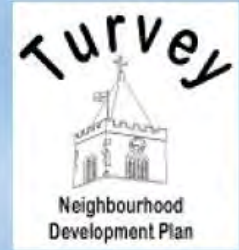




**Turvey Neighbourhood  
Development Plan  
Submission Version**

**April 2020**





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# Turvey Neighbourhood Plan

## Foreword

This Plan has been produced by the Turvey Neighbourhood Plan Steering Group, on behalf of Turvey Parish Council, which is the qualifying body for preparing the Neighbourhood Plan. The Plan has been developed with the involvement of the village community over the past three years and is based on evidence from surveys, expert reports and a number of local consultations.

This version of the Plan is being consulted formally, under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

The plan is organised into 6 sections.

**Section 1: Introduction** sets out the purpose of the Neighbourhood Plan, how it fits into the Planning system, and how it will be monitored and reviewed.

**Section 2: About Turvey** describes the village covering how the village has developed, demographics and community facilities.

**Section 3: Engagement and Consultation** describes the public consultation and how it has influenced the development of the Neighbourhood Plan.

**Section 4: Vision, Key Issues, Aims & Objectives to 2030** identifies the key concerns facing the parish, and the outcomes it intends to achieve.

**Section 5: Policies of the Neighbourhood Development Plan** sets out the strategy for development of the village and policies that will deliver the overall vision for our community.

**Section 6: Non Land Use Actions** covers issues raised in the neighbourhood planning process that are not directly related to land use, and cannot be addressed directly by the provision of a planning policy in the Neighbourhood Plan.

There are six supporting documents accompanying the Plan:

**Basic Conditions Statement**

**Consultation Statement**

**Site Assessment and Allocations Report**

**Local Green Spaces Report**

**Strategic Environmental Assessment Screening Report**

**Habitats Regulations Assessment**

and two supporting technical Site Assessment reports from AECOM Ltd.

All documents are available on our website at [www.turveyndp.org.uk](http://www.turveyndp.org.uk)

# Section 1: Introduction

## Purpose of the Neighbourhood Plan

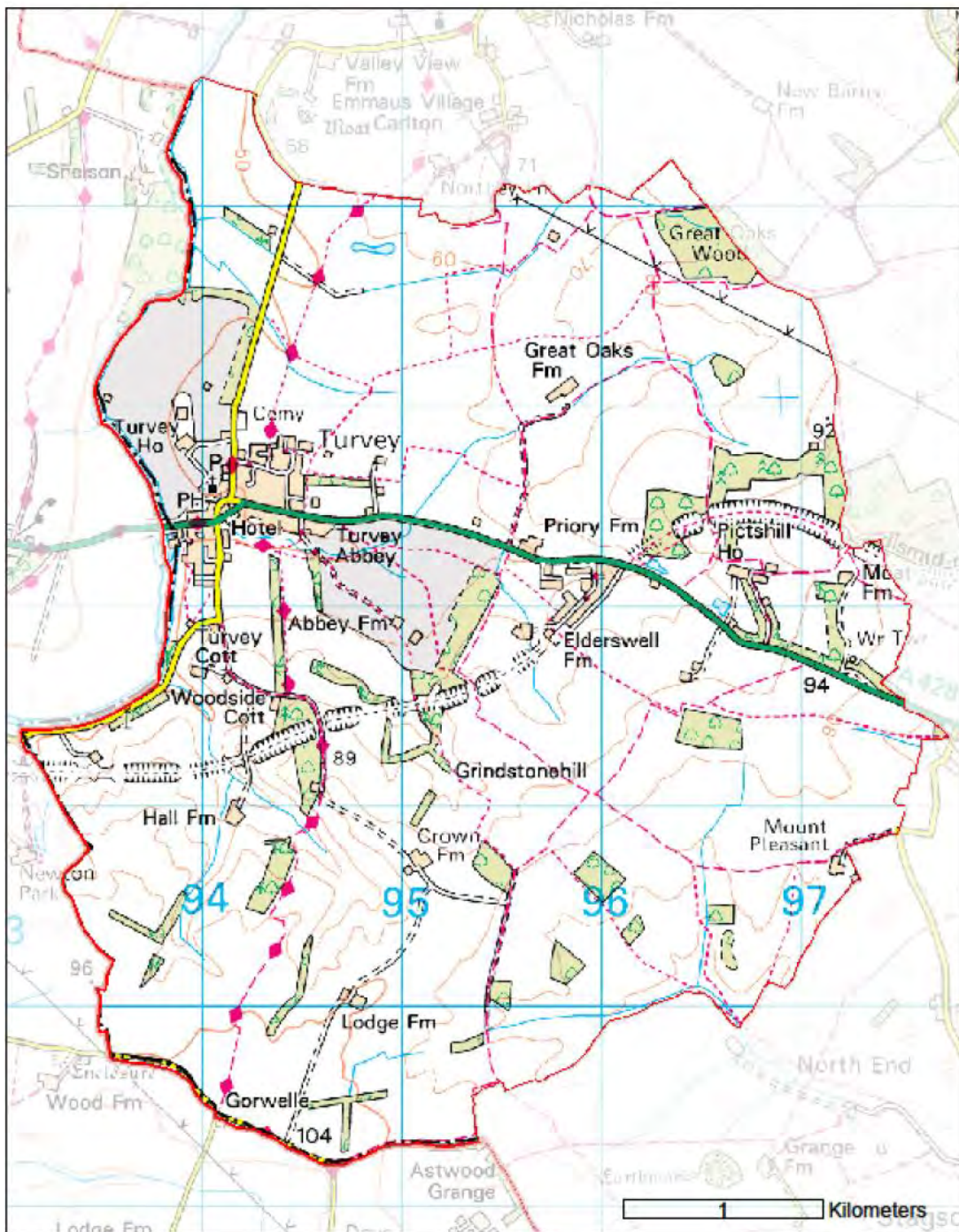
- 1.1 This document has been prepared by the Turvey Neighbourhood Plan Steering Group, on behalf of Turvey Parish Council. It is part of the Government's approach to planning, set out in the Localism Act 2011, and the Neighbourhood Planning (General) Regulations 2012, which aim to give local people more say about how development takes place in their local area.
- 1.2 The Turvey Neighbourhood Development Plan (NDP) is a plan for the community as a whole. It provides a vision for the future of Turvey and sets out clear policies to help realise this. It looks at a wide range of issues including:
  - The development of housing (location, type, tenure etc.)
  - Transport and access, connectivity (roads, cycling, walking etc.)
  - The protection and creation of open spaces (allotments, open spaces, play areas etc.)
  - The protection of important buildings and heritage assets
- 1.3 This Plan has been developed through extensive consultation with residents and others with an interest in our community. It provides local people with the opportunity to have control over where new housing, infrastructure and any community facilities should be located and how the village should develop for the benefit of the community. It is important to note and highlight the positive aspects of the local area identified by those living and working in it.
- 1.4 The Turvey NDP has been developed with the aim of supporting sustainable development to meet the need for new housing whilst ensuring that the residents of Turvey continue to enjoy the benefits of living in a compact, rural, and peaceful community, surrounded by beautiful countryside. It is a genuine community document which reflects the views of residents.
- 1.5 The Plan not only assists in guiding future development, but also ensures that the Conservation Area, heritage assets, proposed Local Green Spaces and existing designated Village Open Spaces, all of which give the village its special character, are protected.

## How the Neighbourhood Development Plan fits into the Planning system

- 1.6 In April 2017 Turvey Parish Council applied to the local Unitary Authority, Bedford Borough Council (the Borough Council) for designation as a Neighbourhood Planning Area. On 19 April 2017 the Borough Council approved the Neighbourhood Plan Area as shown on Map 1. Map 2 shows the designated Settlement Policy Area, Conservation Area and Village Open Spaces of the village.
- 1.7 The Turvey NDP has been prepared for the period 2020 to 31 December 2030 in accordance with the Borough Council's adopted Local Plan 2030. The Turvey NDP forms part of the statutory development plan for the area. Under Section 38 of the Planning and Compulsory Purchase Act 2004, planning applications are determined in accordance with the

development plan unless material considerations indicate otherwise. Material considerations include the National Planning Policy Framework (NPPF 2019).

- 1.8 Planning applications are still determined by the Borough Council. Neighbourhood Plans do not cover minerals and waste matters and development plan policy for such matters is contained within the Bedfordshire and Luton Minerals and Waste Local Plan prepared by the Borough Council, Central Bedfordshire Council and Luton Borough Council.
- 1.9 The policies set out in the Plan have regard to national planning policy as set out in the National Planning Policy Framework (NPPF) 2019 and National Planning Practice Guidance (NPPG), and are in general conformity with the strategic policies of the development plan, which comprises Bedford Borough Council's Local Plan 2030 along with the saved policies of the 2002 Local Plan and the Allocations and Designations Local Plan 2013.
- 1.10 Although the Localism Act 2011 aims to give local people the power to decide what happens in their community through Neighbourhood Plans, it also sets out a number of 'basic conditions' that must be met. The Turvey NDP has been written to meet these conditions by having regard to national policies and advice contained in guidance issued by the Secretary of State and by contributing towards the achievement of sustainable development.
- 1.11 In order to comply with the Basic Condition relating to European obligations, a screening assessment was carried out. The conclusion of the screening report is that it is unlikely that there will be any significant environmental effects arising from the Turvey NDP. The required consultation was carried out with the three prescribed bodies. In addition, a Habitats Regulations Assessment (HRA) screening report was prepared by Bodsey Ecology Ltd. This proposed alterations to the draft policies to protect Natura 2000 sites further down the River Great Ouse and concluded that there is no reason to prevent the Turvey NDP from being adopted in the context of the Habitat Regulations 2017.
- 1.12 A referendum gives all eligible voters in the Parish the opportunity to vote and decide if the Turvey NDP should form part of the development plan and to be used in the determination of planning applications. This ensures that the Turvey NDP has the backing of local people.



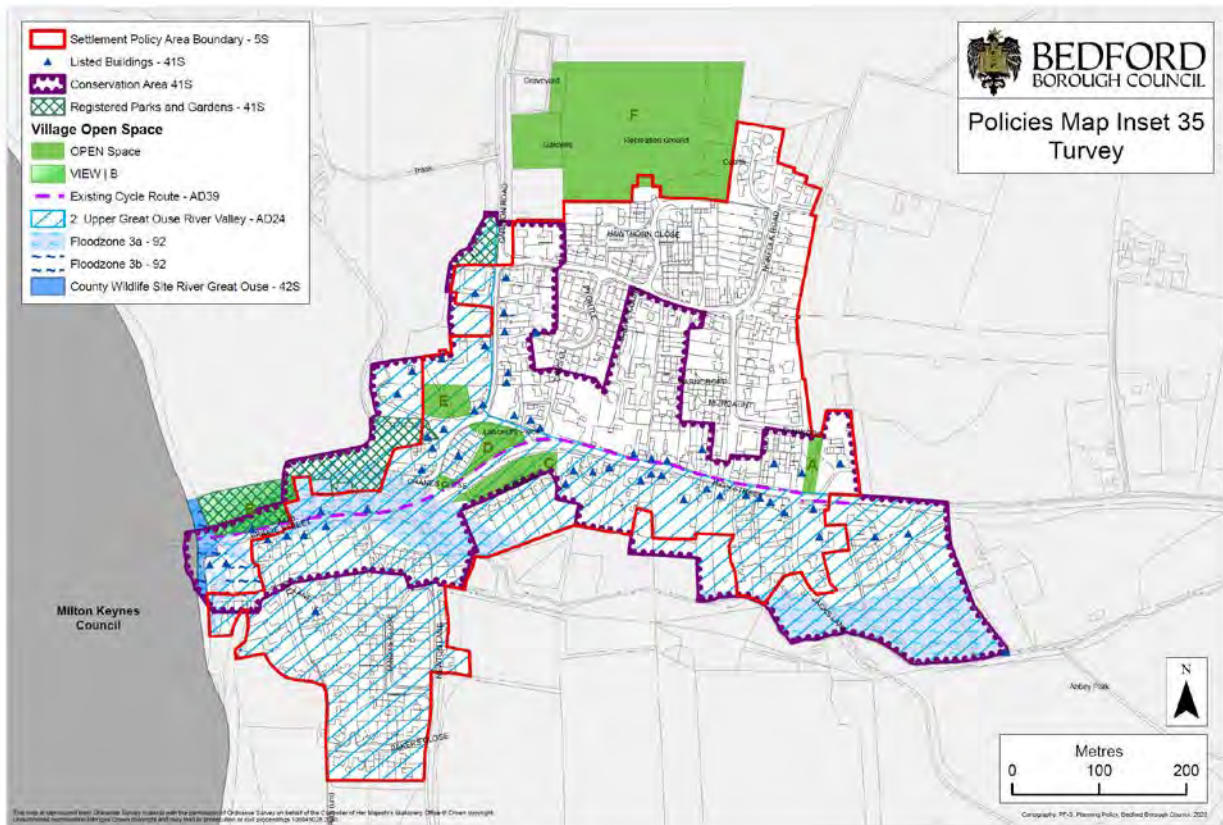
## Parish of Turvey

RIPON BOROUGH COUNCIL

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**Map 1: Parish Boundary and designated Neighbourhood Plan Area**



**Map 2: Settlement Policy Area, Conservation Area and Village Open spaces as at 2020**

## Monitoring and Review of the Plan

- 1.13 Responsibility for providing the leadership for the NDP rests with Turvey Parish Council, which may delegate responsibility for implementation to a Steering Group.
- 1.14 The Steering Group will ensure that the Plan is actively managed over the life of the plan to 2030. The plan will be reviewed periodically to ensure it addresses any changes in both national and local planning policies.
- 1.15 The Turvey NDP will also be reviewed alongside any Local Plan review undertaken by the Borough Council within the plan period to 2030.
- 1.16 The Steering Group will provide an update report to the Parish Council each year covering progress and actions for the forthcoming year. The Parish Council website <https://turvey.bedsparishes.gov.uk/> and the Turvey NDP website <http://turveyndp.org.uk/> will carry an up to date report on progress with the Plan during its lifetime.
- 1.17 In 2025 and 2030 there will be a thorough five year review of progress by the Steering Group, with the objective of considering whether a review or amendment to the Plan needs to be proposed to Bedford Borough Council.



