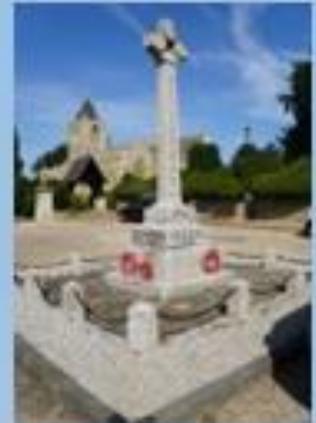




Turvey Neighbourhood Plan Summary Pre-Regulation 14 Consultations

September 2019



Introduction

1. This report provides an overview of consultation activity that has been undertaken to enable and encourage the involvement of Turvey residents in the development of Turvey Neighbourhood Development Plan and to gather residents' views about specific issues of relevance to the plan.
2. A brief description of the purpose of each activity is provided with a summary of the outcomes/outputs. A fuller description of each of the consultation events is available on the Consultations page of the Neighbourhood Plan website at; www.turveyndp.org.uk.

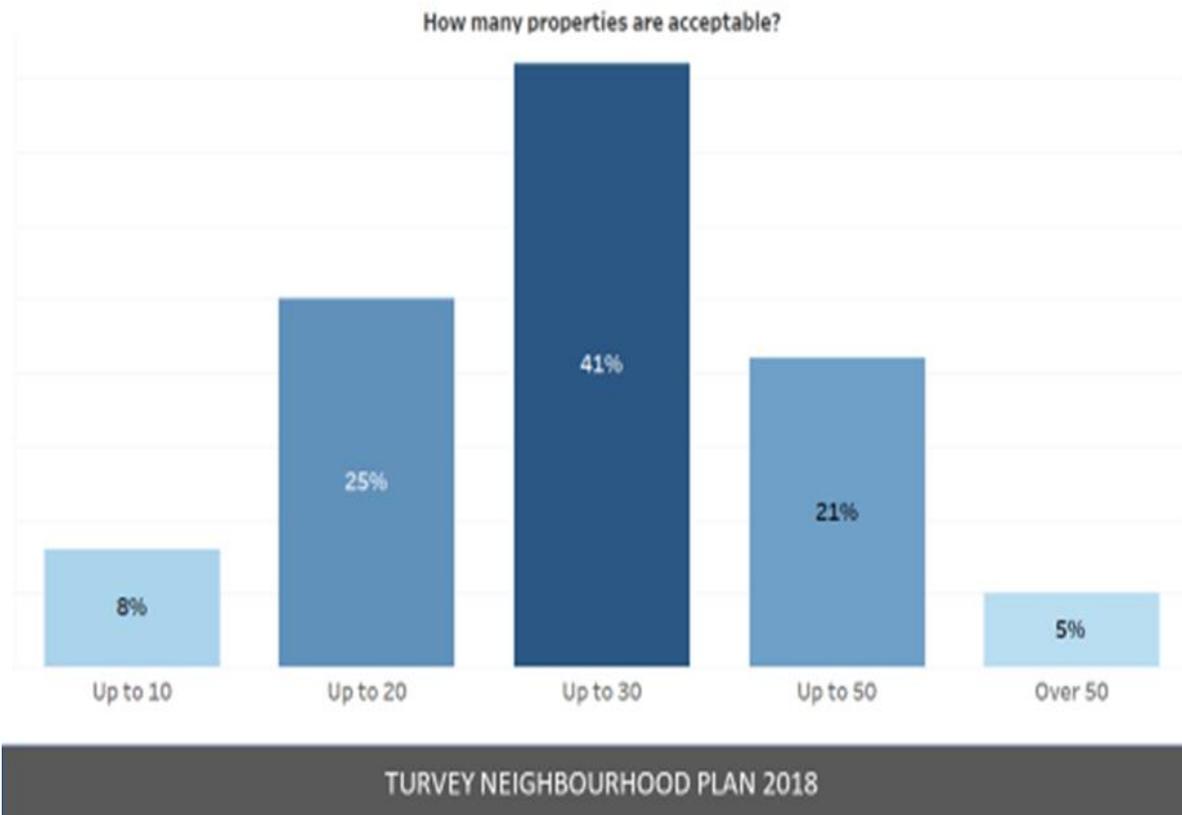
Future Housing in Turvey Consultation January 2017

3. The purpose of this consultation was to provide information to residents about six sites in Turvey submitted by landowners in the Borough Council's 'call for sites' process at that time and to seek residents' views about the acceptability of locations as potential development sites and the scale of development preferred.
4. More than 200 people visited an exhibition at the village hall to view the information displayed and to complete a questionnaire for each of the six sites. A total of 522 completed questionnaires were submitted.



