



Emberton Neighbourhood Plan

2018 to 2031

Consultation Draft, January 2019

Emberton Neighbourhood Plan

Shaping the future of our community



Contents

Foreword.....	1
1. Introduction	3
Historical Context	3
Setting	4
Character	4
Heritage assets.....	5
2. Plan Making Process	6
Purpose of the Neighbourhood Plan	7
Basic Requirements of the Neighbourhood Plan.....	7
Planning Policy Context	7
The Submitting Body and the Designated Area	8
Plan Period, Monitoring and Review.....	9
3. Parish Survey Results	10
Implications for the Neighbourhood Plan	15
4. Vision.....	17
Challenges for Emberton.....	17
Vision	17
5. Objectives and Policies.....	18
Background.....	18
6. Environment	19
Context and justification	19
Objectives.....	19
Parish biodiversity plan	19
7. Character and Design	23
Context and justification	23
Objectives.....	24

8.	Flood Risk	28
	Context and justification	28
	Objectives.....	29
9.	Highways and Transport	30
	Context and justification	30
10.	Community	33
	Context and justification	33
	Objectives.....	34
11.	Housing	36
	Context and justification	36
	Site selection methodology.....	36
	Consideration of potential housing sites	38
	Objectives.....	40
12.	Business and Employment	43
	Context and justification	43
	Objectives.....	44
	Annex A: Glossary	45
	Annex B: Listed Buildings.....	48

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Shaping the future of our community



Foreword

The Steering Group for the Emberton Parish Neighbourhood Plan welcome you to the first draft of the proposed Emberton Parish Neighbourhood Plan.

The Localism Act of 2011 introduced Neighbourhood Planning into the hierarchy of planning in England, giving communities the right to shape their future development at a local level. The aim of the legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their area. Neighbourhood Development Plans (NDPs) must be in general conformity with the strategic policies of the development plan and have regard to national policy and advice.

Milton Keynes Council determined that the parish boundary would be used as the boundary for the Neighbourhood Plan and that the parish council would be the body responsible for putting the plan together. The parish council held a number of public meetings in February 2017 and created the steering group as a subcommittee of the council with responsibility for putting the plan together, their first meeting was in May 2017.

The Steering Group has been led by residents (volunteers), with the aim of preparing a Plan that will deliver the long-term goals of a balanced and vibrant neighbourhood. The document represents the culmination of work in conjunction with the considerable amount of views, comments and ideas you have provided us with over the last few years or so. We have held several public meetings, online and paper consultations to seek the views of residents and other stakeholders, groups and businesses who share an interest in our neighbourhood area.

The Parish Council wanted the residents of Emberton parish to have a say in all aspects of the future of the parish including where any new housing should go, rather than leaving this decision to Milton Keynes Council. However, whilst residential development is a key aspect of the Plan it is only one component of the overall scheme.

The Plan sets objectives on key themes such as moving around, housing, employment, green space and community facilities. It builds on current and planned activity and says what the Parish Council and its partners will work towards.

Based on the responses to this consultation a version of the Plan will then be lodged with Milton Keynes Council and will be 'examined' by a planning inspector. The plan will then have to be modified considering any recommendations that the inspector makes before being published for further public consultation and then finally put to a referendum of the voters in Emberton parish.

If the Plan receives a 'Yes' from more than 50% of those voting, the Emberton Parish Neighbourhood Plan will be 'made' (or brought into effect) by Milton Keynes Council as soon as possible. This means it will then be part of the development plan for Milton Keynes and, as such, together with the Core Strategy will be the starting point for the determination of planning applications within the parish of Emberton.

Richard Laval, Chair, Emberton Neighbourhood Plan Steering Group



1. Introduction

- 1.1 Emberton is a village and civil parish in the Borough of Milton Keynes, ceremonial county of Buckinghamshire in England. The village is near the border with Northamptonshire, just to the south of Olney and four miles north of Newport Pagnell.

Historical Context

- 1.2 The parish of Emberton was formed from three villages that were annexed together for ecclesiastical purposes in 1650: Petsoe, Ekeney and Emberton. Today nothing remains of Ekeney and Petsoe only exists as a hamlet called Petsoe End.
- 1.3 The village name is an Old English word and means Eanbeorht's Farm. In the Domesday Book of 1086 the village was called Ambretone; in manorial records of 1227 it was Emberdestone.

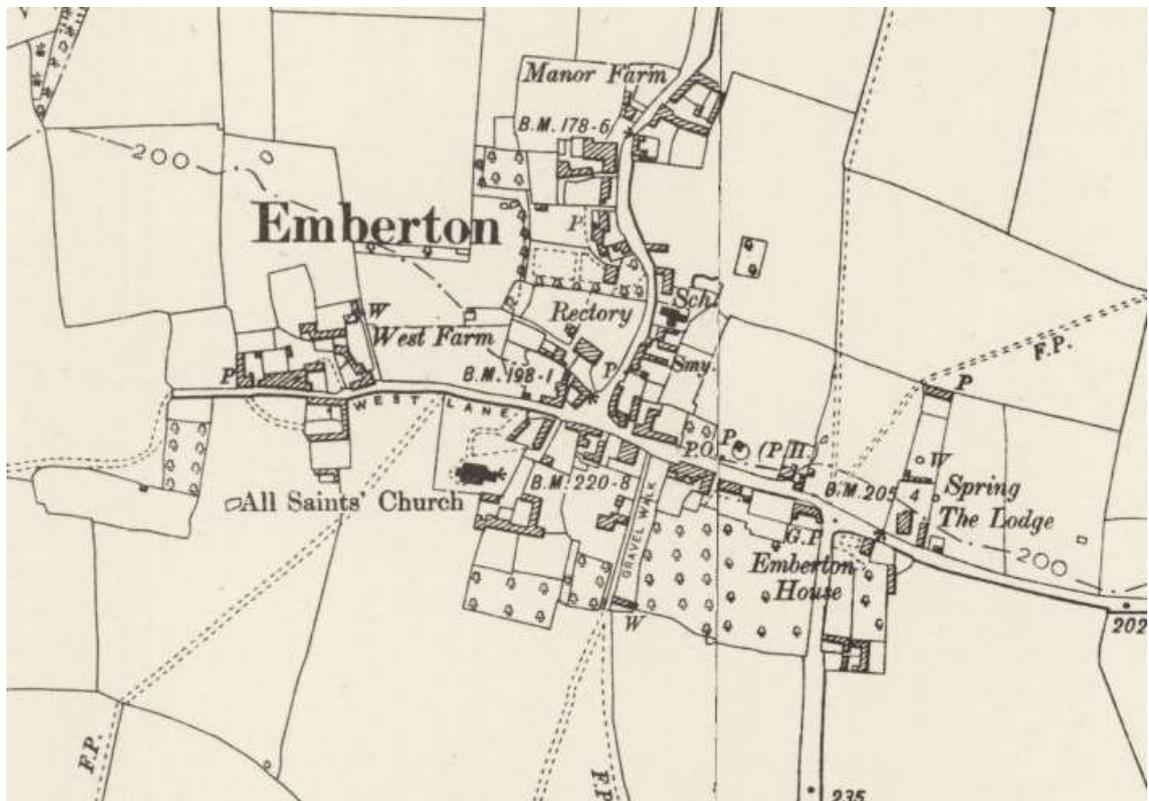


Figure 1: Emberton historical context, Ordnance Survey map c1899

- 1.4 The manor which was previously owned by the Pagnell family of Newport Pagnell. The parish church is dedicated to All Saints. At the heart of the village is a clock tower, which has been renovated recently with the help of a grant from the Heritage Lottery Fund. Although there are no shops in the village, there is a village pub and restaurant called the Bell and Bear on the site of the old Bell Inn. The former Bear Inn was previously situated where the A509 now runs.

Setting

- 1.5 The parish is situated within the River Ouse Valley, to the south of Olney. The A509 bypasses Emberton on its eastern side, bisecting parts of the village and separating Emberton from Newport Road and Petsoe. North of the village is Emberton Country Park, where former gravel pits form a series of lakes used for sailing and recreation.
- 1.6 The village is centred around the historic core of the High Street and clock tower, leading into West Lane. Olney Road branches to the north and includes more modern development.

Character

- 1.7 Emberton exhibits a predominately linear form built around the old Newport Pagnell to Olney Road. The village centre features the stone clock tower, surrounded by housing built close to the edges of the street and many with high, stone boundary walls. Many of the houses are stone and brick, two-storey with some featuring dormer roof windows.

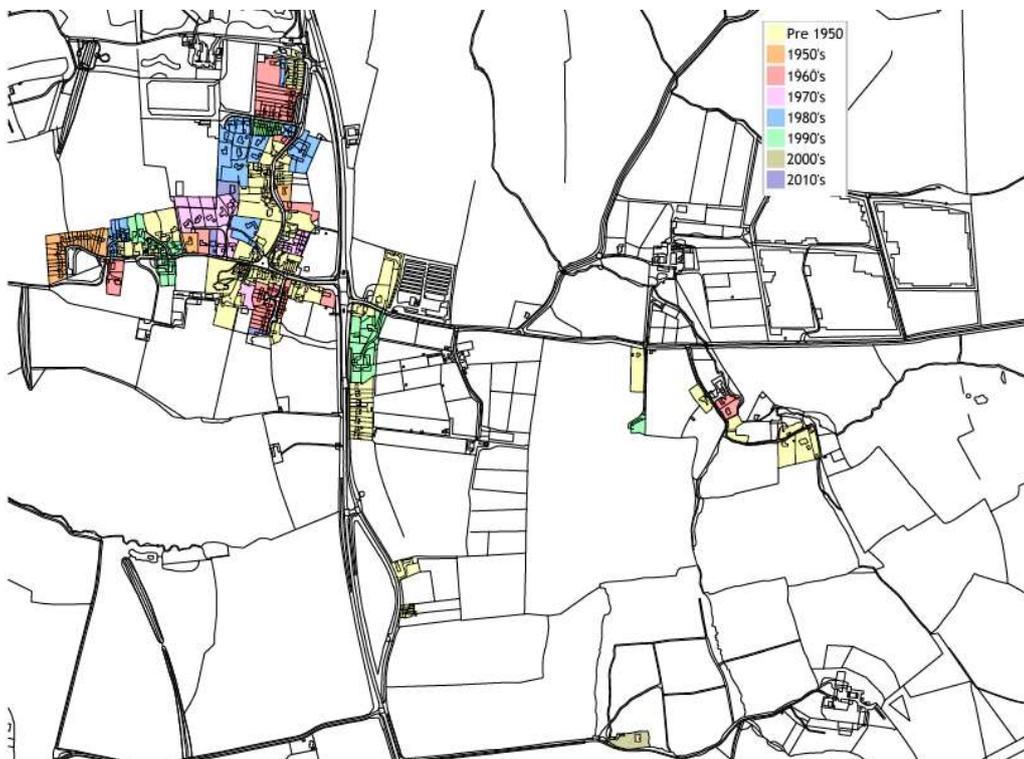


Figure 2: Housing development over time

- 1.8 The northern parts of the village have a more modern character, with housing fronted with wide verges along Olney Road. The village has large expanses of green spaces, with the school playing fields off the High Street and the playing fields off Hulton Drive.

