

Welcome

Thanks for sparing the time to visit the
Neighbourhood Plan update today

The Parish Council produced a Neighbourhood Plan
that was approved by residents at a Parish
Referendum in November 2022.

Since then, it has been used by Babergh
District Council when making decisions
on planning applications

Today we want to provide information
on the need to update the Plan
so that it remains current for
future use and helps resist
speculative applications for
development



Neighbourhood Plans

Neighbourhood Plans form part of the statutory development plan for the area, meaning the District Council and Government Planning Inspectors have to take note of what is in them when considering planning applications.

They:

- contain planning policies for matters that require planning permission
- must not conflict with the Local Plan or national planning policies and cannot change proposals in a Local Plan
- rely on community involvement throughout their preparation and must be approved in a Parish Referendum before they can be used
- Have to be backed up by evidence that supports what they're seeking to achieve
- are intended to allow people to play an active part in planning their locality.

They can include proposals for:

- ✓ improving areas
- ✓ enhancing current and providing new facilities
- ✓ developing sites
- ✓ protecting sites and areas of environmental or historic quality
- ✓ protecting facilities of community importance (such as open space, village halls and shops)

Benefits

Neighbourhood Plans are prepared with extensive local community involvement.

It means that we have a say as to where development takes place in the village, BUT they cannot stop development that already has been granted planning permission or Babergh identifying sites for development in their Local Plan if the Neighbourhood Plan does not meet the identified housing need

Community Infrastructure Levy

Having a Neighbourhood Plan in place means we get 25% of the Community Infrastructure Levy that developers pay to Babergh for certain housing developments.

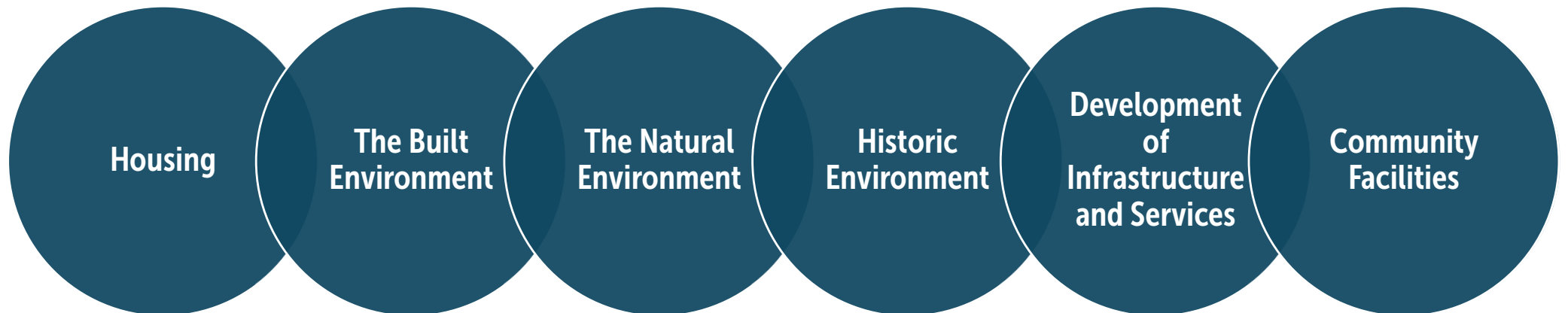
In the last 4 years the Parish Council has received £44,453 of which £24,534 has been spent on the following projects

- Deep aeration treatment of Bentley Village Playing Field to address flooding problems
- 2nd Speed Indicator Device (SID)
- Pole for SID
- War Memorial Upgrade - Litter bin
- War Memorial Upgrade - Lest we Forget Bench
- Gym equipment 25% of cost (75% met by Babergh grant)
- Landscape Appraisal Review Report Solar Farm
- Conservation Area Appraisal
- Traffic Survey re HGV restrictions
- Village Playing Field - Maritime Pavillion & Storage units



Our Neighbourhood Plan

The Bentley Neighbourhood Plan covers



It contains the following Vision Statement

Our vision is to conserve the sense of community within Bentley, to ensure that we have the robustness to meet the challenges ahead - to enhance our rural nature and agricultural surroundings, for a safe and vibrant place to live for generations to come

and the following Objectives

Housing

1 To encourage the development of appropriate housing for the stated needs of the village, in terms of size and style and across the age demographic.

