

Turvey Neighbourhood Plan

GENERAL EVIDENCE

(9/5/18 draft)

Strategic Context

1. The local authority is Bedford Borough Council, a Unitary Authority.
2. There are significant areas of employment nearby at Milton Keynes at a distance of approximately 21km, Bedford 10 km and Northampton 22km. In addition there are lesser areas of employment at Olney (6.5 km) and Wellingborough (19km)

Location

3. Turvey is a village and civil parish on the River Great Ouse in Bedfordshire. The village is located approximately 10 km west of Bedford.
4. The village is on the A428 road between Bedford and Northampton, close to the border with Buckinghamshire. Surrounding village or hamlet settlements within approximately 7km of the Site include Olney, Newton Blossomville, and Cold Brayfield to the west; Lavendon to the north west; Carlton to the north; Pavenham to the north east; Stevington, Oakley and Bromham to the east; and Astwood to the south.
5. Turvey falls within the South East Midlands Local Enterprise Partnership area (SEMLEP) which occupies a strategically important position, located in between London, Birmingham, Oxford and Cambridge. The SEMLEP area covers 14 local authorities.
6. The SEMLEP area is home to a large number of economically important assets including the Aerospace Technology Institute at Cranfield University, the Transport Systems Catapult in Milton Keynes, Millbrook Proving Ground, the Silverstone Technology Cluster; as well as three Enterprise Zones: Aylesbury Vale EZ, Luton Airport EZ and Northampton EZ all within 30 miles of Turvey.
7. Also within the SEMLEP area are seven universities, including Cranfield University and The Open University, nine further education and sixth form colleges and a university technical college.
8. The SEMLEP area is located at the core of the Cambridge - Milton Keynes - Oxford Growth Corridor. In their interim report, The National Infrastructure Commission (NIC) identified that, with the right investment, the corridor connecting Cambridge, Milton Keynes and Oxford has the potential to be the UK's Silicon Valley and to be a strategically important area to stimulate economic growth in the national interest.
9. Examples of significant facilities within a few miles of Turvey are;
 - Colworth Science Park - housing a unique range of scientific expertise and business support services for companies to utilise. And is home to Unilever's scientific research in discovery, product safety, sustainability and global product development activities, as well as a variety of other growing businesses and academic research groups.

- Cardington hangars - home to Hybrid Air Vehicles, the world leaders in hybrid aircraft, and studios for cinema and television production
- Milton Keynes - which hosts initiatives including the UK Autodrive Project and the Transport Systems Catapult. The internationally recognised smart city project, MK:Smart, looks to develop data-driven innovations to address the challenges of city growth.

Relationship to key transport areas

10. Turvey is connected by good standard roads to the M1 motorway (11 miles), A1 (19 miles), A421 (8 miles)
11. Turvey lies within 65 miles of 3 London Airports, the closest being Luton at only 33 miles, as well as other international airports such as Birmingham (62 miles) and East Midlands (68 miles)

Road Transport

12. In 2016 the 2 way traffic flow (all vehicles) on the A428 between Bromham and Turvey was 8850 of which 3.9% were heavy goods vehicles (Department for Transport Traffic Data website).
13. Walking and cycle facilities both within and without the village are limited. The shared use facility between the village and Station End is substandard and requires two uncontrolled crossings of the A428 in order to access at least one of the general stores.
14. Footways within the village vary in width and quality and in Bedford Road, Bridge Street, Newton Lane and Carlton Road are substandard putting pedestrians at risk from traffic.
15. In addition there are two roads, Carlton Road and Newton Lane, linking the A428 to neighbouring villages and the wider area. They are also used in part by drivers avoiding areas of congestion on the Trunk and Principal Road network.
16. Carlton Road is a C class road linking Turvey and the A428 with Carlton, Harrold and other river villages of northwest Bedfordshire. In 2011 2 way traffic flow (all vehicles) was recorded as 163. However, 2008 flow was 775, 2009 was 741, and 2010 was 740 – averaging 752. These data are collected over a 2 day period only and it is likely, therefore, that the 2011 figures were adversely affected by some other temporary local factor e.g. Harrold Bridge flooding. Within the village the speed limit is 30mph. Carlton Road joins the A428 by means of a priority junction which has limited visibility to the west.
17. Newton Lane is an Unclassified Road linking Turvey with Newton Blossomville and A509. In 2016 the 2 way 12 hour traffic flow (all vehicles) was 996. Within the village the speed limit is 30mph. It joins the A428 via a priority junction with limited forward visibility from the south.

