

# **Turvey Neighbourhood Plan**

**Questions & Answers**  
**Update September 2020**

**1. Will there be a pavement between the new development site at Carlton Road and the school?**

Yes – Policy T1 of the NDP requires that the footway along Carlton Road be extended to the site.

**2. What will happen to the footpath that runs through the Rec and into the new development?**

This will be retained – Policy T1 requires that it be incorporated into the layout of the development.

**3. What form will the affordable housing take, and what sort of safeguards/ covenants will be attached to retain the housing for local people?**

Policy T2 requires that affordable housing in both developments must be provided as an integral part of the development, and indistinguishable from other houses.

The rules for affordable housing are set by the Borough in Policy 58S of Local Plan 2030. This states that in developments of the size we are proposing 30% of homes must meet the criteria for 'affordable'. This is the level set by national policy as well as by Borough Council policy and we cannot make it a requirement that developers have to deliver more than 30%. It also requires that 78% of these homes would be rented, at 80% or lower of open market rent, and 22% offered on the basis of shared ownership with a range of initial purchases from 25-80%.

Applying this percentage for our sites would provide at least 15 affordable homes.

**4. When was the site by Abbey Cottage on the A428 (Site 10) withdrawn for consideration, and what reasons were given?**

The site was withdrawn in December 2018. Any reasons given are a matter for the landowner.

The site was assessed by AECOM and still features in their site assessment report of May 2018. The AECOM assessment report which includes all sites assessed in Turvey is available as one of the Supporting Documents we submitted with the submission version of the plan. It has been available on the NDP website since March 2019, when we published all information relevant to the first Sites for New Houses consultation.

The Neighbourhood Plan can only consider sites that landowners have made available for residential development.

**5. What instructions were given from the NDP team to AECOM? What reasons did they give for their findings?**

The NDP team did not issue any instructions to AECOM. Their assessments are independent and based on the site assessment methodology set out in their report.

The AECOM assessments were funded by the government's neighbourhood plan programme 'Technical Fund'. The process that applies to all NDP teams is that they can apply for an allocation of resources from the fund and if successful, the site assessments are commissioned and paid for by Locality, the organisation which administers the programme on behalf of the government. AECOM have been awarded the contract to carry out site assessment for all neighbourhood plans in England by Locality.

The AECOM assessments stand in their own right; they are summarised in Section 5 of the main report, and detailed in Appendix A: Site Assessment Proformas which begins on page 34 of the report.

## **6. What additional information was added to the plan after the Regulation 14 consultation ended in January 2020?**

The changes made to the Plan following the Regulation 14 consultation (6 November 2019 - 19 January 2020) are shown in the 'track changes' version of the document on the Latest News page of our website.

Revisions are shown in red, and deletions in the margin. There is one additional change not picked up by this software – the Borough's 2019 version of Map 2, showing the settlement policy area, conservation area and village open spaces replaces the 2012 version in the Regulation 14 plan.

All the changes arise from consultation responses, and cover

- Errors and ambiguities in the text
- Changes resulting from the adoption of Local Plan 2030 by Bedford Borough during our consultation process
- Additional constraints on site development and effect on roads resulting from residents' comments
- Alteration to the detail of maps of the sites
  - Correcting an error on the corner of the Mill Rise site, and providing an access point from Newton Lane
  - Extending the width of the landscape buffer at Carlton Road to cover the cemetery extension.

Appendix 2 of the Consultation Statement lists all the proposed changes, and how these relate to the responses to the Regulation 14 Consultation. This document was considered and approved at the Extraordinary Meeting of the Parish Council held on 25.06.2020.

## **7. Can you confirm that no traffic calming will be put in place if the developments on Mill Rise and Carlton Road are accepted?**

The Borough Council Highways team were asked to advise whether any significant alterations to Carlton Road and Newton Lane would be considered in response to future planning applications related to NDP allocations. Their reply is reported in paragraph 5.106 of the amended plan. The questions were asked, and the amendment to the plan was added, in response to concerns raised by residents in the Regulation 14 consultation. This states that the pavement would not be widened to an extent that would prevent two lanes of traffic flowing safely.

**8. Will parking restrictions be imposed on Carlton Road as a result of the development?**

The Highways Team commented that they would not be likely to consider parking restrictions on Carlton Road in the vicinity of the cottages where many residents do not have access to off-road parking.

The reasons they gave were;

- the introduction of significant parking restrictions would be likely to encourage more through traffic and result in higher speeds.
- residents would have to park somewhere and if they were unable to park outside their homes they would most likely park in May Road and The Loop and this would be hugely disruptive to other local residents and the businesses in the Loop.

**9. Why have 8 additional village car parking spaces been included on the Carlton Road site?**

The suggestion to offer 8 public parking spaces on the Carlton Road came from the developer with a view to providing facilities for parents of school children and users of the Rec. We are not sure whether this would be helpful but took the view that we should accept the offer for the present and examine potential benefits more closely at a later date.

