

THURLEIGH NEIGHBOURHOOD DEVELOPMENT PLAN

SUMMARY OF ISSUES AND OPTIONS

THEME 1 - HOUSING	
Future housing needs, suitable sites, etc.	
CORE OBJECTIVE 1 - DELIVERING HOUSING WHICH BOTH SUSTAINS THE CURRENT AND MEETS THE FUTURE NEEDS OF THE COMMUNITY	
<p>Key issues identified:</p> <ul style="list-style-type: none"> • Better mix of housing (tenure and price). • No major growth due to the impact on the infrastructure. • Small and medium scale housing developments to meet identified need, growth targets and help sustain local services and facilities. • Some provision of affordable homes. • Need to ensure that the village retains its character, rural atmosphere and, in particular, respect environmental and heritage features. • Any new housing should help to broaden the range of stock available in the Parish. • The type, tenure and cost of new housing should meet the housing needs of the local area. 	
Number	Sub-Objective
1	To deliver a housing growth strategy tailored to the needs and context of Thurleigh, ensuring that a mix of housing types is delivered across all tenures and seeking to provide existing and future residents with the opportunity to live in a decent home
	OPTION H1: All new housing should help to broaden the range of stock available in the Parish. It should complement and add to the existing stock, broaden choice and extend the opportunity to own a house or live in the village to a wide range of people. The type, tenure and cost of new housing should meet the needs of the local area and, in this regard, the particular need for smaller market housing (2-3 bedrooms) should be recognised.
	OPTION H2: Affordable rented and shared ownership housing for local people in Thurleigh should be provided by including a rural exception site development within the Neighbourhood Plan, as recommended by the Housing Needs Survey. This would provide for the recommended seven units plus four 2-3 bedroom bungalows or retirement properties delivered alongside or as part of a rural exception site, with the market housing cross-subsidising the affordable housing.
2	To meet new housing demand in a way that ensures that the right type of housing is built in the right locations, and that protects the village from uncontrolled, large scale, or poorly placed development
	OPTION H3: The Neighbourhood Development Plan will identify sites considered suitable for potential housing development. On the basis of current need, sustainability and existing infrastructure, the Neighbourhood Plan will allocate sites sufficient to accommodate a total of up to 30 residential units within the Plan period in addition to the local need for 11 homes that had been ascertained from a recent Housing Needs Survey.

	<p><u>OPTION H4:</u> Development to meet identified need in the village should take place on a number of small sites with access to local amenities rather than concentrated in one place.</p>
	<p><u>OPTION H5:</u> Allocation of the sites identified in Map 3 (in the issues/options consultation report) for new housing to meet local needs and growth targets will be supported for the following approximate scale of development:</p> <ol style="list-style-type: none"> (1). Land known as The Beeches, High Street, Thurleigh (Call for Site reference 274) for a small to medium size development of up to 10 dwellings. (2). Land known as Hayle Field, High Street, Thurleigh (Call for Site reference 276) for a medium to large development of up to 20 dwellings. (3). Land behind School, adjacent to the Village Hall (Call for Site reference 402), as a site for 11 dwellings to meet local need in line with Policy H2 above.
	<p><u>OPTION H6:</u> Would you prefer some allocation for housing development on the alternative site known as Land at High Street, Cross End, Thurleigh (Call for Site Reference 444) which has been identified as a possible site for housing if the scale of development is acceptable and access issues/footpath links can be resolved.</p>
	<p><u>OPTION H7:</u> In the event that there are issues with bringing forward development on sites 274, 276 and 402 that cannot be resolved - such as the inability to demonstrate that land designated as Important Open Space will not be compromised or that suitable highway access can be provided to the site - do you consider that Land at High Street, Cross End, Thurleigh (Call for Site Reference 444) should be identified as a Reserve Site for the development of new houses, OR</p> <p><u>OPTION H8:</u> In the event that there are issues with bringing forward development on sites 274, 276 and 402 (or Site 444 if this is identified as a preferred site) that cannot be resolved - such as the inability to demonstrate that land designated as Important Open Space will not be compromised or that suitable highway access can be provided to the site - do you agree that the proposed allocation of houses should be distributed on the other preferred locations for growth if this can be accommodated.</p>
	<p><u>OPTION H9:</u> The sites identified on Map 3 (in the issues/options consultation report), as 403, 443, 445, 461, 538, 550, 629 and 688 are not considered suitable for development. All sites have been assessed by an experienced Planning Consultant against their suitability, availability and achievability in line with Planning Practice Guidance and, following assessment, the sites are not considered to be appropriate for allocation in the Neighbourhood Plan.</p>
	<p><u>OPTION H10:</u> There will be a presumption in favour of a mix of 3 or more bedroom detached housing, 2/3 bedroom semi-detached or terraced housing and the provision of bungalows.</p>
	<p><u>OPTION H11:</u> There will be a presumption against the provision of flats/apartments and three storey housing as part of new developments.</p>
3	<p>To provide new housing which is high quality in design, layout and materials, appropriate in size and suitable for the whole life needs of residents</p>
	<p><u>OPTION H12:</u> Proposals for new housing development should adopt the approach to design, siting and layout set out in a proposed Village Design Statement.</p>

