

Emberton Neighbourhood Plan, Reg 16 consultation responses

Glyn Jones

I am writing to state my objection to the proposed Emberton Neighbourhood Plan. The reasons for my objection are as follows:

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.

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.

Any properties built on this plot would result in significant loss of privacy and loss of light to several residents of Olney Road.

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.

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.

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 organic... it feels more like a cynical way for one person (a Parish councillor) to make significant personal profit.

The Nolan Principles set out very clearly how those in office should conduct themselves:

- 1 Selflessness
- 2 Integrity
- 3 Objectivity
- 4 Accountability
- 5 Openness
- 6 Honesty
- 7 Leadership

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:

1. Selflessness: Holders of public office should **act solely in terms of the public interest**.

Cllr Markland 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?

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.

Having had a look through April's Parish Council Meeting minutes, the following was recorded:

Action: KG. Cllr White made reference to the email from Francis Jackson Homes. Cllr Markland 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.

This seems a clear example of Cllr Markland 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.

3. Objectivity

Holders of public office must act and **take decisions impartially**, fairly and on merit, using the best evidence and without discrimination or bias.

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.

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)... 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.