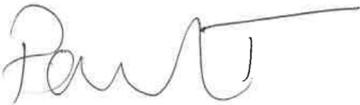


NEIGHBOURHOOD PLANNING OFFICER DECISION			
DECISION REQUIRED <i>(please tick one box)</i>			
Designate a Neighbourhood Forum	<input type="checkbox"/>	Agree comments on a pre-submission plan	<input type="checkbox"/>
Designate a Neighbourhood Area	<input type="checkbox"/>	Agree comments on a submitted plan	<input type="checkbox"/>
Whether to accept and publicise a Submitted Plan	<input type="checkbox"/>	Agree the appointment of an Examiner	<input type="checkbox"/>
Whether to decline or accept a repeat proposal	<input type="checkbox"/>	Agree actions to take following an Examiner's report	X
Whether to modify a Plan or Order	<input type="checkbox"/>		<input type="checkbox"/>
LOCATION/ PARISH			
		Emberton Parish Council	
DATE RECEIVED			
		5 September 2023	
DEADLINE FOR DECISION <i>(where Regs require this)</i>			
		ASAP – Regs require decision within 5 weeks but allow for longer where discussions on the changes take place with the Parish Council	
LEAD OFFICER			
		David Blandamer	
ISSUES/COMMENTS <i>(including details of any consultations undertaken and any comments received)</i>			
<p>Following an independent examination, Milton Keynes City Council has considered the report of the examiner on the Emberton Neighbourhood Plan. Following discussion with the parish council, Milton Keynes City Council proposes to accept the Examiner's recommendations.</p> <p>A decision is sought to agree to the course of action outlined above and as set out in the accompanying Decision Statement.</p> <p>Arrangements are being made with Electoral Services to hold a referendum in November 2023.</p>			
BACKGROUND DOCUMENTS: <i>(insert hyperlink to files on sharepoint)</i>			
Examination			
DECISION TAKEN:			
Agree the Examiner's recommendations and proceed to referendum			
SIGNED:			
			
Paul Thomas, Director of Planning and Placemaking			
DATE: 7 September 2023			

Emberton Neighbourhood Plan

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Examiner report	Examiner's recommendations	MKC comments	Recommended changes
The Overall Presentation and Form of the Plan			
Para 5.1.2	Figure 5 would be improved through the use of an OS base map at a bigger scale, so the NP boundary is easier to distinguish.	Agreed	Amend figure 5 to use an OS base at larger scale.
	Annotation in terms of orientation and description should be added to the photographs at pages 13, 23 and 24, to assist any user of the Plan.	Agreed	Annotate photographs on pages 13, 23 and 24.
	The use of a similar tone of green for both the A509 and the Local Green Space at Figure 13 and the Designations and Allocation Map is confusing. This should be amended.	Agreed	Amend Figure 13 to remove coloured designation of A509.
Para 5.1.4	One small typographical error at para 1.5 should be amended. Reference should be made to Annex A rather than Annex B.	Agreed	Amend paragraph 1.5 (second sentence) to read: "A full list and details of these buildings can be found at Annex <u>A</u> B."
Policies H2-H3 Housing			
Para 5.3.8	Policy H2 - the reference in (c), referring to the use of 'high quality design and materials' is subjective and would be better moved to the accompanying text and read as guidance as opposed to direct policy that could be interpreted in different ways by different parties.	Agreed	Amend Policy H2 to read: "Small scale infill residential proposals for a limited number of new homes will be supported where such proposals are located within the defined development boundary, and where the following criteria can be met: a) The proposal would be a suitable infill plot located between existing buildings. b) The proposed development would not have an adverse

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			<p>impact on the character, appearance or setting of the Conservation Area, or cause harm to the significance of a Listed Building, whether directly or within its setting. c) The proposal includes high quality design and materials and respects the character of the surrounding area. d) The proposal could be situated without causing significant adverse harm to neighbouring amenity, through loss of light, privacy and overlooking, or overbearing mass and scale. e) The proposal should demonstrate measures to reduce demand for energy and resources in response to climate change. f) Acceptable access arrangements can be achieved with on-site parking in accordance with Milton Keynes City Council's Parking standards SPD. g) The scheme would not increase the risk of flooding elsewhere.</p> <p>Development proposals should also comply with the other policies in the Neighbourhood Plan and the Policies of Plan:MK.”</p> <p>Include additional wording in supporting text requiring proposals to include high quality design and materials.</p>
<p>Para 5.3.11</p>	<p>Policy H3 - the third paragraph of the policy refers again to 'high quality of design' which is subjective. I advise that this reference is removed. If Policy H2(c) is addressed as detailed above, then this matter will lie in the accompanying text for the Housing chapter. The remainder of the third paragraph of H2 would then read as follows;</p>	<p>Agreed</p>	<p>Amend Policy H3 to read: “Land at Harvey Drive as shown on the Designations and Allocations Map and contained within the revised development boundary is allocated for two dwellings.</p> <p>Development proposals should be positioned and orientated in a manner that respects neighbouring properties and minimises</p>