	<p><u>OPTION H13</u>: The proposed Village Design Statement should incorporate proposals to improve and enhance at a local level:</p> <ul style="list-style-type: none"> • car parking space standards, with a minimum number of dedicated off street parking spaces relative to the number of bedrooms in the dwelling as follows: 1 car parking space per 1 bedroom dwelling; 2 car park spaces for 2-3 bedroom dwellings and 3 car parking spaces for 4 or more bedroom dwellings; • amenity space standards, with at least 50% of the completed residence allocated as amenity space (parking, garden, courtyard, patio, play area); • height standards; • massing standards (building shape and size); • external finish standards.
4	To support sensitive development which is sympathetic to the area, protects and enriches the look and feel of the village and that minimises the impact of such development on the natural and built environment
	<u>OPTION H14</u> : There will be a presumption in favour of low density development (less than 20 dwellings per hectare).
	<u>OPTION H15</u> : New development proposals will only be supported if they consume its parking requirements on site so as not to add to the existing congestion.

THEME 2 - INFRASTRUCTURE NEEDS

Utilities, drainage, broadband, etc.

CORE OBJECTIVE 2 - MANAGING BOTH EXISTING AND FUTURE INFRASTRUCTURE REQUIREMENTS AND ENCOURAGING SAFE AND SUSTAINABLE MOVEMENT

Key issues identified:

- Parking issues in the village, particularly on The Close and Glebe Road.
- Traffic issues and, in particular, speeding through the village.
- Growth will impact on infrastructure and, as such, capacity issues must be addressed with careful integrated planning.
- The impact of new development on traffic movement.

Number	Sub-Objective
1	To ensure that any proposal for development ensures adequate and enhanced physical and communications infrastructure
	<u>OPTION I1</u> : Any proposal for development should demonstrate that it will provide sufficient capacity for sewerage, water supply, electricity, telephone land line and broadband service.
2	To ensure that Thurleigh is well connected for pedestrians and cyclists in the village and to surrounding destinations and that our roads and paths provide safer and more accessible routes, better balancing the needs of pedestrians, cyclists and drivers
	<u>OPTION I2</u> : The Parish Council will work to improve local awareness of traffic problems by supporting the provision of regulation compliant locally designed signs to encourage traffic to slow down and improve the environment for pedestrians and cyclists.
	<u>OPTION I3</u> : The Parish Council will work with Bedford Borough Council to assess the cost/benefits of traffic calming measures, including the potential provision of average speed cameras, to improve local safety.
	<u>OPTION I4</u> : The Parish Council will commit funding from the retained Community Infrastructure Levy to establish a priority schedule of footpaths for upgrade or extended provision across the parish.
	<u>OPTION I5</u> : The Parish Council will work with Bedford Borough Council to introduce white lines along the sides of roads to mark recommended places for pedestrians and cyclists.
3	To seek ways of addressing and reducing the problems of traffic congestion on our roads and the lack of parking and to ensure that new developments contribute to this in every respect
	<u>OPTION I6</u> : Any applications for development in Thurleigh should identify and demonstrate the additional level of traffic that they are likely to generate. They should assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the Parish and include within their proposals measures to mitigate the impact. Proposals which are likely to increase the impact of traffic on road users will need to demonstrate how that traffic will be managed.
	<u>OPTION I7</u> : There will be a presumption against development which would impact detrimentally on road safety.

THEME 3 - GREEN SPACES

Agriculture, green spaces, wildlife, allotments etc.

CORE OBJECTIVE 3 - PROTECTING AND ENHANCING OUR EXISTING AND FUTURE OPEN SPACES

Key issues identified:

- The need to protect green space in the village.
- The need to protect natural resources.
- The scope to deliver local environmental improvements and the need to develop an action plan to respond to local issues raised via the consultation process.
- The need to consider the allocation of land for allotments given that there is some demand for such provision in the area.

