2	1.8	99.1
Strongly disagree	1	.9	100.0
Total	109	98.2	
No response	2	1.8	
Total	111	100.0	

3.44 Q5.1.5 AN Other etc What other, if any, green spaces do we want to list?

3.45 Results not tabulated.

3.46 Q5.2 How often do you members of your household use these facilities? (Should these be a list of green spaces in the village/parish?)

3.47 Results not tabulated.

3.48 Q5.3 Do you believe the parish needs more green space, and if so for what purpose(s)?

		Number	Percent
Yes		8	7.2
No		103	92.8
Total		111	100.0

3.49 Responses for what purpose included community use, deadening traffic noise and absorbing air pollution; increase biodiversity, natural habitat for wildlife, sense of being in a rural community, short term parking for Emberton Park, the field behind the Pavilion could be acquired from MKBC for greater recreational and amenity use, and to enlarge the churchyard.

3.50 Q5.4 Do you think that there are any other "open spaces" that should be preserved. If so, which?

3.51 Results not tabulated.

3.52 Q5.5 Do you believe it is important that local wildlife and its habitat is protected?

	Number	Percent	Cumulative Percent
Strongly agree	74	69.2	69.2
Agree	30	28.0	97.2
Disagree	2	1.9	99.1
Strongly disagree	1	.9	100.0
Total	107	100.0	
No response	4		
Total	111		

Local Facilities

3.53 Q6.1 If there were a shop in the village how often would you use it?

	Number	Percent	Cumulative Percent
At least once a week	80	74.1	74.1
At least once a month	22	20.4	94.4
Less than once a month	3	2.8	97.2
Never	3	2.8	100.0
Total	108	100.0	
No response	3		
Total	111		

3.54 Q6.2 "A 'virtual shop', where volunteers would help people with their online shopping, would be an asset to the village"

3.55 Results not tabulated.

3.56 Q6.3 Do you think that Fibre optic cables should replace the existing copper cabling throughout the village, to further improve broadband speed?

	Number	Percent
Yes	51	49.0
No	53	51.0
Total	104	
No response	7	
Total	111	

3.57 Q6.4 How often do you members of your household use the following facilities Any others?

	At least once a week		At least once a month		At least once a year		Less than once a year		Never used	
The Institute	7	6.3%	15	13.5%	52	46.8%	21	18.9%	15	13.5%
The Pavilion	16	14.4%	23	20.7%	47	42.3%	15	13.5%	10	9.0%
The Playing Field	52	46.8%	19	17.1%	1	15.3%	9	8.1%	14	12.6%
The Church	12	10.8%	13	11.7%	49	44.1%	17	15.3%	20	18.0%
The Pub	24	21.6%	30	27.0%	34	30.6%	16	14.4%	7	6.3%
Emberton Country Park	68	61.3%	27	24.3%	10	9.0%	4	3.6%	2	1.8%
The Bus Service	16	14.4%	19	17.1%	22	19.8%	12	10.8%	41	36.9%

3.58 Q6.5 Should the Parish Council continue to support the following?

Suggestion for new/improved facility	Number
Shop/newsagent/post office	7
Central parcel collection facility	2
Improved broadband	2
ATM	1
Children's play facilities in playing field	1
Churchyard extension	1
Dog poo bins	1
General Meeting Point	1
GP consultations	1
Micro brewery	1
Open air theatre (ECP)	1

3.59 Q6.6 Which of the following, if any, does your household read or access?

	Frequently		Occasionally		Rarely		Never		No Response
Well and Towers	100	90.1	4	3.6%	4	3.6%	3	2.7%	0
PC Noticeboard	28	25.2%	52	46.8%	19	17.1%	12	10.8%	0
PC Website	33	29.7%	24	21.6%	21	18.9%	32	28.8%	1
Phone box	48	43.2%	28	25.2%	10	9.0%	23	20.7%	2
Olney Facebook group	37	33.3%	10	9.0%	7	6.3%	56	50.5%	1

3.60 Other comments made and issues raised as part of the village survey.

Summary of Comment	Actions for NP
Concerned that Emberton is unaffordable for young people. Lack of support for community organisations.	Comments noted
Development in the Greenfield/agricultural land should firstly be concentrated on utilising existing areas with buildings, brown field, to included unused agricultural buildings currently in non agricultural use before actual field areas are considered.	Agreed, development should be focused within the existing village
The beauty of the parish is its size and situation throughout, any additional housing would be detrimental to the village's attraction. There are infill sites and other opportunities to build additional housing in neighbouring towns. Village life, and its small community attraction should be maintained and not ruined.	Comments noted

Summary of Comment	Actions for NP
A later bus service for people commuting into MK and beyond would be a great benefit.	Comments noted but the NP cannot control the bus service
<p>I am concerned that the village population is ageing and that the availability of affordable and suitable housing for young families means the village faces a difficult future. Building houses for young families should be a priority but I don't know how you shelter those properties to prevent house price inflation pushing them out of reach within a short period of time. We don't need more big detached houses on big plots. We need houses for families - and houses for key workers would be great. I worry about traffic and the speed of traffic in the village, so the obvious place to build would be parallel to the A509 , with access routes from there. The school playing fields are a complete mystery to me - why do we need those when we have the recreation ground ? They are rarely used in any case, so it seems an obvious site for building. The school itself is a mystery to me. I can't understand how it is allowed to continue with such low pupil numbers . I would be interested to see cost per pupil, compared to other schools in the area. I resent an increase in my council tax which allows the school to continue , when it is clearly not economically viable. I don't understand the purpose of the Institute when we have the Pavilion, which is a better building, with parking facilities. Could that not be redeveloped as housing? It would also be possible to investigate selling land within Emberton Country Park (for example a section of the land on the Emberton side of the entrance , up to the cafe. If that was sold, maybe then the Parks Trust could take over the running of the Park which is so neglected and underused currently. I'd like to see more young families in the village, but that's going to take some imaginative thinking, and some changes which some long standing residents will find unpalatable.</p>	Comments noted, school playing fields will be investigated as an option.
Emberton is a bit of a dormitory village & needs a shop, more small offices/commercial units to bring more of a balance to the village. This could also over time give people a chance to live & work in the same village, cutting the need for commuting	The NP can encourage and support new business opportunities, but they have to be commercially viable and locally supported
Moderate, planned expansion whilst maintaining a village and parish feel. Localisation is a force for good (but please can we keep the badger away and reduce the number of pigeons - may we should procure a village eagle)	Noted.
Major issue for us as dog walkers is condition of public rights of way many are impassable due to mud. Primarily route from Emberton Sports complex to Emberton Park,. This is a heavily	Comments regarding paths and vehicle speeds are noted.

Summary of Comment	Actions for NP
<p>used route. This route and many offroad paths in the Park would benefit from a covering of chippings/bark,. This can be achieved as a by product of coppicing of trees within the Park at minimal cost and needs to be renewed each year. The layby next to Emberton Park is a waste of parking facilities, too much parking around clock tower blocks of routes. Due to heavy traffic on B509 Emberton is used as a cut through, measures need to be put in place to make it not worthwhile for queue jumpers & speeders, but NOT speed bumps this will damage local regular users. Internet speeds are appalling within the village Speed cameras at Newport Road junctions, not Police van once few months. Speed limits are not adhered to.</p>	
<p>Emberton maintains a strong identity despite its proximity to Olney - this is great. Concerned that the village population is ageing and there are few opportunities for younger families to join the village. The playing fields could be used by the school - freeing up the school field for housing.</p>	<p>Comments noted, school playing fields will be investigated as a housing option</p>
<p>With current outlook of office based working changing to more flexible hours and more frequent home working there should be limited need for traffic solutions into Milton Keynes such as a bypass. Additionally, for this reason greater broadband for homes needs to be provided. Emberton is a rural village, in order to maintain this status every effort should be made to protect our green surroundings.</p>	<p>No bypass is currently proposed. Broadband improvements would be supported by the NP</p>
<p>I think there should be a bin by the Forge bus stop beside the bench as there appears to only to be two bins on pavements in the whole of Emberton. The notice boards on the Institute wall need to be looked at as some posts are old and should be removed and replaced with "new" relevant notices. Pub patrons should be encouraged to use the pub car park.</p>	<p>Comments noted</p>
<p>The parking around the clock tower needs to be sorted. Emberton Park is a disgrace and needs to be better maintained.</p>	<p>Parking is a concern in this area</p>
<p>Although I wouldn't like to see the school playing field used for development, it would be nice to see it used more fully. It does seem rather a waste at the moment for just a small corner to be utilised.</p>	<p>Comments noted and use of the playing field will be investigated</p>
<p>We would like to keep the village and its community about the same size as it is at present - a pious hope.</p>	<p>Noted</p>
<p>I think allowing developments on our green space would be detrimental for the village and strongly oppose it. Perhaps Pub should advertise car park at rear. I would like to see an existing</p>	<p>Noted</p>

Summary of Comment	Actions for NP
green space and surrounding fields protected for not only the village and residents but wildlife and habitat. I would also like to see the school continue as a valued part of our community.	
Any additional housing should be ONLY affordable.	Noted, but housing needs to be funded
More housing is needed in the village to encourage young families to enable the school in the life of the village to continue.	Comments noted
In terms of housing - There is a need for more affordable housing for young adults and/or young families. It would be good if any such development prioritised those with existing ties to the area, or groups such as public sector workers. Is there any scope to increase the number of FEOFFEE cottages for example.	Comments noted
I would like to see more Social Housing - Preferably supplied by MK Council rather than Housing Associations. Personally I am fed up hearing about "Affordable Housing". This would give the village an eclectic mix.	Comment noted
Getting out of the village during peak hours is difficult as cars speed along A509. A roundabout might slow traffic down. The roads are narrow and cannot sustain a lot of new houses especially with heavy traffic on the A509 already. Traffic. We need "permit" parking for residents and traffic calming and "gyratory" traffic system to prevent "rat run" with some parking on dedicated verge or some parking on School Field. 2. Housing. Limited number of "starter" homes on public owned land which may include land to the north of the Pavilion.	The NP will consider traffic and parking as part of the policies
I think although more affordable housing is necessary (especially for first time buyers i.e. smaller 1-2 bed properties), it would be good if it could be built to blend in with current housing and one land which will not impact on current residents and wildlife. Mobile coverage not good and mast on A509 not working again. Still think would be good idea to Olney Road one way to avoid rat running. Footpaths need to be clearly signposted. Stiles able to be negotiable (i.e. not too tall) or kissing gates installed.	Comments are noted. Improving footpaths and access to the countryside will be part of the NP policies
Q2.4 There are small areas apparently agriculture land but unproductive, which may be suitable for development. Q5.2 The school field is larger than necessary. The south end could be used for development and parking - along the High Street. Parking for church events is poor. Perhaps a little of land to west of the churchyard could be made available.	Comments noted

Summary of Comment	Actions for NP
Speeding traffic through the village to re-join main road again to avoid queue of stationary or slow traffic heading towards Olney on the main road at peak travel times.	The Steering Group share the concern over rat running and will endeavour to address this in the NP policies.
<p>a. One member of this household thinks the Institute should be reappraised as it is surplus to village needs as there is more than adequate parking at the Pavilion and modern facilities, and now the Church provides facilities for larger events, The Institute could be utilized to provide small unit accommodation.</p> <p>b. It is also thought the whole of the land behind the School to the A509 should be made available for housing and a new school development, access being from the High Street and the northern end of Olney Road.</p> <p>c. CCTV at both entrances to the village and perhaps on the Clock Tower would help security.</p>	<p>We will investigate the Institute to determine if they wish to do anything with the building.</p> <p>The school playing field will be investigated as well</p>
We need to keep Emberton as a small friendly village, whilst adding some new capacity. We do not have any infrastructure for more people. The infrastructure of Olney and Newport Pagnell should be developed for Emberton residents to use.	Comments noted
Very little needs to change in Emberton. If it did it would not be so lovely. Parking on Hulton Drive is a problem. Many of the rental properties have two vehicles of which include vans. It is very difficult to enter and exit private driveway particularly with a good view of oncoming traffic. Rental properties could have driveways widened. Also signs erected for "resident parking only".	Parking opposite driveways is not a matter that can be enforced by the NP unfortunately
The question re bus usage is difficult because of the lack of them, if there were more people might use it more	Comment noted
I think that there is room in village for a small development of affordable housing. Possible sites: i) fields next to the church off West Lane ii) part of the school playing fields	Comments noted, a call for sites will determine suitable housing options
Currently the village is divided by the A509 which due to current level of traffic inhibits residents on the Newton Road & other areas from feeling and participating in many of the activities on offer in the main part of the village. We should support any effort by Olney to obtain a By-pass.	Comments noted
Concerned that the village continues to be used as a rat run during rush hour. The police should start fining drivers or other measures should be put in place aside from restricted access such as a one way system. Would like to see some resident parking on High Street.	Traffic in the village will be covered by the policies in the NP, but there is limited scope to make changes without a budget

Summary of Comment	Actions for NP
<p>Concerned about bonfire that takes place next to the Pavilion on a regular basis. Its very large and often contains plastics and other toxic materials. Younger (under 45) people are not encouraged to use the Pavilion on the evenings it's open. Friday night opening clashes with the most popular night at the Bell and Bear. Concerned about emergency service vehicles access along Hulton Drive due to double parking. Parking on grass verges in Hulton Drive. Some sort of traffic calming to prevent rat runners through the village. The use of pesticides on the playing field, are they toxic to animals? Re: Parking - Emberton Park - Free Parking. Re: Bus services - later bus on Fri/Sat from Olney.</p>	<p>The NP will seek to address parking for new development, but there is limited scope to change the existing situation</p>
<p>Cars using the village as a short cut should be prevented.</p>	<p>Comment noted</p>
<p>Calming measures for cars needed. The village is used as a rat run. Vehicles often speed. It is dangerous.</p>	<p>Comment noted</p>
<p>I am very pleased I came to Emberton to live.</p>	<p>It is a lovely place</p>
<p>Q2.1 & Q2.2 Whilst feeling that more houses are required, these should not be large estates as there is no infrastructure to support these. Q3.1 & Q3.2. Equally, although we have said no to small businesses, these would be acceptable if limited to small artisan workshops not requiring heavy transport.</p>	<p>Comments noted regarding large housing estates and heavy goods vehicles</p>
<p>Future expansion should be related to areas of current infrastructure (Milton Keynes) not to areas where there is limited infrastructure.</p>	<p>Comments noted</p>
<p>The Institute has become a rather sad building - it needs a new purpose. As we are all getting older and need to take exercise, could we fit it out as a mini gym with exercise machines and a floor area for yoga etc. Perhaps have a cafe area at the back in order to use the kitchen.</p>	<p>The running of the institute is outside of the scope of the NP, but they may be interested in your suggestion</p>
<p>1) Affordable family homes priority need - a new Gravel Walk. Maybe GOOD small retirement homes - (2 bedrooms)? 2) Parking issue not well addressed by the Questionnaire - it does not matter how many cars per household where they have off road parking, but even small houses e.g. Feoffee Cottages or Church Lane may have 2 cars parked on the road. 3) Church/Institute parking a particular problem - part of school field? Move school entrance at the back and fence off a safe good area for children.</p>	<p>Comments noted. Parking is an issue in the centre of the village, that we will be investigating as part of the NP policies</p>
<p>Whilst we may use a village shop, we wouldn't wish to see a mobile unit anywhere. If a house or the pub could provide access to basic provisions, that would be sufficient to our needs.</p>	<p>Comments noted. Existing facilities and improvements will be supported by the NP</p>

Summary of Comment	Actions for NP
I'd like to see further investment into updating existing facilities/locations in the village for e.g. the Institute and perhaps a more defined outdoor area for the pavilion. Grass verges should remain and I totally support investment into flowers and planting to help promote the area.	where they bring about positive change for our community
Sustainable housing welcome in a contemporary vernacular style of quality and where appropriate	Noted
Re: Use of Bus, if it was a good service I would use it.	Noted
Parking especially around the clock tower is bad maybe the top half of the school playing field could be made into a car park	Agreed, a solution to this issue will be investigated, but may be difficult to resolve due to land ownership issues
How sad if Emberton becomes one of our beautiful villages destroyed by development - infilling and traffic congestion in the narrow streets. Villages in England are enjoyed by so many people from here and abroad, we need to preserve them and not allow them to become housing estates.	Comments are noted. The character of the village is important to the steering group, who wish to see it protected as well
Apart from the parking at the top end of Olney Road (1-35) the rat run in the evening continues unabated in spite of the signs prohibiting access. It will continue until the Police bring prosecutions - not just warnings.	Comments noted
Q2.5 - not applicable. Q3.1 Depends on the type of business.	Noted
The school is an important part of Emberton and it should be supported by all the village in order to remain as a first school. Fund raising activities should be encouraged and supported whenever possible. Litter is an issue in many parts of the village and volunteers could meet regularly to tidy up the kerbs, streets and park. Children could be encouraged to join in with the "clean up."	The NP will support the retention of community facilities within the village
Need to do something about the parking for people using Emberton Park as they regularly park in Hulton Drive and Olney Road causing access and parking issues for residents and their visitors. Also am fed up with clearing cat poo from my garden and certain residents letting their dogs run all over peoples gardens. Cats and dogs are domesticated pets so they should be controlled by their owners.	Comments noted.
Field thirteen could be used for sports and recreational activities to support any increase in village population/development.	Noted

Summary of Comment	Actions for NP
<p>We would like to see Emberton Park remain a quiet country park with its main objective to promote, preserve & respect the wild life within it. Indeed it is in danger of becoming too commercial. In the last five years lack of preservation & the extreme decline in maintenance has seen the park become very shabby & neglected. Revenue at the gate has become the most important objective for MK council this has resulted in large groups descending on the park with the sole intention of using it as a meeting place rather than a quiet country park as was originally intended. In regard to further housing development in the village we would not agree with any large scale building as we feel that the unique character of Emberton would be lost. This would be to the detriment of the existing villagers. We have seen the affect of large scale development in & around Northampton with small villages once outside of the town being swallowed up to become just another suburb of the ever expanding town with the resulting lost of sense of community. We would not like to see this happen to Emberton. Q2.5 but not garden development Q3.1 Home business only Q6.3 But would like fibre to the house.</p>	<p>Comments are noted regarding the scale of development and the impact this could have on the character of the village</p>
<p>Parking is a particular problem in the village. In particular Olney Road between the Bell and Bear and Emberton Park. Irresponsible parking along here is a prelude to serious accidents. Restrictions are essential. Also Hulton Drive, visitors to Emberton Park regularly take all the available parking space, block entry to drives and make it impossible for refuse and delivery vehicles. Residents need protection.</p>	<p>Parking in the centre of the village is an issue, but difficult to resolve due to land ownerships and availability of alternatives</p>
<p>The local school bus arrives each morning at the bus stop around 7.10am and often leaves engine running waiting for school children for around 10 mins. Just needs to shut engine off when he arrives as it is very noisy early in the morning, polluting the atmosphere, air brakes blowing, just a little consideration needs to be taken by the driver. It has been reported on several times, OK for a few weeks, then starts again perhaps different drivers</p>	<p>Noted</p>
<p>A509 traffic is extremely bad. Since moving in the area in 2009 we have noticed a considerable increase in traffic, noise and pollution from this road. Journeys have to be planned to avoid the congestive times and getting out of the Newport Road / Prospect Place junction can be very difficult and dangerous at times. When traffic is flowing cars and lorries rarely follow speed limits and we are becoming increasingly worried about the pollution levels. Any further houses in this area will only add to the problem and until a bypass is built there is simply no infrastructure to support new houses. Journeys will be hell!</p>	<p>Noted, much of the new housing development has happened beyond the parish boundary, hence the NP being necessary to protect the character of the village</p>

Summary of Comment	Actions for NP
<p>Parking can be a problem when people do not want to pay to enter the Park. Also parking around the clock tower needs to be reduced due to traffic trying to get through village. The 4-6pm rat run needs to be sorted out as does the speed that people drive through the village. Trying to get out of village at busy times is a problem.</p>	<p>Noted. Parking and highways will be matters that the NP policies consider</p>
<p>Main issue is the inappropriate speed of vehicles though the village. All kinds of vehicles use the village as a rat run during evening rush hour - these include cars, vans - large and small and buses (Souls on occasion). Parking is sometimes an issue in Olney Road for those using Emberton Park.</p>	<p>Speeding in the village is an issue that requires enforcement</p>
<p>Moved back to Emberton recently and disappointed to hear the school is not performing.</p>	<p>Noted</p>
<p>We would like restrictions on light pollution, including removing street lighting in Petsoe End. Bring back dark skies and clamp down on obtrusive domestic security lighting visible from miles away!! and left on all night every night!!</p>	<p>Dark skies are to be encouraged for the benefit of wildlife and the character of the rural area</p>
<p>The Parish Council would like to see a vibrant Emberton with a population made up of people from all age and income groups. Which will require access to a range of housing options, public transport, health, education and social welfare services.</p>	<p>Noted, well said</p>
<p>Main problem is the road being used as a Rat Run with vehicle speeding EVERY DAY. Re: Housing - we don't feel there is need for further development in light of the expansion of Olney and Milton Keynes. Infrastructure within Emberton would be insufficient.</p>	<p>Comments are noted and will be factored into decisions on housing proposals</p>
<ol style="list-style-type: none"> 1. Problems with dog poo need to be addressed - there seems to be more than ever since the Council put up the notices 2. the walkway between the playing fields and the park is used by many people on a daily basis but gets very muddy in winter. Could this not be resolved by low cost wood chippings. The Park has two piles by the caravan storage compound! 3. Prevail upon MKBC to sort out parking for the Park or have resident only parking in Olney Road and Hulton Drive 4. concerns over route of Olney by-pass on the western side of Emberton (the Olney Neighbourhood Plan preferred route) - if it ever gets to planning stage! 	<p>Countryside access and footpath improvements can be supported by the NP policies. Parking on existing streets is a common issue that has been raised and will be investigated. The by-pass is not planned at this stage.</p>
<p>Housing development/growth is more than adequate around nearby MK and Newport Pagnell infill. It's important to preserve the community of village existence without increasing expansion. Traffic flow is fine except at peak times on the main</p>	<p>Comments are noted. The by-pass is not at the planning stage, so there is</p>