5. The scale of development stated in the call for sites forms was based on the overall capacity of the sites and indicated the maximum number of dwellings that the site could accommodate rather than the intentions of the landowner. The responses recorded in questionnaires could therefore have been skewed in a negative way particularly towards the larger sites. It is likely to be no coincidence that the least popular site was the largest site although size was not the only factor, as the location of that site also generated concern about traffic and road safety.
6. However, the aggregated results provide useful indications of residents' concerns about development and the features of development which influence acceptability/non-acceptability. The information gathered about residents' views, concerns and preferences in this exercise will be further tested and validated by comparison with results gained from other consultations, such as the General Survey and the Village Discussion workshops on aims, policy areas and site selection criteria.

Understanding the acceptable size of housing developments



7. The key messages highlighted from resident responses were as follows;

- Residents expressed concerns about larger scale development and were more accepting of smaller developments of less than 20 or 30 houses
- Residents' concerns about development are focussed on traffic, road safety and potential negative effects on the character of the village and the natural environment

Housing Needs Survey March 2017

8. In January 2017 Turvey Parish Council arranged for a Housing Needs Survey (HNS) to be carried out by the Bedfordshire Rural Communities Charity. The survey aimed to assess the need of local people for either affordable housing or market housing in Turvey over the next 10 years, as well as the general views of the local community about housing needed in Turvey.
9. 71 respondents indicated that they would be looking for new housing in the parish of Turvey over the next 10 years. These respondents are therefore regarded in principle as being in some form of housing need.
10. Out of these, 39 respondents were existing owner occupiers who were either only looking to buy on the open market or their current savings/equity level was too high to be considered for affordable housing.
11. The other 32 respondents were either considering affordable rent, shared ownership or starter homes or were not currently owner occupiers; within this 32, 2 respondents who are current owner occupiers have been included as they are seeking a property more suitable for retirement due to medical reasons / disability and they do not have the income and savings / equity to purchase a suitable property.
12. The survey identified a need for affordable housing within Turvey from households resident in (or with strong links to) the parish, which is unlikely to be met by normal market provision. This need generally comes from first time buyers, wanting to get on the property ladder or move out of rented accommodation and older households, looking to either downsize or move into a property more suitable for retirement.

13. Key findings from the survey

- **The survey recommended that the 16 units of affordable housing estimated to be needed could be broken down as follows:**
 - **7 x 2 bedroom houses (5 shared ownership / 1 rent / 1 starter homes initiative)**
 - **3 x 3 bedroom houses (1 shared ownership / 1 rent / 1 starter homes initiative)**
 - **2 x 2 bedroom bungalows (1 shared ownership / 1 rent)**
 - **1 x 1-2 bedroom bungalow (rent)**
 - **3 x 1-2 bedroom houses (1 shared ownership / 1 rent / 1 starter homes initiative)**
- **Analysis of the responses and other evidence considered suggested that there is a need for 2-3 bed houses and 2 bed bungalows or otherwise suitable properties (e.g. houses built to Lifetime Homes criteria) if Turvey is to meet the identified current and future needs for market housing of existing owner occupier residents wishing to stay in the village.**
- **The survey concluded that the provision of up to 19 units of market housing would meet a reasonable proportion of the need while being in keeping with the size of the village.**

General Survey July 2017

14. The survey was published and circulated to every household as an insert to the village magazine Turvey News in July 2017. The survey remained open for respondents up to September 2017 and was available in the village shops and at village events. A total of 61 completed survey forms were submitted.
15. The purpose of the survey was to provide an opportunity, through a small number of open questions, for residents to give their views about what they see as good and not so good about living in Turvey and an opportunity to suggest things that need to change. They were also provided with an opportunity to say what they consider to be their ideal view of what makes a village a good place to live in.
16. A series of common themes have been extracted from individual responses and are illustrated in the tables that follow;

Table 1. What's good about living in Turvey?

