



Bentley Neighbourhood Plan 2015-2028

Consultation Statement



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INTRODUCTION

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Bentley Parish Neighbourhood Plan (BPNP). The legal basis of the Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which require that a Consultation Statement should:

- (a) contain details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
- (b) explain how they were consulted;
- (c) summarise the main issues and concerns raised by the persons consulted; and
- (d) describe how those issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

BACKGROUND

The BPNP has been prepared following significant consultation with the local community and builds upon previous consultation work used to prepare the Bentley Plan (2014). A full copy of the Bentley Plan and an overview of the consultation work is included in Appendix A.

In preparing the BPNP consultation events have been held with the local community whilst updates and information have been made available using all of Bentley Parish Council's methods of communication. In particular the following background work and methods of communication have been used:

- Consultations with the local community relating to both the Bentley Plan and BPNP;
- Monthly full council meetings attended by the public where they could attend and receive updates and ask questions;
- Special Newsletters delivered to every home in Bentley (Appendices B1 & B2);
- Flyers advertising consultation events delivered to every home in Bentley (Appendices C1, C2 & C3);
- Questionnaires used to record community views and comments when preparing the Bentley Plan (Appendices D1 & D2) and the draft BPNP (Appendix D3). These were available at the Consultation Events and also on the Parish Council website.
- An abridged version of the draft BPNP for residents to take away from Consultation Events (Appendix E);
- Press Release used to advertise the Regulation 14 consultation and sent to Alton and Farnham Herald (Appendix F);
- Notices placed on noticeboards throughout Bentley to advertise the BPNP, consultation events and the agendas for Bentley Parish Council meetings (Appendices G1 & G2);
- Standard letters sent to local Parish Councils, School, Church Clubs & Societies and Local residential nursing homes (Appendices H1, H2 & H3);
- Temporary BPNP branded noticeboard to advertise up and coming events placed in the pub (The Star Inn) and shop;
- Banner erected at the Memorial Hall to advertise the Regulation 14 Consultation Events (Appendix I)
- Regular updates and copies of documentation to email circulation list held by Bentley Parish Council (approx. 150 email addresses)
- Updates on Bentley Parish Council website (bentleyparishcouncil.co.uk);
- Use of Bentley Neighbourhood Plan Facebook page for instant news updates.

The preparation work carried out by Bentley Parish Council in order to draft the Bentley Plan forms the foundation of the BPNP. Therefore details of the community interaction in order to prepare **both** the Bentley Plan and BPNP are detailed below.

THE CONSULTATION PROCESS

Local Community Consultation

The Bentley Plan (2014)

Bentley Parish Council undertook the work of consulting, analysing and producing the Bentley Plan (2014) in order to inform the work of the East Hampshire District Local Plan Part 2, and to prepare the Local Interim Planning Statement for Bentley. This work was undertaken to reflect local concerns that there was not an adequate forum in which to formulate a shared vision for development of Bentley, whilst preserving the distinctive character and environment of the village. It was completed in August 2014 (Appendix A)

In order to ensure that the Parish Council was representing residents' views on this topic, the Parish Council held 2 consultation events:

1. Consultation Event held at Bentley Village Fete (Saturday 19th July 2014, 2-5pm)

This event was used to gather the community's views on the sites that were known to be available for development at that point in time and to seek more detailed opinions on the nature of any future development. Bentley Parish Council exhibited the SHLAA map used by East Hampshire District Council (EHDC) together with another plan of the village with explanatory text and suggested development parameters to consider. A questionnaire was used to gather residents' views (Appendix D1) and Parish Councillors were in attendance to help with questions.

Approximately 70 people attended the event and 49 people filled out questionnaires on the day. In addition, 29 further questionnaires were filled out after the event and returned to the Parish Clerk before the consultation deadline. These questionnaires had been made available on the Bentley Parish Council website and also in paper form in the village shop.

There was total support for Bentley Parish Council to produce a Plan for Bentley which would set out a vision for sustainable development in the village. There was a clear and overwhelming support for development to take place in smaller scale developments sited around the edge of the village. There was also strong support for any development to be connected to the village and to be of different designs and character.

2. Consultation Event held at Bentley Memorial Hall (Wednesday 14th August 2014, 3-8pm)

This event was used to feedback the results from the first consultation event, and to ask whether or not the residents supported the conclusions reached by the Bentley Plan. In addition, information boards were exhibited containing information on neighbourhood planning, and the residents were also asked whether they would like a neighbourhood plan for Bentley. A questionnaire was used to gather residents' views (Appendix D2) and Parish Councillors were in attendance to answer questions. There was also the opportunity for residents to join the email distribution list to receive information on the "Future of Bentley".

Approximately 118 people attended the exhibition, and 87 people completed questionnaires with the following results:

- (a) 92% supported the principles of the Bentley Plan; and
- (b) 95% supported Bentley Parish Council preparing a Neighbourhood Plan.

A full copy of the Bentley Plan together with the materials used during **both** these consultations can be found in Appendix A.

The Bentley Parish Neighbourhood Plan

1. Neighbourhood Plan Information Evening held at Bentley Memorial Hall (Monday 13th October 2014, 7.00pm)

This event was used to inform residents that the Parish Council had received overwhelming support from the local community to prepare a Neighbourhood Plan for Bentley and had therefore decided to do so. There was an overview of the Neighbourhood Planning process (led by Brendan O’Neil, Planning Consultant, rCOH), and a call for volunteers to join a Steering Group or Working Party in order to draft the Neighbourhood Plan. There was a further opportunity for residents to join the email distribution list to receive information on the “Future of Bentley”.

Approximately 43 people attended this meeting and volunteers were recruited from the local community to form a Steering Group and Working Party. The Parish Council wanted to ensure that the Neighbourhood Plan was prepared and “owned” by the local community but with some input from its Members; mainly to ensure that the preparatory work undertaken in drafting the Bentley Plan was used effectively. Consequently, the Steering Group consisted of 6 members of the local community (including 2 Members of Bentley Parish Council) together with the Clerk to the Parish Council. The Chairman of the Steering Group was not a Member of the Parish Council.

The Working Party consisted of approximately 20 people and worked with the Steering Group in order to:

- (i) research and draft the “State of the Parish” element of the BPNP;
- (ii) consider the background work in preparing the Bentley Plan and the conclusions reached in it, and from this formulate policies for inclusion in the BPNP; and
- (iii) evaluate and consider the sites in Bentley for housing allocation (Appendix K).

2. Regulation 14 Consultation Events held at Bentley Memorial Hall (Wednesday 21st January 7-9pm, & Saturday 24th January 9am-midday, 2015).

This event was used to explain how the background work used to prepare the Bentley Plan had informed and shaped the draft BPNP (see: Turning the Bentley Plan into the Bentley Parish Neighbourhood Plan), exhibit the draft BPNP and to gather community’s views on it. The Steering Group decided to hold 2 events at different times of the week to ensure that as

many people as possible could attend. Members of the Parish Council, Steering Group and Working Party were in attendance to help residents understand the materials on display and to answer any questions (Appendix J).

Approximately 117 people attended these events and 86 people completed questionnaires. The questionnaire asked residents whether they were broadly in agreement with the Objectives, Planning Policies and Community Projects set out in the draft BPNP – Yes/No and included a space for comments to be recorded (Appendix D3). 85 people were broadly in agreement with the draft BPNP and only one was not. The materials were made available on line to those people unable to attend the event and a further 10 sent in their comments; 9 people were in agreement with the Objectives, Planning Policies and Community Projects of the BPNP, and one against.

An overview of the feedback received from members of the public is contained in Appendix L.

Regulation 14 consultation with other parties – statutory and non-statutory consultees, local businesses, groups and societies

Standard letters were sent to local Parish and Town Councils, Bentley Primary School, St. Mary's Church and the local residential nursing homes to invite them to participate in the preparation of the draft neighbourhood plan (Appendices H1, H2 & H3).

Flyers were delivered to local businesses to notify them of the Consultation Events held on 21st and 24th January 2015 (Appendix C3).

A list of statutory and non-statutory consultees that were contacted directly, sent a copy of the draft BPNP and invited to comment is set out in Appendix M.

Their comments are summarised in the rCOH report set out in Appendix N1 and N2.

TURNING THE BENTLEY PLAN INTO THE BENTLEY PARISH NEIGHBOURHOOD PLAN

Bentley Parish Council mooted the idea of preparing the Bentley Plan at its Annual Parish meeting in April 2014 where it received considerable support from the local community. The intention of the Bentley Plan was to provide a framework for development that respects the character of Bentley and provides for its sustainable growth.

The Parish Council prepared the Bentley Plan in full consultation with East Hampshire District Council in the hope and expectation that it would inform the work of East Hampshire District Council's Local Plan Part 2, in preparing the Local Interim Planning Statement (LIPS) for Bentley. At the time of preparing the Bentley Plan there were several planning applications for small to medium sized developments in Bentley. It was therefore hoped that the Bentley LIPS would be used by East Hampshire District Council to assess these planning applications.

Considerable background work was carried out in order to prepare the Bentley Plan, an overview of which is contained in Appendix A. Essentially the Bentley Plan has two elements:

(i) a Vision for how Bentley should grow based on Development Criteria including the location, scale and rate of development, character and infrastructure ("Key Principles"); and
(ii) a Plan that translates the Key Principles into a spatial strategy for the growth of the village. The plan sets out the assets and areas that are most sensitive to development and in so doing suggests in broad terms where it may be acceptable to develop and where it may not.

By indicating a protected rural edge to the north of the built up part of Bentley, it was anticipated that some development may be appropriate within this area. Informal approaches were made by the Parish Council to landowners to ascertain whether this might be possible, but the Bentley Plan **did not allocate sites** for such development.

The Vision and Plan form the basis of the BPNP and its supporting policies.

The Bentley Plan was completed in August 2014 and sent to East Hampshire District Council for inclusion in its LIPS for Bentley.

Following its completion and the feedback received at the Consultation Event held on 14th August, it was clear that there was overwhelming community support to convert the Bentley Plan into a Neighbourhood Plan for Bentley. Consequently, an application for Neighbourhood Area Designation (under the Neighbourhood Planning (General) regulations 2012 (SI 2012/637)) was submitted by Bentley Parish Council to East Hampshire District Council on 20th August 2014 (Appendix O). East Hampshire District Council formally resolved that the Bentley Neighbourhood Plan Area be designated on 23rd October 2014 (Appendix P).

A Steering Group and Working Party were set up as advisory committees to Bentley Parish Council (Terms of Reference are in Appendix Q) in order to plan for, prepare and research

the necessary work required to prepare a Neighbourhood Plan. The Steering Group and Working Party had regular meetings commencing on 22nd October 2014 (minutes of the meetings are set out in Appendix R).

In order to ensure that the BPNP is compliant with EHDC's Local Plan part 2 (Site Allocation), members of the Steering Group attended several meetings with EHDC officers. At this stage and having prepared part 1 of its Local Plan (Joint Core Strategy 2014) East Hampshire District Council was (and still is) consulting on its Local Plan part 2 (Site Allocation Plan). Bentley is one of the twenty settlements referred to as "other villages outside the National Park" that should together provide a minimum of 150 dwellings. EHDC indicated in its draft consultation that Bentley (being one of the Level 4 Settlements identified in its CP2 Spatial Strategy policy) may be appropriate for further small scale development within the settlement policy boundary and had allocated approximately 50 dwellings to be sited there.

It was agreed that the BPNP should allocate site(s) for housing in Bentley in accordance with the Key Principles set out in the Bentley Plan. However, on 30th October 2014 it was resolved at a meeting of the EHDC Planning Committee that outline planning permission should be granted for 37 dwellings on one site to the West of Hole Lane, Bentley (55417/001) ("Permitted Development"). Permission for this development was granted in accordance with EHDC's Interim Housing Policy Statement 2014 for development outside of the settlement policy boundary. This development in its scale and location did not comply with the Vision, Development Criteria or Key Principles contained in the Bentley Plan. In particular it did not comply with the following Key Principles:

- (i) a few smaller developments instead of one large development, and
- (ii) developments should be at a scale of 8-12 dwellings in separate pockets connected to the village.

Consequently, it was agreed that the BPNP should take into account the additional 37 dwellings forming the Permitted Development, together with those 9 houses under construction at Crocks Farm, and therefore only identify one additional site for development in Bentley. By identifying one other site for development the BPNP will allocate sites for approximately to 56 houses (37% of the total figure to be allocated between twenty settlements as outlined above).

In order to allocate one site for development, the Steering Group and Working Party objectively assessed all of the SHLAA sites in Bentley against an agreed set of criteria (Appendix K). Following this process, SHLAA site BEN002 was considered to be the most suitable site. However, this site was designated for Employment Use, and after discussions with Planning Officers at EHDC it was considered to be unsuitable for housing as this land was still required as part of the EHDC Employment Allocation.

The site considered to be the next best (as assessed in Appendix K) was SHLAA site BEN014. In addition, the scale and location of the site complied with the Key Principles set out in the Bentley Plan, and was supported by the Sustainability Appraisal prepared by EHDC (Appendix S).

It was considered that this site should not be developed prior to 2021 to reflect the community preference for the scale and rate of development to be incremental to reflect the historic growth pattern of the settlement and in order to minimise infrastructure impacts on the existing settlement, including traffic, parking and surface and foul water drainage, as detailed in the BPNP.

KEY ISSUES RAISED DURING THE COMMUNITY CONSULTATION AND CONSEQUENT CHANGES TO THE BPNP

Issues raised during Local Community Consultation

The vast majority of the people that filled out the questionnaire on the draft BPNP were broadly in agreement with its objectives, planning policies and community projects (94 out of 96 people). The questionnaire also provided the opportunity for general comments to be made. The common issues raised were as follows:

- 1. Conservation Area** – the need to preserve the Conservation Area and the views south of the Old Main Road.
- 2. Traffic** – concern that any development will increase traffic through the village. In particular that traffic will be increased at the cross roads between Hole Lane, the Old Main Road and School Lane.
- 3. Infrastructure** – concern that any development would put pressure on existing services in the village in particular the surface and foul sewage systems, and that the additional population would put pressure on school places, the doctor’s surgery and parking at Bentley Station.
- 4. Footpaths/bridleways** – concern that these should be adequate and well maintained.
- 5. School** – concern that it is full to capacity. Any expansion to the north of the site may reduce the outside play space that the children currently enjoy.
- 6. Site identified for development in School Lane** – concern about the number of houses to be built and the effect that they may have on the traffic congestion in School Lane.
- 7. The line of the settlement policy boundary in two places crossed back gardens** – at both the eastern and western boundary of the settlement policy boundary, it is drawn across a back garden. Two residents questioned this.

A full copy of the comments from members of the public is in Appendix L.

How these were addressed in the BPNP

- 1. Conservation Area** – whilst a Neighbourhood Plan cannot in itself extend a Conservation Area or protect a view, Section 5.5 does contain a community aspiration for the area south of the Old Main Road and opposite the Recreation Ground to be included in the Conservation Area. The plan contains a proposal that an appraisal of the Conservation Area is undertaken with a view to the boundary being extended to include this area.
- 2. Traffic** – the BPNP contains a policy (Policy 12: Traffic Impact) which specifically requires that all development proposals must be able to demonstrate that the impact of any traffic movements resulting from that development can be satisfactorily mitigated. In addition it is

proposed that development of the site allocated in Policy 2 of the BPNP should only be delivered in the period 2021-28 to reduce the impact on local services. Additional wording was included in section 2.27 and 2.36 – 2.41 to reinforce residents’ concerns about increased traffic from development in nearby settlements.

3. Infrastructure – additional wording was included in sections 2.36 – 2.41 to reinforce residents’ concerns about the impact of development and a population increase (in both Bentley and Upper Froyle) and therefore an increased pressure on local services in Bentley including the doctors’ surgery and primary school.

4. Footpaths/bridleways – whilst there aren’t any specific policies providing for footpaths or bridleways in the BPNP, section 5.6.7 contains an infrastructure project to provide a pedestrian access way from Bonners Field to Eggars Field to facilitate children walking to Bentley Primary School. It is also a general objective of the BPNP that the local green spaces will be protected and opportunities for improving biodiversity identified. These spaces will be integrated with the pedestrian and cycle network.

5. School – Policy 5: Education, safeguards land to the north of Bentley School for any future school expansion, although there are no current plans to expand. Residents were concerned about additional traffic movements in School Lane caused by school expansion, but this policy does require that any proposals should not have a detrimental impact on the traffic movements and parking in the area.

6. Policy 2: Housing site allocation – land off School Lane – this policy contains a requirement that any development should have integrated parking and avoid parking problems on local roads.

7. The line of the settlement policy boundary in two places crosses a back garden – this has been checked with EHDC and the settlement policy boundary as drawn follows the line of the existing settlement policy boundary with the exception of extending it around SHLAA BEN014. Given that there was no reason to change the existing settlement policy boundary, other than to include BEN014, it should remain as drawn in this respect.

KEY ISSUES RAISED BY STATUTORY AND NON-STATUTORY CONSULTEES AND CONSEQUENT CHANGES TO THE BPNP

A list of the statutory and non-statutory consultees is contained in Appendix M. Of these consultees the following responded:

1. English Heritage
2. The Environment Agency
3. Natural England
4. The Highways Agency
5. Thames Water
6. Southern Water
7. Binsted Parish Council
8. Mark Kemp Gee – Hampshire County Councillor
9. St. Mary's Church, Bentley
10. 3 Landowners

Their comments and the consequent amendments made to the BPNP are summarised in the report contained in Appendix N1 and N2.

