

Minutes of the Extraordinary Meeting of Turvey Parish Council held at Turvey Village Hall on Wednesday 9th February 2022 at 7.30pm

Present: Nick Jackson and Paul Johnson from Francis Jackson Homes, Cllrs Niblett, Poll, Ludlow, Hindle, Westwood, Corns, Nixon, the Clerk (Mrs S Bottoms) and 21 members of the public.

Presentation from Francis Jackson Homes:

The representatives from Francis Jackson Homes attended and did a short presentation of the application. The application and supporting documentation is available on the Bedford Borough Council's website. They expressed a willingness to answer any questions and whilst this meeting was for questions from the Parish Council only, they agreed to stay behind at the end to answer any further questions from the members of the public present.

They explained that they been involved in the Neighbourhood Plan process which has now been adopted and the Borough Council must take the NDP into account as part of the planning process in considering this application. The site is 1.42 hectares and sits wholly in the site allocated in the NDP. It is for 25 dwellings of which 8 are affordable with 6 for rent and two shared ownership. This is 32% of dwellings which is slightly higher than the 30% required by the Borough Council. There are two public rights of way across the site. These will be retained although temporarily closed during construction works. The development is set back from Newton Lane so has a green space at the front. All except two houses are served off the service road (those two being served off Bakers Close). The application on the Borough Council's website includes a raft of reports on drainage, highways etc. The planned duration for completion is 18 months to two years and the houses will be traditionally built.

Questions from the Parish Council:

Q1: How will you limit the impact on the village, e.g. how do you plan to manage the construction traffic accessing the site which will presumably be coming off Newton Lane which is narrow at the bottom end? Can you give guarantees that the construction traffic will not impinge on the residents both in Newton Lane and the rest of the village? Where for example are the construction workers going to park?

Answer: We are a local small company based in Olney and value our reputation. There will always be the possibility of issues occurring but we can be directly contacted. We have traffic management plans in place and most suppliers are locally based in Northamptonshire and Bedfordshire and we work with them to ensure most deliveries come on site at the right times with a set traffic route. Occasionally that does not work. First action on the site will be to put in the spine road and a compound for workman will park. We have a local workforce, many whom have worked for the company for many years which helps with enforcing parking requirements etc. There is likely to be a planning condition attached to the granting of planning permission requiring submission for health and safety reasons specifying

location of the compound and where welfare and site parking will be etc. We will introduce the parish council to the site manager at an early stage.

Q2: How will mud and mess on surrounding roads be minimised?

Answer: The site manager will have day-to-day responsibility for minimising this. Wheel washing will be available on site and a sweeper will be used as needed. It was noted that there was concern that a sweeper might simply sweep mud into the drains and gullies and block them. The wheel washing should help with that by keeping mud from leaving the site. We will litter pick as needed. The open space at the front gives a buffer between the building site and the road for wheel washing to take place.

Q3: There have been issues with surface drainage on that side of the village affecting the High Street end. Can anything be done?

Answer:

Since approximately 1998-2002, national policy changed, so developers, if the site is green field, must calculate the run off rate should there be a once in a generation storm/flood (40% increase due to climate change), and the developer must provide enough water storage to enable that excess to be slowly released at that run rate over a few days. All downpipes and surface water drains will run into the storage tanks. The drainage document is with the application. That document is assessed by Anglia Water and the Borough Council. The connection for the surface water drain down to the river is at a point at which there are no further housing feeding into it down stream. Foul water will feed into the existing system.

Following the end of the meeting, the representatives were thanked for attending and agreed to stay behind to speak to residents and answer any further questions.