Heritage assets

- 1.9 There are a number of Listed Buildings throughout Emberton, with several focused upon the junction of the High Street and West Lane, reflecting the historic core of the village. A full list and details of these buildings can be found at Annex B.
- 1.10 The parish Church of All Saints is the building of greatest architectural and historic interest and is listed Grade II*. The original building probably dates from the 13th century. The west tower was added in the 15th Century, with later additions made in the mid to late 18th century. The clock tower was constructed in 1846 in the memory of Margaret, wife of the Rector, Thomas Fry. War memorial tablets have been attached to the lower stages of the tower.
- 1.11 The Emberton Conservation Area was designated in September 1971 and covers a large part of the village, recognising that the character of the village should be protected. A plan showing the conservation Area and settlement boundary as at 2016 can be seen below.

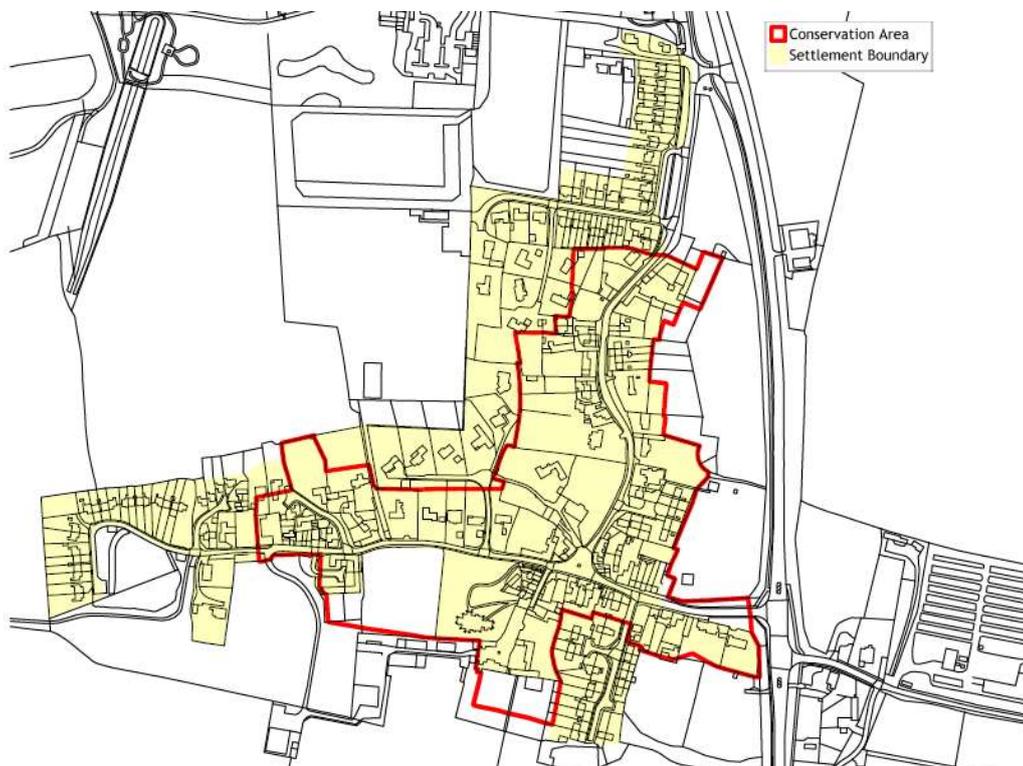


Figure 3: Emberton Conservation Area and 2016 settlement boundary

Emberton Neighbourhood Plan

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2. Plan Making Process

- 2.1 Preparation of the Neighbourhood Plan commenced in May 2017 and has involved an extensive amount of consultation and engagement with the local community, land owners and interested parties.
- 2.2 A consultation statement has been prepared alongside the Neighbourhood Plan detailing each stage of consultation tabling responses received and the actions taken by the Neighbourhood Plan Steering Group (NPSG) to shape the next iteration of the Neighbourhood Plan.

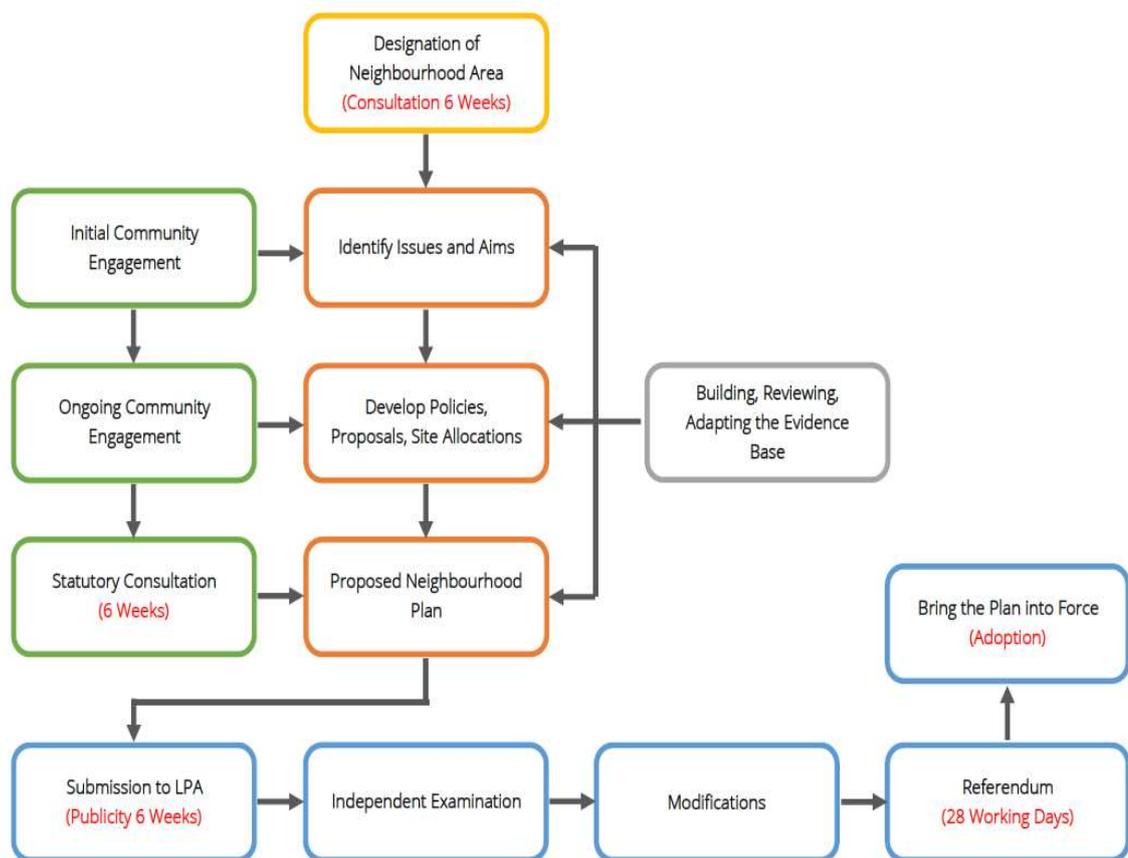


Figure 4: The Neighbourhood Plan Process

Purpose of the Neighbourhood Plan

- 2.3 In April 2012, the Localism Act 2011 amended the Town and Country Planning Act 1990 introducing new rights and powers to allow local communities to shape new development in their community by preparing a neighbourhood plan.
- 2.4 The Neighbourhood Plan will shape the future growth of the parish setting out design criteria for new development, necessary to protect the distinctive character of Emberton. It will also protect important spaces from development and will ensure that the necessary infrastructure can be delivered to support the future needs of the village.

Basic Requirements of the Neighbourhood Plan

- 2.5 Whilst there is considerable scope for the local community to decide the content of the Neighbourhood Plan and the policies therein, the plan must meet basic conditions.
- 2.6 The Basic Requirements include:

- Have appropriate regard to national planning policy.
- Promote the principles of sustainable development.
- Be in general conformity with the Development Plan policies for the local area.
- Be compatible with legal obligations, for example environmental and human rights legislation.

Planning Policy Context

- 2.7 The updated National Planning Policy Framework (NPPF) was published in 2018. The Neighbourhood Plan must demonstrate that it is consistent with the approach suggested by the NPPF. Paragraphs 29 and 30 concern neighbourhood plan production and highlight the benefits that neighbourhood plans offer communities to develop a shared vision for their area.
- 2.8 Neighbourhood Plans can shape, direct and help to deliver sustainable development, by influencing local decisions as part of the statutory development plan. A neighbourhood plan should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.
- 2.9 **Once a neighbourhood plan has shown that it generally conforms with the Local Plan's strategic policies and is brought into force, its policies take priority over non-strategic policies in the local plan where they are in conflict.**

- 2.10 The Milton Keynes Development Plan currently comprises the Core Strategy adopted in 2013 and the saved policies of the Milton Keynes Local Plan, 2005. The strategic policies that are relevant to Emberton are the Core Strategy policies CS1 'Development Strategy' and CS9 'Strategy for the Rural Area'.
- 2.11 Core Strategy Policy CS1 seeks to focus housing growth within Milton Keynes City and the key settlements of Newport Pagnell, Olney and Woburn Sands. Emberton is designated as one of the smaller villages, where no major housing allocations have been made.
- 2.12 Policy CS9 then continues to say that appropriate infill development and conversions will be allowed in villages with development boundaries. An update of these boundaries will take place through the site allocations plan and the emerging Plan:MK. Encouragement is given in the policy to new development that provides rural employment, farm diversification and the reuse of rural buildings.

The Submitting Body and the Designated Area

- 2.13 This Neighbourhood Plan is submitted by Emberton Parish Council, which is a qualifying body as defined by the Localism Act 2011.
- 2.14 In accordance with Part 2 of the Regulations, Emberton Parish Council applied to Milton Keynes Council to designate the parish as a neighbourhood area for the purposes of producing the Neighbourhood Plan. This application was approved on the 12th October 2017.

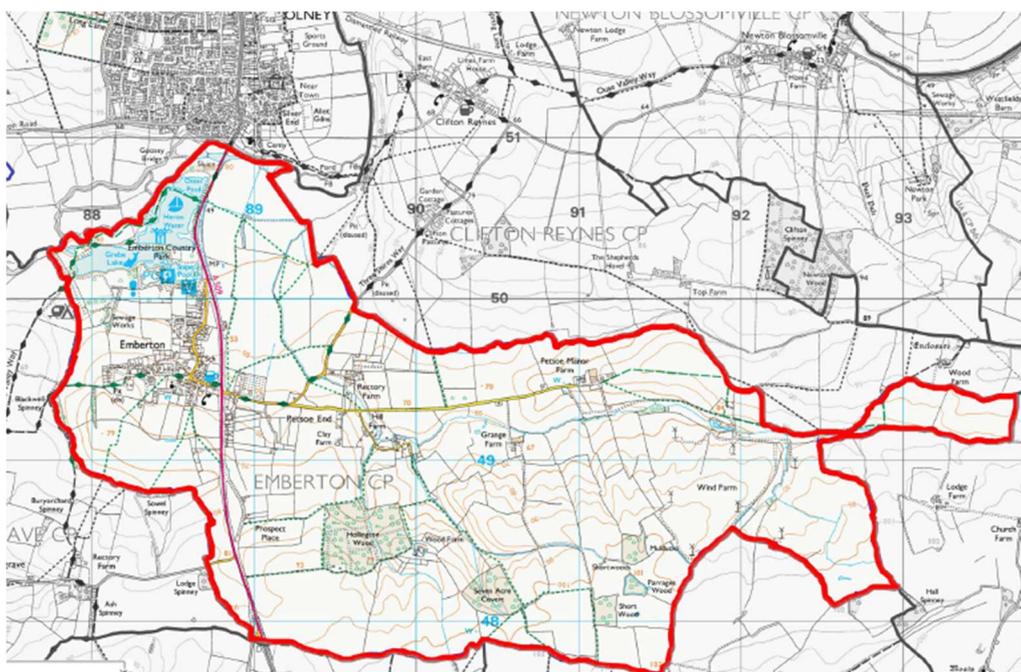


Figure 5: The designated Emberton Neighbourhood Plan Area

- 2.15 The Neighbourhood Plan covers the whole of the parish of Emberton, as defined by Figure 5 above.