The Bentley Plan





Bentley Parish Council

www.bentleyparishcouncil.co.uk

The Bentley Plan: A Report from Bentley Parish Council

introduction

Like many rural communities, Bentley is facing increasing pressure for development which if not properly planned could irrevocably damage the character of the settlement. This paper sets out the work that has been undertaken by Bentley Parish Council, with support from the community, to produce a plan for the future growth and development of the village. The intention of the Bentley Plan is not to prevent development, but rather to provide a framework for development that respects the character of the settlement and provides for its sustainable growth.

The Bentley Plan includes a vision and spatial strategy which together provide clear guidance for considering the acceptability of development proposals which will be adopted by East Hampshire District Council (EHDC) as part of the Bentley LIPS.

The Parish Council is now converting the Bentley Plan into a Neighbourhood Plan which will be ready for submission by the end of this year. Neighbourhood Plans are being given increasing weight during their production making the work to date, as outlined in this report a material consideration for any planning applications or development proposals that come forward whilst the Bentley Neighbourhood Plan is being prepared.

This is a positive demonstration of Localism which needs to be recognised. The community must be given full support to resist proposals that could undermine the emerging plan, and the opportunity to complete its neighbourhood plan.

background

Bentley is a village of approximately 1130 residents that lies on the border of Hampshire with Surrey, in the far north of East Hampshire District. Bentley Parish covers about 9.3 square kilometres and is situated equidistant between Alton and Farnham. It is adjacent to the village of Crondall to the north and is separated from the village of Binsted to the south, by the River Wey. Immediately to the south lie Alice Holt Forest and the South Downs National Park. There are currently around 430 houses in Bentley.

In recent months two firms of developers have held consultation events in Bentley Memorial Hall to showcase their proposals for residential development in the village. Concerns expressed by residents of the village over these proposals and the prospect of other development proposals coming forward in the interim period before the finalisation of the EHDC housing allocation plan, highlighted the need for a proper forum to collect and express those views. In order to ensure that the Parish Council was representing residents' views on this topic, the Parish Council decided to carry out some consultation of its own. Consequently, the Parish Council held 2 consultation events, and the results are summarised in the Bentley Plan set out in Schedule C.

Over the summer, three meetings were held between the Parish Council and officers from EHDC Planning Policy department. It was agreed that the work being carried out by the Parish Council would form part of the Local Interim Planning Statement (LIPS) being prepared by EHDC. EHDC has provided support to the Parish Council by giving guidance and copies of large scale maps showing SHLAA sites in the Parish. All of the information in this report, including the Bentley Plan, has been given to EHDC for inclusion in the LIPS for Bentley.

the consultation events

Event 1: Consultation held at Bentley Village Fete Saturday 19th July

This event was carried out by Bentley Parish Council. It was used to gather the community's views on the sites that were known to be available for development at that point in time and to seek more detailed opinions on the nature of any future development and to use this work to produce the Bentley Plan.

The Parish Council exhibited the SHLAA map used by East Hampshire District Council (EHDC) at its earlier consultation event held in Alton (on which 22 residents had commented), and another plan of the village with explanatory text and a set of

suggested development parameters to consider. A questionnaire was used to gather residents' views and Parish Councillors were in attendance to help with questions. The information presented at the exhibition is shown in Appendix 1.

Approximately 70 people attended the event and 49 people filled out questionnaires. In addition, 29 further questionnaires were filled out after the event and returned to the Parish Clerk before the consultation period deadline. The raw data from the questionnaires is shown in Appendix 2.

There was total support for Bentley to produce a Plan which would set out a vision for sustainable development in the village. There was clear and overwhelming support for development to take place not all on one site, but for smaller scale developments sited around the edge of the village. There was also strong support for any development to be connected to the village, and to be of different designs and character.

The preferences for the community facilities suggested in the questionnaire were more evenly spread with additional matters raised for consideration in the individual comments, these included;

- (a) Space and sports provision for teenagers
- (b) Improved/additional play facilities generally
- (c) Traffic management measures and parking
- (d) A school extension
- (e) Accommodation for over 50's
- (f) Drainage and infrastructure capacity

The feedback from this consultation event was been used by the Parish Council to prepare a Bentley Plan, which sets out design and development parameters for the growth of the settlement.

Event 2: Consultation held at Bentley Memorial Hall Wednesday 14th August

This event was carried out by Bentley Parish Council. It was used to feedback the results from the first consultation event, and to ask whether or not the residents supported the conclusions reached by the Parish Council and its Bentley Plan. Information boards were exhibited containing information on neighbourhood planning, and the residents were also asked whether they would like a neighbourhood plan for Bentley. A questionnaire was used to gather residents' views and Parish Councillors were in attendance to answer questions. The information presented at the exhibition is shown in Appendix 3.

Approximately 118 people attended the exhibition, and 87 people completed questionnaires with the following results:

(a) 92% - 80 people support the principles of the Bentley Plan (LIPS)/ 4 people did not/3 failed to tick either box;

(b) 95% - 83 people said that Bentley Parish Council should prepare a Neighbourhood Plan/ 1 person said no/ 3 people failed to tick either box.

In addition, 4 more questionnaires were filled out after the event that all supported the principles of the Bentley Plan and the Parish Council preparing a Neighbourhood Plan.

conclusion

There was clear and overwhelming support for both the Bentley Plan and for the Parish Council preparing a Neighbourhood Plan.

The Parish Council has since submitted a Neighbourhood Area Designation Application to EHDC under the Neighbourhood Planning (General) Regulations 2012, which is subject to consultation until 21st October 2014. It is expected that the work carried out as part of this exercise will form the basis on which a Neighbourhood Plan can be developed.

the Bentley Plan

The Bentley Plan submitted for inclusion in the LIPS has two elements: The first is a Vision for how the village should grow based on development criteria including the location, scale and rate of development, character and infrastructure. These criteria are summarised in the Vision as a set of key principles.

The second is a Plan that translates the key principles into a spatial strategy for the growth of the village. The Plan sets out the assets and areas that are most sensitive to development and in so doing suggests in broad terms where it may be acceptable to develop, and where it may not. The Vision and the Plan will be the basis for developing a more detailed framework through a neighbourhood plan and its supporting policies.

THE BENTLEY VISION

This vision for Bentley has been prepared by Bentley Parish Council as part of East Hampshire District Council's LIPS process. It will be used by East Hampshire District Council to help in the assessment of development proposals for the village that come forward through the planning system. It may also provide a basis for developing a longer term plan for the future of the village.

This vision reflects the particular physical character and qualities of the village, including its setting, landscape and heritage assets, as well as the cultural and community assets that have been identified as being of value and importance.

The vision is for the settlement to grow sustainably and in a way that protects its identity. To achieve this the vision has five fundamental aims:

1. To plan for change that is appropriate to the scale and character of the settlement
2. To protect existing qualities that are important to the character and identity of the settlement
3. To minimise impacts on infrastructure
4. To provide opportunities for improving community assets and infrastructure
5. To avoid compromising how the longer term growth of the settlement is planned

The aims of the vision have been translated into development criteria and a set of key principles for assessing any proposals for change and development within Bentley parish.

1) The location, scale and rate of development

- Development is to be located to minimise negative impacts on the setting of the village
- The linear one sided development pattern of the village is to be retained and protected
- The setting, character and heritage of the existing buildings along the Main Street are to be protected
- Open views southwards towards the South Downs from the Main Street and other vantage points within the village are to be retained and safeguarded
- The existing rural edge of the settlement is to be protected including the setting and character of Hole Lane
- The scale and rate of development is to be incremental to reflect the historic growth pattern of the settlement
- Development should be in small scale 'pockets', site specific and sensitive to the setting
- Development should be planned so as not to compromise options for the longer term growth of the settlement

2) The character of development

- The layout of built form should take account of and respect the existing historic patterns, of built form and movement including footpaths, rights of way and public open spaces
- Development should be site specific and respond to the local landscape setting, features and views
- Any development should be designed to create an appropriate edge condition in relationship to the existing settlement and the wider setting
- Public realm and landscape should be integral to the design and layout of built form
- Built character and materials should not be homogenous across developments

3) Infrastructure

- Development should be located and planned to minimise infrastructure impacts on the existing settlement including traffic, parking and drainage
- Development should be located and planned to be accessible, connected to existing footpaths and rights of way, and to promote walking and cycling for local journeys
- The rate of development should be planned to ensure it meets its additional infrastructure needs
- All development will be considered against opportunities it provides for additional community infrastructure

4) Key Principles

- there will be a few smaller developments instead of one large development
- areas around the northern and western edge of the village may be acceptable for development
- developments will be at a scale of around 8 – 12 dwellings in separate pockets connected to the village
- connections to the village will use the existing footpaths and pedestrian routes to minimise traffic generation
- the existing rural character of the edge of the settlement is to be protected and enhanced
- each development pocket will include a landscape setting that creates an appropriate and attractive rural edge to the village
- the setting and character of Hole Lane is to be protected
- open views southwards towards the South Downs are to be preserved
- the settings of the Conservation Area and Listed buildings are to be protected
- any development should contribute to the community infrastructure needs identified by the Parish



The Bentley Plan, along with a Vision for Bentley will be submitted to East Hampshire District Council and become part of the LIPS for Bentley which will be used to consider future developments in the village. The Bentley Plan and Vision are based on the following key principles:

- there will be a few smaller developments instead of one large development
- areas around the northern and western edge of the village may be acceptable for development
- developments will be at a scale of around 8 – 12 dwellings in separate pockets connected to the village
- connections to the village will use the existing footpaths and pedestrian routes to minimise traffic generation
- the existing rural character of the edge of the settlement is to be protected and enhanced
- each development pocket will include a landscape setting that creates an appropriate and attractive rural edge to the village
- the setting and character of Hole Lane is to be protected
- open views southwards towards the South Downs are to be preserved
- the settings of the Conservation Area and Listed buildings are to be protected
- all developments will make a contribution to the community infrastructure needs identified by the Parish

Appendix 1

Consultation held at Bentley Village Fete
Saturday 19th July 2014

Questionnaire

Name

Address

Contact

Should Bentley Parish Council prepare a Plan?

YES

NO

If there is to be development where should it happen?

Do you support the alternative approach of smaller scale developments around the edge of the village?

YES

NO

Or should all the development be on one site?

YES

NO

If you think it should all be on one site, which site?

A B C D E F G

Are there other places in the village you think are more suitable for development?

YES

NO

If there are other places, please add a Post It Note to the map on Board 1 and/or comments on the back of this questionnaire.

What should development be like?

All the same design and character?

YES

NO

Different designs and character?

YES

NO

Connected to the village?

YES

NO

Separate from the village?

YES

NO

Community benefits

Development may provide funds for community improvements or facilities, if it does what are the priorities? (1 = low importance 5 = high importance)

School parking/drop off area: 1 2 3 4 5

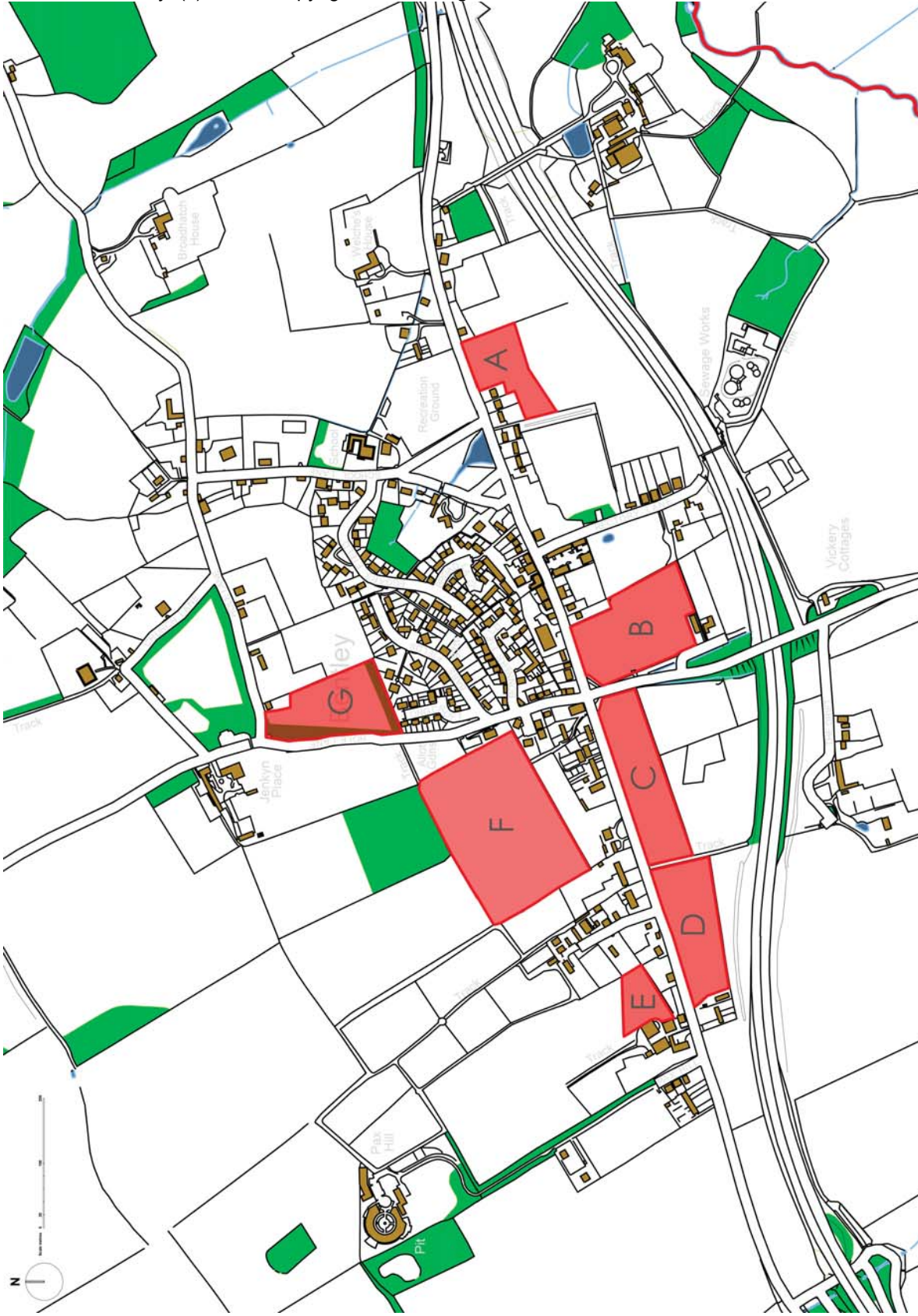
A new scout pavilion: 1 2 3 4 5

A new sports pavilion: 1 2 3 4 5

Other:

Your comments and ideas

Please let us have any other comments, questions or ideas that you have:



Like many rural communities, Bentley is facing pressures for development that if uncontrolled could have a significant effect on the character of the village.

Bentley Parish Council are developing a Plan to help control and influence development in the village. East Hampshire District Council have agreed to use this Plan to help decide what is acceptable when considering planning applications.

The number of houses that Bentley has to accommodate is yet to be decided by East Hampshire District Council and this Plan may help influence their decision. This Plan needs to be prepared quickly if it is to be used to control development.

These two maps and the questionnaire are for you to make your views known on where and how development should happen in Bentley. This information will be used to develop the Plan and agree it with East Hampshire District Council.

This map shows the sites that have been put forward by landowners and developers for new houses in Bentley. Any one of these sites may be sufficient to meet the short term housing numbers in Bentley.

MAP 1 sites proposed for development in Bentley



Bentley Parish Council is exploring an alternative that would provide more control over development and have less impact on the village. The alternative proposes:

- a few smaller developments instead of one large development
- each at a scale of 8 to 12 dwellings
- in separate pockets around the edge of the village
- connected to the village to reduce car journeys
- located to preserve open views southwards towards the South Downs
- designed to fit in with the setting and existing village character

There is a **questionnaire** which you can use to make your views known, and which is also on the village website.

bentleyparishcouncil.co.uk

Please ask your friends and neighbours to complete the questionnaire. The more feedback we have from you the stronger our case will be.

MAP 2 an alternative plan for Bentley?