## **Section 2. About Turvey**

### **Location**

- 2.1 Turvey is an attractive stone-built, red tiled and slate roofed riverside village and civil parish on the upper reaches of the River Great Ouse in Bedfordshire. The village is located approximately 10 km west of Bedford and 21 km east of Northampton, close to the border with Buckinghamshire. Surrounding village or hamlet settlements within approximately 7km of Turvey include Olney, Newton Blossomville, and Cold Brayfield to the west; Lavendon to the north west; Carlton to the north; Pavenham to the north east; Stevington, Oakley and Bromham to the east; and Astwood to the south.
- 2.2 Turvey lies to the east of the River Great Ouse. An extensive area of Floodzone 3b (Functional Floodplain) is situated along the entire western boundary of the Parish on the eastern bank of the River Great Ouse as well as alongside the brook which runs through the fields and paddocks south of the built area of the village to meet the river immediately north of the river bridge. Before preventative works were undertaken parts of the village regularly suffered flooding.

### **Land Use**

- 2.3 Turvey consists of two key settlement areas; the main village, focussed on the historic core, mainly stone-built, stretching in a linear fashion along Bridge Street and High Street, with more modern housing developed in a number of different phases off Carlton Road to the north and Newton Lane to the South, and a small settlement at Station End, which was developed in association with the introduction of the railway.
- 2.4 The main village has a Settlement Policy Area (SPA) boundary within which most of the village housing is contained. There are a number of designated Village Open Spaces which include the recreation ground, allotments and green public spaces in the centre of the village.
- 2.5 Land within the Parish outside the SPA is mainly in agricultural use, with some land use for grazing sheep and cattle, but predominantly arable. There are two significant areas of parkland at Turvey House and Turvey Abbey and an equestrian centre at Abbey Farm.
- 2.6 There are large areas of pasture, where rough areas have been allowed to persist, immediately around the village. This pasture is rich in animal life, especially insects, and provides a buffer to the use of chemical sprays in the surrounding arable fields.

### **Heritage**

- 2.7 Turvey is rich in heritage. Artefact finds, aerial photography and LIDAR remote sensing indicate occupation in various parts of the parish from at least the Bronze Age, over two thousand years ago. The village itself is considered to be a settlement with Saxon origins and is recorded in the Domesday Survey of 1086. The Church of All Saints has some Saxon elements surviving in the western part of the nave and base of the tower.
- 2.8 From the early 13<sup>th</sup> century the Mordaunt family, later Earls of Peterborough, held land here and went on to be influential figures in the Tudor Court. The remains of a deserted settlement, medieval moats and fishponds and drovers' roads all lie within the parish, and in the surrounding landscape, ancient closes, Medieval ridge and furrow and the later rectangular hedged fields of late 18<sup>th</sup> century parliamentary enclosure, overlaying the

previous common fields, can all be seen.

- 2.9 The Higgins family bought the majority of the land in the late 18<sup>th</sup> century and the present appearance of the village owes much to their substantial rebuilding of village houses, construction of public buildings and development of landscaped parkland in the mid-19<sup>th</sup> century. Within the village boundaries lie the sites of several 18<sup>th</sup> and 19<sup>th</sup> century parks and gardens, being that associated with Turvey House, Abbey Park and New Park. The Medieval manor was originally located to the south of the village at what is now Turvey Hall Farm (Grade II). Some earthworks (non-designated) associated with a moat and fishponds survive near the present house (Grade I).
- 2.10 There was extensive building in the village in the 19th century, the majority funded by the Higgins family, especially Charles Longuet Higgins, who lived at Turvey Abbey. Buildings of this date include the Village Hall (Grade II), the former school (Grade II), workers' cottages on High Street, Carlton Road and Bridge Street (several listed Grade II), and the unlisted cottages at Ladybridge Terrace. Abbey Square (Grade II) is also largely 19th century, albeit with older origins. The arrival of the railway in 1872 shaped the settlement at Station End, and its former Station house is listed Grade II.

### **Heritage Listing and Conservation Area**

- 2.11 It is as a result of this rich history that Turvey has nearly 300 items recorded in the Historic Environment Record for Bedfordshire, including 78 items on the National Heritage List for England. The Village includes 58 Listed Buildings, a part of the Registered Park and Garden to Turvey House (Grade II) and the Turvey Bridge Scheduled Monument. Of the listed buildings, two are listed grade I, namely All Saints Church and Turvey House. There are a further 10 listed buildings elsewhere in the Parish.
- 2.12 The village also possesses an extensive conservation area as shown on Map 2. A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Most of the buildings in the Conservation Area are 18th and 19th century. They are generally two storeys and are built of the local, golden stone with tiled roofs. There are a few slightly larger buildings, including the Central Store (Grade II), the Old Rectory (Grade II), and the former mill. There is a little modern infill development within the Conservation Area, which has generally been constructed in a similar style and from similar materials.
- 2.13 The east end of the Conservation Area is more open and includes Turvey Abbey and its large gardens, as well as several smaller detached houses. At the west end, around the church and the former green adjacent to Church Row, along Carlton Road, and on Bridge Street, the settlement pattern is looser with more green space. The wider setting of the Conservation Area is formed by the surrounding parkland and agricultural land.
- 2.14 The main attributes that define the special character of an area are its physical characteristics and history, i.e. the form and features of buildings and the spaces between them, their former uses and historical development. Where there are a number of periods of historical development, the character of individual parts of the conservation area differ.

### **Landscape Setting**

- 2.15 The Borough Council's Landscape Sensitivity Study – Group 1 and Group 2 Villages, Bedford and Kempston Urban Edges (2018), reports the main village as falling within the landscape character area described as Pavenham Wooded Wolds. The landscape character area Cranfield to Stagsden Clay Farmland flanks the main village on the eastern side and the small settlement of Turvey Station End.

2.16 The Landscape Sensitivity Study identifies key characteristics and landscape features of Turvey including;

- Land use characterised by arable farming, with pastoral landscapes being particularly associated with the Grade II registered Historic Park and Garden around Grade I listed Turvey House and historical parkland around Grade II listed (The Chapel) Turvey Abbey.
- Limestone walls form the boundaries of gardens and historic estates.
- The wooded character is created by small woodland blocks and enhanced by frequent hedgerow trees.
- Village buildings mainly built of limestone, the tall tower of Grade I listed Church of All Saints forms distinctive landmark.
- Significant areas of parkland at Turvey evident in parkland trees, pasture and copses.
- Gaps in tree cover provide wide views across the adjacent Limestone Valley landscape type, and across into North Buckinghamshire. The wolds form a rural backdrop to the lower ground of the valley.
- The setting of the Grade II registered Historic Park and Garden around the Grade I listed Turvey House and the historical parkland around the Grade II listed Turvey Abbey.
- Scheduled monument of Turvey Bridge and tower of Grade I listed Church of All Saints, with a close relationship to their landscape context.
- The tranquil, rural natural of the landscape that is vulnerable to village expansion and increased use of the network of rural roads.
- Landscape pattern provided by the remaining hedgerows and mature hedgerow trees despite their poor condition. This pattern is vulnerable to erosion from further loss of hedgerows and hedgerow trees and lack of management.
- Scattered spinneys and blocks of ancient woodland which are vulnerable to lack of management and associated neglect.
- High level of recreational access via rights of way network.
- Strong rural character over much of the area, which is vulnerable to urban influence for instance the visible and audible impact of roads (A428).

2.17 Visual sensitivities are described as follows;

- Visual sensitivities around the village include the occasional views across the River Great Ouse Valley and the sense of enclosure provided by the combined undulating landform and hedgerow network.
- Views to the largely undeveloped occasionally wooded ridges of the area from the adjacent Harrold - Great Ouse Limestone Valley, Church of All Saints, the registered Historic Park and Garden setting of Turvey House, the historical Turvey Abbey parkland and the setting of limestone Turvey Bridge are other notable sensitivities.

## **Roads**

2.18 Turvey is connected by good standard roads to the M1 motorway (11 miles), A1 (19 miles), and A421 (8 miles). Turvey lies within 70 miles of 3 London Airports, the closest being Luton at only 33 miles, as well as other international airports such as Birmingham (62 miles) and East Midlands (68 miles).

- 2.19 The village is bisected by the A428 linking Northampton to Bedford. In 2017 the average daily 2 way traffic flow (all vehicles) on the A428 between Bromham and Turvey was 9081 of which 4.1% were heavy goods vehicles (Department for Transport Traffic Data website).
- 2.20 The speed limit through the village is 30mph, and a speed limit of 40mph has recently been introduced through Station End.
- 2.21 In addition there are two roads, Carlton Road and Newton Lane, linking the A428 to neighbouring villages and the wider area. They are also used in part by drivers avoiding areas of congestion on the trunk and principal road network.
- 2.22 Walking and cycle facilities both within and outside the village are limited. The shared use facility between the village and Station End is substandard and requires pedestrians to make two crossings of the A428 in order to access at least one of the general stores.
- 2.23 Footways within the village vary in width and quality and in Bedford Road, Bridge Street, Newton Lane and Carlton Road are substandard putting pedestrians at risk from traffic.

### **Development History**

- 2.24 Records from 1671 show there were 107 residential properties in the village; this doubled to 214 by 1841. During the second half of the 19<sup>th</sup> century, there was a campaign by the Turvey Estate of removing many of the poor quality dwellings and building new houses and cottages. A gas works was built in 1867, supplying the village until its demolition in 1974. The railway arrived in Turvey in 1872, and a small settlement and an inn were built near the station, about a mile to the east of the village. The village was connected to the electricity network in 1935, mains water was connected in the early 1950s and sewage disposal later in the decade. The railway closed in 1962, and the Barton Homes, a development of 27 sheltered houses was built at Station End shortly after. In the 1961 census there were 264 residential properties, and in the subsequent decade 120 new dwellings were built; growth has continued more slowly since, with a further 151 residential properties being added to the village, a total of 535 dwellings.
- 2.25 Most of the developments since the 1960s have been in small closes to the north and south of the village; there has also been some in-fill development and some development on former industrial sites, such as the Mill and the gasworks. There is planning consent for a retirement village to be built on the former station sidings and yard at Station End – this will provide 131 units, along with some local employment opportunities.

### **Population**

- 2.26 At the 2011 census there were 1255 residents in Turvey. The distribution of age groups is as follows:

Age	0-14	15-24	25-44	45-64	65-74	75-84	85+
% of Turvey	16.8	9.5	22.4	33.6	8.9	6.1	2.7

### **Employment**

- 2.27 Whilst there is some local employment in the parish, the majority of residents commute to nearby towns or to London. There are significant areas of employment nearby at Milton

Keynes, Bedford and Northampton. In addition, there are lesser areas of employment at Olney, Rushden and Wellingborough.

## **Education**

- 2.28 Educational provision within the village consists of Turvey Pre-School Playgroup and Turvey Primary School. Over the age of 11 the majority of pupils attend Sharnbrook Academy School. There are also a number of private schools in Bedford. Turvey Primary school currently has 82 pupils, with space for 105 in total.

## **Local Businesses**

- 2.29 There are two general stores, one of which includes a Post Office, and a butchers shop in the central area of the village as well as a vehicle repair garage and a number of small businesses located elsewhere.

## **Public Houses**

- 2.30 There are two public houses in the village, one dating back to the 15<sup>th</sup> century, and the other built in the 19<sup>th</sup> century.

## **Clubs & Organisations**

- 2.31 Turvey has a village hall and the Manor Room available for private hire, as well as hosting village events such as the annual apple pressing day. There are a number of clubs and organisations in the village, including a thriving amateur dramatics society (TATS), a Community Choir, a local history society, brownies, scouts, cubs and beavers troops. Turvey News is circulated to all households four times a year, covering activities and items of interest in the parish.
- 2.32 There are allotments on a site owned by Turvey House estate to the north of the village, and a community orchard adjacent to the recreation ground.

## **Sports Facilities**

- 2.33 There is a large recreation ground with a range of play equipment and seating, a sports pavilion and tennis courts. Indoor activities including bowls and Pilates are held in the village hall. There is a small playground located at Station End.

## **Worship**

- 2.34 The Grade I listed church in the centre of the village dates from Saxon times and contains a preserved 13<sup>th</sup> century wall fresco. The church is a focus of the community, hosting concerts and arts events throughout the year as well as weekly services.
- 2.35 Turvey Abbey is home to a community of Benedictine nuns, and a community of Benedictine monks live next door. Catholic mass is held in the chapel every day.

## **Public Transport**

- 2.36 Public transport services in the village consist of an hourly bus service (41) to Bedford in one direction and Olney and Northampton in the other. There is a weekly community bus to Milton Keynes and other surrounding villages.

2.37 There are frequent train services from Bedford, Northampton and Milton Keynes to London and variously to cities in the Midlands and the North. However, whilst the last bus from Northampton leaves there at 19.49, the last bus from Bedford leaves there at 18.05 making commuting to work by train from Turvey difficult or, at least, dependent on car use

### **Medical Care**

2.38 There are no medical facilities in the village; the local doctor's surgeries are in Harrold, Bromham and Great Denham and there is a hospital in Bedford. There are a range of other medical services (e.g. dentists) available in Olney and Bedford.