Plan Period, Monitoring and Review

- 2.16 The Emberton Neighbourhood Plan will form part of the Milton Keynes Development Plan documents and will run concurrently with the Milton Keynes Core Strategy until 2031.
- 2.17 The Emberton Neighbourhood Plan is a response to the needs and aspirations of the local community as understood today. It is recognised that current issues and challenges are likely to change over the plan period and a review of the plan to accommodate new priorities may be necessary.
- 2.18 Emberton Parish Council, as the qualifying neighbourhood plan authority, will be responsible for maintaining and periodically reviewing the plan. This will ensure that it remains relevant and conforms with other Milton Keynes Development Plan documents and national planning policy.



3. Parish Survey Results

- 3.1 Copies of the survey questionnaire were distributed to every household within the parish in February 2018. It was requested that one questionnaire be returned by each household, but allowance was made for more than one return should the occupiers of the house have differing views.
- 3.2 Approximately 300 questionnaires were distributed and 111 completed copies were received.
- 3.3 The results of the questionnaire reflect the views of the parish and have been used to inform the direction of the Neighbourhood Plan. Every household had the opportunity to respond to the questionnaire and to subsequent consultation stages of the Neighbourhood Plan.

1. About Your Household

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

0 - 5 yrs 6 - 10 yrs
 11 - 18 yrs 19-25 yrs
 26-40 yrs 41-50 yrs
 61-60 yrs 61-70 yrs
 +70 yrs

Q1.2 Please indicate which of the following describes your interests within the Parish: you may tick more than one

Resident
 Landowner
 Business
 Homeowner
 Community
 Group

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

0-5 yrs 6-10 yrs
 11-15 yrs 16-20 yrs
 21-29 yrs 30-40 yrs
 +40 yrs

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

I intend to move away within the next 12 months
 I intend to stay here for at least another 5 years
 I have no plans to move away for the foreseeable future

You are under no obligation, but if you wish to explain your answer to the above question, please do so below:

Q1.5 Please indicate how many in your household are:

Employed
 Student / School
 Not working
 Carer
 Retired

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

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

Work from home
 Walk
 Cycle
 Drive
 Bus

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

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

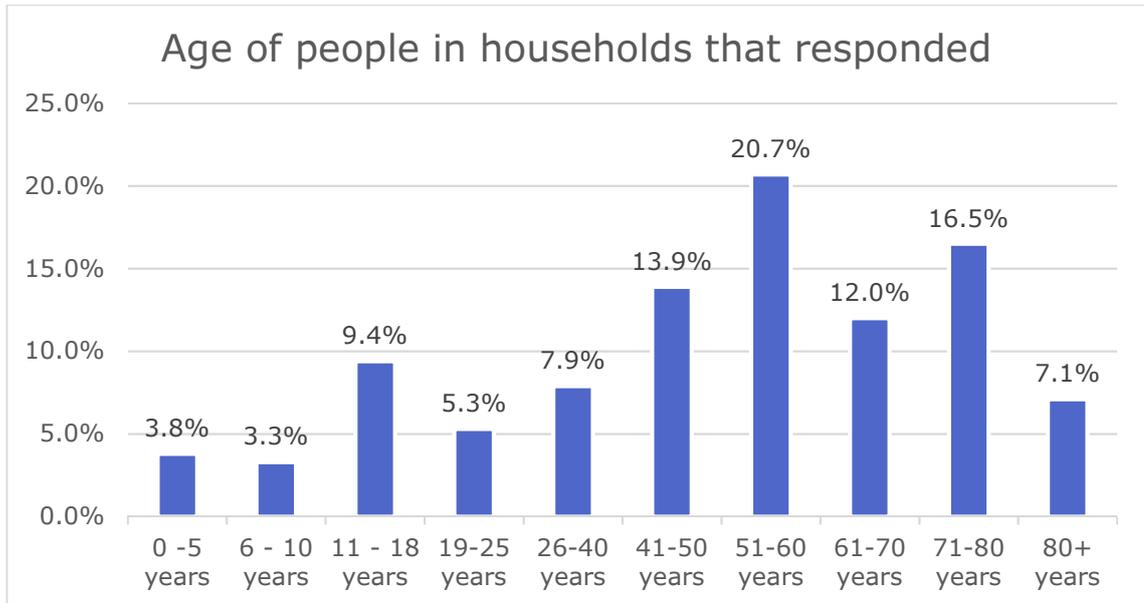
Q1.10 Do you anticipate the number of cars in your household will increase and if so by how many?

Figure 6: The Neighbourhood Plan Questionnaire

- 3.4 The questionnaire was completely anonymous.
- 3.5 The most relevant elements of the questionnaire results have been reproduced below.

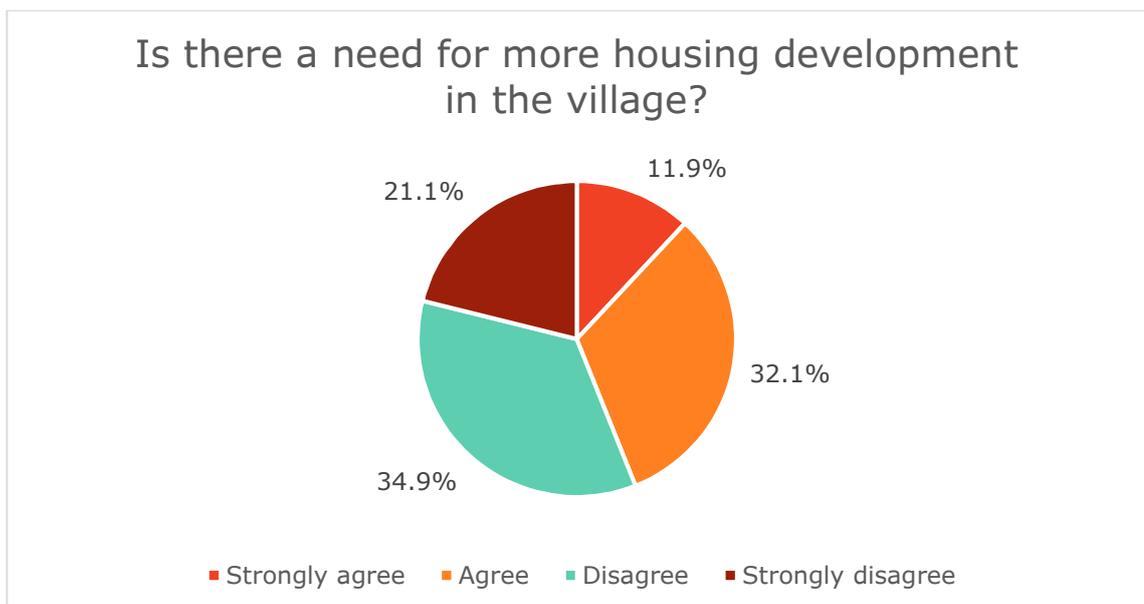
Demographics

- 3.6 In terms of the demographics, Q1.3 asked the respondents to indicate which age group the household members belonged to. It is evident that over a third of respondents were over 60 years old and about half were over 50. Over two thirds have lived in the parish for more than 10 years, indicating a generally stable population who intend to stay in the village.

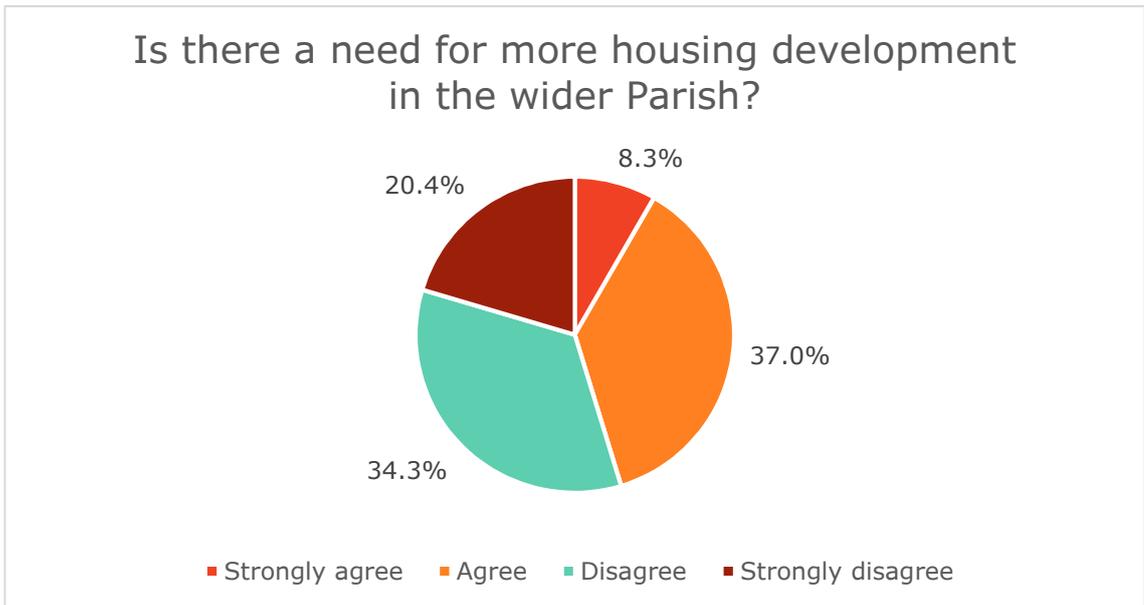


Housing

- 3.7 Turning to consider the housing section responses, it was noted in response to question Q2.1 asked: Do you agree that there is a need for more housing development in the village?



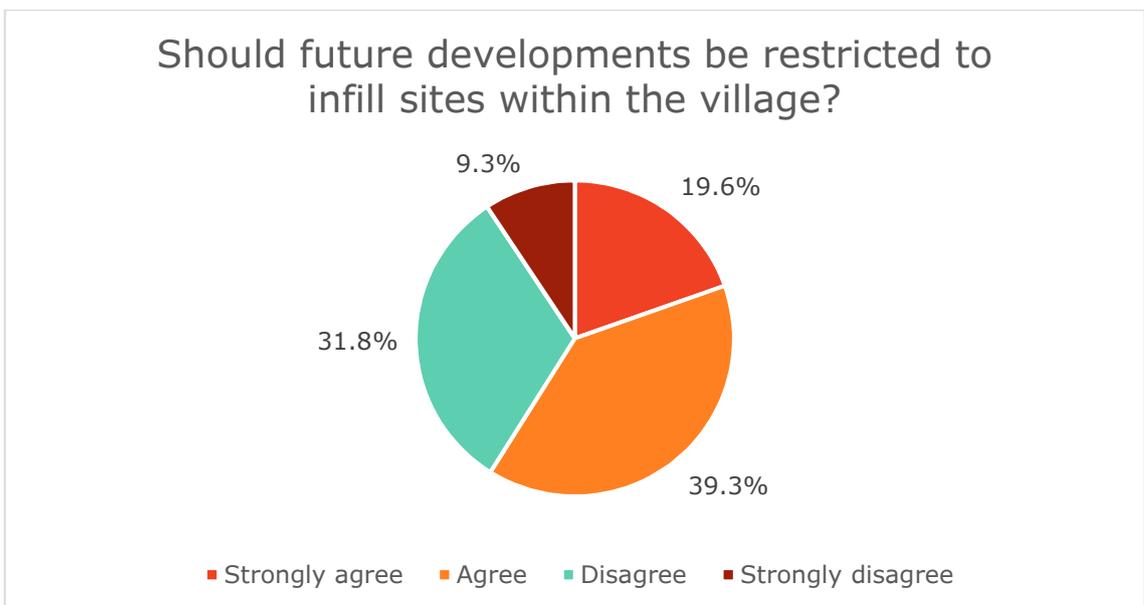
3.8 Question 2.2 covered the wider parish area and asked: Do you agree that there is a need for more housing development in the wider parish area?