Appendix 2

Analysis of consultation held at Bentley Village Fete
Saturday 19th July 2014

Completed Questionnaires

77

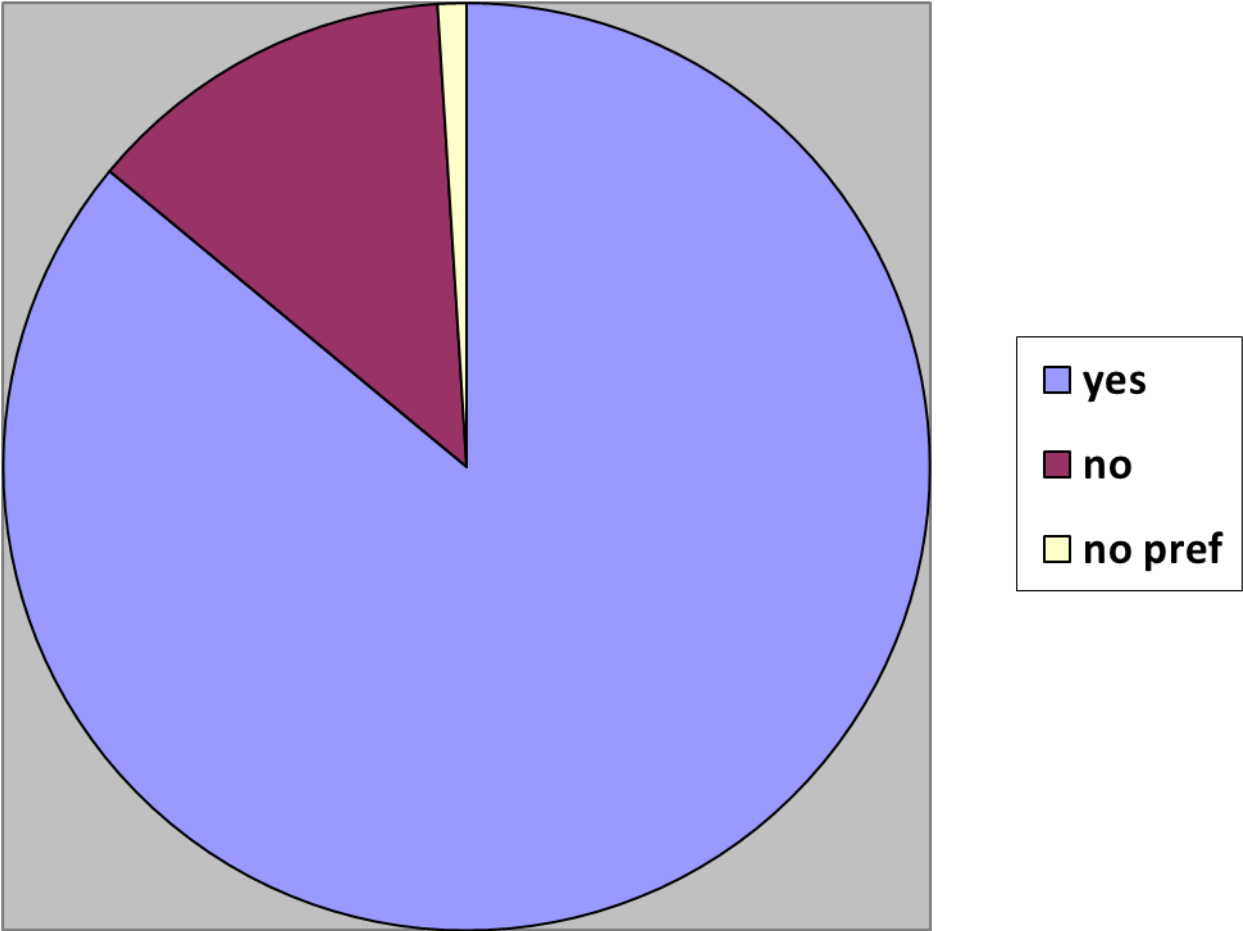
49 questionnaires completed at the fete

29 questionnaires sent by post/email

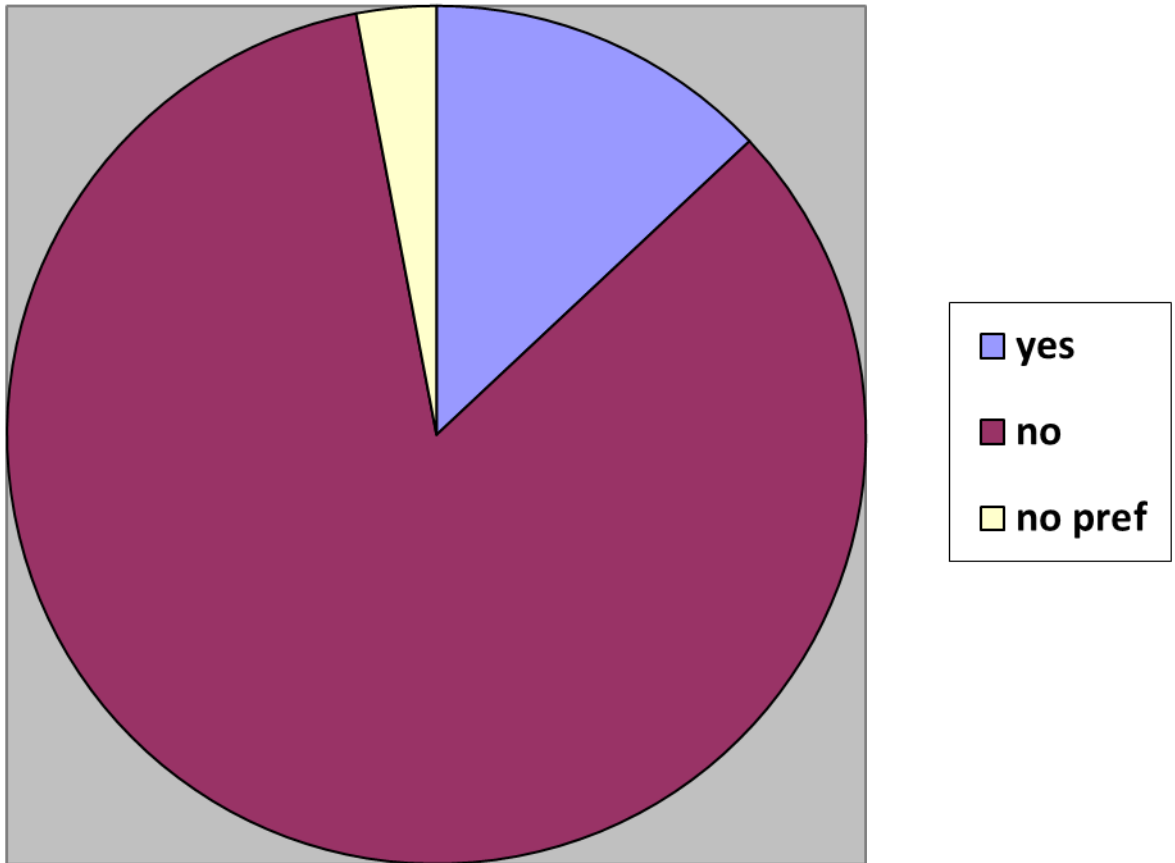
**Should Bentley Parish Council
prepare a plan?**

100% Agreed.

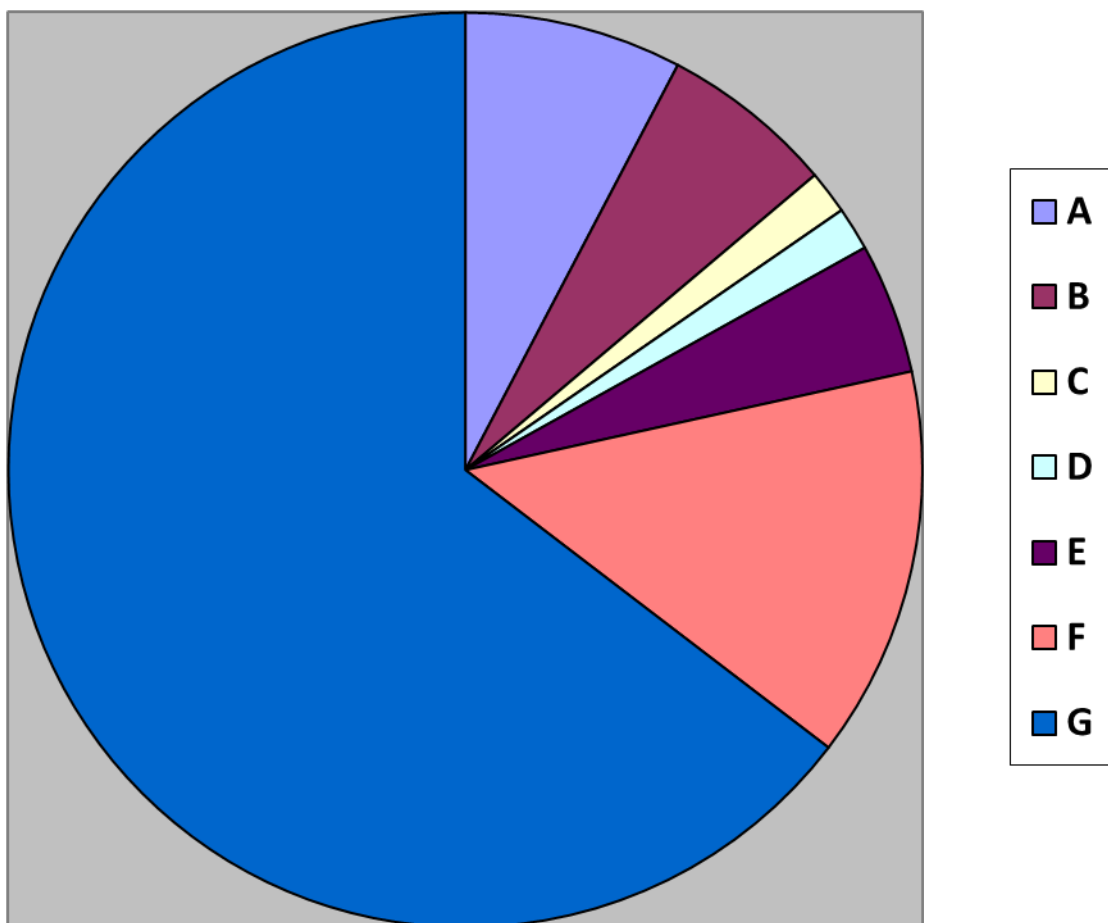
Do you support the alternative approach of smaller scale developments around the edge of the village?



**Or should all the developments be on
one site?**

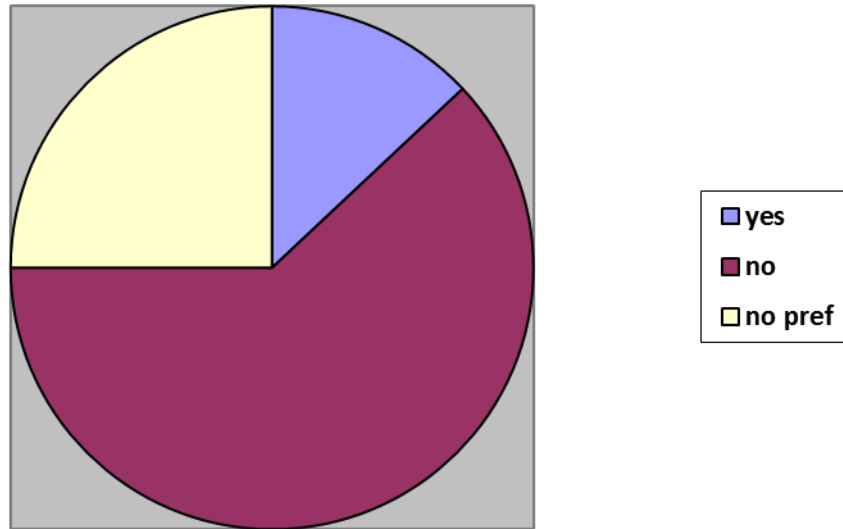


Of the 13% that expressed a preference for development to be all on one site, the most preferred sites are.....

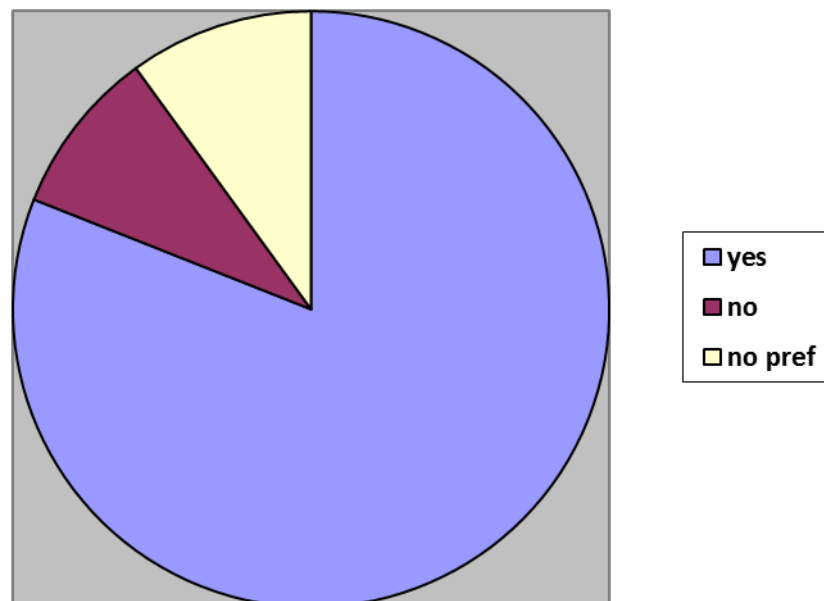


What should development be like?

- All the same design and character?

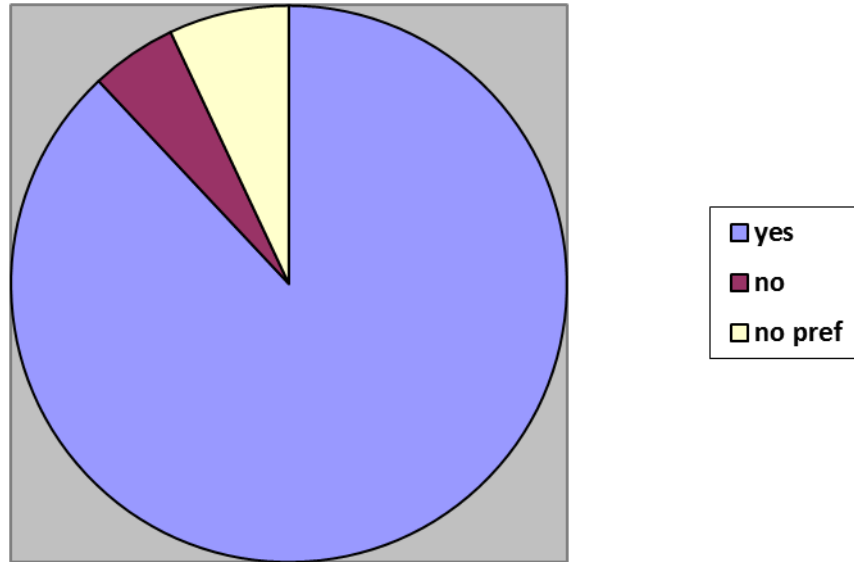


-
- Different designs and character?

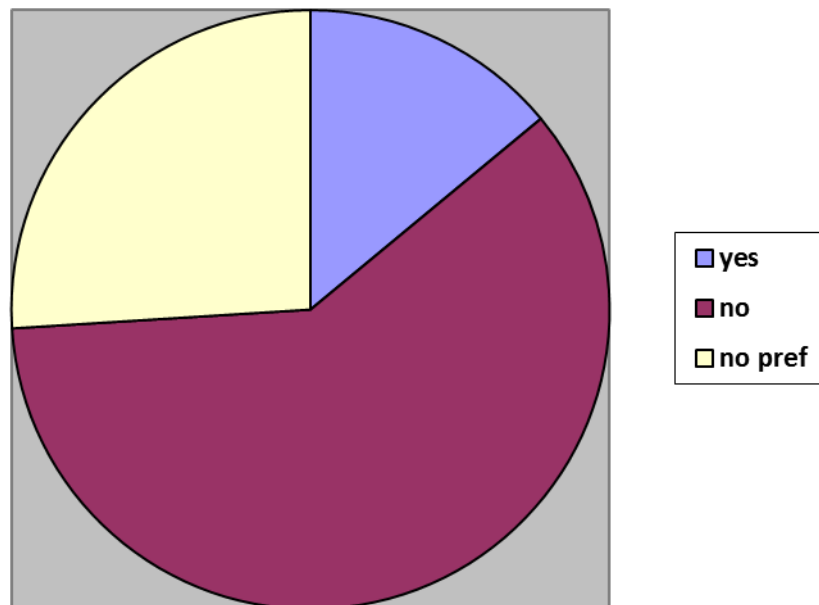


What should development be like?

- Connected to the village?



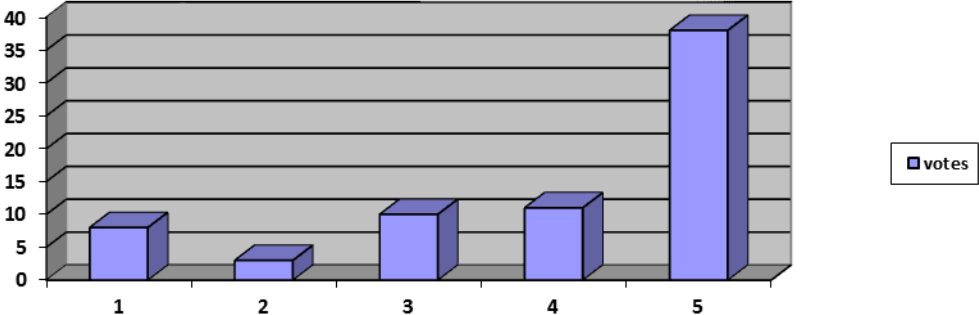
-
- Separate from the village?



