

**Emberton Neighbourhood Plan Steering Group**  
**(A committee of Emberton Parish Council)**  
**Minutes of Meeting held at The Institute**  
**on Tuesday 4<sup>th</sup> October 2022 at 7pm**

**Present:** Jason Bevan - Chairman  
Fred Markland – Vice Chairman  
Colin Jamieson  
Harry White  
Chris Akrill

One member of the public

Karen Goss – Clerk

1. **Introductions and Apologies for Absence** – Apologies for absence were received from Melanie Duncan.
2. **Declarations of Interest in items on the agenda** – Fred Markland Declared an Interest in item 4 as the applicant of a Call for sites put forward.
3. **To approve the Minutes of the Meeting held on the 5<sup>th</sup> July 2022** – The Minutes of the previous Meeting held on the 5<sup>th</sup> July 2022 were agreed and signed by the Chairman.
4. **To approve the Neighbourhood Plan following comments received from pre-submission consultation** – Chris commented that he had included the comments from MKCC, highways, the LLFA, Historic England and Natural England in the updated version of the neighbourhood plan. Chris was preparing a basic condition statement which would go through all the responses received from the Article 14 pre-submission consultation with evidence how they had been dealt with. It was not intended to respond to any objections as this would be done through the basic condition statement. Jason responded that the group was aware that there was a 5-year land supply but a questionnaire had been undertaken which identified a required growth and the plan needed to be positive. It was noted that one house had been identified at Gravel Walk which was currently going through the appeal process which may or may not be granted. The new house that was currently being built in West Lane had already been identified as recent development in the plan.

Chris reported that he had been through the plan and had removed a couple of sections that did not need to be in there. The consultation has been removed as has the Housing Needs Assessment and these will form separate documents. This was the last stage at which any changes could be made and would now move from Article 15 to Article 16. David Blandamer had been through the document twice and his comments have been incorporated. Chris would now incorporate the comments from Melanie. Fred commented that the map which showed the changes to the settlement boundary needed amending.

**West Lane proposal** – The proposal by Webb Developments which was brought to the recent parish council meeting was discussed. Fred commented that it was put forward as a potential housing site for two separate developments. The site had previously been discussed for use for cemetery land and parking but not for housing. It was noted that highways had looked at access off West Lane for other potential sites and had deemed it unsuitable for development. A discussion took place whether the site should be included in the housing assessment at this late stage in the plan. It was agreed that including the site would be moving backwards rather than forwards with the plan and the conclusion was to omit the site.

A resident entered the meeting and this position was explained to them. The resident commented that any development on the pump field might lead to enabling works for other development behind the barns on West Lane and residents would need to be aware that it might not just be about building 5 houses on quite a substantial plot. It was noted that there could be the possibility of the site coming forward at a later date but not at this stage. It was therefore proposed by Jason, seconded by Harry and unanimously agreed that the plan moved forward to Article 16.

5. **Next steps** – Chris to look at planned policies, national policies MKCC policies to see how all three overlapped and to make the highlighted changes to the plan and submit to MKCC. **Action: CA.** Harry asked when the plan would need to be revised. Chris responded that it would be in five years unless Plan:MK was revised.
6. **Any other business – grant application.** The clerk to contact Localities to establish whether a further grant was available. **Action: KG.**
7. **Date of next meeting** – Date to be agreed.

The meeting closed at 7.40pm