

Turvey Neighbourhood Plan

Site Assessment Report Addendum

Turvey Parish Council

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Quality information

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Abbreviations used in the report

Abbreviation

BBC	Bedford Borough Council
BF	Brownfield
GF	Greenfield
Ha	Hectare
MHCLG	Ministry of Housing, Communities and Local Government
TNPSG	Turvey Neighbourhood Plan Steering Group
TPC	Turvey Parish Council
SHELAA	Strategic Housing and Economic Land Availability Assessment

Executive Summary

The Turvey Neighbourhood Plan Steering Group (TNPSG) is in the process of producing a draft Neighbourhood Plan and seeking to ensure that key aspects of its proposals will be robust and defensible.

The Turvey Neighbourhood Plan, which will cover the whole of Turvey Parish, is being prepared in the context of the current Bedford Core Strategy (2008)¹ and the emerging Bedford Local Plan 2030, which has been submitted for Examination in Public². It is the intention of Turvey Parish Council to allocate sites for development in the Neighbourhood Plan to meet a housing requirement of 25-50 homes over the Neighbourhood Plan period, which is the target allocated to Turvey within the Bedford Draft Local Plan 2030.

In March 2018 TPC requested that AECOM undertake an independent and objective assessment of the sites identified within the initial 'call for sites' plus three further sites identified. Since the March 2018 report two additional sites have been put forward as potential site allocations – Site 13 (Laws House) and Site 14 (Land at the Burrows, Turvey Station). TPC requested AECOM produce an addendum to the March 2018 report to assess the new sites using the same methodology so that all sites were treated equally and consistently.

Site selection and allocation is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, developers and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties, ensuring transparency.

The March 2018 assessment stated:

“The findings of this site assessment are that the most suitable sites to meet the identified housing need would be one or more of the following: a reduced Site 1, site 2, Site 4a or b, 5 or 8. However most of these sites have constraints that would need to be resolved or mitigated. Site 5 appears to be the only site that is currently suitable for allocation and could make a significant contribution to the housing requirement – approx 50%. The remaining sites are not considered to be appropriate for allocation through the Neighbourhood Plan due to significant constraints that include adverse impacts on the character and setting of the village and issues of scale and accessibility.”

This addendum report identifies that the two new sites 13 and 14 are also suitable for allocation as housing in the Turvey Neighbourhood Plan, potentially delivering 5 and 3 additional dwellings towards the housing requirement respectively, however site 13 (Laws House) has constraints that would need to be resolved or mitigated before development could take place.

¹ Adopted Bedford Core Strategy (2008)

<https://www.bedford.gov.uk/environment-and-planning/planning-town-and-country/planning-policy-its-purpose/core-strategy-rural-issues.aspx>

² Emerging Draft Local Plan (2018) <https://www.bedford.gov.uk/planning-and-building/planning-policy-its-purpose/local-plan/>

1. Introduction

The Turvey Neighbourhood Plan Steering Group (TNPSG) is in the process of producing a draft Neighbourhood Plan. The Turvey Neighbourhood Plan, which will cover the whole of Turvey Parish, is being prepared in the context of the current Bedford Core Strategy (2008)³ and the emerging Bedford Local Plan 2030, which has been submitted for Examination in Public⁴. It is the intention of Turvey Parish Council to allocate sites for development in the Neighbourhood Plan to meet a housing requirement of 25-50 homes over the Neighbourhood Plan period, which is the target allocated to Turvey within the Bedford Draft Local Plan 2030.

In March 2018 TPC requested that AECOM undertake an independent and objective assessment of the sites identified within the initial 'call for sites' plus three further sites identified. Since the March 2018 report was published two additional sites have been put forward as potential site allocations:

- Site 13 (Laws House); and
- Site 14 (Land at the Burrows, Turvey Station).

TPC requested AECOM produce an addendum to the March 2018 report to assess the new sites using the same methodology so that all sites were treated equally and consistently. This addendum report should be read alongside the previous report.

This addendum does not amend the findings of the March 2018 report, however where new events have occurred since the March 2018 assessment this is stated in the report as a factual update. Otherwise the previous assessment findings remain extant.

All the sites assessed across the March 2018 report and this addendum are shown overleaf in **Figure 1.1**. The sites assessed in March 2018 are shown in beige and the two new sites are shown in red.

³ Adopted Bedford Core Strategy (2008)

https://www.bedford.gov.uk/environment_and_planning/planning_town_and_country/planning_policy_its_purpose/core_strategy_rural_issues.aspx

⁴ Emerging Draft Local Plan (2018) <https://www.bedford.gov.uk/planning-and-building/planning-policy-its-purpose/local-plan/>

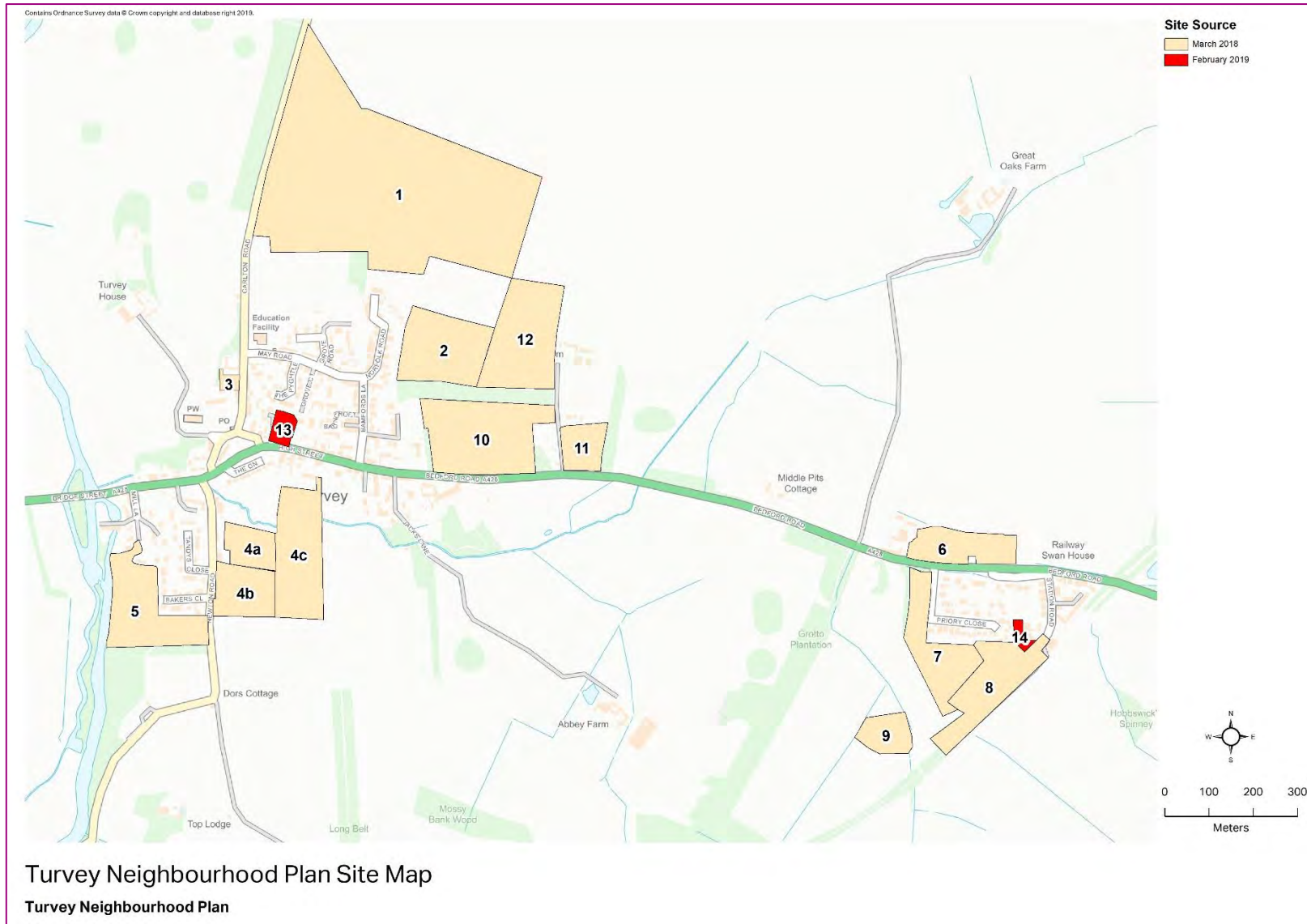


Figure 1.1 Turvey Neighbourhood Plan Site Options

2. Planning Policy

The March 2018 Site Assessment Report was undertaken in the context of the emerging Bedford Local Plan 2035. However, since the publication of the March 2018 report the planning policy context for Bedford Borough has moved on.