Summary of Comment	Actions for NP
<p>road into Olney where the air quality is clearly affected by queueing traffic. A long awaited Olney by pass may help.</p>	<p>little we can do to influence the route or timescales</p>
<p>I believe that we should commit to a small development in order to ensure that there is some allocation of social housing that will likely not occur if we restrict ourselves to infill development. I would like to see the social housing allocated by EUC rather than MK council.</p>	<p>Comments are noted, EUC could provide some housing should they wish</p>
<p>We have had no advance warning of the survey. There has been little context or background information provided prior to the survey, save the brief introduction in questionnaire itself. Does the Parish Council already have some idea of where they want development or is this survey is just window dressing to show that they have 'ticked the boxes'?</p> <p>The structure of the questions seems to be pitting village residents against those in the rest of the parish encouraging people to 'vote' for development where they don't live themselves.</p> <p>Although the survey is supposed to be about Emberton Parish, only 1, out of 14, illustration(s) in the booklet is from outside the village. The subliminal message is "protect the village, everything outside it is 'fair game' ".</p> <p>On Housing: New housing should be confined to infill sites in the Village.</p> <p>There should be no further ribbon development along the A509 or Newton Road . If that starts, it will continue in the next planning window i.e. after this local neighbourhood plan has been superseded in 10 years or so.</p> <p>Even if housing is needed, due to the existing level of house prices in Emberton, affordable housing will be very hard to provide - unless it is council housing or one/two bedroom dwellings.</p> <p>The Village School is not viable. Building houses in the hope of somehow supporting the school would be a mistake. The size of the playing field is far larger than the school needs anyway.</p> <p>One solution , if affordable housing/sheltered accommodation is really needed, would be to take all, or a large part of, the school field for development. This could provide accommodation and a site for a local neighbourhood shop with a car park. This might ease parking pressures in the village. A shop here would also provide easy access to the A509 for delivery vans, and passing trade, without the need for any increase in traffic through the village itself.</p> <p>The A509 is a real issue for the whole parish. Traffic levels are increasing and speeding is rife out of rush hour. Air pollution is</p>	<p>The survey was intended to gather views and comments and understand the views of the residents in the parish.</p> <p>No pitting resident against resident was intended.</p> <p>Your comments regarding the location of housing and the traffic calming suggestions are noted and will be investigated</p>

Summary of Comment	Actions for NP
<p>becoming a serious problem, especially in rush hour, as is the noise and rumble effects of properties close to the A509 from Prospect Place to Emberton Farm House and Honey Hill. The number of large vehicles is also increasing; homes shake as they pass and walls are developing cracks.</p> <p>The fence between the A509 and Newport Road is inadequate – it can't cope with the turbulence caused by speeding lorries. Several sections of the new fence have already collapsed and had to be replaced, but leaving unsafe stretches whilst repair is awaited.</p> <p>There is a further problem with litter being flung out of vehicles on the A509 which is polluting the verges and ditches of the parish on both side of the road and encouraging rats.</p> <p>The closure of the lay-bys e-route to Chicheley Hill has also made the Prospect Place/Newport Road/A509 turning into a de facto truck stop with consequent litter, vermin and access problems. There have also been sightings by residents of various dubious, if not illegal, activities occurring there.</p> <p>Possible solutions to traffic related issues 20 MPH limit in Emberton Village and on Newport Road/Prospect Place 40 MPH limit for Newton Road from the A509 to after the junction with the Petsoe End turning. Extra planting along both sides of the A509. Extension of double-yellow lines around the Prospect Place/A509 junction Fixed speed camera or speed indicator signs on the A509 Extension of the 'no overtaking' zone to beyond the Prospect Place junction – currently it ends at the northern entrance to Newport Road and cars do make dangerous overtaking manoeuvres between those two junctions. CCTV at the Prospect Place/A509 junction to discourage anti-social activities</p>	
<p>We are very lucky to live here, we have the best of all worlds with Milton Keynes and Olney on our doorstep. Development is inevitable so best to plan for it and embrace it. I think 10-15% is an acceptable level if there is the right site. Having 2 young adult I feel the facilities for youngsters is lacking generally and the bus service leaves something to be desired.</p>	<p>Comment noted</p>
<p>We need to make Emberton attractive to young families in order to maintain the existence of the primary school. We question the size of the school playing field. Parking - The school playing field is a large area, underutilized.</p>	<p>The school playing field will be investigated as an option for housing, but this is down to the owners of the site</p>
<p>Although we have 3 cars they are parked off road. We don't use the bus so have not answered those questions. Emberton Park should remain a country park. Although generally agricultural land should not be built on, the island field at Prospect may be</p>	<p>Comments are noted</p>

Summary of Comment	Actions for NP
<p>a likely site for housing as it would not bring extra traffic into the village which is already struggling with traffic. But there should be some way of connecting the village on both sides of the main road.</p>	
<p>Q7.1/1 This plan does not review the possibility of an Olney bypass becoming a possible tangible process in the period 2018-2031. With Governments' apt to change direction with Policy decisions which will be for regional rather than local reasons the Steering Group should at least indicate which of the past route proposals for the bypass would be preferable for Emberton. Unless this is contained within the Emberton Neighbourhood Plan now there will be no reference to fall back on in the event of any Government go ahead in this period 2018-2031. There is no need to include a question "Do you agree with the need for a bypass" as that will be fulfilled as regional decision. Q7.1/2 The plan does not in any way consider those properties which are now considered orphan properties; those on the eastern side of the A509 which were cut off from the main part of Emberton by the realignment of the A509 in the 1960's. Property development will continue in this area with 'infilling' and agricultural requirements and the population will inevitably continue to grow and become more detached. To bring this area back into the focused centre of Emberton is impossible but a pedestrian operated crossing utilising the southernmost refuge island where the footpath crosses the A509 would have considerable benefits; enabling safer pedestrian access to the Church, School, Pub and sports amenities and encourage socialising without a car. Horse stabling in this area has increased over the last fifteen years, access to the bridleways on the western side of the A509 has seen an increasing number of riders traversing the A509 at this point with some heart stopping moments, an 'on demand' crossing would avert this danger. Q7.1/3 Emberton Park is controlled by MKC but none the less Emberton Parish Council can have an input into improvement suggestions. One we would like to see developed is the separation of pedestrians and cyclists using the path/roadway between the southern and northern entrances/ exits. This is signed for cyclists and pedestrians and vehicles use it to circumnavigate the Park. Cyclists have increasingly used this as part of their exercising routine using machines which have the minimum requirement for a warning device with the result that pedestrians have experienced surprise and distress when the cyclist approaches them from behind. A separation by a continuous line as seen in other like situations would help to</p>	<p>We do not wish to comment on the bypass route, as this is not determined and options are not in the planning stage.</p> <p>A crossing on the A509 would improve safety and connections, but it would have to be funded</p>

Summary of Comment	Actions for NP
avert these occasions and maintain the enjoyment that exercise by both walking and cycling can bring.	
Community facilities in the village need to be rationalised to become cost efficient. Additional parking is required. Emberton Park needs to be transferred to the Parks Trust	Comments are noted
Great idea to get a formal opinion from the residents. Q6.1 - not sure what type of shop you had in mind and very unsure if any such venture could sustain itself. Q2.3 More residents have benefitted from increased property valuations in the parish - market prices will always determine 'affordability' I'm afraid.	Noted, and we agree about the viability of a shop
Community facilities need to be rationalised to ensure sustainability; affordable housing and rental properties must be part of any future developments	Comments are noted
<p>Q2.1 Small numbers Q4.2 But not at the expense of dropped kerbs to allow cars onto house forecourts. Q7.1 Emberton Neighbourhood Consultation Parking and development I can identify 8 sites of infills that could be used for development with pros and cons. The first 2 to be conditional (section 106) to provide car parking for the village for at least 50 cars which are close to the Institute, Church and to relieve the parking problem around the Clock tower and High Street.</p> <p>1) The Pump Field, West lane. Q4.3 Could provide with a section 106 convenient village parking with a small number of detached houses (say 6-8).</p> <p>2) The School Playing Field. The top end is little used so this field could easily be cut in half. This could provide convenient parking for the village with a row of affordable terraced houses say backing onto the Forge with a square of detached house of say 6/8 with those facing the High Street built of stone to match the street vista.</p> <p>3) West lane, the field after Home Farm Court. This would amount to a large development and would not be a good idea as West Lane is not suitable for traffic for big development nor could it be widened. Also the nature of the village would be spoilt and would no longer be a community with such a large influx of people.</p> <p>4) West Farm Way. At the end of West Farm Way there is access into a large field (back of the playing fields) with "hope" development value. The same comments apply as to item 3 above.</p> <p>5) Gravel Walk 1. At the top of gravel walk the road finishes just before a small field making this an ideal small development of affordable houses.</p>	<p>Comments and suggestions are noted. Sites for development will be sought through call for sites, and then assessed using a standard methodology.</p> <p>Thank you for taking the time to reply so comprehensively.</p>

Summary of Comment	Actions for NP
<p>6) Gravel walk 2. On the hammer head turning bay there is an entrance gate for the last house on the left. A developer could buy the access into the field beyond, however, again this would be a large development for the village and the same comments apply as to item 3 above.</p> <p>7) Olney Road (Peter Geary's field). This could produce a small number of mixed houses.</p> <p>8) Ridge and Furrow field off Hulton Drive. Again this would land up as quite a large development and the same comments apply as 3 above.</p> <p>I think Ridge and Furrow fields are now listed and may not be destroyed. Developers seem to be able to get around such problems so if this came up for development care would have to be taken so as not to allow it to spill over into "field 13".</p>	

4. Public Consultation

4.1 A public consultation event was held in the Pavilion, Emberton in February 2019 over a two-day period. Presentation boards and information about the Neighbourhood Plan was made available and members of the Steering Group were on hand to answer questions. At the same time, the Neighbourhood Plan was open to consultation online using the Parish Council website for a period of 6 weeks, between 4th February 2019 to the 18th March 2019.



4.2 A summary of the responses and feedback can be seen below:

Respondent	Summary of Comment	Actions for NP
Resident Comment	Various comments and corrections. Query use of school field and Institute. Would like Archive room adding to the list of community assets.	Add Archive room Make corrections of fact Institute and School field to be dealt with
Olney Town Council	Reference to Olney bypass Specify mix of dwellings	What should we say about the bypass? Need to explicitly specify the affordable percentage

Respondent	Summary of Comment	Actions for NP
Resident Comment	Complaint about not being consulted Hollington Wood is ancient woodland and should be referenced Wants work on A509 outside his entrance Wants to build on site Why have we rules out commercial in 12.0	
Resident Comment	West of A509 good, East Bad Don't increase the settlement boundary Don't show what has been offered up as sites in plan but as an annex Policy on minimising light pollution Add Emot Well as a community asset	If we agree not to expand settlement boundary substantial
Resident Comment	Petsoe can't take development Add Emot well as an asset	No development proposed in Petsoe so no impact Add Emot well as an asset?
Resident Comment	Again don't put land brought forward in plan but as an annexe Petsoe won't take the development	No development proposed in Petsoe so no impact
Resident Comment	Petsoe is unsuitable for development	No development proposed in Petsoe so no impact
Resident Comment	Concerned about increase traffic, especially on West Lane Wouldn't like to lose all the school field	No development proposed on West Lane so none there School field discussed separately
Resident Comment	States that they didn't receive the consultation. Incorrect I delivered them. Was also in Well and Towers Not happy about the settlement boundary Happy for development East of A509 Wants to add two new sites to list	
Resident Comment	School field is OK but Acorn Nursery would be better	School field and Nursery to be discussed
Emberton United Charities	No plans to change so keep as a community asset BUT their preference in future would be to convert to affordable rent	No idea what they want as they put it forward and are now saying they have no plans to

Respondent	Summary of Comment	Actions for NP
	Some conflict with parking	change the use. But if they do it would be for rent
Emberton School	Don't want development on school field Want to use it as educational facility	Will need to remove the school field from list of potential development sites
Acorn Nursery	School field not shown as site brought forward Need to specify the number of units we are looking for Need to show results of site evaluation in plan No housing need assessment shown Believe that new development could save the school More homes means more section 106 money More homes means might be viable shop Site should be part of settlement boundary as it is in active use and so is not open countryside	Given that the school field is now not available it gives a pretty good argument for using the nursery site and highlights some areas we need to modify the plan
Resident Comment	Reference school buses What is the status of the other development sites. Wants his site put forward as it would be a low level development	We need to specify on what basis we have ruled out the various sites brought forward Do we comp[lately rule out this site
Natural England	Generally supportive Some specific suggestions to add to policies	Look at adding the suggestions
National Grid	Nothing specific	None
Historic England	Some specific suggestions for modifying the wording What condition are the grade 2 secular buildings in?	Some wording changes
Milton Keynes Council	Some specific wording changes Strongly suggest that we look at the Examiner's report for Ravenstone and incorporate those into the document Support the plan	None but need to check what they would think if we went with the Nursery site instead

5. Regulation 14 Consultation

5.1 As explained in the opening section of this statement, the Neighbourhood Plan has been submitted for Regulation 14 consultation on three occasions, as a result of consultation feedback changing the direction taken by the plan, proposed housing allocations being withdrawn, and finally to reconsult on the plan submitted here.

5.2 The following statutory bodies were consulted each time.

- the Coal Authority
- Homes England
- Natural England
- Environment Agency
- Historic England
- Network Rail
- Highways England
- Marine Management Organisation
- Telecomms operators
- Health - MK Clinical Commissioning Group
- Electricity and Gas companies
- Water and Sewerage
- Canal and Rivers Trust
- Bedford Group of Drainage Boards
- Voluntary Bodies - Community Action
- Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area -
- Bodies which represent the interests of different religious groups in the neighbourhood area - Council of Faiths – c/o Co-ordinator
- Bodies which represent the interests of persons carrying on business in the neighbourhood area - MK Chamber of Commerce
- Bodies which represent the interests of disabled persons in the neighbourhood area - Milton Keynes Centre for Integrated Living

March 2020 Regulation 14 Consultation

- 5.3 The first regulation 14 consultation was undertaken between the 14th March and the 9th April 2020. Public consultation events were scheduled on the 14th March, to be held in the Pavilion in Emberton. Further consultations were planned for the 27th and 28th March, but these were cancelled following the introduction of pandemic travel restrictions and the advice to 'stay at home'. A questionnaire was also distributed, and responses gathered from drop off points.

Respondent	Summary of Comment	Actions for NP
Anglian Water	<p>Thank you for the opportunity to comment on the Pre-submission Emberton Neighbourhood Plan. The following comments are submitted on behalf of Anglian Water as sewerage undertaker for the Parish.</p> <p>I would be grateful if you could confirm that you have received this response.</p> <p>Policy DS2: Development Strategy</p> <p>Reference is made to development being permitted in the designated countryside where it is appropriate in the rural area.</p> <p>Anglian Water's existing infrastructure is often located in the countryside at a distance from built up areas. We would ask that the infrastructure provided by Anglian Water for our customers is considered to be an exceptional use for the purposes of this policy.</p> <p>It is therefore suggested that the following supporting text be added to the Neighbourhood Plan:</p> <p>'For the purposes of policy DS2 appropriate rural uses would include development required by a utility company to fulfil their statutory obligations to their customers.'</p> <p>Policy DS6: New housing allocation: Acorn Nurseries</p> <p>Anglian Water has no objection to the principle of residential development on the above site.</p> <p>We note that reference is made to surface water attenuation as part of this allocation policy. Anglian Water is supportive of making use of SuDs including the use of attenuation where appropriate.</p> <p>Policy CD2: High Quality Design</p> <p>Policy FR1 states that all new development will be expected to adopt SuDS however Policy CD2 appears to suggest otherwise.</p>	<p>Comments are noted and will be taken into account when producing the next version of the NP.</p>

Respondent	Summary of Comment	Actions for NP
	<p>We would also suggest that the term Sustainable Drainage Systems is used throughout the Neighbourhood Plan as it this term is consistent with the terminology used in national planning policy.</p> <p>Given that this is the case we would suggest that Policy CD2 is amended as follows:</p> <p>'h) Adopting the principles of Sustainable Urban Drainage Systems where appropriate'</p> <p>Policy FR1: Climate Change and Flooding</p> <p>Anglian Water fully supports the incorporation of SuDs to addresses the risk of surface water and sewer flooding and which have wider benefits including water quality.</p>	
Historic England	<p>Thank you for consulting Historic England on the pre-submission version of the Emberton Neighbourhood Plan. Historic England is the government's advisor on planning for the historic environment including the conservation of heritage assets and champion good design in historic places. As such our review of the plan is limited to those areas that fall within our area of interest. Silence on other areas should not be considered to represent agreement or consent.</p> <p>We are happy to support the vision set out within the plan, and the frequent references to the conservation area, which covers so much of the village! Emberton is clearly an attractive and historic village and we hope that it retains this wonderful character.</p> <p>We note that the plan allocates land for housing (the former allotment site). Among our functions is to ensure that site allocations in neighbourhood plans and local plans are made with due regard to previously identified heritage including archaeological remains, as well as areas with potential for previously unrecorded remains (inferred from the study of past lands and settlement for example). We do not see evidence that the Historic Environment Record (maintained by Milton Keynes Council) has been reviewed for evidence of the potential for effects on sites of archaeological interest. Such site may be regarded as non-designated heritage assets within the meaning of the National planning Policy Framework and, where these are of demonstrable national importance, should be given the same treatment in planning as</p>	Comments are noted and will be taken into account when producing the next version of the NP.