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	Proposals should demonstrate how they will include measures that reduce the demand for energy and resources. An electric vehicle charging point should be installed for each property.		impacts on amenity in terms of loss of privacy, overlooking and loss of light. Proposals should achieve a high quality of design and demonstrate how they will include measures that reduce the demand for energy and resources. An electric vehicle charging point should be installed for each property. Parking should be provided on site in accordance with Milton Keynes City Council’s Parking standards SPD. The proposals should be landscaped using native species that promotes bio-diversity gains and habitat improvement for local wildlife. Other policies within this Neighbourhood Plan and Plan:MK will also be applied when considering planning applications.”
Policy HT1 – Transport, Highways and New Development			
Para 5.6.1	There is one typographical error in the second line of para 7.1 and ‘the’ should be deleted.	Agreed	Amend paragraph 7.1 (second sentence) to read: “It was evident that the around three quarters of residents who responded felt that additional traffic calming to reduce vehicle speeds through the parish would be beneficial.”
Para 5.6.3	While not a compliancy issue, I suggest that the 4th section of the policy, which references access to the footpath network and cycling routes, could be supported by a reference to a specific map illustrating the local network /		Include map illustrating local cycle and footpath network together with reference in Policy HT1.

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	routes and local sites of attraction such as recreational areas, the Country Park and surrounding settlements. This would add context to the policy and assist any user of the Plan.		
Environment			
Para 5.7.1	There are a couple of minor typographical errors; at 8.9 the reference should be made to Figure 13, not 14; at 8.10 in the first line 'Spaces' should be singular.	Agreed	<p>Amend paragraph 8.9 to read: "The extent of the local green spaces can be seen on Figure 13 4 below and the Policies Map."</p> <p>Amend paragraph 8.10 (first sentence) to read: "The Local Green Spaces is important to the village and accords with the requirements of paragraph 102 of the NPPF, in that the recreation ground is in close proximity to the community and holds particular local significance in terms of recreation value."</p>
Policy E3 Trees and Hedgerows			
Para 5.7.6	This policy refers to 'significant 'trees in the first paragraph. It would assist any user of the Plan if a definition of 'significant', or appropriate reference, is included in the text accompanying the policy. Similarly, an explanation of BS5837 should be included to assist any lay reader.	Agreed	<p>Include new paragraph after policy E3 to read: "<u>The British Standard "Trees in Relation to Design, Demolition and Construction to Construction Recommendations" (BS 5837) (2012), should be applied when there are trees on or within close proximity to a proposed development. Significant trees are defined within the recommendations as those with a trunk diameter of 75 mm or more measured 1.5</u></p>

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			metres above ground level. They also set out the requirements for surveys, technical design, and the protection measures that should be applied.”
Policy E4 Dark Skies and Light Pollution			
Para 5.7.8	There is a typographical error in line 2 of para 8.12 which should be amended to read ‘ It includes some of the darkest skies.....’	Agreed	Amend para 8.12 to read: “They <u>it</u> includes some of the darkest skies within the country, particularly the views looking across the River Ouse valley.”
Para 5.7.9	Para 8.13 should make specific reference to Fig 14 to avoid ambiguity which should be dated and have an overlay of the extent of the NP area. It is currently unclear and misleading.	Agreed	Amend para 8.13 (second sentence) to read: “A map extract (figure 14) can be seen below sourced from the Council for the Protection of Rural England.” Amend figure 14 to include date and overlay of the NP area.
Policy Climate and Flood Risk			
Para 5.8.1	Fig 15 illustrating the EA surface water flood risk across the area is difficult to read accurately and should be replaced with a clearer land- based map showing the risk areas in more definition.	Agreed	Amend figure 15 to show flood risk areas on a clearer base map.
Policy CF1 – Community Facilities			
Para 5.9.2	It would be helpful to any user of the Plan if these facilities were illustrated on a specific map. While the omission of a specific map does not make the policy non-compliant, its	Agreed	Include plan showing location of community facilities referred to in policy CF1.

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	inclusion would remove ambiguity for any reader.		
The Referendum Area			
Para 7.2	The Neighbourhood Area reflects the whole of the Emberton Parish and I am content that this should also reflect the area for any forthcoming Referendum.	Agreed	