

Turvey Neighbourhood Plan

The Plan Process

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 has made 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. Why is a Neighbourhood Plan being prepared for Turvey?

The Neighbourhood Plan is being prepared for Turvey in order to protect the village from excessive development. It will provide local residents with control over where new housing, infrastructure and any community facilities should be located, and how the village should be developed for the community. Without a Neighbourhood Plan, these decisions would fall to Bedford Borough. It also enables the Parish to set planning policies to be adhered to by any development, which can be more specific and locally focussed than those adopted or the Borough as a whole.

If we don't have a plan for the village, the Borough will choose the sites and number of new houses, and will be free to allow for more sites in Turvey, and build a lot more than 50 houses without the protection of the policies we consider important.

4. 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.

Local people who are on the Borough's housing register will be eligible to apply for social housing.

Shared ownership may be available through the developers for local people.

Housing Development

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

The made Local Plan requires Turvey to allocate sites to deliver 25-50 houses over the period to 2030.

6. 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 (i.e. available for social rent or shared ownership)

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

National and Local Planning Policy requires that within villages, developments of 10 or more houses must have at least 30% available for affordable housing.

Site Selection

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

9 sites around the village have been proposed as potential sites for new housing. 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. Our aim is to distribute the proposed new homes across two of these sites, with small developments of no more than 25 houses per site.

9. How were these sites proposed?

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

10. 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. AECOM have independently assessed the suitability of each site.

11. How were the local criteria developed?

A consultation workshop was held in the village in March 2018 attended by 54 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.

12. 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 where extensions are needed, these are clearly specified in the Neighbourhood Plan (Policy T1 and Map 6)

13. 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 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	identified as primary criteria and given more weight

<p>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))?</p> <ul style="list-style-type: none"> • Is this a Brownfield site? 	
<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? 	<p>identified as secondary criteria and given less weight than primary</p>

14. Which sites meet all the criteria?

No sites fully meet all the criteria, mainly because most sites fall outside the Settlement Policy Area. However, some sites meet nearly all the other criteria, whereas others fail against a number of the more important areas.

15. Which sites have been chosen?

Two sites have been chosen – Mill Rise on the west side of Newton Lane, and Carlton Road, on the east side beyond the cemetery. The details of the assessment of all sites is set out in the Site Assessment and Allocations Report. The sites are described in Policy T1 and shown on Maps 3,4,5 & 6

16. Why have you chosen Mill Rise?

Although there is some encroachment into open countryside, the Mill Rise site would have no adverse impact on the landscape, views and historic buildings in the village. It is close to the village facilities, and safe site access should be achievable. However, a small development on this site would slightly increase traffic on Newton Lane.

The AECOM site appraisal identifies this as a suitable site for development.

17. Will the trees and hedges on the site be retained?

Policy T1 requires the retention of trees and hedges except where loss is unavoidable, in which case replacements must be provided.

18. Will the footway be extended to the site from Bakers Close?

Policy T1 requires the footway on Newton Lane to be extended to the site.

19. Why have you chosen Carlton Road?

The AECOM site appraisal identifies this site as potentially suitable, if concerns about the incursion into open country can be addressed.

The development would result in some increase in traffic on Carlton Road, and would encroach into open agricultural countryside, although mitigating this by screening would be easier than at other sites. The mitigation measures, which include setting the site back from the road and provision of landscape buffers are set out in Policy T1.

20. Will the existing footpath be retained through the site?

Yes – Policy T1 requires that the existing footpath must be retained and incorporated into the layout of the site

21. Will there be a footpath along Carlton Road to the site?

Yes – Policy T1 requires the developer to extend the footway along Carlton Road to the site. Paragraph 5.27 also identifies that the developer will need to address the safety of the junction with Carlton Road, and in particular whether any speed restrictions might be necessary.

22. How many houses will be built on each site?

This is a matter for negotiation with the landowners and developers, although it is our proposal that a maximum of 25 houses be built on any one site.

Policy T2 requires that the developments comprise a mix of housing sizes, including a number of smaller units for first time buyers those seeking to downsize. Bedford Borough's Local Plan also requires that a certain proportion meet standards for accessibility and are wheelchair-adaptable (see para 5.34)

23. How will you restrict numbers on each site?

The Settlement Policy Area will be extended only as far as is needed to enable the agreed number of houses to be built. This is set out in Policy T1 and Map 6. The Neighbourhood Plan will form the basis of consents given by the Borough for these developments.

24. How will you stop future growth at either site?

The Settlement Policy Area limits the size of the development on each site. The need to provide for future growth will be driven by decisions made by Bedford Borough when they update the Local Plan for the period beyond 2030, currently at initial consultation. The Neighbourhood Plan will be updated in line with those decisions and any further development required in Turvey will be subject a similar site selection process.