Built Environment

2 To maintain and enhance a strong rural identity and sense of place for the parish, through environmentally sustainable and sensitive small-scale development.

3 To ensure new development is designed to reflect local character and incorporates measures that reduces environmental impact.

Natural Environment

4 To retain, encourage, and enhance local natural habitats, to conserve Priority Species and increase biodiversity, and to maintain the strong sense of rural place within the parish. To enhance habitat connectivity (wildlife corridors) to allow species to move into and across these habitats.

5 To have regard for our duty of care to the Suffolk Coasts and Heaths Area of Outstanding Natural Beauty within the parish and its setting, and to protect its special qualities, particularly tranquillity and large skies in a rural landscape.

Historic Environment

6 To conserve and enhance our heritage assets

Development of Infrastructure and Services

7 To encourage safe and sustainable options for travel in and around the village for pedestrians, cyclists, and horse riders.

8 To support the creation of infrastructure, such as fast broadband and transport links that allow commuting via public transport, to encourage a broad age spectrum within the village.

Community Facilities

9 To conserve and enhance the sense of robust, resilient, vibrant community within the village, maintaining the village as a safe and desirable place to live for all its residents.

Our Neighbourhood Plan

Neighbourhood Plans should not repeat planning policies in Local Plans. Our Neighbourhood Plan was prepared before the new Local Plan for Babergh was completed. It contains the following policies that have been used by Babergh in making decisions on planning applications*

Policy	Purpose
Policy BEN 1 - Affordable Housing on Rural Exception Sites	Provides a mechanism for the delivery of affordable housing to meet local needs.
Policy BEN 2 - Housing Mix	Sets requirements for house sizes.
Policy BEN 3 - Development Design	Sets design standards for new development
Policy BEN 4 - Flooding and Sustainable Drainage	Requires developers to state methods for dealing with surface and fluvial water run-off
Policy BEN 5 - Parking Standards	Sets standards for number of parking spaces associated with new housing
Policy BEN 6 - Development Affecting the Area of Outstanding Natural Beauty	Identifies sensitive areas within the setting of the Suffolk Coast and Heaths AONB
Policy BEN 7 - Protecting Bentley's Landscape Character	Identifies the landscape sensitivities within and around the village and describes the landscape character. Identifies important views within the Plan Area that should be protected
Policy BEN 8 - Protecting Habitats and Wildlife corridors	Provides criteria for the assessment of the potential impact of development on habitats and natural features including wildlife corridors
Policy BEN 9 - Recreational Disturbance Avoidance and Mitigation	Provides a mechanism for the management and mitigation for potential impacts wildlife sites of European significance
Policy BEN 10 - Dark Skies and Street Lighting	Sets standards for maintaining Bentley's dark skies quality
Policy BEN 11 - Heritage Assets	Enables the preservation and enhancement of the village's heritage assets.
Policy BEN 12 - Buildings of Local Significance	Designates buildings of local historic significance
Policy BEN 13 - Sustainable Transport infrastructure and services	Promotes improvement to the public rights of way network and footpath/cycle access to village facilities
Policy BEN 14 - Protecting existing services and facilities	Supports the retention and improvement of community facilities and services in the village.
Policy BEN 15 - Sport and Recreation Facilities	Supports the improvement and protection of open space, sport and recreation facilities.
Policy BEN 16 - Local Green Spaces	Designates spaces that meet the national Local Green Space criteria.
Policy BEN 17 - Communications Technology	Provides criteria for new provision of communications infrastructure
Policy BEN 18 - Broadband	Provides criteria for provision of broadband technologies
Policy BEN 19 - Infrastructure Delivery	Provides criteria for delivery of infrastructure associated with new development

Neighbourhood Plan policies can only cover matters that require planning permission

Need for a Review

A lot has happened in the short time since the Plan was approved at our Referendum.