### **Broadband**

2.39 High speed broadband is available in the village.

### **Externally provided services**

2.40 A mobile library visits the village twice a month, and takeaway vans visit on 4 evenings each week.

## **Section 3: Engagement and Consultation**

- 3.1 The Turvey Neighbourhood Plan Steering Group undertook regular and extensive engagement and consultation during the preparation of the Plan. The activities and results of the main consultation activities are described in the Consultation Statement. The main consultation events include:

### **Future Housing Consultation**

- 3.2 The Parish Council presented an exhibition of the Bedford Borough Council Call for Sites information for Turvey in January 2017 and gathered views from residents about the scale, tenure mix and location of development proposed.

### **General Survey**

- 3.3 In the early stages of preparing the Turvey NDP, the Steering Group conducted a survey of residents, to ascertain what people liked about the village, what they would like to see changed, and what makes it a good place to live. The survey demonstrates that 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. From this, the Steering Group developed a draft vision statement and objectives for the plan, which were tested and refined with residents at a consultation event.

### **Housing Needs Survey**

- 3.4 A Housing Needs Survey was commissioned by the Parish Council in January 2017 and undertaken by the Bedfordshire Rural Charities Commission (BRCC) to provide an independent assessment of 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.

### **Business Survey**

- 3.5 The Steering Group conducted a survey of businesses in the parish. Questionnaires were sent to 21 businesses in the village and 10 completed questionnaires were returned. The key messages were;
- Concern about limited parking facilities and heavy traffic presenting challenging conditions for some businesses
  - Some respondents seeing prospects as stable and steady and others identifying threats from external factors such as Brexit, development in Olney and internet trading

### **Site Selection Criteria, Aims and Policy Areas Consultation**

- 3.6 The Steering Group held an initial consultation on the potential size, scale and type of housing developments that might be appropriate for the village. This enabled a set of site

selection criteria to be developed; these were consulted on and refined at a consultation event with residents.

## **Site Identification**

- 3.7 The Steering Group held a 'Call for Sites' exercise to enable landowners interested in releasing land for new housing development to put sites forward; these were combined with similar expressions of interest made in an earlier call made by Bedford Borough Council to produce a list of 11 potential development sites. The Steering Group held several meetings with these landowners and their agents to establish the scope of the development opportunities.

## **Site Allocations Consultation Stages 1 and 2**

- 3.8 The site selection criteria were applied to the various sites proposed for new housing; the details are set out in the Site Assessment and Allocation Report. A major exhibition and consultation event in March 2019 was held over three days to gain residents agreement to the way in which this had been done, and their views on the preferred options which had resulted. The proposals for Local Green Space designation (a way to provide special protection against development for green areas of particular importance to local communities – see para 5.49) were consulted on at the same event. A second stage consultation on recommended site allocations took place in September 2019, because one of the originally preferred sites became unavailable, and another substituted. As well as a similar exhibition in the village hall, additional consultation events were held in one of the village pubs and the school, and consultation leaflets were distributed at both churches.
- 3.9 Feedback from these consultation events confirmed that the sites recommended for new housing were acceptable to the majority of residents who submitted their views. Further details can be found in the Consultation Statement.

## **Draft plan consultation**

- 3.10 A draft Plan was shared informally with BBC in August 2019. Following receipt of comments by BBC Officers, amendments were made, and a draft was prepared for public consultation which was endorsed by the Turvey Neighbourhood Plan Steering Group. The Pre-Submission Draft was discussed at a Parish Council meeting on 26 September 2019. The Parish Council resolved that the plan be agreed for Pre-Submission consultation. The Pre-Submission consultation period ran for 10 weeks from 6 November to 19 January 2020.
- 3.11 In addition, during the preparation of the plan there has been regular engagement via;
- Updates in Turvey News, published 4 times a year
  - Neighbourhood Plan Newsletters delivered periodically to all homes in the village with progress reports on the development of the plan
  - A dedicated website with all relevant documents, consultation material, minutes of meetings etc
  - Events promoted on Turvey News Facebook
  - Exhibitions at village Plant Sales and Apple Pressing Days October 2017 and 2018
  - Leaflets produced for events



3.12 A Consultation Statement detailing the responses to the Regulation 14 consultation accompanies the submission version of the Plan.

## Section 4: Vision, Key Issues, Aims & Objectives to 2030

### Vision

4.1 The vision for the development of the village via the Neighbourhood Plan is

***For our village to develop in a sustainable way, that accords with the wishes of those living in it, providing housing where need exists whilst protecting the things we most cherish.***

### Overview of Key Issues

- 4.2 The responses to the initial survey indicate the key issues to be addressed in the Turvey NDP.
- 4.3 **Housing** - the survey identified that there is demand for affordable housing in the village. The Bedford Rural Communities Charity were commissioned to undertake a more detailed study of demand for housing in the village. A separate report is available of their findings. The conclusion of the report is that there is a justified need for 16 affordable units for village residents, and 19 market units of housing. The analysis indicates 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 of existing owner occupier residents wishing to stay in the village. Consultation with the school has confirmed the need for smaller and affordable housing to enable families to remain in the village.
- 4.4 An initial consultation was held in 2017 on potential sites for new houses in the village; the key messages that emerged from this exercise that these should be in smaller developments of between 20 to 30 units, and that any development should address traffic, road safety and potential negative effects on the character of the village and the natural environment
- 4.5 **Traffic and Parking** - the factor with the largest response to the question 'What would you change about Turvey if you could?' was controlling traffic volume and improving parking, and the second highest was providing additional measures to manage speeding. The third was the condition of roads and pavements in the village. The particular issues around parking relate to the residential areas in Carlton Road, May Road and Newton Lane, where the majority of houses do not have any off-street parking facilities. Parking was also mentioned as a major issue in the business survey. The particular issues around speeding and traffic volume relate to the A428 through the centre of the village and Station End, although there are also concerns about Carlton Road and Newton Lane being used as a 'commuter rat-run' between Sharnbrook and Milton Keynes.
- 4.6 **Protection of the environment and countryside** - the top ranking response to the question 'What is good about living in Turvey' related to the environment and the countryside. A high proportion of the respondents to the Local Green Spaces consultation also made the point that the protection of the environment and the countryside in the parish were very important.

- 4.7 **Protection of the shops, facilities, groups and activities that contribute to community spirit** - the availability of local shops and facilities was rated as the third most important factor in contributing to Turvey being a good place to live, and the groups and activities available in the village was close behind. The policies in this Plan will facilitate the protection of these features of village life.

### **Alignment with requirements of Bedford Local Plan 2030 policies**

- 4.8 The policies set out in the Plan have regard to national planning policy as set out in the National Planning Policy Framework (NPPF) 2019 and National Planning Practice Guidance (NPPG), and are in general conformity with the strategic policies of the development plan, which comprises Bedford Borough Council's Local Plan 2030 along with the saved policies of the 2002 Local Plan and the Allocations and Designations Local Plan 2013.
- 4.9 There are no protected landscape designations (Green Belt, AONB) which apply in Turvey. However, the Borough Council's planning policies recognise the importance of the River Great Ouse and the river valley in terms of landscape and biodiversity, the historic built environment and the need for its protection and enhancement.
- 4.10 Local Plan 2030 supporting documents include the Bedford Borough Landscape Character Assessment (May 2014) and Landscape Sensitivity Study (September 2018). Landscape Character Assessment provides guidance to help ensure that development does not undermine characteristic or valued features of a particular place, and ensure that ways of improving the character of a place can be considered.
- 4.11 The Landscape Sensitivity Study proposes that the information should "be used as part of the site selection process to identify whether or not a potential site is consistent with the guidelines of the Landscape Character Assessment. This will help in choosing between sites and considering their effect on landscape sensitivities. It will also help in identifying mitigation measures that may be necessary to minimise the impact of development and enhance important landscape features."
- 4.12 Key heritage settings identified in the Landscape Sensitivity Study include the Scheduled Monument of Turvey Bridge and the tower of Grade I listed Church of All Saints, the Grade II registered Historic Park and Garden around the Grade I listed Turvey House, the historic parkland around the Grade II listed Turvey Abbey. The Neighbourhood Plan is mindful of the need to protect the setting of these heritage assets including the close relationship with their landscape context.
- 4.13 The parish has a number of green spaces with a variety of uses which help maintain the rural feel of the village. These range from ancient wooded areas through to maintained green frontages in the High Street and the banks of the River Great Ouse at Turvey bridge.
- 4.14 Maintaining the viability of rural settlements is an important aim of the Local Plan. However, the rural parts of the borough are varied in nature and character and in order to take this into account in preparing Local Plan 2030 the Borough established a settlement hierarchy. This apportions higher levels of development to the larger settlements, defined as 'Key Service Centres', which have an extensive range of services and better transport links, and sets more modest development expectations for smaller settlements, defined as 'Rural Service Centres.'

- 4.15 Turvey has been assessed as a Rural Service Centre within the settlement hierarchy. Consequently, Turvey Parish Council is required to identify sites to meet the development of 25 to 50 homes, “generally in and around defined Settlement Policy Area boundaries.” Turvey Parish Council’s Neighbourhood Plan recognises that development at this level, sensitively located and designed, can make a positive contribution to the vitality and sustainability of our community.
- 4.16 Bedford Borough’s Policy 3S states ‘In rural service centres allocation may exceed 50 dwellings where specific local justification is set out in Neighbourhood Plans demonstrating that it would be appropriate in terms of the scale, structure, form and character of the settlement and the capacity of local infrastructure.’

## **Aims and Objectives**

- 4.17 These key issues and requirements frame the objectives for the Turvey NDP. Draft objectives were developed from these issues, and refined and agreed at a consultation event with residents. The agreed aims and objectives are;

**A. To ensure that Turvey is a sustainable place to live, meeting the needs of the local population by:**

- Providing a mixed range of new housing, to meet local need;
- Ensuring housing supports, and is supported by, a balanced range of local facilities and community infrastructure;
- Enabling and encouraging sustainable life, work and travel patterns, supported by adequate transport infrastructure.
- Ensuring that shops, pubs and community facilities are protected, and new facilities are supported where appropriate.

**B. To protect, enhance and promote the character of the Parish, its historic and rural environment by:**

- Conserving its distinct identity and outstanding landscape setting and natural features;
- Conserving or enhancing the historic environment and heritage assets within the village;
- Ensuring development protects local wildlife features and those connected to the village in the wider landscape;
- Ensuring development is well designed, contributing to the distinctive sense of place and enhancing valued historic environment and landscape assets.

## **Section 5: Policies of the Neighbourhood Development Plan**

### **Strategy for Sustainable Growth**

- 5.1 The Turvey NDP proposes policies that seek to deliver the agreed vision and aims to ensure that Turvey remains a good place to live and work, where residents are able to appreciate the community spirit, rich natural environment and heritage, whilst meeting the requirements of the NPPF (2019) and objectives of the Borough Council's Local Plan 2030.
- 5.2 The growth strategy (see Site Assessment and Allocations report) identifies the most sustainable sites for the development of housing whilst protecting sensitive landscapes and preventing extensive intrusion into open countryside. The Turvey settlement policy area is necessarily enlarged by this plan to accommodate the housing growth for local need. The policies specify the maximum size of each development, and the mix of housing to be adopted to meet local needs.
- 5.3 The policies will ensure that suitable provision in terms of parking, drainage, utilities, broadband etc is made so that new developments do not create worse conditions for existing properties and businesses.
- 5.4 The policies enable the Parish to meet the requirements of Bedford Borough Council to deliver 25-50 new homes in the period to 2030. The Turvey Neighbourhood Plan Steering Group consulted residents on the level of housing that should be provided in the village; the majority of respondents agreed that 50 houses should be provided, principally because this would give the maximum number of affordable homes, which would attract families whose children for whom the school currently has space.
- 5.5 To address concerns of current residents, options for the relief of traffic congestion on Newton Lane and Carlton Road will be considered, along with measures to control the speed of traffic particularly through Station End. Improvement to public transport will also be promoted, particularly to benefit commuters from the village, and reduce car usage. An improved link between the main village and Station End will also be promoted. These go beyond the scope of the neighbourhood plan policies for the most part, but the contribution that new developments can bring to alleviating these concerns will be sought.
- 5.6 The policies reflect the requirements of the Bedford Borough Landscape Character assessment (May 2014) for Turvey 'to conserve the rural landscape of rolling arable farmland with its largely intact hedgerow network, its limestone villages and farmsteads, and historic parklands and earthworks, and woodlands of high biodiversity value while enhancing elements of the landscape which are in declining condition such as some sections of hedgerows'
- 5.7 The policies will seek Local Green Space designation for the most important sites in the village, to preserve them for recreation, biodiversity and their heritage setting and natural beauty.

## **Housing Policies**

### **Purpose**

- 5.8 The housing policies seek to facilitate new development to meet local needs and maintain a sustainable settlement.