3.9 Question 2.3 asked if respondents were concerned with the affordability of housing in the parish? A majority of 60.2% of respondents agreed.

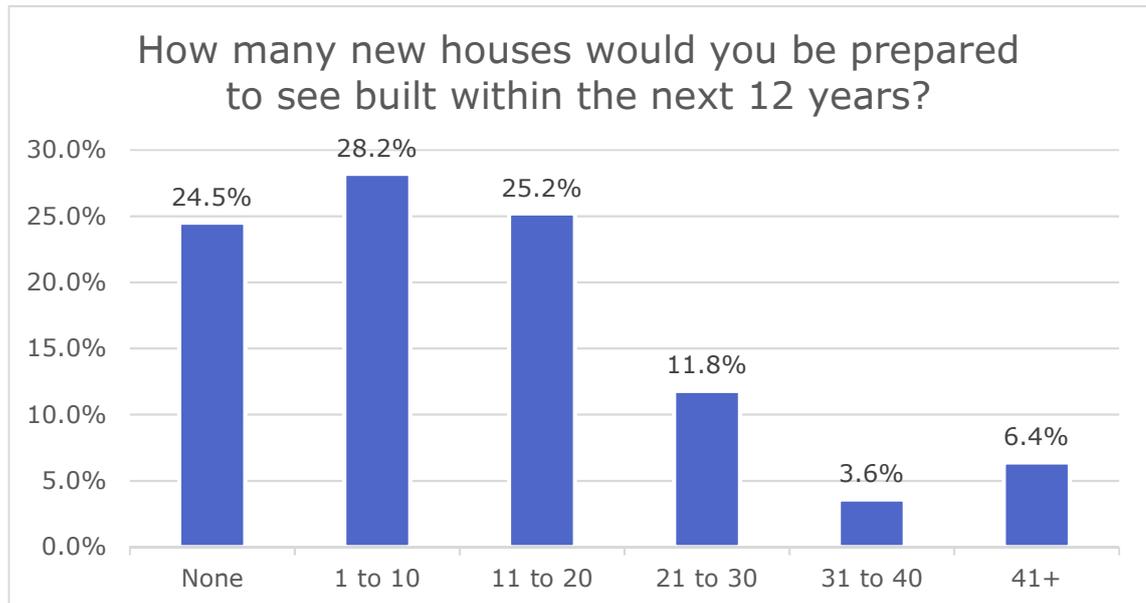
3.10 When asked at Question 2.4 70% of respondents said they would not be prepared to see greenfield / agricultural land to be made available for new development.

3.11 Question 2.5 asked: do you believe that any future developments should be restricted to infill sites within the village?



3.12 Question 2.6 concerned housing numbers and highlighted that there were 260 individual houses to set future housing numbers into context. Respondents were

asked: how many new houses would you be prepared to see built within the next 12 years?



Business

Question 3.1 asked: do you feel that new businesses should be encouraged to establish and develop in the parish? A total of 60.4% of respondents agreed. When asked at Question 3.2 whether they felt that the parish should have more small commercial development sites? Respondents were split broadly 40% in favour and 60% against.

Transport and Parking

- 3.13 Question 4.1 asked: Do you consider parking in the village to be adequate? Respondents were split broadly 40% indicating yes and 60% indicating no. There was overwhelming support for the protection of verges in the village, (Question 4.2), with nearly 93% of respondents in support.
- 3.14 Question 4.3 asked about traffic calming measures and it was evident that 77% of respondents felt that this was necessary to reduce the speed of traffic passing through the parish.
- 3.15 When asked if existing footpaths / cycle tracks in the parish are sufficient by Question 4.4, some 83% of respondents indicated yes, highlighting the good accessibility of Emberton to the Country Park and Olney along cycle routes.
- 3.16 Question 4.5 asked if a more frequent bus service is required. Respondents were almost equally split in their answer, although with 49.5% indicating that a more frequent service is needed suggests that improvements to the bus service would be welcomed.

3.17 Question 4.5a sought to clarify which improvements to the bus service would be most needed, respondents could tick more than one option.

	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%
Generally more frequently	34	30.6%

123 suggestions from 51 responders

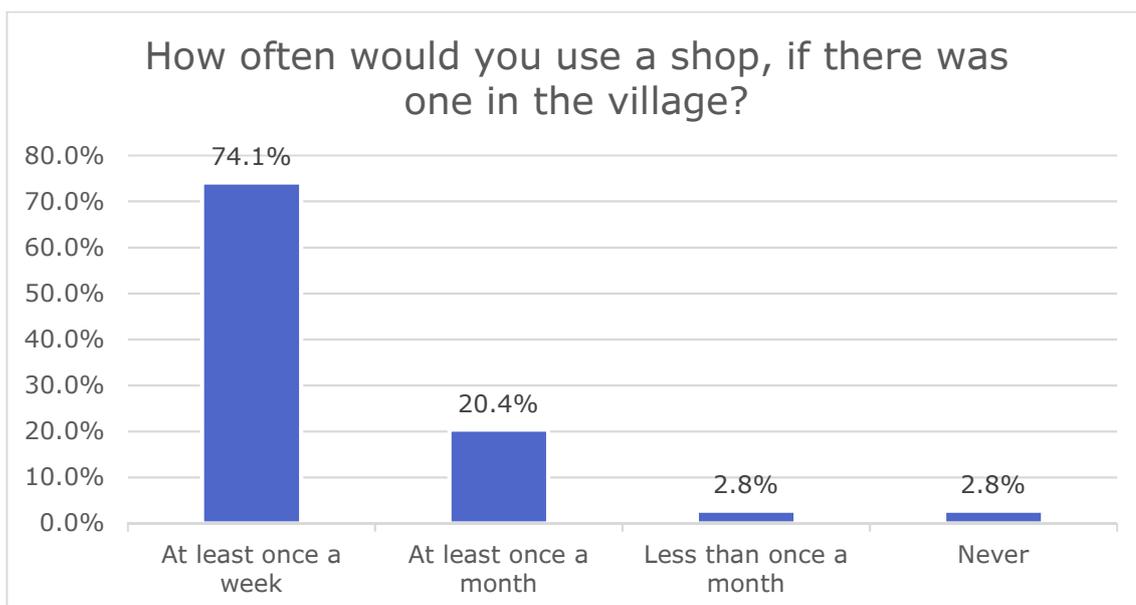
Environment and Green Spaces

3.18 Question 5.1-5.4 asked if the existing green spaces in the parish should be protected? There was majority support for the protection of the playing fields, the school playing fields, the allotments and the Country Park. Most respondents (93%) considered that the parish does not need any further green space, (Question 5.6).

3.19 In terms of protecting the local wildlife and its habitat (Question 5.7), 97% of respondents felt that this was important, with nearly 70% indicating strong agreement with the statement.

Local Facilities

3.20 Question 6.1 asked if there was a shop in the village, how often would you use it?



- 3.21 Respondents were roughly equally split over Question 6.3, which asked if they felt the speed of broadband to your property is sufficient.

Summary

- 3.22 Overall, it is evident that the residents acknowledged that there was a need for some new housing, and the majority were in favour of providing some housing. The green fields and rural character of the parish should be protected from development and what development does take place should ideally be directed towards previously developed land. There was support for some small-scale development in the parish, of up to a maximum of 20 new homes.

Implications for the Neighbourhood Plan

- 3.23 To plan positively for the future of the parish, the Neighbourhood Plan must consider the delivery of new homes. Making no allocation or just having an allowance for unallocated 'windfall' development, would not meet the basic requirements to produce a positive plan that meets the future needs of the community.
- 3.24 There was some contradiction in the consultation response between the significant number of responses stating there should be no (24.5%) or minimal (28.2%) new development whilst 60.2% were concerned about the affordability of housing in the parish.
- 3.25 With that in mind, it was evident from the results of the parish survey that the village should consider a limited allocation of some new housing to cater for the future growth of the community.
- 3.26 The Parish Council therefore supports the view that the Neighbourhood Plan should allocate a small site within the parish. This would meet the requirements of the National Planning Policy Framework (NPPF) and Plan:MK when adopted. Milton Keynes Council have been consulted in relation to the housing requirements for the parish and they have advised that there is a need to make a small allocation of one dwelling.
- 3.27 When coupled with the potential for additional controlled windfall infill housing, it is considered that this is a robust approach and there would be no further requirement in the short to medium term to allocate any other additional housing sites.
- 3.28 Looking to the future, work has advanced on Plan:MK. This will replace both the Core Strategy and the saved policies of the local plan and take the plan period forward to 2031. The Neighbourhood Plan and site allocations will be reviewed to ensure conformity with Plan:MK at the appropriate time.
- 3.29 We need to consider how to manage street parking in order to balance
- residents' parking needs
 - road safety issues

- ensuring that the bus route is not obstructed, which is currently putting the service at risk.



4. Vision

Challenges for Emberton

Vision

- 4.1 To inform and shape our aims and policies, the Neighbourhood Plan Steering Group adopted the following vision...

To maintain Emberton as a thriving community, maintaining and where possible enhancing the rural character and special identity of Emberton parish, whilst allowing the parish to evolve to meet the community's needs, now and in the future.

- 4.2 The Neighbourhood Plan seeks to address, as far as possible, the challenges that face the community of Emberton. In summary, these currently include:

- To allow the village to grow and thrive and retain a special sense of community.
- Managing problems relating to traffic within the parish, in particular:
 - i) Rat running to avoid congestion on the A509
 - ii) Speeding on the A509 and Newport Road
 - iii) Traffic noise generated by the A509
- Protecting the green spaces around the parish.
- To develop new housing to meet our future housing needs.
- To provide additional car parking within the village centre.
- Protecting and enhancing the character of the parish.



5. Objectives and Policies

Background

- 5.1 The neighbourhood plan, if confirmed through referendum will become part of the development plan documents used by Milton Keynes Council to determine planning applications. It will also assist the Parish Council to comment on proposals within the parish and reflect the wishes of the local community.
- 5.2 Planning law requires that applications for planning permission must be made in accordance with the development plan unless material considerations indicate otherwise. This Neighbourhood Plan is an opportunity for the community to have a clear say and influence over the future of the parish.
- 5.3 The policies in our Neighbourhood Plan have been drafted in a manner that makes them easy to read and understand, avoid duplication with policies contained in the Milton Keynes Local Plan and emerging Plan:MK, reflect the vision and objectives and meet local needs and aspirations.
- 5.4 Overall, the policies in the Neighbourhood Plan should be positive, clear, relevant and capable of delivery. When drafting these policies, the Neighbourhood Plan Steering Group has reflected upon these requirements to ensure that the Plan will accord with the requirements of national planning policy and other policies in the development plan.