Respondent	Summary of Comment	Actions for NP
	<p>Scheduled Monuments. Even sites of lesser importance should be given careful consideration in planning, with authorities required to seek to avoid or minimise conflict between their conservation and any aspect of a proposal and requiring robust justification for any harm that cannot be avoided. As such we request that in taking the plan to the next stage the steering group assess each of the sites considered for allocation against the records of the HER and that this evidence is used to inform any Strategic Environmental Assessment that may be required.</p>	
<p>Natural England</p>	<p>Thank you for your consultation on the above dated 7th March 2019. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where our interests would be affected by the proposals made. In our review of the Emberton Neighbourhood Plan, we are supportive of policies E1-E3. However, we have a few comments to make which are outlined below. Policy E1: Environment and Biodiversity Enhancement – we recommend removing the use of the words ‘where possible’ in reference to the ecological enhancement of new developments and the wider parish. Policy E3: Trees and Hedgerows – In addition to younger trees and hedgerows, Emberton parish is fortunate to have several pockets of Ancient Woodland priority habitat within its boundaries. We advise including some wording within this policy to include mention of these woodlands, and guaranteeing to protect them from any development. More about Ancient Woodland can be found in Annex A below. We would like to draw your attention to the requirement to conserve biodiversity and provide a net gain in biodiversity through planning policy (Section 40 of the Natural Environment and Rural Communities Act 2006 and section 109 of the National Planning Policy Framework). Please ensure that any development policy in your plan includes wording to ensure “all development results in a</p>	<p>Comments are noted and will be taken into account when producing the next version of the NP.</p>

Respondent	Summary of Comment	Actions for NP
	<p>biodiversity net gain for the parish". The recently produced Neighbourhood Plan for Benson, in South Oxfordshire provides an excellent example. We are of the opinion that the policy wording around the Environment, Green Space and Biodiversity is exemplar. We would recommend you considering this document, when reviewing yours. Further Recommendations Natural England would also like to highlight that removal of green space in favour of development may have serious impacts on biodiversity and connected habitat and therefore species ability to adapt to climate change. We recommend that the final neighbourhood plan include:</p> <ul style="list-style-type: none"> • Policies around connected Green Infrastructure (GI) within the parish. Elements of GI such as open green space, wild green space, allotments, and green walls and roofs can all be used to create connected habitats suitable for species adaptation to climate change. Green infrastructure also provides multiple benefits for people including recreation, health and well being, access to nature, opportunities for food growing, and resilience to climate change. Annex A provides examples of Green Infrastructure; • Policies around Biodiversity Net Gain should propose the use of a biodiversity measure for development proposals. Examples of calculation methods are included in Annex A; Annex A provides information on the natural environment and issues and opportunities for your Neighbourhood planning 	
Resident Comment	<p>Please find my response to Emberton Neighbourhood Plan Questionnaire set out below:</p> <ol style="list-style-type: none"> 1. Changes made to expand the development boundary I support the plan to extend the boundary to include more of the village. It does not make any sense to then ignore this and recommend a site outside this boundary. 2. Development strategy objectives and housing requirements identified I support the development strategy as the survey showed over 50% of village residents support it. This was to provide 1-10 houses in the next 12 years. The housing needs therefore seemed clear and supported by the village residents. The 	<p>Comments are noted and will be taken into account when producing the next version of the NP.</p> <p>Given other comments and feedback at the consultation event, the housing allocation and strategy moving forward will be changed.</p>

Respondent	Summary of Comment	Actions for NP
	<p>proposal to provide 40 houses is at odds with the requirements identified and not supported by the majority of the village.</p> <p>3. Acorn Nursery Site</p> <p>I DO NOT SUPPORT THE PROPOSAL OF THIS SITE</p> <p>The location of the Acorn Nursery site is on the fringe of the village over a very busy road (A509). This site does not enhance the village. The site has significant disadvantages:</p> <p>a. Location – the site does not enhance the village. You cannot even say it is on the fringe of the village because it is across the other side of a very busy main road where there is a very small percentage of the village</p> <p>b. Road traffic - The location is dangerous from a road traffic perspective and should be rejected on this basis alone. 40 houses potentially means 80 cars The proposal is for affordable housing which means young families near this very busy road</p> <p>c. Village amenities – There is no village shop, pub or school in the village. Adding 40 houses will not bring any of these amenities back because they are not commercially viable and the school is no longer fit for purpose</p> <p>d. Business – The Acorn site is a one of the few thriving businesses in the village providing employment. Why would you want close this?</p> <p>4. Further comments regarding the Neighbourhood Plan</p> <p>The current process is flawed and not supported by the residents. Furthermore, given the current crisis the process should extended or started again with more consultation</p>	
Milton Keynes City Council	<p>Chapter 1</p> <p>There are only two Ancient Monuments in Emberton Parish – Olney Bridge and Site of St Martins Church, Petsoe End – but these should be referred to in the Heritage Assets section of the Plan.</p> <p>Para 1.15 needs to be updated to take account of latest position with the school closure. At its 25 February 2020 Delegated Decision meeting it was agreed "That Emberton School be closed from 30 March 2020 and a notice be published on 27 February 2020 on the Milton Keynes Council website and in the local press</p>	<p>Comments are noted and will be taken into account when producing the next version of the NP.</p> <p>Given other comments and feedback at the consultation event, the housing allocation and strategy moving forward will be changed.</p>

Respondent	Summary of Comment	Actions for NP
	<p>notifying stakeholders of the decision to close the school with effect from 30 March 2020.”</p> <p>Chapter 2</p> <p>Para 2.6 first sentence – should refer to ‘Milton Keynes Local Plan’ rather than ‘district plan’</p> <p>Para 2.7 second sentence - It is suggested to add at the end of the sentence: “ (...) in conflict unless superseded by subsequent adoption of strategic or non-strategic policies (para 30 NPPF).”</p> <p>Second & third sentences – should refer to ‘strategic policies’ rather than ‘strategies’</p> <p>Para 2.13 third bullet – should refer to ‘strategic policies’</p> <p>Para 2.19 – delete reference to Milton Keynes Local Plan</p> <p>Chapter 3</p> <p>The key findings state that ‘support was expressed for up to 10 new homes, beyond this level there were more responses in disagreement’. This doesn’t really support the Plan’s strategy of allocating land for 40 homes.</p> <p>Chapter 4</p> <p>Para 4.3 – the three bullets after the second bullet should be indented.</p> <p>Chapter 5</p> <p>Chapter would be better titled ‘Housing’.</p> <p>There is no reference in this chapter to the housing site assessment process. This should form the justification for the site allocated for housing.</p> <p>Para 5.8 – I think it should read ‘residential’ rather than ‘agricultural’ development.</p> <p>Para 5.10, first sentence – typo , should read ‘housing needs assessment’.</p> <p>Para 5.13, second sentence - typo, should be ‘taking’ not ‘takings’.</p> <p>Policy DS1 - It’s not clear how the 40 dwellings will be delivered. Reference should also be made to ‘completions and outstanding planning permissions’, if there are any.</p> <p>It would be better to leave affordable housing out of this policy as these dwellings will be on ‘rural exception sites’ and cannot be relied on to meet the plan’s housing requirement.</p>	

Respondent	Summary of Comment	Actions for NP
	<p>Policy DS1 (b) – refers to Policy H5 which doesn't exist.</p> <p>Discounted Market Sales Housing (policy DS1 & DS5)</p> <p>Discounted market sales housing is not included in the tenure mix of Plan:MK policy HN2. As neighbourhood plans have to be in general conformity with the strategic policies of the Local Plan (for the purposes of neighbourhood planning Policy HN2 is considered a strategic policy), without any further evidence to show that these forms of housing are meeting a need within Milton Keynes, it could be questioned as to whether a neighbourhood plan proposing them is in general conformity. A detailed local housing need assessment for the neighbourhood plan area would need to be carried out to demonstrate if there is a need for these models of housing provision and why a policy which seeks a different mix of affordable housing tenure from that in Plan:MK would be acceptable. (See also comments from MKC Housing below).</p> <p>Unless evidence can be provided to justify discounted market sales housing, Policy DS5 should be deleted.</p> <p>Para 5.15 refers to policy H3 which doesn't exist.</p> <p>Para 5.15 First sentence (also para 6.6) should read "This policy will be implemented through the management of planning applications by Milton Keynes Council."</p> <p>Policy DS6 – should include a housing capacity figure.</p> <p>Chapter 6</p> <p>Para 6.5 first sentence – should this say 'there is a need to ensure...'</p> <p>Chapter 9</p> <p>The first objective is not delivered by policies in the plan and should be deleted.</p> <p>Second objective – protection of 'other landscape designations' is not delivered by policies in the plan.</p> <p>Policy E1, typo - last sentence should read: 'development leading to the total or partial loss of these spaces will only be supported in very exceptional circumstances.'</p>	

Respondent	Summary of Comment	Actions for NP
	<p>Policy E2 - suggest the inclusion of a sentence along the lines of "Development proposals should enhance the natural environment and contribute to biodiversity net gains within the Parish in line with Plan:MK Policy NE3." This was added to the Lavendon NP in order to satisfy Natural England's concerns.</p> <p>Chapter 10</p> <p>Policy FR1 final para – typo, should read "Energy efficiency and renewable energy proposals will be supported where they are appropriately sited and would not cause significant adverse visual or amenity impacts."</p> <p>Suggest adding following text at end of para 10.3 "In addition, development proposals should take account of the policies in Plan:MK on Managing and Reducing Flood Risk."</p> <p>Chapter 11</p> <p>The second objective is not delivered by policies in the plan and should be deleted.</p> <p>Policy CF2- the beginning of the policy 'Emberton School is not in active use and is under threat of closure' should be removed, following the Council decision to close the school.</p> <p>Proposals Map</p> <p>The map should:</p> <ul style="list-style-type: none"> • Include housing site within the settlement boundary • Policy numbers should be included in the key • The key should refer to 'Proposed Housing Site (Policy DS6)' • Protected community facilities should be shown on the Proposals Map • Settlement boundary needs to be more clearly demarcated (in places it disappears under the conservation area boundary). <p>Comments from MKC Housing</p> <p>Overall we are supportive of the neighbourhood plan. We welcome the commitment to 'ensure that any development provides Affordable Housing as our number one priority'.</p> <p>It is clear in policy DS1 that there is recognition that 40 homes need to be built over the plan period, to meet local need and to</p>	

Respondent	Summary of Comment	Actions for NP
	<p>bring new young families to the village, and this is welcomed. With regards to policy DS6, the new housing allocation Acorn Nurseries which may provide the majority of the 40 properties, we are pleased to see this policy concords with Plan:MK and will deliver at least 31% affordable housing with a housing mix, as recommended in Plan:MK, to meet a range of needs.</p> <p>We note that in policy DS1, Housing requirements, as well as windfall opportunities and the Acorn Nursery allocation the third recommended way to provide new homes is through 'The delivery of affordable housing and discounted market sales housing on suitable sites well related to the rest of the village.' Discounted market sale housing (generally known as Starter Homes) is not recognised as meeting the needs of those who require affordable housing and is not recognised as affordable housing in Plan:MK. As detailed in the Affordable Housing Supplementary Planning Document 2020 "Until further evidence of their affordability within Milton Keynes has been prepared, these and other products falling within the affordable home ownership category of the national affordable housing definition, such as rent to buy, will also be considered to not meet the identified needs for affordable housing in Milton Keynes." We would request that, under the circumstances, policy DS1 part C is limited to affordable housing as per policy HN2 of Plan:MK, which comprises rental homes at social and affordable levels and shared ownership properties.</p>	
Questionnaire Responses	Do not support the expansion of the development boundary.	Comment noted.
	Do not support the development of Acorn Nurseries.	Comment noted.
	The A509 should remain the eastern boundary of the village.	Comment noted.
	Acorn Nursery site should not be developed, do not support.	Comment noted.
	No need for this amount of development.	Comment noted.

Respondent	Summary of Comment	Actions for NP
	Do not support large scale development, sets the wrong precedent and will exacerbate traffic.	Comment noted.
	Housing need assessment was flawed to justify large scale development.	Comment noted.
	Support the expansion of the development boundary to include Petsoe End.	Comment noted.
	Why not develop more housing and include other locations.	Comment noted.
	There are other suitable sites that should be included in the housing allocations.	Comment noted.
	The safe crossing of the A509 is critical with a pedestrian crossing.	Comment noted.
	Support the housing allocation if this brings about benefits to the village.	Comment noted.
	Parking is badly needed.	Comment noted.
	Support the change to the development boundary to include all gardens on a consistent basis.	Comment noted.
	Do not support the allocation of Acorn Nursery for development.	Comment noted.
	If housing is needed, why not develop the school field, do not support Acorn Nursery being developed.	Comment noted.
	Parking problems could be resolved by using part of the school field for parking during church events etc.	Comment noted.
	Do not support the expansion of the settlement boundary, the village lacks facilities and cannot cope with more traffic.	Comment noted.
	Do not support the allocation or development of Acorn Nurseries, this is in the open countryside.	Comment noted.
	Why has the school playing field not been considered as a development location?	Comment noted.

Respondent	Summary of Comment	Actions for NP
	Support the alterations to the development boundary.	Comment noted.
	Windfall sites should be counted as development sites.	Comment noted.
	Support the development of Acorn Nursery.	Comment noted.
	Concerned that West Lane cannot accommodate more traffic and parking pressure would be exacerbated by new development.	Comment noted.
	Support the changes made to the settlement boundary, but do not support the decision to build 40+ houses outside of the boundary.	Comment noted.
	Support the need for windfall development. Do not support the development of 40+ houses, no support from residents for a step change in provision in this way. No evidence to support that residents want large scale affordable housing in the village.	Comment noted.
	Do not support the housing allocation on Acorn Nurseries. Amounts to the construction of a satellite village across the A509. The site is in open countryside and there is not the infrastructure necessary to support this scale of development.	Comment noted.
	Concerned that the housing needs assessment has been prepared to support the large allocation, rather than actually address what the village needs.	Comment noted.
	Preferred choice is the development of the school field.	Comment noted.

January 2021 Regulation 14 Consultation

- 5.4 Following this initial consultation, the steering group undertook a comprehensive review of the Neighbourhood Plan and considered the direction the document should take. A more limited growth strategy became the preferred option and the housing sites were reviewed once more.
- 5.5 A revised document was prepared and subject to a second round of Regulation 14 consultation between 29th January 2021 and the 26th March 2021. Again, due to pandemic restrictions this was a virtual consultation, however, it was advertised widely with a leaflet drop to every household and comments could be submitted either in paper form or by emailing the Parish Council Clerk.
- 5.6 The comments received were as follows.

Respondent	Summary of Comment	Actions for NP
Milton Keynes City Council	<p>My comments on the Pre-submission Emberton Neighbourhood Plan are:</p> <p>Chapter 4</p> <p>In para 4.5 it states that "Within the policy sections of this Neighbourhood Plan, several community projects have been identified." It further states that "The Community Projects do not form part of the land use policies of the Neighbourhood Plan and are identified separately at the end of the relevant chapter after the land use policies." However, this has not been done.</p> <p>Chapter 5</p> <p>Figure 7 is described as a revised development boundary for the village. It would be helpful if there was some text and a plan in the ENP indicating where the development boundary of the village has been changed from that which appears for Emberton on the Plan:MK, Policies Map sheet 2.</p> <p>Policy H1 – replace references to Milton Keynes Development Plan with 'Plan:MK'. Also should refer to 'Proposals Map' rather than 'Policies Map' in the second para.</p> <p>Chapter 7</p> <p>Policy CD1: Conservation and Heritage policy: This policy may benefit from what the NPPF paragraphs 195/196 and also policy HE1 criteria e and f in Plan:MK says about harm to designated heritage assets. Maybe include a final sentence along the lines of "The impacts of any development proposal on heritage assets should be assessed against the NPPF and Plan:MK policy HE1."</p>	<p>Comments are noted and will be taken into account when producing the next version of the NP.</p>

Respondent	Summary of Comment	Actions for NP
	<p>Chapter 8</p> <p>Paras 8.5- 8.8 – this will not be delivered through the planning process and therefore should be included as a community project which should be identified separately at the end of the chapter.</p> <p>First objective “To ensure that footpaths, bridleways and cycling routes are maintained and accessible with good connections to neighbouring settlements” is not delivered by policies in the plan and should be deleted. Alternatively, include a policy.</p> <p>HT1: Transport, Highways and New Development. You may wish to consider in the final paragraph of this policy what para 105 of the NPPF says about “The need to ensure an adequate provision of spaces for charging plug in and other ultra-low emissions vehicles.”</p> <p>Chapter 9</p> <p>Section titled ‘Green Spaces’ – can this be amended to ‘Local Green Spaces’ as this is a specific term used in the NPPF. Also amend para 9.9 and figure 13 to refer to local green spaces.</p> <p>Can you also amend para 9.10 to make it clearer as to the basis on which each local green space meets the para 100 (b) criterion. I am assuming that the recreational ground, Hulton Drive is demonstrably special because of its recreational value and that the field next to the church, West Lane is demonstrably special by virtue of its historical significance. As it reads at the moment it is not clear which aspect (recreational or historical significance) applies to which local green space.</p> <p>I would suggest that para 9.11 is amended to read “The protection of these green spaces is important to the community and fulfils the requirements of Paragraph 100 of the NPPF. They are all in close proximity to the community, hold local historical significance and recreational value are demonstrably special to the local community and hold a particular local significance, and are not extensive tracts of land.”</p> <p>Chapter 11</p>	

Respondent	Summary of Comment	Actions for NP
	<p>The second objective is not delivered by policies in the plan and should be deleted. Alternatively, it be included as a community project, as was done with the Ravenstone Neighbourhood Plan.</p> <p>Policy CF2 – Delete 'will be carefully considered' : "Any proposal for the use of the School grounds, including the playing field, will be carefully considered and should offer benefits to the community, including the delivery of car parking improvements and environmental enhancement." All proposals should be carefully considered.</p> <p>Proposals Map</p> <p>The map should:</p> <p>Policy numbers should be included in the key</p> <p>The key should refer to 'Proposed Housing Site (Policy H3)' rather than 'Proposed Allocation'</p> <p>The key should refer to 'Local Green Space (Policy E1)' rather than 'Green Space'</p> <p>Protected community facilities should be shown on the Proposals Map</p> <p>The following comments were provided by the Flood and Water Management Officer (Lead Local Flood Authority):</p> <p>In relation to POLICY FR1: CLIMATE CHANGE AND FLOODING:</p> <p>Ensure policies steer development to areas of lowest risk of flooding taking into account all sources of flood risk, which includes current and future risk due to climate change.</p> <p>All forms of new development, including redevelopment and minor applications, should seek to adopt SuDS approach and where possible, use as resource for non-potable uses.</p> <p>Amend ponds to forms of above ground attenuation with focus on improving water quality for amenity and biodiversity.</p> <p>Should apply an approach so that the majority of frequent rainfall events (the first 5 mm) do not cause runoff from the site.</p> <p>Assessment of Potential Housing Sites:</p> <p>Should consider if site will be able to deliver drainage hierarchy and if the infrastructure would be sufficient in the event of a flood</p>	

Respondent	Summary of Comment	Actions for NP
	<p>here. Please note, the LLFA will object to any foul sewer connections for surface water.</p> <p>Reminder that flood risk mapping does not reflect the impact of climate change and tends not to be detailed enough for a site specific assessment.</p> <p>Outcome of assessment: Proposes 002/2018 as a viable option – redevelopment means betterment opportunity. Sites that had greater flood risk were assessed as not acceptable for other reasons (mainly Highways).</p> <p>Definition of Flood Zone:</p> <p>The flood zones refer to river or sea flooding only and not all rivers are included. Other sources of flood risk have mapping and should also be considered.</p>	
Anglian Water	<p>Policy H3: The Institute</p> <p>We note that it proposed to allocate a site for 3-4 dwellings at the Institute. Given the scale of the proposed site it is unlikely to raise significant issues for the public sewerage network subject to a detailed assessment of the proposed connection point(s).</p> <p>Policy FR1: Climate Change and Flooding</p> <p>Reference is made to sustainable drainage systems (SuDS) being adopted for all new developments in the parish.</p> <p>Anglian Water fully support the requirement for applicants to include the provision of Sustainable Drainage Systems (SuDS). The use of SuDS would help to reduce the risk of surface water and sewer flooding and which can have wider benefits e.g. water quality enhancement.</p> <p>Should you have any queries relating to this response please let me know</p>	Comments are noted and will be taken into account when producing the next version of the NP.
Historic England	<p>Thank you for consulting Historic England on the pre-submission version of the Emberton Neighbourhood Plan. Historic England is the government's advisor on planning for the historic environment including supporting the conservation and enjoyment of heritage assets and champions good design in historic places. As such our comments are limited to those areas that fall within our remit. Silence on other areas should not be treated as agreement or consent.</p>	Comments are noted and will be taken into account when producing the next version of the NP.

Respondent	Summary of Comment	Actions for NP
	<p>In general, many of the policies of the neighbourhood fall outside our areas of interest and therefore there is no need for us to comment on them.</p> <p>However, we do feel there is a tension between Policy H3: The Institute and Policy CD1: Conservation and Heritage. The Institute site lies in the heart of the conservation area and provides part of the setting to the clocktower, possibly Emberton's most distinctive historic landmark and a Grade II listed building. The Institute building appears to be of some age and was possibly converted from an historic farm building or other utilitarian structure that was built in the distinctive limestone rubble that is a notable feature of the conservation area's character. It is of a scale and orientation that provides the strong sense of enclosure and character of the 'square' (a rather triangular square) that forms a central point of the conservation area, contributing a part of this area's strong sense of place. Whilst it is conceivable that the proposed housing units could be provided through conversion of the building, it is likely that this will require very significant modification, including loss and replacement of part of the existing fabric, to provide, for instance, door and window openings and a structure that can provide accommodation that meets modern building regulations. It is also likely to result in an increase in pressure for parking in this central area of the conservation area. We recognise the potential benefits that providing accommodation so centrally provides, particularly if this is for sheltered or affordable housing provided through conversion of a charitably owned property. Such benefits are unlikely to be delivered through a market led development and should be balanced against the potential for harm to the character of the conservation area where this may not be avoidable through design.</p> <p>We feel that the tension between the policies requires resolution within the allocation policy by providing a precautionary approach within Policy H3 and by guiding proposals to achieve a use and design that will avoid or reduce harm to the character or appearance of the conservation area, as well as protecting the setting of the clock tower. Given the size of the site and the intention to deliver up to 4</p>	

Respondent	Summary of Comment	Actions for NP
	<p>units, it is likely that the most suitable form of development of this site would be as small 'almshouse' style, single and two-bedroom units forming a terrace, either facing onto the 'square', or a courtyard at the rear. This could be achieved within the envelope of the existing structure. As a minimum we recommend including a requirement in the allocation policy that "proposals should be designed to preserve or enhance the character or appearance of the conservation area, by working with the existing structure, retaining the use of limestone rubble as the principle facing material, and maintaining the steeply pitched roof. Proposals will be required to demonstrate that the design and choice of materials, as well as impact of vehicle parking and charging, have been designed to minimise impacts on the setting of the listed clock tower". Beyond this it is a matter of consideration for the community how specific they feel the policy should be in establishing a design code for the development in order to protect the character of their conservation area. It might, for example, be helpful to identify the use of timber-framed casement windows under stone or timber lintels with unglazed or part glazed timber fielded-panel doors as desirable for any openings facing Olney Road, as the most appropriate design response to the vernacular character of the conservation area. We also recommend including a requirement identifying how residents' parking will be provided, to reduce the impact on the public open space and highways.</p> <p>It is acceptable to provide relatively detailed design requirements (or codes) within a neighbourhood plan, particularly where development is located within a conservation area. The Odiham and North Warnborough Neighbourhood Plan, from Hart in Hampshire is a useful example of the level of detail a plan can provide.</p> <p>Policy CD1: We recommend making some minor amendments to this policy to ensure that it refers to the correct matters for each of the types of heritage asset:</p> <p>"Development proposals should protect, conserve and, wherever possible, enhance the significance of heritage assets within the Parish, including Listed Buildings, Ancient Monuments and their settings and the</p>	

Respondent	Summary of Comment	Actions for NP
	<p>character or appearance of the Conservation Area, Listed Buildings, Ancient Monuments and their settings. This will include consideration of the following: a)The setting of any nearby listed buildings and their curtilages .b)The setting of Ancient Monuments. c)Impact on the character and setting of the Conservation Area. d)Site specific design issues, including demonstration that proposals would make a positive contribution to the street scene, would be sympathetic to the character of neighbouring properties and would incorporate high-quality materials. e)To protect important trees and features within the Conservation Area from development. Development proposals that would harm the character or appearance and setting of the Conservation Area, including the contribution made by its setting and heritage assets will be resisted."</p> <p>Nevertheless, this policy adds relatively little that isn't already required by local plan policy or the NPPF at present, and we would recommend considering formulating policy requirements or direction that are more specific to the needs of the heritage assets of the plan area and the community's desire for their future use and conservation. The bullet points may also be considered to provide repetition rather than adding clarity at present.</p> <p>We hope these comments are of assistance to the steering group but would be pleased to provide further information or answer any queries that may arise from them.</p>	
Natural England	<p>Thank you for your consultation on the above dated 29 January 2021 which was received by Natural England on the same day. Natural England is a non-departmental public body.</p> <p>Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where our interests would be affected by the proposals made.</p>	Comments are noted and will be taken into account when producing the next version of the NP.

