

Prepared for Bentley Parish Council by  
Places4People Planning Consultancy  
April 2021



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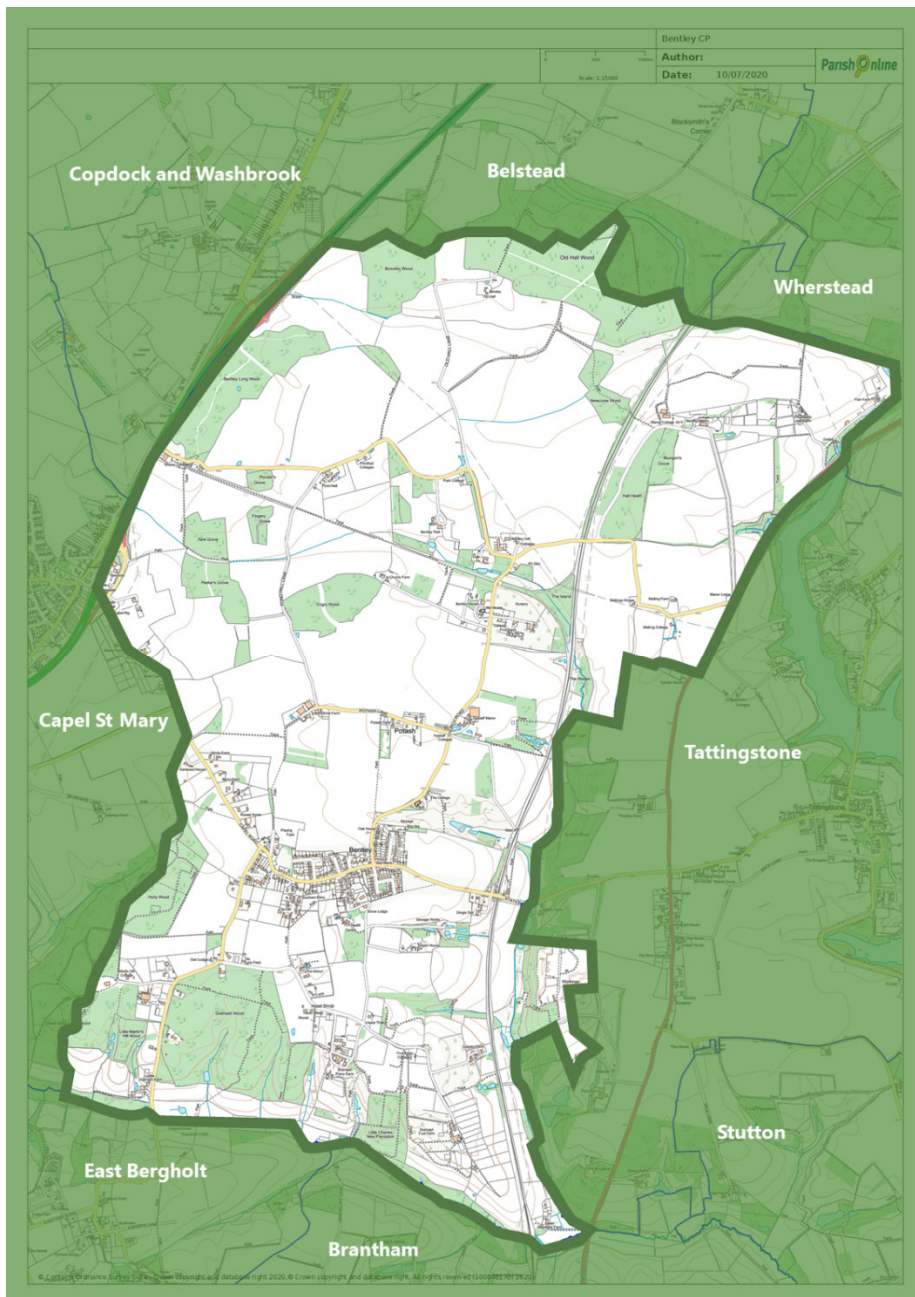
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# 1. Introduction

- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Bentley Neighbourhood Plan.
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
  - explain how they were consulted;
  - summarise the main issues and concerns raised by the persons consulted; and
  - describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained in the Neighbourhood Plan are the culmination of extensive engagement and consultation with residents of Bentley as well as other statutory bodies. This has included a household survey and consultation events at appropriate stages during the preparation of the Plan.

## **2. Background to the Preparation of the Neighbourhood Plan**

- 2.1 At the outset of preparing the Neighbourhood Plan, an initial residents' meeting was held on 12th June 2018 in the Village Hall to gauge support from the village for the Plan, and to share the Neighbourhood Plan process. 109 residents attended, and about 30 volunteered to sit on the Neighbourhood Plan committee. The Parish Council voted to go ahead with the Plan at its meeting of 12th July 2018.
- 2.2 On 16th July 2018, in accordance with the Neighbourhood Planning Regulations, Babergh District Council formally designated the whole parish as a Neighbourhood Plan Area, as illustrated in Map 1. Details of the application, publication and designation can be viewed on the District Council's website under Neighbourhood Planning in Bentley. There are no other designated neighbourhood plan areas within this boundary and the Parish Council is the "qualifying body" responsible for the preparation of the neighbourhood plan for this area.



**Map 1 - The Neighbourhood Plan Area**

### **3. How the plan was prepared**

- 3.1 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and, in particular, has involved considerable local community engagement to gather evidence for the content of the plan and later inform the plan's direction and policies. The content of the Neighbourhood Plan has been generated and led by the community and shaped by results of surveys and drop-in events, to ensure that the Neighbourhood Plan reflects the aspirations of the community.
- 3.2 Bentley Parish Council held a meeting in the Village Hall on 12 June 2018, to establish appetite for a Neighbourhood Plan. Present were Paul Bryant (BDC Neighbourhood

Planning Officer), Lizzie Ling (Community Land Trust Housing Enabler), Carroll Reeve (Lavenham Parish Council Chair), Bentley Councillors Nicky Moxey and Mike Bamford (Chair) and 109 Members of the Public.

- 3.3 The meeting enthusiastically endorsed the idea; Councillor Moxey agreed to chair the Neighbourhood Plan committee pending approval by the Parish Council, and 30 members of public signed up to take part. The Parish Council voted unanimously at its monthly meeting to start the process on 3 July, and the Area Designation was made on 12 July.
- 3.4 Village views were canvassed in detail via a series of Neighbourhood Plan questionnaires; General, Children's and Business questionnaires were produced. Business and General questionnaires were delivered by hand to every business and household in the Parish by volunteers at the beginning of August 2018, along with a leaflet explaining the process and how to return them. People over the age of 16 were asked to complete the General questionnaire, on an individual basis, and to return forms by the end of September to collection boxes in the shop and pub. Volunteers also knocked on doors to collect copies where requested. 283 questionnaires were returned.
- 3.5 A whole-school assembly was held at the village school on 26 September to explain the process and importance to the primary school children, and to launch a competition for the front cover. Teachers facilitated questionnaire completion and returned the forms. A meeting was held at East Bergholt High School to canvass the views of the handful of secondary school pupils in the village.
- 3.6 The Neighbourhood Plan team took stalls at the Neighbourhood Fun Days in September 2018 and 2019. The 2020 Fun Day was cancelled due to COVID-19. In addition, Drop-In Events were held at the Village Hall on 12 October 2018 to answer any questionnaire queries and on 24 April 2019 to display the analysed questionnaire results and to discuss proposed Policies; several households came along to both, and most stalls were busy all evening. No attendance records were kept.
- 3.7 The local magazine, the Bugle, is delivered to all homes in the Parish, and regular updates have been printed in it:
  - July/Aug 2018 – Notice of questionnaire and how to return forms
  - Oct 2018 – reminder to return questionnaire and notice of drop-in meeting
  - Jan 2019 – Progress update
  - Mar 2020 – Progress update
  - Sept 2020 – Reg 14 consultationIn addition, monthly updates have been made to the Parish Council meetings.
- 3.8 Prior to March 2020 almost all committee meetings (one or two per month) had been held in the pub during opening hours, allowing regulars to express frequent opinions on business and progress! Although volunteer numbers dropped off, around 12 committee members took ownership for research and drafting of Policy statements.