The government has announced a need to deliver much more housing across the UK to meet needs

For Babergh, it means increasing house buildings from the currently planned target of 416 new homes a year to 775 a year across the district

Updated national planning policy has been published by the government

Babergh District Council have announced that they are commencing a new Local Plan which will identify the amount of growth and where it will happen in the period to at least 2040

Connected to the new Local Plan, Babergh are expected to announce a housing requirement for neighbourhood plan areas in the coming months

The results of the 2021 Census have been published, providing us with up-to-date statistics for the parish

The Parish Council has taken the lead in commissioning a character appraisal to inform the proposed designation by the District Council of a Conservation Area for a large part of the north of the parish.

All of this means that our Neighbourhood Plan does not reflect the current and future planning requirements for Bentley

If we don't update the Plan then Babergh could decide where housing development is going to take place in our village

2021 Census

The 2021 Census provides the following information for Bentley

Population

830

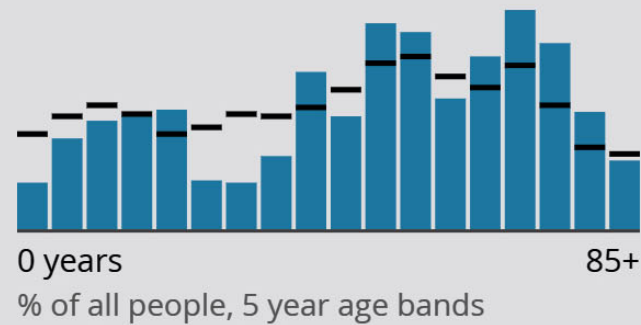
people

92,300 people in Babergh

Rounded to the nearest 10 people

Age profile

Bentley | (Babergh)



Household size

Bentley | (Babergh)

1 person in household **20.7%** (28.3%)

2 people in household **47.6%** (40.1%)

3 people in household **12.2%** (14.7%)

4 or more people in household
19.5% (16.9%)

% of all households

Number of cars or vans

Bentley | (Babergh)

No cars or vans in household **5.3%** (11.6%)

1 car or van in household **34.0%** (38.6%)

2 cars or vans in household **36.8%** (34.2%)

3 or more cars or vans in household
23.9% (15.6%)

% of all households

Number of bedrooms

Bentley | (Babergh)

1 bedroom **1.7%** (6.7%)

2 bedrooms **16.7%** (24.7%)

3 bedrooms **50.4%** (40.9%)

4 or more bedrooms **31.2%** (27.8%)

% of all households

Tenure of household

Bentley | (Babergh)

Owns outright **55.4%** (43.4%)

Owns with a mortgage or loan or shared ownership **27.8%** (28.3%)

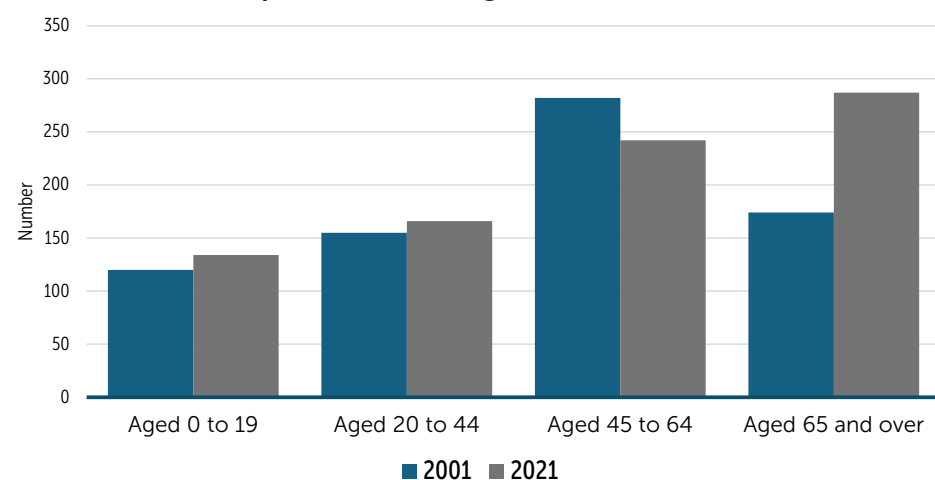
Social rented **6.0%** (13.3%)