### **New Housing Growth**

#### **Rationale and Evidence**

- 5.9 The NPPF (2019) identifies its central focus as the positive pursuit of sustainable development and puts forward a presumption in favour of sustainable development as a fundamental underlying principle. For plan-making this means that “plans should positively seek opportunities to meet the development needs of their area”, and strategic policies “should, as a minimum, provide for objectively assessed needs for housing.”
- 5.10 The Spatial Strategy Policy 3S in the Bedford Borough Council Local Plan 2030 provides for the delivery of “sustainable development and growth that enhances the vitality of the borough’s urban and rural communities.” Policy 3S viii. sets the expectation that rural service centres will contribute towards achieving the stated objectives and policies of the plan through limited development in line with existing and potential capacity of infrastructure and services.
- 5.11 In the Local Plan 2030 Turvey is categorised as a Rural Service Centre within the settlement hierarchy. Consequently, Turvey NDP is required to identify sites to meet the development of 25 to 50 homes, “generally in and around defined Settlement Policy Area boundaries.” This flexible target recognises that villages have different needs and opportunities for growth.
- 5.12 Station End, Turvey is listed in Local Plan 2030 as a Small Settlement. Policy 6 of Local Plan 2030 covers development in Small Settlements stating that ‘Within the built form of Small Settlements, development will be supported where the proposal contributes positively to the character of the settlement and is appropriate to the structure, form, character and size of the settlement as a whole’.
- 5.13 The Housing Needs Survey for Turvey (March 2017), commissioned by the Parish Council, recommended that making provision for 19 open market and 16 affordable houses in Turvey in the next 10 years would meet a reasonable proportion of the need identified in the survey. The definition of ‘affordable’ is set out in Policy 58S of Local Plan 2030.
- 5.14 Turvey NDP recognises that development at this level, sensitively located and designed, can make a positive contribution to the vitality and sustainability of our community.
- 5.15 A number of sites for new housing development in the village have been considered in the production of the plan. The sites and the process for selection are described in the Site Assessment and Allocations Report.
- 5.16 Site allocations proposals for Turvey NDP have been arrived at with reference to the Bedford Borough Strategic Housing and Employment Land Availability Assessment

(SHELAA) (2017), where available, independent technical site assessments undertaken by AECOM Ltd (Site Assessment reports May 2018 and February 2019) and the application of locally developed site selection criteria by the Turvey Neighbourhood Plan Steering Group. The site allocation recommendations resulting from this process were then tested through consultation with residents.

5.17 The overall approach to site selection was agreed through a set of principles which are included within the site selection criteria as follows;

- 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 the small settlement of 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 impacts from 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 by applying weighting as follows;
  - Essential criteria - any sites rated red against these criteria are excluded from further consideration.
  - Primary criteria - these criteria are given more weight than secondary criteria.
  - Secondary criteria - these criteria are given less weight than primary criteria

5.18 A total of 11 sites were considered within the Turvey NDP site selection process. The Steering Group used evidence provided by the Borough Council and AECOM site assessments and evidence from other sources, where available, to guide its rating of the sites against the local site selection criteria. The local site selection criteria ratings were subject to consultation with the Parish Council and community consultation. The results are set out in the Site Assessment and Allocations Report.

5.19 One of the sites proposed for recommendation prior to consultation has been transferred to new owners who intend to take the site forward for the development of retirement and assisted living housing on the basis of a pre-existing planning application and another site was withdrawn by the owners. As a result there are only 9 sites featured in the report.

5.20 Each of the selected sites would be suitable for 25 houses, making a total of 50 new houses in the village.

## **Policy T1: New Housing Growth**

The Carlton Road site (see Map 3 – approx. 2ha) is allocated for housing development, subject to meeting the following development principles:

- Development must be set back from Carlton Road, behind the existing cemetery line and field and must consider the potential views to and from the Turvey House estate;
- Existing trees and tree lines within the site must be retained, with sufficient distance from built development so that tree roots are not affected;
- Landscape buffers must be provided around the periphery of the site to the west, north and east sides, to create a landscape transition and buffer to surrounding landscape areas. The buffer to the west adjoining the cemetery should be to a depth of at least 68m from the edge of the carriageway (see Map 4);
- The existing footpath within the site must be retained and incorporated into the layout of the development.
- The footway along Carlton Road must be extended to the site.
- Provision to construct 8 public parking spaces should be provided within the site unless otherwise agreed.
- A Construction Management Plan will be required to be submitted with a planning application detailing how burials taking place at the cemetery during the construction works will be respected.

The Mill Rise site (see Map 3 – approx. 1.45ha) is allocated for housing development, subject to meeting the following development principles:

- Existing trees and tree lines around the boundary of the site must be retained, other than in circumstances where loss is unavoidable, for example to allow safe site access. In this case, replacement trees must be provided. Retained trees should be at sufficient distance from built development so that roots are not affected (see Map 5).
- The footway along Newton Lane must be extended to the site.

Outside of these allocated sites, new housing may be supported where it would comprise:

- Development within the Settlement Policy Area;
- Infill development within an existing built frontage
- Redevelopment of existing buildings.

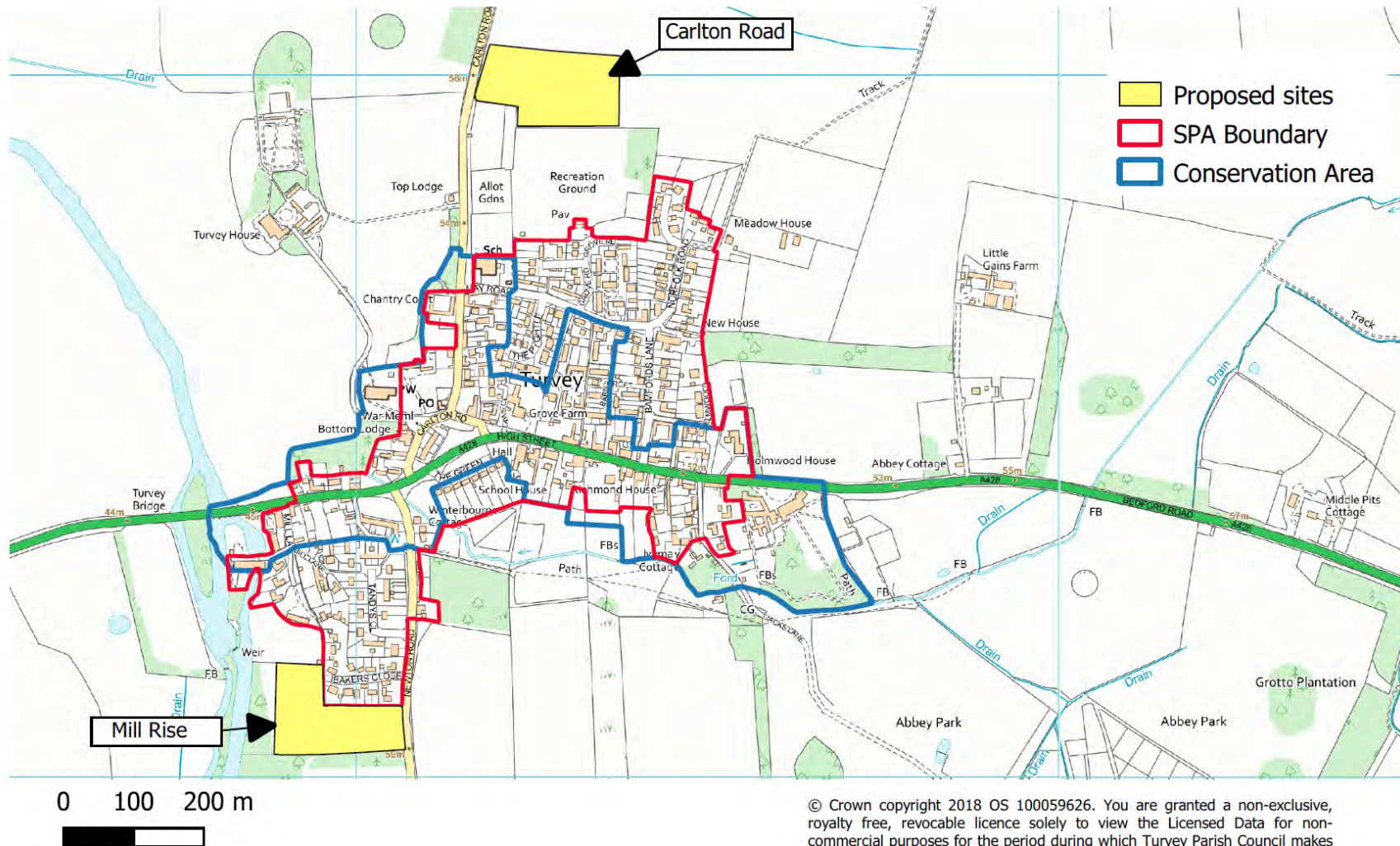
The Settlement Policy Area boundary is extended to encompass these sites, shown in Map 6.

Both sites will require a Predetermination Archaeological Evaluation.

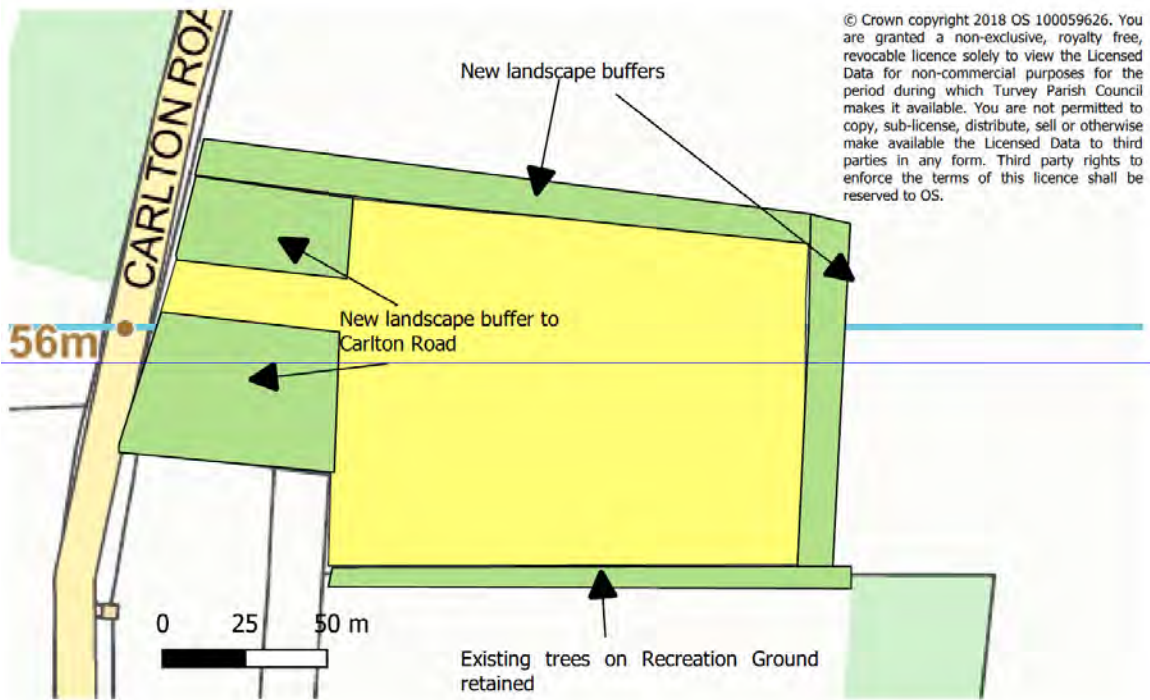


**Interpretation:**

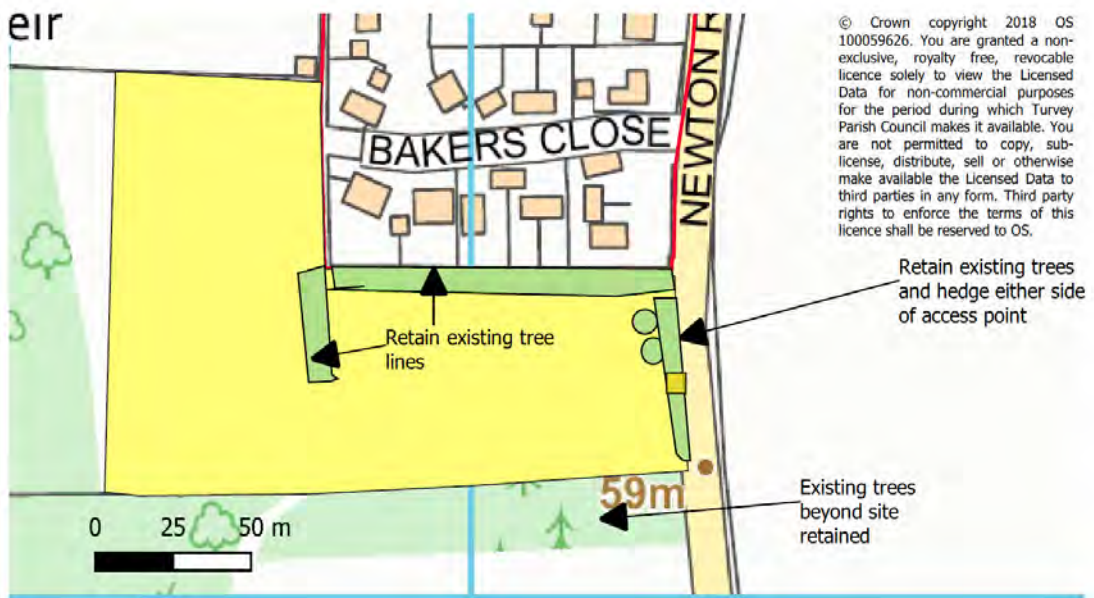
- 5.21 The policy makes housing site allocations and identifies other sustainable locations where housing schemes will be supported, subject to meeting other planning policy requirements.
- 5.22 Infill and redevelopment proposals will require careful consideration against other policies, including those relating to design and character and neighbouring amenity.
- 5.23 The Carlton Road site will provide 8 public parking spaces to assist the alleviation of congestion in the local area.