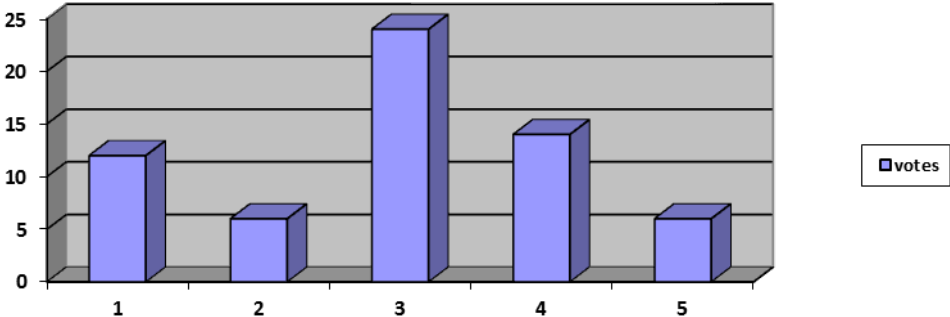
Community Benefits

Priorities – 1= low importance, 5= high importance

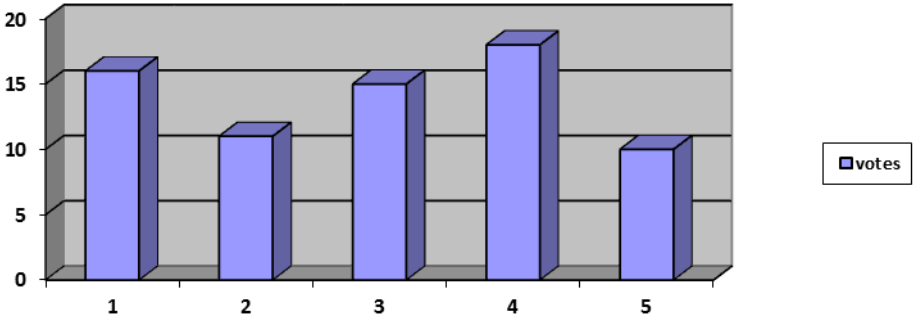
- **School Parking/Drop Off**



- **New Scout/Sports Pavilion**



- **Village Hall/Community Hub**



Appendix 3

Consultation held at Bentley Memorial Hall
Wednesday 14th August 2014

Questionnaire

event 2: 14th August 2014

Name:

Address:

Contact:

The Bentley Plan

Do you support the principles of the Bentley Plan?

YES

NO

Do you have any comments to make on the Bentley Plan and the key principles?

Should Bentley Parish Council prepare a Neighbourhood Plan?

YES

NO

Are you interested in being involved in helping make a Neighbourhood Plan?

YES

NO



The Bentley Plan, along with a Vision for Bentley will be submitted to East Hampshire District Council and become part of the LIPS for Bentley which will be used to consider future developments in the village. The Bentley Plan and Vision are based on the following key principles:

- there will be a few smaller developments instead of one large development
- areas around the northern and western edge of the village may be acceptable for development
- developments will be at a scale of around 8 – 12 dwellings in separate pockets connected to the village
- connections to the village will use the existing footpaths and pedestrian routes to minimise traffic generation
- the existing rural character of the edge of the settlement is to be protected and enhanced
- each development pocket will include a landscape setting that creates an appropriate and attractive rural edge to the village
- the setting and character of Hole Lane is to be protected
- open views southwards towards the South Downs are to be preserved
- the settings of the Conservation Area and Listed buildings are to be protected
- all developments will make a contribution to the community infrastructure needs identified by the Parish

The LIPS

The Bentley Plan and Vision will be submitted to East Hampshire District Council in September and will form part of their LIPS (Local Interim Planning Statement) for Bentley. The intention of the LIPS is to reflect the community's preferences for where new development should be located in their settlement, and the additional work carried out by Bentley Parish Council in the preparation of the Bentley Plan and Vision will reinforce the Bentley LIPS. However, the LIPS will have limited influence over such matters as the amount, character and type of development within the village.

A Neighbourhood Plan

There is the opportunity to convert the work that has been done for the LIPS into a Neighbourhood Plan for Bentley. A Neighbourhood Plan has statutory planning status and there are a number of advantages that it would give in addition to the LIPS:

- It can be used to decide what is a reasonable amount of development for the village
- It can be used to decide where and when this development happens
- It can be used to decide the mix, type and character of development
- It can be used to protect existing community assets
- It can be used to identify and deliver new community assets
- It will provide funds to the parish from development. With a Neighbourhood Plan in place, Bentley would qualify for 25% of the CIL (community infrastructure levy) contribution which is around £6,750 for a 4 bed house

How long would it take?

With the work to date we are almost halfway there. The next stage would be to convert this work into a draft Neighbourhood Plan and agree a set of policies to be included in the Plan. The draft Plan would then be consulted on, refined and submitted for examination by the end of this year, at which stage it would have considerable 'planning weight' and influence over any planning decisions.

Following the examination there would be a referendum within the parish, and if there is a minimum 50% support from those who vote the Plan will be adopted by East Hampshire District Council and achieve its full planning weight.

How much work will it be?

A great deal has already been done by the parish council. The next stages will require a steering group to attend meetings to help finalise the draft plan and policies, review the progress of the plan and to help keep the local community informed. The draft Plan and policies will be produced for the steering group by consultants who are experienced in neighbourhood planning.

There will also be a consultation event in the village for the draft Plan which will need members of the steering group to help with.

How will it be paid for?

Funds are available from the Department of Central and Local Government (DCLG) to cover the next stages, additional funds may also be available from East Hampshire District Council.

The Bentley Plan: next steps

SPECIAL EDITION

Bentley Parish Council

Newsletter

Everyone counts, everyone can help

Localism comes to Bentley

Like many rural communities, Bentley is facing increasing pressure for development which if not properly planned could irrevocably damage the character of the village. Over the summer months, the Parish Council, with support from residents, has produced a plan for the future growth and development of the village - the Bentley Plan. This is a positive demonstration of Localism and a desire to see only sustainable growth that maintains the character of the village whilst respecting the views of its Residents. This newsletter contains the feedback from the consultation events, the Bentley Plan and important information on the next stages in turning this work into a Neighbourhood Plan.

In recent months, two developers have held consultation events to showcase their proposals for residential development in the village. Concerned that the residents had not been able to express their wider views on development in general, and in order to ensure that the Parish Council was representing local views on this topic, we decided to carry out some consultation of our own. Consequently, two of our own consultation events have been held, and the results are summarised in the Bentley Plan. An abridged summary is included in this newsletter.

Overwhelming Support

The Parish Council has since submitted a Neighbourhood Area Designation Application to EHDC under the Neighbourhood Planning (General) Regulations 2012, which is subject to consultation until 21st October 2014. It is expected that the work carried out as part of this exercise will form the basis on which a Neighbourhood Plan is developed.

As you will read in the following pages, there is clear and overwhelming support to both the Bentley Plan and to the Parish Council preparing a Neighbourhood Plan.

Get Involved on the 13th October 7.00pm!

We are not there yet! Whilst the Bentley Plan will inform District Councillors of resident's views, it is not planning policy. To write planning policy and manage development in the village the community has the opportunity to prepare a Neighbourhood Plan. This is not the job of the Parish Council, but a Steering Group which would be independent of, but reports to, the Parish Council. The Parish Council will be holding a presentation on **13th October at 7.00pm** in the Memorial Hall to explain what is involved. Please come along to find out more about the work carried out so far, and how individuals can participate in this opportunity to influence the future growth and development of the village.

What do residents think about development in Bentley?

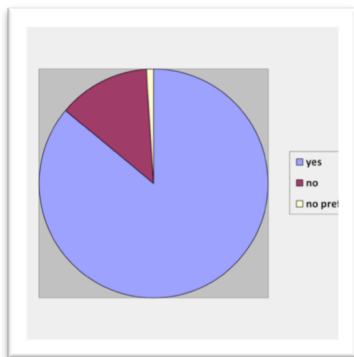


The first event was held at the Bentley Fete in July and was used to gather the community's views on the sites that were known to be available for development at that point in time, to seek more detailed opinions on the nature of any future development and to test support for a Bentley Plan. For more information on how the information was presented and gathered please refer to the Parish Council website (www.bentleyparishcouncil.co.uk).

Approximately 70 people attended the event and between responses collected at the fete and those submitted afterwards, we collected approximately 80 responses.

There was total support for Bentley to produce a Plan. There was also clear and overwhelming support for development, if necessary to take the form of smaller scale developments around the edge of the village rather than on one large site. There was also strong support for any development to be connected to the existing village centre, and to be of different designs and character.

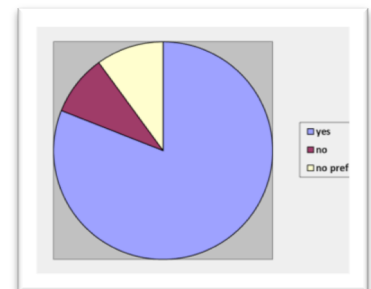
100% in favour of preparing a Bentley Plan



Do you support small scale development around the edge of the village?

The preferences for the community facilities suggested in the questionnaire were more evenly spread with additional matters raised for consideration in the individual comments, these included;

- (a) Space and sports provision for teenagers
- (b) Improved/additional play facilities generally
- (c) Traffic management measures and parking
- (d) A school extension
- (e) Accommodation for over 50's
- (f) Drainage and infrastructure capacity



Should Development be of different design styles and character?

The feedback from this consultation event was been used by the Parish Council to prepare a Bentley Plan, which sets out design and development parameters for the growth of the settlement.

The second event carried out by Bentley Parish Council was held at the memorial hall. It was used to feedback results from the first consultation event and to ask whether or not the residents supported the conclusions reached by the Parish Council and its Bentley Plan. Information boards were exhibited containing information on neighbourhood planning, and the residents were asked whether they would like a neighbourhood plan for Bentley. A questionnaire was used to record results.

Approximately 118 people attended the exhibition, and 87 people completed questionnaires.

- (a) 92% - 80 people support the principles of the Bentley Plan (LIPS)/ 4 people did not/3 failed to tick either box;**
- (b) 95% - 83 people said that Bentley Parish Council should prepare a Neighbourhood Plan/ 1 person said no/ 3 people failed to tick either box.**

In addition, 4 more questionnaires were filled out after the event that all supported the principles of the Bentley Plan and the Parish Council preparing a Neighbourhood Plan.

The Bentley Plan

Vision for Bentley has been prepared by Bentley Parish Council as part of East Hampshire District Council's LIPS process. It will be used by East Hampshire District Council to help in the assessment of development proposals for the village that come forward through the planning system. It may also provide a basis for developing a longer term plan for the future of the village.

The Vision

This vision reflects the particular physical character and qualities of the village, including its setting, landscape and heritage assets, as well as the cultural and community assets that have been identified as being of value and importance. The vision is for the settlement to grow sustainably and in a way that protects its identity. To achieve this, the vision has five fundamental aims:



- To plan for change that is appropriate to the scale and character of the settlement
- To protect existing qualities that are important to the character and identity of the settlement
- To minimise impacts on infrastructure
- To provide opportunities for improving community assets and infrastructure
- To avoid compromising how the longer term growth of the settlement is planned

The aims of the vision have been translated into development criteria and a set of key principles for assessing any proposals for change and development within Bentley parish.

Location, Scale and Rate of development

- Development is to be located so as to minimise negative impacts on the setting of the village
- The linear, one sided, development pattern of the village is to be retained and protected
- The setting, character and heritage of the existing buildings along the Main Street is to be protected
- Open views southwards, towards the South Downs, from the Main Street and other vantage points within the village are to be retained and safeguarded
- The existing rural edge of the settlement is to be protected including the setting and character of Toad Hole Lane
- The scale and rate of development is to be incremental to reflect the historic growth pattern of the settlement
- Development should be in small scale 'pockets', site specific and sensitive to the setting
- Development should be planned so as not to compromise options for the longer term growth of the settlement



Character of Development

- The layout of built form should take account of, and respect, the existing historic patterns of built form and movement including footpaths, rights of way and public open spaces
- Development should be site specific and respond to the local landscape setting, features and views
- Any development should be designed to create an appropriate edge condition in relationship to the existing settlement and the wider setting
- Public realm and landscape should be integral to the design and layout of built form
- Built character and materials should not be homogenous across developments

Infrastructure

- Development should be located and planned to minimise infrastructure impacts on the existing settlement including traffic, parking and drainage
- Development should be located and planned to be accessible, connected to existing footpaths and rights of way, and to promote walking and cycling for local journeys
- The rate of development should be planned to ensure it meets any additional infrastructure needs
- All development will be considered against opportunities it provides for additional community infrastructure



Key Principles

- there will be a few smaller developments instead of one large development
- areas around the northern and western edge of the village may be acceptable for development
- developments will be at a scale of around 8 – 12 dwellings in separate pockets connected to the village
- connections to the village will use the existing footpaths and pedestrian routes to minimise traffic generation
- the existing rural character of the edge of the settlement is to be protected and enhanced
- each development pocket will include a landscape setting that creates an appropriate and attractive rural edge to the village
- the setting and character of Toad Hole Lane is to be protected
- open views southwards towards the South Downs are to be preserved
- the settings of the Conservation Area and Listed buildings are to be protected
- Any development should contribute to the community infrastructure needs identified by the Parish

Next Steps and the Neighbourhood Plan Steering Group

The preparation of a Neighbourhood Plan requires input from the residents. There is a lot of work to be done and we are asking for passionate individuals who are interested in working with the Parish Council on the Neighbourhood Plan to let us know. Many of you have already kindly offered to get involved and your offers are gratefully received. There will be an open meeting on the **13th October at 7.00pm in the Memorial Hall**, where everyone will have a chance to ask questions about the neighbourhood plan process. The purpose of the meeting is to exchange information but most importantly it is to try and finalise the members of the Steering Group prior to its inaugural meeting the following week. Refreshments will be on hand. There is a brief outline opposite of how the process works and what will be required of the Steering Group.

- The steering group is independent of, but reports to, the Parish Council
- Parish Council retains powers of authority and sign off
- An agreed vision forms the terms of reference for agreeing the development and direction of the Neighbourhood Plan between the Steering Group and Parish Council
- The vision becomes refined through the process into the Draft Plan and final Submission Plan
- The Steering Group comprises a minimum of 4 and a maximum of 8 members
- The Steering Group is structured with a chair and the other members each with a 'topic' related to specific issues or opportunities in the Neighbourhood Plan.
- Each Steering Group member will be responsible for involving, organising and liaising with others in the community relating to their topic depending on the issues/opportunities and who wants to be involved. (This gives the Plan a wider reach and opportunities for meaningful involvement, without having to be part of the Steering Group). It would be useful for the Steering Group members to maintain a simple record of this liaison as part of the Community Statement.
- Each Steering Group member will then co-ordinate these inputs within the Steering Group as the Plan evolves.

Councillor Vacancies

There are lots of ways that you can help support the village. There are currently vacancies for two parish councillors. If you are interested in joining the Parish Council and supporting village, or if you would like to no more about what being a councillor involves please contact the council clerk with the details provided below.

Contacting the Parish Council

Please feel free to contact the clerk or your local Councillor about any issues you would like resolved or raised at Parish Council Meetings. However, please be considerate and try not to ring very early in the morning or very late at night or on weekends, the position of Clerk is part time on a flexible basis. There is a ten minute public question time in every Parish Council meeting. This is your opportunity to raise matters of concern including items that may be on the meeting agenda. The public are not allowed to take part at any other time during the meetings unless invited to by the Chairman. All Parish Council meetings start at 7.30 pm upstairs in the Memorial Hall unless advertised otherwise.

Bentley Parish Councillors and Officers

Chairman

Peter Hurley 01420 22338 peterhurley@bentleyparishcouncil.co.uk

Vice Chairman

Jenny Turner 01420 23229 jennyturner@bentleyparishcouncil.co.uk

Councillors

David Darrah 01420 23225 daviddarrah@bentleyparishcouncil.co.uk

Brian Dickinson 01420 22195 briandickinson@bentleyparishcouncil.co.uk

Alan Lockey 01420 520783 alanlockey@bentleyparishcouncil.co.uk

Patric Curwen patricurwen@bentleyparishcouncil.co.uk

Clerk and Responsible Finance Officer

Jacqueline Hutton 01252 790333 clerk@bentleyparishcouncil.co.uk



BENTLEY NEIGHBOURHOOD PLAN

Have your say on the future of Bentley

A Newsletter from Bentley Parish Council

The draft Neighbourhood Plan has reached the consultation stage.

The Steering Group and Working Party set up by Bentley Parish Council have been working hard to prepare a draft Neighbourhood Plan for consultation. It has been submitted to all the relevant statutory bodies for comments. There is also a local consultation to obtain feedback from residents. The consultation period will run from 18th December 2014 until 6th February 2015.

Have your say on the future of Bentley:

You can find a copy of the draft Neighbourhood Plan:

- Online www.bentleyparishcouncil.co.uk
- The village shop.
- The Star Inn.
- The Memorial Hall.

Consultation events will be held in Bentley for residents to attend and learn more about the Neighbourhood Plan and its policies. These events will be held in the Memorial Hall on:

- Wednesday 21st January 2015, 7.00 – 9.00pm.
- Saturday 24th January 2015, 9.00 – midday.

During the consultation period comments can be submitted in writing to the Parish Clerk, Bentley Parish Council, Goose Cottage, Green Lane, Dockenfield, Farnham, Surrey, GU10 4JD,

Or by email to clerk@bentleyparishcouncil.co.uk

The Parish Council really wants to hear from you with comments on the draft Neighbourhood Plan. Have your say on the future of Bentley, and get in touch!

In this newsletter:

- What is a Neighbourhood Plan? – page 2
- How has the draft Neighbourhood Plan been prepared? – page 2
- What is the relationship between the Bentley Plan and the Bentley Neighbourhood Plan? – page 3
- Timetable for implementation – page 3
- An overview of the main planning policies in the draft Neighbourhood Plan – page 4



BENTLEY NEIGHBOURHOOD PLAN

Have your say on the future of Bentley

What is a Neighbourhood Plan?

A Neighbourhood Plan is a community-led framework for guiding the future development and conservation of an area. It is planning policy, and once made will be used by planning officers at East Hampshire District Council to determine planning applications in Bentley. It will form part of the statutory development plan for the area.