## 4. Regulation 14 Pre-Submission Consultation

- 4.1 On 3 September 2020 the formal Pre-submission Draft Plan was approved for publication by the Parish Council. The statutory consultation commenced on 1 October 2020 for six weeks to 16 November 2020 (inclusive).

### How we publicised the consultation

- 4.2 In order to ensure that all residents and others operating in the Neighbourhood Area were aware of the consultation, details of the consultation were included in the parish magazine (The Bugle) which is distributed to all properties in the parish. Due to COVID-19 restrictions, it was not possible to hold face-to-face public exhibitions or meetings but the Plan and supporting evidence documents were made available on the dedicated Neighbourhood Plan website at <https://bentleyneighbourhoodplan.wordpress.com/> Paper copies were made available to loan for people without access to the internet and paper response forms were also available. An online version of the form was provided to enable responses to be made electronically. Despite COVID, two on-line drop-in sessions were held, as well as two events where a laminated, cleanable document was laid out across tables in the pub car park, with committee members available to answer questions.
- 4.3 At the start of the consultation, all the statutory Regulation 14 consultees, as advised by Babergh District Council, were consulted. The full list of bodies consulted is shown in Appendix 3 and the email content used to notify them is included at Appendix 4.
- 4.4 Details of the responses received during the pre-submission consultation period are detailed later in this Consultation Statement.

## 5. Pre-Submission Consultation Responses

5.1 A total of 30 people or organisations responded to the Pre-Submission Consultation as listed below.

The following individuals or organisations submitted comments:

Helen Adcock for Don Baker  
Michael Anderton  
Edward Baker, D E Baker & Son  
John & Christine Campbell  
Peter Day, Bentley Church warden  
Bob Feltwell  
Christine Feltwell  
Colin Hawes, Royal Holloway University of London  
Michelle Hunt  
Sally Kington  
Donald Mehen  
Marianne Munday  
Sally Oakes  
William Oakes  
Gavin Osbon  
Bruce and Jan Pickess  
Gill Pink  
Chris Smith, Hopkins & Moore (Developments) Limited  
Catherine Spicer, Parish Council member and Chair of The Case is Altered public house  
Peter Utton  
David Westley  
John and Karin Wheals

Babergh District Council  
Natural England  
Anglian Water  
The Marine Management Organisation  
Highways England  
National Grid  
Suffolk County Council  
Historic England  
Beverley McClean, Suffolk County Council  
Councillor Roberts, East Bergholt Parish Council

5.2 The schedule of comments and the responses of the Parish Council are set out in Appendix 3 of this Statement. As a result, the Submission version of the Neighbourhood Plan has been appropriately amended as identified in the "changes made to Plan" column of the Appendix. Further amendments were made to the Plan to bring it up-to-date and Appendix 4 provides a comprehensive list of all the modifications to the Pre-Submission Plan following consultation.



## Appendix 1 – Statutory Consultees Notified of Regulation 14 Consultation

Position	Organisation
MP for South Suffolk	
County Cllr to Samford Division	Suffolk County Council
County Cllr to Belstead Brook Division	Suffolk County Council
County Cllr to Peninsula Division	Suffolk County Council
Ward Councillor	Copdock & Washbrook
Ward Councillor	Capel St Mary
Ward Councillor	East Bergholt
Ward Councillor	Brantham
Parish Clerk	Belstead
Parish Clerk	Wherstead
Parish Clerk	Tattingstone
Parish Clerk	Brantham
Parish Clerk	East Bergholt
Parish Clerk	Capel St Mary
Parish Clerk	Copdock & Washbrook
BMSDC Community Planning	Babergh & Mid Suffolk District Councils
SCC Neighbourhood Planning	Suffolk County Council
Transport Policy	Suffolk County Council
Planning Obligations Manager	Suffolk County Council
Area Manager, Norfolk & Suffolk Team	Homes & Communities Agency (HCA)
Land Use Operations	Natural England
Essex, Norfolk & Suffolk Sustainable Places Team	Environment Agency
East of England Office	Historic England
East of England Office	National Trust
Town Planning Team	Network Rail Infrastructure Limited
	Highways England
Stakeholders & Networks Officer	Marine Management Organisation
	Vodafone and O2 - EMF Enquiries
	EE (part of the BT Group)
	Three

<b>Position</b>	<b>Organisation</b>
Estates Planning Support Officer	Ipswich & East Suffolk CCG & West Suffolk CCG
	Transco - National Grid
Infrastructure Planning North	UK Power Networks
Strategic and Spatial Planning Manager	Anglian Water
	Essex & Suffolk Water
	National Federation of Gypsy Liaison Groups
	Norfolk & Suffolk Gypsy Roma & Traveller Service
	Diocese of St Edmundsbury & Ipswich
Chief Executive	Suffolk Chamber of Commerce
Senior Growing Places Fund Co-ordinator	New Anglia LEP
Strategy Manager	New Anglia LEP
Senior Conservation Officer	RSPB
Conservation Officer (Essex, Beds & Herts)	RSPB
Senior Planning Manager	Sport England (East)
	Suffolk Constabulary
	Suffolk Wildlife Trust
Director	Suffolk Preservation Society
	Suffolk Preservation Society
Community Development Officer – Rural Affordable Housing	Community Action Suffolk
Senior Manager Community Engagement	Community Action Suffolk
	Dedham Vale Society
AONB Officer (Joint AONBs Team)	Suffolk Coast & Heath AONB
	Theatres Trust
	East Suffolk Internal Drainage Board

## Appendix 2 – Statutory Consultee Consultation Notice

Dear

### **BENTLEY (SUFFOLK) NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION (REGULATION 14)**

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended), Bentley Parish Council is undertaking a Pre-Submission Consultation on the Draft Bentley Neighbourhood Plan. As a body/individual we are required to consult, we are hereby seeking your views on the Draft Neighbourhood Plan.

The full plan and supporting documents can be viewed [here](#) together with information on how to send us your comments.

This Pre-Submission Consultation runs for a period of 6 weeks, between from 1st October to 16th November inclusive.

We look forward to receiving your comments.

