

Emberton Neighbourhood Plan, Reg 16 consultation responses

Ms M Hobbs

Thank you for the opportunity to comment on the above plan which I have found both interesting and informative. I take this opportunity to express my appreciation of the efforts made by all who have contributed to this document. Please note my concerns and objections highlighted below to:

Policy H3 Land at Harvey Drive – Proposal for two dwellings

1. Dwellings would be clearly visible from Emberton Country Park which would be in direct contradiction to Policy H1 Development Strategy which wishes for all development to be sensitively located and enhancing the rural character of the village and preserving the wider landscape setting of the village.
2. For the same reasons as outlined in the above point, proposed dwellings would also impact on all houses in lower Olney Road, Hulton Drive and other residences on Harvey Drive. We purchased our property on Olney Road for the simple fact that there were no developments to the front or rear of the property in line with our property. The proposed site for dwellings will change the open views to aforementioned houses on Olney Road etc.
3. Over the past 22 years of living on Olney Road, I have on numerous occasions spotted deer fawns and pheasants on the proposed site as well as other wildlife. Any development of dwellings here would deter such wildlife.
4. Light pollution will also be a factor affecting the surrounding houses as well as from Emberton Country Park.
5. Vehicular access to the proposed properties/site is significantly restricted due to Harvey Drive essentially being a narrow track road. Construction of the properties additionally, would be especially difficult and vehicular access via Harvey Drive by HGVs would be impossible.
6. Furthermore, Harvey Drive already provides vehicular and pedestrian access to three properties on Harvey Drive as well as nine houses along Olney Road (No. 59 to 75). Regards the latter which is used on a daily basis by multiple houses, access via Harvey Drive has been in place for decades in respect of accessing the lane at the back of the houses on Olney Road and garages in the rear gardens. Harvey Drive is essentially a small driveway itself and already serves 12 properties; access by any further dwellings would be far too many.
7. The number of infill houses for the village I understand has already been achieved i.e. the house built at the back of West Lane House and the approval to build a further dwelling in Gravel Walk. There is also a planning application pending on the Acorn Nurseries site in respect of around 24 houses. No further infill is presently required.

I trust that all of the above points/objections will be noted and considered fully.