The Bedford Local Plan 2030⁵ was submitted to the Secretary of State for Examination in Public on 14th December. The Local Plan now has a plan period ending in 2030 rather than 2035. The plan was submitted during the transitional arrangements period set out in Paragraph 214 of the NPPF 2018, which states that plans submitted on or before 24 January 2019 would be examined against the policies of the NPPF 2012. The plan commits to an immediate review to take in to account longer-term growth associated with the Oxford – Milton Keynes – Cambridge Arc and delivery of East-West Rail and the planned Oxford to Cambridge Expressway.

The Local Plan 2030 sets a housing requirement of 14,550 dwellings in the period 2015-30 (970 dwellings per annum) instead of 19,000 dwellings in the period 2015-35 (950 dwellings per annum) in the Local Plan 2035. The main difference to the plan is that the garden village at Colworth, Sharnbrook has been deleted as an allocation.

The neighbourhood plan planning policy context for Turvey remains unchanged in the submission version of the Local Plan 2030. Policy 3S (Amount and distribution of housing development) states that the settlement of Turvey (as opposed to Turvey Station or the Parish) has a requirement of 25-50 dwellings and “all sites will be allocated in Neighbourhood Development Plans”.

Turvey village has a defined ‘Settlement Policy Area’ boundary. Policy 3S states that “*it will be necessary to identify sites to meet the following levels of development, generally in and around defined Settlement Policy Area boundaries*”. Policy 4 (Development in villages with a Settlement Policy Area) states that within Settlement Policy Area boundaries, development or redevelopment will be acceptable in principle provided that it is consistent with the other policies of the development plan.

The settlement of Turvey Station does not have a Settlement Policy Area boundary and is instead classified as a ‘Small Settlement’. Policy 5 (Development in Small Settlements) states 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*”. Turvey Station does not have a housing requirement figure in the Local Plan 2030.

The rest of the neighbourhood plan area is defined as being outside of a Settlement Policy Area and Small Settlement and is subject to Policy 6 (Development in the countryside). Policy 6 states that “*Development outside defined Settlement Policy Areas and the built form of Small Settlements will be permitted if it is appropriate in the countryside in accordance with... v.) Neighbourhood Development Plans which have been ‘made’ by Bedford Borough Council*”.

According to Policy 6 criterion v.) it is therefore possible for a Neighbourhood Plan to allocate sites in the countryside (outside of Settlement Policy Areas and Small Settlements); however it should be noted that the housing requirement figure is explicitly set for the village of Turvey (and not Turvey Station or the countryside). Turvey Parish Council should discuss with officers at Bedford Borough Council whether there is any flexibility in how this is applied and whether the 25-50 dwelling requirement could be spread beyond Turvey village whilst remaining in ‘general conformity’⁶ with the strategic policies in the development plan.

⁵ A “tracked changes” version of the Local Plan 2030 submitted for Examination in Public is available here: http://edrms.bedford.gov.uk/OpenDocument.aspx?id=11E5yKZ%2b87bakxDSgyGkrA%3d%3d&name=Local%20Plan%202030%20changes%20shown.pdf&_sm_au_=_iVVbjCscPFCLHJQ6

⁶ One of the ‘basic conditions’ of Neighbourhood Planning is that the plan has to be in ‘general conformity with the strategic policies of the development plan’ to pass independent examination. The use of the term ‘general’ means that it does not need to *exactly* conform with the development plan, therefore whether or not a Neighbourhood Plan is in ‘general conformity’ is a matter of planning judgement.

3. Site Assessment

The two new sites assessed in this addendum have become available since the publication of the 2018 Site Assessment Report so have not been assessed in the BBC SHELAA (2017).

For consistency the site assessment methodology employed in this addendum is as per the March 2018 Site Assessment Report. AECOM employs the same site assessment methodology for all its Neighbourhood Plan Site Assessment packages. The approach is well-established and has assisted numerous qualifying bodies with their plan-making, withstanding scrutiny from planning inspectors during independent examination.

A different AECOM consultant was employed to produce this Addendum, however to ensure consistency the March 2018 sites were revisited to provide a benchmark for the two new sites to be assessed.

Since the March 2018 assessment was published new information has come to light affecting two of the sites. The updates are as follows:

Site 2 – Meadow House

- The March 2018 assessment identified an issue regarding the access to the site due to the single-track access and the number of parked cars along May Road and Carlton Road leading towards the site.
- Advice received from BBC was that the required visibility splays would not be possible to be delivered at the access point, however subsequent highways consultant advice provided by the applicant is that an access of suitable width and with appropriate visibility splay could be safely delivered within land controlled by the applicant.
- The consultant advice provided adds greater confidence that the access issues could be overcome, however the views of the Highways Authority on this consultant advice are not yet known so at this stage access is still regarded as a potential constraint (as per the March 2018 findings). The site assessment rating remains **amber** for this site.

Site 4a/b/c – Land at Newton Lane

- The March 2018 findings referred to “pending outline planning application pertaining to the wider development area of Sites 4a, 4b and 4c for up to 80 dwellings with associated access, landscaping, open space, parkland and drainage infrastructure currently being considered by BBC”. Application reference 17/03263/MAO was refused on 2 May 2018. The reasons for refusal were as follows:
 - Development in the open countryside
 - Harm to the open rural character of the area
 - Harmful impact on the setting of Turvey Conservation Area and numerous Listed Buildings
 - Loss of best and most versatile agricultural land
 - Inadequate affordable housing provision
 - Inadequate provision for on-site plan and green space.
- The reasons for refusal are in respect of an 80 dwelling scheme that was not in accordance with site allocations policies or policies for provision of affordable housing or open space. The scale of development (80no. dwellings) and how far development was planned to encroach southwards up the slope led to the harm to the rural character and Turvey Conservation Area and Listed Buildings.
- Within the context of the Neighbourhood Plan-making process, it is considered that a reduced scale of development could be suitable on a smaller part of the site, delivering a policy compliant level of affordable housing, open space and play facilities, without encroaching too far south up the slope harming the rural character of the area, or the setting of the Conservation Area or Listed Buildings. For this reason, despite the recent refusal reference 17/03263/MAO, the March 2018 assessment findings have not changed from an **amber** rating.

4. Summary of Site Appraisals

The two new sites shown in **Figure 1.1** were assessed by AECOM to consider whether they would be appropriate for allocation in the Turvey Neighbourhood Plan. **Table 4.1** sets out a summary of the site assessments. This is followed by the conclusions drawn from AECOM's assessments.

The final column within the table is a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation. **Red** indicates the site is not appropriate for allocation through the Neighbourhood Plan and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site is less sustainable or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.

This addendum report does not amend the conclusions of the sites previously assessed in the March 2018 report, however to aid the Parish Council and stakeholders reading this document and with neighbourhood plan-making all site assessment results are provided in one Site Assessment Summary Table below.

Where a factual update is provided to previous site assessment findings the superseded text is shown ~~in red strikethrough~~ with new text in red.

Table 4.1 should be read alongside the completed proformas presented in **Appendix A**. The new sites are included in Appendix A to this report, however to reduce the length of the document the March 2018 site proformas are not included in this report.