Respondent	Summary of Comment	Actions for NP
	<p>In our review of the Emberton Neighbourhood Plan, we are supportive of policies E1-E4. However, we have a few comments to make which are outlined below.</p> <p>PolicyE1: Local Green Space We welcome the inclusion of Policy E1 which will aid in the protection of green spaces from inappropriate development. However we recommend that the policy includes reference to the connection of Green Infrastructure (GI) within the parish. Elements of GI such as open green space, wild green space, allotments, and green walls and roofs can all be used to create connected habitats suitable for species adaptation to climate change. Green infrastructure also provides multiple benefits for people including recreation, health and well-being, access to nature, opportunities for food growing, and resilience to climate change. Annex A provides examples of Green Infrastructure.</p> <p>PolicyE2: Environment and Biodiversity Enhancement We recommend removing the use of the words 'where possible' in reference to the ecological enhancement of new developments and the wider parish. In addition Policy E2 should provide greater clarity on implementation of the Mitigation Hierarchy, to ensure on-site avoidance, mitigation and compensation is implemented prior to off-site to ensure the policy is consistent with NPPF paras. 32, 174.</p> <p>PolicyE3:Trees and Hedgerows In addition to younger trees and hedgerows, Emberton parish is fortunate to have several pockets of Ancient Woodland priority habitat within its boundaries. We advise including some wording within Page 2 of this policy to include mention of these woodlands and guaranteeing to protect them from any development. More about Ancient Woodland can be found in Annex A below.</p> <p>Further general advice on the natural environment and issues and opportunities for your Neighbourhood planning is provided at Annex A.</p>	
Emberton United Charity	<p>The following comments on the Neighbourhood plan are made on behalf of the Trustees of Emberton United Charity.</p> <p>The building currently known as the Institute or sometimes "The Old School", has had various uses over time, as suggested by the</p>	<p>Comments are noted. It is a shame that these points were not raised during earlier discussions about making an allocation on this site.</p>

Respondent	Summary of Comment	Actions for NP
	<p>present name. Changes have taken place as the needs of the residents of the village changed. No doubt this will continue to be the case.</p> <p>It is with awareness of this history, that when “the call” for possible development sites was received, the Institute was put forward. However it should be noted that the Trustees have no plans, or a developed policy, to change the use of the Institute, it being more a desire to keep options open for possible changes in the future. There have been no discussions with professionals to establish possible ways the hall could be developed and the quoting of “unit numbers” is speculative.</p> <p>Current wording in the Plan suggests, and as the only site identified west of the A509 in the proposals map, that decisions have already been made to convert the building. This is not correct and is misleading. In view of the forgoing it is believed the Institute should remain within policy CF1 and on the list of community facilities.</p> <p>The “Proposed Site Updates” section before the Glossary and on an unnumbered page, appears to correct this but should be relocated in the main body of the plan.</p> <p>The Institute remains a viable community asset and should remain within policy CF1 and on the list of village amenities.</p> <p>Development of the Institute could also conflict with policy CD3.</p>	
Resident Comment	<p>I wish to comment on the suggestion that the historic Institute in Emberton is being considered for housing.</p> <p>The conversion of the Institute having no parking of its own would add to the already serious problems with parking in this area.</p> <p>Currently parking around the corner of Olney Road and The High Street necessitates vehicles including buses travelling on the wrong side of the road around this blind bend.</p> <p>There can be no doubt that increasing the housing in the Institute would lead to more parking both from residents and their visitors.</p> <p>As parking would be required both day and night any suggestion that restricted overnight</p>	Comments noted, the site Institute site has been withdrawn and is no longer available as a potential housing development location.

Respondent	Summary of Comment	Actions for NP
	parking in the school playing field for residents would not solve the problem.	
Resident Comment	<p>Proposed Green Spaces</p> <p>What is the status of the area known as the School Field? Figure 14. suggests it is agricultural?</p> <p>Field next to Church, West Lane - the North West area of the field probably contains, underground, the remains of slurry tanks for waste from the former cow sheds to the West. This is evidenced by the hand pump still in place. Should this area, therefor be classified as "brown field"?</p> <p>The West lane field - has no recreational value and apart from providing a route for a footpath and being "an open space" has no amenity value.</p> <p>Infill development</p> <p>Where are the infill opportunities? There must be some limited opportunities in the Petsoe area of the village, which barely features in the Plan, with the exception of the Nursery.</p>	<p>It is agricultural land.</p> <p>The field remains agricultural land, slurry tanks would not make it brownfield land.</p> <p>It has visual amenity value and has a footpath crossing it. That would give the land an element of amenity value. It is also an important part of the setting of the Church.</p> <p>Yes, because we have focused the plan on Emberton not Petsoe, which has a more rural character and no defined settlement boundary.</p>
Resident Comment	<p>I don't know about you, but page numbers would be nice and figure numbers on all of the diagrams would be a good thing. The EUC committee has already been having discussions about the plan and they're not happy about the Institute being the only proposed site in the village.</p> <p>The write up on their 'choice' of the Institute is right at the back of the plan in the appendix, it does read as though it's already been thought through with the number of dwellings defined.</p> <p>Also spotted that on Figure 13 the green area of the field next to the church and the playing field are the only designated green spaces – what about the school field if MKC are no longer planning to build 35 houses on there.</p> <p>I know that the field next to the church is jointly owned – I wouldn't be surprised if they had some views on the designation of that field as green space, particularly as on Figure 19 – the potential housing areas put forward to the plan committee, the green area of the church field is overlapped by the yellow area.</p>	<p>Comments are noted. The Institute site has been withdrawn and will not be taken forward into the next version of the NP.</p> <p>It has been established that the school field is not available for development and is being used for alternative community uses.</p>

Respondent	Summary of Comment	Actions for NP
Resident Comment	<p>I thoroughly support the revisions to the Neighbourhood Plan and look forward to this revised Plan being put forward for adoption by the Village in a Referendum.</p> <p>I believe that the revised Plan more accurately reflect the wishes of the villagers as reflected in the responses to the village questionnaire and that the proposed scale of development is more in keeping with the housing needs of the residents and the available infrastructure to support it.</p>	<p>Comments are noted.</p> <p>Thank you.</p>
Resident Comment	<p>We respond to the above document as follows:</p> <p>Policy H2 Windfall Infill Development</p> <p>In addition to the points required to be considered for any infill housing, developers should not cause loss of landscape and environmental assets such as mature trees, orchards, coppices and hedgerows as such removal has an adverse impact on the character of the village. These issues particularly come to light when property owners seek to develop within their own gardens ('garden grabbing'). In national planning policy 'garden grabbing' is to be resisted and this policy should endorse that.</p> <p>Given the above, we object to any proposal that involves garden grabbing. As no brownfield Infill Development sites are identified in this document for consideration it is not possible to support this proposal.</p> <p>Policy H3 The Institute.</p> <p>The historical significance and form of this community building in the central core of the village makes it a key heritage asset, despite it's modern extension. Conversion to 3-4 housing units would likely destroy it's form and character and remove any ability to understand it's historical significance. Located opposite probably the finest domestic listed building in the village (The Old Rectory- of which only the adjoining cottage is included in Annex A), any major alteration to the form and appearance of the Institute would severely impact on this asset, particularly the most attractive east elevation. Depending on the solution, The Old Rectory could suffer privacy and overlooking impacts with, of course, no opportunities for any mitigation work within the Institute site.</p>	<p>Comments are noted. Sensitive infill development can deliver new housing in a manner that works with the existing features on sites and respects the character and appearance of the area.</p> <p>There are no brownfield sites within the village, and to prevent sprawl into the open countryside, some sensitive infill development can meet future housing needs.</p> <p>This site is no longer being taken forward as an allocation as it has been withdrawn.</p>

Respondent	Summary of Comment	Actions for NP
	<p>It is likely that some or all of the dwellings will be occupied by residents with cars, bikes or even vans causing considerable adverse impact on roadside parking and parking around the listed Clock Tower. Access along this stretch of road is already impeded by parked cars making it impossible for two vehicles to pass safely, exacerbated by the blind corner and the 3 way junction around the Clock Tower.</p> <p>Each of these dwellings will require bin stores and a cycle rack. There appears to be no place to store these and their deployment will exacerbate an already difficult waste collection service in this location. Given the small site, many of the other policies in this document cannot be complied with either.</p> <p>For these reasons we object to this proposal.</p> <p>Policy BE1 Business and Employment</p> <p>Rather than lose a community building in the heart of the village, if such use is deemed obsolete due to competition from other similar facilities that have been developed more recently (ie at All Saints church and the Pavilion) consideration should be given to attracting alternative business and employment uses in the Institute that could enhance the vibrancy of the village. Attracting a community facing social enterprise or community interest company, not requiring 24 hour car parking for example or exploring a complementary business to the proposed School Day nursery or the Bell and Bear.</p> <p>Policy CD1 Conservation and Heritage</p> <p>The character of the Conservation area is made up of historic buildings and structures, including boundary walls, seen against their landscape setting. This is a spatial construct and as such is not all about what can simply be seen from the public highway! The landscape framework threading it's way through the village comprising mature trees, shrubs, hedges and copses are fundamental assets in describing the value of the Conservation Area, well illustrated by the aerial photograph within the document (p16). This policy should therefore reflect the importance of conserving this value. Currently it does not.</p> <p>2019-20 has seen a significant loss of trees and proposals submitted for further tree</p>	<p>Agreed. The Institute will remain a community facility at the request of EUC.</p> <p>Thank you for this suggestion, a survey of the village and trees should form part of the Conservation Area appraisal, which is to be updated in the future by MKCC.</p>

Respondent	Summary of Comment	Actions for NP
	<p>removal in the village. There is a need for a village wide audit and assessment of the value of the remaining trees and groups of trees to the village and of the need for their sympathetic management. As most are located in private gardens this could form the basis of a parish community initiative allied to support and guidance on improving wildlife and biodiversity. If the initiative was additionally able to attract grant support for tree management then the village could prevent further incremental loss and conserve this asset for future generations. Such an initiative might support Policy E2.</p> <p>Policy CD2 High Quality Design</p> <p>High quality design is to be supported (item f) but too often developers and their design teams fall back on pastiche, merely replicating adjoining properties, in order to achieve an easy planning approval. If the village is to retain it's diversity of dwellings then new properties need to be more adventurous, with the parish actively encouraging designs to be heritage properties of the future rather than mere copies of the past.</p> <p>Policy CF1 Community Facilities</p> <p>It is noted that the Institute is not included in the list of community facilities. Over the last few years it appears that similar facilities have been provided in the Pavilion and All Saints church without scrutiny of the impact this competing provision would have on the Institute. As things stand, there is over provision- which no doubt has prompted the proposal for a change of use to residential.</p> <p>As stated previously, a business and employment use for the Institute would have fewer impacts on the historic core of the village and has the potential to integrate with the new school use and the future Bell and Bear development, particularly if shared car parking can be arranged.</p> <p>Conclusion</p> <p>Given the range of policies designed to conserve and protect the special character and environment of the village and wider parish, it is hard to see how housing infill and the conversion of the Institute can meet the requirements of such policies without considerable incremental harm to the village.</p>	<p>See response from previous page.</p>

Respondent	Summary of Comment	Actions for NP
Resident Comment	<p>Having read the latest Neighbourhood Plan we would like to question the decision to convert the Institute into housing.</p> <p>According to the plan, policy CF1 clearly states that "there will be a presumption in favour of the protection of community facilities for current and future generations." Surely the Neighbourhood Plan should include the Institute as a community facility? It certainly is at the moment and by not listing it makes the plan inaccurate</p> <p>The Neighbourhood Plan also states that the "clubs and functions held in the Institute will be transferred to the Pavilion, improving the use and viability of that facility." Can the committee confidently say that this has been researched and the pavilion has availability to accommodate all the Institute bookings?</p> <p>Lastly, the development of the Institute does not meet with the criteria set out in Policy H2. On-site parking cannot be provided. Parking round the Clock Tower has always been an issue and we are aware that very occasionally events at the Institute have caused problems, but change of use would increase parking problems on a daily basis.</p> <p>We would like to thank the committee for the time and effort they have put in to preparing the Emberton Neighbourhood Plan. These are our personal comments and do not represent the thoughts of any committee we belong to within the village.</p>	This site is no longer being taken forward as an allocation as it has been withdrawn.
Resident Comment	<p>I would like to express my support for the revised Neighbourhood Plan posted in January 2021 and hope that this will be put forward for adoption by the Village in a Referendum.</p> <p>In my view, the Plan now more accurately reflects the wishes of the villagers expressed in the original village questionnaire.</p> <p>The proposed scale of development is more in keeping with the housing needs of the village and is more able to retain the essential character of the village, while preserving the surrounding countryside.</p> <p>I think this protection of our heritage and countryside is particularly important given the developments that are now being proposed around Milton Keynes</p>	Thank you for your positive comments.

Respondent	Summary of Comment	Actions for NP
	<p>Preserves the rural character of the village.</p> <p>Eliminates the pressure of infill development</p> <p>Access to the A509 would be improved to the benefit of all users.</p> <p>The slow pace of development in Emberton has constrained the village and created the pressures now being faced.</p> <p>The use of the Acorn site presents a commitment to address immediate housing need.</p> <p>offers space for future housing need.</p> <p>permits control of future development.</p>	
Resident Comment	<p>Question how the land along West Lane had suddenly become a green space, without any of the landowners being consulted.</p> <p>He was also of the opinion that this could not be done legally without the owners consent.</p>	<p>Comment noted. The site can be protected from development for its contribution to the character of the village and the setting of the Church.</p>
Acorn Nurseries (Representation submitted to the 'Call for Sites, November 2021')	<p>The site was the proposed village housing allocation in the 2020 Regulation 14 version of the Neighbourhood Plan. We consider that the proposed allocation demonstrates the site can be supported, and offers significant advantages over other sites in this 'call for sites' process.</p> <p>Exceptionally and uniquely the site provides the opportunity for a genuinely mixed tenure market/affordable housing scheme to deliver a step change in Affordable Housing Provision within the Parish with a range of housing sizes, types and tenures to help deliver a thriving, inclusive, mixed and balanced community. Why should historic build trends perpetuate future growth and continue to restrict access to housing in the village?</p> <p>It is available and deliverable with known developer involvement.</p> <p>The 2020 Regulation 14 NP Consultation document accepted the location, scale, nature and broad number of houses as being acceptable on the Acorn Nurseries site.</p> <p>There will be wider community benefits arising from 5106 funding. Highways improvements, and A509 crossing improvements that will benefit existing and future residents alike.</p>	<p>The site was put forward in the first draft of the Neighbourhood Plan to gauge reaction. It was a proposal at that time and as explained in this statement, it quickly became evident that the scale of the proposal and its location within the countryside was contentious and would not be supported by residents, particularly those living in Petsoe End.</p> <p>Looking at past completions is a valid method to assess future housing growth rates.</p> <p>Consultation draft version of the NP, with emphasis on 'draft'.</p>

Respondent	Summary of Comment	Actions for NP
	<p>Development of the scale proposed would support existing village services (including the bus service) and could be decisive in securing the ongoing vitality and viability of the recently saved Community Pub and the new Children's Nursery.</p> <p>Development of this scale will help support the vitality of the village as a whole and help support the 'one community stance advocated in 2020 Regulation 14 version of the Neighbourhood Plan.</p> <p>This is a sustainable site accessible by a range of transport modes, including foot and cycle, being located off a signed Cycle Route. It is closer to Olney Market Square than some parts of the new housing being built in Olney at the northern end of the Town,</p> <p>It makes the best use of land that has previous development, buildings and hard-standing upon it, and a new, safe access will be provided.</p> <p>There is sufficient place for proper placemaking - well planned, in keeping streets, with suitable car parking provision (visually mitigated), amenity areas, and suitable turning and parking spaces. There are no adverse heritage, ecological, landscape, flood risk, amenity or landscape impacts.</p> <p>Opportunities for biodiversity and landscape enhancement which will be taken.</p> <p>The site is visually enclosed and related more to the adjacent housing development than the genuine open countryside to the north and east.</p> <p>The site is not designated open space, important open land or similar nor does it impact on the setting of any Listed Building nor the Conservation Area.</p>	<p>Not disputed, however the scale of the development was questioned in responses to the consultant and it is evident from discussions at the consultation event that this scale of development would not be supported.</p> <p>This site is remote from the main part of the village and is on the other side of the busy A509.</p> <p>The site is a horticultural nursery.</p> <p>There would be landscape impact from this development, as it is classed as open countryside in Plan:MK.</p> <p>The site is within open countryside.</p>
Francis Jackson Homes on the Acorn Nursery site (Representation submitted to the 'Call for Sites, November 2021')	Thank you very much for the opportunity to make further representations to the current 'call for sites' as part of the Neighbourhood Plan (NP) process. As you are aware, we act jointly for and on behalf of Ian Pretty and Stephen Burchmore of Acorn (MK) Nurseries. This additional information has been prepared in light of the current 'call for sites', and the most up to date information we have available regarding the site and associated background evidence.	

