

INDEPENDENT EXAMINATION OF THE TURVEY NEIGHBOURHOOD PLAN

EXAMINER: Wendy Burden BA (Hons) DipTP MRTPI

Sue Bottoms
Clerk to Turvey Parish Council

Sonia Gallaher
Bedford Borough Council

Examination Ref: 01/WB/TNP

17 December 2020

Dear Ms Bottoms and Ms Gallaher

TURVEY NEIGHBOURHOOD PLAN EXAMINATION

Following the submission of the Turvey Neighbourhood Plan (the Plan/TNP) for examination, I would like to deal with some initial procedural matters and to seek clarification on several matters in the submitted TNP.

1. Examination Documentation

I can confirm that that I have received the submission draft of the Plan and accompanying documentation, including the Basic Conditions Statement, the Consultation Statement and Consultation Responses, and the Regulation 16 representations, to enable me to undertake the examination.

Subject to my detailed assessment of the Plan, I have not at this initial stage identified any significant and obvious flaws that might lead me to advise that the examination should not proceed.

2. Site Visit

I will carry out a site visit to the neighbourhood plan area subject to the prevailing government COVID-19 advice at that time. However, before setting an approximate date for my visit, there are some matters on which I require assistance from the Turvey Parish Council (TPC) and/or Bedford Borough Council (BBC). The site visit will assist in my assessment of the draft Plan, including the issues identified in the representations.

The visit will generally be undertaken unaccompanied by any party. However, it will be necessary for me to be accompanied if I need to access any privately owned land over which there is no public right of way. I will make my assessment as to whether this is necessary once I have further information, which I request below. Whether or not my site visit is accompanied at any time, it is very important that I am not approached to discuss any aspects of the Plan or the neighbourhood area, as this may be perceived to prejudice my independence and risk compromising the fairness of the examination process (and again further respecting the current COVID-19 threat).

3. Written Representations

Under paragraph 9(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) the general rule is that the examination should take the form of the consideration of written representations. I note that there are a number of requests to be heard at an oral hearing in the representations. However, at this stage I consider the examination can be conducted by means of

the written representations, without the need for a hearing. Nevertheless, I will reserve the option to convene a hearing should a matter or matters come to light where I consider that a hearing is necessary to ensure the adequate examination of an issue, or to ensure that a person has a fair chance to put a case.

4. Further Clarification

To assist with the examination, may I have a larger scale map of the village of Turvey and of Turvey Station End, which includes street names referred to in the representations and which are easily legible. In that regard, is there a street named "The Loop" or is this a local name for the loop formed by Carlton Road where it joins High Street?

May I also have a copy of the Council Motion which was passed in response to the petition from Turvey and Station End Road Safety Action Group as referred to in representation number 30 in my bundle?

From my initial consideration of the TNP, I have a number of questions for TPC and BBC relating to proposals in the TNP. The questions are set out in the Appendix to this letter.

I may have some further questions which seek clarification on other matters and which I will wish to put to TPC and/or BBC, once I have received the information requested in the Appendix and carried out my site visit. If this is necessary, the questions will be set out in a further letter.

5. Examination Timetable

As you will be aware, the intention is normally to conduct the examination (including the site visit) with a view to providing a draft report (for 'fact checking') within 6 weeks of submission of the Plan. However, in view of the additional information which I have requested I must provide adequate opportunity for you to respond. In view of the Christmas break I would be grateful for your response on or before **22 January 2021**.

Consequently, the examination timetable will need to be extended. Please be assured that I will seek to mitigate any delay as far as is practicable. At this juncture it should also be noted that there may be unavoidable delays as a result of the current COVID-19 threat, which we cannot yet predict. In any event, the IPE office team will endeavour to keep you updated on the anticipated delivery date of the draft report.

If you have any process questions related to the conduct of the examination which you would like me to address, please do not hesitate to contact the office team in the first instance.

In the interests of transparency, may I prevail upon you to ensure that a copy of this letter is placed on both the TPC and BBC websites. Responses from TPC and BBC, together with any additional documentation, should also be published on the websites.

Thank you in advance for your assistance.

Your sincerely

Wendy Burden

Examiner

Appendix: Examiner's initial questions relating to the submitted Turvey Neighbourhood Plan

From my initial reading of the TNP and the supporting evidence, I have the following questions for TPC and BBC. I have requested the submission of responses by **22 January 2021**, albeit an earlier response if at all practicable would be much appreciated.

1. In their representation, Bedford Fire and Rescue Service states that there is no suitable and sufficient water supply for fire fighting in the area of the site proposed for new housing at Newton Road. Has any consideration been given as to how this might be addressed?
2. There are two representations (numbered 22 and 24 in my bundle) which refer to an intention by TPC to undertake a survey of Carlton Road residents, which was not carried out. Can TPC please provide me with a detailed account in response to these representations?
3. Was the Newton Blossomville community consulted during the preparation of the TNP?
4. The Trustees of the Turvey Estate have submitted a Heritage Desk Based Assessment dated June 2017 which considers the potential impact of the development of the Carlton Road site on listed buildings, which include Turvey House together with its Park and Gardens. What advice was sought by TPC in relation to the impact of the proposed development on these heritage assets? May I have a copy of any such advice. I would also be grateful if TPC/BBC would request the comments of Historic England on the Orion assessment.
5. What advice has been provided to TPC with regard to highways issues which has helped to inform the assessment of the two allocated housing sites? Has there been any detailed appraisal of the feasibility or the impact of those measures identified in paragraph 5.106 of the TNP? May I have copies of any advice or appraisals carried out?
6. What is the agricultural land classification of each of the allocated sites?
7. Is there a public right of way which crosses the Carlton Road site? If so, may I have a revised copy of Map 4 which shows its route.