Table 4.1 Site Assessment Summary Table

AECOM Site Ref	Site Address	Site Type	Site Source	Developable Site Area (ha)	Indicative Site Capacity (no. dwellings proposed)	SHELAA Findings	AECOM Site Assessment Conclusions
1	Land north of Turvey off Carlton Road	GF	BBC Call for Sites (2015), Draft Local Plan 2030	19.5	380	<p>SHELAA Site 282</p> <p>The SHELAA concludes that the site would contribute to housing land supply by providing approximately 380 dwellings of family housing and older persons housing including owner occupied, private rented housing, affordable rent and shared ownership. The site is large enough to meet the strategy requirement on its own.</p> <p>It is recommended that the site is included on the shortlist for potential allocation.</p> <p>Allocation principles: The site is capable of contributing up to 50 dwellings as only part of the site is required to meet the development strategy.</p>	<p>Site 1 as submitted is a very large site that could deliver up to 380 dwellings. This is a far higher number than is required for Turvey and as it would almost double the village in size it would require commensurate provision of infrastructure to support the rising population. The call for sites submission includes proposals for a smaller portion of land (90-120 homes) which is higher than the amount of housing needed, but would have less impact on the character of the village. It is this portion of the site that is considered a potential candidate for allocation.</p> <p>It is possible the NP could allocate an even smaller portion of this site for housing (up to 50) to meet the entire requirement for Turvey; however a smaller site would not relate as well to the existing village as other options and the landowner may not be willing to develop a smaller portion of the site only.</p> <p>There may also be adverse impact on landscape setting, depending on extent and location of development. Landscape mitigation would be required. In addition, a small part of the site is within Flood Zones 2 and 3, which would restrict the developable area of the site, however through considered urban design could be mitigated. The site is also contained within the Mineral Safeguarding Area and so assessment of minerals on the site would be required.</p> <p>Whilst there are no heritage or archaeological constraints or nature conservation designations; the site is close to listed buildings and assessment of the heritage impact on the adjoining listed buildings would be required.</p> <p>Access is achievable off Carlton Road however consideration of the siting of the access points and conservation and enhancing of the character of the rural roads and lanes will be required through a detailed</p>

AECOM Site Ref	Site Address	Site Type	Site Source	Developable Site Area (ha)	Indicative Site Capacity (no. dwellings proposed)	SHELAA Findings	AECOM Site Assessment Conclusions
							<p>highways scheme.</p> <p>The site does provide the opportunity to deliver the full quota of development for the village with scope for additional future growth however is outside the settlement boundary and therefore a review of the SPA would be in order to accommodate housing at the site.</p> <p>In summary, in line with the SHELAA conclusion, partial development of the site, contributing up to 50 dwellings would be of appropriate scale for development. However, development of this site would extend the village into open countryside to the north and does not appear to relate as well to the village as other options.</p>
2	Meadow House (off May Road)	GF	BBC Call for Sites (2015) Draft Local Plan 2030	2.75	75	<p>SHELAA site 462.</p> <p>The site is excluded from further assessment at Stage 2 due to an overriding highway constraint.</p>	<p>Site 2 is determined to be potentially suitable for allocation in the Neighbourhood Plan. However, due to a number of restrictions with regard to access constraints, considerable access and highways mitigation would be required at the site to support any significant development. Currently there is poor access via heavily parked residential roads and Carlton Road is narrow and access to the main highway network would need to be improved if more development were provided. Direct access to the site is currently provided by a single track off Norfolk Road. This however could be improved to accommodate increased vehicular access, similar to the access provided for the Norfolk Road development located to the west of the site.</p> <p>Since the 2018 assessment the landowner has instructed a consultant to comment on the feasibility of improving the access point to the site. The consultant advice provided adds greater confidence that the access issues could be overcome, however the views of the Highways Authority in response to this advice are not yet known so at this stage access is still regarded as a potential constraint (as per the March 2018 findings)</p> <p>Nevertheless, impacts on the immediate road network would need to be mitigated in order to support development. It is recommended that Local Authority</p>

AECOM Site Ref	Site Address	Site Type	Site Source	Developable Site Area (ha)	Indicative Site Capacity (no. dwellings proposed)	SHELAA Findings	AECOM Site Assessment Conclusions
							<p>highways officers are contacted to comment on whether access issues mean this site would be undeliverable. If not, a Transport Assessment would be required to address the access and road design capacity for any development proposal.</p> <p>It is concluded that development would not adversely impact townscape or landscape settings. In general the site is in a central location in the village with good access to village amenities and bus stops, and so would minimise additional car journeys and contribute to sustainable development. The site is however outside the settlement boundary and therefore a review of the SPA would be necessary to accommodate housing at the site.</p>
3	Chantry Walled Garden (off Carlton Road)	GF	BBC Call for Sites (2015) Draft Local Plan 2030	0.18	<5	<p>SHELAA Site 277</p> <p>The site has been excluded from further assessment at Stage 1 because the proposal is for less than 5 dwellings.</p>	<p>It is concluded that this site is not suitable for development due to a number of significant constraints. There are significant access and plot size constraints at the site which determine the site as unsuitable for development.</p> <p>Development at the site is also restricted by surrounding historic features, including a historic park and Grade II listed buildings.</p>
4a	Land at Newton Lane	GF	BBC Call for Sites (2015) Draft Local Plan 2030	1.02	30	<p>SHELAA Site 280 – Site is within SHELAA site 631.</p> <p>Assessment conclusions are that the site would contribute to housing land supply by providing approximately 30 dwellings of family housing with owner occupied, shared ownership and affordable rent. It is considered that the site can meet the strategy requirement in combination with site 632 and 631.</p> <p>It is recommended that the site is included on the shortlist for potential allocation.</p> <p>Allocation is subject to resolution of</p>	<p>Site 4a can be determined as potentially suitable for allocation in the Neighbourhood Plan; however a number of issues would need to be addressed.</p> <p>The site currently has a pending outline planning application pertaining to the wider development area of Sites 4a, 4b and 4c for up to 80 dwellings with associated access, landscaping, open space, parkland and drainage infrastructure currently being considered by BBC. The application is a resubmission of an outline application previously considered and refused under application reference 16/03688. The main reasons for refusal were cited as:</p> <p>• Principle of development, given the site is located within the Rural Policy Area (RPA) and outside the</p>

AECOM Site Ref	Site Address	Site Type	Site Source	Developable Site Area (ha)	Indicative Site Capacity (no. dwellings proposed)	SHELAA Findings	AECOM Site Assessment Conclusions
						<p>highways concerns (currently indicated for 30 units). This site on its own is unable to provide an access to required standards; however as part of a larger development in combination with Site 631 the site is suitable for development.</p>	<p>Settlement Policy Area (SPA):</p> <p>Development of such scale would erode the open rural character of the area and detract from the visual amenity of the area, particularly from the main unobstructed viewpoints from the north and south of the site.</p> <p>Since this refusal, the site has been submitted for consideration for inclusion in the Local Plan 2035. Application reference 17/03263/MAO for outline permission for up to 80 dwellings, with associated access, open space, parkland and drainage infrastructure. All matters reserved except access was refused on 2 May 2018. The reasons for refusal were as follows: development in the open countryside, harm to the open rural character of the area, harmful impact on the setting of Turvey Conservation Area and numerous Listed Buildings, loss of best and most versatile agricultural land inadequate affordable housing provision; and inadequate provision for on-site plan and green space.</p> <p>The reasons for refusal were in respect of an 80 dwelling scheme that was not in accordance with site allocations policies or policies for provision of affordable housing or open space. The scale of development (80no. dwellings) and how far development was planned to encroach southwards up the slope created the harm to the rural character and Turvey Conservation Area and Listed Buildings.</p> <p>Within the context of the Neighbourhood Plan-making process, it is considered that a reduced scale of development could be suitable on a smaller part of the site, delivering a policy compliant level of affordable housing, open space and play facilities, without encroaching too far south up the slope harming the rural character of the area, or the setting of the Conservation Area or Listed Buildings.</p> <p>The site is outside the existing settlement boundary and therefore a review of the SPA would be in necessary to</p>

AECOM Site Ref	Site Address	Site Type	Site Source	Developable Site Area (ha)	Indicative Site Capacity (no. dwellings proposed)	SHELAA Findings	AECOM Site Assessment Conclusions
							<p>accommodate housing at the site. This could be done through the neighbourhood plan but would need to be discussed and supported by BBC.</p> <p>The site is in a good location close to the village centre with good access to village amenities and bus stop so would minimise additional car journeys, however access and highway improvements would be required at the site to support any significant development. Current access to this site alone appears to be sub-standard in width and it would be a challenge to satisfactorily widen access at this point off Newton Lane. Access potentially would be required within the curtilage of the area shown as Site 4b on Figure 3. Access was not a reason for refusal for 17/03263/MAO therefore a suitable access is assumed to be achievable.</p> <p>The site is within an area of archaeological interest and close to listed buildings. A heritage assessment would likely be needed to determine any potential impact of proposed development upon surrounding heritage assets. In addition, the site is heavily vegetated and adjacent to a brook and so would require an ecological assessment.</p> <p>Whilst it is considered that the site can meet the strategy requirement in combination with sites 632 and 631 (Sites 4b and 4c), it is considered that together they would have an adverse impact on the village in terms of the landscape setting, impact on the village character and traffic flow.</p> <p>It is considered that development within Site 4a alone would contribute to a large portion of housing and have the least adverse impact than if combined with Sites 4b and 4c. Nevertheless, if Site 4a were to be developed with adjacent sites 4b and 4c, it is considered that partial development of these additional sites would have least detrimental impact. Development of Site 4a with the northern half of parcel 4b and the middle part of parcel 4c, (the land adjacent to Site 4a), would be of a</p>