A Neighbourhood Plan must be written so that it is in general conformity with existing strategic local planning policy, and must comply with European and national legislation. In addition it cannot promote less growth than identified in the development plan for the local area. However, a Neighbourhood Plan can specify policies and guidance on how new development should be designed and located and as such, can be a powerful tool in shaping the development of a neighbourhood.

There are several stages that a Neighbourhood Plan has to go through in order to become planning policy (outlined below). The final stage of the process is a referendum where residents on the electoral register will be able to vote on whether or not they want to bring the Neighbourhood Plan into force as planning policy. Provided more than 50% of the people voting at the referendum vote “yes”, then the local planning authority will bring the Neighbourhood Plan into force.

How has the draft Neighbourhood Plan been prepared?

Following the successful consultation events held by the Parish Council over the summer, it was clear that there was support from residents for a Neighbourhood Plan for Bentley.

The Parish Council invited residents to participate in a Steering Group and Working Party to help develop a draft Neighbourhood Plan for consultation. The inaugural meeting of the Steering Group was held on 22nd October 2014 and a launch meeting for the Working Party was held shortly afterwards on 29th October 2014. From then on, a group of around 18 residents have met every Wednesday evening in the Memorial Hall and worked on the different sections of the Neighbourhood Plan, using the principles set out in the Bentley Plan, the Parish Plan (2012), the Parish Appraisal and the results from the recent Traffic survey together with their local knowledge for guidance.

The draft Neighbourhood Plan was approved by the Parish Council at its meeting on 17th December 2014.



BENTLEY NEIGHBOURHOOD PLAN

Have your say on the future of Bentley

What is the relationship between the Bentley Plan and the Bentley Neighbourhood Plan?

The Parish Council prepared the Bentley Plan following its consultation events this summer. This was done in the hope and expectation that it would be able to reflect residents' wishes in a Neighbourhood Plan and to help manage development in Bentley over the next 15 years. The Bentley Plan showed the community preference for several small scale developments spread around the village, and a set of key principles. The situation has since changed. Given the likelihood that 37 dwellings will be built on part of Somerset Field in the next couple of years the approach outlined in the Bentley Plan has been reviewed.

It is understood that the current housing allocation for Bentley is around 47 new dwellings over the lifetime of the Neighbourhood Plan. Consequently, the draft Neighbourhood Plan provides for just one other site for development in Bentley (for up to 10 houses) rather than continuing with several sites as outlined in the Bentley Plan.

Approximate Timetable for Implementation

- Consultation on draft Neighbourhood Plan (Regulation 14 consultation)
18th December 2014 – 6th February 2015.
Consultation events in the Memorial Hall:
Wednesday 21st January 2015, 7.00 – 9.00pm
Saturday 24th January 2015, 9.00 - midday
- Submission of Neighbourhood Plan to Local Planning Authority (Regulation 16 submission) – early February 2015.
 - Independent Examination – March/April 2015
 - Referendum – May/June 2015

Thank you!

Bentley Parish Council would like to thank all of the members of the Steering Group and Working Party for all their hard work in preparing the draft Neighbourhood Plan. It has been a huge undertaking in a very short period of time, and the resulting draft is excellent.

Thank you.



BENTLEY NEIGHBOURHOOD PLAN

Have your say on the future of Bentley

Key Planning Policies in the draft Neighbourhood Plan

1. **Policy 1, Spatial Plan:** there will be a new settlement boundary for Bentley (in black on map). Development can only take place within this boundary. This boundary will be modified to include the proposed development of 37 houses in Somerset Field once ratified by EHDC.
2. **Policy 2, Housing Site Allocation:** one site has been identified as being suitable for up to 10 houses (coloured pink on the map). These houses may only be built in the second half of the plan period – 2012 to 2028.
3. **Policy 3, Design and Development Principles:** all new dwellings must reflect and enhance the architectural and historic character of Bentley. Viewpoints will be maintained.
4. **Policy 4, Recreation Ground:** there is the potential to replace the existing pavilion with a new community building at the Recreation Ground with enhanced parking. Please note that the draft Neighbourhood Plan only creates the opportunity for this to happen sometime in the future, but cannot make it happen.
5. **Policy 5, Education:** the land north of the school is safeguarded for any future school expansion. Again, the draft Neighbourhood Plan only creates the opportunity for this to happen sometime in the future, but cannot make it happen.
6. **Policy 6, Green Spaces:** several areas of local green space (shown coloured green on the map) are identified, and additional protection is given for these areas against future development.
7. **Policy 7, Local Employment:** the area of land at the rear of Poplar Cottages (shown coloured blue on the map) is kept for employment use (as currently designated).
8. **Policy 8, Village Centre:** the existing use of the shops and commercial units in the village centre are protected.
9. **Policy 9, Broadband:** the introduction and maintenance of superfast broadband will be encouraged.
10. **Policy 10, Sustainable Drainage:** proposals for new development will require sustainable drainage design features and suitable mitigation measures to manage the risk of flooding from foul sewage and surface water.
11. **Policy 11, Rural Exception Sites:** new development must be outside of the Conservation Area and, in terms of number and housing mix, to be in response to a clear and demonstrable local need in Bentley.
12. **Policy 12, Traffic Impact:** new development must not have a detrimental impact on traffic within the area.

A copy of the map referred to in the draft Neighbourhood Plan is enclosed with this newsletter for your reference.

BENTLEY PARISH COUNCIL

**Invites you to the
ANNUAL PARISH MEETING**

**on
Monday 14th April 2014
at 7.30pm
Bentley Memorial Hall**

**In addition to hearing updates from local groups
and clubs**

FIND OUT.....
**about the fields in Bentley identified as being suitable for
development.**

FIND OUT.....
about the proposed residential development in Bentley.

JOIN THE TEAM.....
and help to shape Bentley for the future.

Drinks and light refreshments will be served afterwards.

**Jacqueline Hutton (Clerk)
01252 790 333
clerk@bentleyparishcouncil.co.uk**



Bentley Parish Council

Goose Cottage, Green Lane, Docketfield, Farnham, Surrey, GU10 4JD

Tel: 01252 790 333 email: clerk@bentleyparishcouncil.co.uk

website: www.bentleyparishcouncil.co.uk

Public Consultation on the Bentley Plan 14th August, Memorial Hall 3.00pm to 8.00pm

Residents are invited to attend a public consultation on the Bentley Plan and to provide feedback on the proposals.

Bentley Parish Council is developing a Plan that reflects the views of residents, to help manage and influence development in the village. East Hampshire District Council (EHDC) has agreed to use this Bentley Plan to help decide what is acceptable when considering planning applications, and it will form part of their Local Interim Planning Statement (LIPS) for Bentley. The number of houses that Bentley has to accommodate is yet to be decided by EHDC and this Plan may help influence their decision. The Bentley Plan needs to be prepared quickly if it is to be used to manage development.

Should anyone wish to participate in this consultation but be unable to attend, please contact the Clerk, and individual arrangements will be made to facilitate their participation.



BENTLEY NEIGHBOURHOOD PLAN

Have your say on the future of Bentley

A communication from Bentley Parish Council

Consultation Events

Consultation events will be held at the
Memorial Hall on:

**Wed 21st January 7.00 – 9.00pm; and
Sat 24th January, 9.00am – 12.00 midday.**

Drop-in at any time and find out more
about the draft Neighbourhood Plan, and
let us know what you think!

Have your say on the future of Bentley.

Questionnaire

Name

Address

Contact

Email:

Would you like to be included on the Parish Council email list to receive updates on development in Bentley? Yes/no

Should Bentley Parish Council prepare a Plan? YES NO

If there is to be development where should it happen?

Do you support the alternative approach of smaller scale developments around the edge of the village? YES NO

Or should all the development be on one site? YES NO

If you think it should all be on one site, which site? A B C D E F G

Are there other places in the village you think are more suitable for development? YES NO

If there are other places, please add a Post It Note to the map on Board 1 and/or comments on the back of this questionnaire.

What should development be like?

All the same design and character? YES NO

Different designs and character? YES NO

Connected to the village? YES NO

Separate from the village? YES NO

Community benefits

Development may provide funds for community improvements or facilities, if it does what are the priorities? (1 = low importance 5 = high importance)

School parking/drop off area: 1 2 3 4 5

A new scout/sports pavilion: 1 2 3 4 5

Village hall/community hub: 1 2 3 4 5

Other:

Your comments and ideas

Please let us have any other comments, questions or ideas that you have:

Questionnaire

event 2: 14th August 2014

Name:

Address:

Contact:

The Bentley Plan

Do you support the principles of the Bentley Plan?

YES

NO

Do you have any comments to make on the Bentley Plan and the key principles?

Should Bentley Parish Council prepare a Neighbourhood Plan?

YES

NO

Are you interested in being involved in helping make a Neighbourhood Plan?

YES

NO

BENTLEY NEIGHBOURHOOD PLAN CONSULTATION EVENT

QUESTIONNAIRE

Name:

Address:

Contact tel. & email:

Are you broadly in agreement with the Objectives, Planning Policies and Community Projects set out in the draft Neighbourhood Plan?

YES

NO

Comments.

Please let us have any comments that you may have on the draft Neighbourhood Plan:

Thank you.



BENTLEY NEIGHBOURHOOD PLAN

Have your say on the future of Bentley

Have your Say

In May/June 2015 as a resident of Bentley you will be asked to vote whether to approve or reject the Bentley Neighbourhood Plan. If it is approved by a simple majority of those that vote, it will be brought into force by East Hampshire District Council as part of local planning policy that developers will then have to work within. Before you vote it is essential that you should understand what we are saying in this Plan. As the bureaucratic framework within which it has to be written does not make it an easy read, the following are the key elements on which to base your decision.

Requirement

Under the National Planning Policy Framework villages such as Bentley are required to make a contribution towards the supply of new homes to meet local demand and need. Our Plan covers the period 2015-28 with a review every 5 years. It has to be in line with National Planning Policy but will allow us to influence the location, type and quality of development that takes place within the Parish boundary.

The Plan provides a shared vision for development and its resultant changes whilst preserving the distinctive character and environment of our rural village. By preparing a Neighbourhood Plan for Bentley we are seeking the power that such planning gives to our Community. We believe that this will make Bentley an even better place to live for future generations.

Vision for Bentley in 2028

In 2028 Bentley will have retained its character and identity as a rural village with a strong sense of community. It will have strengthened its setting in the landscape the careful siting of development. This will maintain views and the character of the rural lanes and it will provide new open spaces and community amenities.

Community facilities will have expanded and become more varied to meet the changing needs of residents. The type and range of recreation amenities and open spaces will have increased through the re-planning of the recreation ground. This will include a new building to act as the community centre of the Village. The Village will also have taken a greater role in the ownership and management of these facilities along with the Village's other natural assets. Improved additions to the network of footpaths, bridleways and public rights of way will have benefitted pedestrian and cyclists.

The Village will have a strong, positive and supportive relationship with local employment and businesses. This will help to make new employment opportunities for local people, to support shops and businesses and to create a thriving Village centre.

A positive working relationship with the District Council and County Highways, and the implementation of local traffic management schemes, will have resolved problems arising from the increase in traffic and parking resulting from developments both in the Village and outside.

There will have been a modest increase in the number of houses. We will be required to provide new homes, purpose-designed to meet local needs including elderly downsizers, and to provide a balance of dwelling types to serve the community over the long term. These new homes will have been provided in small clusters on sites that do not detract from the character and setting of the Village.

The Eleven Key Objectives to achieve this Vision

1. To achieve growth through a few, smaller developments rather than one or more large development.
2. To develop on a scale of 8 to 12 dwellings in separate pockets connected to the Village with housing to meet local needs, particularly for local elderly downsizers.
3. To integrate connections to the Village with the existing network of rural lanes, bridleways and footpaths. To improve and extend safe pedestrian and cycling routes. To minimise traffic generation.
4. To include a landscape setting for each development pocket that will create an appropriate and attractive rural edge to the Village.
5. To protect and enhance the existing rural character of the edge of the settlement.
6. To protect the setting and character of Hole Lane.
7. To preserve open views southwards towards the South Downs.
8. To protect the settings of the Conservation Area and the Listed Buildings.
9. To provide additional community services and amenities to support a wider range of Village needs and to reinforce the identity and purpose of the Village centre.
10. To protect local green spaces and integrate them with the pedestrian and cycle network. To identify opportunities for improving biodiversity.
11. To ensure that any development contributes to identified needs for infrastructure.

The Twelve Key Planning Policies

Policy 1 Spatial Plan

To define a new settlement boundary for Bentley within which development can only take place (this boundary will be modified to include the proposed development of 37 houses in Somerset Field once ratified by EHDC).

Policy 2 Housing Site Allocation

To identify one site in School Lane as being suitable for up to 10 houses (these houses may only be built in 2020-2028).

Policy 3 Design and Development Principles

To require that all new dwellings must reflect and enhance the architectural and historic character of Bentley and maintain viewpoints.

Policy 4 Recreation Ground

To create an opportunity to replace the existing pavilion with a new community building at the Recreation Ground with enhanced parking.

Policy 5 Education

To safeguard the land north of the school to provide the opportunity for any future school expansion.

Policy 6 Green Spaces

To identify several areas of local green space and to provide additional protection for them against future development.

Policy 7 Local Employment

To keep the area of land at the rear of Poplar Cottages for its currently designated use for employment.

Policy 8 Village Centre

To protect the existing use of the shops and commercial units in the village centre.

Policy 9 Broadband

To encourage the introduction and maintenance of superfast broadband.

Policy 10 Sustainable Drainage

To require proposals for new development to provide sustainable drainage design features and suitable mitigation measures to manage the risk of flooding from foul sewage and surface water.

Policy 11 Rural Exception Sites

To ensure that new development is outside the Conservation Area and, in terms of number and housing mix, to be in response to a clear and demonstrable local need in Bentley.

Policy 12 Traffic Impact

To ensure that new development does not have a detrimental impact on traffic within the area.

The Fourteen Community Projects

The Parish Council proposes the following community projects to receive funding from developers' contributions where appropriate:

1. Replacement sports pavilion at the Recreation Ground providing facilities for scouts, sports and community office.
2. Upgraded **play equipment** at the Recreation Ground, providing facilities for both children and teenagers.
3. Investment in **Bentley Primary School** to increase capacity and improve facilities.
4. Installation of **high speed broadband**.
5. Investment in improved **mains drainage** for foul sewage and surface water to reduce the risk of flooding.
6. Investment in the **local electricity supply**, to reduce the frequent power cuts.
7. Increase the capacity at the **GP Surgery**.
8. Installation of a **pedestrian accessway** from Bonners Field to Eggars Field to facilitate children walking to Bentley Primary School.
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10. Investment in **improved access on to the A31** going eastwards and westwards.
11. Installation of **flashing speed signs** in the Village (where appropriate).
12. Improvements in the **car parking** capacity at Bentley Station, Bentley Primary School and by the shops.
13. Increased local **bus services**, especially in the evenings and weekends.
14. Extension of the **Bentley Conservation Area** to include land to the south of the Old Main Road opposite the Recreation Ground, to protect the landscape value of this area.

What happens next: Voting!

You will be advised when and where you should cast your vote for the Bentley Neighbourhood Plan. Watch out for the notifications – it is likely to take place in May/June 2015. You will only be required to answer one question – do you support the Bentley Neighbourhood Plan?

Let us know what you think about the Neighbourhood Plan by giving your feedback using the questionnaire.

A full copy of the draft Neighbourhood Plan can be found on the Bentley Parish Council Website – www.bentleyparishcouncil.co.uk. Follow the progress of the Bentley Neighbourhood Plan on Facebook – Bentley Neighbourhood Plan .



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Localism Comes to Bentley

**Get involved with shaping Bentley for
the future by helping to prepare the
Neighbourhood Plan.**

**Information Evening at 7.00pm on 13th
October
Memorial Hall**





BENTLEY NEIGHBOURHOOD PLAN

Have your say on the future of Bentley

Bentley Parish Council

Consultation on the draft Neighbourhood Plan

Come to one of the consultation events to learn more about the draft Neighbourhood Plan. These events will be drop-in events held at the Memorial Hall on:

Wednesday 21st January 2015, 7.00 – 9.00pm

Saturday 24th January 2015, 9.00 – midday

Get involved, and have your say on the future of Bentley!



Bentley Parish Council

Goose Cottage, Green Lane, Dockenfield, Farnham, Surrey, GU10 4JD

Tel: 01252 790 333 email: clerk@bentleyparishcouncil.co.uk

website: www.bentleyparishcouncil.co.uk

Letter for Pax Hill & Quinta

Bentley Neighbourhood Plan

East Hampshire District Council has recently granted approval for Bentley Parish Council to make a Neighbourhood Plan for the civil parish of Bentley. This is a very exciting opportunity for residents of Bentley to write planning policy for the village and help to “Define the future of Bentley”. A Steering Group and Working Party has been set up to draft the plan and they are making fast progress.

In order to make sure that the Neighbourhood Plan reflects the views of all the residents in the village, it is important that we reach out to all sections of the community to let them know about the Neighbourhood Plan and to invite them to participate should they wish to. Therefore, I would be grateful if you could let me know whether this is something that your residents would wish to participate in, and if so how this might be best achieved.

Should you have any questions, please do not hesitate to contact me at the above.