Respondent	Summary of Comment	Actions for NP
	<p>At the outset, we welcome the view that a housing allocation is appropriate/necessary to ensure that any Neighbourhood Plan could be deemed 'positively prepared' and duly 'sound', allowing it to proceed to a community referendum in the fullness of time.</p> <p>The duly completed and accompanying 'call for sites' form sets out the benefits of the Acorn (MK) Nurseries site for housing.</p> <p>We also wish to take the opportunity to raise some queries in relation to the current consultation, to ensure it is robust, 'sound', evidence based and genuinely represents the views of the Emberton community as a whole, and thus can stand up to scrutiny at the appropriate time.</p> <p>Our first query relates to the premise upon which the current 'call for sites' is being undertaken. We have concerns that some of the criteria stated on the Parish Council website and associated 'call for sites' form is more than a little pre-determinative / prejudicial, and thus is not wholly objective or transparent in the manner in which it seeks to pre-select only certain information and / or allow certain sites to even get to a point where they may be given more detailed consideration.</p> <p>Should a 'call for sites' not be a simple, objective, fact finding exercise with regards to all potential land in and around the village/wider Parish, whether big or small, related to the village or not?</p> <p>The current website and forms set out a specific list of criteria for assessment, that as far as we aware, have not been devised, decided on or have had their criteria developed by (and thus may not have the support of) the general community and parishioners of Emberton. These include the site/s being "well related to the development boundary surrounding Emberton village", and allowing "convenient access to facilities and the centre of the village", amongst a number of other 'criteria'.</p> <p>Our questions in relation to these points are therefore:</p> <ul style="list-style-type: none"> • Where have these criteria come from?; • Who developed them?; 	<p>This has been considered as part of the housing allocation assessments.</p> <p>The Steering Group believe that it will.</p> <p>The call for sites was made to determine if land within the Parish was going to be put forward for development. It follows that the sites submitted should then be assessed against a range of criteria, including the views of the Parish residents.</p> <p>That was the case.</p> <p>This is your view.</p> <p>The Steering Group agreed the criteria on the basis that they formed sound planning based judgements.</p>

Respondent	Summary of Comment	Actions for NP
	<ul style="list-style-type: none"> • What is their evidential basis, and who is the arbiter of their inclusion and assessment?; • Have they been agreed by the local community as a whole?; • Where has the proposal to make, "a small housing allocation of up to 10 houses" (in bold text) as per the Call for Sites Form come from?; • Has this been consciously set at a level to fall below the Affordable Housing threshold?; • Why limit the sites that may come forward or have a prejudicial view on what may be possible at this stage?; • Has a robust independent assessment of future demographics and Objectively Assessed Housing Needs been undertaken for the Parish by MKC to guide target housing numbers with a genuine level of provision that can stand up to scrutiny - that is not based solely on past building in-fill trends which are naturally diminishing? <p>The Parish website states, in relation to the current 'call for sites' process that, "This will be run on the same basis as the previous Call for Sites, to be fair to all land owners who have put forward sites so far. All sites will be considered against the current version of the Neighbourhood Plan, using the latest defined development boundary for the village."</p> <p>With regards to the relationship to the existing village, it is wholly at the behest of the Neighbourhood Plan process itself to set a new/revised/appropriate development boundary for the village.</p> <p>As such, this is in effect a self-defeating criteria, as the Steering Group and community could revise this as part of the NP process.</p> <p>Indeed, various Regulation 14 versions of the plan have been produced and the 2020 Regulation 14 consultation version included the dwellings that in reality are, and always have been, part of Emberton village but are now east of the A509 within a revised settlement boundary - see plan extract below.</p> <p>As such, to restrict this in the current 'call for sites' process to a boundary which has not been subject at this point to wider public scrutiny seems a rather closed approach, which could be perceived to seek to</p>	<p>Our planning consultant.</p> <p>They have been consistent throughout this process and have been transparently included in previous versions of the plan.</p> <p>The amount of houses has been taken from the village questionnaire, the figure with the greatest support.</p> <p>MKCC have allocated housing need figures to the villages based on the number of completions already delivered within the rural area.</p> <p>Agreed, this was the case.</p> <p>Agreed, the boundary has been reviewed in detail by the Steering Group, who felt it should now relate more closely to the MKCC version in Plan:MK and the built area of Emberton village itself, excluding the countryside beyond the A509.</p> <p>Given the similarities between the NP settlement boundary and that within Plan:MK, it has arguably been scrutinised for the most part by the Local Plan</p>

Respondent	Summary of Comment	Actions for NP
	<p>predetermine the outcome either toward, or away from, certain sites.</p> <p>We feel a more balanced and objective assessment needs to be undertaken to ensure that all sites are fairly assessed, and can be considered in terms of their constraints and opportunities in a transparent, comparable and evidentially ranked basis, without any restrictive, prescriptive or unduly pre-determinative criteria/filtering.</p> <p>In other Neighbourhood Plans in which we have been involved, the 'call for sites' process, and subsequent site assessment, has been undertaken by a professional independent organisation e.g. AECOM - this ensures a genuinely independent assessment of sites and their ranking.</p> <p>Equally, in some instances where we have been involved with a NP, sites that have come forward as part of the 'call for sites' process have been put to a community vote. This seeks to prevent any nasty surprises at referendum stage, and ensures that the local community, as a whole, are able to steer development to a location that is the genuine preference of the majority.</p> <p>In terms of "convenient access to the facilities and centre of the village", please can we ascertain what convenient means in this context?</p> <p>Regarding the Acorn Nurseries site, the Highway to the front of the site is a signed cycle route. It thus demonstrates MKC Council consider the site is accessible to/by this sustainable transport mode, and as part of a package of improvements facilitated by any development of the site, works could be undertaken to upgrade the pedestrian crossing point/s on the A509. This will ensure the site is also safely accessible to and by pedestrians to the centre of the village.</p> <p>There are therefore wider community benefits to the numerous existing residents on the east side of the A509 that nevertheless live within the village of Emberton. Development on the Acorn Nurseries site would actually have wider benefits to not only future occupiers, but existing ones, in terms of a betterment to the "access to the facilities and centre of the village". This should be given weight in the assessment exercise.</p>	<p>Examination. A wider extension of the settlement boundary, as first proposed in the consultation draft NP would have been a more radical departure from the adopted settlement boundary.</p> <p>The approach we have taken is based upon the sound planning judgement of limiting growth to the existing settlement or edge of the existing settlement, not extending into the open countryside.</p> <p>A more ambition, high growth strategy was initially put forward and this was angrily reacted to by residents, hence the change to a more modest growth strategy.</p> <p>This is their Neighbourhood Plan after all.</p> <p>Easy walking distance and without significant barriers to movement, such as the A509.</p> <p>But the A509 is a barrier to movement, for children for example.</p>

Respondent	Summary of Comment	Actions for NP
	<p>In the context of the recent purchase of the village pub by the local community, and new children's day nursery, the additional footfall and support this development could generate would surely be welcomed?</p> <p>Is it not better and ultimately more sustainable to have local residents accessing and supporting these local services by foot or cycle, than those travelling in from further afield?</p> <p>The site is also the only one we are aware of capable of delivering a meaningful amount of affordable housing. The NP has within its power the ability to ensure this is genuine Affordable Housing for local people, thus helping the community to thrive and grow sustainably, through the adoption of a local connection criteria policy - which we would strongly support. At present, we feel this significant opportunity is not being utilised.</p> <p>Finally, the criteria fail to mention the best use of previously developed land. Government Policy has a strong presumption in favour of such sites coming forward. In this instance, whether it be on a Planning or common sense basis - the site has a range of structures and buildings on it, and is otherwise laid to hard standing. A Certificate of Lawful Use is being prepared to confirm this position with MKC.</p> <p>It seems illogical to the landowners and ourselves that any genuine greenfield site could be deemed preferential in the above context over a site which has existing features, structures and development already upon it, such as the Acorn Nurseries site.</p>	<p>The Steering Group following feedback from residents to earlier consultation decided not to pursue your site and to seek a direction for the plan that met the expectations of the parish residents in terms of the number of houses and their location. Developing 40+ houses in the open countryside did not fit with those wishes.</p>

May 2022 Regulation 14 Consultation

5.7 The withdrawal of the Institute as a potential housing location resulted in further changes to the Neighbourhood Plan and a third call for housing site options. The revised plan was prepared and it was advised by Milton Keynes City Council that the plan should be resubmitted for Regulation 14 consultation again due to the change in the housing allocations. This consultation took place between the 2nd May 2022 and the 22nd June 2022.

Respondent	Summary of Comment	Actions for NP
Historic England	<p>Thank you for consulting Historic England on the pre-submission version of the Emberton Neighbourhood Plan. As the Government’s adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process.</p> <p>We welcome the production of this neighbourhood plan and are pleased to see that the historic environment of the neighbourhood plan area features throughout.</p> <p>This active commitment to Heritage Assets is highlighted within your Development policies H1 and H2 including setting.</p> <p>The chapter Character and Design brings additional weight to the subject by referencing the historic environment including significant views in the objectives.</p> <p>We are pleased to support CD1: Conservation and Heritage Paragraph 16 of the National Planning Policy Framework requires that plans “contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals”.</p> <p>We feel that the policy adheres well to this requirement.</p> <p>We also welcome CD2: High Quality Design in relation to the vision for development within the Conservation Area and the use of high quality materials which complement the existing palette of local materials.</p> <p>For further general advice we would refer you to our detailed guidance on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-yourneighbourhood/.</p> <p>For further specific advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local authority’s planning and</p>	Comments are noted and welcomed.

Respondent	Summary of Comment	Actions for NP
	<p>conservation advisers, and if appropriate the Historic Environment Record.</p> <p>To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p>	
Natural England	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>We would like to thank you for taking our comments from the previous consultation on board. We have reviewed the modifications and in particular Policies E1,E2 and E3, and have no further comments to make.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.</p>	Comments noted.
Resident Comment	<p>I refer to the 'Emberton Neighbourhood Plan - Regulation 14 Pre-Submission'. I do not believe that there is a need for additional housing in Harvey Drive. The evidence base for this is as below:</p> <ol style="list-style-type: none"> 1. Five Year Land Supply - at the current time Milton Keynes council has a land supply of 5.98 years as indicated in their assessment of five year housing land supply 2021/22 - 2026/2026 September 2021 development plans. 2. Emberton Neighbourhood Plan - Housing Needs Assessment - Clause 9.1 of the Emberton Neighbourhood Plan Housing Needs Assessment states that the rural windfall housing need has already been met. 3. Emberton Neighbourhood Plan - Clause 5.4 states that Milton Keynes Council can demonstrate an up-to-date five year housing land supply so there is no pressure to deliver significant amounts of new housing, particularly within the rural parts of the district. 	<p>Comments are noted.</p> <p>The NP can make an allocation to demonstrate that it will positively meet the housing needs of the community.</p> <p>The NP allocation is in addition to that windfall allowance for the rural area.</p> <p>The proposed allocation is not for significant amounts of housing.</p>

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	<p>4. Emberton Neighbourhood Plan - Clause 5.6 states that no housing allocation has been made for the villages within the rural area and housing need has been set a nominal one dwelling per village by Milton Keynes. Following on from this; there is a planning appeal in process for land at the top of Gravel Walk which would satisfy this housing allocation.</p> <p>5. Emberton School - In the early stages of the draft version of the Neighbourhood Plan the village was more in favour of development to support Emberton School. Now that the school has been closed for more than two years, this is no longer the case.</p> <p>6. Ousedale School - The type of properties indicated in the site allocations of the Neighbourhood Plan, indicates that the properties would be more suitable for families with possibly children of school age. At the current time, Ousedale School in Olney caters for children aged 11-16 and I understand that there is a waiting list in all age groups. For families moving into Emberton, there would unlikely be senior school provision in Olney.</p>	<p>Comments are noted, the Gravel Walk site has now been removed from the NP as the appeal has been allowed.</p> <p>We have investigated the potential to develop the school field at length, and this is not going to be possible due to land ownership and use of the land.</p>
Resident Comment	<p>With reference to the proposed housing development off Harvey Drive, we submit our objections to this plan.</p> <p>We feel that the development is not in the best interest for Emberton and is unnecessary. Emberton does not have a school, (the primary school closed down a few years ago), a shop or a bus service. There is already a single plot in Gravel Walk available for development.</p> <p>On a personal level not having seen any plans, we feel that there will be considerable noise and disturbance if this development is approved.</p>	<p>Comments are noted. The proposed policy allocation has been worded to ensure that neighbouring amenity will be protected as part of any future planning application.</p>
Resident Comment	<p>We are writing to express our concerns about the Proposed Allocation Policy H3 (specifically Olney Road/Harvey Drive) as outlined in the Emberton Neighbourhood Plan Designations and Allocations Map.</p> <p>Through the careful consideration of the evidence base, our findings are:</p> <p>MILTON KEYNES COUNCIL ASSESSMENT OF FIVE-YEAR HOUSING LAND SUPPLY 2021/22 - 2025/26 SEPTEMBER 2021 DEVELOPMENT PLANS</p> <p>4. The Five-Year Land Supply Position</p> <p>4.1. The total deliverable land supply for homes across the Borough (11,397) for the five-year period 2021/22 to 2025/26 is in excess of that required to meet the housing requirement, of 9,526</p>	<p>Comments are noted.</p> <p>NPPF paragraph 29 "Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies."</p>

Respondent	Summary of Comment	Actions for NP
	<p>homes, established earlier in this paper. As set out in Table 6 below, and in more detail at the bottom of the housing trajectory in Appendix 1, this assessment of five-year housing land supply confirms that the Council can currently demonstrate that deliverable supply is in place for 5.98 years' worth of housing land. Table 6: Milton Keynes five-year housing land supply position 2021/22 – 2025/26 Net no. of dwellings Annual Housing Requirement 1,767 Basic Five-Year Housing Requirement 2021/22 – 2025/26 8,835 Shortfall at 1 April 2021 237 5% Buffer 454 Five-Year Land Supply Requirement 9,526 Overall Supply of Deliverable Sites 11,397 Overall Supply compared to requirement 1,871 Overall years Supply 5.98 years</p> <p>EMBERTON NEIGHBOURHOOD PLAN – HOUSING NEEDS ASSESSMENT</p> <p>Clause 9.1 - Plan:MK rural windfall housing need already met.</p> <p>EMBERTON NEIGHBOURHOOD PLAN</p> <p>Clause 5.4 - Milton Keynes Council can demonstrate an up-to-date five-year housing land supply, so there is no pressure to deliver significant amounts of new housing, particularly within the rural parts of the district.</p> <p>Clause 5.6 - No housing allocation has been made for the villages within the rural area and housing need has been set a nominal 1 dwelling per village by Milton Keynes.</p> <p>EMBERTON NEIGHBOURHOOD PLAN - Regulation 14 Pre-Submission Annex B - (Site reference 002/2021) Site is partly within the Plan:MK settlement boundary.</p> <p>EMBERTON SCHOOL – In the early stages of the draft version of the Neighbourhood Plan, the village was more in support of development to support Emberton School. Now that the school has been closed for more than two years, this is no longer the case.</p> <p>FEEDER/SECONDARY SCHOOLS – Olney Schools are often full to capacity and if there were no spaces available at the Olney campus of Ousedale, there would not be any provision to travel to Newport Pagnell or other schools in MK by public transport.</p> <p>To conclude, through the evidence provided above there is no clear need or requirement to even consider adding any new properties into the village of Emberton specifically the Proposed Allocation Policy H3 near Olney Road/Harvey Drive.</p>	<p>We have investigated the potential to develop the school field at length, and this is not going to be possible due to land ownership and use of the land.</p>

Respondent	Summary of Comment	Actions for NP
Resident Comment	<p>I am writing to state my objection to the proposed Emberton Neighbourhood Plan. The reasons for my objection are as follows:</p> <p>According to the 'Milton Keynes Council Assessment of Five Year Housing Land Supply', only one new house is required to be built in Emberton. The Olney Road site would seem far too large a site for the required housing and my objection to the plan as a whole is based around my concerns about the choosing of this (Olney Road) site for development.</p> <p>To build new homes near the entrance/on the border of Emberton Country Park (an area of natural beauty) seems far from ideal and if there are alternatives available, I can't see why building work would be commissioned in this location.</p> <p>Any properties built on this plot would result in significant loss of privacy and loss of light to several residents of Olney Road.</p> <p>The Access to Harvey Drive is extremely narrow and would not be suitable for multiple/ large HGV's... will HGS's have to be parked on Olney Road for the duration of the work, adding to the already high levels of parked vehicles on Olney Road? Harvey Drive also provides rear access to all houses up to no 59. It is a concern that this access will be affected by the work.</p> <p>At present, there is a very large property on the proposed Olney Road development site which has an extremely prominent second floor balcony. Any development of houses on the proposed site would be dwarfed by this large structure and the balcony would render any privacy completely impossible to achieve... the development could well resemble a camp with a look out post overseeing all below... this must cast doubt over whether it is a suitable location for development. In any other scenario... the owner of this large house (with the large balcony, looking directly over the proposed development site) would, no doubt vehemently object to such a proposed plan (due to the complete loss of privacy/loss of light/altering of character etc.) but; I have no doubt that, no such opposition will come from the owner of this property as the owner (who is on the Parish council) is set to benefit personally from the proposed 'neighbourhood' plan.</p> <p>This brings me to a wider concern regarding the process followed to arrive at the proposed Neighbourhood plan. I am concerned that it is less of a 'plan for the community' and more of a calculated plan to benefit one individual. The neighbourhood plan is described as 'small scale, organic growth' but this seems anything but</p>	<p>Comments are noted.</p> <p>NPPF paragraph 29 "Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies."</p> <p>There is a significant separation distance between the allocation and neighbouring properties.</p> <p>The Steering Group object to this comment.</p> <p>The housing allocation(s) in the Neighbourhood Plan have evolved through various iterations, as is evident from this document and the number of times that the plan has been</p>

Respondent	Summary of Comment	Actions for NP
	<p>organic. It feels more like a cynical way for one person (a Parish councillor) to make significant personal profit.</p> <p>The Nolan Principles set out very clearly how those in office should conduct themselves:</p> <ol style="list-style-type: none"> 1 Selflessness 2 Integrity 3 Objectivity 4 Accountability 5 Openness 6 Honesty 7 Leadership <p>Can we be satisfied that in this instance, all Principles have been upheld... or is this something that should be investigated? I would question the following:</p> <ol style="list-style-type: none"> 1. Selflessness: Holders of public office should act solely in terms of the public interest. <p>Clr (Redacted) owns the land which has been put forward for development. He is set to profit directly (and no doubt, considerably) from the proposed plan being approved. How is it possible to say with confidence that he has acted 'solely in terms of the public interest' during this process?</p> <ol style="list-style-type: none"> 2. Integrity: Holders of public office must avoid placing themselves under any obligation to people or organisations that might try inappropriately to influence them in their work. They should not act or take decisions in order to gain financial or other material benefits for themselves, their family, or their friends. They must declare and resolve any interests and relationships. <p>Having had a look through April's Parish Council Meeting minutes, the following was recorded:</p> <p>Action: KG. Clr (Redacted) made reference to the email from Francis Jackson Homes. Clr (Redacted) commented that there was little point in entering into any communication as the plan was where it was and there was also a Certificate of Lawfulness for Acorn Nurseries (MK) in the process.</p> <p>This seems a clear example of Clr (Redacted) dismissing any alternative options and steering the plan in a direction that benefits him. At this meeting, the Neighbourhood plan was not signed off so, dismissing any alternatives seems cynical and potentially self-serving.</p>	<p>subject to consultation and scrutiny from the members of the public.</p> <p>The housing sites have been assessed using a standard methodology by a professional planning consultant, with the aim being to deliver a small housing development that meets the future housing needs of the village in a positively planned manner, whilst also respecting the historic character of the core of the village and being well related to the main facilities in Emberton.</p> <p>The ownership of the site was not a factor in that methodology.</p> <p>All decisions taken about this site were carried out by the steering group without the site owner being present, and there was no attempt made to influence or predetermine that decision.</p> <p>The Parish Councillors have followed protocol when voting on sites and alterations to the Neighbourhood Plan, and any suggestion of improper decision making or undue influence are strongly and robustly rejected.</p>

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	<p>3. Objectivity</p> <p>Holders of public office must act and take decisions impartially, fairly and on merit, using the best evidence and without discrimination or bias.</p> <p>Once again, with someone so close to the process, surely it is impossible to make impartial decisions when you have such a vested interest in the outcome of the consultation.</p> <p>I believe that alternative sites should be considered fully and fairly before a plan is finally agreed. I have mentioned the Acorn Nurseries site but the Gravel Walk site seems to stand out as the one that offers the most suitable solution for Emberton's limited housing needs/requirements (and one that would offer the least disruption to other residents).</p> <p>It is much a more appropriately sized plot for Emberton's additional housing needs, it does not present the overlooking/overshadowing issues of the Olney Road site, the access is much easier and there would be no effect on the Country Park.</p> <p>I would ask that my concerns are taken into account when making a final decision on the proposed plan and I very much hope that an alternative site can be found.</p>	<p>As highlighted above, the owner of the site was not present when a vote was taken on this site and did not influence the decision making of the Steering Group.</p> <p>The Gravel Walk site has been removed from the NP as the appeal decision has been allowed.</p>
Francis Jackson Homes Ltd and Acorn (MK) Nurseries	<p>This response has been prepared in light of the current Regulation 14 (May 2022) consultation exercise, following a review of the latest emerging version of the NP in full.</p> <p>Evidence Base</p> <p>Section 3 of the emergent NP is entitled "Community Engagement". The Plan states that this has been at the forefront of developing the overall strategy, content and policies.</p> <p>However, the global, national and local context has significantly altered as a result of the COVID-19 Pandemic, war in Ukraine, pressure on the cost of living, and the ongoing energy crisis leading to issues of household affordability and fuel poverty since the initial 'fact finding' exercise was undertaken in 2018. Additionally, at that time the village had a different range of services, many of which have now altered due to one or more of the above.</p> <p>The survey questionnaires were issued in early 2018 - some 4 % years ago. Our first query is therefore whether the results remain relevant and valid as an evidential basis for producing policy from, given i) the notable passage of time since the evidence was collected, and ii) the significant change in context at all scales set out above. It would seem the time when the questionnaires were</p>	

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	<p>devised, and indeed the answers given, may not be reflective of the views of the residents of the Parish any more, and/or that their priorities may well have changed given these momentous societal shifts and issues.</p> <p>Indeed, since 2018, there have been 33 property transactions in Emberton, indicating that since these questionnaires were undertaken, there has been a change in the population within the village, equating to approximately 11% of households.</p> <p>For the Neighbourhood Plan, which is still only at Regulation 14 consultation stage, to genuinely meet the needs and aspirations of the local community, given the huge shifts affecting the residents lives in the intervening 4 /z year period, we consider an updated questionnaire and/or community engagement/fact finding exercise should be undertaken to ensure the plan is sound, up to date (thus still relevant), is evidence based on up-to-date views of the households living there today, and meets the genuine aspirations of the residents of the village as whole now.</p> <p>Secondly, we query the methodology of the "Housing Needs Assessment" document available on the Emberton Parish Council website.</p> <p>Whilst titled a Housing Needs Assessment, it reads more as summary document of past build trends and attitude to development based on the questionnaire noted above. Further, given the passage of time and number of iterations of the Neighbourhood Plan during the last few years, the attitudes of residents may have changed, especially in the context of sites that have been discussed as being potentially available for development.</p> <p>We therefore query whether a genuinely robust, independent assessment of future demographics and Objectively Assessed Housing Need has been undertaken for the Parish by MKC to guide need based housing numbers within this specific Parish and Neighbourhood Area, with a genuine level of provision that can stand up to scrutiny - one that is not based solely on past building in-fill trends which are naturally diminishing.</p> <p>In particular, paragraphs 66 and 67 of the NPPF state;</p> <p>"Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood</p>	<p>If that is the case, then the feedback to the consultation will tell us that the NP is either acceptable, needs to be changed, or not ambitious enough.</p> <p>This is blatantly a delaying tactic trying to rewind the progress the NP has made, and allowing the Acorn Nursery development planning application to progress to a determination.</p> <p>That application was made despite the NP changing direction and it being made clear that the Acorn site was not favoured.</p> <p>This is an acceptable methodology for housing need assessment and has been accepted and adopted with other Neighbourhood Plans we have helped produce.</p>