Map 3 : Proposed sites at Carlton Road and Mill Rise



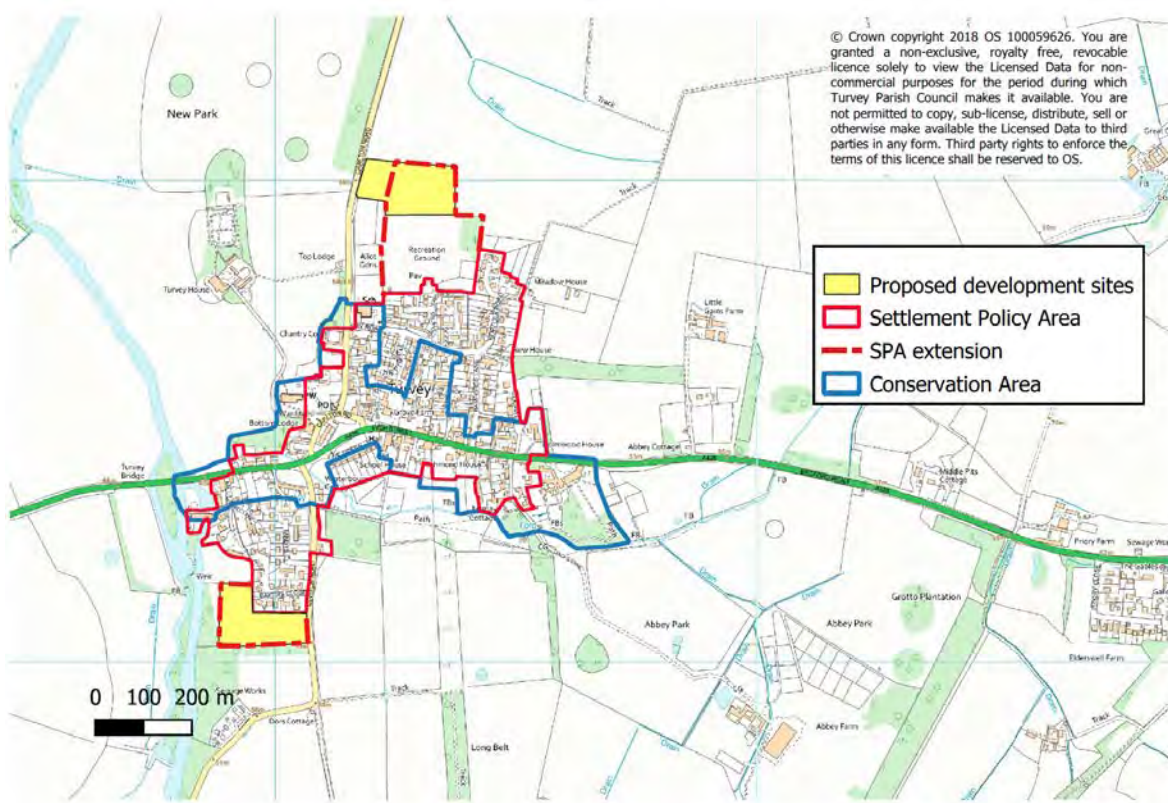
**Map 4: Indicative detail of landscape buffers for Carlton Road site**



**Map 5: Indicative detail of existing tree lines for Mill Rise site**

5.24 These two sites most closely meet the criteria for site selection for new houses agreed in consultation; two other sites (The Burrows, Station End and Laws House) would be enabled by the policy if the current owners choose to progress the developments.

- 5.25 The landscape buffers to the Carlton Road site on the west adjacent to the cemetery should have a minimum approximate depth of 68 metres (the width of the adjacent cemetery) in order to provide an effective transition to the adjacent landscape areas and Turvey House Registered Parkland.
- 5.26 The archaeological potential of the area surrounding both sites means that pre-determination archaeological evaluations are required, and any planning application would need to be supported by a detailed Heritage Statement.
- 5.27 In meeting the requirements of policy T1, the developer will need to address the safety of the junction with Carlton Road, including whether any speed restrictions might be necessary.



**Map 6: Extended Settlement Policy Area**

## Housing Mix and Standards

### Rationale and Evidence

- 5.28 Building for Life 12 is the current industry standard for the design of new housing developments. It has been incorporated into the relevant policies throughout this plan.

- 5.29 The Bedford Rural Communities Charity Housing Needs Survey concluded that there is currently a justified need for market housing consisting of 2-3 bed houses and 2 bed bungalows and affordable housing consisting of 3 bedroom houses, 2 bedroom houses, 2 bedroom bungalows, 1-2 bedroom houses and 1-2 bedroom bungalows or otherwise suitable properties (e.g. houses built to Lifetime Homes criteria) if Turvey is to meet the identified current and future needs of existing owner occupier residents wishing to stay in the village.
- 5.30 Policy 58S of Local Plan 2030 relates to affordable housing. It states that “sites in excess of 10 or more residential units or 0.5 hectares or more will provide 30% affordable housing with 78% of the dwellings as social or affordable rented properties and the remainder (22%) as other forms of affordable housing. Affordable rents will be 80% of open market rents but a lower percentage should be set where this would preclude access to housing benefit. Shared ownership should be offered on the basis of a range of initial share purchases from 25% - 80%.”
- 5.31 The Local Plan policy on affordable housing therefore indicates that the site allocation of 50 homes for Turvey should provide at least 15 (30%) affordable homes. This is broadly consistent with the Housing Needs Survey commissioned by the Parish Council and undertaken by the Bedfordshire Rural Communities Charity in March 2017.

### **Policy T2: Housing Mix and Standards**

**Housing development must include a mix of sizes of accommodation, based on the most recent evidence of local need that is available. This must include smaller units (1-2 bedrooms) to cater for first time buyers and those seeking to downsize.**

**In considering whether a room is sufficient as a bedroom, regard will be made to ‘Technical housing standards – nationally described space standard’ (March 2015) or any standard replacing that document.**

**Affordable housing provision for new housing schemes must be provided as an integral part the development and be tenure-blind.**

**All dwellings must be supported by:**

- **screened and secure cycle storage;**
- **screened recycling and refuse bin storage.**

### **Interpretation**

- 5.32 This policy requires a mix of housing sizes to meet local need, including smaller units, which are under-represented. Developers should demonstrate how they have considered the latest evidence of local need, to justify the mix proposed.

- 5.33 The policy also ensures that affordable provision is provided locally, within developments, rather than through financial contributions towards affordable housing elsewhere. The requirement for affordable housing to be tenure blind means that it should be of similar appearance to the market housing.
- 5.34 Policy 59S of Local Plan 2030 requires that on sites of 3 or more dwellings, 49% of all new residential development should meet Category 2 (Accessible and Adaptable dwellings) of the Government's Health and Adult Social Care Approved Document M, and in developments of 20 or more dwellings 5% of market housing and 7% of affordable housing should meet Category 3 requirements (Wheelchair adaptable).
- 5.35 The policy also addresses storage for bins and cycles. These would normally be provided for each dwelling. Communal provision may meet the requirements of the policy, for example where it forms part of a compact group of dwellings. The requirement for secure cycle storage is included to facilitate the use of sustainable transport.
- 5.36 Parking requirements are dealt with in policies T7 and T11.

## **Landscape & Environment Policies**

### **Purpose**

- 5.37 These policies define the way in which the natural environment of the parish will be protected, the conditions through which development will be controlled and the sites where national policy on Local Green Space will apply.

## **Landscape and Natural Environment**

### **Rationale & Evidence**

- 5.38 The NPPF (2019) states (paragraph 170) that "Planning policies and decisions should contribute to and enhance the natural and local environment by..... protecting and enhancing valued landscapes.... recognising the intrinsic character and beauty of the countryside....."
- 5.39 Whilst Local Plan 2030 sets an expectation that some rural villages should embrace sensitive development that makes a contribution to local housing needs it comments in paragraph 3.9 that "the borough's countryside, its intrinsic character and beauty, including areas of tranquil retreat will be recognised. Rural communities will embrace sensitive development that provides and supports much needed housing and employment, rural facilities and services including public transport. Locally important green spaces and valued local landscapes will be protected and enjoyed by all."
- 5.40 Conserving the landscape setting of Turvey is one of the key aims of the Plan as it plays an important part in making Turvey a good place to live. The landscape and surrounding countryside were the most popular features commented on in the survey where people were asked to tell us the good things about Turvey.
- 5.41 Whilst it is important to reference the value based on the surrounding countryside by residents, the Neighbourhood Plan draws from the Borough Council Landscape Character

Assessment reports which identify landscape features and sensitivities with development guidelines. The purpose of Landscape Character Assessment is to help ensure that change does not undermine whatever is characteristic or valued about a particular place and ensure that ways of improving the character of a place can be considered.

- 5.42 The Bedford Borough Green Infrastructure Plan (2007) is based on five key themes identified as Landscape, Historic environment, Biodiversity, Accessible green space, and Access routes. The plan is supported in the Allocations and Designations Local Plan 2013 in Policy AD24 - Green Infrastructure Opportunity Zones. The green infrastructure network is divided into six opportunity zones which reflect those areas in the borough where there is the greatest potential to maintain and enhance the multi-functional nature of green infrastructure across the five themes of; landscape, historic environment, biodiversity, accessible green space and access routes. In these zones development should deliver or contribute to the protection, enhancement and/or creation of green infrastructure in accordance with the priorities set out for each opportunity zone.
- 5.43 The greater part of the core village of Turvey lies within Zone 2, Upper Great Ouse River Valley. The priorities for this zone include; improving walking, cycling and horse riding opportunities upstream from Bedford, including the Ouse Valley Way, buffering and extending green spaces in the river valley, conserving historic parkland at Turvey House and Turvey Park.
- 5.44 The assessment of any proposed development sites should include consideration of the objectives and priorities of the Green Infrastructure Opportunity Zone in Turvey to ensure that they are not compromised or obstructed, and should seek to secure any opportunities for improvement.
- 5.45 The Landscape Sensitivity Study proposed the following development guidelines for taking account of landscape considerations in the selection of development sites;
- conserve the largely rural, undeveloped character of the area.
  - monitor the introduction of large scale industrial style agricultural buildings into the landscape and seek to limit inappropriate screening by dense coniferous shelterbelts.
  - consider the effects of large scale vertical features on skylines and key views.
  - conserve and enhance the character of the rural roads and lanes with their wide grass verges and limit urbanising influences – widening/kerbing and ensure that traffic management measures are sympathetic to the rural character.
  - conserve the historic core of the limestone village, encouraging any development to adopt the vernacular style of buildings and materials.
  - Conserve the views to Church of All Saints.
  - safeguard the landscape setting of the historic Turvey Bridge.
  - conserve the largely unsettled slopes above the Great Ouse Valley that form a rural backdrop to this lower lying, more settled valley landscape.
  - Ensure the areas of parkland around Turvey Abbey receive appropriate management to conserve and enhance their value to biodiversity and to maintain them as a distinctive feature in the local landscape.

### **Policy T3: Natural Environment**

**The open and rural setting of Turvey and the slopes of the Great Ouse Valley must be preserved. New development must have no significant adverse impact on:**

- **open landscape areas and the landscape setting of the river;**
- **the character of rural roads and lanes;**
- **wildlife and biodiversity;**
- **trees and hedgerows;**
- **the Registered Parkland and Garden at Turvey House and the Parkland at Turvey Abbey.**

**This includes consideration of the impact of lighting within development and visual impacts of development flanking landscape areas or visible from them.**

**The quality of water in the River Great Ouse must not be compromised by new development in order to protect Natura 2000 sites downstream of Turvey.**

**Where loss of trees and hedgerows is unavoidable, replacement trees and hedgerows must be provided, comprising native species.**

**Particular encouragement is given to development that includes measures to enhance wildlife and biodiversity, including houses that include bird and bat boxes in the brickwork.**

### **Interpretation**

- 5.46 Use of the DEFRA and Natural England endorsed Biodiversity Impact Assessment Calculator (as updated) may be helpful in quantifying ecological impacts and outcomes. Development that does not achieve neutral or positive scores is unlikely to meet the requirements of the policy.
- 5.47 The Natura 2000 sites referred to in this policy are The Ouse Washes and Portholme, downstream of Bedford. Although Turvey NDP policies apply within the parish, this policy recognises the effect that development may have on sites further downstream.
- 5.48 Significant landscape settings to historic buildings are dealt with in policy T9.

### **Local Green Spaces**

#### **Rationale & Evidence**

- 5.49 National Planning Practice Guidance states 'Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.' This plan identifies plots of land in the village that fit the criteria for Green Space designation.
- 5.50 Paragraph 100 of the NPPF (2019) sets out the criteria that green space must meet in order to be designated as 'Local Green Space'. The criteria include particular local significance



on account of its beauty, historic significance, recreation value, tranquillity or richness of wildlife. Sites proposed must also be reasonably close to the community they serve.

5.51 Policy 45 of the Local Plan supports the designation of Local Green Space for spaces that are demonstrably special to the local community.

5.52 A number of sites are designated and protected from development as Local Green Spaces. The proposals were subject to a local consultation, and the selected sites were all approved by at least 95% of the respondents. The sites are shown on Maps 7 and 8 and photos and supporting evidence and detail is provided in the Local Green Spaces Report supporting document.

**5.53 Site A : Footpath adjacent to Abbey Square and Holmwood House.**

This site is already designated as a Village Open Space under the criteria ‘provides visual relief in an otherwise built up area punctuating the street scene.’ It is approximately 0.1 ha, and is privately owned, with a footpath across it. It meets the criteria of beauty, being an intrinsic feature of the adjacent listed buildings in the conservation area. It is adjacent to the community it serves.

**5.54 Site C : The Green.**

This site is already designated as a Village Open Space under the criteria ‘provides visual relief in an otherwise built up area punctuating the street scene’ and ‘publicly accessible and valuable to the local community for sport, recreation or as amenity space.’ It is approximately 0.29 ha and is privately owned by the adjacent properties. It meets the criteria of beauty, being an intrinsic feature of the adjacent listed buildings in the conservation area. It is adjacent to the community it serves.

**5.55 Site D : Lancelot’s Piece and The Roundel.**

This site is already as a Village Open Space under the criteria ‘provides visual relief in an otherwise built up area punctuating the street scene’ and ‘publicly accessible and valuable to the local community for sport, recreation or as amenity space.’ It is approximately 0.2 ha. Lancelot’s Piece is privately owned and The Roundel is owned by the Highways Department of Bedford Borough Council. It meets the criteria of beauty, being an intrinsic feature of the adjacent listed buildings in the conservation area. It is adjacent to the community it serves. It has historic significance; Lancelot’s Piece formerly was home to Lancelot, the vicar’s donkey, and now the village Christmas tree is erected on the site each year. The trees planted on The Roundel are memorials for distinguished village residents.