AECOM Site Ref	Site Address	Site Type	Site Source	Developable Site Area (ha)	Indicative Site Capacity (no. dwellings proposed)	SHELAA Findings	AECOM Site Assessment Conclusions
							<p>reasonable scale and would not extend the village any further than the existing building line. Provided it was well designed and well related to the existing village, development at a smaller scale across these two sites would be a positive contribution to the area.</p> <p><i>*In the event that the current application for the Sites 4a/b/c is granted permission, they can still be allocated within the Neighbourhood Plan and policies relating to detailed design for reserved matters applications can be applied.</i></p>
4a+b	Land at Newton Lane	GF	BBC Call for Sites (2015) Draft Local Plan 2030	2.6	70	<p>SHELAA Site 632 – Site is within SHELAA Site 631</p> <p>The site would contribute to housing land supply by providing approximately 70 units of family houses with owner occupied, affordable rent and shared ownership. The site is large enough to meet the strategy requirement on its own. It is recommended that the site is included in the shortlist for potential allocation.</p> <p>The site is capable of contributing up to 50 dwellings as only part of the site is required to meet the development strategy.</p>	<p>The site currently has a pending outline planning application pertaining to the wider development area of Sites 4a, 4b and 4c for up to 80 dwellings with associated access, landscaping, open space, parkland and drainage infrastructure currently being considered by BBC. The application is a resubmission of an outline application previously considered and refused under application reference 16/03688. The main reasons for refusal were cited as:</p> <ul style="list-style-type: none"> • Principle of development, given the site is located within the Rural Policy Area (RPA) and outside the Settlement Policy Area (SPA). • Development of such scale would erode the open rural character of the area and detract from the visual amenity of the area, particularly from the main unobstructed viewpoints from the north and south of the site. <p>Application reference 17/03263/MAO for outline permission for up to 80 dwellings, with associated access, open space, parkland and drainage infrastructure. All matters reserved except access was refused on 2 May 2018. The reasons for refusal were as follows: development in the open countryside, harm to the open rural character of the area, harmful impact on the setting of Turvey Conservation Area and numerous Listed Buildings, loss of best and most versatile agricultural land inadequate affordable housing provision; and inadequate provision for on-site plan and green</p>

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							<p>space.</p> <p>The reasons for refusal were in respect of an 80 dwelling scheme that was not in accordance with site allocations policies or policies for provision of affordable housing or open space. The scale of development (80no. dwellings) and how far development was planned to encroach southwards up the slope created the harm to the rural character and Turvey Conservation Area and Listed Buildings.</p> <p>Within the context of the Neighbourhood Plan-making process, it is considered that a reduced scale of development could be suitable on a smaller part of the site, delivering a policy compliant level of affordable housing, open space and play facilities, without encroaching too far south up the slope harming the rural character of the area, or the setting of the Conservation Area or Listed Buildings.</p> <p>The site is outside the settlement boundary and therefore a review of the SPA would be in order to accommodate housing at the site.</p> <p>Access and highway improvements would be required at the site to support any significant development. Access was not a reason for refusal for 17/03263/MAO therefore a suitable access is assumed to be achievable. Current access to this site alone is sub-standard and any development would intensify the use of the High St/Bridge St junction and Newton Lane is narrow. A Transport Assessment would need to be provided to address the access and road design capacity. It is in a good location close to the village centre with good access to village amenities and bus stop so would minimise additional car journeys.</p> <p>The site is within an area of archaeological interest and close to listed buildings. A heritage assessment would likely be needed to determine any potential impact of proposed development upon surrounding heritage assets.</p>

AECOM Site Ref	Site Address	Site Type	Site Source	Developable Site Area (ha)	Indicative Site Capacity (no. dwellings proposed)	SHELAA Findings	AECOM Site Assessment Conclusions
							<p>Whilst it is considered that the site can meet the strategy requirement, it is noted that development within Site 4a+b, particularly toward the south of the site, would have greater adverse impact on townscape and landscape setting due to the increasing gradient and open landscape value. Elevated development would have greater impact on the landscape views and townscape setting as there are existing long distance views from the surrounding rural area toward the site. These views also frame the existing Turvey townscape. The Bedford Borough Landscape Character Assessment (2014) identifies the site being within the 'Pavenham Wooded Wolds Landscape Character Area' where priority is given to conserving the rural landscape of rolling arable farmland. Development of Site 4a+b alone would also extend the settlement boundary further south and would not relate as well to the village and existing building line as development of Site 4a alone.</p> <p>It is considered that development on site 4a+b would meet housing provision and could be accommodated with sufficient landscape, heritage and transport mitigation.</p> <p><i>*In the event that the current application for the Sites 4a/b/c is granted permission, they can still be allocated within the Neighbourhood Plan and policies relating to detailed design for reserved matters applications can be applied.</i></p>
4a+b+c	Land at Newton Lane	GF	BBC Call for Sites (2015) Draft Local Plan 2030	5.5	150	<p>SHELAA Site 631</p> <p>The site would contribute to housing land supply by providing 150 units of family houses, self-build homes and older persons housing. The site is large enough to meet the strategy requirement on its own.</p> <p>The site is within an area of archaeological interest, includes a small area of ridge and furrow and is close to</p>	<p>The site currently has a pending outline planning application pertaining to the wider development area of Sites 4a, 4b and 4c for up to 80 dwellings with associated access, landscaping, open space, parkland and drainage infrastructure currently being considered by BBC. The application is a resubmission of an outline application previously considered and refused under application reference 16/03688. The main reasons for refusal were cited as:</p> <ul style="list-style-type: none"> • Principle of development, given the site is located

AECOM Site Ref	Site Address	Site Type	Site Source	Developable Site Area (ha)	Indicative Site Capacity (no. dwellings proposed)	SHELAA Findings	AECOM Site Assessment Conclusions
						<p>listed buildings. It is recommended that the site is included on the shortlist for potential allocation.</p> <p>The site is capable of contributing up to 150 dwellings as only part of the site is required to meet the development strategy.</p>	<p>within the Rural Policy Area (RPA) and outside the Settlement Policy Area (SPA)</p> <p>Development of such scale would erode the open rural character of the area and detract from the visual amenity of the area, particularly from the main unobstructed viewpoints from the north and south of the site.</p> <p>The site is outside the settlement boundary and therefore a review of the SPA would be necessary to allow an allocation at the site.</p> <p>Application reference 17/03263/MAO for outline permission for up to 80 dwellings, with associated access, open space, parkland and drainage infrastructure. All matters reserved except access was refused on 2 May 2018. The reasons for refusal were as follows: development in the open countryside, harm to the open rural character of the area, harmful impact on the setting of Turvey Conservation Area and numerous Listed Buildings, loss of best and most versatile agricultural land inadequate affordable housing provision; and inadequate provision for on-site plan and green space.</p> <p>The reasons for refusal were in respect of an 80 dwelling scheme that was not in accordance with site allocations policies or policies for provision of affordable housing or open space. The scale of development (80no. dwellings) and how far development was planned to encroach southwards up the slope created the harm to the rural character and Turvey Conservation Area and Listed Buildings.</p> <p>Within the context of the Neighbourhood Plan-making process, it is considered that a reduced scale of development could be suitable on a smaller part of the site, delivering a policy compliant level of affordable housing, open space and play facilities, without encroaching too far south up the slope harming the rural character of the area, or the setting of the Conservation Area or Listed Buildings.</p>

AECOM Site Ref	Site Address	Site Type	Site Source	Developable Site Area (ha)	Indicative Site Capacity (no. dwellings proposed)	SHELAA Findings	AECOM Site Assessment Conclusions
							<p>In addition, access and highway improvements are a constraint as there is no existing access. Access was not a reason for refusal for 17/03263/MAO therefore a suitable access is assumed to be achievable. However access could be provided off Newton Lane through parcel 4b. In this case, a Transport Assessment would be required to identify the impact on the highway and mitigation measures given the proposed number of dwellings across Site 4a+b+c would intensify the use of the existing narrow Newton Lane.</p> <p>The site is within an area of archaeological interest and close to listed buildings therefore pre-determination archaeological evaluation would be required as well as a heritage statement to describe the impact on heritage assets including their setting. In addition, the northern part of the site is heavily vegetated and adjacent to a brook and so would require an ecological assessment. The northern section of parcel 4c is also within Flood Zone 3 and so would reduce the developable area to the southern part of the site only.</p> <p>The gradient of the site is also a note for consideration as it increases north to south. The site also changes in character slightly as it widens to open fields in the south with minimal screening. Consequently, any development would potentially have an adverse impact on the landscape setting as well as townscape setting. This is particularly the case when approaching Turvey from the south as any development at a higher gradient could obstruct views of the settlement and townscape setting. It is considered that development within Site 4a+b+c could be delivered if the considerable constraints at the northern and southern ends of parcel c are taken into account. However, this large scale of development is likely to have a significant impact on the character of the village.</p> <p>Site 4c would not be suitable as a site allocation in isolation due to the apparent lack of access.</p>