6. Environment

Context and justification

- 6.1 The review of the Neighbourhood Plan questionnaire has revealed that the residents of Emberton strongly support the protection and enhancement of green spaces, habitats and local wildlife. Therefore, under the scope of the Neighbourhood Plan there is an opportunity to implement several measures aimed to preserve and enhance the environment of the parish.

Objectives

- To protect the countryside within the parish surrounding Emberton from inappropriate development.
- To promote access to the countryside for recreation and enjoyment where possible.
- To support the provision and enhancement of habitats for wildlife.
- To seek opportunities to enhance the quality of the environment within the parish, including biodiversity and wildlife networks.
- To ensure any development proposals do not adversely impact natural features including mature trees and hedgerows.
- To support appropriately located sustainable development and renewable energy technology, which does not harm the character or appearance of the parish.
- To reduce litter within the parish.
- To reduce traffic pollution.

Parish biodiversity plan

- 6.2 The Parish Council will consider ways in which it can enhance the ecological and biodiversity value of land that they control, through habitat creation and adopting alternative management practices. In turn this could encourage other land owners to do the same on their own sites, with support and guidance if required.
- 6.3 Through the Neighbourhood Plan, support will be given to proposals that have a positive enhancement of the environment and biodiversity of the parish for the benefit of existing and future generations.

POLICY E1: ENVIRONMENT AND BIODIVERSITY ENHANCEMENT

Appropriate proposals that enhance the natural environment and biodiversity of the parish will be supported.

New development will be expected to demonstrate how the environment of the site and, where possible, the wider parish can be enhanced. Biodiversity improvements will be a focus of development contributions to aid the mitigation of the adverse effects of development on the environment.

These could include the following:

- Playing Field - Scope for planting scattered trees within the grounds; developing shrubs and stands of wildflowers along field boundaries; installing habitat boxes with a focus on birds, bats, hedgehogs and invertebrates.
- Roadside verges - Scope for the introduction of wildflowers along selected sections of the grass verge.

The delivery of environmental and biodiversity enhancements will be secured through management plans and / or planning conditions. The Parish Council would welcome early engagement and discussion to identify strategies that could assist the delivery of this policy.

- 6.4 This policy will be implemented using planning conditions, developer agreements governing contributions and the preparation of effective biodiversity management plans.

POLICY E2: COUNTRYSIDE

Outside of the defined settlement boundary, the remainder of the parish is defined as countryside. Development proposals which are essential for agriculture, forestry, countryside recreation or other development, which is demonstrated to be wholly appropriate to the rural area and which cannot be located within the existing settlement will be supported.

Development that proposes limited extensions or ancillary structures to existing buildings within the countryside will be supported in principle, subject to them not having a significant detrimental impact on the character or openness of the countryside.

Replacement dwellings may be acceptable within the countryside, subject to it being a similar scale to the building being replaced and to not create a materially greater impact on the character or openness of the countryside.

POLICY E3: TREES AND HEDGEROWS

All development proposals should identify any significant trees within the site or affected by the proposals and demonstrate how these trees will be protected in accordance with BS5837 or the equivalent standards.

Mitigation and protection schemes will be implemented prior to construction work commencing and must be retained in good order throughout the construction period.

Proposals by landowners to improve the health, quality and number of trees within the parish will be supported, including those within woodland and field margins.

- 6.5 Emberton is fortunate to have a variety of countryside access opportunities nearby, including Emberton Country Park adjacent to the River Ouse. The Ouse Valley Way and the Three Shires Way long-distance footpaths both pass through the parish. With these resources on our doorstep, it is important to encourage access to the countryside for several reasons including increasing public engagement with the environment around them, promoting interest in wildlife and supporting sport and recreation. These are all beneficial to health and well-being.



Figure 7: Emberton Country Park

- 6.6 Ensuring that the connections between Emberton and these recreation opportunities are well sign posted, maintained and appealing will aid residents to choose non-car modes of transport, such as cycling and walking for short journeys, will also help achieve sustainable travel choices.

- 6.7 It is recognised that without the support of local landowners in the parish, there is a limited amount that the Neighbourhood Plan can achieve itself, but where opportunities do exist to improve access to the countryside they will be supported, subject to compliance with other policies in the Neighbourhood Plan.

POLICY E4: ACCESS TO THE COUNTRYSIDE

Proposals that promote public access to the countryside will be encouraged and supported, including new signage, footpath and bridleway improvements to encourage non-car modes of travel between Emberton and the surrounding towns and villages.



7. Character and Design

Context and justification

- 7.1 Emberton has a distinct character that makes the parish a special place to live and work. There are numerous buildings designated as heritage assets and attractive views through the historic core of the village along Olney Road, the High Street and West Lane. Indeed, the clock tower here is a key feature, creating a focal point for the village.

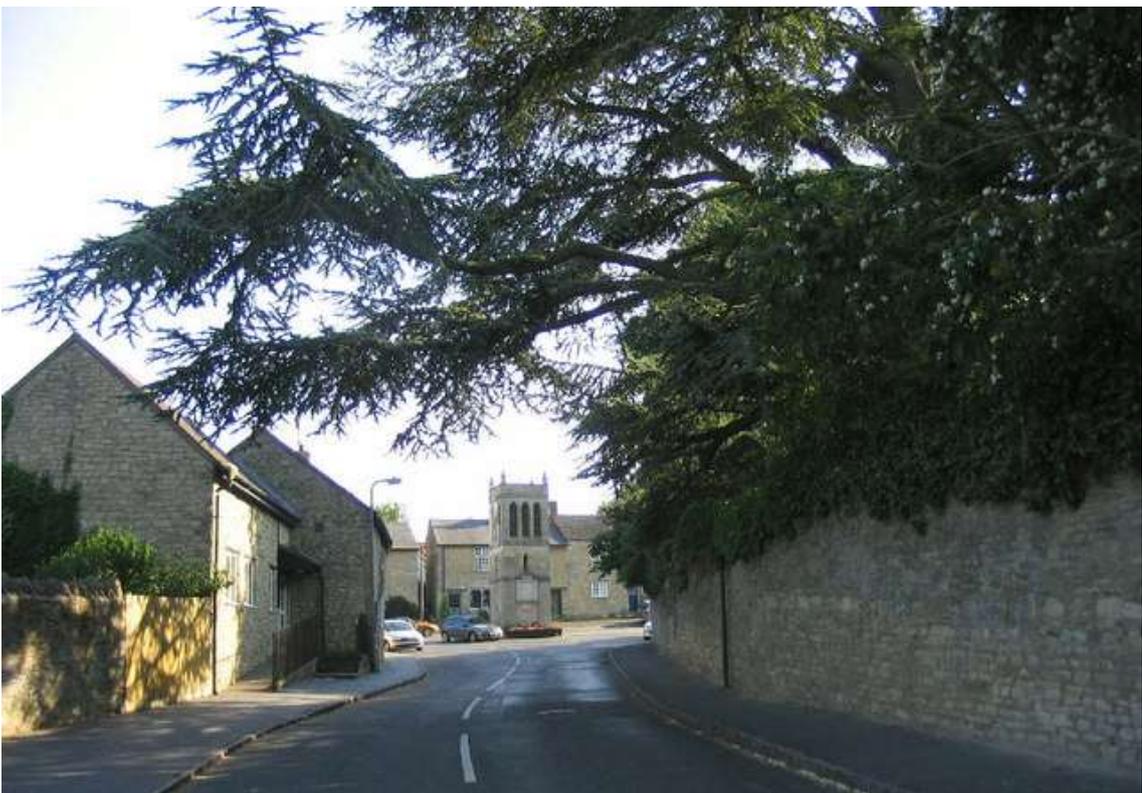


Figure 8: View of the village centre

- 7.2 The Neighbourhood Plan allows the community to have a say in future development proposals and ensure that they respect the character and appearance of the parish, the Conservation Area, Scheduled Ancient Monuments and Listed Buildings.

- 7.3 The choice of high-quality building materials, stone walls where appropriate and good landscaping will help development proposals to respect and blend into the character of the parish. The Neighbourhood Plan seeks to ensure that the parish evolves in a managed way for the benefit of future generations.

Objectives

- To maintain and enhance the character of Emberton, ensuring that changes are carefully considered to be harmonious with existing buildings and development.
- To integrate new development into the village, to avoid a sense of 'add-on' estates.
- To ensure that new buildings and extensions are designed to the very best standards and reflect the rural setting of the parish and use high-quality materials that enhance the surroundings.
- To ensure that new development protects important views, buildings and character elements that the community cherish.

POLCY CD1: EMBERTON CHARACTER

When considering new development, proposals should demonstrate how they respect and enhance the character of Emberton, and if applicable the Conservation Area and the setting of nearby heritage assets.

This will include consideration of the following:

- The setting of any nearby listed buildings and their curtilages.
- Whether a proposal would harm the rural setting of the village and its gateway entrances.
- 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.

Development proposals that would harm the rural character of the parish and setting of the village will be strongly resisted.

- 7.4 This policy will be implemented through consultation with Milton Keynes Council during the planning application process. Early discussion and communication with the Parish Council when formulating proposals will assist developers to obtain feedback on their proposals.

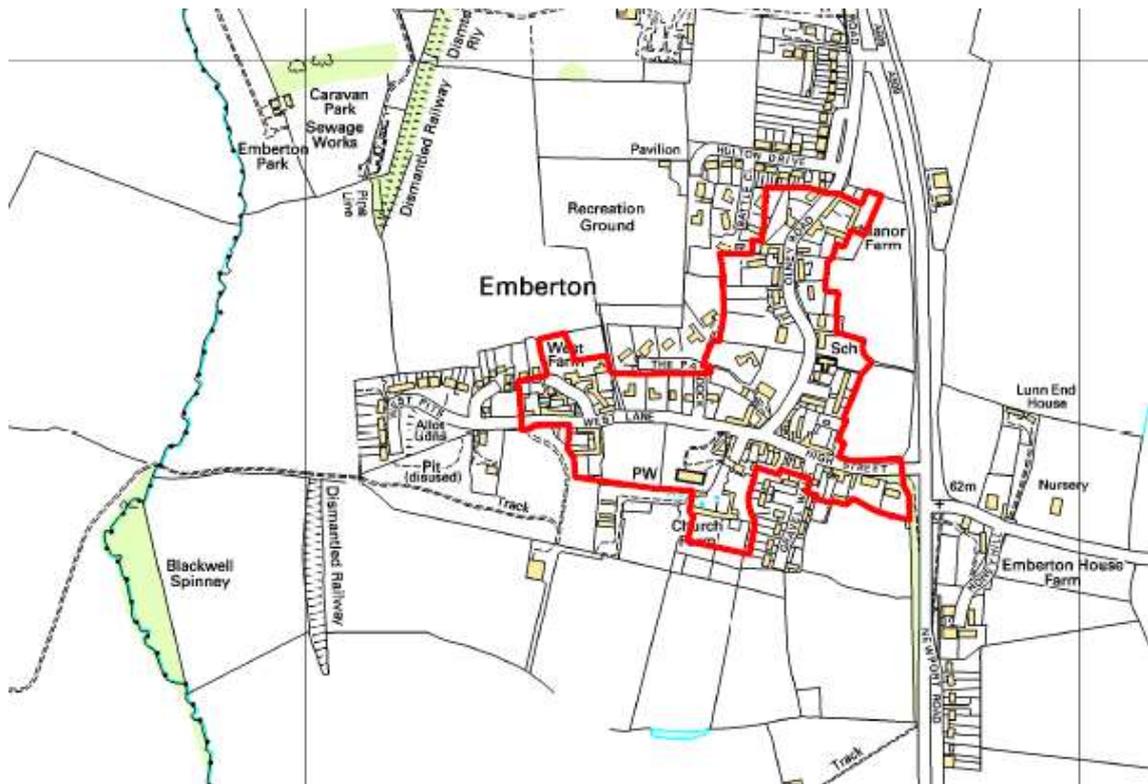


Figure 9: Emberton Conservation Area

POLICY CD2: HERITAGE ASSETS

Proposals affecting Listed Buildings, Scheduled Ancient Monuments, the Conservation Area and their settings must conserve and, wherever possible, seek to enhance their significance, quality and character.