## Appendix 3 - Responses received to Pre-Submission Consultation, Responses to Comments and Proposed Changes

The tables in this appendix set out the comments that were received during the Pre-Submission Consultation Stage and the responses and changes made to the Plan as a result of the comments. The table is laid out in Plan order with the general comments following the comments on the policies. Where proposed changes to the Plan are identified, they relate to the Pre-Submission Draft Plan. Due to deletions and additions to the Plan, they may not correlate to the paragraph or policy numbers in the Submission version of the Plan.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
<b>Chapter 1 Comments</b>				
Gavin Osbon		<p>1.9. If the response rate to the Village Questionnaire was 'excellent' why not specify exactly what it was as a percentage figure (of those delivered/households/population) to strengthen the Plan? i.e. What do you call 'excellent'? The document is full of specifics in other areas. JUST ONE ADDITION TO EARLIER FEEDBACK RETURN. THANKS.</p> <p>RE 7. Policy BEN 3. OAKLEIGH. FINAL ADDITIONAL FEEDBACK : RE 8. FRUIT FARM / POLICY. BEN 4. Thank you.</p>	The Plan will be amended.	<p>Amend the first sentence of paragraph 1.9 as follows:</p> <p>The primary driver for the policies in the Plan is the responses to the Village and Children's Questionnaires, both of which had an excellent response rate <u>representing 38% of the population</u>.</p>
Bruce and Jan Pickess		<p>Comment</p> <p>1.9The primary driver for the policies in the Plan is the responses to the Village and Children's Questionnaires, both of which had an excellent response rate. The village continues to be involved, with regular updates in the Parish magazine and to the Parish Council, with Open Evenings, and via stalls at the Village Fun Days. In addition, the Neighborhood Plan team commissioned a Design Guide, a Housing Needs Assessment, a Master Plan for a proposed site, and a Landscape Assessment, all of which have informed policies.</p> <p>I'm not sure what you call an excellent response rate is, wasn't it only 38%. That to my mind was not excellent it says a lot of people were</p>	By comparison to many neighbourhood plans, the response rate of 38% is an excellent response rate.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>rather apathetic and couldn't be bothered.</p> <p>Master plan for a proposed site, that infers that some area for development had been raised without consultation.</p>		
Peter Utton		<p>Paragraph 1.5 contains a typo loca in the 3rd bullet point should be local (I think).</p>	<p>Agree. The Plan will be amended.</p>	<p>Amend the third bullet of paragraph 1.5 as follows:</p> <ul style="list-style-type: none"> <li>• Be in general conformity with strategic policies in the development plan for the local area;</li> </ul>
John and Christine Campbell		<p>As residents of Bentley we have felt fully involved with the process and applaud the the hard work of all those who have informed and contributed to the policy.</p>	<p>Noted and thank you</p>	<p>None</p>
William Oakes		<p>Paragraph 1.9 contains the bare assertion that the Parish Council's questionnaires received an "excellent response rate". Page 67 of the plan reveals that 38% of those questioned actually responded to the initial consultation. This is not an excellent response rate by any measure and even in the theoretical event that the plan as drafted reflects 100% of the responses given it still only speaks for the minority.</p> <p>Given that the plan and its underlying documents have been prepared by paid consultants it's a fundamental point that those consultants should be responding to good quality data collected from a substantial part of the wider community.</p> <p>The plan lacks credibility by reason of its failure to properly present and analyse the evidence that it purports to be based on. That failure linked to the heavy involvement of outside paid consultants acting on the instructions of a small number of PC representatives which</p>	<p>When compared to household surveys undertaken as part of the preparation of other neighbourhood plans, there was an excellent return rate to something that is not a statutory requirement of the neighbourhood plan making process.</p> <p>The preparation of the Plan has taken account of and given appropriate weight to a wide range of evidence, as documented in the Plan.</p> <p>The appointment of professional consultants to assist and guide parish councils through the process is a widely acknowledged</p>	<p>None</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		involvement is openly stated to be "in addition" to the involvement of the actual village is a point of serious concern. Where is the evidence which proves that this plan reflects the interests of the village as whole rather than the interests of those who commissioned it?	practice. The consultants retained by the Parish Council, and paid for by government grant, have significant experience in the preparation of neighbourhood plans that have been successful at examination and subsequent referendum.	
Helen Adcock for Don Baker	CODE Development Planners	<p>Legislation requires that neighbourhood plans must meet seven "Basic Conditions" before preceding to referendum and that the qualifying body (Bentley Parish Council) should, throughout the process of developing the neighbourhood plan, demonstrate that it meets these basic conditions. It is not sufficient to state that it meets them, it must demonstrate how it does.</p> <p>Inter alia we contend that it fails the basic conditions which requires the making of the neighbourhood plan to contribute to: a) have regard to national policies and advice contained in guidance issued by the Secretary of State; d) the achievement of sustainable development; and e) to be in general conformity with the strategic policies contained in the development plan. For example, in relation to a) there is no evidence that the Fruit Farm site is deliverable in the form proposed. In relation to e) there is no rationale provided for the approach taken in the draft neighbourhood plan and supported by evidence to justify the approach.</p>	<p>The Parish Council is aware of the requirements that Neighbourhood Plans have to meet.</p> <p>The Basic Conditions Statement that will accompany the Submission version of the Neighbourhood Plan will demonstrate that it meets the Basic Conditions and, ultimately, it will be for the Neighbourhood Plan Examiner to be satisfied of this.</p>	None
Gill Pink		<p>A very impressive piece of work well done to all involved. (Although working through the comments form is far from user friendly!)</p> <p>Chapter 6: Clearly demonstrates what we knew all along: that the perceived housing needs of the village (affordability, demographic profile) can best be met by infilling, provided the development observes the sensitivities of the environment.</p>	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		The only real concern is whether health and education services, already strained, will be stretched to breaking point. But that is probably a different issue.		
Beverley McLean	Suffolk County Council	Yes.	Noted	None
Catherine Spicer	Parish Council member and Chair of The Case is Altered public house	The plan has been lead by the comments and the responses to the Village and Children's Questionnaires this to me seems the most democratic way to develop a NP. The people who have responded have been listened to.	Noted	None
<b>Vision and Objectives Comments</b>				
Gavin Osbon		<p>Re: VISION STATEMENT: No doubt the entire village wakes up in the morning and chants that.....but for the purposes of this document, very good. How about a T shirt?</p> <p>Re: BUILT ENVIRONMENT: 2. Define 'sensitive' and 'small scale.'</p> <p>Suggest 4: Cannot guarantee new development will be carried out under the philosophy of 'we agree with the three above but don't build anything near us...' and,</p> <p>5. Hope to ensure most development occurs at Capel end of the village. With the possible impact of Quiet Lanes on planning and the SHELAA sites, it's looking good.</p> <p>P8. Development of Infrastructure etc.....'commuting via public transport..' Oh, get real!! The bus service was decimated! We have one bus because no one uses the bus. How many of the NP Team use the bus? That is not a reality and life here is not "The Archers."</p>	Noted	None
Donald Mehen		2.1.2 56 10% affordable housing seems politically viable but is it enough to	This comment relates to the Housing Needs Assessment and	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		enable the children now living here to settle here again if they want to? How far can developers be held to this figure instead of the usual Dutch auction?	the policies in the adopted Local Plan.	
John and Christine Campbell		We support the principles outlined in this chapter with particular reference to the local character, conservation of local natural habitats (4) and initiatives such as quiet lane proposals reflected in (7)	Noted	None
William Oakes		The vision statement itself is vague and poorly structured. To the extent that it can be said to mean anything the statement betrays a lack of ambition for the village electing to focus on preservation and protection of the status quo rather than to identify the desirability of the pursuit of positive opportunities for the village.	The Vision Statement reflects the distinctive characteristics of the village and its place in the Joint Local Plan Settlement Hierarchy.	None
Helen Adcock for Don Baker	CODE Development Planners	The themes and in particular the expression of those themes does not appear to be borne out by the policies and supporting text within elements of the neighbourhood plan. In particular it is not apparent whether the limited development proposed in the village will be required to deliver/contribute to the various measures, lists and aspirations set out in the neighbourhood plan and its supporting evidence base. Or how the neighbourhood plan will deliver these. It would assist transparency if a glossary of terms was appended to the neighbourhood plan. This would assist in understanding the application of the vision, themes and policies.	It is the planning policies in the Plan that, along with the policies in the Local Plan and the NPPF, that will be used to determine proposals that require future planning permission in the village.	None
Beverley McClean	Suffolk County Council	<p>Yes. We are broadly supportive of the Vision and objectives for housing, built environment, historic environment, infrastructure and services and community facilities included in Chapter 2 of the Neighbourhood Plan.</p> <p>We particularly welcome that point 5 of the Natural Environment Objective recognises Bentley Parish Council's Duty of Regard responsibility under Section 85 of the Crow Act 2000, to further the purposes of AONB designation through the Neighbourhood Plan.</p>	Noted	None



Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
Catherine Spicer	Parish Council member and Chair of The Case is Altered public house	Each of the 6 points have again been taken from the village and children's questionnaires. These are being built on at every stage.	Noted	None
<b>Comments on chapters 3 &amp; 4</b>				
Georgia Teague Planning Officer Growth, Highways, and Infrastructure	Suffolk County Council	Health and Wellbeing SCC would encourage that the vision statement is expanded to include mention of the health and wellbeing of all residents, as these themes have been considered throughout the plan.	Such amendments are not considered necessary to meet the Basic Conditions	None
Gavin Osbon		P12. Don't quite see the point of the two 'rural' photos...i.e. style & treeline. Purely subjective opinion but there must be better.  Re: Planning Policy...etc.....feel that any substantial comment here and following related Chapters is futile. Respectfully, the NP Team is not the Planning Authority. This household will comment on Planning matters e.g. Development applications as and when it is given the opportunity and no doubt that will be equally futile.	The photos illustrate the importance of woodland in the parish.  As noted in paragraph 1.4, the Neighbourhood Plan, when complete, will sit alongside the Local Plan when planning applications in Bentley are considered by Babergh District Council.	None
Donald Mehen		Fiendishly detailed! Just looking at recent infillings and proposals accepted I'd have thought Bentley had already taken it's proportion of necessary overall development but do these provide enough to counter the tendency for more and more houses to move into the 4 6 bedroom category?	Policy BEN6 sets out a requirement for a higher proportion of two-bedroomed homes in housing developments of 10 or more homes	None
Sally Kington		Chapter 3, paras 3.11 12 Suggest inserting an aim to protect the hedgerows from over reduction by the farmers	These are matters that cannot be controlled through planning	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
Bruce and Jan Pickess		<p>4.5 It identifies Bentley as a "hinterland village" within the "functional cluster" of Capel St Mary, acknowledging that Capel St Mary provides a range of services and facilities to meet many of the needs of Bentley's residents. In so far as Bentley is concerned, the saved policies of the 2006 Local Plan and the policies in the Core Strategy are those by which planning applications will be judged until replaced by a new Local Plan.</p> <p>Capel St Mary may have services and facilities to meet some of Bentleys needs but access to them is difficult/impossible without a car, as there i no footpath linking the two or a bus service.</p> <p>Photograph page 14. What a poor abysmal image. Part of a bungalow obscured by a long hedge and part of a road junction displayed. There must be better images to show of the village.</p>	<p>Noted</p> <p>The photo will be amended</p>	<p>None</p> <p>Change photo on page 14</p>
Peter Utton		<p>It would be useful for the final paragraph of page 10 (within section 3.12) to include a forward reference to Map 3.</p>	<p>Noted. The paragraph will be amended.</p>	<p>Amend paragraph 3.12 by inserting the following at the end of the paragraph: <u>These are illustrated on Map 3.</u></p>
Christine and John Campbell		<p>3 (10/11) Would like to see more protection given to hedgerows, ancient woodland and veteran trees. Can TPO's be given more consideration to formally protect?</p>	<p>The Neighbourhood Plan cannot impose Tree Preservation Orders as these are covered by separate legislation</p>	<p>None</p>
Christine Feltwell		<p>I fully support the work done by the village.</p>	<p>Noted</p>	<p>None</p>
William Oakes		<p>I disagree with the contention (at para 3.15) that "most houses use a red brick, slate or clay tile, and cream colourway". This is not accurate.</p> <p>One of the plan's stated aims is to encourage the development of housing of an appropriate style, so this is an important point. No effort is made to identify a prevailing architectural vernacular, or, if this is the case, to identify that there is no such prevailing vernacular.</p>	<p>The statement in para 3.15 will be amended.</p> <p>The supporting Design Guide identifies the distinct characteristics of the village and appropriate matters to be</p>	<p>Amend third sentence of para 3.15 as follows: <del>Most</del> <u>Many older</u> houses use a red brick, slate or clay tile, and cream colourway.</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		This is a clear weakness because on the one hand plan states that only housing of an appropriate style will be encouraged but on the other hand no effort is made to identify that style other than by reference to an inaccurate assessment of the appearance of "most houses" in the village...	addressed when considering new development.	
Bob Feltwell		<p>4.3. 15th November 2020 press reports suggest new planning guidance will rebalance planning to focus on urban areas which would be a most welcome result for hinterland villages like ours.</p> <p>4.4 latest joint local plan consultation confirms Bentley as a hinterland village with sufficient space allocated to meet our proposed housing needs.</p> <p>However I believe that space should be found using the revised Settlement Boundary shown in 5.3 as more appropriate to meet the needs of the village.</p>	Noted	None
Helen Adcock for Don Baker	CODE Development Planners	Chapter 3: history and context and chapter 4: planning policy context are too narrowly focused on heritage and landscape and should consider a wider context. For example, where do residents work, shop and undertake their social and leisure activities. This would identify Bentley's relationships with other settlements (within Babergh District and beyond) and assist in understanding the interdependence between the overarching objectives of sustainable development. The draft neighbourhood plan is heavily weighted to the environmental objective. It also ignores Bentley's role and the contribution it has to make to the wider Babergh District. Chapter 4 should set out the legitimate scope of neighbourhood plans in accordance with "the plan making framework" and the place of strategic and non strategic policies as explained by the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). Chapter 4 also needs to be updated to recognise the status of the regulation 19 Babergh Mid Suffolk Joint Local Plan.	These amendments are not considered necessary in order for the Plan to meet the Basic Conditions	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
Beverley McClean	Suffolk County Council	The AONB team welcomes that paragraph 3.8 of the Neighbourhood Plan makes reference to the recent extension to the Suffolk Coast & Heaths AONB. The Variation Order to extend the boundary of the Suffolk Coast & Heaths AONB was agreed and signed by the authority of the Secretary of State on 7 July 2020. Land to the south of Bentley Parish now falls within the Suffolk Coast & Heaths AONB including Holly Wood, Dodnash Wood, Martins Glen, the eastern section of Great Martin's Hill Wood as far as the north edge of the Samford Valley see link to the variation order map below <a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/898107/suffolk_coast_heaths_aonb_designation_variation_order_map_1.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/898107/suffolk_coast_heaths_aonb_designation_variation_order_map_1.pdf</a>	Noted	None
Catherine Spicer	Parish Council member and Chair of The Case is Altered public house	3. The recent extensions of the Suffolk Coast and Heaths AONB recognises the villages special characteristics which need to be preserved for future generations. The villagers are proud of this new recognition of the area.  4. Again answers in the village questionnaire came down heavily on the side of appropriate housing in keeping with the local needs.	Noted	None
<b>Policy BEN1 – Spatial Strategy</b>				
Marianne Munday		Pleased to see the change in the Settlement Boundary from the one proposed by Babergh in its Draft Local Plan. Church Road is not the place to build more houses. It would have a significant impact on the local landscape and the character of this rural historic lane.	Noted	None
Gavin Osbon		Re: Planning Policy...etc.....feel that any substantial comment here and following related Chapters is futile. Respectfully, the NP Team is not the Planning Authority. This household will comment on Planning matters e.g. Development applications as and when it is given the opportunity.  As for the 'settlement boundary'....well, where is it this week?'	Noted. When the Plan is "made" it will form part of the Development Plan for Babergh.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
	Anglian Water	<p>Reference is made to development being permitted in the designated countryside where it is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses.</p> <p>Anglian Water's existing infrastructure is often located in the countryside at a distance from built up areas. We would ask that the infrastructure provided by Anglian Water for our customers is considered to be an exceptional use for the purposes of this policy.</p> <p>It is therefore suggested that the following text be added to Policy BEN1 (to follow the existing wording):</p> <p>'For the purposes of policy BEN 1 the exceptional uses would include development required by a utility company to fulfil their statutory obligations to their customers.'</p> <p>We also note that uses considered to be acceptable in the countryside appear to have a demonstrate a local need to be located in the countryside. We don't consider it necessary for infrastructure provided by Anglian Water to demonstrate a need to be located in the countryside. As such this requirement should be removed from the wording of the policy.</p> <p>It is therefore proposed the final paragraph of Policy BEN1 is amended as follows:</p> <p>'Proposals for new development located outside the Settlement Boundary will only be permitted for that which is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses, where: i) it can be satisfactorily demonstrated that there is an identified local need for the proposal; and ii) it cannot be satisfactorily located within the Settlement Boundary.'</p>	<p>In the light of recent examinations of neighbourhood plans in Babergh, the policy will be amended to provide context for the consideration of development proposals outside the settlement boundary.</p>	<p>Amend Policy BEN1 as follows:</p> <p>The Neighbourhood Plan area will accommodate development commensurate with Bentley's designation as a <u>Hinterland Village in the adopted Babergh Core Strategy and emerging Joint Local Plan in the District's settlement hierarchy.</u></p> <p>The focus for new development will be within the Settlement Boundary, as defined on the Policies Map.</p> <p><u>Proposals for development located outside the Settlement Boundary will only be permitted for those that are essential for the operation of existing businesses, agriculture, horticulture, forestry, out door recreation and other exceptional uses, where:</u></p> <ul style="list-style-type: none"> <li><u>i) it can be satisfactorily demonstrated that there is an identified local need for the proposal; and</u></li> <li><u>ii) it cannot be satisfactorily located within the Settlement Boundary. Proposals for development located outside the Settlement Boundary will only be permitted where they are in</u></li> </ul>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
				<u>accordance with national and District level policies or in compliance with Policy BEN5.</u>
William Oakes		<p>The policy should identify that there are a number of farms in Bentley which carry the opportunity, within the existing built environment, for small scale development and the establishment of new small businesses.</p> <p>The scope of the strategy as drafted puts pressure on the centre of the village by establishing a stranglehold which suppresses opportunity in the outlying areas of Bentley. This policy restricts ambition and creativity and the potential for small scale, but potentially substantial at a local level, economic growth.</p>	Existing national and local policies would allow for limited development outside the Settlement Boundary that would not have a detrimental impact on the environment.	None
Helen Adcock for Don Baker	CODE Development Planners	There is no justification supported by robust evidence for why the amendment to the settlement boundary (Map 4page 15 and Policies Map page 57) is different from the Settlement Map for Bentley contained in the Babergh Mid Suffolk Joint Local Plan. There is also no evidence to demonstrate the Fruit Fields site, which is proposed for inclusion within the settlement boundary, is the preferred choice based on objective criteria across a range of sustainability indicators. Furthermore, there is no evidence that the Fruit Fields site is deliverable in the form identified within the draft neighbourhood plan.	Land at Church Road was refused planning consent for housing in March 2020 and the proposal in the Joint Local Plan is out-of-date, given that it has a base date of 1 April 2018. The landowner has demonstrated that the Fruit Farm site is available and the Neighbourhood Plan Environmental Report notes that it would not have any significant adverse effects that cannot be overcome.	None
	Babergh District Council	<p>BEN 1 Para 5.3 Settlement Boundary</p> <p>Policy BEN 1 seek to focus new development within a locally defined</p>	Land at Church Road (as identified in the Reg19 JLP) was refused planning consent for housing in March 2020 and the proposal in the Joint Local Plan is out-of-date, given that it has a	<p>Amend Policy BEN1 as follows:</p> <p>The Neighbourhood Plan area will accommodate development commensurate with Bentley's designation <del>as a Hinterland</del></p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>Settlement Boundary. The rationale for this is explained in para 5.3 and the proposed boundary is clearly identified on Map 4 and on the Village Inset Map on page 57.</p> <p>The Parish Council will have also seen that the Reg 19 JLP continues to promote the settlement boundary first seen in the July 2019 Preferred Options document.</p> <p>Ideally, both NP and JLP should be consistent wherever possible and this includes settlement boundaries. We fully understand that the Parish Council may exercise their option to submit a formal objection to the JLP settlement boundary and promote their NP derived boundary as delivering the best local outcome.</p> <p>The Parish Council may also have noticed the addition of a new settlement boundary that is drawn tightly around the small cluster of dwellings at the Station Road crossing. If now also adopted in the Bentley NP, this part of the village could also benefit from policy BEN 1</p> <p>Putting aside the settlement boundary issue, the policy wording is consistent with other NP's and therefore have no further comment to make.</p>	<p>base date of 1 April 2018. The reasons for refusal are such that it is not considered a deliverable site.</p> <p>The Parish Council has objected to the JLP Settlement Boundary at Church Road and to the inclusion of a new Settlement Boundary at the Station Road crossing. It would not therefore be appropriate for the Neighbourhood Plan to identify these boundaries.</p> <p>While this is noted, in the light of recent examinations of neighbourhood plans in Babergh, the policy will be amended to provide context for the consideration of development proposals outside the settlement boundary and to provide a level of consistency.</p>	<p><del>Village in the adopted Babergh Core Strategy and emerging Joint Local Plan in the District's settlement hierarchy.</del></p> <p>The focus for new development will be within the Settlement Boundary, as defined on the Policies Map.</p> <p><del>Proposals for development located outside the Settlement Boundary will only be permitted for those that are essential for the operation of existing businesses, agriculture, horticulture, forestry, out door recreation and other exceptional uses, where:</del></p> <p><del>i) it can be satisfactorily demonstrated that there is an identified local need for the proposal; and</del></p> <p><del>ii) it cannot be satisfactorily located within the Settlement Boundary. Proposals for development located outside the Settlement Boundary will only be permitted where they are in accordance with national and District level policies or in compliance with Policy BEN5.</del></p>
<b>Chapter 5 – Other comments</b>				

