

THURLEIGH PARISH COUNCIL

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9th July 2020

Dear Ms Burden

Further to your letter of 25th June our responses are below and I can confirm that we have agreed these with Bedford Borough Council.

1. Reference is made in paragraph 4.3 to the National Planning Policy Framework (NPPF) of March 2012. This was first replaced in 2018, and then in 2019 by an updated NPPF. Please confirm that the NPPF paragraph references in the TNP are from the 2019 version.

We can confirm that the paragraph references are from the 2019 NPPF version.

2. Thurleigh has a settlement policy area (SPA). Reference is made in paragraph 4.10 to “village envelope”. Please confirm this is the SPA.

We can confirm this is the SPA and are happy to amend this paragraph to reflect that.

3. The reason given for allocating land for 30 new homes is “to help sustain local services” (paragraph 4.12). Are there any other reasons, and what local services are to be sustained?

Local services include the Playing Field/Sports and Social Club, Village Hall, Farm shop, bus service, mobile post office and the school. The school is currently under subscribed, and a considerable percentage of current children come from Rushden (Northants) as it is part of the Sharnbrook Secondary School catchment area.

4. In bullet point 4 paragraph 4.15, please clarify what high quality is being sought.

This should read seeking and securing high quality housing design and the bullet point can be amended to reflect that.

5. Policy HS1b) – e) identifies housing types for the new developments.

- **Is there evidence to support the presumption in favour of these housing types?**
- **Has consideration been given to other types of housing?**

A Housing Needs Survey was undertaken at the start of the process which proposed a requirement for 1 and 2 bedroom bungalows and 1/2/3 bedroom houses. It also commented that the most demand was for 2/3 bedroom houses.

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Housing was also covered as part of the original consultation, with most in favour of smaller homes, with no real desire for flats/apartments or three storey homes. Results from the survey can be found on the attached link:

<https://thurleigh-pc.gov.uk/wp-content/uploads/simple-file-list/2015-summary-of-questions-and-results/summary-of-neighbourhood-questionnaire-consultation-.pdf>

6. Are the two sites identified for allocation capable of being delivered within the Plan period?

A planning application has already been submitted for Hayle Field- application 19/00711/MAO for outline permission for 20 dwellings. This is currently on hold, at the applicants' request, until October.

A planning application was submitted earlier this year for The Beeches for 11 dwellings, which was subsequently withdrawn by the applicant but we are expecting a further application at some point. The agents are aware of the Regulation 16 submission documents.

7. Policy HS2 The Beeches:

- ***This site is located within the village. NPPF paragraph 123 seeks to optimize the use of such sites. The site assessment indicates that it could accommodate 18 dwellings. Why is the allocation limited to 10 dwellings?***

Policy HS1(a) advises density requirements of 20 dwellings per hectare. This site is 0.68ha so the preference is for 10 dwellings (albeit the recent application was for 11, to replace the current house sitting on the site).

- ***How can the requirement for on street visitor parking in d) be justified and subsequently enforced?***

Bedford Borough Council current parking standards require 0.4 space per dwelling for visitor parking. This policy is there to reiterate the importance of visitor parking. There are existing problems with parking on both The Close which is opposite, and the High Street which is a narrow road at that point with limited safe parking available. It should be possible for developers to sign these spaces as visitor spaces

From the consultation with residents the following can be advised.

From SUMMARY OF NEIGHBOURHOOD QUESTIONNAIRE RESPONSES (jun/jul 2015)

Housing needs:

P2 - Concerns relating to any development in Thurleigh were identified as:

- increased parking need (35.8% concerned/48.1% very concerned).

p3

53.1% strongly agreed (and a further 39.5% agreed) that there should be car parking space standards set.

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infrastructure needs

P3 • 32.7% were concerned and 46.9% were very concerned about parking in the village

8. Policy HS3 Hayle Field:

- ***In the site assessment study, Site 444 has the same RAG score as Hayle Field but scores Amber. Can this apparent inconsistency be explained?***

Site 444 is on the right hand side of the High Street as you leave the main village towards Cross End, Hayle Field is on the left. The footpath along the High Street is on the left hand side, and the plans for Hayle Field include an extension of this footpath across the frontage of the proposed development to allow safe access into the village. Site 444 would require the footpath to be extended on the verge in front of Hayle Field and then residents to cross the road. There is no capacity for a footpath on the right hand side of the High Street.

In addition the Hayle Field site can be developed to end more or less in line with current housing on the right hand side of the High Street, thus squaring off the village, rather than elongating it on one side.