AECOM Site Ref	Site Address	Site Type	Site Source	Developable Site Area (ha)	Indicative Site Capacity (no. dwellings proposed)	SHELAA Findings	AECOM Site Assessment Conclusions
							<i>*In the event that the current application for the Sites 4a/b/c is granted permission, they can still be allocated within the Neighbourhood Plan and policies relating to detailed design for reserved matters applications can be applied.</i>
5	Land to west of Turvey (off Bakers Close)	GF	BBC Call for Sites (2015) Draft Local Plan 2030	1.5	-	Not Assessed	<p>A reduced site area has been determined as suitable for development with only minor constraints in the site assessment process. These constraints concern the location of the site outside the settlement boundary and the need to review the SPA in order to accommodate housing at the site. The development area would need to be reduced to exclude any land in Flood Zone 3 at the western edge.</p> <p>The varying topography of the site may also present an issue as the site is of a steep gradient and slopes downward at its western edge, forming an embankment to the River Great Ouse. However, the majority of the site is on flat land and outside of designated flood zones and so it is considered that through landscaping and appropriate design partial development of the site is an option.</p> <p>In general, the site is in a good location close to the village centre with good access to village amenities and bus stop so would minimise additional car journeys. Access also is not of major concern as it could be provided off Newton Lane or Bakers Close. However, depending on the number of dwellings provided a Transport Assessment would be required to identify the impact on the highway and mitigation measures required.</p>
6	Land east of Priory Farm, north of Bedford Road	GF	BBC Call for Sites (2015) Draft Local Plan 2030	1.6	40	<p>SHELAA Site 283</p> <p>The site has been excluded from further assessment at Stage 1 because it is more than 0.5 miles from the SPA boundary.</p>	<p>The site has been determined as unsuitable for allocation in the Neighbourhood Plan.</p> <p>The site is located outside the SPA and within the Small Settlement of Turvey Station. It is considered that development here would not be sustainable given the distance from local facilities and amenities. It is considered that other sites closer to the village of Turvey</p>

AECOM Site Ref	Site Address	Site Type	Site Source	Developable Site Area (ha)	Indicative Site Capacity (no. dwellings proposed)	SHELAA Findings	AECOM Site Assessment Conclusions
							provide more sustainable options. Access onto Bedford Road is also a constraint. Whilst access can be provided off Bedford Road, a Transport Assessment would be required to identify the impact on the highway and mitigation measures required, specifically in respect of junction locations and speed restrictions. Landscaping would also have to be considered in order to minimise any visual impacts on the open rural setting.
7	Land off Priory Close	GF	BBC Call for Sites (2015) Draft Local Plan 2030	2.3	50	SHELAA Site 279 SITE WITHDRAWN FROM ASSESSMENT	
8	Land off Station Road	GF	BBC Call for Sites (2015) Draft Local Plan 2030	2.6	49	SHELAA Site 633 The site has been excluded from further consideration at Stage 1 because it is more than 0.5 miles from the SPA boundary.	Although the SHELAA excluded the site from further assessment due to its location, the AECOM assessment determines the site to be potentially suitable for allocation in the Neighbourhood Plan with constraints noted for review. The site is brownfield land which helps to ensure sustainable development, however this needs to be balanced with the site location which is outside of the existing settlement boundary. Although located on the edge of the Small Settlement of Turvey Station, the location is not close to village amenities or facilities. Other sites closer to Turvey therefore do provide more sustainable development options. However, with a review of the SPA, the site could be suitable for development, especially as there has been previous planning permission for development on the site. This site has a long planning history, including permission in 2014 for 64 assisted living residential units and associated open space (Ref:14/01566/MAR). The most recent application for residential dwellings however was dismissed on appeal (Ref: 16/00039/REF). The main issues cited as: <ul style="list-style-type: none"> • the effect of the proposed development on the

AECOM Site Ref	Site Address	Site Type	Site Source	Developable Site Area (ha)	Indicative Site Capacity (no. dwellings proposed)	SHELAA Findings	AECOM Site Assessment Conclusions
							<p>character and appearance of the area; bearing in mind it would be within the settings of the grade II listed Station House and the grade II listed Elderswell Farmhouse;</p> <ul style="list-style-type: none"> • whether the proposed development would amount to sustainable development having regard to the development plan and the National Planning Policy Framework (the Framework). <p>The landscape and townscape setting of the site would not be adversely impacted by development and sufficient landscape mitigation would not have any adverse impact on nearby listed buildings.</p> <p>Access to the site is also not considered to be an issue; however a Transport Assessment would be required to identify the impact on the highway and mitigation measures required for Bedford Road.</p> <p>The site is therefore considered potentially suitable for allocation if the principle of development accepted previously is carried forward and the SPA boundary is reviewed to address the issues of sustainability. It is advised that these issues are discussed with BBC to establish if there is support for development in this area.</p>
9	Elderswell Farm	GF	BBC Call for Sites (2015) Draft Local Plan 2030	0.89	<5	<p>SHELAA Site 278</p> <p>The site has been excluded from further assessment at Stage 1 because the proposal is for less than 5 dwellings and the site is more than 0.5 miles from the SPA boundary.</p>	<p>The site has been determined as unsuitable for allocation with major constraints. Development would need to consider its impact on the adjacent Grade II listed farmhouse. Access is a major constraint to development as there is no existing direct access to the site.</p> <p>In addition, the site is located outside of the existing SPA boundary.</p>
10	Land adjacent to Bedford Road	GF	BBC Call for Sites (2015) Draft Local Plan 2030	3.8	25-50	Not assessed	<p>The site has been determined as unsuitable for allocation in the Neighbourhood Plan due to a number of constraints.</p> <p>The site located at the eastern 'gateway' of the village within walking distance of village amenities. However the site has significant constraints, particularly the impact on the character of the village and landscape setting. Views of development from the surrounding area would</p>

AECOM Site Ref	Site Address	Site Type	Site Source	Developable Site Area (ha)	Indicative Site Capacity (no. dwellings proposed)	SHELAA Findings	AECOM Site Assessment Conclusions
							<p>adversely impact the on the character of the village, its rural setting and open parkland character. Development of this site would change the character of the settlement considerably at a scenic gateway to the village</p> <p>In addition, the site is adjacent to the Turvey Conservation Area. Any development would have to consider sensitive design to mitigate impacts on built heritage in accordance with Local Plan policy.</p> <p>The site is located outside of the existing settlement boundary and therefore a review of the SPA would be needed to accommodate development.</p>
11	Land south of New Gains Farm	GF	BBC Call for Sites (2015) Draft Local Plan 2030	1.0	25-30	Not assessed	<p>The site has been determined as unsuitable for allocation in the Neighbourhood Plan. The site is beyond the SPA boundary and not connected to the village. It therefore would not relate well to the existing settlement and is in open countryside and therefore not in a suitable location for new housing.</p> <p>This distance from the village boundary would also impact the rural character of the area. Furthermore, the site is adjacent to a large area of land within Flood Zones 2 and 3 and raises ecological constraints due to the majority of the site being part of the Woodland Priority Habitat Network, categorised as high spatial priority. The eastern edge of the site also borders deciduous woodland.</p>
12	Land north west of New Gains Farm	GF	BBC Call for Sites (2015) Draft Local Plan 2030	3.32	25-50	Not Assessed.	<p>The site has been determined as unsuitable for allocation in the Neighbourhood Plan with significant constraints to development.</p> <p>The site is isolated private farmland surrounded by protected hedgerows; therefore development would significantly impact the remote rural character of the area. The site is also located outside of the SPA boundary and is separated from the main village by agricultural land. It therefore would be considered backland development and would not relate well to the existing settlement or the surrounding open countryside.</p>