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	<p>plan examination, unless there has been a significant change in circumstances that affects the requirement.</p> <p>Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority."</p> <p>It is currently unclear if MKC have provided either the housing requirement figure or an indicative figure based on the draft NP, utilising tangible and transparent evidence of "local housing need" (as defined within the NPPF) and demographic analysis.</p> <p>Reference is made at paragraphs 5.3 and 5.6 of the emergent NP, but the MKC figure is stated as being "set at a nominal" number of 1. As such, it is not clear at this time if the emergent plan meets the basic tests of compliance with national planning policy, or general conformity with the higher tier Development Plan on this basis as this is not a locally derived figure based on objective needs or demographics, evidence or up to date housing market data, as opposed to what currently appears to be an overly simplified blanket nominal figure that has no regard whatsoever to local need, local demographics, local connections, the spatial relationship of each Parish to other settlements, etc. Can such a simplistic approach stand up to scrutiny?</p> <p>Key Consultation Findings</p> <p>Notwithstanding the above comments, based on the previous, historic questionnaire responses, the key findings are set out in paragraph 3.9 of the emergent NP.</p> <p>Bullet point 2 is a 'wish' - it does not seek to provide any housing based on any actual objectively assessed need. If the level of need is higher than this 'wish', the NP would act as a barrier to access housing within the NP Area.</p> <p>Bullet point 4 states, "Housing should ideally be located within the existing settlement on infill sites or brownfield land". As will be set out below, the proposed allocations in the emergent NP fail to meet this criteria as both sites represent garden land (and thus fall outside of the definition of Previously Developed Land as defined within the NPPF) and also both sites extend the village outward, having existing housing immediately</p>	<p>MKCC have provided an indicative figure. This has been accepted by Examiners assessing other NP's prepared in MKC.</p> <p>We disagree. The Housing Needs Assessment followed a standard methodology and is based upon local data and views from the village questionnaire.</p>

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	<p>located on only one side, thus not representing 'infill' between existing dwellings.</p> <p>Previous Regulation 14 versions of the NP set out the key aspiration to deliver local needs housing and in particular Affordable Housing. The current plan is totally silent on this matter yet purports to utilise the same evidence base. The February 2020 Regulation 14 Consultation Version of the NP stated at paragraphs 5.10 to 5.13 and in its Objectives,</p> <p>“Objectives</p> <ul style="list-style-type: none"> • To ensure that any development provides Affordable Housing as our number one priority • To ensure that new housing proposals within the parish show general accord with the wishes and needs of the community in relation to scale, location and mix of dwellings. • To require new housing to be carefully integrated into the built form of the village and not cause harm to existing important views or heritage assets. • To secure commitment that any new housing will be highly sustainable, both in construction and operation to reduce the building's carbon footprint. • New housing should use high quality materials and include measures to enhance the biodiversity of its setting.” <p>We query therefore, how Affordable Housing goes from being "our number one priority" to being totally silent in the current version of the plan.</p> <p>Additionally, the plan provides an incredible opportunity to secure Affordable Housing for those with a local connection and who otherwise cannot access the housing market - be that connection by family, relative, job or other tangible connection to the Parish. The failure to utilise this key tool perpetuates a barrier to all those with genuine local need and connection from accessing housing in the village, and it is disappointing that this is the case.</p> <p>Policy H1: Development Strategy and Policy H2: Windfall Infill Development</p> <p>These policies set out a strategy for supporting development opportunities within the village confines as redrawn as part of this version of the emergent plan.</p> <p>There is no guarantee that such an approach will deliver any housing whatsoever. As such, is the plan positively prepared and will the aspiration of</p>	<p>Sites that are suitable located with Emberton that deliver affordable housing would be considered under the policies of the NP, as would any other proposal made on an unidentified site.</p> <p>Sites in the open countryside would be less favourably considered, compared to a location within the defined settlement boundary.</p> <p>It is.</p>

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	<p>the plan to deliver around 10 dwellings over the plan be met?</p> <p>The February 2020 Regulation 14 Consultation Version of the NP stated: -</p> <p>S.14 It is notable that Emberton has grown by 12 net additional dwellings in approximately 10 years, through infilling and small-scale development. There are few infilling opportunities left in the village which would not have significant adverse effects on either the character of the village, the setting of a listed building, or an important gap view.</p> <p>As such, we question whether this approach will deliver any housing at all, given the previous version of the very same plan confirms there are few infilling opportunities that would not have significant adverse impacts on the character of the village, setting of listed buildings, or important gaps.</p> <p>We also query whether such an approach is NPPF compliant, as this in fact states at paragraph 71, "Plans should consider the case for setting out policies to resist inappropriate development of residential gardens".</p> <p>Oddly, the current emergent NP seeks to take a completely counter approach to this - rather than seeking to resist development of residential gardens, it seeks to add some garden land into the village confines in the hope of some of it might delivering housing. We do not consider this to be the best or most suitable land that is available in the village for housing in terms of the hierarchy of land uses, as set out below.</p> <p>Whilst we also note that the proposed development boundary is proposed to be revised in a number of locations, they are all generally: -</p> <ul style="list-style-type: none"> • Garden land (so again not Previously Developed Land as above); • Land locked with extremely limited or no direct highway access opportunity (as such, what is the benefit of doing this if suitable access cannot be afforded to the area as it will never deliver housing, and thus is not genuinely positively prepared); • Backland development (so potentially out of keeping with the prevailing form and character of the settlement); • Would have an impact on the openness of the Conservation Area and/or its setting. 	<p>We have considered the case, but in this instance felt the location is appropriate for development. Future applications on unidentified sites would be assessed on their merits as well.</p>

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	<p>As such, whilst purporting to be positively prepared, this approach is questionable as to whether it will in fact deliver any housing whatsoever.</p> <p>It is also noteworthy that this strategy completely fails to make any reference to Affordable Housing or Local Needs provision. As highlighted above, we consider this is a missed opportunity, unless it is in fact the view of the PC that Affordable Housing is not wanted in the local area for those in most need of housing? Why has there been such a substantial U-turn on this point in only 2 years, when this was identified as the number one priority previously?</p> <p>Policy H3 and H4</p> <p>In other Neighbourhood Plans in which we have been involved, the 'call for sites' process, and subsequent site assessment, has been undertaken by a professional independent organisation e.g. AECOM. This ensures a genuinely independent assessment of sites and their ranking. In this instance, it is not clear how the process in Emberton has been undertaken, and whether the Parish Council has sought independent professional advice in selecting sites. It is therefore unclear who has selected the current proposed allocations, how the sites have been scored, what criteria have been used and who has devised them.</p> <p>Have these sites been put forward along with other options for the Community to consider, or is this the preferred view of the Steering Group only at this time? If so, the Parishioners should also be made aware of any other sites that have been considered, and the reasons why these are not being pursued - this should all be available in a transparent and open manner.</p> <p>These policies also do not allocate or reference Affordable Housing whatsoever.</p> <p>As set out above, being both garden land and being on the very edge of the settlement, these allocations are not 'infill' either-they extend the built form of the settlement outwards and this makes them contrary to one of the key findings of the old consultation that took place, and provides further reason for fresh, up to date evidence to be gathered.</p> <p>The Policy H3 site extends the built form of the settlement out into the open countryside to the south of the village.</p> <p>The Policy H4 site represents piecemeal backland development, where no development of this nature has occurred before. The proposal is served by a very limited access, and the scheme is poorly related in form, layout and character to the existing</p>	<p>With respect, we disagree.</p>

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	<p> dwellings in the immediate proximity of the proposed allocation. We do not consider this to be good planning. Again, it is unclear how these sites have been selected and ranked and what criteria have been used for this assessment.</p> <p>Alternative Site</p> <p>The February 2020 Regulation 14 Consultation Version of the NP stated.</p> <p>5,17 In order to meet the future housing needs of Emberton and deliver a 'step-change' in housing provision an allocation of new housing has been made at Acorn Nurseries. This site represents the only large 'brownfield' land in the Parish that can provide sufficient housing numbers to enable the delivery of affordable housing, that will benefit those wishing to stay in village or join our community. The integration of the new housing allocation into the village is essential, so it is expected that improvements to the A509 will be necessary to provide an upgraded pedestrian crossing.</p> <p>The Acorn (MK) Nurseries site identified above remains available, deliverable and achievable for housing development - as well as providing significant opportunities for biodiversity net gain enhancement, local community benefits through S106 funding, local needs Affordable Housing and to enhance the crossing provision on the A590 for both existing and future residents of Emberton on the east side of the A590.</p> <p>Bizarrely, since the 2020 Regulation 14 consultation version of the plan, all of the existing houses in Emberton on the east of the A509 have been excluded from the revised Development Boundary for the village in the 2022 Regulation 14 emergent NP (see Figure 8 above taken from the 2020 plan above). Are the residents there not considered to be part of the village, or has this area been consciously excluded for some reason that has not been set out or justified? It is unclear why in this version of the plan, circa 22 properties have been removed from the proposed settlement boundary just 2 years after being proposed to be included within it.</p> <p>As Previously Developed Land (PDL) containing a range of buildings and extensive areas of hard standing, is it not far better and sequentially preferential to develop such land comprehensively, as opposed to small, piecemeal sites with no wider community benefit?</p> <p>As noted, the site was the proposed village housing allocation in the 2020 Regulation 14 version of the</p>	<p>This site has been assessed twice and subject to consultation at a public exhibition. It was clear that it did not garner support from residents, leading to the wholesale change in the Steering Group, direction of the NP and growth strategy that had initially been put forward.</p>

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	<p>Neighbourhood Plan. We consider that the proposed allocation demonstrates the site can be supported, and offers significant advantages over other sites put forward in this version of the plan, especially when the site scoring and selection process has been unclear. It is wholly in the behest of the Neighbourhood Plan process to include the site as part of the Development Boundary, thus any perceived or stated 'policy conflict' or non-compliance with Plan:MK advanced to suggest the site cannot come forward in principle on that basis, is wholly flawed, as it in fact at the behest of the NP to make it part of the development boundary or allocate it accordingly.</p> <p>Exceptionally and uniquely the site provides the opportunity for a genuinely mixed tenure market/affordable housing scheme to deliver a step change in Affordable Housing Provision within the Parish with a range of housing sizes, types and tenures to help deliver a thriving, inclusive, mixed and balanced community. Why should historic build trends perpetuate future growth and continue to restrict access to housing in the village, especially when the Housing Needs Assessment indicated that there was generally support for a higher number of dwellings than the current version of the Plan is proposing, and this site can be capable of providing Affordable Housing, which in the previous iteration of the NDP was considered a priority.</p> <p>The site is available and deliverable with known developer involvement.</p> <p>The 2020 Regulation 14 NP Consultation document accepted the location, scale, nature and broad number of houses as being acceptable on the Acorn (MK) Nurseries site.</p> <p>Development of the scale proposed would support existing village services (including the bus service) and could be decisive in securing the ongoing vitality and viability of the recently re-opened Community Pub and the new Children's Nursery.</p> <p>Development of this scale will help support the vitality of the village as a whole and help support the 'one community' stance advocated in 2020 Regulation 14 version of the Neighbourhood Plan.</p> <p>This is a sustainable site accessible by a range of transport modes, including foot and cycle, being located off a signed Cycle Route. It is closer to Olney Market Square than some parts of the new housing being built in Olney at the northern end of the Town.</p> <p>It makes the best use of land that has previous development, buildings and hard-standing upon it,</p>	

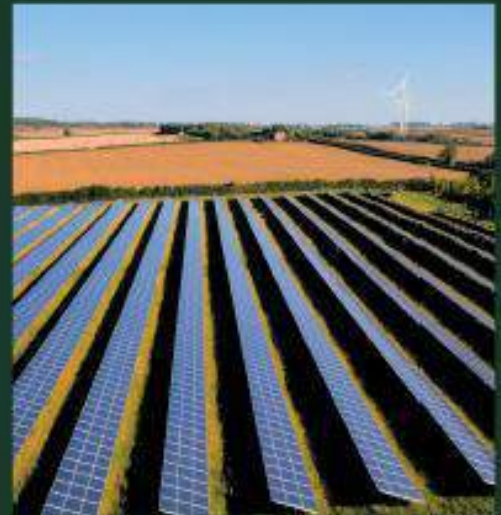
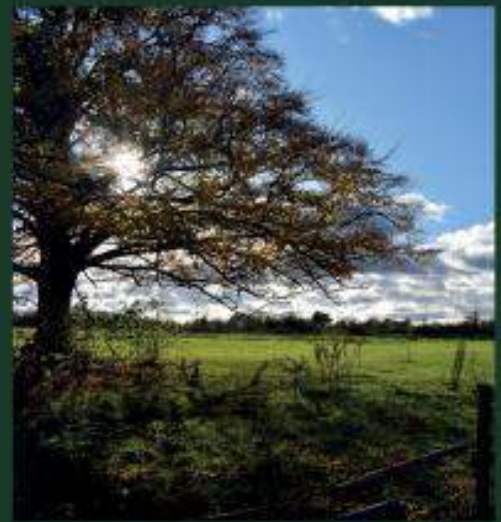
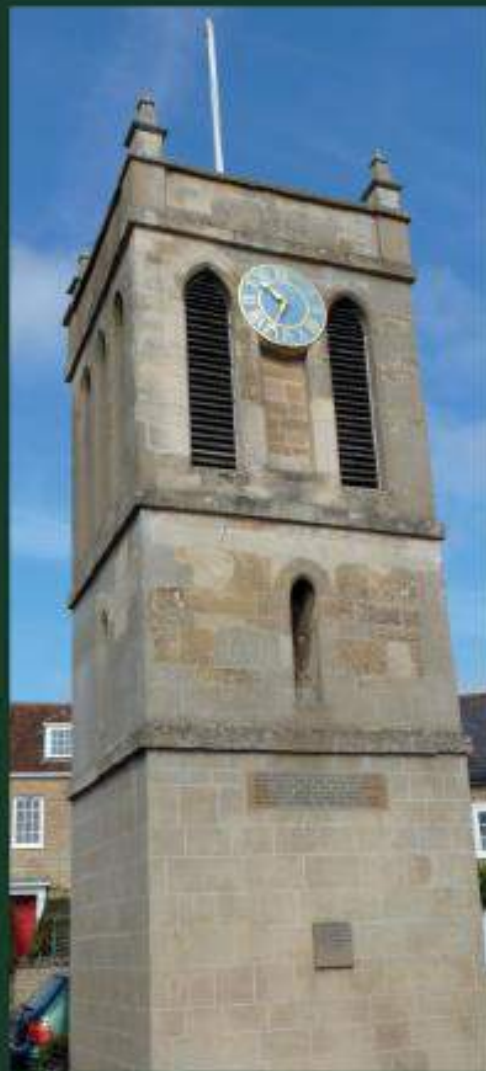
Respondent	Summary of Comment	Actions for NP
	<p>and a new, safe highway access will be provided mitigating any concerns flagged in this regard.</p> <p>There is sufficient place for proper placemaking-well planned, in keeping streets, with suitable car parking provision (visually mitigated), amenity areas, and suitable turning and parking spaces.</p> <p>There are no adverse heritage, ecological, landscape, flood risk, amenity or landscape impacts associated with the proposed re-development of the site. The site is not designated open space, important open land or similar nor does it impact on the setting of any Listed Building nor the Conservation Area.</p> <p>Opportunities for biodiversity and landscape enhancement will be taken to provide a significant bio-diversity net gain.</p> <p>The site is visually enclosed by mature landscaping thus minimising any wider visual impact on surrounding countryside and the abutting residential development, and it is better related to the adjacent housing development than the genuine open countryside to the north and east.</p> <p>The site has been promoted previously for up to 41 dwellings, and we have actively sought to meet the Steering Group (an offer which still stands, despite a meeting not being forthcoming) to potentially discuss any matter relating to the site, including, without prejudice, a lesser quantum of development if this remains a key sticking point. The current owners of the site are nearing retirement age, after operating from the site since 1986-the allocation of this site for housing will secure the future of the site and ensure an attractive enhancement to the village into the future, with potentially significant infrastructure, community benefits and local needs Affordable Housing, that may otherwise be lost.</p> <p>We respectfully ask you to reconsider the considerable opportunities presented by this land for the village and community as a whole and allocate it for housing for the reasons set out above as part of the Emberton Neighbourhood Development Plan.</p> <p>Please also consider the other points raised above in your progression of the Plan.</p>	

6. Conclusion

- 6.1 The publicity, engagement and consultation undertaken to support the preparation of the Emberton Neighbourhood Plan has been open and transparent, with many opportunities provided for those that live, work and do business within the Neighbourhood Area to contribute to the process, make comment, and to raise issues, priorities and concerns.
- 6.2 All statutory requirements have been met and a significant level of additional consultation, engagement, and research has been completed.
- 6.3 This Consultation Statement has been produced to document the consultation and engagement process undertaken and are considered to comply with Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012.

Appendix 1

Village survey questionnaire March 2018



*Emberton Neighbourhood Plan
Consultation Questionnaire*

March 2018

Neighbourhood Plans were introduced in the Localism Act 2011, allowing local communities to be involved in planning decisions affecting them. This is your opportunity as a member of the community to put forward your views and help shape the future of Emberton.

The primary objectives of the plan are to -

- Develop a shared vision for a village (or town);
- Choose where homes, shops, offices and other development should be built;
- Influence how much housing should be built, and of what type;
- Identify and protect important local green spaces or other treasured assets.

The Neighbourhood Plan covers the entire parish and it will help to direct and control future development within the Parish Boundary for the period up to 2031. Our Neighbourhood Plan must comply with Milton Keynes Council's Local Plan and the government's wider policy of sustainable development, but once approved, the plan will have legal force in setting out what development is acceptable in our parish and for what reasons.

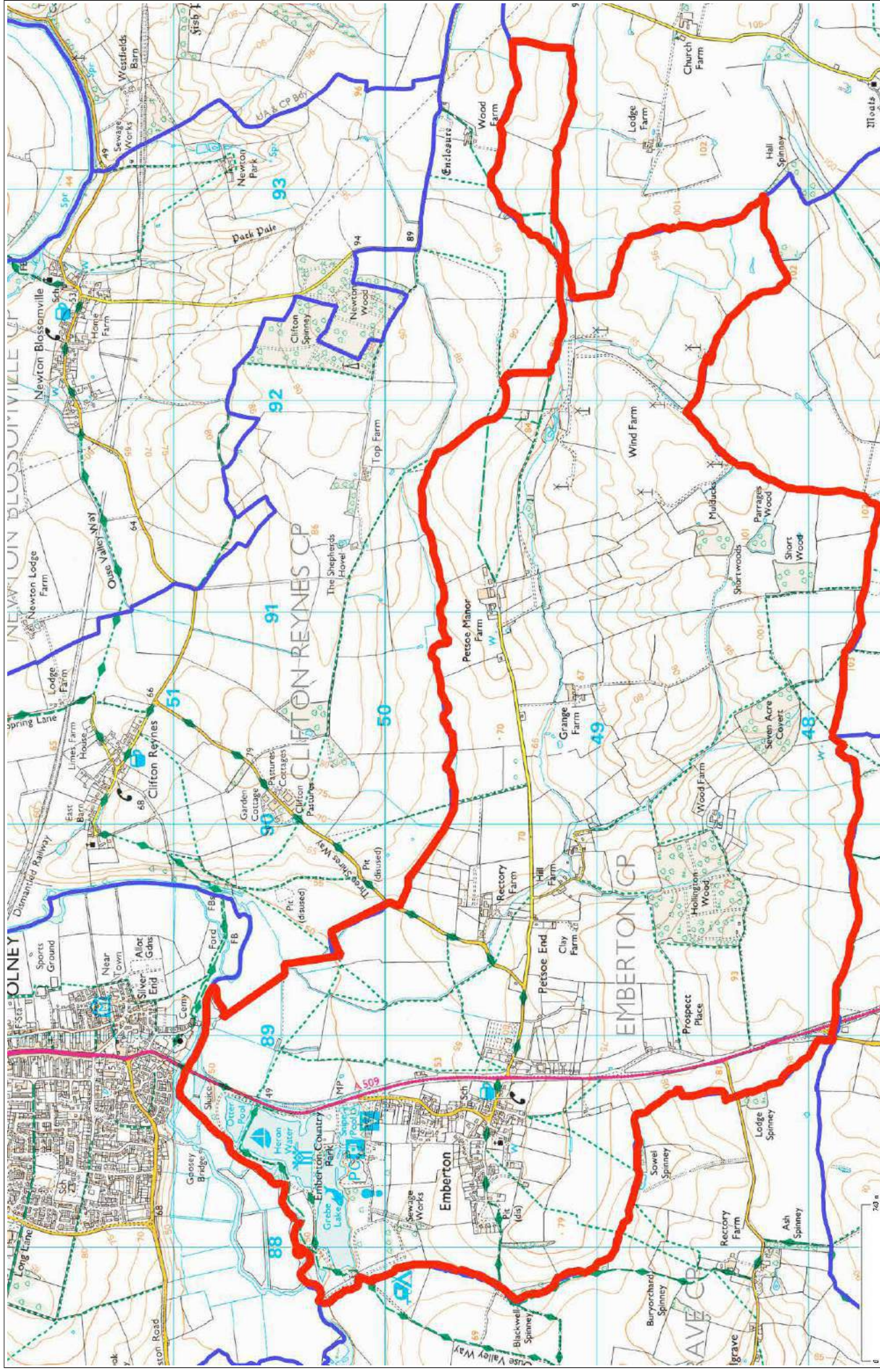
Developers and local authority planners will have to take notice of it. Without a Neighbourhood Plan, we will have little control over any development that takes place.