Public Transport

18. Public transport services in the village consist of an hourly bus service (41) to Bedford in one direction and Olney and Northampton in the other. There is no daily bus to Milton Keynes or other surrounding villages.
19. There are frequent train services from Bedford, Northampton and Milton Keynes to London and variously to cities in the Midlands and the North. However, whilst the last bus from Northampton leaves there at 19.49, the last bus from Bedford leaves there at 18.05 making commuting to work by train from there difficult or, at least, dependent on car use.
20. The lack of a bus service to Milton Keynes makes use of the rail service dependent on car use.

Socio-Economic Context

Population & Demographics

21. Figures are obtained from the 2011 Census, being the latest available.
22. In 2011 in the Parish of Turvey there were 505 households containing 1225 residents. Compared to 2001, this represents an increase of around 6% in terms of households (from 476) and an increase of 2.8% in terms of residents (from 1,192).
23. The gender split was 600 males (49%) to 625 females (51%)
24. The age profile in 2011 (compared to 2001, and then to Bedford Borough as a whole in 2011) is shown below.

Age	% Turvey 2011	% Turvey 2001	% Bedford Borough 2011
0 - 14	16.8	19.1	18.6
15 - 24	9.5	9.6	12.7
25 - 44	22.4	25.8	27.3
45 - 64	33.6	28.3	25.5
65 - 74	8.9	8.4	8.1
75 - 84	6.1	7.7	5.5
85+	2.7	1.1	2.2

25. There has been some ageing on average of the Turvey population over 10 years between 2001 and 2011 (the proportion of those aged 45+ has risen from 45.5% to 51.3%). The age profile is slightly older than that of Bedford

Borough as a whole.

Ethnicity	Nos Turvey	% Turvey	% Bedford Borough
White British	1,124	91.8	71.5
White (Other)	51	4.2	9.1
Asian/Asian British	16	1.7	3.4
Black/Black British	13	1.3	11.4
Mixed/multiple	21	1.1	3.9
Other	0	0	0.7

26. There was a low level of ethnic diversity with 91.8% White British in Turvey compared to 71.5% White British in the Borough

Household Composition	%Turvey	% Bedford Borough
1 person – pensioner	15.6	11.9
1 person – other	9.1	16.9
Couple – both 65+	8.9	8.2
Family – without dependent children	35.5	26.9
Family – with dependent child(ren)	28.3	28.5
Other	3.6	7.5

27. Turvey has a slightly higher level of 1 person pensioner households, than the Borough average.

28. 4.7% of people in Turvey are classified as “experiencing income deprivation”, well under the Bedford Borough average of 12.1%. In 2007/08, 12.3% of households were calculated as receiving below 60% of the median income, below the Bedford Borough average of 20%.

29. 6.4% of working age people were claiming DWP benefits in August 2012, below the Bedford Borough average of 13.4%; and 18.4% of people over 65 were claiming pension credit, which is below the Bedford Borough average of 21.0%.

General Health	No. Turvey	% Turvey	% Bedford Borough
Very good	629	51.3	46.9
Good	417	34.0	36.0
Fair	141	11.5	12.6
Bad	35	2.9	3.6
Very bad	3	0.2	1.0

30. Residents of Turvey are shown to have reported better levels of health compared to the population of the Borough. 14.6% of people have a limiting long-term illness, just under the Bedford Borough average of 16.0%.

Long Term Illness/Disability	No. Turvey	% Turvey	% Bedford Borough
Limited a lot	57	4.7	7.1
Limited a Little	122	10.0	8.9

31. Limiting illnesses and disabilities can affect the type of housing that people need in order to remain independent. 11.5% of those aged 65 and over in Turvey (around 25 people) are claiming Attendance Allowance (a non-means-tested benefit for severely disabled people aged 65 or over who need help with personal care), just under the Bedford Borough average of 15.7%. The proportion of the population in Turvey claiming Disability Living Allowance is 2.4%, under the Bedford Borough average of 4.2%.

Employment / Economy

Economic Activity (16 – 74)	No. Turvey	% Turvey	% Bedford Borough
Active	667	74.6	71.9
FT Employee	368	41.2	40.4
PT Employee	125	14.0	13.9
Self Employed	132	14.8	9.5
Unemployed	15	1.7	4.4
Student	27	3.0	3.6

32. There are similar numbers of economically active people living in Turvey compared to the Borough but fewer unemployed.