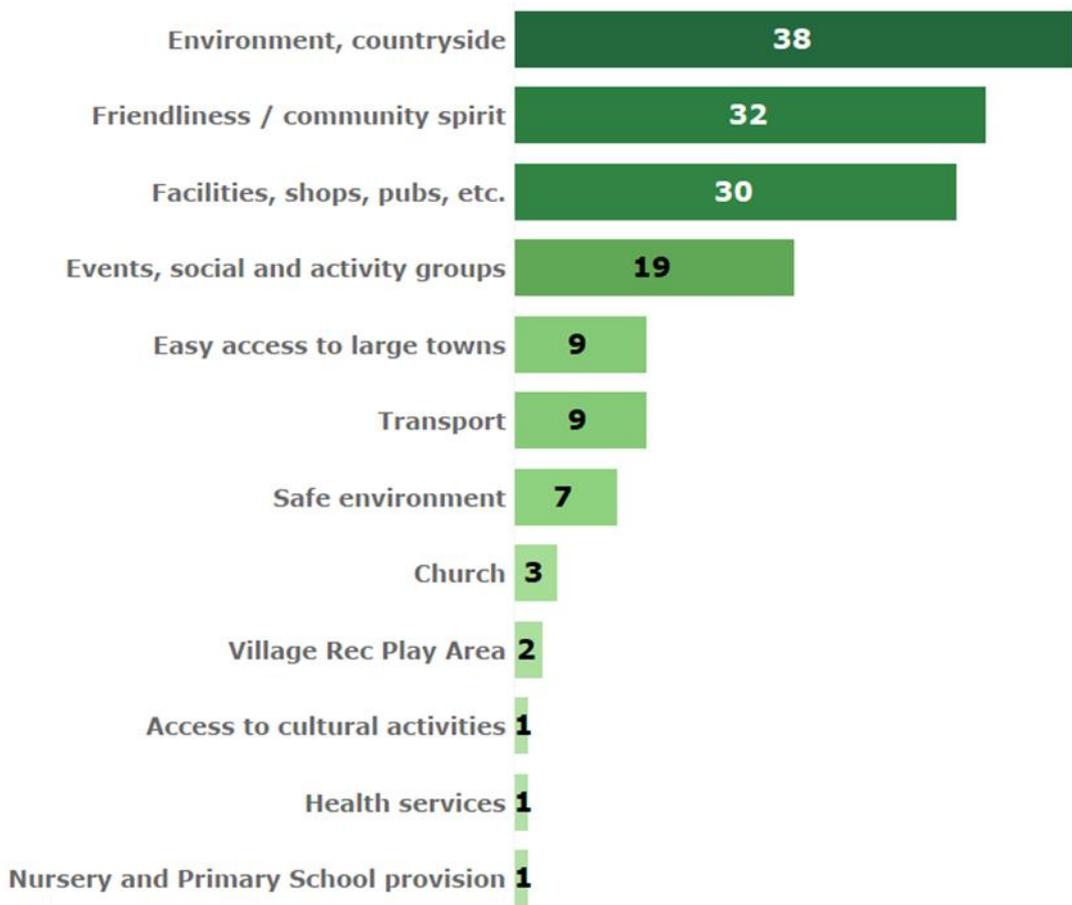


Table 2. What's not so good about living in Turvey?