- ***Would adequate provision be made for safe pedestrian access to the school both within and from the site?*** Plans show that the current footpath on the High Street will be extended across the frontage of the development to allow access onto the High Street. In addition it is proposed to have an access into the playing field from the development.
- ***The site forms part of a larger area which could accommodate up to 90 houses. Are there any natural boundaries which would define the area proposed for 20 new homes? Can a plan be supplied to identify the area proposed to be developed which is larger in scale than the Policies Map at Appendix A?***

Whilst there are no natural boundaries the development will 'square off' development along the High Street and the settlement policy area would be moved to allow building on 1 ha only. Appendix A shows a map taken from Magic Maps showing the field in question with the proposed site shown on the Policies map marked on it.

- ***How can the requirement for on street visitor parking in d) be justified and subsequently enforced?***
Please see response above to The Beeches.

9. Policy HS4:

- ***In a) the sixth criteria at line 2: should "remains" be "retains" or "reflects"?***

This should read 'reflects' and the plan will be amended.

- ***In b) does this correctly reflect NPPF paragraph 185c)?***

We can revise the wording to

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Consider the significance of heritage assets as well as the contribution made by setting to their significance. Development within the village conservation area or forming part of its setting should seek to make a positive contribution to local character and distinctiveness.

- ***Is there justification for the additional requirement in f)?***

This requirement is there as a response to the consultation where residents felt that parking is a serious issue within areas of the village, particularly near The Beeches, The Close, Village Hall area.

10. Policy HS5

- ***Is the reference to “exception sites” intended to reflect the provision made in Policy 67 of the Bedford Borough Local Plan (BBLP)?***
- ***The provisions of Policy 67 are explained in BBLP paragraph 10.66. Is it necessary for the TNP to include Policy HS5 if it largely replicates the provisions of Policy 67?***

It is agreed that this policy should be removed now and reliance placed on the policies of the Bedford Borough Council Local Plan 2030.

Paragraph 8.27 can be amended to read

Affordable housing (shared ownership or below market rent) is expected to be delivered as part of the Parish’s preferred development sites, based upon the Borough Council Policy 58S of the Bedford Borough Local Plan 2030.

Paragraph 8.28 can be amended to read

Affordable housing to meet local needs in the rural area will be subject to conditions laid out in Policy 67 of the Bedford Borough Council Local Plan 2030.

11. Policy GS1: The protection of Green Space is secured through the existing development plan policies as cited within GS1. Is it necessary for the TNP to include GS1?

It is agreed that this policy will be removed and reliance placed on the policies of the Bedford Borough Council Local Plan 2030 and point 8.41 can be amended to:

The designated Village Open Spaces and Local Green Spaces identified in Map 3 above will be protected from inappropriate new development by the use of Policy AD40 in the Allocation and Designations Local Plan 2013 for Village Open Spaces and Policy 45 in the Bedford Borough Local Plan 2030.

The other policies will be renumbered accordingly

12. In the footnote to Policy RYS1 there are two references to NPPF paragraph 91. Should the second one be paragraph 92?

Yes, the second one should be 92 and the plan will be amended

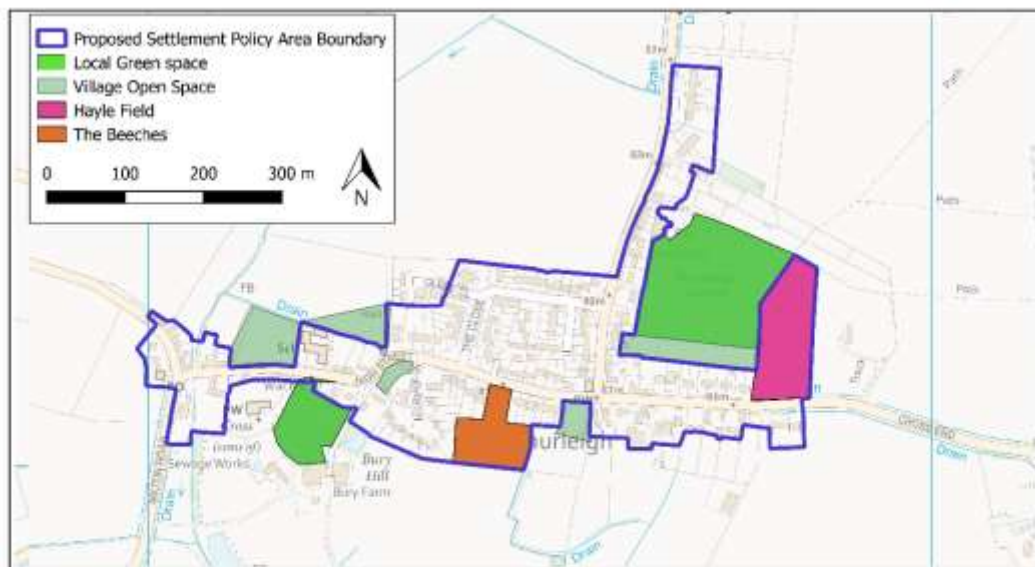
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13. Policy LPA3: would an addition to the policy “and demonstrate suitable connectivity to enable safe walking and cycling to the school” be justified and capable of being delivered?