Occupation (16-74)	No. Turvey	% Turvey	% Bedford Borough
Managers, Directors & Senior Officials, Professional Occupations	262	40.3	29.0
Associate Professional & Technical Occupations	88	13.5	12.3
Skilled Trades	61	9.4	11.0
Administrative & Secretarial Occupations	92	14.2	11.2
Caring, Leisure & Other Services, Sales & Customer services	81	12.5	17.2
Process, Plant & Machine Operatives, Elementary Occupations	66	10.2	19.3

33. Turvey's residents have greater representation in managerial and professional occupations compared to the Borough and fewer people engaged in caring, customer services and semi-skilled/unskilled occupations.

Method of Travel to Work	No. Turvey	% Turvey	% Bedford Borough
Work At/From Home	65	10.0	5.6
Train	44	6.8	4.9
Bus/Coach/Taxi	16	2.5	4.7
Car/Motorcycle	476	73.2	69.8
Bicycle	5	0.8	3.8
Foot	40	6.2	10.6

34. In Turvey there are more people working from at/from home and travelling to work by train and fewer people travelling to work by bicycle or on foot.

Land Use

35. Turvey consists of two key settlement areas; the main village, focussed on the historic core stretching in a linear fashion along Bridge Street and High Street, with more modern housing developed in a number of different phases off Carlton Road to the north and Newton Lane to the South, and a smaller settlement at Station End, which was developed in association with the introduction of the railway. At Station End a group of bungalows providing sheltered housing replaced the earlier Almshouses and more recent expansion of the settlement has taken place with the development of Priory Close.
36. The main village has a Settlement Planning Area (SPA) boundary within which most of the village housing is contained. The Conservation Area covers a large part of the land within the SPA. There are a number of designated Open Spaces which include the recreation ground, allotments and green public spaces in the centre of the village.
37. Land within the Parish outside the SPA is mainly in agricultural use, with some land use for grazing sheep and cattle, but predominantly arable. There are two significant areas of parkland at Turvey House and Turvey Abbey and an equestrian centre at Abbey Farm.

Housing

38. There are considerably more detached houses, with correspondingly fewer semi-detached houses and flats, in Turvey compared to Bedford Borough averages. This is likely to indicate a relative lack of affordable properties.

Dwelling Types	No. Turvey	% Turvey	% Bedford Borough
Detached house	219	41.7	27.4
Semi-detached house	146	27.8	32.2
Terraced house	142	27.0	21.9
Flat	18	3.4	17.6
Caravan/other temp. accommodation	0	0.0	0.9

39. Overcrowding counts as a housing need for households applying to join the Bedford Borough Housing Register. In 2011 the proportion of households in Turvey classified as overcrowded was lower than the Bedford Borough average.
40. Where central heating is not present, fuel poverty is statistically significantly more likely. The level of households in Turvey without central heating is just slightly over the Bedford Borough average, with the level of households affected by fuel poverty being higher than Bedford Borough averages.

Housing in poor condition	% Turvey	% Bedford Borough
Overcrowded households	2.2	7.7
Households without central heating	2.2	2.0
Households in fuel poverty (2011)	14.6	11.3

41. There are currently no Turvey households on the Bedford Borough Council Housing Register. (Update)

42. It should be noted that the difficulty of securing affordable housing, particularly in villages, can act as a significant deterrent to people in housing need from placing themselves on the register; so this figure does not therefore necessarily represent the true number of residents in housing need.

Housing Availability and Affordability in Turvey

43. The 'affordability ratio' (median house prices as a ratio of median household earnings) for Turvey in 2008/09 (latest data available) was 12.1. In other words, houses on the market cost on average 12.1 times annual incomes.

44. 5.9% of dwellings in Turvey are in Council Tax Band A, and 7.7% in Band B, compared to 13.6% and 24.9% for Bedford Borough as a whole.

45. In February 2018, there were 6 properties for sale in Turvey:

Dwelling size / type	Number	Asking/sale price
2 bedroom house	1	£295,000
3 bedroom house	2	£350,000 - £542,000
4 bedroom house	1	£474,995
5 bedroom house	1	£580,000
10 bedroom house	1	£2,000,000

46. This represents just over 1% of total private housing stock in the parish.

47.The breakdown of Housing Tenure in Turvey is similar to the Borough except for there being a smaller proportion of homes for social rent.

Housing Tenure	No. Turvey	% Turvey	%Bedford Borough
Owned	349	69.1	66.8
Social Rented	61	12.1	16.1
Private Rented	95	18.8	17.2

48.Property sales over the last 4 years can be broken down as follows:

Price as sold	2014	2015	2016	2017
£100,000 and under	1	0	0	
£100,001 – 150,000	0	0	0	
£150,001 – 200,000	4	1	2	1
£200,001 – 300,000	5	8	2	4
£300,001 – 400,000	1	8	1	2
£400,000 +	6	3	9	1
Total	17	20	14	8

49.In February 2018, 2 properties currently available for rent were found in Turvey: a 2 bedroom Bungalow at £850 per month and a 1 bedroom barn conversion at £875 per month.