AECOM Site Ref	Site Address	Site Type	Site Source	Developable Site Area (ha)	Indicative Site Capacity (no. dwellings proposed)	SHELAA Findings	AECOM Site Assessment Conclusions
							Access is another major constraint that would require permission to cross private land further south in order to connect to Bedford Road.
13	Laws House	BF	TPC Call for Sites (2018)	0.3	9 gross dwellings (5 net additional dwellings)	Not Assessed	<p>The site is within a sustainable location in the centre of the village of Turvey. A bus stop and cycle path exist immediately to the south of the site. The site is suitable in principle for development within the Settlement Policy Area of Turvey.</p> <p>The site is constrained in terms of historic environment being located within a Conservation Area and within the setting of numerous Listed Buildings. The building is a non-designated heritage asset which should be retained and enhanced.</p> <p>There are TPO trees on site in the south western and south eastern corners. These would need to be retained and reduce the developable area of the site, alongside the access along the west of the site which needs to be retained for properties along Laws Close.</p> <p>Comprehensive redevelopment of the site would not be appropriate due to heritage constraints, however through conversion and minor extension redeveloping unsympathetic modern additions to Laws House it is considered that a capacity of 9 dwellings (net 5 additional) would be possible on the site. The properties along the east of Laws Close could be redeveloped to improve their appearance within the Conservation Area however this would not deliver any net additional dwellings.</p>
14	Land adjacent to The Burrows, Station Road	GF	TPC Call for Sites (2018)	0.17	3	Not Assessed	<p>The site is located within the Small Settlement of Turvey Station. The site would constitute 'backland' development which would be acceptable against Local Plan Policy 5.</p> <p>Turvey Station has poor accessibility relative to sites at Turvey.</p> <p>The site has previously been granted planning permission for one dwelling (ref 06/03224/OUT).</p>

AECOM Site Ref	Site Address	Site Type	Site Source	Developable Site Area (ha)	Indicative Site Capacity (no. dwellings proposed)	SHELAA Findings	AECOM Site Assessment Conclusions
							<p>The site is assessed to have capacity for 2no. dwellings if accessed via land under the landowners control (the former Warren Nursery) to the north, or 3no. dwellings if an additional access can be achieved via third party land from the south (Site 8).</p>

5. Conclusions

5.1 Site Assessment Conclusions

The March 2018 Site Assessment Report concluded the following which still hold true:

“The selection of sites for development should take into account the context of Turvey’s Conservation Area, built heritage, important open spaces and other designations and the existing Settlement Policy Area (SPA). The majority of land within the settlement is now developed and, therefore, to meet housing need of approximately 25-50 homes for the parish of Turvey, additional land needs to be allocated that is presently outside the settlement boundary.

The summary table shows that the most suitable sites to meet the identified housing need would be one or more of the following: a reduced Site 1, site 2, Site 4a or b, 5 or 8. Site 5 is currently the only site that is suitable for allocation with no significant constraints. that would need to be resolved or mitigated. Site 5 appears to be the only site that is currently suitable for allocation and could make a significant contribution to the housing requirement – approximately 50%. The remaining sites are not considered to be appropriate for allocation through the Neighbourhood Plan due to significant constraints that include adverse impacts on the character and setting of the village.

All sites assessed, with the exception of Site 3, are currently outside the settlement boundary, whereby the principal of development is not permitted in accordance with Policy H24 of the Bedford Local Plan (2002) and CP12 of the Core Strategy and Rural Issues Plan (2008). A settlement boundary change would have to be implemented through the Neighbourhood Plan to allocate any sites currently outside the boundary within the Neighbourhood Plan.”

This addendum report has assessed two additional sites. This addendum has concluded that the two additional sites are suitable, available and achievable and could be allocated for development in the Turvey Neighbourhood Plan, however Site 13 (Laws House) has heritage constraints that would need to be mitigated. Site 14 (Land at the Burrows) is a ‘green’ site suitable for allocation for either 2 or 3 dwellings depending on whether access can be secured via third party land to the south (Site 8).

The rest of the site assessment conclusions text from the March 2018 report remain accurate:

“The assessment shows that there are a number of options for meeting the identified housing requirement for Turvey. There are sites that could potentially meet the requirement in one go, and other smaller sites or smaller portions of identified sites that could accommodate a smaller amount of development each. Spreading new development across multiple suitable sites would reduce any potential adverse impact upon the existing townscape and local views. However, development on one site could deliver more infrastructure benefits to the village.

We recommend that the Steering Group, in consultation with the community, the landowners/site promoters and BBC, select the sites from the shortlist of sites presented in Table 2 that meet both the housing requirement and the overall objectives of the neighbourhood plan.”

A map showing the red / amber / green rating of all assessed sites is presented in **Figure 5.1** overleaf.

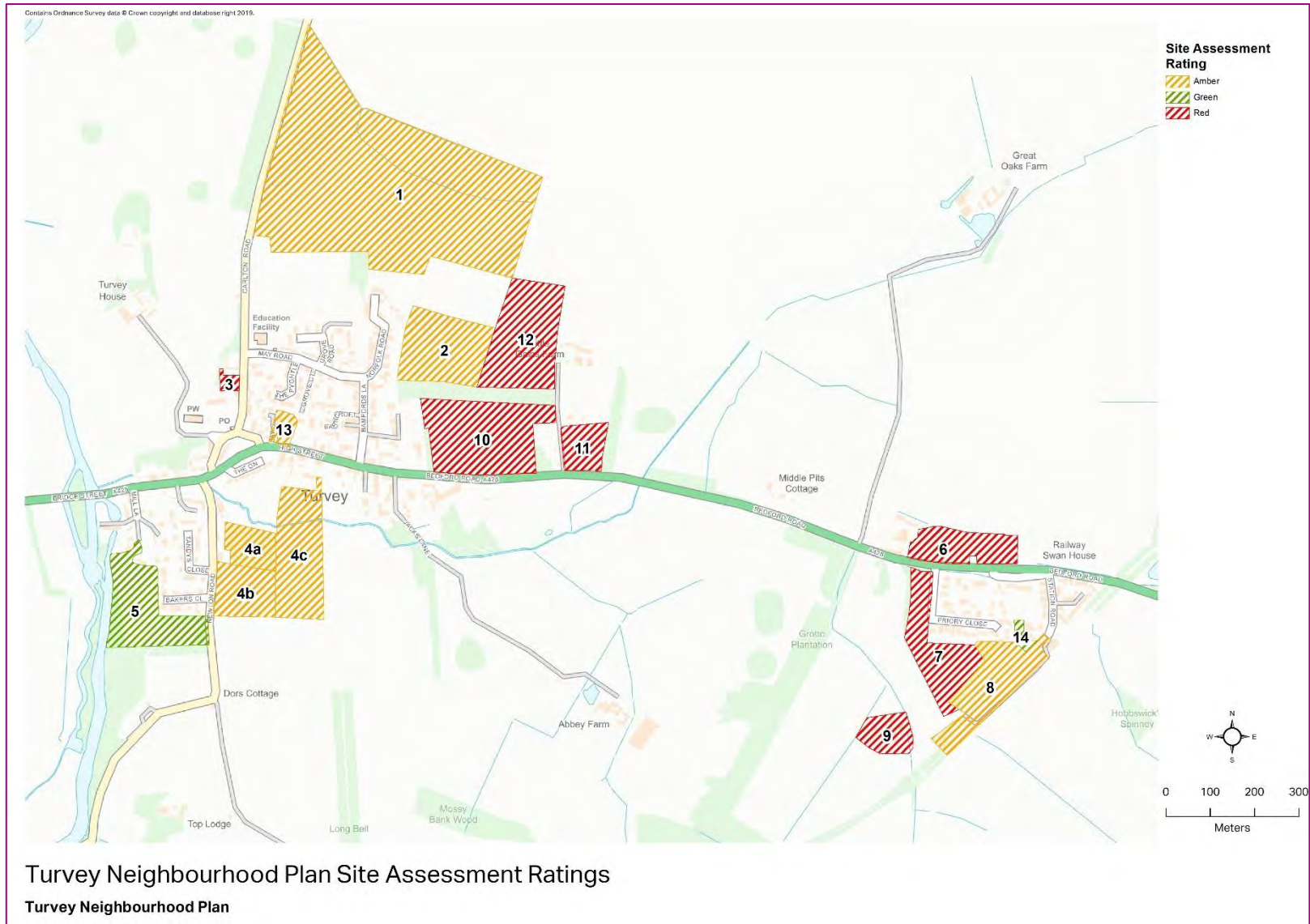


Figure 5.1 Turvey Neighbourhood Plan Site Assessment Ratings

5.2 Next Steps

This report is intended to be used to guide decision making on the site selection process in the Neighbourhood Plan, and to use as evidence to support the Neighbourhood Plan submission if required. It is recommended that proposed site allocations are discussed with the Local Planning Authority at an early stage. Site allocations and associated policies within the Neighbourhood Plan need to be in general conformity with strategic policies within the Local Plan for it to meet the four Basic Conditions at examination.

