

## 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.

The proposed plan will place a number of new homes in a site that is fully visible from within the country park, thus encroaching on an important communal green space and increasing the light pollution within that space.

Having such a development in the proposed site will also change the character of the current housing stock... such a development will be out of character compared to the housing that currently exists on Olney Road (which benefit from a non-estate location with views to the front and rear of the properties). Any properties built on the plot would inevitably, negatively impact a large number of surrounding properties, resulting in significant loss of privacy/light to several residents. Notably, there is a very large property on the proposed 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, along with the proximity to Emberton Park must cast doubt over whether it is a suitable location for development.

The Access to Harvey Drive is also extremely narrow and would not be suitable for multiple/ large HGV's... HGS's/work vans will have to be parked on Olney Road/at the entrance of the Country Park, adding to the already high levels of traffic on Olney Road and restricting access to the Country Park.

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. Infill housing in Gravel Walk has already been granted planning permission and there is currently a proposal to build 29 new houses in Emberton so, with such a large influx of housing imminent, it seems illogical for the Parish Council to press ahead with this current plan. Both the Acorn Nurseries and Gravel Walk sites seem to offer the most suitable solution to Emberton's limited housing needs/requirements as they would offer the least disruption to other residents i.e. they would not present the overlooking / overshadowing issues of the Olney Road site, the access is much easier and there would be no effect/encroachment on the important communal green space provided by Emberton Country Park.

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 plan can be agreed upon.