Proposals affecting heritage assets should be supported by evidence to demonstrate the significance of the heritage asset and the methods to be used, to ensure that any changes made are essential, have a positive effect on the heritage asset and will be undertaken in the most appropriate manner using best practice.

- 7.5 The National Planning Policy Framework emphasises the weight that should be afforded to the protection of heritage assets. Proposals will be required to consider the significance of nearby heritage assets; the level of detail should be proportionate to the importance of the assets.

POLICY CD3: HIGH QUALITY DESIGN

All new development should demonstrate high quality design and respect the character and appearance of the surrounding area. Development that fails to take the opportunities available for enhancing the local character and quality of the area and the way it functions shall not be permitted. A central part of achieving high design is responding to and integrating with local surroundings and landscape context as well as the built environment through:

- Using high quality materials that complement the existing palette of materials used within the area.
- Using stone walling and / or green hedging as appropriate for highway boundaries wherever possible, in keeping with the existing streetscape.
- Ensuring safe access for pedestrians, cyclists and road users.
- Providing adequate refuse and recycling storage incorporated into the scheme to minimise visual impact.
- Innovative design that is sustainable in its design, construction and operation.
- Promoting high quality interior spaces and the use of natural light and solar gain.
- Adopting the principles of sustainable urban drainage, where appropriate.
- All dwellings capable of being inhabited by families should provide sufficient private garden amenity space to meet household recreational needs. These should be in scale with the dwelling, reflect the character of the area and be appropriate in relation to topography and privacy.
- Parking should be designed so that it fits in with the character of the proposed development.

7.6 Good design should contribute towards making places better for people, providing buildings that are fit for purpose, adaptable and sustainable. The delivery of good design is key to the planning system and a requirement of the National Planning Policy Framework. This policy will be delivered by careful consideration of proposals through the development management process.



Figure 10: An example of the stone and slate roofed buildings in Emberton



8. Flood Risk

Context and justification

- 8.1 Emberton is located within the River Ouse valley, slightly elevated above the flood plain. The risk of fluvial flooding within the village is low, although other parts of the parish including Petsoe End are affected and are at medium risk. The risk of flooding from surface water (pluvial), primarily from heavy rainfall during storm events overwhelming the drainage system is more widespread through the village, as indicated by Figure 11.
- 8.2 The Environment Agency Flood Map for Planning identifies that some of the village is at risk from surface water (Pluvial) flooding, primarily from surface water running off the surrounding fields when the ground is saturated or during storm events.

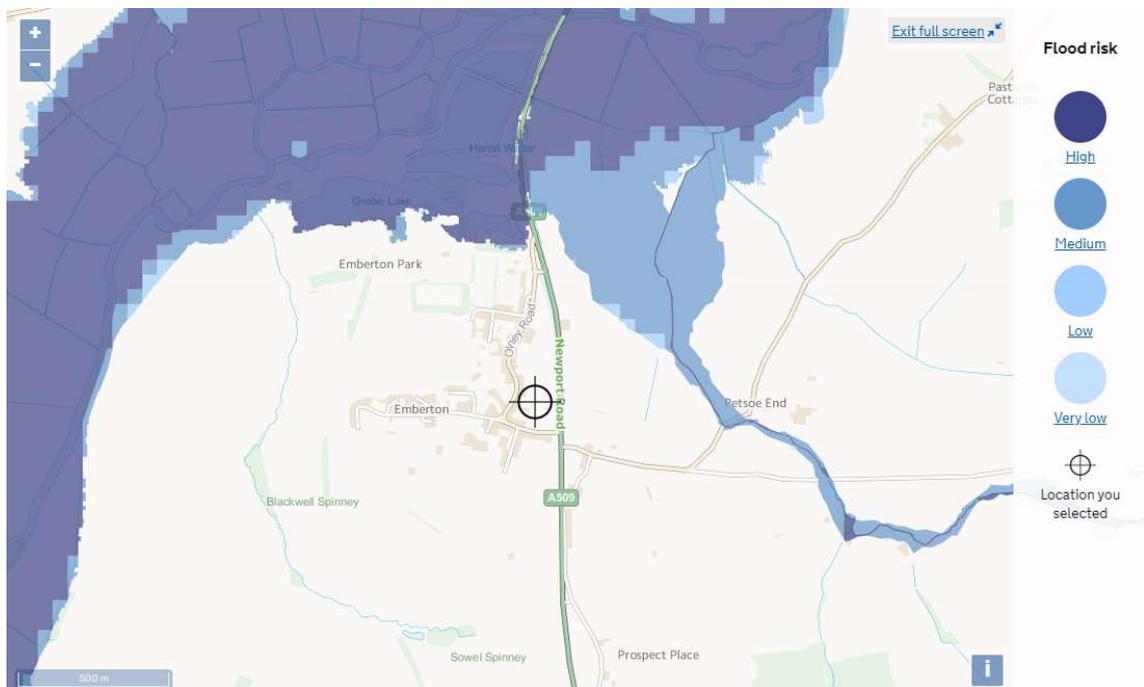


Figure 11: Environment Agency flood risk map

- 8.3 The Neighbourhood Plan cannot make changes directly to the drainage system around the parish, but it can require development proposals to ensure that surface water is managed effectively within the site and risk of flooding elsewhere is not exacerbated.

Objectives

- To respond to climate change and encourage sustainable development.
- To require development to be safe from flooding and not exacerbate the risk of flooding elsewhere.
- To encourage the improvements in drainage systems to capture surface water run-off before it reaches resident's homes.

POLICY FR1: FLOOD RISK

To promote sustainable development and combat climate change, all new housing within the parish will be expected to adopt sustainable drainage schemes.

Surface water runoff should be attenuated on site whenever possible, and if achievable, should be combined with semi-natural balancing ponds to provide enhanced biodiversity and habitat.

- 8.4 The Neighbourhood Plan will deliver this policy through the planning application process when considering development proposals.



9. Highways and Transport

Context and justification

- 9.1 Views on traffic, speeding and the risk of accidents were issues covered by the resident's survey questionnaire. It was evident that the around 75% of residents who responded felt that additional traffic calming to reduce vehicle speeds through the parish would be beneficial.



Figure 12: The A509 on a weekday afternoon

- 9.2 There are also rat-running issues created by congestion and queuing traffic on the A509 leading to drivers taking a short cut through the village to re-join the A509 further along the queue. Busy times at the Country Park can also give rise to parking problems and congestion at that end of the village, as visitors spill out into the surrounding area to park. Speeding is also evident on the A509 and within Emberton village.

- 9.3 The survey questionnaire asked respondents if noise and air quality were an issue to them. Whilst a significant number identified with these statements, a majority did not, suggesting that this is localised to those areas of the village and parish closer to the A509 corridor.
- 9.4 The use of private cars dominates journeys out of the village. The village has a bus service, which provides a vital lifeline for those residents who do not use a car and need to access services in the surrounding towns and was relatively well used by around 14% of respondents.

Objectives

- To support a scheme to reduce 'rat-running' and speeding through Emberton and the parish on the A509.
- To promote suitable parking controls and enforcement within the village, where parking is causing obstructions.
- To consider ways to improve off-road car parking for existing properties, where this can be achieved without adverse impacts on the character of the village streets.
- To require all new development to meet or exceed Milton Keynes Parking Standards.
- To support the rural bus services and ensure that the new homes in the village have information available to promote non-car transport choices.

POLICY HT1: HIGHWAYS AND VILLAGE GATEWAYS

The rural character of the parish will be protected by careful consideration of the highway access points where new development is proposed.

New development should be appropriately integrated into the village, with new footpaths and access routes wherever possible.

Measures to promote pedestrian safety within the parish will be supported where they will respect the character of the village and lead to a reduction in vehicle speeds.

Support will be given to the redesign of the entrances to the residential areas of the parish, to better define the transition from rural roads to speed limited areas and to help reduce vehicle speeds.

- 9.5 Presently it is unclear where speed limits change from the national speed limit to 30 mph at the Emberton village boundary. The same speed limit applies to Prospect

Place and Newport Road, although it is not obvious that the speed limit has changed from the 40 mph stretch of the A509.

- 9.6 The aim would be to unify the location of entrance signs into the village with the speed limit change and establish a clearer feature or signage that signals to drivers they have entered a settlement.
- 9.7 This policy will be delivered through the development management process and by seeking contributions towards the village entrance improvements from development proposals.

POLICY HT2: PARKING

All new development proposals will be expected to provide sufficient on-site car parking to meet the requirements of the Milton Keynes Design Standards as a minimum level.

Parking spaces should be located in a manner that ensures that parked cars do not dominate the street scene and do not form clusters of frontage car parking.

- 9.8 This policy will be delivered in conjunction with the requirements of the Milton Keynes Residential Development Design Guide and will be applied through the consideration of planning applications.



Figure 13: Parking around the clock town in the centre of Emberton



10. Community

Context and justification

- 10.1 Emberton has a strong sense of community offering a range of facilities and services to residents.



Figure 14: Emberton church fete

- 10.2 Emberton has a bus service, which provides a vital lifeline for those residents who do not drive, connecting the village to Newport Pagnell, Olney, Milton Keynes and Northampton. As with all rural bus routes, there is pressure to reduce services in response to funding restrictions and this is a matter of great concern to those who rely upon this service.

Objectives

- To support community facilities as defined by Policy CF1.
- To ensure that the policies in the Neighbourhood Plan are inclusive and meet the needs of the young, the elderly and those in between.
- To support the continued use of the bus service in the village and respond to any proposed changes to the service.

POLICY CF1: COMMUNITY FACILITIES

There will be a presumption in favour of the protection of existing community facilities for current and future generations. Proposals that would involve the loss of a community facility, or its change of use to a non-community beneficial use, will not be supported without evidence to justify the loss.

For the avoidance of doubt, community facilities within the village are defined as:

- Church
- The Pavilion
- The recreation area
- Emberton country park
- The Bell and Bear Public House

Proposals for improvements to existing community facilities, or additional services and facilities within the village, will be supported subject to consideration of the potential for noise, disturbance, fumes or smell, traffic generation and car parking.

- 10.3 This policy will be implemented through the development management process through the consideration of planning applications.
- 10.4 The Steering Group is supportive of the plan to convert the Institute building into a residential unit. This reduction in hall capacity can be taken up by the Pavilion or church dependant on the requirements. The proposal will help reduce the parking issues at certain times around the clock tower as well as providing housing on an existing brownfield site, which is our first choice for development in the parish.
- 10.5 It is recognised that the Neighbourhood Plan cannot control the provision of bus services in Emberton. Nevertheless, it is important to recognise the role that bus services play to our community, meeting the needs of those who do not drive or have access to a car. It is therefore important that we keep the bus route unobstructed.

10.6 The objective to support the bus services and respond to any proposed changes is one that the Parish Council will embody and take forward when representing the interests of the parish.