Yours faithfully

Jacqueline Hutton
Clerk, Bentley Parish Council



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Letter for School, Church, Clubs & Societies

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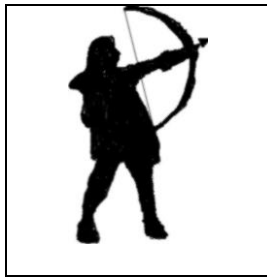
In order to make sure that the Neighbourhood Plan reflects the views of all the residents in the village, it is important that we reach out to all sections of the community to let them know about the Neighbourhood Plan and to invite them to participate should they wish to do so. The Neighbourhood Plan will not only focus on future housing development in the village, but to also consider whether there are any opportunities to improve existing community facilities or provide new facilities for the future.

Please let me know whether this is something that you would wish to participate in so that I can ensure that you receive the appropriate information.

Should you have any questions, please do not hesitate to contact me at the above.

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Bentley SHLAA site evaluation – adherence to Bentley Parish Neighbourhood Plan

Key – ‘NO’ = breaches policy ‘YES’ = adheres to policy N/A = not applicable

BNP Policy no.	BNP Policy	Ben 001	Ben 002	Ben 003	Ben 004	Ben 005	Ben 006	Ben 007	Ben 008	Ben 009	Ben 011	Ben 012	Ben 013	Ben 014	Ben 015	Ben 016
				Application declined	Application submitted 16 homes					Application submitted 16 homes			Application approved 37 homes			
1	Spatial policy	NO	YES	P	NO	NO	NO	NO		NO	NO	YES	O	YES	NO	NO
2	Protection of listed and historic buildings	NO	YES	L	YES	NO	NO	NO		NO	NO	NO	U	YES	NO	NO
3	Local housing for local people	N/A	N/A	A	N/A	N/A	N/A	N/A	E	N/A	N/A	N/A	T	N/A	N/A	N/A
4	Conservation area adherence	NO	YES	N	NO	YES	NO	NO	X	YES	YES	YES	L	YES	YES	YES
5	Protection of recreation ground and village green	N/A	N/A		N/A	N/A	N/A	N/A	C	N/A	N/A	N/A	I	N/A	N/A	N/A
6	Maintenance of village amenities and infrastructure	N/A	N/A	A	N/A	N/A	N/A	N/A	L	N/A	N/A	N/A	N	N/A	N/A	N/A
7	Protection from flooding and poor drainage	NO	YES	P	NO	NO	NO	NO	U	YES	NO	NO	E	YES	YES	YES
8	Protection of heritage and setting	NO	YES	P	NO	YES	NO	NO	D	YES	YES	YES		YES	YES	YES
9	Appropriate character and appearance of new dwellings	N/A	N/A	P	N/A	N/A	N/A	N/A	E	N/A	N/A	N/A	G	N/A	N/A	N/A
10	Safe access to new developments	YES	YES		YES	YES	NO	YES	D	YES	NO	YES	R	YES	NO	NO
11	Protection of local green spaces	NO	YES	R	NO	YES	NO	YES		YES	YES	YES	A	YES	YES	YES
12	Preference for brown field development	NO	YES	E	NO	NO	NO	NO		NO	NO	NO	N	NO	NO	NO
13	Protection of allotments	YES	YES	J	YES	YES	YES	YES		YES	YES	NO	T	YES	YES	YES
Count of policy breaches		7	0		6	4	8	6		3	5	4		1	4	4

SHLAA Site evaluation – rank of results

Rank (most to least suitable)	SHLAA site number	Count of policy breeches ('NO')	Count of policy adherence ('YES')
1	Ben 002	0	9
2	Ben 014	1	8
3	Ben 009	3	6
4=	Ben 005	4	5
4=	Ben 012	4	5
4=	Ben 015	4	5
4=	Ben 016	4	5
8	Ben 011	5	4
9=	Ben 004	6	3
9=	Ben 007	6	3
11	Ben 001	7	2
12	Ben 006	8	1

Bentley Neighbourhood Plan

Regulation 14 Consultation

Feedback from members of the public

Overview

This report outlines the feedback received from members of the public during the Regulation 14 Consultation. Whilst most of the comments were given on the feedback forms following the consultation events held on 21st and 24th January (contained in Schedules A & B), members of the public also provided general comments from reviewing the draft Neighbourhood Plan (contained in Schedule C). This report highlights the common themes raised by members of the public. Comments in full are set out in the Schedules.

Themes

1. Conservation Area – concern that the views to the south of the old A31 should be preserved. The Plan should clarify the extent of the area proposed for its expansion opposite the Recreation Ground. Suggestion that the area to the west of the village should also form part of the CA.
2. Traffic – concern about the impact development will have on traffic, in particular at the cross roads between Hole Lane and the old A31 and in School Lane.
3. Infrastructure – concern that any development would put pressure on existing services in the village, most notably the school, doctor's surgery, sewage and station parking.
4. Footpaths/bridleways – concern that these should be adequate and well maintained.
5. School – concern that it is full to capacity. Any expansion to the north of the site may reduce the outside play space that the children currently enjoy.
6. Site identified for development in School Lane – concern about the number of houses to be built and the effect that they may have on the traffic congestion in School Lane.
7. The line of the settlement policy boundary in two places crosses a back garden – at both the eastern and western boundary of the settlement policy boundary, it is drawn across a back garden. Two residents questioned this.

Schedule A

Comments from members of the public attending the Consultation Event on 21st January 2015

Number of attendees: 44

Number of completed questionnaires: 31

Number of attendees broadly in agreement with draft NP: 30

Number of attendees disagreed with draft NP: 1

A1	The traffic in Bentley has got far too heavy and potentially as dangerous as before the by-pass. Capacity especially at the school is impossible and frightening. School is at full capacity.
A2	The pathways etc mentioned must have a hard surface finish like tarmac. Existing pathways are not suitable in winter. Old people, cycles, prams could not negotiate as is. Eggars Field only has a pavement on one side. Since it was built further houses have been built. If plans re the 37 houses behind the doctors [surgery] are built then one pavement with overgrown hedges is not adequate.
A3	Good idea in principle to protect the views. Station parking is a big problem if it can be corrected.
A4	Commitment to Eastbound access to A31 is going to be very important.
A5	We have concerns regarding traffic into Hole Lane. Sewers and drainage will not cope.
A6	Thank you to our Parish Council for all their time and effort that has gone into the NP. What an injustice that the District Council granted outline planning to the Somerset Field proposal before the wishes of Bentley were properly considered and formulated by the NP. Consideration must be granted to the roads going through Bentley. The traffic is already causing problems. And the crossroads at the bottom of Hole Lane is a potential accident spot.
A7	<ol style="list-style-type: none"> 1. Policy 9 refers to Broadband. It should be broader to refer to communications – aim being to keep at the forefront of emerging comms. Technology (e.g. mobile, wireless) rather than tied to 1. 2. Policy 2 – School Lane/10 houses. Having just won the battle to get house 1 on the old bungalow site (x3) to front straight onto School Lane how can 10 be accommodated without creating a close or similar? The School Lane land is not suitable for housing. The lane is narrow and already congested during school drop off and pick up times. It would be far better to use the land behind Eggars Field and have the entrance to the new housing through Eggars Field. 3. The Plan states it would improve the footpaths and cycle ways. I would like to see a proper bridleway between the end of Rectory Lane and Station Road that people could use to walk or cycle to the Station. This would reduce the traffic to the village.
A8	Please mini roundabout junction Hole Lane/Main Road.
A9	The number of houses planned has been greatly reduced. The vistas have been saved, overall this is the best solution.
A10	No comments to make, happy with the plan.
A11	I think that you have thought of everything. Well done and thank you.

A12	I accept that some degree of development within Bentley is required, however the District Council's approach is ill considered and crude. The Bentley NP is a far more elegant solution to balance housing needs with an environmental touch which protects the rural nature and harmonious aspects of the village.
A13	Needs fall back i.e. eggs in one basket on one site to provide. Suggested "policy" or infill to cover. Wish list needs to be seen to be achievable for car parking etc, so that funds collected from developers' contributions are suitably used. Review plans prepared for Rec.Pavilion and legal challenges on lease with Scouts.
A14	Policy 3 Design and Development Principle Viewpoint should be extended to the western boundary of the village to protect the open views when entering of exiting the village. Policy 4 the area designated for possible future community facilities on the recreation ground appears rather large in scale and if fully utilised would spoil the openness of this part of the village.
A15	I think the draft plan is a preferable way forward to facilitate the requirement to have these extra houses built here. The community projects are a very good idea – whether or not we have the extra houses built. I am very much in favour of this plan being promoted as an alternative to the council's ideas.
A16	Well thought out plan with 14 good community projects.
A17	The plan seems to meet village needs very well.
A18	Excellent piece of work!
A19	Any development south of the Old A31 will spoil the unique nature of the village. There has to be conservation around the cross roads area. I know that I have a vested interest in this as my house overlooks the field, but this is a unique area.
A20	Bentley is one of the few villages left that has shop, post office and open green spaces with unassailed views over the countryside. The fields to the south of the Old A31 must be preserved and the new houses spread around the existing "newer" houses.

Schedule B

Comments from members of the public attending the Consultation Event on 24th January 2015

Number of attendees: 73

Number of completed questionnaires: 55

Number of attendees broadly in agreement with draft NP: 55

Number of attendees disagreed with draft NP: 0

B1	No further planning decisions should be made until the plan has been finished.
B2	<ul style="list-style-type: none"> - We need to be able to maintain what we have before “new” comes in e.g. roads, footpaths (pavements). - Parking at the station and near the shop - We need to hold EHDC accountable for their own policy compliance to ensure no development over 12 units comes forward. - Also there are no more burial plots in the churchyard!
B3	How is the infrastructure going to cope? Local school, local doctors, country lanes, sewage, parking at the station.
B4	I support the idea of new development being contained within existing development areas. I would be keen to get involved with helping to improve biodiversity.
B5	Carry on the good work. Many thanks.
B6	Thank you all for putting this together. I think that you have done an excellent job!
B7	Having seen the careful consideration and wide ranging soundings which the working party took in preparing the Plan, I am confident this is a good representation of feelings in the village on how the future development of this area should be shaped.
B8	I would like to request that the Policy 3 extended west along the main village road to the west of Crocks Cottages and the South of Pax Hill Lane and Holmwood Cottages. Otherwise good effort under trying circumstances. Thanks for your good work.
B9	An excellent piece of work. I confess I still hope that Somerset Field will not satisfy the conditions! However, this is no doubt the best solution in present circumstances. A credit to the Steering Group and Jacqueline and the Chairman Chris Mace.
B10	<ul style="list-style-type: none"> - Need to keep village feel, so agree smaller developments are needed. - As and when the village does grow, need to invest in infrastructure including drainage to prevent flooding. - Any new house to have adequate car parking.
B11	Area protected under the plan should, if possible, be extended to cover neighbouring fields more forcibly to protect the wider boundary. “Hub” provision should provide a larger space for Scouts. Not just set as same space. Provision should also be made to control “manipulative” building such as 4 Oakway.... Where multiple applications are made to gain unrequired goals.
B12	I support the idea of the Neighbourhood Plan and would hope that this can be in place, or at least considered before any further planning applications are submitted. I broadly agree with the settlement boundary proposed.
B13	Interested to know further details about options for traffic calming measures at Main Road/Hole Lane.
B14	An excellent report which has been well co-ordinated and supported by the community. Has my full support, makes me feel proud to live in Bentley.
B15	Any further development must be closely monitored and curtailed

	<ul style="list-style-type: none"> - Until the plan is adopted. - The essence of the village is not destroyed. - The infrastructure can support any development however small.
B16	Well done having got something in place and thank you for explaining so well.
B17	My only concern is the potential for additional traffic along School Lane particularly at drop off and pick up times for school. Road is already dangerous with vehicles parking anywhere.
B18	Roundabout at cross roads to slow down traffic? Ref project 9. Put Bentley Station area in Bentley Parish/plan as it is directly involved in development impact.
B19	Does it take into account further planning requirements?
B20	Well done the Steering Group. However, I have concerns about the process of this plan. Re:37 houses at Somerset Field – outline permission granted . Once that happened shouldn't the PC/Steering Group have re-started consultations with the village? Much work was done over the summer. This work was negated by Somerset Field.
B21	Broadband speed.
B22	Not happy about access onto bypass- slip road. Restrict size of sewerage works (could prevent future housing). Land opposite the Pollards formerly a golf course. Monty had little to do with the village. Why conservation area excluded from strip between Prestons and Green Farm. Road surface to be improved east and west of village on bypass (reduce noise level). In development prevent off road car parking.
B23	If Somerset Field does not pass all the water and service problems, it would be good to reduce the house numbers there and offer another location e.g. Blaydens Field above Longcroft. This would keep a “village like” small development grouping.
B24	Froyle needs its own school and probably also its own GP Surgery. Bentley will be unable to cope.
B25	A slight concern about Policy 5 which safeguards land to the north of the school for possible expansion. At the moment the land marked is the school play area and forest, which I consider to be valuable resource for the school. Expansion within the current school boundary would stand to create a school with lots of classrooms and no outdoor space.
B26	Still worried that even with a plan, the village won't have its say into the future.
B27	Very much in agreement with the proposed plans particularly from an infrastructure point of view i.e. station parking, improve/expand school/GP etc. Would like the plan to state benefit for pedestrians, cyclists and horse riders as the current bridleways are non-existent.
B28	Broadly in favour but worry about the infrastructure school, doctors, roads etc. We live on the old A31 and since the bypass was completed have seen a steady increase in traffic and can only imagine the gridlock lots of building might bring. Basically we want Bentley to stay as a village and not another Hollybourne or Four Marks!
B29	The views – I think the other side of the main road should be considered in more detail. It would balance the village.
B30	I feel especially strongly about keeping the views across the south of the village. Thanks for all the hard work that has gone into this – great job!
B31	All good.
B32	Protection of the fields on the south side of the road is a most important consideration for the spacious character of Bentley. Even if I were not a resident on the road, there is no doubt that as a resident of 30 years, I would feel the same.

Schedule C

General comments from members of the public

C1	<p>Many thanks for the draft, a most impressive piece of work. My only substantial comment concerns the proposal to extend the Conservation Area, which of course I fully support. However, the Plan C map giving the shaded areas of proposed increase does not seem to embrace the area south of the recreation ground, although I think the text states that this area should be included. As you know, this was where the Bay Tree Cottage development was proposed and thankfully refused (appeal pending?), so it is obviously important to include it.</p> <p>On points of detail, only three:</p> <ol style="list-style-type: none">1. Para 2.14 – remove the word “either”, as there is no “or” (Listed Buildings)2. Para 3.5 – Bentley is “to the north” of the SDNP, not “in the north” of SDNP.3. Policy 6v – it is now River Road not Station Road.
C2	<p>I find the Plan very heavy-going despite having been involved with discussions and some drafting. The required bureaucratic style makes it particularly indigestible and I do wonder how many people will bother to find and tackle the Plan. Most importantly, it is hard to identify what we are being asked to support – what matters and what does not?</p> <p>The Newsletter is certainly informative and an easier read but it does not tell me what I will be voting about.</p> <p>By choice no one would issue such documents just before Christmas with so much else to occupy people’s minds. No doubt the timing was unavoidable but, with no obvious motivation to read and react, I have the uneasy feeling that many, like me, will put it all to one side and then forget about it.</p> <p>You have, however, organised ‘Consultation Days’ in January and this should be the golden opportunity to take people to the heart of the matter using comprehensible prose I am sure that you can achieve the latter but I am really worried about the former. The ‘Vision for Bentley in 2028’, ‘The Eleven Key Objectives to achieve this Vision’ and ‘The Twelve Key Planning Policies’ (apart from sounding like a Christmas Carol) are sterling ambitions that represent the wishes of residents but do they stand up to reality?</p> <p>Look at the first two Key Objectives.</p> <p>To achieve growth through a few, smaller developments rather than one or more large development.</p> <p>To develop on a scale of 8 to 12 dwellings in separate pockets connected to the Village with housing to meet local needs, particularly for local elderly downsizers.</p> <p>Then explain how Somerset Field has come about and what it augurs for the future.</p> <p>Look at the first Planning Policy.</p> <p>To define a new settlement boundary for Bentley within which development can only</p>

	<p>take place (this boundary will be modified to include the proposed development of 37 houses in Somerset Field once ratified by EHDC).</p> <p>Then explain the moving Settlement Boundary and what confidence this gives us for the future.</p> <p>Traffic and Parking are amongst the leading concerns of residents. But it appears that all that matters to EHDC is the number of new houses that can be built.</p> <p>I would hope to see something like the following (albeit rather more convincing) before the Consultation Days.</p>
C3	<p>Thanks for the email. As I think you know, unfortunately I will not be able to make any of the events you mention. I have finished “my homework” and attach an edited version of the BNP.</p> <p>Mostly relatively minor editing issues. A few of points of substance however are as follows:</p> <ul style="list-style-type: none"> • I think it would greatly help when it comes to the vote if an Executive Summary could be prepared; • Policies are listed without explaining what they are; • I believe it is important to have drainage strategies independently checked against expected rainfall in a 100 year + 30% event. BPC needs to independently verify any calculations of both the EHDC and the developer. <p>Hope this helps.</p> <p>Look forward to hearing the outcome of the consultations.</p>
C4	<p>I have read through the BPNP 2015-2028 Draft Pre-Submission Plan, and would like to take this opportunity to pass on my congratulations to you, the Steering Group and the Working parties for the excellent and speedy production of this important and helpful document.</p> <p>I have a few points which the editors/BPC might like to consider:</p> <ol style="list-style-type: none"> 1. You will remember that I mentioned the references to the Conservation Area in the Neighbourhood Plan. I attach a plan (dated 9/2/2012) and letter from EHDC which I received and circulated in February 2012. The Plan is slightly different to the one included as Plan C, for instance the agreed extension included a patch west of Crocks Farm Cottages, and a crescent shaped bit immediately east of Crocks Farm. I entirely agree with the references to the Conservation Area, but suggest that clarity would be improved by the addition, at the end of paragraph 2.12, of the words “referred to in paragraph 5.5”. 2. In paragraph 2.26, would the addition of the following sentence, after the word ‘Froyle’, be helpful? <i>“In addition, hundreds of additional vehicle movements at the Crossroads have been projected, as the Whitehill Bordon Eco-Town development of up to 4000 dwellings over the next 13 years progresses.”</i>