Currently, no decisions have been made regarding the future vision for Emberton parish and this questionnaire serves to enhance and expand on the initial feed-back generated by the Open Days held in the Pavilion last year. This questionnaire is the next step in ensuring that the plan is fully aligned with the wishes of the community and that any future development is shaped by the residents.

Please be assured that your answers will remain anonymous (unless you wish to identify yourself). We have been advised that the questionnaires should be individually numbered, simply to avoid possible fraud. However, the questionnaires are being delivered randomly and no record will be made of which questionnaire(s) have gone to each household either.

The next steps in the process of developing the plan include a Housing Needs Assessment and further consultations. We are interested in how you would like the group to engage with the parish going forward, so could you please put any suggestions or preferences you have in the final question.

This is the extent of the Parish for purpose of the Neighbourhood Plan





1. About Your Household

Q1.1 Please indicate which of the following describes your interests within the Parish:
(you may tick more than one) Required

- Resident
- Home Owner
- Owner of land (not including your house)
- Community Group
- Business
- Owner of other property in the Parish
- Other

Q1.1a If you selected 'Other', please specify what your interest is:

Q1.1b As a resident does your household own (either mortgaged or owned outright) or rent your home?

- Owned
- Rented
- Other

Q1.bi If you selected Other, please specify:



Q1.2 How long have you have lived in the parish?

- | | |
|------------------------------------|------------------------------------|
| <input type="checkbox"/> 0-5 yrs | <input type="checkbox"/> 6-10 yrs |
| <input type="checkbox"/> 11-18 yrs | <input type="checkbox"/> 19-25 yrs |
| <input type="checkbox"/> 26-40 yrs | <input type="checkbox"/> 41-50 yrs |
| <input type="checkbox"/> 51-60 yrs | <input type="checkbox"/> 61-70 yrs |
| <input type="checkbox"/> +71 yrs | |

Q1.3 How many people are there in your household in the following age ranges?

- | | |
|------------------------------------|------------------------------------|
| <input type="checkbox"/> 0-5 yrs | <input type="checkbox"/> 6-10 yrs |
| <input type="checkbox"/> 11-18 yrs | <input type="checkbox"/> 19-25 yrs |
| <input type="checkbox"/> 26-40 yrs | <input type="checkbox"/> 41-50 yrs |
| <input type="checkbox"/> 51-60 yrs | <input type="checkbox"/> 61-70 yrs |
| <input type="checkbox"/> 71-80 yrs | <input type="checkbox"/> +81yrs |

Q1.4 How many in your household are there in each of the following categories. Please indicate how many in your household are:

- In work
- Student/school
- Not working Carer
- Retired

Q1.5 How many of your household use which forms of transport?

- Work from/study at home
- Walk
- Cycle
- Drive
- Car passenger
- Bus

Q1.6 How many vehicles are there in the household?

Q1.7 In the next 5 years, do you anticipate the number of vehicles in your household will...

- Decrease
- Increase
- Stay the same

Q1.7a How many more vehicles do you anticipate?

- 1
- 2
- More than 2

Q1.7b How many fewer vehicles do you anticipate?

- 1
- 2
- More than 2



2. Housing & Local Plan Designations

Q2.1 Do you agree that there is a need for more housing development in the village?

- Strongly agree
- Agree
- Disagree
- Strongly disagree

Q2.5 Do you believe that any future developments should be restricted to infill sites within the village?

- Strongly agree
- Agree
- Disagree
- Strongly disagree

Q2.2 Do you agree that there is a need for more housing development in the wider parish area?

- Strongly agree
- Agree
- Disagree
- Strongly disagree

Q2.6 There are currently approximately 260 individual houses within the village. How many new houses would you be prepared to see built within the next 12 years?

- | | |
|-----------------------------------|-----------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> 1 to 10 |
| <input type="checkbox"/> 11 to 20 | <input type="checkbox"/> 21 to 30 |
| <input type="checkbox"/> 31 to 40 | <input type="checkbox"/> 41+ |

Q2.3 Are you concerned with the affordability of housing in the parish?

- Yes No

Q2.4 Would you be prepared to see greenfield / agricultural land to be made available for new development?

- Yes No



3. Local Business

Q3.1 Do you feel that new businesses should be encouraged to establish and develop in the parish?

Yes No

Q3.2 Do feel that the parish should have more small commercial development sites?

Strongly agree
 Agree
 Disagree
 Strongly disagree



4. Transport & Car Parking

Q4.1 Do you consider parking in the village to be adequate?

- Yes No

Q4.1a Are there any specific locations where you think parking should be provided?

Q4.2 Should the grass verges in the village be protected?

- Strongly agree
 Agree
 Disagree
 Strongly disagree

Q4.3 Do you think that traffic calming measures should be introduced to reduce the speed of traffic passing through the parish?

- Strongly agree
 Agree
 Disagree
 Strongly disagree

Q4.4 Do you feel that the existing foot paths / cycle tracks in the parish are sufficient?

- Strongly agree
 Agree
 Disagree
 Strongly disagree

Q4.5 Is a more frequent bus service is required?

- Yes No

Q4.5a If yes, which of these extensions is required?
Please tick any that you feel are needed.

- Later every evening from MK
 Later every evening to MK
 Earlier every morning from MK
 Earlier every morning to MK
 Later on a Friday/Saturday to MK
 Later on a Friday/Saturday from MK
 More frequently on a Sunday
 Generally more frequently



5. Green Space

Do you believe that the following existing green spaces in the parish should be protected?

Q5.1 Emberton playing fields

- Strongly agree
- Agree
- Disagree
- Strongly disagree

Q5.2 The school playing fields

- Strongly agree
- Agree
- Disagree
- Strongly disagree

Q5.3 The Allotments

- Strongly agree
- Agree
- Disagree
- Strongly disagree



Q5.4 Emberton Country Park

- Strongly agree
- Agree
- Disagree
- Strongly disagree

Q5.5 Please list any other green/open spaces that you feel should be protected?

Q5.6 Do you believe the parish needs more green space?

- Yes
- No

Q5.6a If 'yes' for what purpose would this green space be needed?

Q5.7 Do you believe it is important that local wildlife and its habitat is protected?

- Strongly agree
- Agree
- Disagree
- Strongly disagree

Q5.8 Traffic noise is a problem in the parish

- Strongly agree
- Agree
- Disagree
- Strongly disagree

Q5.9 Air quality is a problem in the parish

- Strongly agree
- Agree
- Disagree
- Strongly disagree



6. Local Facilities

Q6.1 If there was a shop in the village how often would you use it?

- At least once a week
- At least once a month
- Less than once a month
- Never

Q6.2 What other facilities, if any, would you like to see in the village?

Q6.3 Do you think that the speed of broadband to your property is sufficient?

- Yes
- No

Q6.4 How often do you use the following facilities?

Q6.4a The institute

- At least once a week
- At least once a month
- At least once a year
- Less than once a year
- Never

Q6.4b The pavilion

- At least once a week
- At least once a month
- At least once a year
- Less than once a year
- Never

Q6.4c The playing field (including the children's play area and tennis courts)

- At least once a week
- At least once a month
- At least once a year
- Less than once a year
- Never

Q6.4d The church

- At least once a week
- At least once a month
- At least once a year
- Less than once a year
- Never



Q6.4e The pub

- At least once a week
- At least once a month
- At least once a year
- Less than once a year
- Never

Q6.4f Emberton Country Park

- At least once a week
- At least once a month
- At least once a year
- Less than once a year
- Never

Q6.4g The bus service

- At least once a week
- At least once a month
- At least once a year
- Less than once a year
- Never

Q6.5 How often does your household read or access the following facilities?

Q6.5a Well and Towers

- Frequently
- Occasionally
- Rarely
- Never

Q6.5b Parish Council notice board

- Frequently
- Occasionally
- Rarely
- Never

Q6.5c Parish council website Phonebox

- Frequently
- Occasionally
- Rarely
- Never

Q6.5d Olney Noticeboard on Facebook

- Frequently
- Occasionally
- Rarely
- Never



7. Further Comments

Q7.1 This is your opportunity to say more about your answers above and/or to raise other issues relating to life in Emberton now and in the future...

Q7.2 We are interested in how you would like the steering group to engage with the parish as the process of developing the plan continues. Please let us know suggestions or preferences below.



Thank you for completing this questionnaire.

Emberton Neighbourhood Plan
Steering Group Members

Richard Laval (Chair)

Andy McGrandle (Vice-chair)

David Barton

Ray Brown

Liz Dench
Karen Goss

Jake Green

Victoria McLean

Fred Markland

George Proud

Appendix 2

February 2020 Regulation 14 Consultation

Advertisement Flyer and Consultation Questionnaire



Emberton Neighbourhood Plan

2019 to 2031

Regulation 14 Submission, February 2020

The Emberton Neighbourhood Plan has been drafted and is now ready for your feedback and comments. The consultation on the draft plan runs until the **9th April 2020**.

Your views would be welcomed and appreciated, it is important that the plan we take forward to formal submission and referendum reflects the wishes of the community, so please read the document and provide us with your comments.

Why do we need a Neighbourhood Plan?

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The Neighbourhood Plan would be taken into account when Milton Keynes Council determine planning applications, shaping development that benefits our community and helping to resist proposals that would not be acceptable.

What can the Neighbourhood Plan deliver?

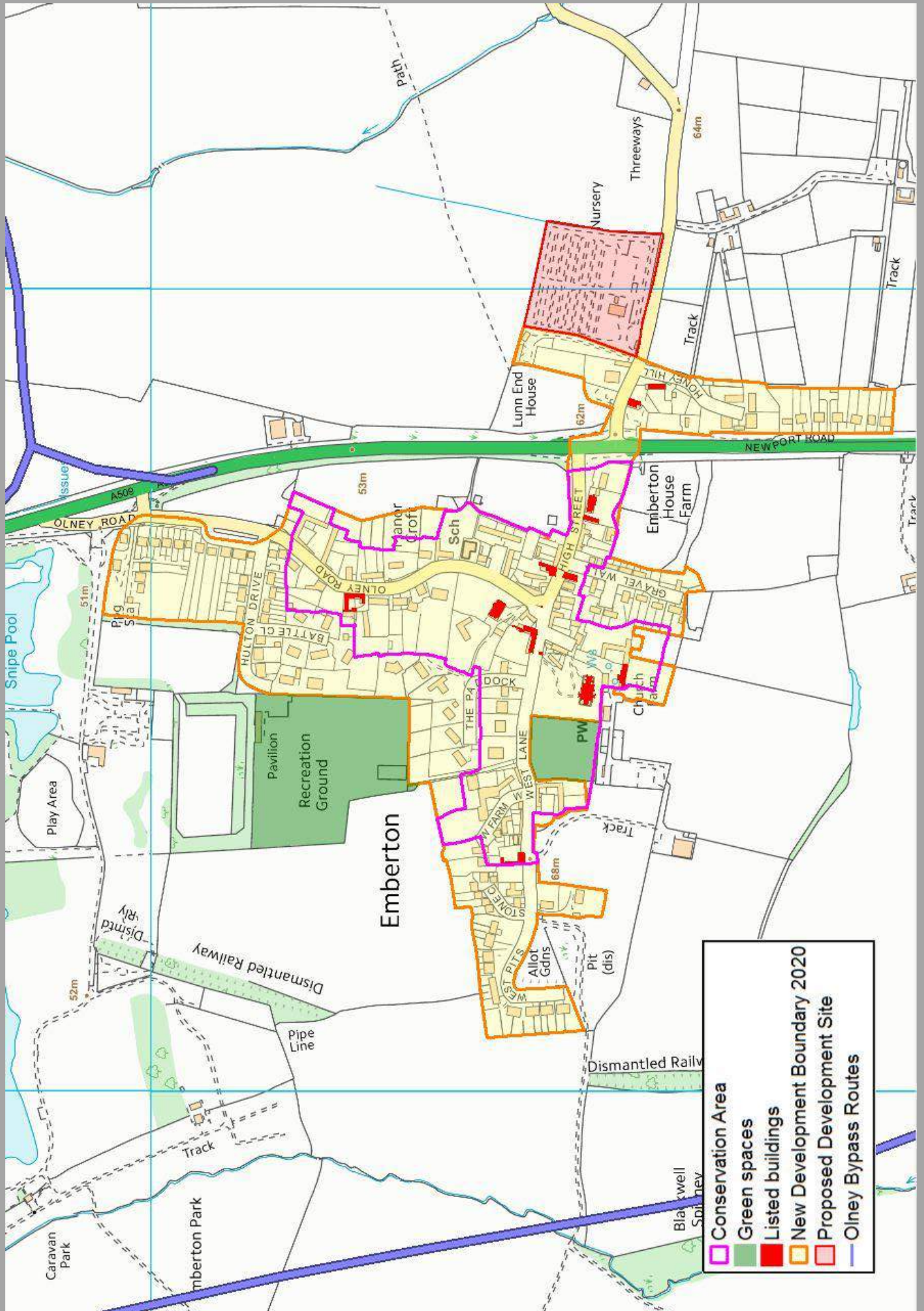
The Neighbourhood Plan also allows us to address issues that are a concern to our community and support the future of our village. Currently, Emberton has no new affordable/low cost housing and no mean of securing any, which means the village has difficulty in attracting young families to live here. This impacts on facilities like the School, sports clubs and the use of the playing field. Addressing the impacts of the A509, that segregates the two sides of our community, is also important to promote integration and improved connections.

The Neighbourhood Plan proposes a strategy to deliver a range of housing, including affordable housing and smaller houses for those wishing to downsize, which will help to bring new life into the village and support our facilities and services.

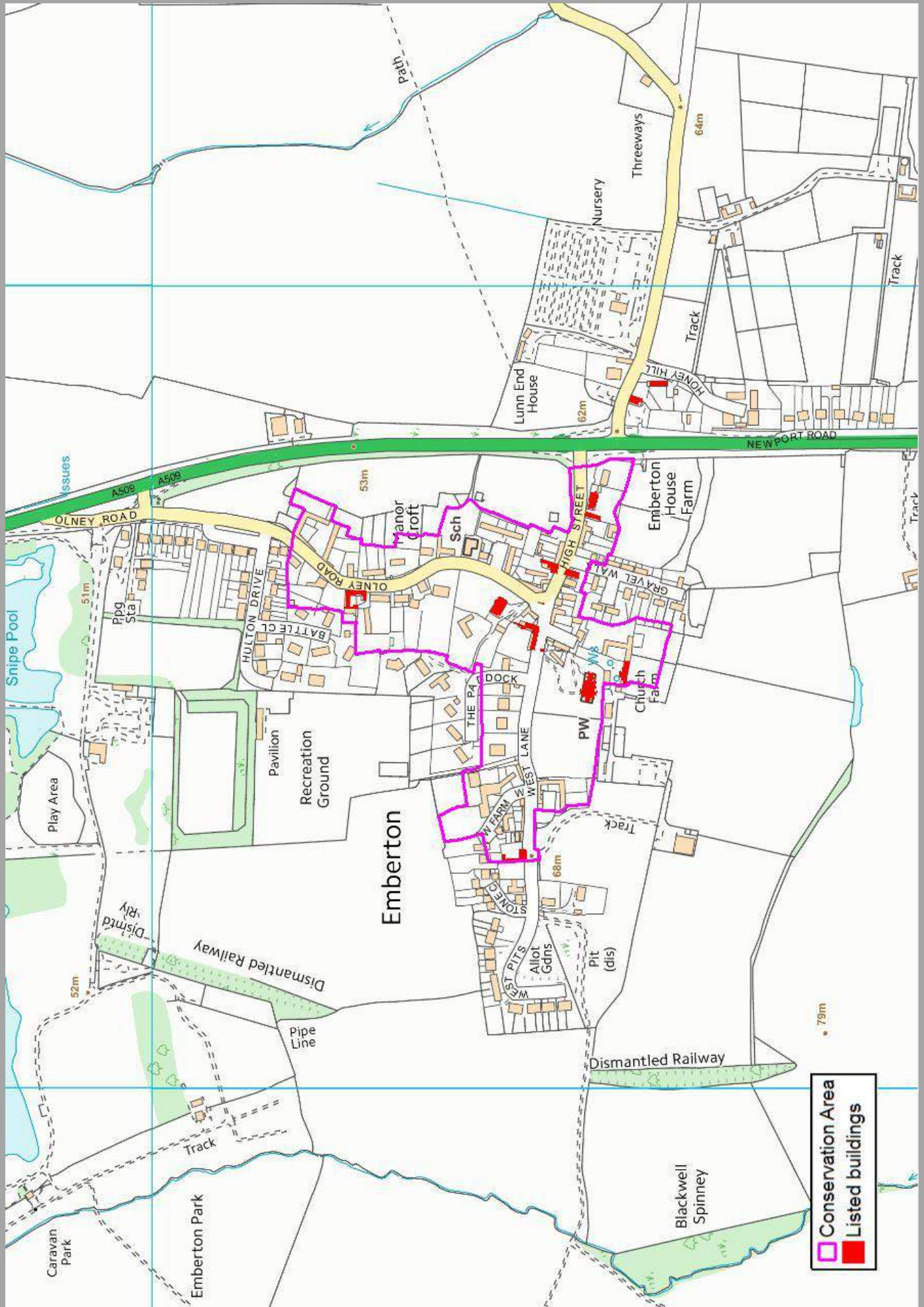
To help with your comments, questions have already been suggested. We would like to hear anything else that you have to say about the Neighbourhood Plan, so space has been left for you to make further comments if you wish. You will see the intention is that **replies are anonymous**, so don't be afraid of making your voice heard, it's your village!

There will be a number of drop-in sessions at the Pavilion, the dates for these are:

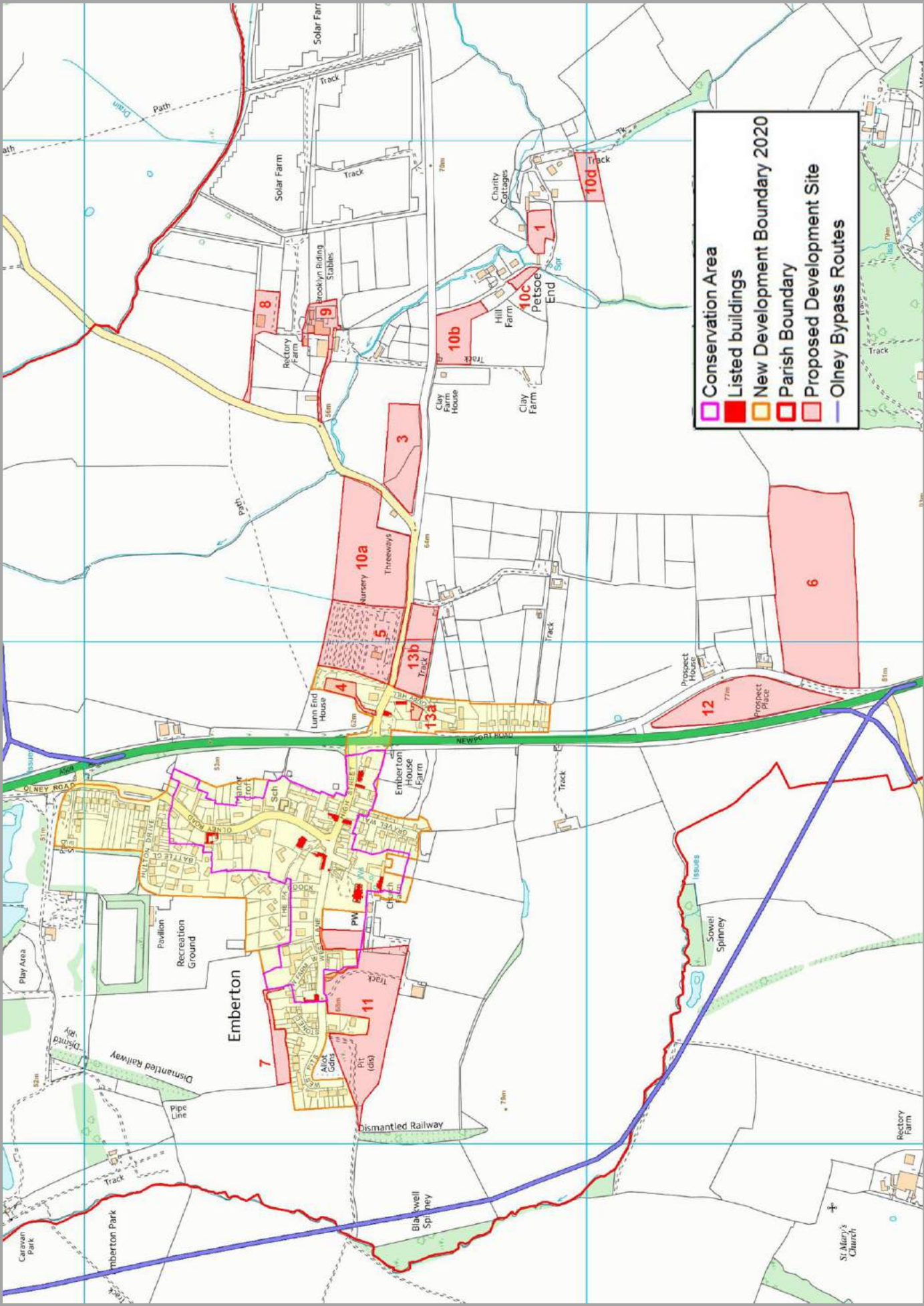
- Saturday 14th March between 10am and 12pm
- Friday 27th March between 7pm and 9pm
- Saturday 28th March between 10am and 12pm