**5.56 Site E : Recreation Ground.**

This site is already designated as a Village Open Space under the criteria ‘The open space assists the transition between village and countryside providing a soft edge to the village which is pleasing visually’ and ‘publicly accessible and valuable to the local community for sport, recreation or as amenity space.’ It is approximately 3.08 ha. The recreation ground is owned by the Parish Council. The Parish Council has provided a range of play equipment on the site, and there are a sports pavilion and tennis courts. There is a public footpath across the site, forming part of the Ouse Valley Way. It meets the criteria of recreational value, being adjacent to the community and well used by the community it serves.

**5.57 Site F : The Cemetery.**

This site is to the north of the village. It is approximately 0.56 ha and is managed by the Parish Council. It contains a number of historic graves dating back to the middle of the 19<sup>th</sup> century, and has an inscribed lychgate. It meets the criteria of historical significance and of tranquillity.

**5.58 Site G : All Saints Churchyard.**

The site is in the centre of the village. It is approximately 0.28 ha. It contains the Grade II listed Higgins Family Mausoleum, and a number of historic graves. It is owned by the church, and meets the criteria of beauty, being intrinsic to the setting of the Grade I listed medieval church, tranquillity and historical significance.

**5.59 Site H : Area south of river bridge adjacent to The Three Fyshes and area west of the mill pond (location of Jonah's statue).**

This site comprises a small area of land (0.11 ha) south of the river bridge on the eastern bank of the mill pond, adjacent to the Grade II listed Three Fyshes public house, and an area of land on the western bank of the mill pond on which the Grade II listed statues of Jonah and Jonah's wife are situated. It is adjacent to, and provides a setting for, Turvey Bridge which is a Scheduled Monument. The land adjacent to the Three Fyshes is owned by the Parish Council, and the area of land on the western bank of the mill pond is owned by the residents of The Mill. It meets the criteria of beauty and historical significance. Kingfisher, Grey Heron and Little Egret have been observed in the river at this location, and Grey Wagtail have bred on the site.

**5.60 Site J : Four paddocks between Jacks Lane and Newton Lane.**

This site comprises four privately owned paddocks, an area totalling approximately 3.88 ha to the immediate south of the village. It is traversed by a public footpath, part of the Turvey Circular Walk promoted by Bedford Borough Council. It is a popular area for walking, and horses graze in one paddock. The extreme south end of the area is on rising land and offers views of the church tower and parts of the conservation area of the village. It meets the criteria of recreational value and tranquillity.

5.61 These areas of green spaces are contained within the designated Green Infrastructure Opportunity Zone: Upper Great Ouse River Valley (AD24), contain a high level of biodiversity and act as a natural corridor for wildlife to move around the southern half of the village and into the neighbouring open countryside in safety. Additionally they contain two sites registered in the Bedford Historic Environment Record, being the site of stone pits worked between 1540 and 1900 cutting through medieval ridge and furrow earthworks. Beyond their role within the village for both animals and people to move safely around the southern side of the village, this area also forms part of the National Forest Inventory, for woodland improvement of high spatial priority within a woodland priority habitat network.

5.62 The biodiversity present on these sites includes many European Protected Species that fall under the auspices of The Wildlife and Countryside Act 1981 and The Conservation Regulations 1994 (derived from the European Habitats Directive). The UK Biodiversity Action Plan Priority Species and NERC Act (2006) Species of Principal Importance for England, recorded in Bedfordshire and Luton, includes reference to a number of species recorded by the National Biodiversity Network (NBN) and BedsLife (Bedfordshire & Luton Biodiversity Partnership: 'Rebuilding Biodiversity in Bedfordshire & Luton'). These are listed in detail in the supporting document, Local Green Spaces report.

5.63 This greenspace meets policy 42S of Bedford Borough Council to: “Protect and enhance the countryside biodiversity and geodiversity” and the Green Space Strategy (GSS6) 6.1 “Protect and enhance local biodiversity with particular reference to relevant priority habitats and species associated with publicly accessible green spaces, in accordance with both the Biodiversity Action Plan and Rebuilding Biodiversity in Bedford Borough.”

**5.64 Site K : Grassed area at Station End.**

This site is a short strip of grassed land with several mature trees which provides a green barrier between the main A428 and a row of houses on Bedford Road. It represents a focal point for the setting of Station End, shaping the character of the small settlement. As such it meets the criteria for beauty. It is approximately 0.05 ha and is owned by Bedford Borough Council Highways department.

**5.65 Site L : Priory Close playground.**

This small site ((approximately 0.02 ha) is owned by the Parish Council. It is a small paved play area with seating in the centre of a development of modern houses at Station End. It meets the criteria for recreational value. 96% of respondents to the consultation agree this site should be designated as Local Green Space.

**5.66 Site M : Turvey Allotments.**

This site to the north side of the village comprises a number of allotments, over 80% of which are regularly leased to tenants. It is adjacent to the community it serves. This site was designated as a Village Open Space in 2013 under the criteria ‘The open space assists the transition between village and countryside providing a soft edge to the village which is pleasing visually’ and ‘ publicly accessible and valuable to the local community for sport, recreation or as amenity space.’ The site is part of the Turvey House estate, and is approximately 0.34 ha. It meets the criteria for recreational value.

**5.67 Site N : Grassed squares in Grove Road.**

This site comprises two separate grass courtyard squares in a modern housing development on the north side of the village. They are about 0.04 ha in total and are immediately adjacent to the community they serve. They are owned by the owners of the surrounding houses. They form a focal point of the development, and shape the character of the area. They meet the criteria for beauty. These sites were not included in the original consultation and were put forward by visitors to the exhibition.

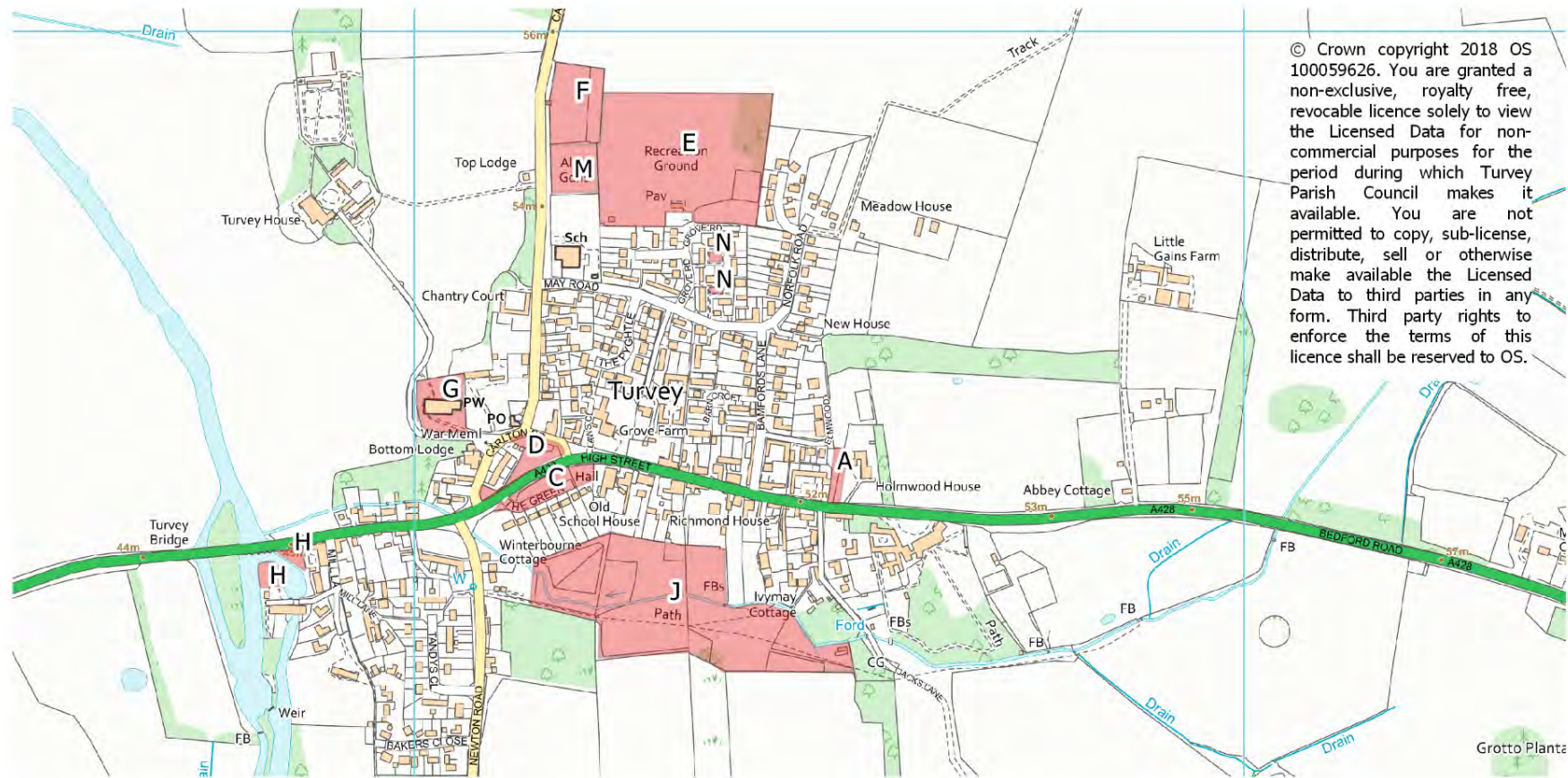
## **Policy T4: Local Green Space Designations**

The following sites (see maps 4 & 5) are designated as Local Green Space:

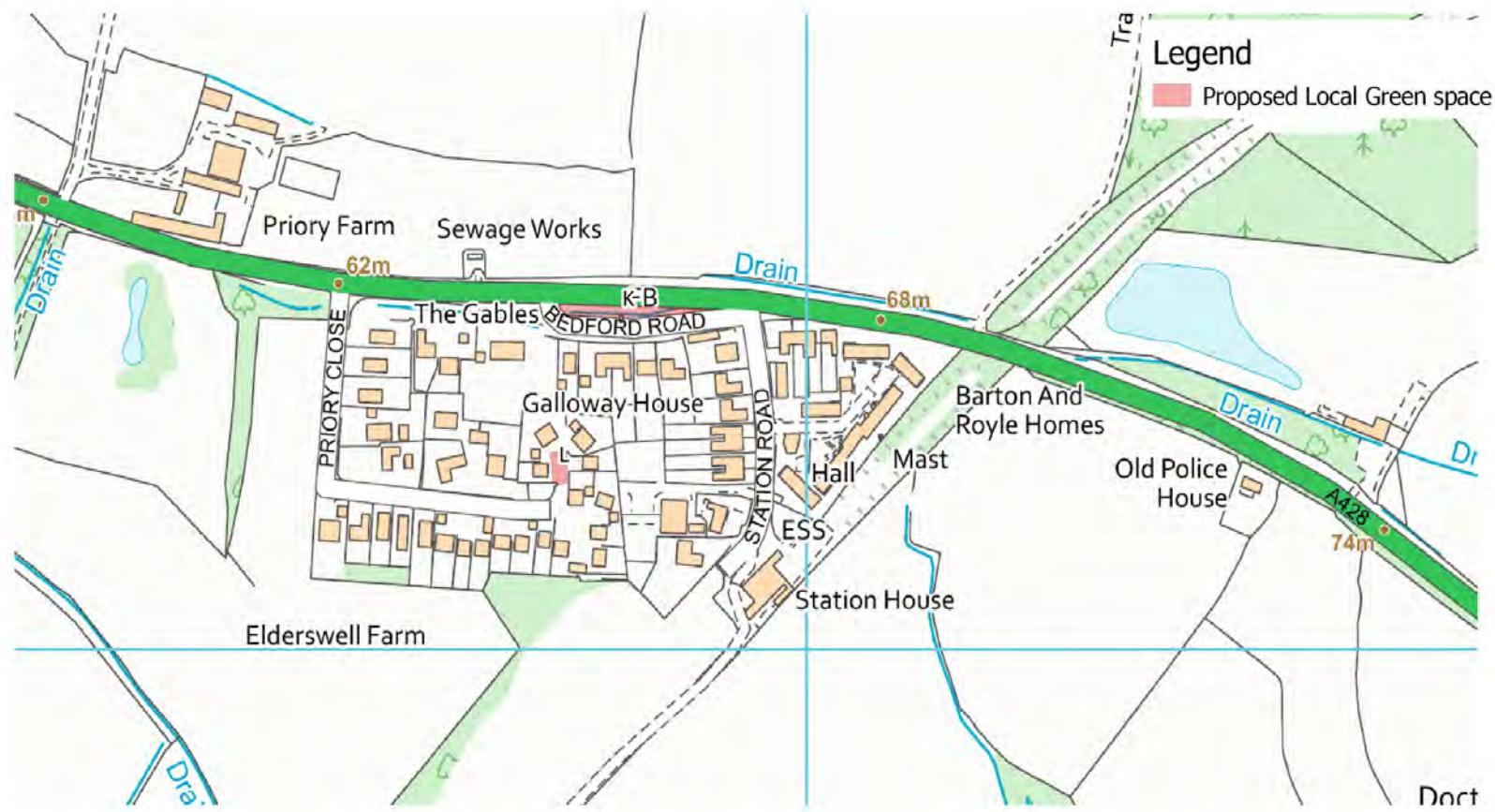
- Footpath adjacent to Abbey Square and Holmwood House
- The Green
- Lancelot's Piece and The Roundel
- Recreation Ground
- The Cemetery
- All Saints Churchyard
- Area south of river bridge on the banks of the mill pond and river
- Four paddocks between Jacks Lane and Newton Lane
- Grassed area, Station End
- Priory Close playground
- Turvey (Carlton Road) allotments
- Grassed squares, Grove Road

### **Interpretation**

5.68 This policy designates Local Green Spaces. This means that national policy on Local Green Space applies. The following policy also deals with development in or affecting Local Green Space.