The Neighbourhood Plan is required to be in 'general conformity' with the strategic policies in the Local Plan 2030. The Local Plan 2030 identifies the housing requirement for Turvey village as 25-50 dwellings with no requirement set for Turvey Station or the countryside. In addition to discussing potential site allocations with BBC it is recommended that TPC speak to BBC about whether site allocations elsewhere in Turvey Parish (i.e. not inside or adjacent to the Turvey Settlement Policy Area) would be in 'general conformity' or would count against the 25-50 dwelling housing requirement set out in the Local Plan 2030. Clarity on this point would assist TPC with their plan-making and consultation and engagement with the community going forwards.

Additionally, with regard to Site 2 (Meadow House), Turvey Parish Council are advised to arrange a meeting with BBC and Cotswold Transport Planning (the landowner's transport consultant) to discuss BBC's concerns over access and whether or not a suitable access could be achieved. Should the outcome of the discussions not be favourable, then the site would be unsuitable for development and would not be able to be allocated in the Neighbourhood Plan. Should BBC's concerns be able to be overcome, then the site may still be suitable for allocation.

5.3 Viability

The Parish Council should be able to demonstrate the sites are viable for development, i.e. they are financially profitable for the developer. It is recommended that the Parish Council discusses site viability with the Local Planning Authority. This is particularly important for Site 13 (Laws House) as allocation of this site would involve conversion, partial demolition and redevelopment of a non-designated heritage asset.

The site that has been assessed as most favourable in this assessment has had developer interest and has been shown to be 'deliverable' in the SHELAA which indicates the sites are likely to be viable.

Appendix A AECOM Site Assessment Proformas

Site Assessment Proforma

General information

Site Reference / name	13
Site Address (or brief description of broad location)	Laws House, High Street, Turvey
Current use	Residential (1no. 6-bedroom house, 1no. 3 bedroom house and 2no. 2 bedroom houses).
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	0.4
SHLAA site reference (if applicable)	N/A (not in the SHLAA)
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	TPC Call for Sites (2018)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Landowner and agent

Context

Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	00/01837/FUL Conversion of hotel premises to form 6 dwellings incorporating alterations, extensions and part demolition. The Laws Hotel High Street Turvey Bedford MK43 8DB. Granted permission 27 Feb 2001. 00/01842/CNS Partial demolition of hotel. The Laws Hotel High Street Turvey Bedford MK43 8DB. Granted permission 27 Feb 2001.			

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	The site has an existing access on to A428 High Street due to its former use as a hotel and current use as residential. Access through the site would need to be maintained for three existing properties along Laws Close.
Is the site accessible? Provide details of site's connectivity	The site is in the centre of Turvey village along A428 High Street. The site is adjacent to a bus stop.

(provide details)		
Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Conservation Area</p>	<p>The site is within the Turvey Conservation Area and is surrounded by Grade II Listed Buildings.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application. The site is a brownfield site with TPOs around the perimeter.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location (e.g. in built up area).</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local</p>	<p>High sensitivity to development</p>	<p>The location is sensitive in townscape and historic environment terms due to its location within the Conservation Area and adjacent to Listed Buildings within Turvey village. However, the site is relatively well screened by the limestone wall and hedge along the High Street and TPO trees along the eastern and western boundary which limits visibility from the High Street and key receptors such as the Grade I Listed Church of All Saints.</p>

distinctiveness- without the possibility of mitigation.		
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	No loss	Developing the site will not lead to loss of agricultural land.

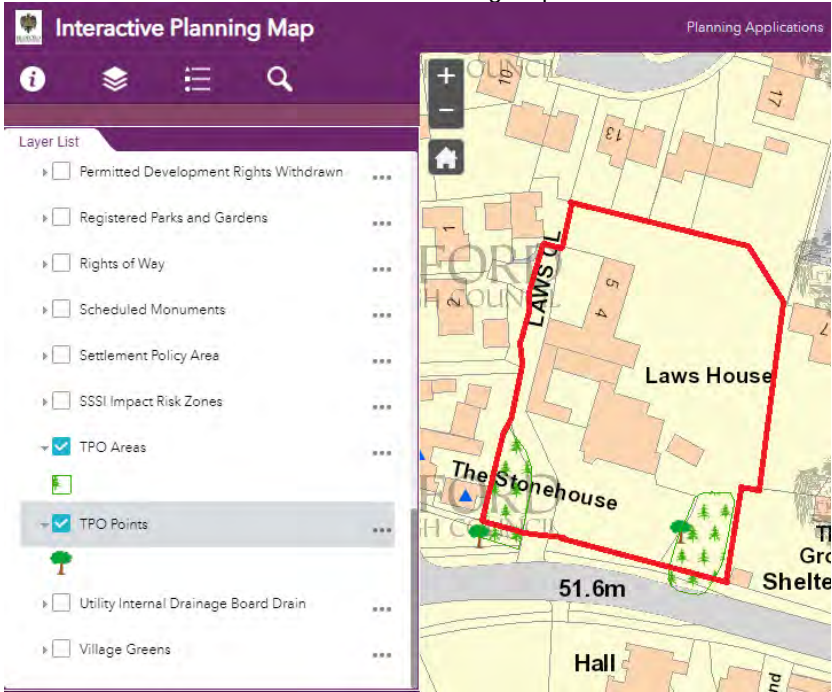
Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Some impact, and/or mitigation possible	<p>The site is within a Conservation Area and within the setting of numerous Grade II Listed Buildings to the west, south and east of the site.</p> <p>Laws House (the former Laws Hotel) is not a Listed Building but is identified on the Bedford Interactive Planning Map as an Historic Environment Monument (Point). This is understood to mean that the building is a non-designated heritage asset as per Policy 42S of the Local Plan 2030 and the provisions of that policy apply. Criterion vi) states “<i>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</i>”.</p>

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	<p>Favourably located</p>	<p>Observations and comments</p> <p>The site is located in the centre of the village in an accessible location to access village facilities by foot. A bus stop site to the larger towns of Bedford and Northampton, providing locals with town centre shopping and services within a 30 minute journey, is located immediately outside of the site. The nearest health centre is located in Bedford. Milton Keynes is accessible by bus via Olney (40 mins), providing city centre services and attractions.</p> <p>There is a primary school in the village, recreational and open space, and health facilities nearby.</p>
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Other key considerations

<p>Are there any known Tree Preservation Orders on the site?</p>	<p>Several</p>	<p>TPO protected trees are present at the south east and south west boundary. Both areas have one point and one polygon TPO. See below for a screenshot from Bedford's Interactive Planning Map⁷:</p>  <p>The screenshot shows the 'Interactive Planning Map' interface. On the left is a 'Layer List' with the following items: Permitted Development Rights Withdrawn, Registered Parks and Gardens, Rights of Way, Scheduled Monuments, Settlement Policy Area, SSSI Impact Risk Zones, TPO Areas (checked), TPO Points (checked), Utility Internal Drainage Board Drain, and Village Greens. The main map area shows a street layout with buildings labeled 'Laws House' and 'The Stonehouse'. A red polygon outlines the site boundary. Green tree icons represent TPO points. A distance of 51.6m is indicated between two points on the boundary.</p>
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⁷ <http://apps.bedford.gov.uk/lvplanning/>

<p>Would development lead to the loss of habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?</p>	<p>Medium</p>	<p>Mature vegetation (including TPOs) form the eastern and northern boundaries of the site. A detailed ecological assessment should be carried out before the submission of any planning application.</p>	
<p>Public Right of Way</p>	<p>No</p>		
<p>Existing social or community value (provide details)</p>	<p>No</p>		
<p><i>Is the site likely to be affected by any of the following?</i></p>	<p>Yes</p>	<p>No</p>	<p>Comments</p>
<p>Ground Contamination</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p>Unknown. The site is previously developed so has the potential to be contaminated; however use as a hotel and residential property reduces the likelihood of significant contamination being found.</p>
<p>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p>Telephone lines cross the site and a connection for properties at Laws Close is mounted on Laws House itself.</p>
<p>Characteristics</p>			
<p>Characteristics which may affect development on the site:</p>	<p>Comments</p>		
<p>Topography: Flat/ gentle slope/ steep gradient</p>	<p>Flat.</p>		
<p>Coalescence Development would result in neighbouring settlements merging into one another.</p>	<p>No</p>		
<p>Scale and nature of development would be large enough to significantly change size and character of settlement</p>	<p>No – the site is small and within the Settlement Policy Area where infill development is acceptable in principle, subject to development management policies in the Local Plan.</p>		