- Conservation Area
- Green spaces
- Listed buildings
- New Development Boundary 2020
- Proposed Development Site
- Olney Bypass Routes



- Conservation Area
- Listed buildings



- Conservation Area
- Listed buildings
- New Development Boundary 2020
- Parish Boundary
- Proposed Development Site
- Olney Bypass Routes

Emberton

St Mary's Church

Caravan Park

Emberton Park

Blakwell Spinney

Soweil Spinney

Recreation Ground

Pavilion

Play Area

Dismantled Railway

Pipe Line

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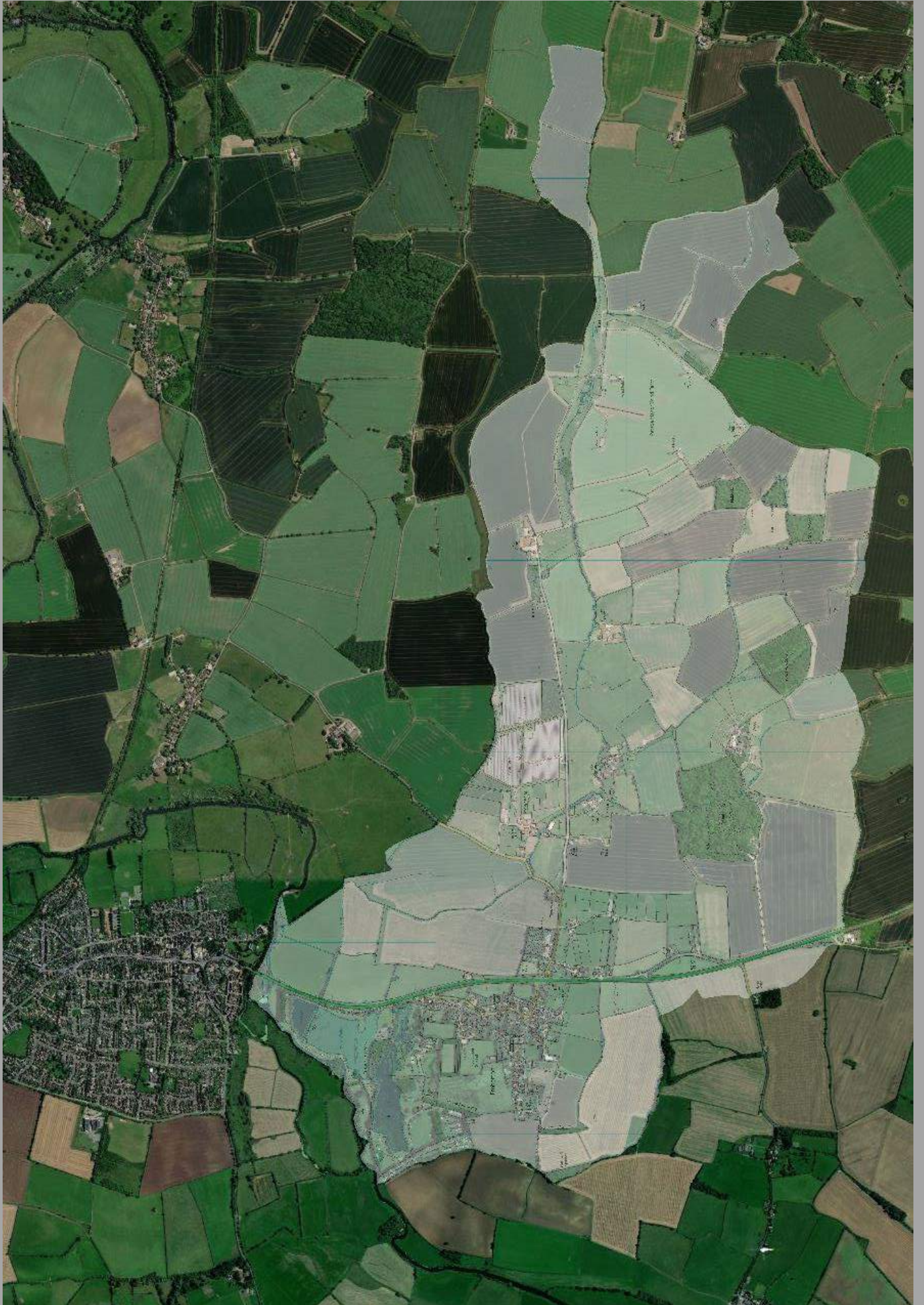
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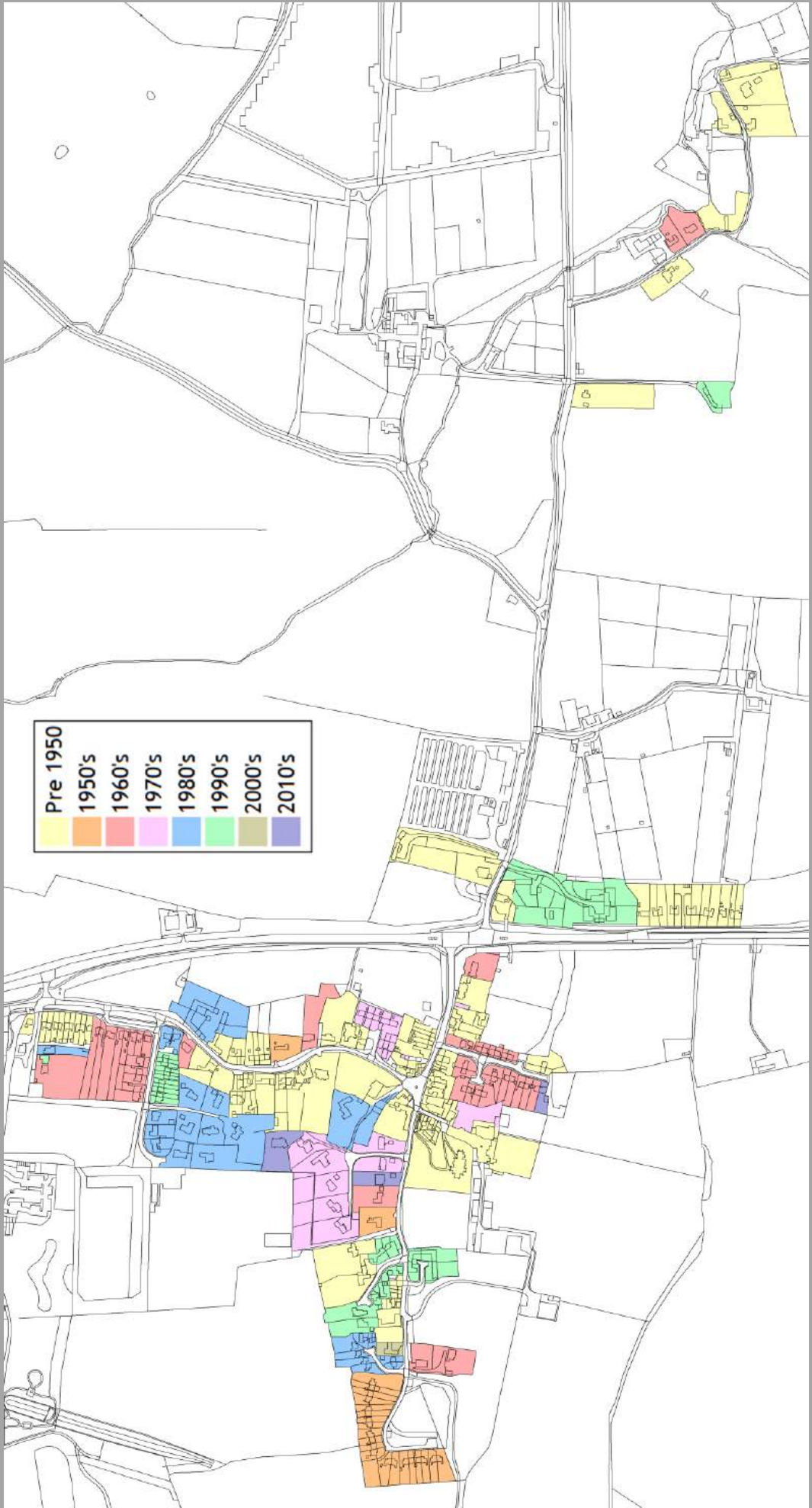
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Emberton House Farm

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Appendix 3

January 2021 Regulation 14 Consultation

Advertisement Flyer



Emberton Neighbourhood Plan

2019 to 2031

Regulation 14 Submission, February 2020

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The Neighbourhood Plan would be taken into account when Milton Keynes Council determine planning applications, shaping development that benefits our community and helping to resist proposals that would not be acceptable.

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The Neighbourhood Plan also allows us to address issues that are a concern to our community and support the future of our village. Currently, Emberton has no new affordable/low cost housing and no mean of securing any, which means the village has difficulty in attracting young families to live here. This impacts on facilities like the School, sports clubs and the use of the playing field. Addressing the impacts of the A509, that segregates the two sides of our community, is also important to promote integration and improved connections.

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To help with your comments, questions have been suggested overleaf. We would like to hear anything else that you have to say about the Neighbourhood Plan, so space has been left for you to make further comments if you wish. You will see the intention is that **replies are anonymous**, so don't be afraid of making your voice heard, it's your village!

There will be a number of drop-in sessions at the Pavilion, the dates for these are:

- Saturday 14th March between 10am and 12pm
- Friday 27th March between 7pm and 9pm
- Saturday 28th March between 10am and 12pm

1. What do you think about the changes made to expand the development boundary to bring more of the existing development and existing gardens into the defined village?

- Support
- Do not support (please explain why below)
- Would support with changes (please explain below)

.....

.....

.....

2. What do you think about the development strategy objectives (after paragraph 5.14) and the housing requirements identified in the Neighbourhood Plan (Policy DS1)?

- Support
- Do not support (please explain why below)
- Would support with changes (please explain below)

.....

.....

.....

3. What do you think about the housing allocation in the Neighbourhood Plan for the Acorn Nurseries site, taking account of the development strategy objectives and the process to identify potential housing sites (explained in Annex B of the Plan)?

- Support
- Do not support (please explain why below)
- Would support with changes (please explain below)

.....

.....

.....

4. Do you have any further comments to make about the Neighbourhood Plan content that would help to make it better for you? (Please attach a separate sheet if you wish to expand upon your comments)

.....

.....

.....

Please return your forms to the drop in boxes located in the Church foyer, the Pavilion and the Village Hall on or before the 9th April 2020, hand them in during one of the drop-in sessions, or email to: plan@embertonparishcouncil.co.uk



Emberton Neighbourhood Plan

2019 to 2031

Regulation 14 Submission, January 2021

“Have your say”

The Emberton Neighbourhood Plan has been revised over the last year by the Steering Group made up of residents and members of the Parish Council. The document is now ready for your feedback and comments.

Consultation on the draft Neighbourhood Plan will run from the **29th January** for **8 weeks** until the **26th March 2021**.

The Neighbourhood Plan has been comprehensively reviewed based upon the feedback received from the consultation event in February 2020 and the feedback to the village questionnaire.

The main changes to the Neighbourhood Plan include a revised development boundary around Emberton and a change in strategy to allow for more limited organic housing growth, reflecting the pace that houses have been built in the past.

It has been decided to re-run this consultation to obtain your views on the Neighbourhood Plan, before it is formally submitted to Milton Keynes Council and then subject to Examination and Referendum.

Your views would be welcomed and appreciated. This is your plan prepared for your community, so please read the document and provide us with your comments.

How to view the Neighbourhood Plan?

The Neighbourhood Plan can be viewed on the Parish Council web site at the following address:

www.embertonparishcouncil.co.uk/neighbourhood-plan/

If you do not have access to the internet or have difficulty viewing the Neighbourhood Plan online, a hard copy of the document can be delivered to you for your personal review.

Please contact our Planning Consultant who has assisted the Steering Group to prepare the Neighbourhood Plan on **01234 924920**.

How do you make comments on the Neighbourhood Plan?

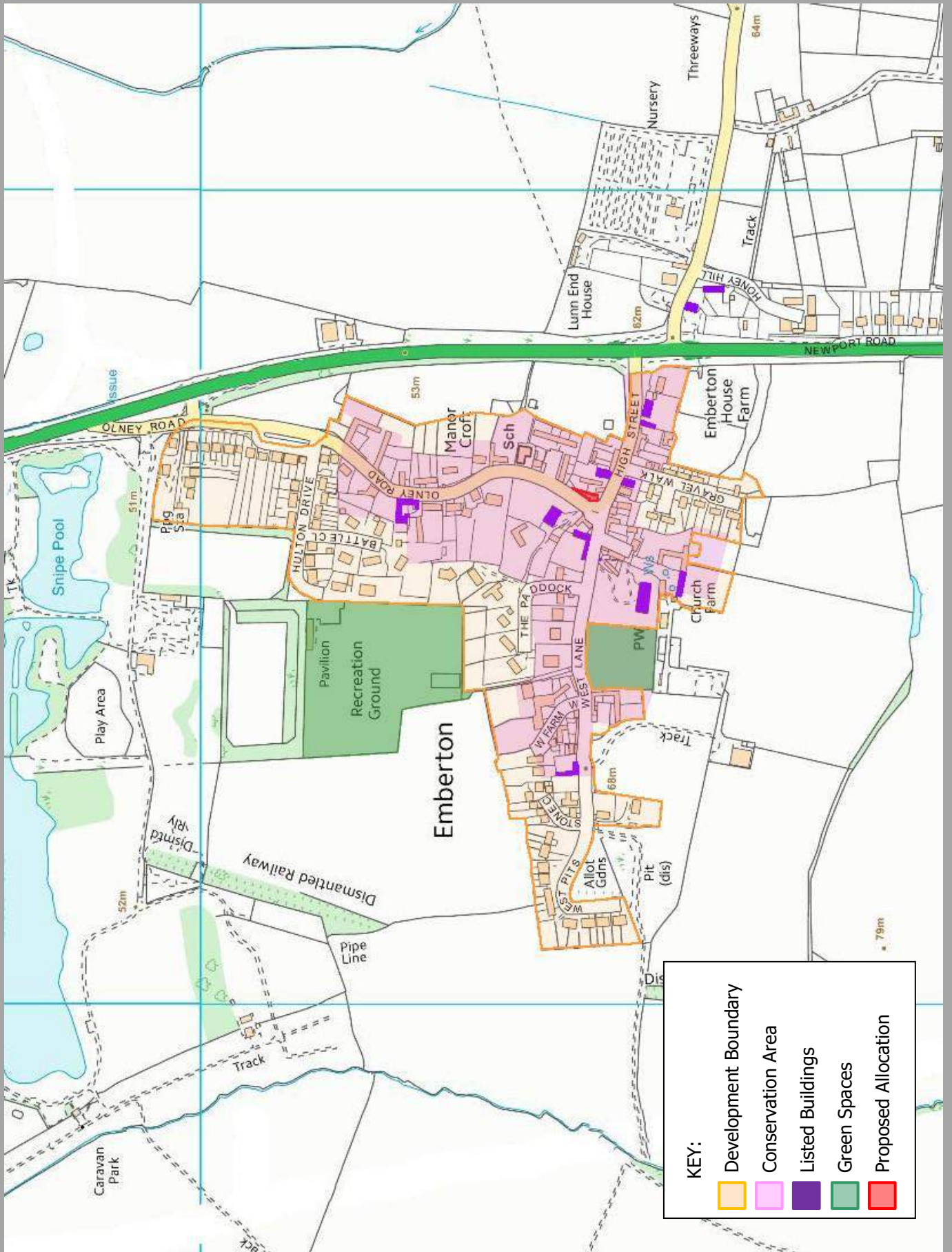
Comments and suggestions can be made via email to:

plan@embertonparishcouncil.co.uk

or alternatively in writing to:

Town Planning Services
The Exchange, Colworth Park, Sharnbrook,
Bedfordshire, MK44 1LZ

Thank you for taking the time to read the Neighbourhood Plan and have your say!



Emberton Neighbourhood Plan Proposals Map

Appendix 4

May 2022 Regulation 14 Consultation

Advertisement Flyer



Emberton Neighbourhood Plan

2019 to 2031

Regulation 14 Pre-Submission, May 2022

**“Have
your say”**

The Emberton Neighbourhood Plan has been refined over the last year and is now ready for your feedback and comments.

Consultation on the draft Neighbourhood Plan will run from the **2nd May** for **6 weeks** until the **13th June 2022**.

The Neighbourhood Plan has been comprehensively reviewed, based upon responses to the village questionnaire, a consultation event in February 2020 and your feedback to formal consultations on previous editions of the plan.

The main changes to the Neighbourhood Plan include a revised development boundary around Emberton and a change in strategy to allow for more limited organic housing growth, reflecting the pace that houses have been built in the past.

It has been decided to re-run this consultation to obtain your views on the Neighbourhood Plan, before it is formally submitted to Milton Keynes Council and then subject to Examination and Referendum.

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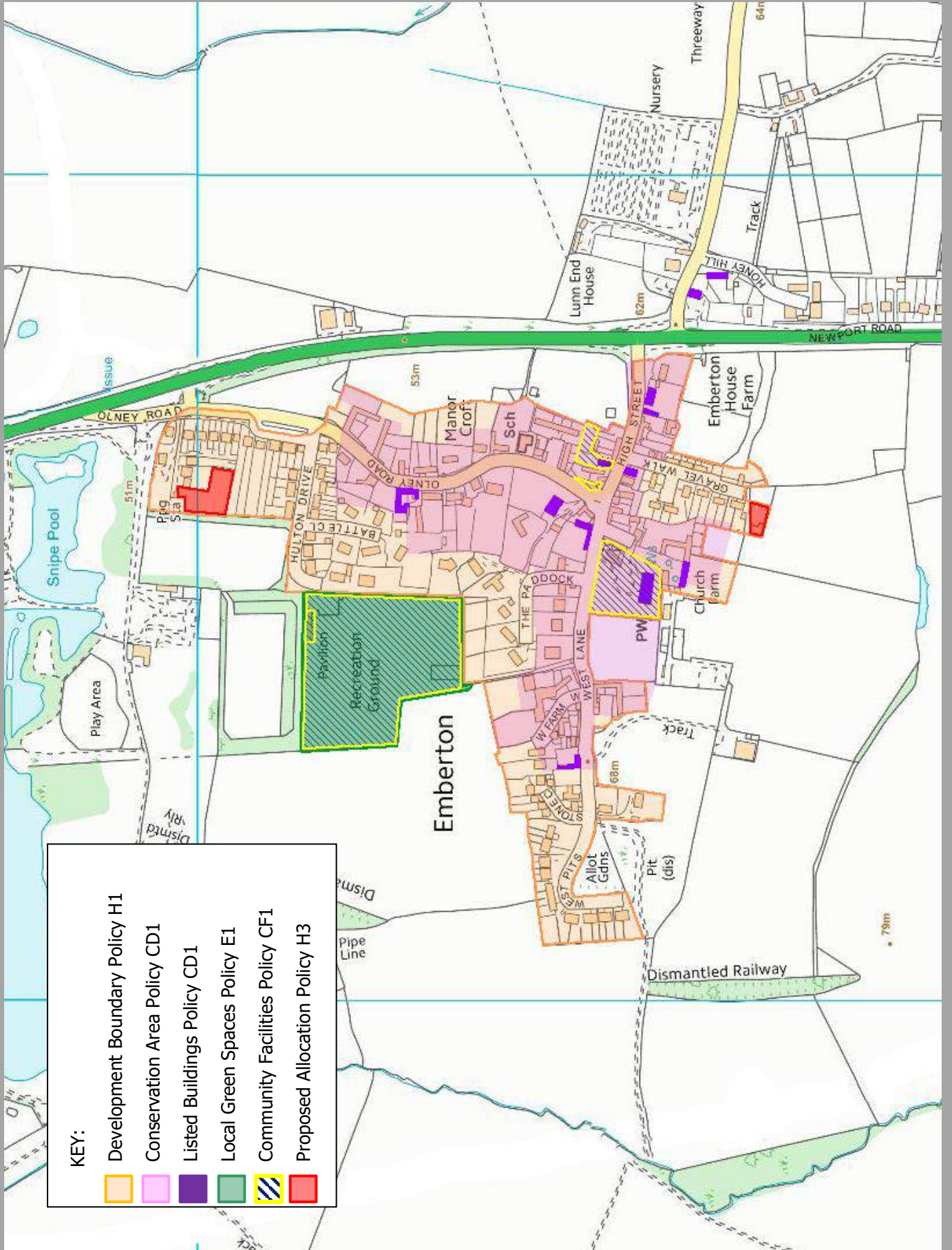
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**The Exchange, Colworth Park, Sharnbrook,
Bedfordshire, MK44 1LZ**

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Emberton Neighbourhood Plan Designations and Allocations Map



Prepared with the support of Town Planning Services

The Exchange, Colworth Park, Sharnbrook, Bedfordshire, MK44 1LZ

01234 924 920

www.townplanning.services

Document Version 18613 CS