	<p>3. Paragraph 2.27. “Lane” should be “Road”.</p> <p>4. In the table in paragraph 2.31, what actually happened at Longcroft was that the original 11 council house were pulled down and replaced by 22 new dwellings.</p> <p>5. In paragraph 3.12, may I suggest an unobtrusive and uncensorious alteration, to ensure that a reader of the document in a few years time will have a better appreciation of the planning and development difficulties that Bentley residents and the Parish Council have experienced since early in 2014, and fits in with the content particularly of paragraphs 4.9 and 4.10:</p> <p><i>“However, due to the coming forward in 2014 of a large development in Bentley on a site not previously identified by the village, some of the sites originally identified by the community in the LIPS document have since had to be changed. The Neighbourhood Plan will now.....”</i></p> <p>6. Policy 6: Open Spaces on page 25. “Station” should be “River”</p> <p>I wonder whether the Old Recreation Ground be mentioned?</p> <p>7. Policy 11:re affordable housing. There would be merit in mentioning that BPC will have or should have input into the setting of the criteria against which occupants of new affordable housing in Bentley will be selected.</p> <p>8. Will BPC make changes to the BPNP to reflect the very real possibility of successful appeals being made by developers against refusals by EHDC, e.g re land west of Bay Tree Cottage?</p> <p>9. Will the BPNP need amendment or strengthening for additional planning applications for even more dwellings being submitted e.g. land east of Hole Lane?</p> <p>10. Should not the 12 dwellings permitted but not yet built at Pax Hill be taken into account in the BPNP.</p>
C5	<p>I am broadly in agreement with the objectives, planning policies and community projects set out in the draft Neighbourhood Plan but do have the following comments to make:</p> <ol style="list-style-type: none"> 1. Policy 2 - 4.11 Land off School Lane – “up to 10 dwellings” is, in my opinion, an excessive number of dwellings if it’s the Plan’s intention to retain the rural nature of the village and maintain the views and character of the rural lanes. Previous planning regulations have stipulated that development up School Lane should retain the characteristic linear frontage onto the lane (as was insisted for the development of 3 new houses at the Honeywood site). There is no way this will be achievable for 10 houses on the proposed plot. It will have to be a close type development which will not be in character with other properties up that section of School Lane. 2. 2.0 Amenities – to quote “the excellent school has no space for more pupils”. Where, in that case, are all the primary aged children from the new development in Upper Froyle and the proposed pockets of new housing in

	<p>Bentley meant to go if the school already has no space?</p> <ol style="list-style-type: none"> 3. 2.28 Parking – to quote “woefully inadequate and dangerous”. This must be a serious consideration and will need addressing. In addition to the new houses already being built in Upper Froyle and those proposed in Bentley, the number of commuters wanting to use and park at Bentley station, additional school traffic and more cars in general (on average 2 per household) will necessitate better and additional parking facilities at the station, school/recreation ground and by the shop. 4. Policy 5 - 4.19 Education – ditto above with regard to school parking and drop-off facilities. If the school size is increased to accommodate additional pupils, then transport arrangements must be addressed to match the increased numbers. 5. Policy 9 – this shouldn’t just be restricted to better broadband but should also support any other form of improved communication such as wi-fi. 6. 2.29 Transport - consideration should be given to improving bus services to and from the village in the evenings and at weekends. One of the reasons so few people use the bus to get to work must be because the service is infrequent and doesn’t operate beyond early evening. Likewise it would be great if the last train back to Alton left Waterloo later than 11:27pm and for lighting to be improved from the station to the main part of Bentley which might encourage people to walk rather than take their car.
C6	<p>I was unable to attend either of the public sessions I'm afraid but I have viewed the draft plan and would like to provide the following comment.</p> <p>In relation the expansion of Bentley Industrial Centre I feel that the building of further units needs to be carefully controlled in terms of the type of business it attracts and the visual impact on both the site and the residents of Poplar Cottages. The recent leasing of a unit by a courier caused traffic chaos and safety issues with extremely large heavy goods vehicles attempting to negotiate the village and speeding delivery vans exiting the estate at peak times. The location of the Centre and the proximity of its entrance to the hub of the village renders it unsuitable for such use.</p> <p>My recommendation is that if development is necessary then it is limited to low level office style facilities. These should use natural materials, such as timber and slate, to blend more conservatively into the surrounding area rather than the steel clad monstrosities that currently occupy the site. The proposed development of the site at Crocks Farm Cottages is an excellent example of sensitive design in-keeping with the surrounding area in a 'farm building' style. This style of building attracts smaller local entrepreneurial and start-up type businesses it would be favourable to encourage in the area, particularly if they originate in the village.</p> <p>I hope the Neighbourhood Plan is accepted by the local authority and residents are given some control in the future of Bentley.</p>
C7	<p>Apologies that i was un able to attend the public consultation on the Bentley neighbourhood plan last Saturday, I have however had time to review it over the last couple of days and would like to offer my full support for this plan and its contents.</p>
C8	<p>I'm sorry I was unable to attend the recent meeting as I am currently on holiday outside UK but I do give all your comments my full support as we hope you will ours again at the Broad view Farm application.</p>

C9	<p>The Plan reads as a highly competent and comprehensive document, obviously the outcome of a great deal of hard and detailed work. Bentley is fortunate to have villagers willing to undertake such time consuming work and the rest of us should be suitably grateful.</p> <p>That said, it is difficult for villagers to comment because by definition they know so much less about the Plan and process than those involved. Comment is thus very much by exception.</p> <p>But first, one general point. Those drafting the Plan know infinitely more about Bentley than the people reading it whose decisions could be vital to our future. Please re-read the Plan thinking constantly whether something in it may be entirely reasonable and implicitly understandable to Bentley people but still might lead an outsider to draw an unlooked for wrong conclusion with negative consequences. Point 2.13 is an example (covered below).</p> <p>Comments are in Plan order for ease of reference, not necessarily in order of importance. Hopefully that will be obvious from the context.</p> <p>Accuracy of Detail</p> <p>Absolutely essential. We do not want some jobsworth being able to throw doubt on the Plan by being able to say: “Huh, we can’t give any weight to this, they can’t even get their dates right!”. Points 2.12 and 2.31 refer. Did the by-pass open in 1995 etc, etc?</p> <p>Approaches to Bentley</p> <p>We understand completely why 2.13 is written as it is. But it could lead to a reader believing that the Northern approach was not rural in character and worse, not thought of to be of importance. In fact, it is probably the most rural of the four approaches and any extension to the village to the North could be calamitous for Hole Lane, which is by far the most visually interesting and important in many ways of the four roads into/out of Bentley. Therefore we think that it is vital to re-phrase 2.13 to include the Northern approach.</p> <p>2.15 – No argument with the sentiment, but very poor quality/inappropriate developments have been allowed in the Conservation Area in recent times and the 37 house development drives a coach and horses through this point. Everyone involved must be much, much tougher in future if this point is to be anything but a pious hope.</p> <p>2.16 – The three cottages south of the main road are Crocks Farm Cottages. The two opposite north of the road are Crocks Cottages.</p> <p>2.26 – We are concerned about the phrasing of this point. Volume, speed and noise of traffic are unacceptable now. The final sentence would not mean much to an outside reader. There have been no serious attempts at traffic calming because effective change will only come with physical change to the roads concerned. This is not to downplay the efforts which have been made – signage, change in speed limit – but these will never have the degree of impact needed.</p> <p>2.31/2.32 – we have concerns about both the accuracy of detail and the layout of the</p>

table at 2.31 and the comment at 2.32. Presumably the object is to leave the reader thinking that Bentley has already had considerable expansion, so is not nimby, with the possible further implication that all (most?) of the sensibly available options have already been taken up.

Next we need to tell the outside reader where the new build has taken place. We suggest listing not by date order but by general location by group, as follows:

Village centre: Eggars Field 1 & 2, Broadlands - 76 houses.

Hole Lane and side roads: Hole Lane, Oakway, Babs Field, Longcroft, Bonners Field – 89 houses.

Main Road: Main Road, Crocks Farm – 21 houses

The above totals exclude the “others” (3 houses) because we cannot identify their location. Whatever form the table takes we suggest that a total is important, in this case 199 or 46% of the total housing stock.

The justification for the Hole Lane and Main Road groups is that the developments listed would not have been envisaged had the two thoroughfares not existed and that is where all the traffic movements feed in and out of.

Doctor’s Field is excluded from the above because it remains as a separate entity.

We have a measure of concern about some of the numbers and dates in the table, viz:

- Some Hole Lane houses are much later than the 1960s
- Eggars Field (1) started in 1970s
- We think Broadlands may have been earlier than 1990s
- Main Road number of houses much underestimated and opening dated much too late. We have not carried out a vision reminder check but we estimate 24 houses excluding Crocks Farm’s 9. Earliest dated 1970s, maybe 1960s.
- We think “others” (what are they?). Should be separated from Crocks Farm, date of which will now be 2015.
- Have you counted Rectory Lane?

We wonder also whether the comments column in the table might be improved. At present the comments are inconsistent in what they describe. Some queries:

- Is “council estate” now the correct term?
- Is “to satisfy commuter demand” entirely accurate? Does everyone in all developments commute?
- Longcroft: “re development” does not identify the type, presumably housing association affordable housing. We think that when re-developed that there was some increase in dwelling numbers, not nil as shown.
- Crocks Farm: perhaps a definition of construction is needed: commercial or private developer?

2.32 – The point made may or may not be accurate, but in any event is not clearly demonstrated either in the point itself or in the table. The point is one which it is desirable to make if the number in question is sufficiently impressive.

4.2 – We believe that it is essential to protect completely the setting and character of

	<p>Hole Lane, which we would claim is the most interesting road in the parish. First, it is a sunken lane, a feature important to Hampshire. When one adds the unusual high level footpath, the framing walls and hedges of Jenkyn Place and the decorative almost chinoiserie bridge over the road, one can claim that Bentley has a highly visual and unusual asset unlike anything in the county or even in the UK. The existing pressure on the lane can only grow with the addition of another 37 dwellings, with the strong possibility of more in the future. At that stage it would be entirely likely that enormous pressure could arise to re-align completely, i.e. destroy, the existing lane and to turn it into just another dull and featureless road. We think that would be tragic. We urge all concerned with the final draft to include a key objective for the protection of Hole Lane.</p> <p>We would also suggest adding another objective, to protect the setting of the parish church, the most important single building in Bentley. We think that something along the lines of no building of any sort to take place within the sightlines from the church would be ideal and not unreasonable.</p> <p>4.9 – We assume that the last sentence in the first paragraph at the top of page 23 refers to the development of 37 houses on Hole Lane. If so, this is the only thing in the draft plan with which we are in strong, even violent, disagreement.</p> <p>The village as a whole, with the Parish Council in the vanguard, were completely against this development for good and cogent reasons. We see no reason why the Plan should automatically include it in the BSB. Let EHDC add it themselves and ensure that it is then recorded that Bentley rejects that inclusion, only accepting under duress. This will show just how serious the village is about inappropriate development.</p> <p>4.10 – We do not argue this point but cannot find where rising contours “have previously been identified as having landscape significance”. We think our comment on 2.13 above chimes in with the mention here of the northern perimeter.</p> <p>Policy 2: Housing Site Allocation</p> <p>We think that we understand the reasons for confining future development to the village core. There are other sites which could accommodate housing development with minimal visual impact. We do not necessarily advocate their use, but they do exist.</p> <p>Policy 4: Recreation Ground</p> <p>Policy 6: Open Spaces</p> <p>It may not fit easily into either of these sections, but we query whether it is wise not to mention the Old Recreation Ground somewhere in the Plan.</p> <p>4.28 – we apologise for mentioning this because people’s views on what is good written style are subjective and therefore differ. Nevertheless we feel that “heavy rainfall episodes” is a less than fortunate phrase – if “episodes” was exercised would the sentence suffer?</p>
C10	I was unfortunately away for both the Consultation meetings, but would like to comment.

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| | <ol style="list-style-type: none">1. The Settlement Boundary cuts right through my property with land to the North included within, but then the boundary joins in around the main part of my garden, and then bends out to include Glebe House. Why?2. There is no room northwards of the School in which to extend Obvious answer is to me Glebe House land as the new playing field.3. I would object strongly to the 10 houses being built on Glebe House land (which I assume would be knocked down). This is the whole of my southern boundary, and would leave me terribly overlooked. I have already had to put up with intense development on the site of Honeywood. |
|--|--|

I was surprised that was the only site that could be found in the whole of Bentley. Also with developments already approved and those in the pipeline, Bentley must be way over the number of houses required already?

Bentley Neighbourhood Plan Regulation 14 Consultation - 18th December 2014 - 6th February 2015.

ref	name	date sent	date read	representation	observation & recommendation
Statutory Consultees					
1	English Heritage - martin.small@english-heritage.org.uk	17/12/2014	17/12/2014		
2	Environment Agency - Laura.lax@environment-agency.gov.uk	17/12/2014	17/12/2014		
3	Natural England - Marc.turner@naturalengland.org.uk	17/12/2014	18/12/2014		
4	Highways Agency - ha_info@highways.gsi.gov.uk	17/12/2014	17/12/2014		
5	Southern Water - planning.policy@southernwater.co.uk	17/12/2014	18/12/2014		
6	Homes & Communities Agency - mail@homesandcommunities.co.uk	17/12/2014			
7	Network Rail - clive.robey@networkrail.co.uk	17/12/2014	17/12/2014		
8	Energy Network - info@energynetworks.org	17/12/2014	18/12/2014		
9	Forestry - enquiries.southern@forestry.gsi.gov.uk	17/12/2014	18/12/2014		
10	Hampshire County Council - planning@hants.gov.uk	17/12/2014			
11	Scottish and Southern Energy - jon.tilley@scottish-southern.co.uk	17/12/2014	18/12/2014		
12	East Hampshire District Council - planning.policy@easthants.gov.uk	17/12/2014			
13	South Downs National Park Authority - Amy.Tyler-Jones@southdowns.gov.uk	17/12/2014			
Further consultees					
14	Hart District Council - planningpolicy@hart.gov.uk	17/12/2014	17/12/2014		
15	Waverley Borough Council - ldf@waverley.gov.uk	17/12/2014			
16	Froyle Parish Council - froyleparishclerk@yahoo.co.uk	17/12/2014	18/12/2014		
17	Binsted Parish Council - clerk@binstedparishcouncil.org.uk	17/12/2014	18/12/2014		
18	Farnham Town Council - town.clerk@farnham.gov.uk	17/12/2014	18/12/2014		
19	Crondall Parish Council - clerk@crondall-pc.gov.uk	17/12/2014	19/12/2014		
20	Simon Jenkins EHDC - Simon.Jenkins@easthants.gov.uk	18/12/2014			
21	Robert Jackson EHDC - Robert.Jackson@easthants.gov.uk	18/12/2014	18/12/2014		

- | | | | |
|----|---|------------|------------|
| 22 | Ken Carter EHDC - ken.carter@easthants.gov.uk | 18/12/2014 | 18/12/2014 |
| 23 | Mark Kemp Gee HCC - marknkempgee@aol.com | 18/12/2014 | |

Telecomms

- | | | | |
|----|------------------------------|------------|--|
| 24 | EE - public.affairs@ee.co.uk | 18/12/2014 | |
|----|------------------------------|------------|--|

Community groups and organisations in Bentley

- | | | | |
|----|--|------------|------------|
| 25 | Bentley Community Association | 18/12/2014 | |
| 26 | Bentley Recreation Ground Charity | 18/12/2014 | 18/12/2014 |
| 27 | Bentley Primary School | 18/12/2014 | 18/12/2014 |
| 28 | The Benefice of Bentley Binsted and Froyle | 18/12/2014 | |
| 29 | Bumble Bees Nursery | 18/12/2014 | |
| 30 | Bentley scouts and cubs | 18/12/2014 | |
| 31 | Bentley Badminton Club | 18/12/2014 | 27/12/2014 |
| 32 | Bentley Table Tennis Club | | |
| 33 | Over 60's club | 18/12/2014 | |
| 34 | Kick Start/up a gear | 18/12/2014 | |
| 35 | Bentley Garden Club | 18/12/2014 | |
| 36 | Doctors Surgery | 18/12/2014 | 18/12/2014 |
| 37 | Toddler Group | 18/12/2014 | |
| 38 | Zumba | 18/12/2014 | |
| 39 | Phoenix Club | 18/12/2014 | 18/12/2014 |

Significant land owners

- | | | | |
|----|-------------|------------|--|
| 40 | Landowner 1 | 18/12/2014 | |
| 41 | Landowner 2 | 18/12/2014 | |
| 42 | Landowner 3 | 18/12/2014 | |
| 43 | Landowner 4 | 18/12/2014 | |
| 44 | Landowner 5 | 18/12/2014 | |
| 45 | Landowner 6 | 18/12/2014 | |

Business Owners

46	The Star Inn	18/12/2014
47	Hairdressers	
48	Jenkin Place	18/12/2014
49	Bury court	18/12/2014
50	Industrial Estate in Bentley	Newsletter
51	Red Lion Industrial Estate in Bentley	Newsletter
52	Indian Takeaway	Newsletter
	Care Homes	
53	Qunita - info@quintanursinghome.co.uk	18/12/2014
54	Pax Hill - daanish@paxhill.co.uk	18/12/2014
55	Parish Council email list	18/12/2014
56	Steering Group and Working Party	18/12/2014
57	Councillors	18/12/2014

BENTLEY NEIGHBOURHOOD PLAN

REGULATION 14 REPORT: MARCH 2015

Purpose

1. The purpose of this report is to summarise the outcome of the consultation period on the Pre Submission Bentley Parish Neighbourhood Plan (BPNP) held from December 2014 to January 2015. The report makes some recommendations on how the BPNP should proceed in the light of representations made.
2. The report will be published by Bentley Parish Council (BPC) and it will be appended to the Consultation Statement that will accompany the submitted BPNP in due course, in line with the Neighbourhood Planning (General) Regulations 2012.
3. During the consultation period there were representations made by local people, by the statutory consultees/developers/landowners and by other local and interested organisations. The responses from the local community have been reviewed and analysed by the BPNP Steering Group and its summary of those responses is reported separately.
4. This report therefore summarises those representations made by the statutory consultees, developers/landowners and other interested organisations.