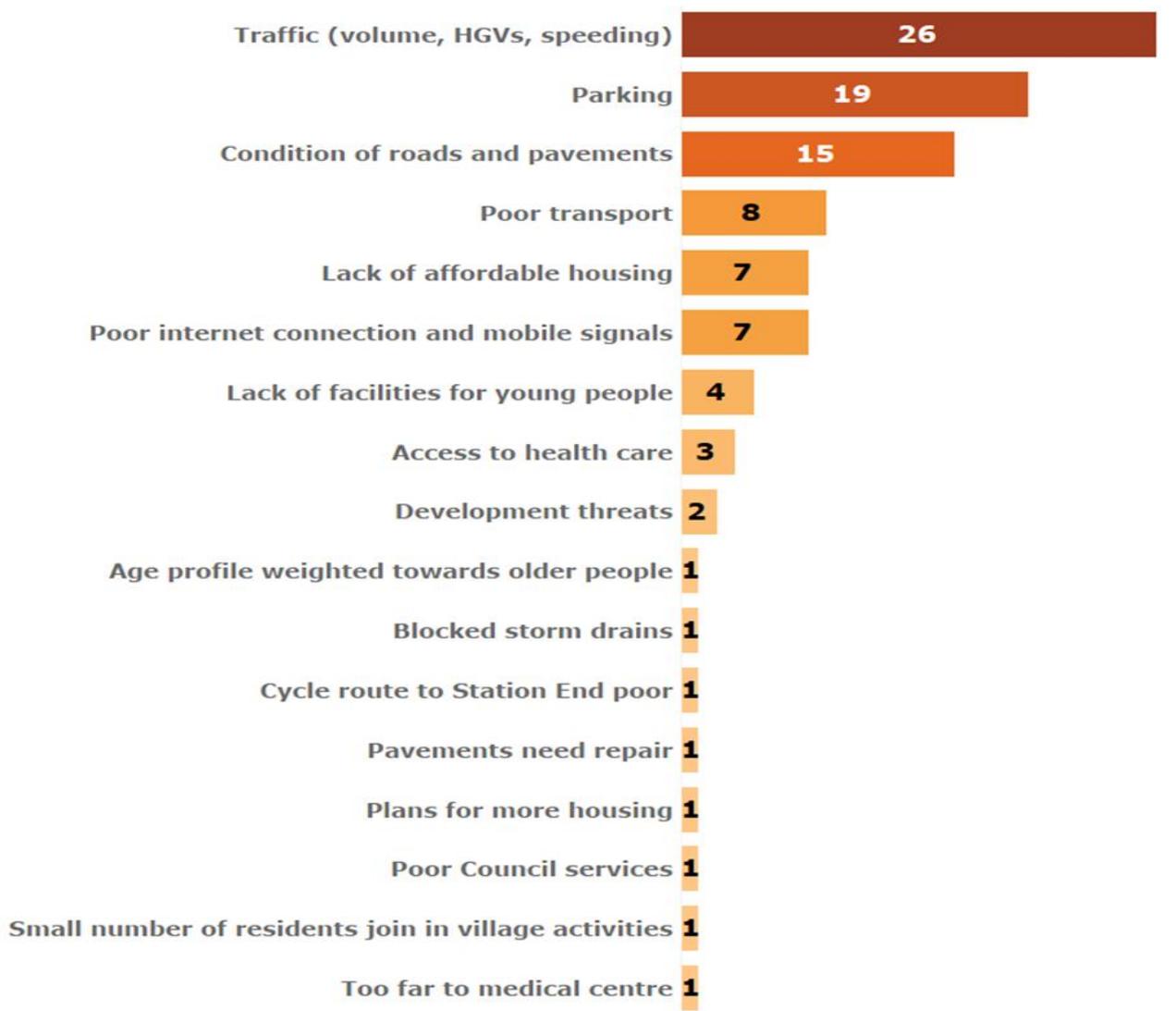


Table 3. What would you change about Turvey if you could?

