

## Turvey Neighbourhood Plan Aims, Policies, Site Selection Criteria Consultation

### Feedback from Jacksons-Stops for Mill Rise

Topic	Comments	Response to comments
<b>Aims</b>	No specific comments on Aims	
<b>Policy Areas</b>	<p><u>Policy T1</u> Reference to, "small-scale infill outside of the Settlement Policy Area?"</p> <ul style="list-style-type: none"> <li>• how this is to be defined?</li> <li>• what is "small scale"?</li> <li>• are there any deliverable sites where this could actually apply in terms of "in-filling"?</li> <li>• would that option be deemed suitable in terms of Highways access provision?</li> <li>• how does this compare in terms of preserving the village character, supporting existing village services and sustainability terms to other potential options?</li> </ul> <p><u>Policy T2</u></p> <ul style="list-style-type: none"> <li>• reference to mix in the first bullet point, and to "local need" and "smaller" need to be defined to provide certainty/clarity;</li> <li>• reference to affordable housing being provided "in Turvey" – we assume the policy will want to see this all "on site", rather than as a block off site/elsewhere within the Parish?</li> </ul>	<p>Noted for further consideration and clarification in policy development</p> <p>Noted for further consideration and clarification in policy development</p> <p>Noted for further consideration and clarification in policy development</p>
<b>Site Selection Criteria</b>	<p><b><u>Site Selection Criteria Discussion Document - Overall Approach</u></b></p> <p><u>Comments</u></p> <p><u>1<sup>st</sup> bullet point</u></p>	

	<ul style="list-style-type: none"> <li>• Clarity should be sought on why there seems to be an exception option for Station End</li> <li>• The Station End sites are outside of the village settlement boundary – and as demonstrated as part of the recent appeal decision, that settlement performs poorly in terms of accessibility and sustainability. One does question why these sites being given a further chance?</li> </ul> <p><u>4<sup>th</sup> bullet point</u></p> <ul style="list-style-type: none"> <li>• the emerging Local Plan proposed a potential relation for small scale development in particular circumstances – as such, scale is key as this can easily tip the sustainability balance against a proposal/site;</li> </ul> <p><u>7<sup>th</sup> bullet point;</u></p> <ul style="list-style-type: none"> <li>• We support the draft Local Plan target of up to 50 dwellings for Turvey (not including Station End) and the Neighbourhood Plan moving forward with this figure, on this basis;</li> </ul> <p><u>8<sup>th</sup> bullet point</u></p> <ul style="list-style-type: none"> <li>• refers to “smaller sites” – it is important as to how this is defined</li> </ul> <p><b><u>Site Selection Criteria Discussion Document – Criteria</u></b></p> <p><u>Comments</u></p> <p><u>3<sup>rd</sup> bullet point;</u></p> <ul style="list-style-type: none"> <li>• Some form of weighting would seem appropriate as suggested.</li> </ul>	<p>Noted</p> <p>The suitability of all sites will be reviewed in the light of AECOM site assessments and Turvey NDP site selection criteria. Interpretation of Policy 5 of the emerging Local Plan will be clarified through consultation with the Borough Council if necessary</p> <p>Noted</p> <p>Noted</p> <p>Overall approach 2nd bullet point to be reworded as follows;</p> <ul style="list-style-type: none"> <li>• to base growth on development of multiple sites, rather than delivering development on one site only. This is to ensure that negative impacts (traffic, environment, amenity, etc.) are mitigated by being dispersed across different locations within the Parish rather than focused on one location,</li> </ul> <p>Weighting approach to criteria set out in revised site selection criteria</p>
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**Site Selection Criteria – Overall approach**

Comments

1<sup>st</sup> bullet point;

- Generally support the stance of making allocations through extensions to the settlement boundary as this provides certainty and is both transparent and allows a fair assessment of all sites
- Question why is there reference to a potential Station End allocation – how can any development at Station End be as inherently sustainable (a key determinative factor of any development in principle), and in supporting the majority of village services and facilities as a site adjacent to Turvey itself?

2<sup>nd</sup> bullet point;

- reference is once again made to “smaller” – this needs defining

**Site Selection Criteria**

Comments

Criteria 1 – assume this means in relation to immediate site access to the Public Highway, and should be different to any potential assessment of wider Highways implications/existing congestion points - this could help by being clarified

Criteria 2 – the point is noted, but this is very dependent on the scale of the housing proposed in each instance – a development of 5 houses will be very different to one for 50 in the same location

Criteria 3 – additional points should include “containment with existing established landscape screening”.

Noted

Noted – see response to 1<sup>st</sup> bullet point discussion document comment above

See response to 8<sup>th</sup> bullet point comment above

Existing wording ‘Does the site have’ means access to and from the site as you suggest. Existing wording preferred

Noted

Existing wording preferred