Number	Sub-Objective
1	To protect, improve and enhance community open spaces
	<u>OPTION G1</u> : The areas of open space and countryside identified in Map 4 (in the issues/options consultation report) will be protected from inappropriate new development.
2	To maintain the distinct character of the village by preserving, protecting and enhancing the green and rural identify of our surroundings
	<u>OPTION G2</u> : That a new protection be supported for the area comprising the two reservoirs and the immediately adjacent area (on last to the North of the Village and west of Keysoe Road), identified in Map 5 (in the issues/options consultation report), which defines this important green space.
3	To sustain the vitality, health and safety of the community by ensuring that all residents have easy access to community facilities and community green, open spaces for leisure, recreation and enjoyment
	<u>OPTION G3</u> : The Parish Council will work with the local community to identify whether interest exists in establishing a Thurleigh Allotments Association and, if so, to identify land within Thurleigh for the provision of allotments, OR <u>OPTION G4</u> : The Parish Council will not identify possible new sites for allotment provision in Thurleigh but will refer the matter to Bedford Borough Council to ensure that future requirements can be accommodated in the municipal allotments that exist in Bedford, OR <u>OPTION G5</u> : The Parish Council will work jointly with other Parishes to identify the overall demand for allotments and, if a good level of interest exists for the provision and management of allotment land, to identify a suitable shared space for allotments in the area.
4	To ensure that any new development includes new appropriate and proportionate green spaces for leisure, recreation and enjoyment
	<u>OPTION G6</u> : Proposals for new development in excess of five dwellings should produce a green infrastructure plan to show how the development can improve green spaces and corridors for people and nature and how wildlife can be protected and enhanced.
	<u>OPTION G7</u> : Proposals to establish wind farms or solar farms within Thurleigh will not be supported.

THEME 4 - RECREATION, SPORTING AND VILLAGE FACILITIES

Village hall, social club, amenities for children and young people, pub, playing field etc.

CORE OBJECTIVE 4 - ENSURING THAT THE VILLAGE BENEFITS FROM SUFFICIENT FACILITIES AND SERVICES

Key issues identified:

- The need to protect existing community facilities.
- Scope to extend community and social facilities over time.
- Encourage clubs or societies to use the Village Hall.
- Support and promote existing clubs and facilities in the area.
- The need for improved broadband provision.

Number	Sub-Objective
1	To protect and enhance local amenities which provide a community focus
	<u>OPTION C1</u> : Local facilities and services will be protected and supported by the Parish Council in accordance with other policies in the Development Plan that seek to ensure the continued viability of the rural economy and support the sustainability of local services.
	<u>OPTION C2</u> : There will be a presumption against development which would detrimentally affect community assets such as The Jackal Public House, The Village Hall, Sports and Social Club, Playing Fields, The Church, The War Memorial, Memorial Garden, Bus stops, post box and benches.
	<u>OPTION C3</u> : Proposals for a village shop, medical provision and dental care facility will be supported.
2	To encourage opportunities for all generations to participate in a range of educational, sporting and leisure activities
	<u>OPTION C4</u> : The Parish Council will continue to promote the use of the Village Hall and will support appropriate plans to improve community provision. The Parish Council will also support and promote other existing clubs and facilities in the area, for instance by helping to identify sources of funding such as developer contributions.
3	To sustain the vitality, health and safety of the community by ensuring that all residents have easy access to community facilities and community green, open spaces for leisure, recreation and enjoyment
	<u>OPTION C5</u> : Any proposals that come forward over the plan period should identify developer contributions to support the improvement of existing community facilities in the area, or the provision of new facilities, to meet local needs and aspirations.
4	To ensure that any new development includes new appropriate and proportionate green spaces for leisure, recreation and enjoyment
	<u>OPTION C6</u> : The additional Community Infrastructure Levy (CIL) arising from consented proposals that is retained by the Parish Council should in part be allocated to support the improvement of existing community facilities in the area, or the provision of new facilities, to meet local needs and aspirations.
	<u>OPTION C7</u> : The provision of recreational facilities will be supported, provided that their design and scale are in keeping with the local character and that the impact on the amenity of surrounding residential properties is acceptable.

THEME 5 - BUSINESS & EMPLOYMENT

Issues for local employers, those working from home, self employed, etc.

CORE OBJECTIVE 5 - IDENTIFYING DEVELOPMENT OPPORTUNITIES TO PROVIDE FURTHER EMPLOYMENT WITHIN THE VILLAGE WHILST SAFEGUARDING EXISTING EMPLOYMENT PROVISION FOR THE COMMUNITY

Key issues identified:

- Employment activity will continue to focus on the existing Thurleigh Business Park.
- Any new development must be of a scale that will have limited adverse impact on existing services and infrastructure.
- Determining an appropriate future use of the former "Officers Mess" site on Keysoe Road.