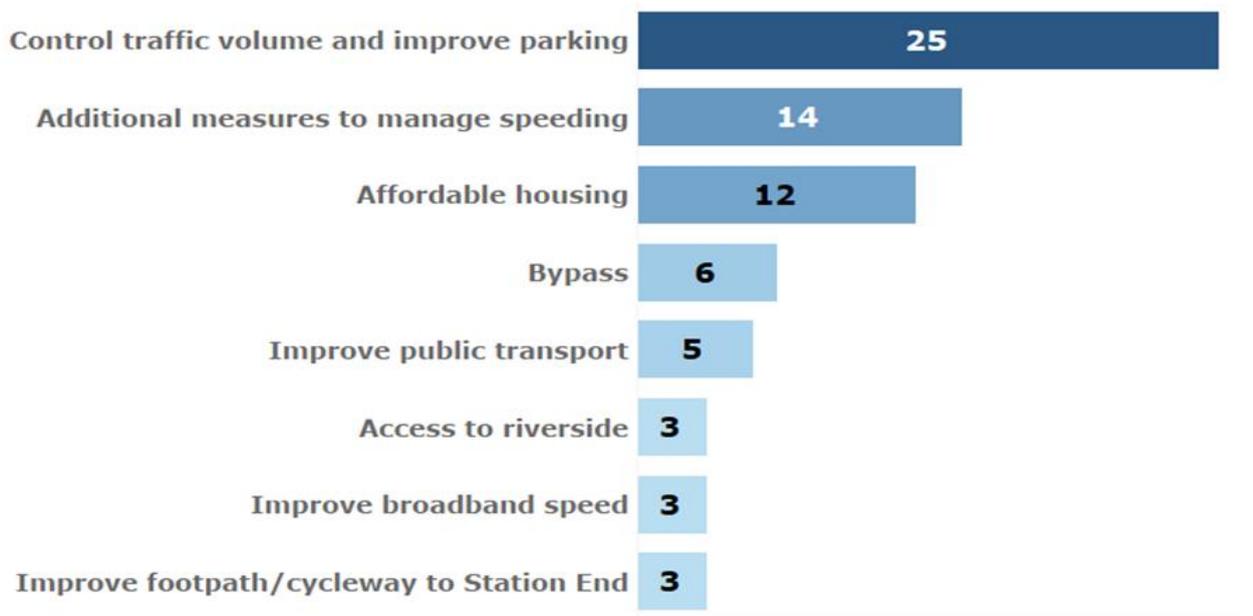
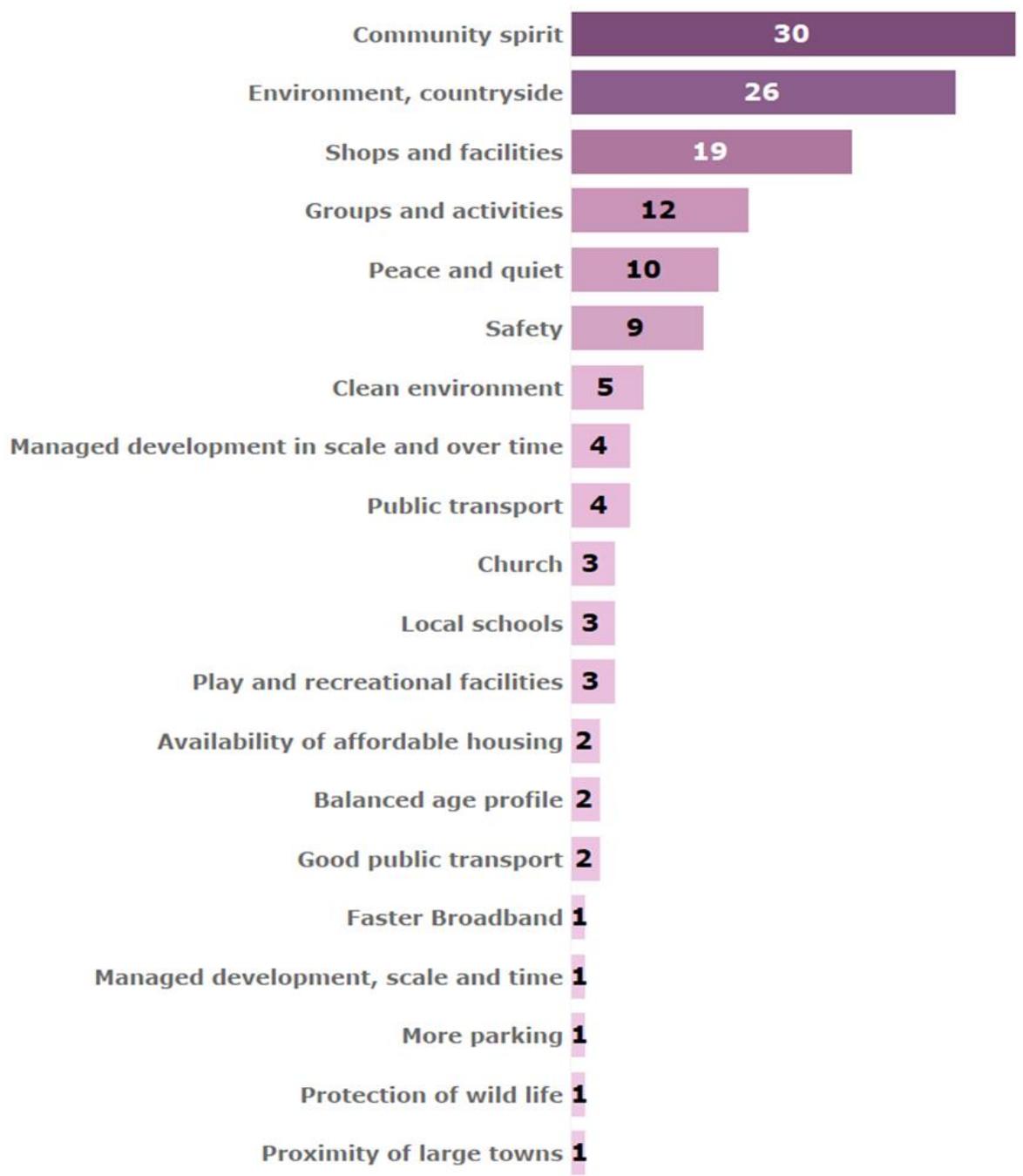