**Map 7: Proposed Local Green Spaces in Turvey Village**



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**Map 8: Proposed Local Green Space at Station End**

### **Policy T5: Development and Local Green Spaces**

**Development shall not encroach on Local Green Spaces.**

**Development flanking Local Green Space must preserve or enhance the safety, amenity and accessibility of the space.**

**Development within Local Green Spaces may be supported in exceptional circumstances, subject to all of the following requirements being met:**

- **It enhances and causes no harm to the community value of the space;**
- **It is proportionate in scale and footprint, so as to have no significant adverse impact on the open character of the space.**

#### **Interpretation**

5.69 The policy protects the open character and community value of Local Green Spaces. Small scale development is allowed in the exceptional circumstances set out. For example, the policy could allow a small storage unit or changing facilities for spaces used for sports and recreation.

### **Policy T6: Impact of Drainage**

**Development must have no adverse impact on the river and sensitive landscapes through run-off of surface water.**

**Inclusion of facilities for water capture and storage within new development will be supported.**

#### **Interpretation**

5.70 This policy, like all policies in this plan, relates to development within the neighbourhood area. However, it is recognised that meeting the requirements of environmental law will also require consideration of impacts on landscapes further down river, including Natura 2000 protected sites.

5.71 The River Great Ouse will be protected by adhering to policies 92 and 93 of the Local Plan 2030.

## **Design Policies**

### **Purpose**

5.72 These policies address design principles for development, that it is well designed and sustainable.

### **Rationale & Evidence**

5.73 The NPPF (2019) identifies good design as a key aspect of sustainable development. Paragraph 124 states that “The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. “

5.74 DfT’s Manual for Streets 1 and Manual for Streets 2 provide best practice guidance for street design within developments.

5.75 Policy 29 of the Local Plan 2030 requires that all new development should be of the highest design quality, contribute to the area’s character and identity and respect the context within which it will sit. It provides for the protection, and where appropriate enhancement, of heritage assets and their settings, so that development integrates with the historic environment and character.

5.76 In Turvey, the protection of heritage settings is a key objective for the plan. The design principles and policies will be used to ensure that development does not negatively impact on the heritage assets and designated Local Green Spaces in the Conservation Area and elsewhere, within the Parish.

5.77 Policy 29 of Local Plan 2030 also sets out requirements for the promotion of accessibility, public spaces, measures to effect community safety and the integration of functional needs including refuse and recycling storage and car and cycle parking.



## **Policy T7: Sustainable Design**

**Development must incorporate sustainable design. This includes:**

- **Linking to surrounding pedestrian and cycle paths and ensuring that any new layout is permeable and convenient for pedestrians, including those walking with assistance or with pushchairs, wheelchairs or scooters.**
- **Designing streets and public realm to encourage low vehicle speeds and support recreational and social activities;**
- **Providing a variety of car parking so that streets and spaces are not dominated by vehicles;**
- **Providing active frontages, including windows, to provide natural surveillance to existing and new streets and spaces;**
- **Taking an integrated approach to designing buildings, public realm, landscape and planting so as to create a locally distinctive sense of place;**
- **Using high quality, robust and durable materials that reflect the prevailing character of Turvey with a high standard of finish.**

**Incorporation of local and renewable energy and other sustainable technologies into new development will be supported, subject to having no significant adverse impact on residential amenity, the Conservation Area or the setting of listed buildings. This could include solar panels, heat pumps and grey water capture.**

### **Interpretation**

- 5.78 The policy places great emphasis on pedestrian movement and convenience. However, in line with policy T3 any changes to existing footways should respect the character of the rural roads and lanes.
- 5.79 Active frontages would include elevations with, for example, windows, doors and balconies.
- 5.80 The requirement to create a locally distinctive sense of place is about positive urban design and placemaking, rather than standard layouts and building types.
- 5.81 Renewable energy is enabled, subject to consideration of impacts on residential amenity and heritage assets. Other policies in this plan require other impacts to be considered also, for example on the historic and natural environment and traffic safety and congestion.

## **Policy T8: Local Character**

**Development must complement the existing character of the village and also the immediate site context in terms of:**

- **The scale, height and massing of new buildings;**
- **The degree of setback from the road and creation of sense of enclosure to adjacent streets and spaces;**
- **The relationship of built and open areas within plots.**

**Development should add to the variety and diversity of local buildings and architecture. Within historic areas and settings, high quality, authentic materials must be used.**

**Creative or innovative design solutions appropriate to the context will be supported, especially where they incorporate superior environmental performance.**

### **Interpretation**

- 5.82 The policy requires new development to complement the established built character of the area. Complementing the specific village context requires site-specific design, based on analysis of existing built form.
- 5.83 Authentic materials would include local limestone, brick, masonry and timber.
- 5.84 The policy does not require stylistic imitation, which could undermine the integrity of the genuine historic environment. Indeed, creative solutions are supported as these are likely to be the heritage of the future.

## **Heritage Policy**

### **Purpose**

- 5.85 These policies set out the way in which the historic character of the village is protected as development is undertaken.

### **Rationale & Evidence**

- 5.86 The NPPF (2019) paragraph 185 states; “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. It continues in paragraph 190; “local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”

5.87 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out special statutory duties for development associated with listed buildings. Section 72 of the Planning ( 'Listed Buildings and Conservations Areas) Act 1990 states that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of [a conservation] area'.

5.88 Policy 41S of the Local Plan 2030 states that 'Where a proposal would affect a heritage asset the applicant will be required to describe:

- a. The significance of the asset including any contribution made by its setting and impacts of the proposal on this significance, and
- b. The justification for the proposal, how it seeks to preserve or enhance the asset/setting or where this is not possible, how it seeks to minimise the harm.'

Policy 41S of the Local Plan 2030 also provides protection for non-designated heritage assets: 'The effect of proposals on the significance of non-designated heritage assets will be taken into account in determining applications for development. Applications which result in harm or loss of significance to non-designated heritage assets will only be supported if clear and convincing justification has been demonstrated. In making a decision, the Council will weigh the significance of the heritage asset affected against the scale of any harm or loss to it'

5.89 Turvey has a Conservation Area and nearly 300 entries recorded in the Historic Environment Record for Bedfordshire, including 78 items on the National Heritage List for England. The Village includes 58 Listed Buildings, a part of the Registered Park and Garden to Turvey House (Grade I) and the Turvey Bridge Scheduled Monument. Of the listed buildings, two are listed Grade I, namely All Saints Church and Turvey House. In addition, there are undesignated heritage assets such as historically important buildings and areas where archaeological finds have been identified.

## **Policy T9: Heritage Assets and their Settings**

**Development, and any associated transport infrastructure works or other works required to enable the development, must preserve or enhance the character and appearance of the Turvey Conservation Area.**

**In considering the impact on heritage assets particular regard should be made to the following settings,**

- **Turvey House (Grade I) and its associated stable block (Grade II), lodge (grade II) and associated parkland (registered historic park and garden);**
- **The Church of All Saints (Grade I) and enclosed churchyard;**
- **Turvey Abbey (Grade II) and its associated Garden House (Grade II) and Stable Block (Grade II) and surrounding grounds and parkland;**
- **Elderswell Farmhouse (Grade II) and surrounding grounds**
- **Holmwood House (Grade II) and garden;**
- **Pictshill House (Grade II) and grounds;**
- **Priory Farmhouse and associated barn (Grade II);**
- **Station House, Station End (Grade II).**
- **Turvey Cottage (Grade II) and surrounding grounds**
- **Turvey Bridge (scheduled monument) and its open landscape setting;**
- **The various Grade II listed buildings that help form the character of the historic village core.**

**Development must preserve or enhance the archaeological, architectural and historic interest of non-designated assets within the Neighbourhood Plan Area and their setting.**

### **Interpretation**

5.90 The policy highlights the settings of key historic buildings and structures to localise and assist in the application of heritage statutory special duties. It also requires development to respect the non-designated heritage assets and their setting.

5.91 The policy highlights that consideration of impacts is not just about the development itself, but any associated works to enable that development, including infrastructure and other works outside of development sites.

### **Communications Policy**

5.92 The Regulation 14 version of the Plan included Policy T10 requiring new developments to incorporate high speed broadband connectivity. Local Plan 2030 includes Policy 94, which requires that on all sites of 10 dwellings and over, (and on smaller developments unless it is not feasible or economically viable) and all non-residential sites, all new properties must be served with an appropriate open-access fibre optic infrastructure to enable high speed and reliable broadband connection in accordance with national and local objectives to

increase coverage. The Turvey NDP does not require any additional connectivity, so Policy T10 is deleted in this version of the Plan.

### **Rationale & Evidence**

5.93 Planning for provision of communications facilities is covered in para 112 of the NPPF (2019) and Policy 94 of the Local Plan 2030.

## **Transport Policy**

### **Purpose**

5.94 This policy addresses the key concerns raised by residents in relation to the effect of new development on the existing roads in the village, and the need to avoid exacerbating existing parking problems.

### **Rationale & Evidence**

5.95 The NPPF (2019) states (Para 108) 'In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users; and
- c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.'

5.96 Paragraph 109 states 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'

5.97 The local plan contains a number of policies that are aimed at the issue of sustainable transport:

- Policy 88 - Impact of Transport on people, places and environment
- Policy 87- Public transport
- Policy 86S - Delivering Infrastructure

5.98 Whilst there some local services and facilities within the village core, other basic facilities such as doctors, banks and upper schools are situated at a distance of more than 3 miles. Visiting these locations is possible in some cases by public transport (an hourly service) and in others only by car. The timing of the last bus from Bedford makes commuting to work by public transport difficult.

5.99 Walking and cycle facilities both within and without the village are limited. The shared use facility between the village and Station End is substandard and requires two uncontrolled crossings of the A428 in order to access at least one of the general stores.

- 5.100 Footways within the village vary in width and quality and in Bedford Road, Bridge Street, Newton Lane and Carlton Road are substandard putting pedestrians at risk from traffic. Additional development using any of these as vehicular, as well as pedestrian, access may result in an increase in risk to the travelling public, which will need to be addressed.
- 5.101 Car parking standards have been carefully considered and are included because car ownership levels in the parish are high (in the 2011 census 56% of households had 2 or more vehicles compared to 38% for Bedford Borough), reflecting both the rural location and limited availability of public transport. Most people travel, in part, to work by car (73%),
- 5.102 Off-road parking is limited in the Parish and particularly in the Conservation area. Only 9% of households in the Parish do not have a car. The Plan's parking standards reflect these local factors and seek to ensure that new development does not add to current levels of congestion.

### **Policy T11: Transport**

**Development must incorporate balanced and sustainable provision of transport, including facilities and connections for vehicles, public transport, cycling and walking. Development must include facilities and connections for charging electric vehicles.**

**New development must have no significant adverse impact on traffic safety, road and on-road parking capacity, in particular on the following identified congestion points:**

**Bridge Street;  
High Street;  
Bedford Road (Station End);  
Carlton Road;  
Newton Lane,  
Junctions with the A428.**

**Development must include sufficient off-road parking to support the size and type of properties.**

**Where development would require infrastructure improvements to be made, such improvements must be designed to complement and have no significant adverse impact on the character and appearance of the village and its rural lanes.**

### **Interpretation**

- 5.103 The policy is related to sustainable transport and should be applied with close reference to the sustainable design policy in particular.

5.104 In addition, the policy requires careful consideration of identified pressure points in terms of traffic safety and capacity. New development must not rely on the removal of existing on-road parking capacity.

5.105 A proportionate approach is required in the application of the policy, based on the scope of development to generate additional journeys. Very minor applications, such as small extensions, would fall outside of the scope of the policy.

5.106 Bedford Borough Highways department have confirmed that in response development on the allocated sites at Carlton Road and Newton Lane, improvements to footpaths would likely be sought to encourage safe and sustainable travel objectives;

- on Carlton Road, if any widening of the pavement on Carlton Road to achieve a safe, continuous, footway, required narrowing of the carriageway, this could only be considered as long as adequate width would be maintained for two vehicles to pass and such narrowing could be achieved safely.
- on Newton Lane it is likely that widening the pavement to enhance pedestrian safety would be beneficial. This would lead to narrowing of the carriageway from Bank Cottage to Winterbourne with a consequent need to restrict traffic to single file with priority for southbound vehicles.

## **Employment and Community Facilities Policy**

### **Purpose**

5.107 The purpose of this policy is to help ensure that Turvey maintains a range of local community facilities, and that opportunities for local employment are supported.

### **Rationale & Evidence**

5.108 Paragraph 83 of the NPPF (2019) states that planning policies and decisions should enable the sustainable growth and expansion of business in rural areas and support the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

5.109 In Policy 75 the Local Plan recognises the importance of sustainable economic development to the rural economy and the role of established enterprises in these rural areas. New employment development in the rural area is supported as long as the character of the countryside and its environmental quality is protected. If a new building is required, location within the Settlement Policy Area or within a designated Small Settlement is preferred.

5.110 Policy 83 of Local Plan 2030 states that in local centres the Council will only grant planning permission for the change of use of essential local shops to other uses when suitable alternatives are available nearby.

5.111 The initial survey of residents indicated that the shops, facilities and community spirit are highly valued aspects of village life. The opportunity to seek designation of certain village facilities as Assets of Community Value will be explored by the Parish Council.

5.112 In Turvey there are opportunities to redevelop sites such as Bamfords Yard, previously used for light industrial activity, possibly for office-based use. Any redevelopment offers a valuable opportunity for environmental improvements as well as the prospect of new jobs within walking distance of the majority of local residents.