25. 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.

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

It is too early to have detailed plans for the sites.

Traffic Issues

27. How will concerns about increased traffic from these sites be addressed?

Issues around traffic have been raised in response to all the consultations on this Plan. Many of these relate to existing problems, which need to be considered by the Parish Council.

Policy T11 requires that new development must have no significant adverse impact on traffic safety, road capacity and on road parking-capacity in the village, particularly at Bridge Street, High Street, Bedford Road (Station End), Carlton Road, Newton Lane and the junctions with the A428. It also requires all new development to have sufficient off-road parking provision, and in addition Policy T1 provides for additional public parking spaces on the Carlton Road site.

Developers will need to provide traffic mitigation measures which comply with these requirements.

Policy T13 recognises the aspiration to create a cycle and pedestrian path between the village and Station End, and requires that any development near the route shall protect it for future use.

Preserving Character and Natural Environment

28. How will the Plan protect the natural environment and character of the village?

The Plan has a number of policies that set out how the natural environment and character of the village will be protected, by setting conditions on development and identifying sites where the national policy on Local Green Space will apply.

These include

- Policy T3 which requires that development has no significant adverse effect on the open landscape areas, the setting of the river, the character of rural roads and lanes, wildlife, trees, hedgerows and the two parks at Turvey House and Turvey Abbey.
- Policy T4 which identifies 12 sites around the village which should be designated as Local Green Spaces, and Policy T5 which restricts development encroaching on these spaces
- Policy T6 which addresses the impact of run-off surface water on the river

- Policy T7 which requires sustainable design principles for development, including support for renewable energy schemes
- Policy T8 which requires new development to complement the existing built character of the village.
- Policy T9 which relates to the requirements within the Turvey Conservation Area

Community Facilities and Employment

29. How will the Plan make sure that Turvey retains a range of local community facilities?

Policy T12 states that planning permission for development that involves the loss of existing pubs, shops and other community facilities will only be granted where it can be evidenced that sufficient alternative facilities are available within the village to serve community needs.

Development will generate increased patronage for existing facilities within the village.

30. Will the Plan do anything for employment in the village?

There are no specific proposals that would generate local employment, although the Plan does identify that there are sites around the village previously used for light industrial activity that could be redeveloped for office-based use. Such redevelopment is supported in Policy T12.

Consultation

31. What consultations have taken place on this Plan?

The Neighbourhood Planning Steering Group has held a number of consultations over the past three years, at each stage of the process. Feedback and comments from these events has been fed into the process as the Plan developed, and has in particular informed the criteria for site selection, the selection of sites, the selection of Local Green Spaces, and the issues that the community felt were important to be embodied in the policies in the Plan

We have a Website www.turveyndp.org.uk which has all relevant documents, we publish newsletters when things are happening, and provide regular reports in Turvey News.

There was a formal consultation process for the village from November 2019 to January 2020. All the responses received have been documented in the Consultation Report, available on our website, and a response has been provided to each point made. Where appropriate the Plan document has been amended to reflect these comments and responses; all amendments have been identified in the Consultation Report.

The Parish Council agreed that the amended Plan be submitted to Bedford Borough in July 2020.

32. Why are the Borough now undertaking another consultation?

The Neighbourhood Planning Regulations require the Borough to undertake this consultation (Regulation 16 consultation), and in particular to notify anyone referred to in the consultation statement. Any representations that are made at this stage will be passed to the independent examiner, and will be considered as to whether the proposed Plan meets the basic conditions, which are the legal requirements set out in the regulations.

Once this consultation is complete, the Plan will be subject to examination, and the independent examiner will consider these comments under Regulation 16 as part of the examination.

33. 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.

If the examiner is satisfied with the Plan, he or she will recommend it proceeds to referendum. This will be arranged by Bedford Borough and all residents on the electoral register in the parish will be entitled to vote.

Current Covid-19 restrictions mean that the referendum cannot be held before May 2021.

34. What is the timescale for these stages?

The Borough's consultation will be completed on 24th August. After that, timescales depend on the examiner; from other Neighbourhood Plans in the area, average times would be

- Examination starts 4 weeks later – end September
- Examination timescale – 7-13 weeks – complete November/December
- Referendum – 3 months after examination – but cannot be before May 2021.

35. What happens when the Plan has been approved at referendum?

If the Plan is approved at referendum it will become part of the Local 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.

36. How can I find out more?

You can see the plan and supporting documents on our website (www.turveyndp.org.uk) or the Council website. If your question hasn't been answered here, you can email turveyneighbourhoodplan@btinternet.com.