Private rented or lives rent free
10.8% (15.0%)

% of all households

Source: Office for National Statistics - Census 2021

Population Change 2001 to 2021

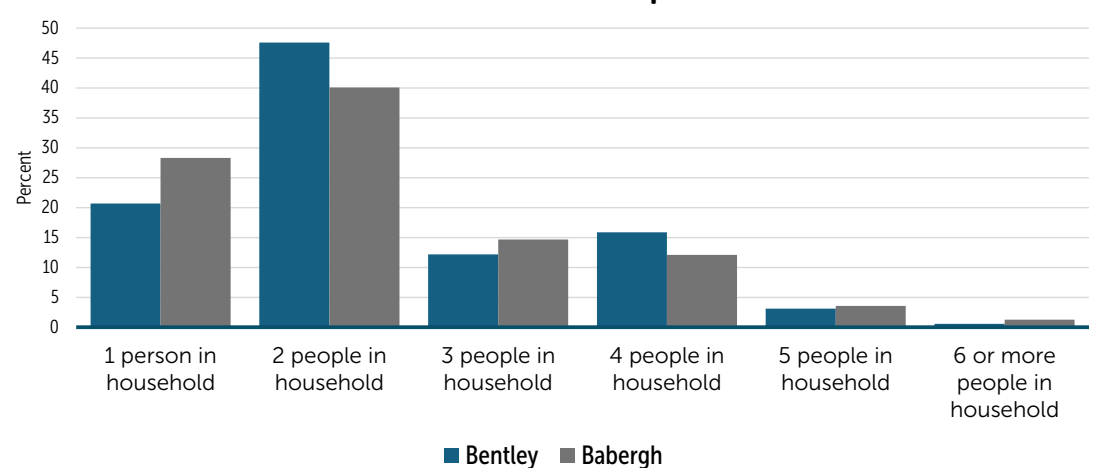


The number of residents aged 65 or over has almost doubled in the last 20 years

The number of dwellings in the Parish increased by 26 in the 20 years to 2021

The population grew by 99 in the 20 years to 2021

Household size comparison

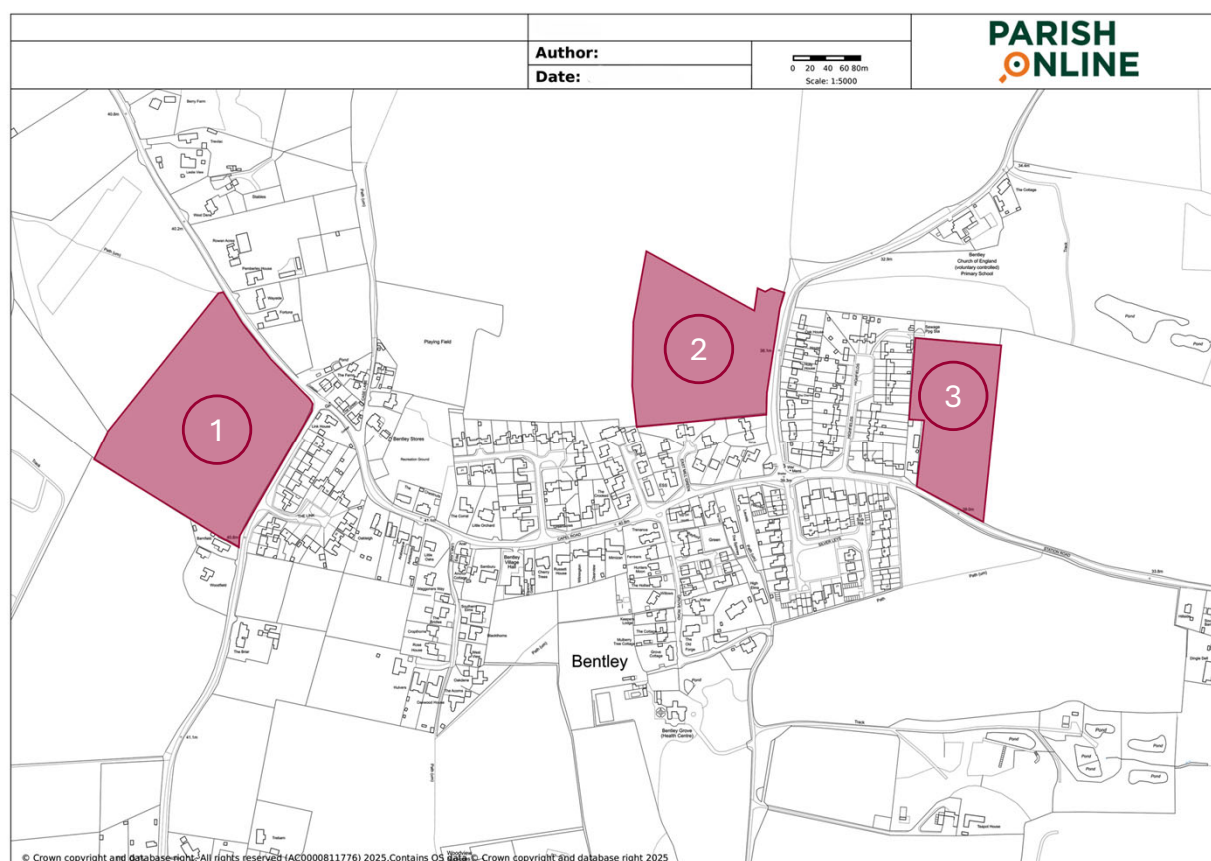


The Review Process

Given the increased housing requirements across Babergh it is quite likely that Bentley will need to accommodate some additional housing over the next 15 or so years.

We think that we should be proactive in identifying where that development should take place rather than leave it to Babergh to impose a site on us.

Early last year, Babergh carried out a “call-for-sites”, asking landowners if they wanted land to be considered for inclusion in the Local Plan for development. Three potential housing sites were put forward, as illustrated below.



The identification of these sites does not mean that they would be identified for development.