Table 4. What makes a village a good place to live?



17. Key messages from the survey

- The features of Turvey that are most highly valued by residents are the environment and countryside, community spirit, shops and facilities, groups and activities.
- Aspects of Turvey that residents would like to see changed are the high volumes of traffic, speeding, lack of adequate parking and the development of more affordable housing

Village Discussion Workshop:

Site Selection Criteria, Aims and Policy Areas

18. This consultation was organised to provide an opportunity for residents to consider proposals to develop a set of site selection criteria against which sites would be assessed by the Neighbourhood Plan Steering Group and to explore proposed policy areas. The event operated as a discussion workshop with attendance limited to 50 people (52 people attended) so that participants could work in groups of about 8 people facilitated by a Steering Group member.
19. The event was open to residents who own land submitted in the call for sites process and as some landowners attended as couples, they were present in sufficient numbers to form a discrete group.



20. One discussion session was focussed on the draft site selection criteria and groups were asked respond to the following questions;
 - Do you agree with the overall approach statement set out in the draft criteria?
 - Do you agree with the selection criteria?
 - Should any other issues should be included?
 - Do you support the suggestion to identify primary and secondary criteria and, if so, how should each issue be classified?
 - Do you have any other comments ?
21. The groups were provided with a set of draft Aims for the plan and asked respond to the following questions;
 - Do the Aims cover all of the key issues that need to be considered?
 - If not, what other issues need to be addressed in the Aims?
22. The groups were provided with a brief paper outlining a number of proposed policy areas under the headings; Housing, Landscape and Nature, Design and Built Character, Employment and Community and Transport. Within each area a number of policy topics were listed with a suggested purpose set out for each area.
23. Participants were asked to respond to the following questions;
 - Do the policy areas cover all issues that need to be considered?
 - If not, what other issues should be addressed?

- Do you agree with the purpose for each set of policies and the suggested themes for each policy?

24. Key outcomes from the workshop

- Each group provided a list of comments and suggested amendments to the site selection criteria and some of these were adopted to generate the next draft of the criteria
- Each group provided a number of comments and suggestions about the way the Aims of the plan were expressed and some of these were adopted to generate the next draft of the Aims
- Each group provided a number of comments and suggestions about the the policy areas proposed for inclusion in the and some of these were adopted to generate the next draft of the plan policies

Sites for New Houses Consultation – March/April 2019

25. A consultation process took place in March/April 2019 where Turvey residents were invited to comment on the recommended sites for new housing proposed for inclusion in the Neighbourhood Plan. Sites put forward for development by landowners had been assessed and rated by the Neighbourhood Plan Steering Group and the Steering Group's recommendations were endorsed by Turvey Parish Council.
26. The consultation process was launched with an exhibition held in three sessions on 15th, 16th in the village and on 17th March at the Community Room, Station End. Information was displayed providing information about the Neighbourhood Plan, the way that the sites had been assessed and for each site a site plan, photographs and the site assessment findings.



27. The recommended sites for new housing put forward were:

- Mill Rise, Newton Lane (up to 20 homes)
- Laws House, High Street (up to 16 homes)
- The Burrows, Station Road (up to 3 homes)

28. A Questionnaire was made available in hard copy at the consultation exhibition sessions. The

display material was posted on the plan website and the Questionnaire was available through Survey Monkey. A total of 148 responses were received. The following three questions were listed in the questionnaire;

- Question 1. Have the criteria been applied correctly so that the best sites have been chosen (from those available)? (Please give your reasons)
- Question 2. Do you have any different views about the way the sites should be rated? (Please give your reasons)
- Question 3. Do you have any other comments about the sites?