Number	Sub-Objective
1	To enhance the prospects for local employment
	OPTION E1: That the former "Officers Mess" site, on Keysoe Road, be allocated for additional employment growth in the village, with employment uses restricted to those classes that do not rely on the regular use of commercial traffic movements. Classes A1, A2, B1 and B2 in the table (in the issues/options consultation report) are deemed relevant uses for this site, OR
2	To create and maintain an environment that makes it attractive for micro and small businesses to locate and flourish in the area
	OPTION E2: That the former "Officers Mess" site, on Keysoe Road, be allocated for the development of live/work accommodation to enable flexible working practices, with employment uses restricted to those classes that do not rely on the regular use of commercial traffic movements. Classes A1, A2, B1 and B2 in the table (in the issues/options consultation report) are deemed relevant uses for this site, OR
3	To ensure, through our planning policies, that any future employment development within the Parish is sensitive, sustainable and low impact and built in the right location (specifically, previously built on/brownfield sites)
	OPTION E3: The Plan Council will not identify possible new sites for employment provision in Thurleigh but will refer the aspirations and concerns raised from the community engagement to Bedford Borough Council to ensure that these issues are made aware to the Local Planning Authority.

THEME 6 - YOUNG PEOPLE	
Village hall, social club, amenities for children and young people, pub, playing field etc.	
CORE OBJECTIVE 6 - ENSURING THAT THE VILLAGE BENEFITS FROM SUFFICIENT FACILITIES AND SERVICES FOR YOUNG PEOPLE	
Key issues identified:	
<ul style="list-style-type: none"> • Thurleigh Lower School and Pre-School offers excellent provision for the village's children. • Thurleigh has a limited range of facilities for young people which must be protected. • There is scope to extend community and social facilities over time for the benefit of the youth in the village. 	
Number	Sub-Objective
1	To protect and enhance local amenities which provide a community focus for young people
	<u>OPTION C1</u> : Local facilities and services will be protected and supported by the Parish Council in accordance with other policies in the Development Plan that seek to ensure the continued viability of the rural economy and support the sustainability of local services.
	<u>OPTION C2</u> : There will be a presumption against development which would detrimentally affect community assets such as The Jackal Public House, The Village Hall, Sports and Social Club, Playing Fields, The Church, The War Memorial, Memorial Garden, Bus stops, post box and benches.
	<u>OPTION C3</u> : Proposals for a village shop, medical provision and dental care facility will be supported.
2	To encourage opportunities for young people to participate in a range of educational, sporting and leisure activities
	<u>OPTION C4</u> : The Parish Council will continue to promote the use of the Village Hall and will support appropriate plans to improve community provision. The Parish Council will also support and promote other existing clubs and facilities in the area, for instance by helping to identify sources of funding such as developer contributions.
3	To sustain the vitality, health and safety of young people by ensuring that they have easy access to community facilities and community green, open spaces for leisure, recreation and enjoyment
	<u>OPTION C5</u> : Any proposals that come forward over the plan period should identify developer contributions to support the improvement of existing community facilities in the area, or the provision of new facilities, to meet local needs and aspirations.
4	To ensure that any new development includes new appropriate and proportionate green spaces for leisure, recreation and enjoyment
	<u>OPTION C6</u> : The additional Community Infrastructure Levy (CIL) arising from consented proposals that is retained by the Parish Council should in part be allocated to support the improvement of existing community facilities in the area, or the provision of new facilities, to meet local needs and aspirations.
	<u>OPTION C7</u> : The provision of recreational facilities will be supported, provided that their design and scale are in keeping with the local character and that the impact on the amenity of surrounding residential properties is acceptable.

THEME 7 - LOCAL DISTINCTIVENESS

Footpaths, bridleways, and other natural features, such as small woodlands, in-field trees, hedgerows, ponds and streams etc.

CORE OBJECTIVE 7 - ENCOURAGING AND SUPPORTING OUR DISTINCTIVE LANDSCAPE WHICH CONTRIBUTES TO A SENSE OF PLACE AND COMMUNITY, INCLUDING NATURAL FEATURES SUCH AS SMALL WOODLANDS, IN-FIELD TREES, HEDGEROWS, PONDS AND STREAMS WHICH DISTINGUISH THE PARISH

Key issues identified:

- Potential scope exists to improve accessibility for all throughout Thurleigh to support healthy communities.
- The need to protect trees, hedgerows, and other distinctive features in the village.
- The potential for a tree planting scheme.
- The scope to deliver local improvements and the need to develop an action plan to respond to the issues raised via the consultation process.

