
TURVES

Inset Proposals Map No. 23

1. INTRODUCTION

- 1.1. This section contains the detailed planning background, policies and proposals for Turves. It must be read in conjunction with the general policies set out in Part One of the Local Plan which apply throughout the District.

2. LOCATION

- 2.1. The village is situated 4 miles to the south east of Whittlesey. It is based around a series of level crossings where the March Road crosses the Peterborough/March Railway line.

3. HISTORY

- 3.1. Essentially this village has built up around a collection of farms and agricultural dwellings.

4. POPULATION

- 4.1. The population of Turves fell from 190 in 1981 to 180 in 1987, but rose sharply to 310 by 1989.
- 4.2. In mid 1990 the housing stock numbered 100 dwellings.
- 4.3. Between mid 1986 and mid 1990 there were 55 housing completions in Turves.

5. SERVICES AND FACILITIES

- 5.1. The village has very limited facilities. There are no shops, (though there is planning permission for one on the Red Barn site), one public house with restaurant.
- 5.2. The village school closed in 1988 and at present there is no public open space.

6. KEY FEATURES OF FORM AND CHARACTER

- 6.1. The village originated as a sporadic collection of agricultural buildings, though it now appears to be focussed on the level crossings and the public house.
- 6.2. Recent interest in development was sparked by an attempt to save the school. This has resulted in rapid development which bears little relation to the size or character of the original settlement.
- 6.3. The railway forms a physical and visual barrier running through the village. However, openness and extensive views across the Fen are very much part of the character of the village and these should be preserved.

7. DEVELOPMENT STRATEGY

Constraints

- 7.1. The village has a very limited range of facilities. Its form is open and rural with no real village centre as a focus for development. The railway not only forms a visual and physical barrier but may restrict development close to it. Trains will shortly be travelling at up to 90mph on this stretch of track, causing possible problems of safety for children, noise and vibration.

Commitments (1. 7. 90)

- 7.2. There are currently planning permissions for an additional 68 dwellings in Turves. The principal site is:

	Hectares	(Acres)
Burnt House Drove	1.4	(3.5)
South of March Road (Goods Yard)	0.55	(1.4)

Policy

- 7.3. Despite the lack of facilities and rural nature of Turves, the village has a legacy of land allocated for residential development. The District Council remains committed to further development in the village and it is proposed that Turves be designated a Group Settlement (Policy H9).

8. SETTLEMENT PROPOSALS

- 8.1. Part One of the Local Plan sets out the general policies and proposals for the District as a whole. This section sets out specific proposals for Turves.

Housing Allocations

TU/H1 IT IS PROPOSED TO MAKE PROVISION FOR 100 DWELLINGS IN TURVES IN ACCORDANCE WITH POLICY H10. THESE SITES, WHICH COMPRISE EXISTING PERMISSIONS AND ALLOCATIONS, ARE SHOWN ON THE INSET PROPOSALS MAP. THE PRINCIPAL ALLOCATIONS ARE:

	HECTARES	(ACRES)
EAST OF BURNT HOUSE ROAD	0.8	(2.0)
SOUTH OF MARCH ROAD (OLD SCHOOL)	0.5	(1.2)

- 8.2. It is proposed to allocate further land east of Burnt House Road for residential development, subject to the provision of a community centre for the village. This proposal will also provide an area of public open space. (See Policy TU/R1 below).
- 8.3. The former school site, south of March Road (0.5 hectares) has recently received planning permission for residential development, but is shown as an allocation since approval was given after the base date for commitments (1. 7. 90). The adjacent site to the east also has planning permission for residential development.

Development Area Boundary

- 8.4. The proposed Development Area Boundary for Turves is shown on the Inset Proposals Map attached. Development will not normally be allowed beyond the defined Development Area Boundary. (Policy H3). This is particularly important where development will restrict open views of the Fen, such as on the west side of Burnt House Drove, and on the north side of March Road. Development within the defined Development Area Boundary will be expected to comply with all other policies of the Plan.

Recreation/Community Centre

TU/R1 IT IS PROPOSED TO ALLOCATE 0.66 HA (1.63 ACRES) OF LAND FOR PUBLIC OPEN SPACE AND A COMMUNITY CENTRE ON LAND EAST OF BURNT HOUSE ROAD.

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- 8.5. This proposal will overcome the existing shortfall of open space in Turves referred to above. The open space and community centre will be provided in association with the proposed residential development on adjacent land. The public open space will be offered to the District Council or Parish Council by Deed of Gift in perpetuity. The management of the community centre will be by a locally formed management committee.