### **Policy T12: Employment and Community Facilities**

**Development to improve existing local employment and community facilities or to create new facilities within the Settlement Policy Area will be supported, providing there is no significant adverse impact on the amenity of nearby residents.**

**Proposals for outdoor leisure, recreation and sport will be welcomed. This includes formal and informal play space, footpaths and bridleways.**

**Planning permission for development that involves the loss of existing pubs, shops and other community facilities will only be granted where the applicant can provide evidence that sufficient alternative facilities are available within the village to serve local community needs, or can clearly demonstrate, through appropriate evidence, that existing use is unviable and cannot be made so.**

#### **Interpretation**

5.113 The policy enables new community facilities, subject to impacts on residential amenity being considered. Other policies in this plan require other impacts to be considered also, for example on the historic and natural environment and traffic safety and congestion.

5.114 The policy requires that the existing level of amenity in terms of pubs, shops and community facilities is not reduced by development.

### **Footway and Cycleway Route**

#### **Purpose**

5.115 The purpose of this policy is to protect the route for realigning the footway/cycleway to Station End.

#### **Rationale & Evidence**

5.116 Paragraph 91 of NPPF (2019) states: 'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with



each other – for example through .... street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;’

5.117 NPPF (2019) paragraph 104 states: ‘planning policies should ‘provide for high quality walking and cycling networks and supporting facilities such as cycle parking (drawing on Local Cycling and Walking Infrastructure Plans);’

5.118 Walking and Cycle facilities both within and without the village are limited. The shared use facility between the village and Station End is substandard and requires two pedestrian crossings of the A428 in order to access at least one of the general stores. The Plan includes an aspiration to provide a good standard, shared use cycleway and footway along the south side of the A428 between Station End and the main village. The Community Infrastructure Levy that the Parish Council will receive from the new developments could be one source of funding for the facility.

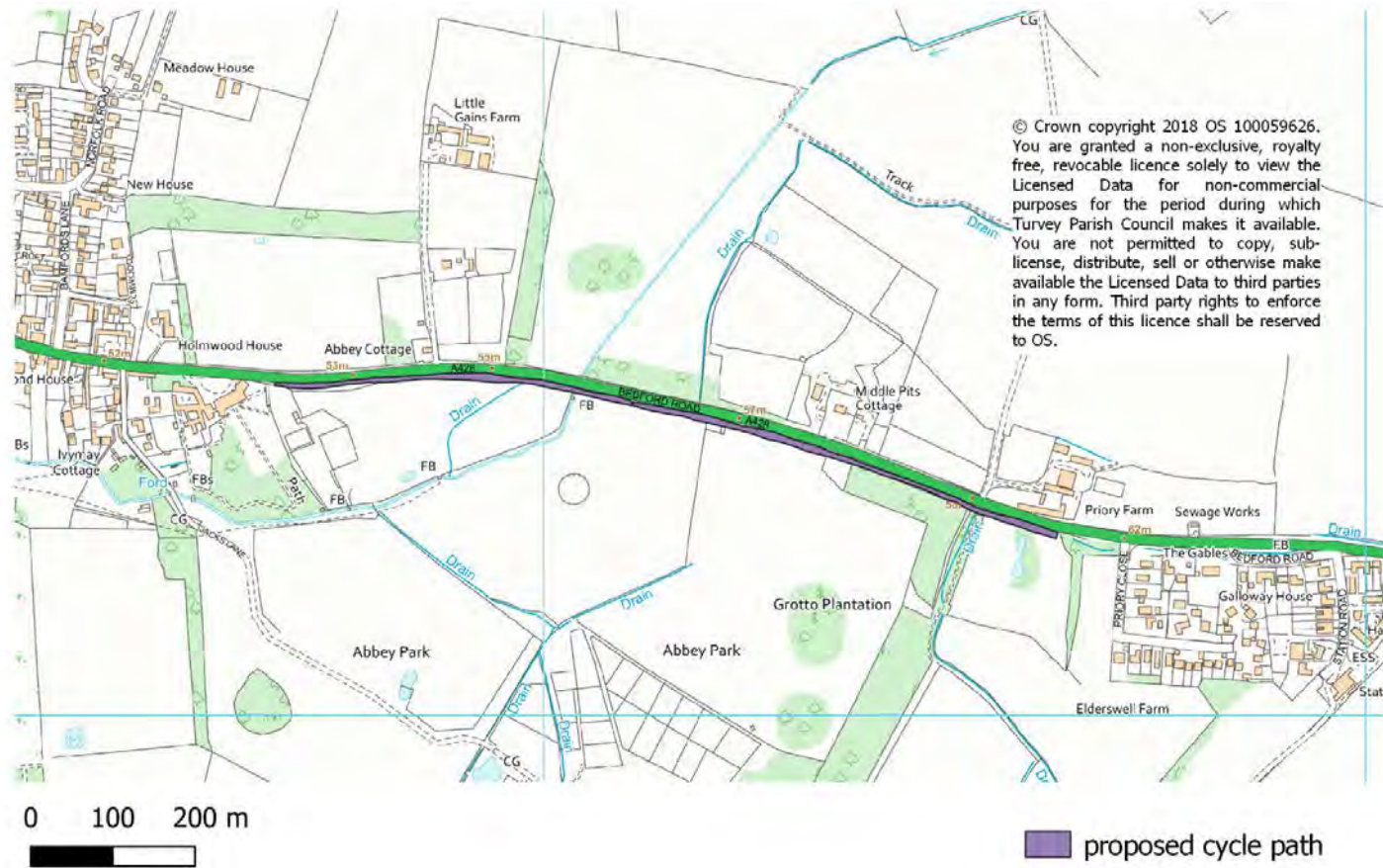
### **Policy T13: Footway and Cycleway Route**

**The route for realigning and improving the footway/cycleway between Turvey village centre and Station End (see map 9) is protected. Development must not encroach onto the protected route.**

**New development flanking or near to the route shall protect the amenity , safety or accessibility of the route and where available take the opportunity to enhance the route.**

#### **Interpretation:**

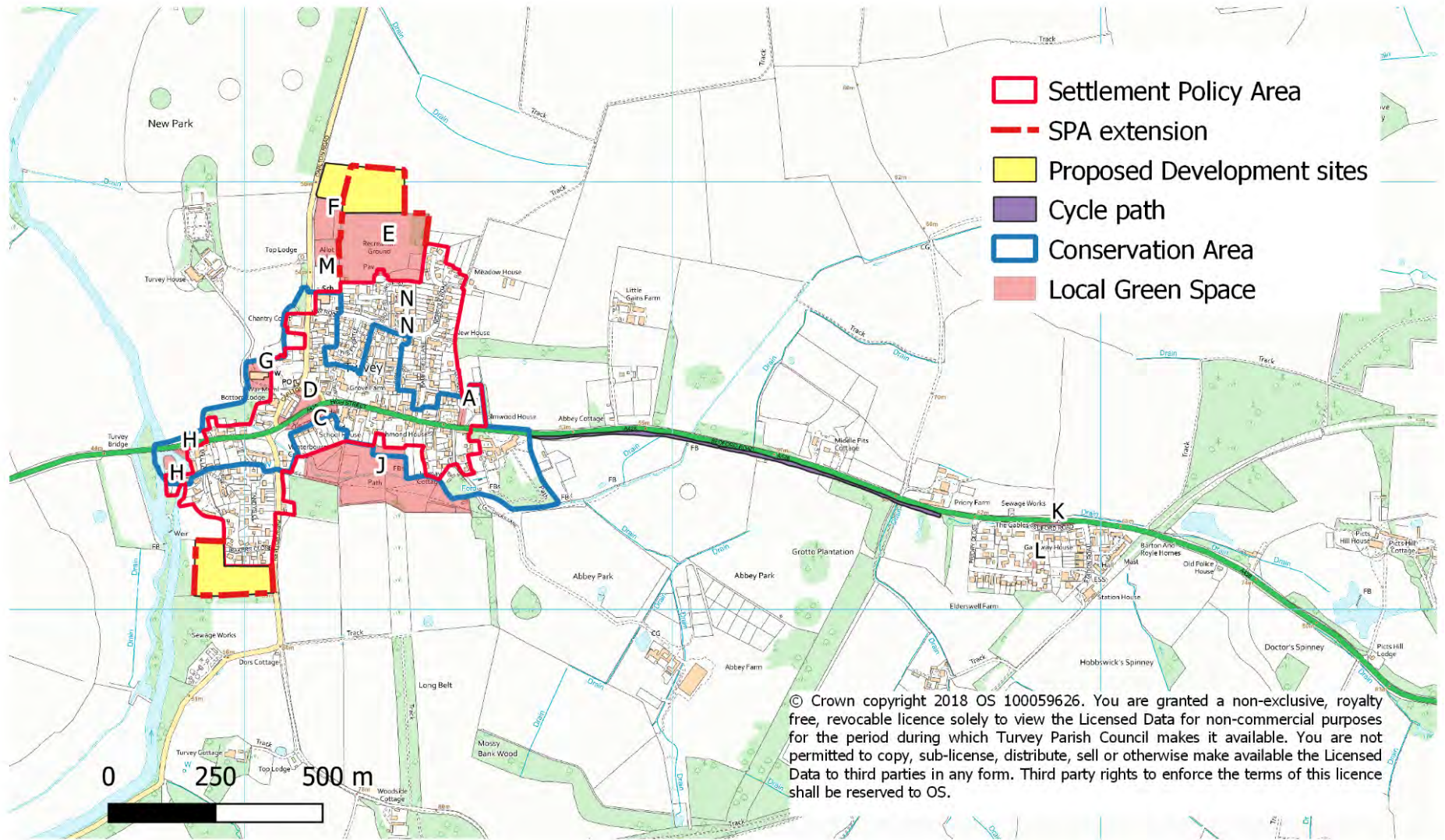
5.119 This policy recognises local aspirations to upgrade and realign the footway and cycle route and protects that route to ensure that it is not compromised by unsustainable development.



**Map 9: Proposed route of cycle/footway**

## **Policy Map**

5.120 The effect of these policies (particularly policies T1, T4 and T13) will be to change the Policy Map for Turvey. The proposed Policy Map, showing the sites designated for development, the proposed Local Green Spaces and the protected Footway and cycleway route, is shown in Map 10.



Map 10: Proposed Policy Map for Turvey.

## Section 6 :Non-Neighbourhood Planning Issues

- 6.1 A number of issues have been raised whilst preparing the Neighbourhood Plan that are not directly related to land-use matters, although many result from the consequences of development in the village. These cannot be addressed directly by the provision of a planning policy in the Plan, although they are important to residents. **As such, this section is not part of the statutory plan, and is not subject to independent examination and referendum.**
- 6.2 These issues, and proposals for dealing with them, are detailed below. If acted upon, they will help to achieve the vision and objectives of the Plan

### Highways Infrastructure

- 6.3 The lack of off-street parking in Carlton Road, the Loop, and to an extent, Newton Lane, has the effect of making these roads predominately single track, requiring vehicles to pull in, reverse, or, in extreme cases, mount the pavement to allow oncoming traffic to pass. Parking restrictions do not represent an effective way of resolving the problem as there is nowhere else for the vehicles to park.
- 6.4 The Parish Council will work with the Highway Authority and other relevant bodies to develop a long term sustainable strategy to alleviate local traffic congestion, secure appropriate traffic calming measures and manage car parking around the village to mitigate the impact of development on the community
- 6.5 The Parish Council will work with the Highways Authority to improve the condition of pavements around the village, particularly May Road, Carlton Road, Newton Lane and Tandys Close.
- 6.6 The Parish Council will press the appropriate service providers to address the drainage and flooding issues that arise around the village from time to time.

### Public Transport

- 6.7 The Parish Council will approach the bus service providers, to review the opportunity to extend the operation of the Bedford Northampton service into the evening so that it is of benefit to commuters. Opportunities to develop a direct link to Milton Keynes from the village will also be explored.

### Community Facilities

- 6.8 The Parish Council will consider whether any of the local shops, pubs and other village amenities should be put forward to the Borough for designation as Assets of Community Value.
- 6.9 The River Great Ouse is a major feature of the village, but there is no public access to its banks, and no riverside footpaths to take advantage of the feature. The Parish Council will discuss with landowners how better use could be made of the amenity by the village.
- 6.10 The Parish Council will oversee the development of the project to improve the footway and cycleway connecting the main village to Station End.

## **Community Infrastructure Levy**

- 6.11 Policy 86S of Local Plan 2030 requires that new development provides, or contribute towards the provision of, measures to directly mitigate its impact on existing infrastructure, which will be normally be secured through the use of site specific planning obligations and/or Community Infrastructure Levy (CIL) payments. Bedford Borough Council has a scheme whereby eligible developments that receive planning permission from 1 April 2014 will be charged in accordance with the rates/sq.m set out in the CIL Charging Schedule.
- 6.12 If the Turvey NDP is approved at referendum and made, the Parish Council will receive 25% of the CIL payments for the new developments in the village, to be used for infrastructure projects.
- 6.13 Decisions on the use of the CIL payments will be made in due course, when the likely amounts are known. Possible projects put forward to date include
- Extend the footway along Newton Lane from the new development at Mill Rise to Dors Cottage
  - Provide access to the river
  - Traffic improvements on Carlton Road
  - Improving the footway outside the Abbey
  - Additional play equipment – skateboard area

## **APPENDIX: List of Supporting Documents**

### **Turvey Plan**

Consultation Statement  
Strategic Environmental Assessment Screening Report  
Habitats Regulations Assessment  
Basic Conditions Statement  
Site Assessment and Allocations Report  
Local Green Spaces Report

Bedford Rural Charities (BRCC) Housing Needs Survey

AECOM Site Assessment Reports – May 2018 & February 2019

### **Bedford Local Plan 2030**

Landscape Sensitivity Study  
Allocations & Designations Plan 2013

### **National Planning Policy Framework 2019**

### **National Planning Practice Guidance 2019**