11. Housing

Context and justification

- 11.1 The National Planning Policy Framework holds at its heart the presumption in favour of sustainable development, which is described as a golden thread that runs throughout the planning system, both when plan-making and decision-taking (NPPF, Para 14).
- 11.2 All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally (NPPF, Para. 15).
- 11.3 In relation to neighbourhood plans, they are required to plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan (NPPF, Para. 16).
- 11.4 Detailed consultation has taken place with the community prior to the preparation of the Neighbourhood Plan, to identify views on the type of housing needed in the village and the overall amount over the plan period. The survey results have been carefully considered, particularly the question concerning the number of houses that respondents wished to see in the village.
- 11.5 It was evident that a majority of respondents supported the modest provision of new housing as well as being concerned about the affordability of housing.
- 11.6 The demographic information from the survey show an aging population in the parish, which along with a lack of affordable housing is a concern regarding the sustainability of the community. This is evidenced by the closure of the school as well as the increasing age of the volunteers who run the various parish community organisations.
- 11.7 The site selection methodology used to consider alternative sites has been derived on this basis.

Site selection methodology

Prior to considering locations for new developments the steering group propose redefining the settlement boundary so that it reflects the current reality of where the housing exists now. This would give a settlement boundary as shown in the figure below.

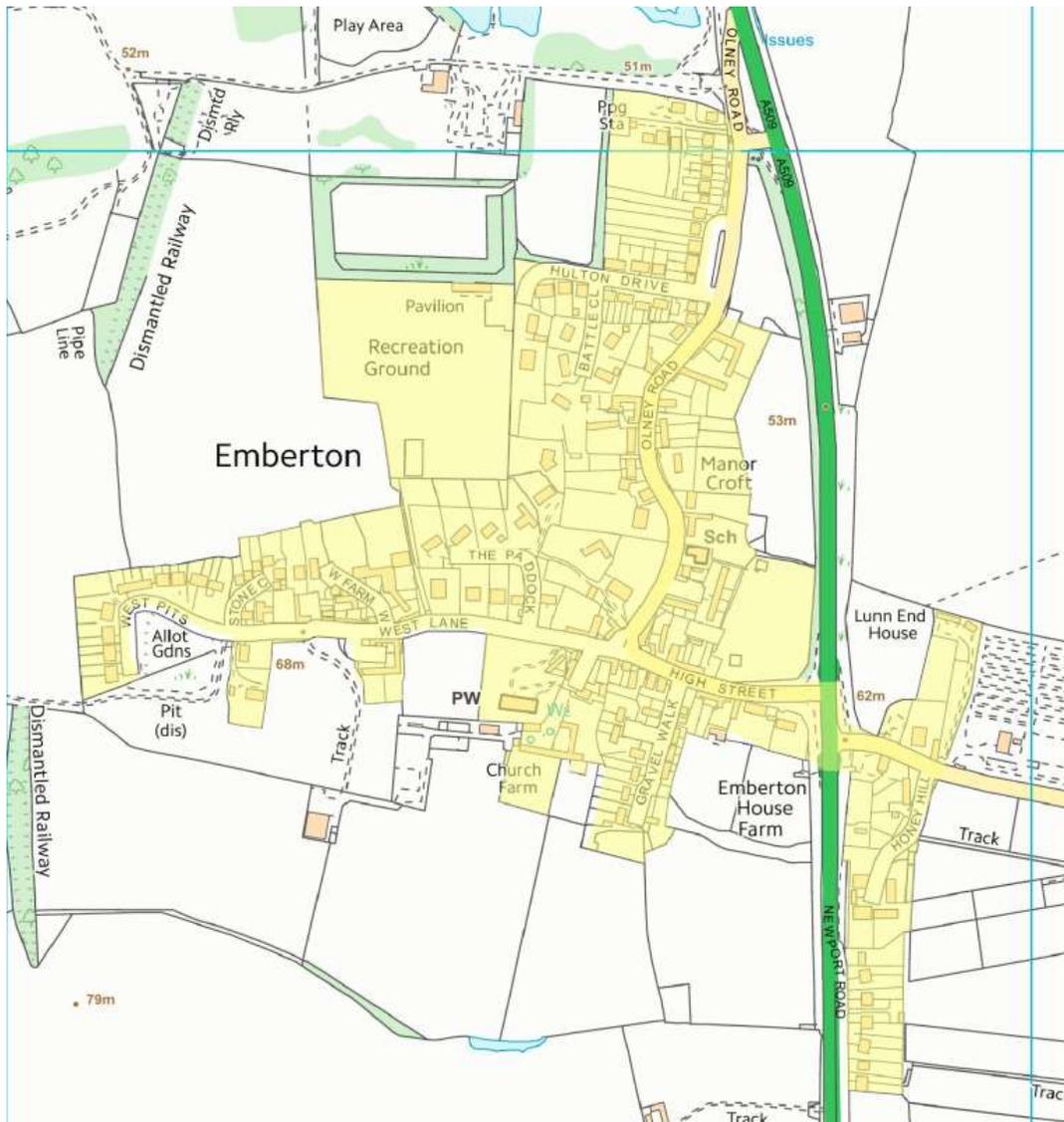


Figure 15: Settlement boundary

11.8 When considering locations for new development, an assessment of potential options around the village has been undertaken. The sites were assessed on a comparative basis against the following criteria.

- Applying a clear preference in accordance with the National Planning Policy Framework (NPPF) and the wishes of the community, for new housing to be located on previously developed land (brownfield sites), over and above greenfield development;
- Potential sites within the proposed settlement boundary would be prioritised over sites separated from it.
- Development in open countryside will be avoided.
- Potential sites should not have significant adverse impacts upon the historic setting of the village or heritage assets;

- Potential sites should avoid locations that are at risk of flooding if lower risk opportunities are suitable, in accordance with the NPPF and applying the sequential test and exceptions test;
- Sites that provide affordable housing would be prioritised.
- Other factors such as access, utilities, feasibility, land availability, and whether housing could be realistically delivered within the timeframe of the Neighbourhood Plan.

Consideration of potential housing sites

11.9 During the initial consultation process, local landowners surrounding the village were contacted to invite them to put forward sites for consideration as part of this Neighbourhood Plan. Twelve sites were suggested for consideration, which between them could deliver more than 160 houses.

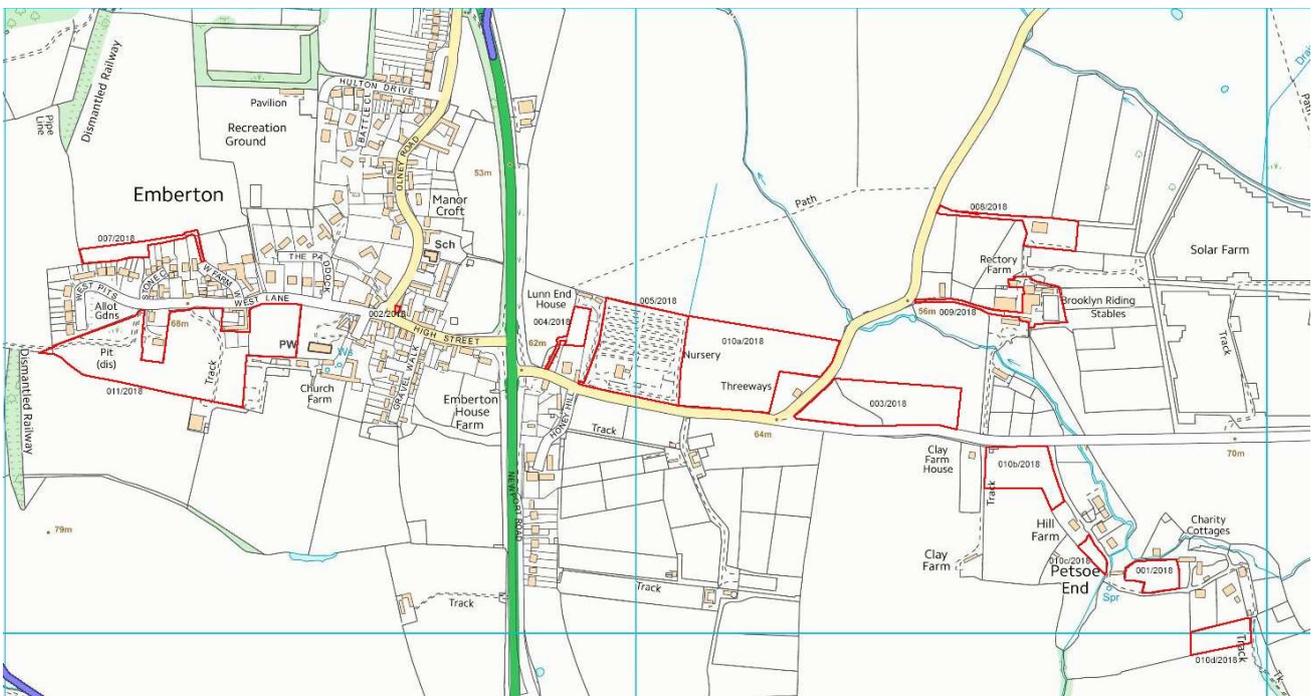


Figure 16: Potential Housing Allocations put forward for consideration

11.10 On that basis it has been necessary to compare the suggested sites against the site selection methodology to assess their suitability for inclusion within the Neighbourhood Plan. The suggested sites are indicated on the map at Figure 16 and have been assessed using a standard methodology.

Site Ref	PHA1	
Site Address		
Greenfield or Previously Developed?	Greenfield	
	Previously Developed	
	Within	

Within Settlement Boundary?	Without	
Relationship to Settlement Boundary?	Contiguous / Rounding	
	Extending	
	Remote	
Flood risk designation? (tick all that apply)	Zone 1 (Low Risk)	
	Zone 2 (Medium Risk)	
	Zone 3 (High Risk)	
Site in active use?	Yes	
	No	
	Specify Use	
Important views from the Village?	Yes	
	No	
	Specify where?	
Heritage constraints nearby?	Yes	
	No	
	Specify where?	
Accessibility constraints?	Yes	
	No	
Utilities constraints? (Specify type)	Yes	
	No	
	Unknown	
Other Constraints		
Assessment		
Allocate site	Yes	
	No	

Figure 17: Example assessment form

- 11.11 The results of this exercise led to the prioritisation of site 002/2018, the Institute. This is the only site brought forward that is both a brownfield site and within the proposed settlement boundary.
- 11.12 This site combined with a windfall development policy to meet small scale infill and individual dwelling needs would meet our obligations under Milton Keynes Council's strategic plan.
- 11.13 What this site and any windfall development does not do is provide for any affordable housing. In order to be able to mandate any affordable housing we would need a development of a minimum of 11 units.
- 11.14 The Steering Group's preferred site for a development of that scale is the school field. The rationale for this is –
- The school governors are starting to consult on its plans to close Emberton School so there is a realistic possibility of the site becoming available
 - If the school do decide to keep the building there is still plenty of space for development on the school playing field
 - It is within the proposed settlement boundary

- It is on the western side of the A509 meaning pedestrians wouldn't need to cross the A509 when using the bus or village facilities

Objectives

- 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 provide an allocation of affordable housing.
- 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.

POLICY H1: SETTLEMENT BOUNDARY

The Neighbourhood Plan defines the Emberton village development boundary, as shown on the Proposals Map, to shape the physical growth of the village over the plan period.

There is a presumption in favour of sustainable development within the settlement boundary, provided that development complies with the provisions of the Emberton Neighbourhood Plan and the Milton Keynes Development Plan.