Community Facilities & Infrastructure

*****See attached – how to present this information?*****

Land and Property

50.The following development sites have been submitted for consideration;

- Land off Station Road
- Land adjoining Priory Close
- Land at Newton Lane
- Land North of Turvey off Carlton Road
- Land at Priory Farm
- Meadow House, Norfolk Road
- Mill Rise, Newton Lane

Land adjacent to Bedford Road and Abbey Cottage
Land NW of New Gains Farm
Land South of New Gains Farm

Environment

Landscape Character

51. Writing about Turvey in 1893 Thomas Wright wrote, 'the picturesqueness of the houses and cottages cannot fail to arrest the visitor's attention'. This remains true today and it is the attractiveness of the buildings, including the church and the bridge, set in the rural landscape provided by the river valley, the extensive historic parkland and the surrounding undulating farmland that gives the parish its distinctive and highly valued character.
52. Conserving the landscape setting of Turvey is one of the key aims of the Plan. It is important to be mindful of the part landscape plays in making Turvey a good place to live. The landscape and surrounding countryside were the most popular features commented on in the survey where people were asked people to tell us the good things about Turvey.
53. The following phrases are typical of the responses submitted; 'surrounding landscape and access to beautiful countryside' 'wonderful countryside and open spaces' 'lovely open fields and space away from urbanisation' 'countryside and lovely walks'.
54. Whilst it is important to reference the value based on the surrounding countryside by residents, the Neighbourhood Plan draws from the Borough Council Landscape Character Assessment reports which identify landscape features and sensitivities with development guidelines. The purpose of Landscape Character Assessment is to help ensure that change does not undermine whatever is characteristic or valued about a particular place, and ensure that ways of improving the character of a place can be considered.
55. The Landscape Sensitivity Study (updated in 2014) undertaken by independent planning consultants commissioned by the Borough Council, reports the main village as falling within the landscape character area described as Pavenham Wooded Wolds. The landscape character area Cranfield to Stagsden Clay Farmland flanks the main village on the eastern side and the small settlement of Turvey Station End.

Pavenham Wooded Wolds

56. The following extracts from the Landscape Sensitivity Study summarise Pavenham Wooded Wolds key characteristics in Turvey as follows;
- 'Forms an intermediary landscape linking the flat floodplain of the River Great Ouse to the high ground of the 1A Cranfield to Stagsden Clay Farmland.'
 - 'Small to medium scale landscape with an enclosed, peaceful character.'

- 'Land use is characterised by arable farming, with pastoral landscapes being particularly associated with the grade II registered Historic Park and Garden around grade I listed Turvey House and historical parkland around grade II listed (The Chapel) Turvey Abbey.'
- 'Limestone walls form the boundaries of gardens and historic estates.'
- 'The wooded character is created by small woodland blocks are enhanced by frequent hedgerow trees.'
- 'There are significant areas of parkland at Turvey House evident in parkland trees, pasture and copses.'
- 'Gaps in the tree cover provide wide views across the adjacent Limestone Valley landscape, and across into North Buckinghamshire.'
- 'The wolds form a rural backdrop to the lower ground of the valley.'

57. Key positive landscape features/strategic sensitivities of the landscape surrounding the village identified in the report include;

- 'The tranquil, rural natural of the landscape is vulnerable to village expansion and increased use of the network of rural roads.'

58. Visual sensitivities are described as follows;

- 'The visual sensitivities around the village include the occasional views across the River Great Ouse Valley and the sense of enclosure provided by the combined undulating landform and hedgerow network. Also views to the largely undeveloped occasionally wooded ridges of the area from the adjacent 3A Harrold Great Ouse Limestone Valley, Church of All Saints, the registered Historic Park and Garden setting of Turvey House, the historical Turvey Abbey parkland and the setting of limestone Turvey Bridge are other notable sensitivities.'

Cranfield to Stagsden Clay Farmland

59. The following extracts from the Landscape Sensitivity Study summarise Cranfield to Stagsden Clay Farmland key characteristics in Turvey as follows;

- 'Medium to large scale landscape with an open and exposed character with long distant views, and strong skylines.'
- 'Gently rolling landform predominantly underlain by Oxford Clay.'
- 'Predominantly under arable cropping contained within large open fields but with pockets of horse paddocks, particularly associated with the settlements.'
- 'Occasional large individual farmsteads frequently in view.'