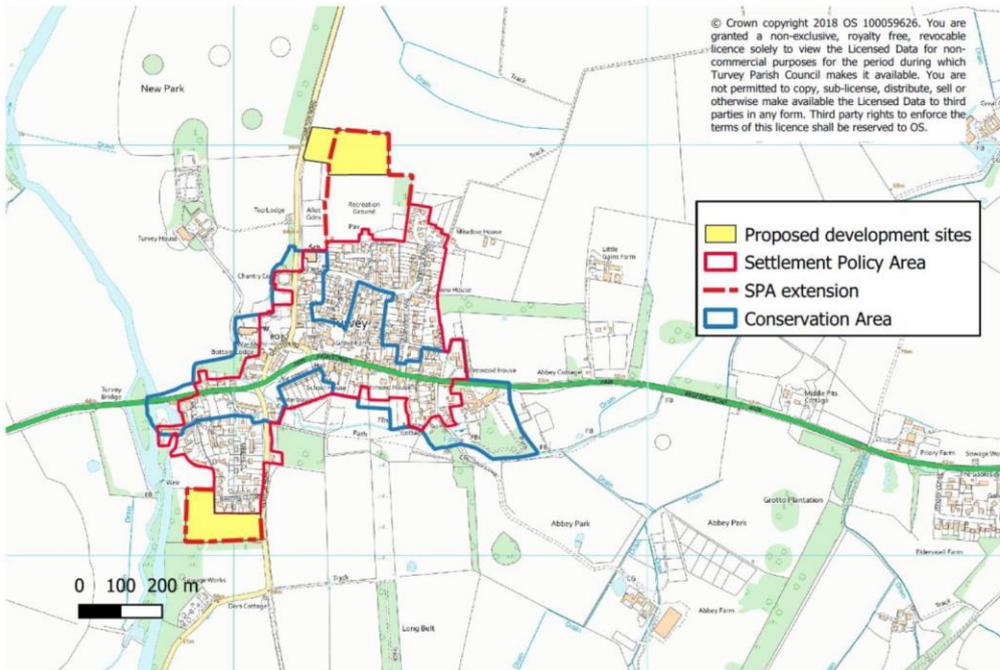
**10. What are the plot sizes for the Carlton Road and Mill Rise sites? Why does the Carlton Road site appear larger even though both are for 25 houses?**

The plots are shown on Map 6 (below) and the area on which houses may be built is delineated by the red dashed line, showing the proposed extension to the SPA. The area within the SPA on each site is

Site 1 1.25 hectares

Site 5 1.40 hectares

Site 1 has an additional 0.75 hectares which must be used for landscape buffer, taking the housing behind the line of the cemetery and extension. The delineation of the Settlement Policy Area limits the amount of development on each site and this can only be changed by another Neighbourhood Plan consultation and approval.



**Map 6: Extended Settlement Policy Area**

**11. What assessment has been made in relation to the proximity of the Mill Rise site to the sewage farm?**

This issue was not reported on in the site assessment but will be a matter for consideration alongside the more detailed issues that will be taken into account at the planning application stage.

**12. What are the rules that dictate that development at Station End cannot be counted towards the 25-50 housing determined for Turvey?**

The Borough's policy on development in the rural area are set out in the statutory Local Plan 2030.

This sets out as follows;

- (Policy 4S) Turvey is listed as a settlement where sites able to accommodate 25-50 houses 'generally in or around the Settlement Policy Area' are required to be allocated. (The Borough Council Planning Team have clarified to us that 'in and around the SPA' means 'in close proximity to'. As a result any development regarded as being at a significant distance outside the SPA would not be counted against our target.)
- This is further explained in para 6.18 which states that development is directed to within a Settlement Policy Area, and that Turvey has an SPA
- Station End, Turvey is designated as a small settlement, without an SPA. Para 6.20 states that that where development is allowed it is likely to be limited. (The Borough Council Planning Team have explained to us that any development at Station End

would be taken as 'windfall' development and count as a bonus to the Borough's housing target and not counted as contributing to the Turvey village target.)

### **13. What will happen if the NDP is not accepted at referendum?**

If the Plan is not accepted the Borough Council will allocate sites for new housing (Policy 4S in Local Plan 2030).

We don't know what approach the Borough would take in allocating sites in Turvey but the village will not have the protection of the policies relating to numbers and locations of new houses, housing mix and standards, landscape and environment, protection of local green spaces, the setting of heritage assets and importantly road and parking capacity. The village would not be protected against excessive development, unlike nearly all the other villages in the Borough.

Local planning authorities are under great pressure to deliver more housing by the government. The Borough's housing growth strategy must plan to provide additional housing of 14,550 homes in the period 2015-30 as reported in the Local Plan 2030.

By having a neighbourhood plan we can establish policies for Turvey which sets a limit on development on each site at 25 homes. These policies will become enshrined in the Borough's development plan if Turvey NDP is supported by residents in a referendum. This provides the best level of protection available against excessive development. That's why nearly 3,000 parishes in England are doing neighbourhood plans and why all of the 11 rural villages which have housing targets in Bedford, except 1, are developing neighbourhood plans.