

Turvey Neighbourhood Plan

Questions and Answers Brief for Website

1. What is a Neighbourhood Plan?

A Neighbourhood Plan is a way of enabling local communities to influence the planning of the area in which they live; it is primarily about the use and development of land and buildings. The process for producing a Neighbourhood Plan is set out in relevant legislation, and there is an approval process which includes independent examination by a Planning Inspector, and a local referendum before it can be adopted. Once adopted, the Plan forms the basis for determining planning applications in the area.

2. How does the Neighbourhood Plan fit with the Local Plan for Bedford Borough?

Bedford Borough is currently preparing its statutory Local Plan, ('Local Plan 2030') which includes a requirement for new housing over the period of the Plan. The Borough has allocated new housing to towns and villages, and is allowing villages which wish to prepare a Neighbourhood Plan to use this process to decide where these houses should be built. The Neighbourhood Plan has to conform generally to the strategic policies of Bedford's plan.

3. What housing requirement is set for Turvey in the Local Plan?

The current (September 2018) version of the Local Plan requires Turvey to allocate sites to deliver 25-50 houses over the period to 2030

4. How many new houses are needed in Turvey?

A Housing Needs Survey was undertaken by the Bedfordshire Rural Communities Charity in Spring 2017. This identified local need for 35 housing units, 16 of which should be defined as affordable (ie available for social rent or shared ownership)

5. How many affordable/ rental houses can be provided in this total?

Bedford Borough Policy for villages with a population below 3000 is that sites with 3 or more new homes must provide at least 30% affordable housing, with 78% of these being for social or affordable rent, and the remainder for shared ownership. The policy is that the social housing should be indistinguishable from the market housing, and integrated with it.

6. What sites are proposed for new housing in Turvey?

9 sites around the village have been proposed as potential sites for new housing of 5 or more units. They have been subject to assessments for suitability using criteria developed as part of the village consultation in March 2018, and an independent assessment by AECOM Ltd, an international engineering consultancy.

7. How were these sites chosen?

The sites were proposed by local landowners, either as part of the preparation of the Bedford Local Plan, or following announcements locally that Turvey would be producing a Neighbourhood Plan

8. What information have you used to determine the suitability of potential sites?

We have spoken to landowners and their agents to understand their aspirations and intentions. We have reviewed site access, the effect on local traffic and the effect on landscape and heritage for each. We have also looked at important planning policy factors including whether the site is brownfield or agricultural grade land, closeness to the village core, flood risk and the extent to which the development would encroach on open countryside.

9. How were the local criteria developed?

A consultation workshop was held in the village in March 2018 attended by 54 local people. This considered the policy areas to be addressed in the Plan, the aims of the Plan, and the selection criteria to be used in considering sites for new development. There was general agreement as to the criteria, and which were the most important in selecting sites.

10. Why are sites outside the current settlement policy area (SPA) being considered?

Turvey has a defined Settlement Policy Area, set by Bedford Borough, outside which development is prohibited. The Neighbourhood Plan has confirmed that it is not possible to accommodate the required increase in housing within the SPA, so sites outside are being considered. There is a clear process for extending the SPA, and extensions will need to be agreed with Bedford Borough.

11. What are the criteria for site selection?

The approach is based on the following principles:

- to make allocations through extensions to the Turvey settlement boundary for sites adjacent to the current boundary, whilst retaining the option to make a site allocation at Station End should any site there be considered suitable,
- 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,
- to rate the sites against the criteria by applying weighting to some criteria items as follows;

Criteria	Weighting
<ul style="list-style-type: none"> • Does the site have scope for safe and adequate vehicular access? • Is there risk of flooding? • Is the site deliverable within the neighbourhood plan period? 	any sites failing against these criteria are precluded from development
<ul style="list-style-type: none"> • Is the site capable of development without compromising traffic flow/safety in the village? • Can the site can be absorbed sympathetically 'with the built areas of the Parish'(e.g., adjacent to existing built area or SPA)? • Would development of the site have significant negative impact on valued landscapes and settings? • Would development of the site have significant negative impact on the character and/or settings of historic buildings and other historic assets (where the open landscape setting is fundamental to the historic building(s))? • Is this a Brownfield site? 	identified as primary criteria and given more weight
<ul style="list-style-type: none"> • Does the site have high agricultural grade? • Is the site close to the village core, so as to support local community facilities? • Are there any constraints (Tree Protection Orders, etc.)? • Would development of the site lead to encroachment into open countryside? • Is the site in close proximity to public transport? 	identified as secondary criteria and given less weight than primary

12. What is happening now?

Preliminary assessments are complete, and our initial findings are being discussed with the Parish Council, and in due course the Borough Council. We then plan to hold consultation events for all local people to have their say and comment on the proposals. In addition, we plan to circulate a questionnaire to all households to cover those who may not be able to attend the exhibitions.

We will also keep this website up to date, and report progress in Turvey News.

13. What happens after that?

When the Plan has been completed there will be a period of formal consultation when you will be invited to make any further comments. After that, it will be submitted to the Borough Council who will make arrangements for an independent examination of it by a planning inspector, and they again will invite any further representations on it.

Providing the examiner recommends the draft plan, it will be the subject of a local referendum of residents, and if that is favourable, will be adopted as policy for village development.

14. When will these stages occur?

It is expected that these stages will be completed in 2019

15. When will the houses be built?

The developments are planned for the period to 2030; it is likely that development will be phased over the next 10 years.

16. Do you have detailed plans for each of the proposed sites?

It is too early to have detailed plans, although the developers for some sites have prepared outline schemes

17. What does the examination process do?

The examination process makes sure the Neighbourhood Plan meets statutory obligations, has regard to national planning policies, conforms to the strategic policies of the Local Plan, is compatible with neighbouring local plans and contributes to achieving sustainable development.

18. What happens when the Plan has been adopted?

If the Plan is approved at referendum, the Borough will adopt it as part of the development plan; planning applications will continue to be determined by the Borough as now, but will have to take account of policies in the Neighbourhood Plan.

19. How will the village benefit from development?

New housing will attract people who will support the village facilities such as the shops and school.

The Community Infrastructure Levy (CIL) is a charge which accompanies planning applications for developments. The Parish Council can decide how this levy will be used to benefit the village; as we are preparing a Neighbourhood Plan the Parish Council will be allowed to retain a higher proportion of the CIL for local use.

Development at the proposed scale (25-50 houses) will offer the opportunity of 8-16 affordable homes, available either as rented or shared ownership occupation, which will provide opportunities for younger families to remain in the village.

20. Can we use the Neighbourhood Plan include policies that control the future use of buildings, such as the shops and pubs in the village?

The Plan will include a number of policies for the sustainable development of the village, including housing, landscape and nature, design and build character, employment and community and transport.