60. Key positive landscape features/strategic sensitivities of the landscape surrounding the village identified in the report include;

- 'The landscape pattern is provided by the remaining hedgerows and mature hedgerow trees despite their poor condition. This pattern is vulnerable to erosion from further loss of hedgerows and hedgerow trees and lack of management.'
- 'High level of recreational access via rights of way network.'
- 'Strong rural character over much of the area, which is vulnerable to urban influence for instance the visible and audible impact of roads (A428).'

61. Visual sensitivities are described as follows;

- 'The visual sensitivities around the village include the local skylines created by subtle changes in topography which are vulnerable to cluttering by vertical development.'

Heritage

62. Turvey is rich in heritage. Artefact finds, aerial photography and LIDAR indicate occupation in various parts of the parish from at least the Bronze Age, over two thousand years ago. The village itself is considered to be a settlement with Saxon origins and is recorded in the Domesday Survey of 1086. The Church of All Saints has some Saxon elements surviving in the western part of the nave and base of the tower.

63. From the early 13th century the Mordaunt family, later Earls of Peterborough, held land here and went on to be influential figures in the Tudor Court. The remains of a deserted settlement, medieval moats and fish ponds and drovers' roads all lie within the parish, and in the surrounding landscape ancient closes, Medieval ridge and furrow and the later rectangular hedged fields of late 18th century parliamentary enclosure, overlaying the previous common fields, can all be seen.

64. The Higgins family bought the majority of the land in the late 18th century and the present appearance of the village owes much to their substantial rebuilding of village houses, construction of public buildings and development of landscaped parkland in the mid-19th century. Within the village curtilage lie the sites of several 18th and 19th century parks and gardens, being that associated with Turvey House, Abbey Park and New Park. The Medieval manor was originally located to the south of the village at what is now Turvey Hall Farm (Grade II). Some earthworks (non-designated) associated with a moat and fishponds survive near the present house (Grade I).

65. There was extensive building in the village in the 19th century, the majority funded by the Higgins family, especially Charles Longuet Higgins, who lived at Turvey Abbey. Buildings of this date include the Village Hall (Grade II), the former school (Grade II), workers' cottages on High Street, Carlton Road and Bridge Street (several listed Grade II), and the unlisted cottages at Ladybridge Terrace. Abbey Square (Grade II) is also largely 19th century, albeit with older origins. The arrival of the railway in 1872 shaped the settlement at Station End, and its former Station house is listed Grade II.

66. Today, the village has a linear, nucleated form, with close development along High Street, Bridge Street and Carlton Road, as well as in the areas between these roads. Historic maps, notably the pre-enclosure map of c.1783, show a different settlement pattern, with two separate main settlement foci. One was located around a small green to the east of the church and along Carlton Road; the other was at the east end of High Street near Turvey Abbey. There was a third smaller settlement group to the south-west, along Bridge Street near the Three Fishes Public House and the mill.

Heritage Listing and Conservation Area

67. It is as a result of this rich history that Turvey has nearly 300 items recorded in the Historic Environment Record for Bedfordshire, including 78 items on the National Heritage List for England. The Village includes 58 Listed Buildings, a part of the Registered Park and Garden to Turvey House (Grade II) and the Turvey Bridge Scheduled Monument. Of the listed buildings, two are listed grade I, namely All Saints Church and Turvey House. Details of all the village's listed buildings are given in Appendix 1.
68. The village also possesses an extensive conservation area as shown on plan**. A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Most of the buildings in the Conservation Area are 18th and 19th century. They are generally two storeys and are built in the local, golden stone with tiled roofs. There are a few slightly larger buildings, including the Central Store (Grade II), the Old Rectory (Grade II), and the former mill. There is a little modern infill development within the Conservation Area, which is generally in a similar style and material.
69. At the east end of the Conservation Area around Turvey Abbey, the Conservation Area is more open and includes the large gardens of Turvey Abbey, as well as several smaller detached houses. At the west end, around the church and the former green adjacent to Church Row, along Carlton Road, and on Bridge Street, the settlement pattern is looser with more green space. The wider setting of the Conservation Area is formed by the surrounding parkland and agricultural land.
70. The main attributes that define the special character of an area are its physical characteristics and history, i.e. the form and features of buildings and the spaces between them, their former uses and historical development. Where there are a number of periods of historical development, the character of individual parts of the conservation area differ.
71. In some instances, areas that either contribute little, or are even detrimental to the character of the conservation area, are included within the boundary because of their potential for enhancement.