Yes this can be added to the comment

14. Policies Map page 41: it would add to the clarity of the TNP if the sites allocated for new housing in the TNP are shown as designations on the policies map.

We would now propose to add the following map which should add clarity



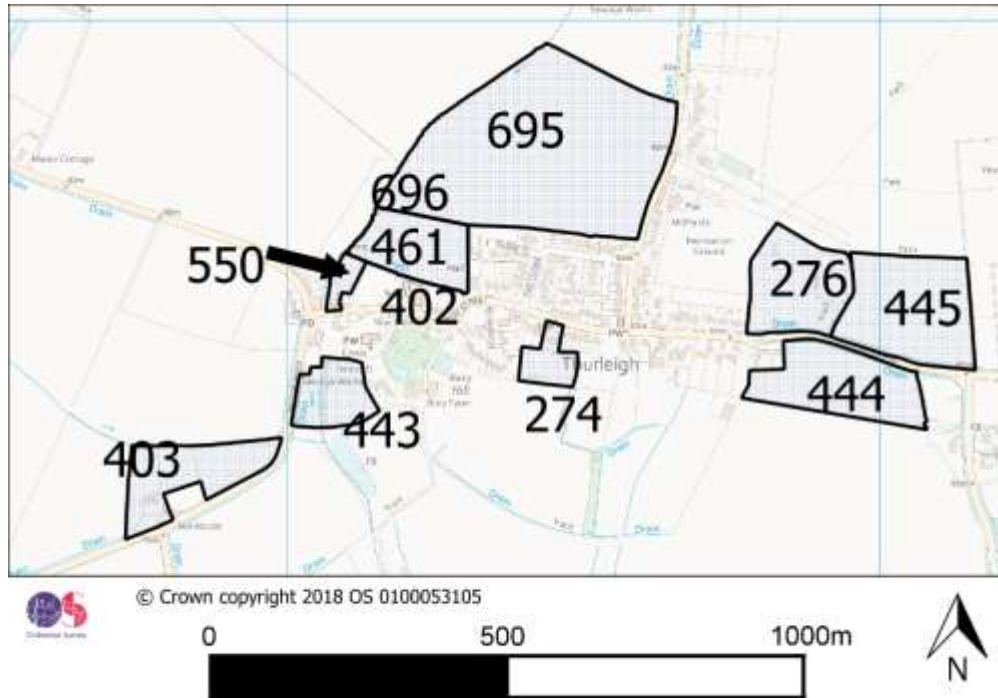
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In addition:

- **Can a more legible and larger version of Map 2 be provided for inclusion in the TNP?**

The map in question has been expanded to A4, but is still quite small. It is therefore intended to add a further map of the sites nearer to the village as well, please see below:

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I trust that the above answers all questions, however If I can be of any further assistance please do not hesitate to contact me

Mandy Wilson

Miss Mandy Wilson
Clerk to Thurleigh Parish Council

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Appendix A

The screenshot displays the Magic Map Application interface. The browser address bar shows the URL: magic.defra.gov.uk/magicmap.aspx. The map shows an aerial view of a rural area with a blue polygon highlighting a specific field. A measurement result popup is visible in the bottom left corner, displaying the following information:

Measurement Result
Perimeter: 463.2 Metres
Area: 1.0 Hectares

Double click to finish drawing and see the measurement result.
All measurements are indicative only and should not be used for official purposes.

The map interface includes a search bar at the bottom with the text "Type here to search", a scale bar showing 0, 30, and 60m, and a coordinate display: "Coords: (505712.258497) Grid Ref: TL05715849". The top right corner of the map shows the copyright notice: "(c) Crown Copyright and database rights 2020. Ordnance Survey 100022861. | © Bluesky International Ltd/Getmapping PLC. test Key 12/06". The top left corner of the map shows the map ID "OSGB36" and the scale "1:2,500". The bottom right corner of the map shows the time "15:55" and the date "09/07/2020".