Number	Sub-Objective
1	To protect and enhance the high quality and distinctive rural landscape for present and future generations
	<u>OPTION D1</u> : The Parish Walks identified in Map 6 (in the issues/options consultation report) will be promoted and enhanced through signage and environmental improvements to improve accessibility for all. Further work is needed to assess these and to prioritise areas for improvement, such as seating and drop kerbs. Developer contributions and other sources of funding will be required to support the promotion and improvement of the Parish Walks.
	<u>OPTION D2</u> : The Parish Council will work to develop improved linkages for walks connecting to neighbouring parishes in order to support and enhance health and wellbeing beyond Thurleigh Parish.
2	To minimise the impact of new development on the local area and, in doing so, to protect the distinctive views and visual connectivity with the surrounding countryside, landscape and heritage assets
	<u>OPTION D3</u> : Proposals for new development in excess of five dwellings should produce a green infrastructure plan to show how the development can improve green spaces and corridors for people and nature and how wildlife can be protected and enhanced.
3	To protect and enhance the biodiversity of our area, our local wildlife and its habitat and trees and preserve ecological corridors and sites of special interest
	<u>OPTION D4</u> : The Thurleigh Neighbourhood Development Plan should promote a Tree Planting Scheme for Thurleigh.
	<u>OPTION D5</u> : Proposals which affect sites with existing trees or hedgerows should be accompanied by an independent survey that establishes the health and longevity of any affected trees or hedgerows, and a management plan to demonstrate how they will be so maintained.

	<u>OPTION D6</u> : Development proposals must be designed to retain wherever possible ancient trees, trees of good arboricultural and amenity value and hedgerow; where it is proposed that trees of good arboricultural or amenity value be removed they must be replaced on a ratio of 3 new trees for each one removed.
	<u>OPTION D7</u> : The Neighbourhood Plan will encourage the protection of local wildlife sites and habitats and will support the development of wildlife corridors and the extension of green space and new nature conservation areas wherever possible. 'Buffer zones' around wildlife sites should be implemented to minimise the impact of development.
4	To maintain the distinct character of the village by preserving, protecting and enhancing the green and rural identify of our surroundings
	<u>OPTION D8</u> : The Thurleigh Neighbourhood Development Plan should include policies to address the provision of maps, direction signage and information boards to promote areas of interest in the Village and to ensure that these are informative and helpful whilst not becoming intrusive or detracting from the natural beauty of the area.
	<u>OPTION D9</u> : There will be a presumption in favour of the preservation and enhancement of the existing network of footpaths, tracks and bridleways, and, where possible, improved access to the countryside with additional footpath links.
	<u>OPTION D10</u> : Support will be given to proposals that improve or extend the existing footpath network and which provide bridle/cycle paths, allowing better access to the local amenities and services, to green spaces, to any new housing and to the open countryside, subject to compliance with other Plan priorities. The loss of existing footpaths will be resisted.

THEME 8 - HERITAGE ASSETS

Protected assets, listed buildings, ancient monuments etc.

CORE OBJECTIVE 8 - PROTECTING AND ENHANCING OUR LISTED BUILDINGS AND THE ANCIENT MONUMENT (BURY HILL CAMP)

Key issues identified:

- The need to ensure that any new development in Thurleigh positively respects and does not negatively impact on the shared heritage.
- The need to ensure that both the fabric and the setting of listed buildings and heritage assets continue to be protected.

Number	Sub-Objective
1	To support sensitive development which is sympathetic to the area, protects and enriches the look and feel of the village and that minimises the impact of such development on the natural and built environment (including protected assets)
	<u>OPTION HA1</u> : Statutory Listed Buildings and Ancient Monuments are already given protection from inappropriate development by law. The Parish Council will require that, in addition to this, locally important built heritage assets will be identified as important assets in the Neighbourhood Development Plan with the presumption that these assets should be protected.
2	To conserve the historic built environment and our heritage assets
	<u>OPTION HA2</u> : The Parish Council will promote dialogue with English Heritage with a view to opening up access to Bury Hill Ancient Monument for visitors and, as part of this, will ensure that a Monument Management Plan is prepared to ensure that the heritage asset is protected and maintained.
3	To preserve and enhance the Conservation Area
	<u>OPTION HA3</u> : The effect of a proposal on the significance of these non-designated heritage assets will be taken into account in determining an application, in order to avoid or minimise conflict between the conservation of the heritage asset and its contribution to the distinctiveness of the Parish.