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
Bruce and Jan Pickess		<p>5.3A Settlement Boundary, illustrated on Map 4, is defined for the main built up area of the village in order to manage the location of future development and to protect the countryside that surrounds it from inappropriate development. The Neighbourhood Plan Settlement Boundary includes an extension north of Capel Road to enable the development of a housing led scheme that is in a more sustainable location and which will have a lesser impact on the landscape setting of the village.</p> <p>So this area/boundary has been decided as a suitable place to extend the built up area of the village. Is there document/information detailing the decision making for this area ?</p> <p>5.2/5.3 The terminology of It is essential that future growth is focused on the existing built up area of the village is misleading. Maybe this should read future growth is focused on the new proposed extension of the built up area of the village in order to limit potential detrimental etc</p>	<p>Paras 6.10 to 6.11 of the Neighbourhood Plan explain how the site has been determined.</p> <p>Noted. It essentially means that the Plan has not sought to allow growth that is some distance from the existing services and facilities found in the village centre. Due to the lack of available land within the existing Settlement Boundary, a site is preferred on the edge of the village but close to existing facilities.</p>	<p>None</p> <p>None</p>
William Oakes		<p>The comments at para 5.3 concerning the proposed extension of the settlement boundary to the west of Church Road are unfathomable. The plan states that the land is unsuitable for the scale of development proposed for it. In circumstances where there is no active planning application relating to that land how can those who prepared the plan have any knowledge of what development is proposed for it?</p> <p>If the proposals are a reference to the determined 2018 planning application there must be an acknowledgement that the land identified in the emerging local plan is of a smaller area than that</p>	<p>The refusal noted that: “The proposed development, by virtue of its scale, siting and location, would cause significant harm to the open countryside and the way that it is experienced and would fail to respect the local context and character, and the rural setting, of Bentley and its settlement” and that “The site is</p>	<p>None</p>



Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>upon which planning permission was sought in 2018. To equate the land identified in Babergh's local plan with that upon which permission was sought in 2018 is to actively mislead the reader. The comment must either be clarified by qualification or else withdrawn.</p> <p>For the avoidance doubt I disagree with the proposed Settlement Boundary. I believe that the land west of Church Road is a good site in planning terms and that it should be included within the Neighbourhood Plan's Settlement Boundary.</p>	<p>poorly connected and does not integrate with sustainable transport modes."</p> <p>Given these fundamental reasons for refusal it is not considered that the site "is a good site".</p>	
Michelle Hunt		Absolutely agree that new development should be confined to the Settlement Boundary.	Noted	None
Beverley McClean	Suffolk County Council	<p>The AONB team welcomes the approach set out in Section 5 of the Neighbourhood Plan to restrict the majority of any future development to within the settlement boundary. This will help conserve the surrounding countryside and AONB.</p> <p>Policy BEN1 could be strengthened by the addition of a 3rd criteria which states the following:</p> <p>(iii) all other policy requirements can be satisfied</p>	In the light of recent neighbourhood plan examinations across Babergh and Mid Suffolk, Policy BEN1 is to be modified to delete the final paragraph concerning development outside the Settlement Boundary as the matter is adequately covered in national and local planning policy.	None
<b>Policy BEN2 – Housing Development</b>				
Gavin Osbon		.....other than this household has little confidence that such policy will not change or be adhered to as when it suits one purpose or another.	Noted	None
Bruce and Jan Pickess		6.4 The emerging Joint Local Plan (July 2019) identifies a requirement for 52 additional homes in the village between 2018 and 2036. At 1 April 2020, 43 of these had been granted planning permission, some of which had been built. The permissions are identified in Appendix A. This leaves a need to identify how at least 11 additional dwellings will	The discrepancies are noted with thanks. The Plan will be amended and updated to reflect the situation at the time of submitting the Plan (April 2021).	Amend Appendix A to insert a new row below Ivy Cottage, Capel Road and to contain the following: Column 1 3 South Views Green