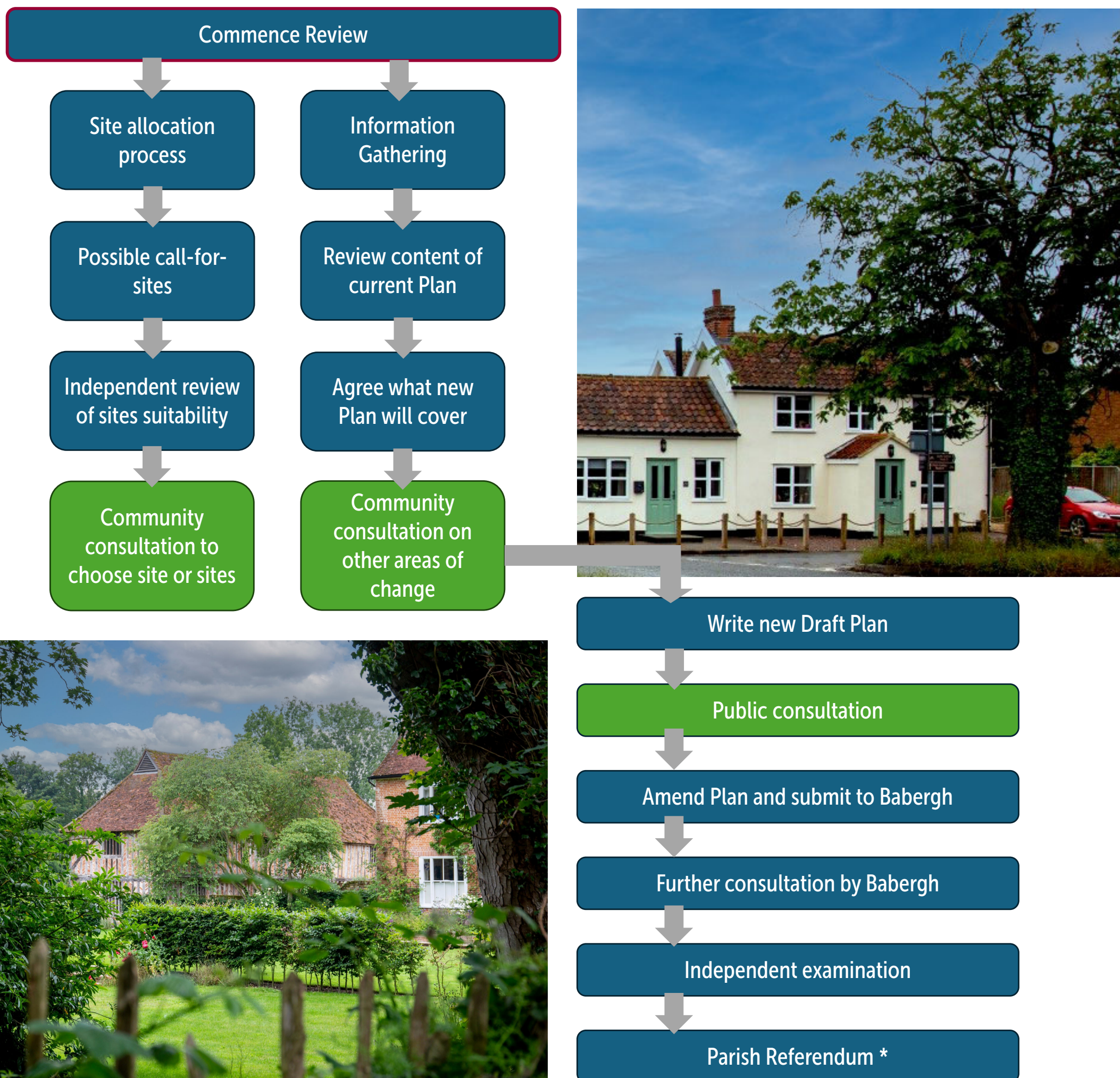
Once we know how much additional housing we are likely to have to plan for, we will consider carrying out a local call-for-sites.

Any proposed site to be identified in the Plan will be the subject to consultation with residents before we include it

The Review Process

We will need to follow a number of stages to complete the Neighbourhood Plan Review

These are illustrated below



In some instances, where the changes are not major, a Parish Referendum is not required. The Examiner will make that decision

What you cherish about Bentley

We'd like you to tell us what you like about the village today

● ●
Use post-it notes to tell us and green dots if you agree with a comment that's already there or red dots if you disagree with it

What you'd like to see change

We'd like you to tell us what you would like to change about Bentley

● ●
Use post-it notes to tell us and green dots if you agree with a comment that's already there or red dots if you disagree with it

Issues for the future

We'd like you to tell us what issues you think Bentley faces over the next 15 years

● ●
Use post-it notes to tell us and green dots if you agree with a comment that's already there or red dots if you disagree with it