Development proposals, including windfall infill development, should fulfil the aims and objectives of the Neighbourhood Plan by:

- Preserving and enhancing the character and appearance of the conservation area and the setting of listed buildings and other heritage assets;
- Ensuring the rural character of the village is maintained and its important green spaces are not eroded;
- Protecting the important views within the village of the surrounding countryside and ensuring the wider landscape setting of Emberton is preserved.

- 11.15 The Neighbourhood Plan has been positively prepared to respond to the issues and comments raised by residents within the consultation questionnaire and ensure that the need to deliver housing growth can be met.

- 11.16 To control the location of housing and prevent sporadic housing development in the countryside, the existing settlement as included within the Milton Keynes Local Plan has been carefully reviewed.

POLICY H2: NEW HOUSING ALLOCATION (PHA1)

The Steering Group's preferred site for any greenfield development is the school field.

Development proposals for new dwellings will be expected to contribute to the aim of ensuring a balanced mix of housing in the Neighbourhood Plan area and incorporate a range of house types, sizes and tenures.

A development solely consisting of large house types (4 to 5-bedroom plus) will not be supported.

A development that does not provide for 30% affordable units will not be supported.

The developer(s) will also be expected to provide funding for improvements to the village as part of any financial contributions agreed with Milton Keynes Council.

- 11.17 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.
- 11.18 This policy will be implemented through the management of planning applications in conjunction with Milton Keynes Council. Other proposals for limited infill development will be considered against the requirements of Policy H3.

POLICY H3: WINDFALL INFILL DEVELOPMENT

Small scale infill residential proposals for one or two dwellings will be supported where such proposals are located within the defined settlement boundary and where the following criteria can be met:

- The proposal would be an infill plot appropriately located between existing buildings.
- It would not adversely impact on the character of the area, important views, the Conservation Area or cause harm to the setting of a Listed Building.
- The proposal could be situated without harming the amenities and privacy of existing neighbours.
- The proposal includes good design, high quality materials and respects local vernacular.
- On-site parking can be provided.
- The scheme would not increase the risk of flooding elsewhere.

11.19 It is possible that, over the Plan period, other sites within the village will come forward for redevelopment. In each case, such schemes should fulfil the requirements of the policies within this plan, particularly those relating to the character and design.



12. Business and Employment

Context and justification

- 12.1 Emberton comprises a small village set within a largely rural parish. Agriculture plays an important role of in the life of the parish, with a number of farms surrounding the settlement. The majority of working residents commute to work, benefiting from the convenient access to Milton Keynes and the M1 motorway offered by the A509, or the close proximity to Olney.



Figure 18: Arable farming is prevalent in the area.

- 12.2 Around 60% of the respondents to the survey felt that there should not be any new small commercial development sites within the parish, so this Neighbourhood Plan proposes no further allocations.
- 12.3 Support will be given to new business proposals that are appropriately located and would not have significant adverse impacts on the character and village or rural area and would not give rise to unacceptable impacts on neighbours.
- 12.4 Whilst improvement has been made to the internet access speed within the parish, the need to ensure online connectivity remains as fast as possible and remains stab. This is particularly important to support flexible home working and ensuring access to an increasingly digital world.

Objectives

- To support local businesses to grow within the parish and encourage employment opportunities such as home working.
- To secure faster and reliable broadband access to all those who need it within the village is a key objective, allowing Emberton to best meet future digital needs.

POLICY BE1: BUSINESS AND EMPLOYMENT

Applications for development that will create employment will be positively supported subject to meeting the following criteria:

- The site is located within the defined settlement boundary or is an existing building suitable for conversion. New buildings outside of the settlement boundary will be subject to the requirements of Policy CE1.
- The proposed development can be accommodated into its surroundings in terms of design, materials and is sympathetic to the character of the area.
- There would not be an adverse impact on the amenity of neighbouring properties and the character of the area by virtue of parking, lighting, noise, vibration and fumes.
- The development can be safely accessed by the expected volume and size of vehicles, including staff and deliveries and would not generate traffic to such an extent that would harm the rural character of the parish.

- 12.5 This policy will be applied through the consideration of planning applications in conjunction with Milton Keynes Council.

Emberton Neighbourhood Plan

Shaping the future of our community



Annex A: Glossary

BIODIVERSITY – The degree of variation of life forms within a particular ecosystem. Biodiversity is a measure of the health of an ecosystem. Human activity generally tends to reduce biodiversity, so special measures often need to be taken to offset the impact of development on natural habitats.

CHANGE OF USE – A material change in the use of land or buildings that is of significance for planning purposes e.g. from retail to residential.

COMMUNITY – A group of people who hold something in common. They could share a common place (e.g. individual neighbourhood) a common interest (e.g. interest in the environment) a common identity (e.g. age) or a common need (e.g. a particular service focus).

CONDITIONS – Planning conditions are provisions attached to the granting of planning permission.

CONFORMITY – There is a requirement for neighbourhood plans to have appropriate regard to national policy and to be in conformity with local policy.

CONSERVATION AREA – An area of special architectural or historic interest, the character and appearance of which are preserved and enhanced by local planning policies and guidance.

CONSULTATION – A communication process with the local community that informs planning decision-making

CORE STRATEGY – A development plan document forming part of a local authority's Local Plan, which sets out a vision and core policies for the development of an area.

DEVELOPMENT – Legal definition is “the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land.”

DEVELOPMENT MANAGEMENT (also known as Development Control) – The process of administering and making decisions on different kinds of planning applications.

DEVELOPMENT PLAN – A document setting out the local planning authority's policies and proposals for the development and use of land in the area.

FLOOD ZONE – A designation to categorise the risk of flooding. Flood Zone 1 Low Risk, Flood Zone 2 Medium Risk, Flood Zone 3a High Risk, Flood Zone 3b Functional Floodplain.

GREENFIELD SITE – Land where there has been no previous development.

GREEN SPACE – Those parts of an area which are occupied by natural, designed or agricultural landscape as opposed to built development; open space, parkland, woodland, sports fields, gardens, allotments, and the like.

INDEPENDENT EXAMINATION – An examination of a proposed neighbourhood plan, carried out by an independent person, set up to consider whether a neighbourhood plan meets the basic conditions required.

LISTED BUILDINGS – Any building or structure which is included in the statutory list of buildings of special architectural or historic interest.

LOCALISM – Shifting power away from central government control to the local level. Making services more locally accountable, devolving more power to local communities, individuals and councils.

LOCAL AUTHORITY – The administrative body that governs local services such as education, planning and social services.

LOCAL PLAN – The name for the collection of documents prepared by your local planning authority for the use and development of land and for changes to the transport system. Can contain documents such as development plans and statements of community involvement.

LOCAL PLANNING AUTHORITY – Local government body responsible for formulating planning policies and controlling development; a district council, metropolitan council, a county council, a unitary authority or national park authority.

LOCAL REFERENDUM – A direct vote in which communities will be asked to either accept or reject a particular proposal.

MATERIAL CONSIDERATIONS – Factors which are relevant in the making of planning decisions, such as sustainability, impact on residential amenity, design and traffic impacts.

MIXED USE – The development of a single building or site with two or more complementary uses.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) – The government policy document adopted in March 2012 intended to make national planning policy and guidance less complex and more accessible. The National Planning Policy Framework introduces a presumption in favour of sustainable development. It gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

NEIGHBOURHOOD AREA – The local area in which a neighbourhood plan or Neighbourhood Development Order can be introduced.

NEIGHBOURHOOD PLAN (NP) – A planning document created by a parish or town council or a neighbourhood forum, which sets out vision for the neighbourhood area, and contains policies for the development and use of land in the area. Neighbourhood plans must be subjected to an independent examination to confirm that they meet legal requirements, and then to a local referendum. If approved by a majority vote of the local community, the neighbourhood plan will then form part of the statutory development plan.

NEIGHBOURHOOD PLANNING – A community-initiated process in which people get together through a local forum or parish or town council and produce a plan for their neighbourhood setting out policies and proposals for the development they wish to see in their area.

POLICY – A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.

PLANNING PERMISSION – Formal approval granted by a council allowing a proposed development to proceed.

PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT – The concept introduced in 2012 by the UK government with the National Planning Policy Framework to be the ‘golden thread running through both plan making and decision taking’. The NPPF gives five guiding principles of sustainable development: living within the planet’s means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

QUALIFYING BODY – Either a parish/town council or neighbourhood forum, which can initiate the process of neighbourhood planning.

REFERENDUM – A vote by the eligible population of an electoral area may decide on a matter of public policy. Neighbourhood Plans and Neighbourhood Development Orders are made by a referendum of the eligible voters within a neighbourhood area.

SCHEDULED ANCIENT MONUMENT – A nationally important archaeological site, building or structure which is protected against unauthorised change by the Ancient Monuments and Archaeological Areas Act 1979.

SEQUENTIAL TEST – A principle for making a planning decision based on developing certain sites or types of land before others, for example, developing brownfield land before greenfield sites.

SETTING – The immediate context in which a building is situated, for example, the setting of a listed building could include neighbouring land or development with which it is historically associated, or the surrounding townscape of which it forms a part.

SIGNIFICANCE – The qualities and characteristics which define the special interest of a historic building or area.

STATUTORY DEVELOPMENT PLAN – Focus on land use development set within the context of wider social, economic and environmental trends and considerations. Reflects national planning policies to make provisions for the long-term use of land and buildings.

SUSTAINABLE DEVELOPMENT – An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that “meets the needs of the present without compromising the ability of future generations to meet their own needs”.

TOWN AND COUNTRY PLANNING ACT 1990 – Currently the main planning legislation for England and Wales is consolidated in the Town and Country Planning Act 1990; this is regarded as the ‘principal act’.

Emberton Neighbourhood Plan

Shaping the future of our community



Annex B: Listed Buildings

Listed buildings in Emberton parish, source: Historic England (March 2018)

CHURCH OF ALL SAINTS, CHURCH LANE, Emberton, Milton Keynes
MEMORIAL CLOCK TOWER, HIGH STREET, Emberton, Milton Keynes
THE COACH HOUSE, 19A, HIGH STREET, Emberton, Milton Keynes
STABLE BUILDING TO SOUTH EAST OF EMBERTON HOUSE, NEWPORT ROAD, Emberton, Milton Keynes
OLNEY BRIDGE, OLNEY ROAD, Emberton, Milton Keynes
LYCHGATE AT NORTH EAST CORNER OF CHURCH OF ALL SAINTS, CHURCH LANE, Emberton, Milton Keynes
GRAVEL LODGE, 4, GRAVEL WALK, Emberton, Milton Keynes
THURSBY, 2, GRAVEL WALK, Emberton, Milton Keynes
CEDAR HOUSE, 19, HIGH STREET, Emberton, Milton Keynes
THE OLD RECTORY COTTAGE, 7, OLNEY ROAD, OLNEY ROAD, Emberton, Milton Keynes
STONEPITS HOUSE, WEST LANE, Emberton, Milton Keynes
THE OLD POST HOUSE, 31, OLNEY ROAD, Emberton, Milton Keynes
EMBERTON HOUSE, NEWPORT ROAD, Emberton, Milton Keynes
THE BELL AND BEAR PUBLIC HOUSE, 12, HIGH STREET, Emberton, Milton Keynes
BRAMLEY COTTAGE, 23, OLNEY ROAD, Emberton, Milton Keynes
HIRONS, 25, OLNEY ROAD, Emberton, Milton Keynes
WEST LANE HOUSE, WEST LANE, Emberton, Milton Keynes
CHURCH FARMHOUSE, CHURCH LANE, Emberton, Milton Keynes

Note: Listed buildings are marked on the Conservation Area map with a blue triangle.



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