

INDEPENDENT EXAMINATION OF THE THURLEIGH NEIGHBOURHOOD PLAN

EXAMINER: Wendy Burden BA (Hons) DipTP MRTPI

Mandy Wilson
Clerk to Thurleigh Parish Council

Sonia Gallaher
Bedford Borough Council

Examination Ref: 02/WB/TNP

10 July 2020

Dear Ms Wilson and Ms Gallaher

THURLEIGH NEIGHBOURHOOD PLAN EXAMINATION

Thank you for your response to my initial questions. I do have some further questions for the Parish Council on the Thurleigh Neighbourhood Plan (TNP) to raise as a result.

With regard to:

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?

I note the list of services which you have helpfully listed. Are there any other reasons for allocating land for new homes in Thurleigh and in particular the precise number of 30 houses put forward in the TNP?

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?*

You refer back to the requirement in Policy HS1d) for developments to be low density (less than 20 dwellings per hectare). Has any specific justification or evidence been produced during the production of the TNP to support this requirement having regard to NPPF paragraph 123?

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

I note your response to this question, but even if the on street visitor parking is signed as such by the developer, how will the future reservation of those spaces for visitors be enforced, and who would take responsibility for renewing the signage when the development has been completed?

It would be helpful to receive your response within **2 weeks** of the date of this letter.

In the interests of transparency, can you please ensure that a copy of this letter and your response is placed on both the Parish Council and Borough Council websites.

Thank you in advance for your assistance.

Your sincerely

Wendy Burden

Examiner