Consultation Analysis

5. The local planning authority – East Hampshire District Council (EHDC) – has provided informal officer comments. BPC has been in regular dialogue with EHDC during the preparation of the BPNP. EHDC has raised issues on some of the proposed policies and has made a number of suggestions on how the final document may be improved. These issues relate to:
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- Policy 3: Design – refer to the Conservation Area Management Plan – make clear the direction of the viewpoints
- Policy 11: Rural Exception Site – change criterion v. to say;
“....*landscape setting or historic significance of the surrounding area*”

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 - developments demand for Sewage Treatment and network infrastructure both on and off site and can it be met
 - surface water drainage requirements and flood risk of the development both on and off site and can it be met

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12. The Landowner of land south of Old Main Road did not have any objections to the site proposed by the BPNP on land off School Lane. However he wanted to recommend his land for a development of 16 dwelling and did not support the approved scheme at Somerset Field.

Modifying the Submission Plan

13. In general terms, the outcome of the consultation period is the general support of the local planning authority – EHDC – and no objections being raised other than from land interests that have not been favoured by the BPNP.

14. However, it is recommended that changes are made to ensure that EHDC will agree that the submitted BPNP meets the Basic Conditions, as follows:

- Policy 1- reword policy to make clear its intent regarding brownfield land
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15. The objections from the land interest not favoured by the BPNP policies are that Bentley's settlement policy boundary should be redrawn, the site assessment process has not been fully justified and the plan does not plan for enough housing over its period and should not place a cap on housing in the absence of an up-to-date Local Plan. In respect of the former, the process used to allocate suitable and acceptable sites has been robust (as can be seen in the site assessment report which makes it easier to communicate this work). The site selected was consistent with the preferred spatial strategy of the majority of the local community of focusing on growing the main village away from important landscapes, its views and green spaces.

16. Nor does the BPNP cap housing development by allowing for new development within the defined Settlement Policy Boundary in addition to the site allocation. The estimated total quantum of development in Bentley Parish, the 9 dwellings built at Crocks Farm, the 37 dwellings at Land behind the Village Surgery (Somerset Field) which has had planning approval along with the site allocated through the BPNP at land off School Lane for 10 dwellings is therefore 56 dwellings. This number will contribute to the growth expected by the local plan over the plan period of 2011-2028. Although there is no exact housing target set for Bentley by the EHDC Core Strategy the number of 56 dwellings over the plan period (and more is expected from two other sites in the parish) is over a third of the total number of 150 dwellings in its tier of the settlement hierarchy which comprises nearly twenty settlements in all that together will deliver this housing supply.

17. It is not therefore considered necessary to allocate SHLAA Site BEN009 to meet the basic conditions as the rationale for the proposed allocations is made clear in the policies (and will be covered in the Basic Conditions Statement in due course) and there is no objective need for it to plan for any additional housing growth. The Neighbourhood Plan criteria for allocating sites were initially developed through the LIPs process as part of EHDC's Local Plan process. The LIPs process identified areas adjoining the northern edges of the settlement which through technical assessment and public consultation were agreed as being the most appropriate for the expansion in terms of impacts and acceptability. This strategy along with the design principles developed through the LIPs process was adopted by the neighbourhood plan.

18. As the neighbourhood plan was being developed, apart from the 9 dwellings already built on Cocks Farm, a planning application has been granted for 37 dwellings on land at Somerset Field, the north western side of the settlement which as well as being in conflict with the neighbourhood plan design principles would also deliver most of the housing numbers planned for in the neighbourhood plan.

19. To take account of this approval, the neighbourhood plan was therefore amended to include one site allocation so that it remained positive in planning for meeting the needs for new homes in the area over the plan period. This neighbourhood plan site allocation is based on the same design principles that were developed through the LIPs and adopted by the neighbourhood plan, and was endorsed through community consultation.

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Recommendations

21. It is recommended that:

- The policies and supporting text are changed with only minor modifications as described above
- There are no other sites allocated
- The BPNP is finalised for submission for examination, subject to the completion of their respective Basic Conditions Statements and Consultation Statements

BENTLEY NEIGHBOURHOOD PLAN

REGULATION 14 REPORT: MARCH 2015

Purpose

1. The purpose of this report is to summarise the outcome of the consultation period on the Pre Submission Bentley Parish Neighbourhood Plan (BPNP) held from December 2014 to January 2015. The report makes some recommendations on how the BPNP should proceed in the light of representations made.
2. The report will be published by Bentley Parish Council (BPC) and it will be appended to the Consultation Statement that will accompany the submitted BPNP in due course, in line with the Neighbourhood Planning (General) Regulations 2012.
3. During the consultation period there were representations made by local people, by the statutory consultees/developers/landowners and by other local and interested organisations. The responses from the local community have been reviewed and analysed by the BPNP Steering Group and its summary of those responses is reported separately.
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Bentley Civil Parish

Neighbourhood Area Designation Application

This application for neighbourhood area designation is submitted to East Hampshire District Council under the Neighbourhood Planning (General) regulations 2012 (SI 2012/637).

It is submitted on behalf of Bentley Parish Council.

The signatories to this document are two members of Bentley Parish Council who were authorised to sign the document at the meeting of Bentley Parish Council on 20th August 2014.

A map showing the boundary (edged red) is provided in *Appendix A* to the application.

Section 61G(3)(a) of the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) states that the specified area "*in the case of an application by a parish council, must be one that consists of or includes the whole or any part of the area of the council*". The parish council of Bentley proposes the designation of the whole area of Bentley Civil Parish, in line with the requirements of the 1990 Act.

Justification for the Designation of the Neighbourhood Area

Bentley Parish Council has recently worked with East Hampshire District Council to prepare a Local Interim Planning Statement (LIPS) for the village of Bentley. This complements East Hampshire District Council's adopted Interim Housing Policy Statement in respect of determining planning applications for housing schemes in the coming months. However, Bentley Parish Council is keen to take a longer term and broader view of planning policy in respect of refining and implementing the adopted Local Plan: Joint Core Strategy to reflect the distinctive needs of the parish.

It believes the most effective policy vehicle for doing so is the preparation of a Neighbourhood Plan covering the whole parish and not just the village of Bentley. It therefore proposes to convert the baseline evidence and emerging spatial policy of its LIPS into a proper Neighbourhood Plan for formal community, landowner and other stakeholder engagement through the autumn. It then expects the Plan to be submitted for examination by the end of the year.

Given the parish boundary adjoins both the districts of Fleet in Hampshire and of Waverley in Surrey, the Neighbourhood Plan will also be mindful of the development plans of both districts.

Signed by Cllr. *Peter Hurley*

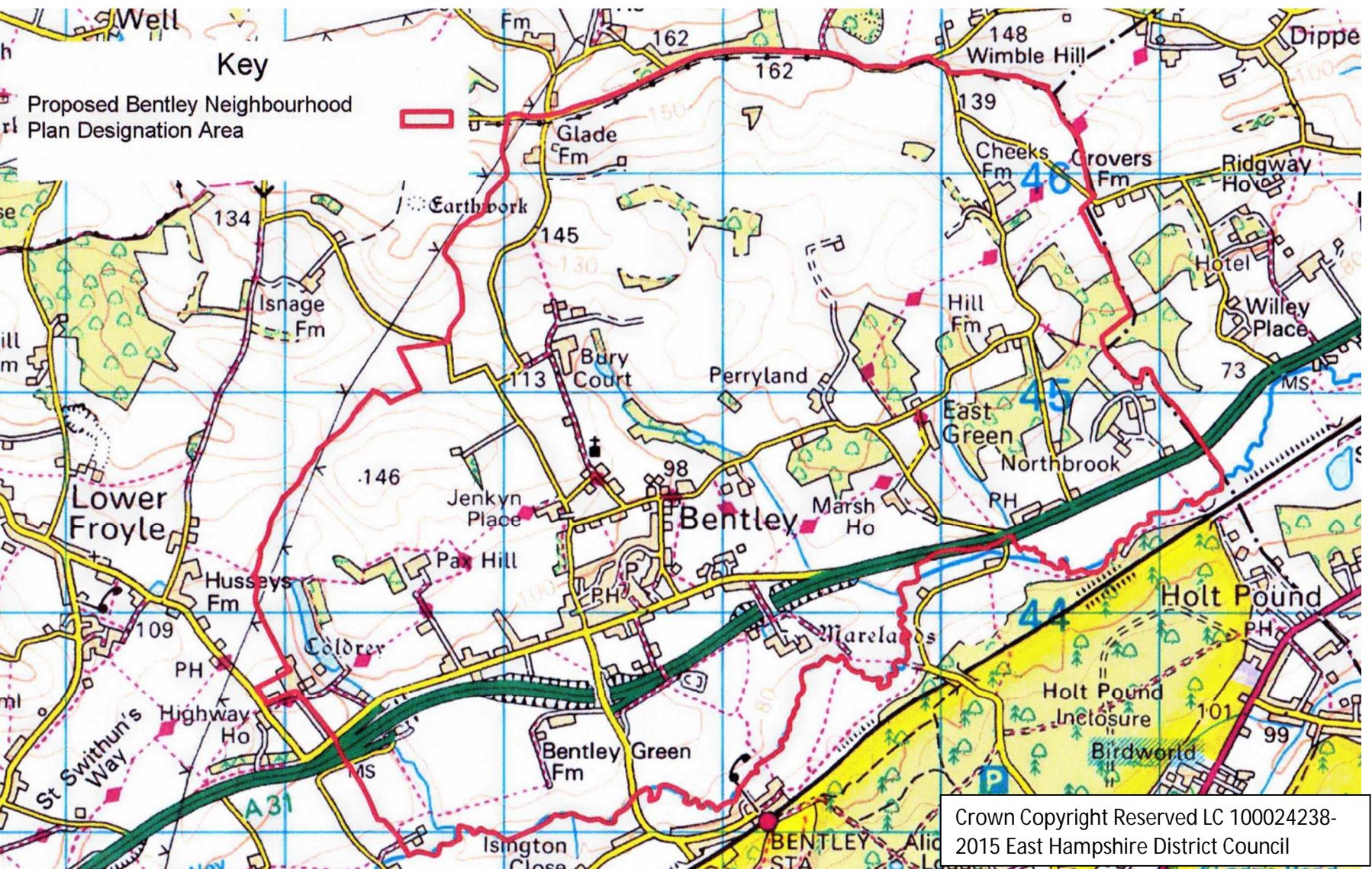
In the presence of Jacqueline Hutton (Clerk)

Signed by Cllr. *JENNIFER TURNER*

In the presence of Jacqueline Hutton (Clerk)

Dated:

20th August 2014



Key
Proposed Bentley Neighbourhood
Plan Designation Area

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2015 East Hampshire District Council

Ms Jacqueline Hutton (Clerk)
Bentley Parish Council

Enquiries to: Valerie Dobson
Direct line: 01730 234152
Email: Valerie.dobson@easthants.gov.uk
My reference:
Your reference:
Date: 24 October 2014

Dear Ms Hutton,

Bentley Parish Council's Application for Designation of Neighbourhood Area

I am writing to provide you with formal notification of the Designation of the Bentley Neighbourhood Area.

It was resolved by the Council on 23 October 2014 that the Bentley Neighbourhood Plan Area be designated in accordance with the Neighbourhood Planning (General) Regulations 2012 and with section 61G of the Town and Country Planning Act 1990 as amended for the purposes of Neighbourhood Planning.

A copy of this letter will be placed on the Council's website.

I am also forwarding a copy of the letter to you electronically.

If you have any queries or require any further information then of course please do not hesitate to contact me.

Yours sincerely,



Valerie Dobson
Principal Policy Planner

BENTLEY PARISH COUNCIL

NEIGHBOURHOOD PLAN - STEERING GROUP

TERMS OF REFERENCE (Draft 0.10)

October 2014

1 Introduction

Bentley Parish Council has agreed to produce a Neighbourhood Plan. In order to produce the plan we will need to establish a Steering Group to carry out the required work programme within a very tight, but workable timeline.

2 Membership of the Steering Group

- a) The Steering Group will -be made up of local people from the Parish of Bentley.
- b) Reasonable endeavours will be taken to achieve a broad demographic mix of individuals to reflect the different sectors of the community.
- c) The Steering Group will consist of no more than 10 people in total including the Clerk to Bentley Parish Council, who will be the Project Manager and provide ancillary support.
- d) There will be 2 representatives from the Parish Council
- e) The rest of the members of the Steering Group will be agreed/nominated by the Parish Council but do not have to be members of the Parish Council
- f) The Steering Group may need to form sub-committees (which would not have to be members of the Steering Group) to consider various topics involved in producing the Neighbourhood Plan.
- g) It is acknowledged that it is likely that much of the work required to produce a Neighbourhood Plan may well be carried out through these sub committees. Their members largely being enlisted from the 60+ who have offered their services from the public exhibitions on 14th August and 13th October 2014.

3. Roles and Responsibilities of the Steering Committee

- a) The primary purpose of the Steering Group is to plan for, prepare and research the necessary work required to produce a Neighbourhood Plan. It will act under the auspices of and report to the Parish Council.
- b) The Steering Group will be a Working Party to Bentley Parish Council.

- c) It will report to and liaise with the Parish Council, keeping it fully apprised of the progress of the plan and ensuring that they continually represent their views and concerns.
- d) It will liaise, in consultation with the Parish Council and with the local community, promoting the plan, answering concerns and questions and driving and organising any necessary public consultation events.
- e) It will liaise with East Hants District Council's Planning Strategy Department during the neighbourhood Planning process to properly establish any future development needs of the area.
- f) It will liaise with East Hants District Council's Planning Strategy Department during the Neighbourhood Planning process to develop policies to inform the future development and use of land within the defined plan area.
- g) It will work to draw up the Neighbourhood Plan and any revisions to reflect the on-going consultation process.
- h) It will support the Parish Council through the Referendum process.
- i) It will ensure that meetings are accurately and appropriately minuted and reported to the Parish Council.
- j) It will ensure that there is full transparency and engagement with local communities and it will operate in an open and inclusive manner.
- k) It has responsibility for preparing and presenting a budget to the Parish Council for approval and endorsement.

4. Responsibilities of all members of the Steering Committee

- a) All members of the Steering Committee will comply with the Nolan Principles of Standards in Public Life to ensure that the probity of the Steering Group and its work is completely open and transparent.
- b) All members of the Steering Group must be asked to declare any personal interest that may be perceived as being relevant to any decisions or recommendations made by the Steering Group. This may include membership of any organisations, ownership of interest in land (directly or indirectly) or a business or indeed any other matter likely to be relevant to or

conflict with the work undertaken by the Steering Group.

- c) To ensure that there is no discrimination in the plan-making process and that it is an inclusive, transparent and open process
- d) Members of the Steering Group will be expected to treat other members of the Committee with respect and dignity allowing every member to air their views without prejudice and interruption.
- e) Members of the Steering Group have a responsibility to act in the best interests of the Neighbourhood Plan area as a whole and to contribute to the preparation of a long-term plan/strategy that will work to enhance the economic, social and environmental interests of Bentley Parish.

5. General Matters

- a) The Terms of Reference will be continually reviewed during the lifetime of the project and relevant amendments will be made following recommendations by the Steering Group to the Parish Council, or directly by the Parish Council.
- b) The Steering Committee will regularly report its finding and progress to the Parish Council including the on going budgetary implications associated with the project. Any proposed expenditure by the Steering Group will need to be approved by the Parish Council
- c) The first meeting of the Steering Group will be organised by the Parish Council and be Chaired by a member of the Parish Council,
- d) The first meeting of the Steering Group suggested agenda points:
 - 1) Confirming Membership of the Steering Group
 - 2) The election of a Chairman and Vice Chairman for the Steering Group
 - 3) Agreeing its Terms of Reference.
 - 4) Identifying members' specific roles and responsibilities
 - 5) Identifying and agreeing what resources may be required including those from the Local Authority.
 - 6) Discussion of need for a sustainability appraisal and identifying viable data/information sources.
 - 7) Determining the frequency, time and location of the group's meetings