Any other comments?	The site is a brownfield site within the settlement boundary and is acceptable in principle for residential development. There are already 4no. dwellings located on the site in the form of a large 6-bedroom family home that shares a communal garden with 2no. 2-bedroom flats and 1no. 3-bedroom flat. Suitability will be determined by the detailed design and scale of development proposed taking in to account on-site TPOs, residential amenity for neighbouring properties and future occupiers, access, parking standards and impact on the Conservation Area and setting of Listed Buildings.
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3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site is promoted by the landowner for residential development. An agent has been instructed to promote the site.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site is believed to be in single ownership however three residential properties (on the east of Laws Close) are currently being rented out privately. Restrictive covenants are in place allowing access to 1 and 2 Laws Close. These are relatively straightforward to resolve.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landowners has indicated the site is available for development now and development will be delivered within 1-5 years.
Any other comments?	The landowner is promoting the site for 16-25no. 2/3 bedroom flats. Taking into account the TPOs and access requirements to Laws Close the net developable area of the site is 0.3ha. Laws House is understood to be a non-designated heritage asset therefore should be retained and enhanced. Comprehensive redevelopment of the site to deliver 16-25 dwellings would likely not be appropriate taking in to account the requirements of Bedford Local Plan policy 42S. The most appropriate form of development would be to convert Laws House in to flats and replace any unsympathetic modern extensions with well-designed extensions.		

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
	Please tick a box
The site is suitable and available for development	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>

<p>The site has significant constraints</p>	<input type="checkbox"/>
<p>The site is not appropriate for allocation</p>	<input type="checkbox"/>
<p>Potential development capacity</p>	<p>Looking at the size and layout of Laws House and numbers 3, 4 and 5 Laws Close from the drawings under planning permission reference 00/01837/FUL it is considered that gross 9 dwellings / net 5 dwellings could be delivered on the site, based on a conversion and extension of the 6-bedroom Laws House in to 6no flats and retention of the properties along Laws Close. More comprehensive redevelopment (involving demolition and development) would likely not be appropriate due to the site's status as a non-designated heritage asset and location on the High Street in the Conservation Area and in the setting of numerous Listed Buildings. It is unlikely that any change to the height of the building or the footprint of the original building would be supported by BBC, although this view should be confirmed.</p>
<p>Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.</p>	<ul style="list-style-type: none"> • The site is within a sustainable location in the centre of the village of Turvey. A bus stop and cycle path exist immediately to the south of the site. The site is suitable in principle for development within the Settlement Policy Area of Turvey. • The site is constrained in terms of historic environment being located within a Conservation Area and within the setting of numerous Listed Buildings. The building is a non-designated heritage asset which should be retained and enhanced. • There are TPO trees on site in the south western and south eastern corners. These would need to be retained and reduce the developable area of the site, alongside the access along the west of the site which needs to be retained for properties along Laws Close. • Comprehensive redevelopment of the site would not be appropriate due to heritage constraints, however through conversion and minor extension redeveloping unsympathetic modern additions to Laws House it is considered that a capacity of 9 dwellings (net 5 additional) would be possible on the site. The properties along the east of Laws Close could be redeveloped to improve their appearance within the Conservation Area however this would not deliver any net additional dwellings.



South elevation of Laws House with modern flat roof extension and gym/swimming pool to the right.



View from north west (end of Laws Close). On the left is the converted former hotel rooms (4 and 5 Laws Close), and on the right is the west elevation of Laws House and the access to Laws Close.

Site Assessment Proforma

General information

Site Reference / name	14
Site Address (or brief description of broad location)	Land at The Burrows, Station Road, Turvey Station
Current use	Residential
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	0.17
SHLAA site reference (if applicable)	N/A (not in the SHLAA)
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	TPC Call for Sites (2018)
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Landowner

Context

Is the site: Greenfield: land (farmland, or open space) that has not previously been developed Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	06/03224/OUT Erection of single storey dwelling (outline application with access) The Burrows Station Road Turvey Bedford Bedfordshire MK43 8BH. Granted permission Tue 13 Mar 2007. Permission was not implemented. 17/02889/COU Change of Use from Day Nursery (Use Class D1) to Dwelling (Use Class C3) The Warren Nursery Station Road Turvey Bedford Bedfordshire MK43 8BH. Granted permission Wed 14 Feb 2018. Permission implemented.			

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Access is possible via the former Warren Nursery to the north (in the same ownership as The Burrows). The landowner also claims that access would be possible via Site 8 to the south of the site and agreement has been reached to secure this with the landowner. Access to the north was previously deemed acceptable for a nursery with associated car parking, plus the erection of a dwelling ref 06/03224/OUT, therefore it is assumed
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	that the access would be adequate for the proposed development.
Is the site accessible? Provide details of site's connectivity (provide details)	The site is located approx. 1.4km to the east of Turvey in the small settlement of Station End, Turvey which can be accessed off the A428 Bedford Road. Public transport linkages are also located on the A428.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	The site represents a 'backland' development in a residential garden.
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Unknown	There could be potential for protected species; ecological survey would be required ahead of any planning application.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location (e.g. in built up area).</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	Low sensitivity to development	The site would be backland development within a residential garden and would not significantly extend the built form of the Turvey Station Small Settlement. The site is surrounded and well-contained by development to the north, west and east; whilst the site to the south is a brownfield site that has previously been consented for 64 assisted living residential units (ref 14/0156/MAR).
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	No loss	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>The site is within the setting of the Grade II Listed Station House; however it is considered that the site is of sufficient distance so that development would have minimal impact.</p>

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	<p>Poorly located</p>	<p>The site is located at the southern end of Station Road, at the boundary of the small settlement of Station End, built around the Grade II listed railway station. This is located approximately 1.4km east of the Turvey Village SPA.</p> <p>The area provides bus services into Turvey Village as well as to surrounding towns and cities from the nearest bus stop. This is situated on Bedford Road, adjacent to the site. There is a primary school and recreation ground and village amenities in Turvey, and health facilities nearby, however these are not within walking distance.</p> <p>Bus services from the existing bus stop also serve the larger towns of Bedford and Northampton, providing locals with town centre shopping and services within a 30 minute journey. The nearest health centre is located in Bedford. Milton Keynes is accessible by bus via Olney (40 mins), providing city centre services and attractions.</p>

Other key considerations

Are there any known Tree Preservation Orders on the site?	None	
Would development lead to the loss of habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	The site is a residential garden with minimal existing vegetation.
Public Right of Way	No	
Existing social or community value (provide details)	No	
Is the site likely to be affected	Yes	No
		Comments

<i>by any of the following?</i>			
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination due to its existing use as a residential back garden.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Gentle slope
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Any other comments?	Turvey Station is a Small Settlement in the Bedford Local Plan 2030. Development is acceptable in principle within the built form of Small Settlements “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”. This site would represent small-scale backland development within the built form of Turvey Station and is therefore suitable in principle.

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site has been confirmed as available for development now.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The landowner has stated that access is possible via land under their control to the north (via the former Warren Nursery), however access via third party land (Site 8) is suggested to the south. The layout in the

requirements of landowners?			consented 64 assisted living residential units (ref 14/01566/MAR) would allow for access to the site should agreement with the landowner be reached. The former Warren Nursery is now in use as residential and is currently rented out.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.
Any other comments?			

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box	
The site is suitable and available for development	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential development capacity	3
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<ul style="list-style-type: none"> • The site is located within the Small Settlement of Turvey Station. The site would constitute 'backland' development which would be acceptable against Local Plan Policy 5. • Turvey Station has poor accessibility relative to sites at Turvey. • The site has previously been granted planning permission for one dwelling (ref 06/03224/OUT). • The site is assessed to have capacity for 2no. dwellings if accessed via land under the landowners control (the former Warren Nursery) to the north, or 3no. dwellings if an additional access can be achieved via third party land from the south (Site 8).



Northern access via the former Warren Nursery



View west from The Burrows towards properties in Priory Close



View south west from The Burrows towards the potential Site 8 southern access.