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>be delivered by 2036 in order to satisfy the requirements of the Local Plan.</p> <p>I'm not sure of the mathematics here. 52 identified 43 permissions leaves 8 dwelling to be built where does around 11 come from?.</p> <p>Policy BEN 2 – Housing Development This Plan provides for around 58 additional dwellings to be developed in the Neighbourhood Plan area between 2018 and 2036. This growth will be met through:</p> <p>There appears to be some inconsistencies here. Joint local plan details 52, BEN 2 details 58 ?</p>	<p>The Joint Local Plan figure is expressed as a minimum requirement.</p>	<p>Column 2 Erection of single storey dwelling (following demolition of existing garage)</p> <p>Column 3 B/16/01189/FUL</p> <p>Column 4 1</p> <p>Amend total of permissions not completed as at 1 April 2018 from 31 to 32.</p> <p>Amend second part of Appendix A as follows: Additional dwellings approved between 1 April 2018 to 31 <del>August 2020</del> March 2021</p> <p>Insert additional row following last permission as follows: Column 1 Bentley Plants Ltd Bergholt Road Column 2 Change of Use of Agricultural Building to 1no. Dwelling house Column 3 DC/21/01323 Column 4 1</p> <p>Amend total of new permissions from 13 to 14.</p> <p>Amend Para 6.4 as follows: The emerging Joint Local Plan (<del>July 2019</del>) (<u>November 2020</u>) identifies a requirement for 52 additional dwellings in the village between 2018 and <del>2036</del> <u>2037</u>. At <del>31 March 2021</del> <u>1 August 2020</u>, 43</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
				<p>46 of these had been granted planning permission, some of which <del>had</del> <u>have since</u> been built. The permissions are identified in Appendix A. This leaves a need to identify how at least 44 <u>6</u> additional dwellings will be delivered by <del>2036</del>-2037 in order to satisfy the <u>minimum</u> requirements of the Local Plan.</p>
Peter Day	Bentley Church warden	<p>Figures are baffling. Need is for 52 houses. We have granted permissions 43 leaving 9 but we are going for a further 11. Also appendix 1 and 2 together add up to 44 permissions (31 and 13) that would leave just 8 to be built by 2036 in addition to those already proposed. The sewerage won't take it unless upgraded.</p>	<p>The Joint Local Plan figure is expressed as a minimum requirement.</p> <p>Anglian Water have not objected to the housing growth proposed</p>	None
William Oakes		<p>As stated above, I disagree with the proposed Settlement Boundary.</p> <p>Further, the second part of BEN 2 ("agricultural barns...etc") is too restrictive.</p> <p>The policy should refer to disused agricultural BUILDINGS rather than to the more limiting BARNs (as surely these proposals cannot relate only to barns).</p> <p>Further paragraph (b) of Policy BEN 2 should state that development will be permitted where "the proposal is a high quality design and the method of conversion retains ANY RELEVANT character and historic interest of the building." Acknowledging that not all barns have a character and historic interest that there is value in retaining and in those circumstances the emphasis should be on the quality of the design.</p> <p>There should also be a stated acceptance of the principle of</p>	<p>Noted.</p> <p>The policy concerning agricultural barns is consistent with other examined neighbourhood plans.</p>	None

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		standalone housing of exceptional architectural quality and environmental credentials outside of the settlement boundary.		
Sally Oakes		<p>Point 6.10 of the Babergh SHELAA identifies Site 2 on the 2019 Map which is off Church Road. It proposes that 20 dwellings would be possible.</p> <p>However, Bentley Parish Council response: Development on this site would, however, have a significant detrimental impact is it coincidence the that Chairman of the Parish Council lives directly opposite ?</p> <p>In all honesty, its close to my house too and I certainly wouldn't enjoy driving through the endless roadworks and temporary traffic lights to get home and we will overlook the building site. But is the right place for the people of Bentley and as councillors they should put aside their NIMBY attitude and make room for others to have a new house in Bentley. We all have to sacrifice a little for the greater good of the whole community. A little more altruism and little less self interest from the Parish Councillors would benefit everyone in Bentley.</p> <p>Further more, the Parish Council states: poorly related to the majority of services and facilities.</p> <p>Site 2 would be about 200m from the village school imagine if you are young mum and you can walk your children quickly and safely every day to school. Even better, when children can walk themselves safely home too ! Every mum's dream is to get their children exercising daily.</p> <p>What a dream come true ! I grew up in Bentley and I walked to school in Bentley so I know. Currently, there a massive parking issues and traffic congestion along Church Road during school hours, road traffic problems have been ongoing there for many years. The recent survey compiled by the Parish Council revealed that road safety was the number 1 priority for the people of Bentley.</p> <p>What better way to reduce car numbers / congestion around Church Road / than to build new homes 200m away ?</p> <p>Returning to the parish council's argument that Site 2 is poorly related to the majority of services and facilities. The Landowner has</p>	<p>A planning application for development at Church Road was refused in 2020. The refusal noted that:</p> <p>"The proposed development, by virtue of its scale, siting and location, would cause significant harm to the open countryside and the way that it is experienced and would fail to respect the local context and character, and the rural setting, of Bentley and its settlement" and that "The site is poorly connected and does not integrate with sustainable transport modes."</p> <p>Given these fundamental reasons for refusal it is not considered that the site is suitable for development.</p>	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>offered to create a new footpath and cycle path that would beautifully join Site 2 directly to the playing field, pub and community shop. This was rejected by the Parish Council because it would attract criminal activity.</p> <p>Its criminal that a handful of self interested councillors are denying the whole village this incredible facility. Shame on them.</p>		
Helen Adcock for Don Baker		<p>Policy BEN 2 is not in accordance with the NPPF; housing figures should be a minimum and not a fixed number. The current wording, "This Plan provides for around 58 additional dwellings . . ." should be replaced with the wording "This Plan provides for a minimum of 58 additional dwellings . . ." We also object to BEN 2 ii) insofar as it references proposed site allocation BEN 4, which in the location currently proposed is not deliverable in the form set out in the neighbourhood plan.</p>	<p>Policy BEN2 does not state a fixed number.</p>	<p>None</p>
Beverley McClean	Suffolk County Council	<p>While the AONB team is broadly supportive of policy BEN2, we request that criteria c is amended to make reference to the AONB and to make the need to protect historic assets more explicit.</p> <p>AONB team suggested policy change to BEN 2</p> <p>In addition, proposals for the conversion of redundant or disused agricultural barns outside the Settlement Boundary into dwellings will be permitted where</p> <p>C the proposal would lead to an enhancement to the immediate setting of the building, and the creation of a residential curtilage and any associated domestic paraphernalia would not have a harmful effect on the character of the site or setting of the building, including historic assets, any wider group of buildings, or the surrounding area, including the natural beauty of the AONB.</p>	<p>It is considered that potential impacts of any development proposal on the AONB is adequately addressed elsewhere in the Plan.</p>	<p>None</p>
	Babergh District Council	<p>Chapter 6 Para 6.4 BEN 2</p>	<p>The discrepancies are noted with thanks. The Plan will be amended and updated to reflect</p>	<p>Amend Appendix A to insert a new row below Ivy Cottage, Capel</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>Appendix A</p> <p>There are some discrepancies in the housing numbers quoted in various parts of this Plan. This issue was partly explored during the NP SEA screening process and we propose some small changes to resolve this.</p> <p>The starting point is, of course, the minimum housing requirement figure for this NP Area as set in policy SP04 of the Reg' 19 JLP. Helpfully, that figure remains at 52 dwellings. Of those, 32 dwellings relate to existing commitments at the 1 April 2018 base date.</p> <ul style="list-style-type: none"> <li>• In the upper table under Appendix A add the following scheme: <ul style="list-style-type: none"> <li>o Address = 3 South Views Green</li> <li>o Proposal = Erection of single storey dwelling (following demolition of existing garage)</li> <li>o Babergh Ref = B/16/01189/FUL</li> <li>o Net Additional Dwlg = 1</li> </ul> </li> <li>• Sub total should now read 32 (i.e., the JLP figure)</li> </ul> <p>• In para 6.4, we wonder if 'April 2020' should actually read 'August 2020'? The quoted numbers also need amending. We suggest: "The emerging Joint Local Plan (<del>July 2019</del>) (<u>Nov 2020</u>) identifies a requirement for 52 additional dwellings in the village between 2018</p>	<p>the situation at the time of submitting the Plan (April 2021).</p> <p>Agreed. The figures will be updated to reflect the situation at the time of submitting the Plan (April 2021).</p>	<p>Road and to contain the following:</p> <p>Column 1 3 South Views Green  Column 2 Erection of single storey dwelling (following demolition of existing garage)  Column 3 B/16/01189/FUL  Column 4 1</p> <p>Amend total of permissions not completed as at 1 April 2018 from 31 to 32.</p> <p>Amend second part of Appendix A as follows:  Additional dwellings approved between 1 April 2018 to 31 <del>August 2020</del> March 2021</p> <p>Insert additional row following last permission as follows:  Column 1 Bentley Plants Ltd Bergholt Road  Column 2 Change of Use of Agricultural Building to 1no. Dwelling house  Column 3 DC/21/01323  Column 4 1</p> <p>Amend total of new permissions from 13 to 14.</p> <p>Amend Para 6.4 as follows:  The emerging Joint Local Plan (<del>July 2019</del>) (<u>November 2020</u>) identifies a requirement for 52</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>and <del>2036</del> <u>2037</u>. At 31 August 2020, <del>43</del> <u>45</u> of these had been granted planning permission, some of which <del>had</del> <u>have</u> since been built. The permissions are identified in Appendix A. This leaves a need to identify how at least <del>44</del> <u>7</u> additional dwellings will be delivered by <del>2036</del>-<u>2037</u> in order to satisfy the requirements of the Local Plan.”</p> <p>In Policy BEN 2, we suggest (and are happy to discuss further) the following :</p> <p>“This Plan provides for around 60 additional dwellings to be developed in the Neighbourhood Plan area between 2018 and <del>2036</del> <u>2037</u>. This growth will be met through:</p> <p>i. the implementation of planning permissions that had not been completed as at <del>1 April 2018</del> <u>31 August 2020</u> (Appendix A)</p> <p>ii. site allocations .... (etc.) ..”</p>		<p>additional dwellings in the village between 2018 and <del>2036</del> <u>2037</u>. At <u>31 March 2021</u> <del>1 August 2020</del>, <del>43</del> <u>46</u> of these had been granted planning permission, some of which <del>had</del> <u>have since</u> been built. The permissions are identified in Appendix A. This leaves a need to identify how at least <del>44</del> <u>6</u> additional dwellings will be delivered by <del>2036</del>-<u>2037</u> in order to satisfy the <u>minimum</u> requirements of the Local Plan.</p>
<b>Policy BEN3 – Land at Oakleigh, Capel Road</b>				
	Suffolk County Council	<p>Archaeology</p> <p>For site BEN3 Land at Oakleigh, Capel Road, we have given advice for a trenched archaeological evaluation by condition as part of granted application B/17/00003/FUL.</p> <p>This site has been granted planning permissions on the basis of the following Highways terms; access onto Capel Road is 5.5m wide and has sufficient visibility for the speed of the traffic, a footway will be created from the site to the existing footway network, and sufficient parking is shown to be achievable to Suffolk Guidance for Parking<sup>6</sup></p> <p><sup>6</sup> <a href="https://www.suffolk.gov.uk/assets/planning-waste-and-environment/planning-and-development-advice/Suffolk-Guidance-for-Parking-2019-Adopted-by-SCC.pdf">https://www.suffolk.gov.uk/assets/planning-waste-and-environment/planning-and-development-advice/Suffolk-Guidance-for-Parking-2019-Adopted-by-SCC.pdf</a></p>	Noted	None
Gavin Osbon		This household objected to the Oakleigh development so it follows it objects to the policy that allowed it.	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>What changes?.....Better decision making. The site notice for the Oakleigh development stated, " This application proposes development which is contrary to the provision of the development plan."  So, if it was contrary, but approved, what credibility any Plan?</p>		
Donald Mehen		A prerequisite for this development is much improved traffic calming on Capel Road. The commonly observed speeds at the proposed junction and the limited sight lines make it likely to duplicate the fraught situation at the nearby junction of East Bergholt Road and Capel Road. It's like playing Russian roulette there sometimes!	Noted	None
	Anglian Water	We note that it is proposed to allocate sites for residential development including a site which currently has the benefit of planning permission. Anglian Water has no objection to the principle of residential development on the sites identified in the Neighbourhood Plan.	Noted	None
Bruce and Jan Pickess		We did not think this site was a suitable site when it was first proposed. we don't support this policy however building on this plot we think is due to happen next year so what is the point of any comment.	Noted	None
John & Christine Campbell		Some concerns about the sight line of traffic merging into Capel Rd.	Noted	None
Bob Feltwell		This development goes a good way to meeting our villages housing needs and building should start shortly.	Noted	None
	Babergh District Council	We note that policy BEN 3 allocates a site which already benefits from the grant of planning permission. The policy also sets out how this site could still come forward if the current permission lapse. As such, it is	Noted	None



Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		similarly worded to allocation policies in other NP's and we therefore have no further comment to make.		
<b>Policy BEN 4 – Land at the Fruit Farm, Capel Road</b>				
	Suffolk County Council	<p>For BEN4 Land at the Fruit Farm, Capel Road, the site lies in an area of archaeological potential for below ground heritage assets, adjacent cropmarks of ditches and linear features (HER ref no. BTY 006). Recent geophysical surveys close to the site have identified anomalies which could be archaeological in origin (BTY 044). SCCAS would advise that any consent is conditioned to secure a programme of archaeological work, with a trenched archaeological evaluation in the first instance, to inform a mitigation strategy. It may be useful to include as an advisory note in the plan so that potential developers are aware that archaeological investigations would be required for this site. Additionally, developers may wish to commission the evaluation before submitting a planning application to reduce unknowns.</p> <p>In order for this site to be considered acceptable on Highways terms, the following points should be considered: the existing access onto Capel Road will need to be 5.5m wide with a minor access road design into the site. 'Suffolk Design Guide' gives further information on highways layouts and design principles<sup>7</sup>; the required visibility for this class of road is 2.4m x 90m as outlined in Design Manual for Roads and Bridge (DMRB);</p> <p>a transport statement is required with any application to consider the impact the proposal will have on the highway network;</p> <p>footways are required to link to existing footway network;</p>	<p>Paragraph 6.16 will be amended to reflect this information.</p> <p>Access is onto a 30mph road and it is understood that 2 x 43m visibility splays are required in order to meet the highway standards.</p> <p>The Plan will be amended to make reference to this requirement.</p> <p>The policy requires the provision of a footway.</p>	<p>Amend Para 6.16 by adding a new sentence to the end: <u>The site lies in an area of archaeological potential for below ground heritage assets and archaeological investigations would be likely to be required for this site. Additionally, developers may wish to commission such an evaluation before submitting a planning application.</u></p> <p>Amend Para 6.17 by inserting new sentence following "...the village centre and beyond." <u>Planning applications for the development should be accompanied by a transport statement which should demonstrate what impact the</u></p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>on-site parking and turning to be provided in accordance with Suffolk Guidance for Parking 2019.</p> <p><sup>7</sup> <a href="https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/suffolk-design-guide-for-residential-areas/">https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/suffolk-design-guide-for-residential-areas/</a></p>	<p>The Neighbourhood Plan sets parking standards which are higher than the Suffolk Guidance, as noted elsewhere in the Plan.</p>	<p><u>proposal will have on the highway network.</u></p>
Marianne Munday		<p>Building here will have less impact than a development in Church Road. Access is much better, it is closer to village amenities and wouldn't add to more traffic driving through the main part of the village. It wouldn't have an impact on the landscape either.</p>	<p>Noted</p>	<p>None</p>
Gavin Osbon		<p>Interesting design drawing and text re development of Fruit Farm. First one has heard about this. Await the opportunity to comment on any such development to the relevant authority. This document appears to have made up its mind.</p> <p>Who exactly is it considers this site is suitable and the most sustainable of sites?</p> <p>If this document has decided then why ask for feedback?</p> <p>Comments on this and other SHELAA sites etc are pointless until details of any applications are revealed.</p> <p>No opinion until see details of any application/s.</p> <p>Is a development of the 'Fruit Farm' site as 'detailed' in this section a current existing application for development lodged with the local Planning Authority? The Plan lists no planning number as with reference to Oakleigh. Cannot find it on Babergh's planning portal.</p> <p>If it is not, then why am I being asked to offer opinion/feedback on a Policy – BEN 4 – re a development which has not been applied for?</p>	<p>The Neighbourhood Plan was consulted on as if it was the complete Plan and provided an opportunity to comment on its proposals. The allocations in the Neighbourhood Plan provide an agreement, in principle, of the development on the sites against which planning applications will be considered.</p> <p>The Neighbourhood Plan is not a planning application but sets the planning policies against which a planning application will be considered. Once adopted, the principle of development is agreed. The Plan provides guidance on how the community</p>	<p>None</p>