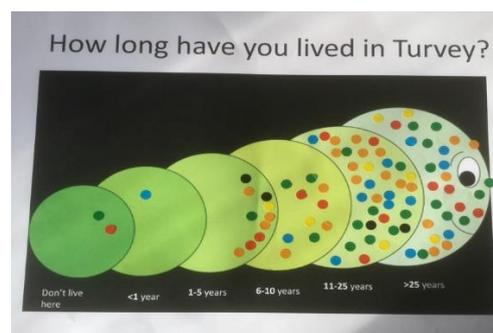
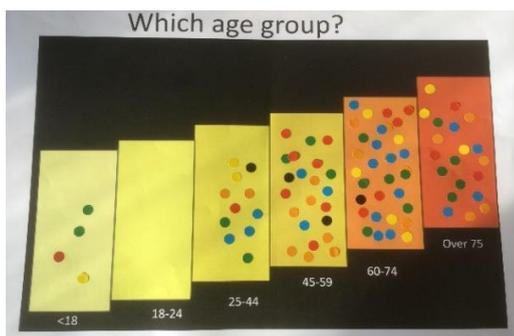
29. Key messages and conclusions from responses and comments

- **84% respondents agreed** with the way the sites were rated and the recommended sites
- **3% partly agreed** with the way the sites were rated and the recommended sites
- **13% disagreed** with the way the sites were rated and the recommended sites

30. There was general agreement in support of the level and scale of development proposed and for the policy to recommend smaller scale development at dispersed locations across the village, although a relatively small number thought too many houses were proposed whilst other people thought that the number of new homes proposed was insufficient.
31. Responses showed that a number of people thought that other sites could be included as suitable for development, particularly Carlton Road where 19 people commented that the site could be included.
32. There were a range of areas of individual concern expressed about the impact of development. The largest area of concern was the impact of increased traffic movements that would follow from development, particularly in regard to Newton Lane and Carlton Road.

Sites for New Houses Stage 2: Consultation September/October 2019

33. Following the informal consultation process which took place in March/April 2019, described above, uncertainties arose about the level of development that could be delivered at Laws House and the viability of a scheme being delivered there within the plan period. It was therefore agreed with the Parish Council that a review of site allocation options should be undertaken with a view to identifying an alternative site to Laws House to include in the plan. This took place during April to July 2019.
34. The review concluded with the recommendation that the site at Carlton Road should be put forward as an alternative second site for allocation. This was agreed with the Parish Council and a 2nd stage informal consultation with residents took place in September/October 2019.
35. The stage 2 consultation started with an exhibition at the village hall on Friday evening, 13th September and in the daytime of 14th September. 123 people visited the exhibition over the two sessions. Booklets containing the exhibition displays and questionnaire were distributed at further consultation events which took place at the Three Cranes and at Turvey Primary School. The booklets were also available at All Saints Church and the Abbey. The full exhibition displays and an online questionnaire were also available on the Turvey NDP website at www.turveyndp.org.uk. The consultation closed on 11th October.



36. Key messages from responses and comments submitted were as follows;

- 70% respondents agreed that Carlton Road was the best second site for housing

- **62% respondents stated a preference for 25 houses per site to achieve a total of 50 new homes**
- **30% of respondent expressed concern about traffic congestion and safety on Carlton Road**
- **68% of respondents expressing concern about traffic congestion and safety on Carlton Road did not believe that these issues were sufficient to exclude Carlton Road as a suitable site for housing.**

37. A number of comments were made about plan policies which were generally supportive of the policies. Where comments were made suggesting changes and new areas for policies, these were considered by the Steering Group in order to strengthening the policies where possible.

38. The outcome of the consultation was reported back to the Parish Council at its meeting on 26th September 2019. At this meeting the Parish Council agreed the recommendation that the plan should allocate the site at Carlton Road as a site for housing development alongside Mill Rise, Newton Lane and that both sites should be allocated to deliver 25 homes on each site.