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		<p>This draft Plan may regard this site as the most suitable out of all the listed SHELAA sites. It might be reasonable to state that in the context of this Plan. However, does this Plan know what detail, if anything, other SHELAA sites, or indeed any other sites that come to light in the Plan's lifetime, might offer?</p> <p>This household will offer opinion on this policy/ site and any other when it receives notification of application for development and can study the facts and all the real details of such application/s. It is not prepared to offer opinion on the broad stroke 'details' / concept plan and one diagram re a development application that does appear to exist except as a favourite of this document.</p> <p>However, re that diagram (P 23. Diagram 1) it notes the entrance to multiple dwellings a short distance from a junction commonly regarded as highly dangerous. Even though the junction for some reason is not actually clearly shown in that diagram. Traffic calming or otherwise – and why can't we have that now?.....excellent idea. Good policy.</p> <p>It also notes references (6.13 &amp; 6.14) to this site and its proximity to pub and community shop etc. Is that the basis for the NP, that its preference for development be at that end of the village?</p> <p>It may or may not be a good policy/ site for development. This household will wait until it sees details and offer opinion to the proper authority.</p> <p>In the meantime, its opinion is that this section/question is found to be confusing, somewhat leading and gives an idea as to how this Plan appears to envisage one ended development of this village as the future. Traffic calming? It better be good.</p>	<p>would like to see the site developed rather than identifying it and having to deal with poorly informed applications at a later date.</p> <p>Noted. The principle of development will be approved if the Neighbourhood Plan is adopted.</p> <p>Noted</p> <p>The ability to walk to services and facilities is more sustainable than siting a development beyond an easily walkable distance.</p> <p>Noted</p>	
Donald Mehen		As for Oakleigh severe traffic calming measures are highly desirable!	Noted	None

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	Anglian Water	We note that it is proposed to allocate sites for residential development including a site which currently has the benefit of planning permission. Anglian Water has no objection to the principle of residential development on the sites identified in the Neighbourhood Plan.	Noted	None
Bruce and Jan Pickess		<p>The Fruit Farm, Capel Road 6.12 In the light of the submission to Babergh for the development of land north of Capel Road, it is considered that part of the site, that which abuts the built up area of the village, is suitable for a development of the scale appropriate to meet the identified needs for the village over the Neighbourhood Plan period.</p> <p>* Who says that this site is suitable for development?.</p> <p>* Who decided on the number of dwellings?.</p> <p>*Has the owner of the PYO farm said he wants to see the land Developed?.</p> <p>*This is a disproportional overload of development at this end of the village Two houses just built and sold ( Nursery Cottages plus 16 dwellings at Oakleigh to be built next year.</p> <p>*Overload on all amenities Bergholt Road/Capel Road has flooding issues.</p> <p>*Numerous closures of the main road into the village whilst building works takes place on a main thoroughfare the the village.</p>	<p>The site has been assessed for its suitability as part of the preparation of the Plan and the number of dwellings is based on the need for smaller dwellings and the site size and environmental constraints. The owner has stated that the site will become available.</p> <p>Policies in the Plan require any new development to manage impacts from potential surface water run-off.</p> <p>The development methodology would be determined in consultation with the Highways Department.</p>	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>*The site does not adjoin the playing field There is a public foot path with a hedge row separating it. If the hedgerow is removed it will have a detrimental affect on wildlife , environment and drainage.</p> <p>* The vehicular access is approx 30 Metres from the junction of the Bergholt road which is a notoriously difficult junction to navigate. A lack of a safe crossing place near this junction would make it a dangerous place for the elderly, infirm and disabled.</p> <p>No further comment until this comes up a formal planning application.</p>	<p>There are no proposals to remove the hedgerow.</p> <p>The Highways Department has not objected to the proposed access.</p>	
William Oakes		<p>The preferential treatment given to this site is inexplicable in planning terms. In addition there is a fundamental misunderstanding of the deliverability of this site which renders its recommendation for development completely baseless. Contrary to para 6.13 the site does not adjoin the playing field, it is separated from the playing field by a strip of land that is in private ownership. The village shop, hall and pub can only be accessed via Capel Road and such access involves actually entering upon Capel Road (the main road into the village). There is no direct pedestrian link to the village which does not involve walking on the road and neither the council, nor the landowner, have the power to deliver such pedestrian access. The site is recommended because it promises pedestrian an cycle access to Case Lane but this is wrong. There is no such access and the site is therefore promoted on the basis of a false premise. The only way in an out of the site is via Capel Road which is wholly inappropriate. The access would be on the apex of a fast and blind bend presenting a hazard to all road users. The site is also too close to the AONB and too far away from the village school. A cynic might conclude that the parish council knows all of this and is recommending the site on the basis that, in planning terms, it will never be deliverable. In fact the fruit farm site fails to meet any of the measures of acceptability as defined by this plan.</p>	<p>Noted. The Plan will be amended to note that the site adjoins a public right of way.</p> <p>The policy notes that "Proposals should also enable traffic calming on Capel Road and an extension of the footway to link the site with the village centre."</p>	Amend paragraph 6.13
Bob Feltwell		This area has evolved through local consultation which I support.	Noted	None

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Edward Baker	D E Baker & Son	<p>This site is yet closer to the AONB site and Holly Wood, which were both mentioned previously by the Parish Chairman in conjunction with site 2, so how could the fruit farm be preferable?</p> <p>Vision left and right out of proposed site 4 entrance is far from safe and with a dangerous junction almost opposite.</p>	<p>The completed Environmental Assessment has demonstrated that this is the most suitable site for development and that any impact on the AONB can be minimised.</p> <p>The Highways Department has not objected to the proposed access.</p>	None
Sally Oakes		<p>Its a pity that I, a mere Bentley villager, has to enlighten this inept group of councillors that this entire plan is an embarrassing disaster. Can't they read a local map ? Do they have no idea who owns the land along Case Lane? It's almost too embarrassing to explain.....</p> <p>Allow me to help you dear councillors understand why sticking a load of new houses so far away from your own homes and a long way away from the local school so that mums have to get into their cars and create yet more congestion along poor old Church Road.</p> <p>In theory, I should love your design its a long way from my house and I won't be affected by the road works or temporary traffic lights or have to look at the unsightly building sites from my house but THIS IS ABOUT WHAT THE IS RIGHT FOR BENTLEY, AND NOT ALL ABOUT ME.</p> <p>This site has been chosen because the councillors believe ( incorrectly): The site adjoins the Playing Field to the east and the community shop and public house are around 150 metres from the site.</p> <p>Sadly, this is not the case because the councillors have failed to speak to the landowner, across whose land the footpath access would have to cross in order to achieve this. I doubt he will agree</p>	<p>Noted. The Plan will be amended to note that the site adjoins a public right of way.</p> <p>The policy notes that "Proposals should also enable traffic calming on Capel Road and an extension of the footway to link the site with the village centre."</p>	None

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		<p>In order for ANYONE to walk / cycle / scooter/ jog / or otherwise out of the Fruit Farm they will have to navigate crossing the busy and fast Capel Road ( good luck with that if you have children or you are elderly ) and then you will have to cross the dangerous Link Lane ( take your life in your hands everyone ) and then you will have to cross back again over Capel Road because the pavement runs out. The Fruit Farm site as it stands contradicts everything the recent village survey revealed ! Number One result was ROAD SAFETY ! How can asking people, especially the ageing population, to navigate walking or cycling along Capel Road to access all the village amenities is ludicrous.</p> <p>But so long as it is nowhere near the Chairmans own house then it is perfectly safe.....</p>		
Michelle Hunt		<p>I would support a lower density than 16 dwellings. If the requirement is to find space for an additional 11 dwellings then I do not understand why the proposal is for 16?</p>	<p>The site has been assessed for its suitability as part of the preparation of the Plan and the number of dwellings is based on the need for smaller dwellings and the site size and environmental constraints. A smaller number of dwellings would be likely to result in larger homes which would not help redress the balance of houses sizes in the village.</p>	None
Eric Fuller		<p>I am OK with the proposed development, but with the mix of houses proposed, would there still be a need for any HASTOE development of the rest of the site? If not why not move the development boundary to take in the whole of the field.</p>	<p>Noted. This confirms that the site is available. The Hastoe development, should it proceed, would fall under Policy BEN5 – Rural Exception Sites which would occur outside the Settlement Boundary.</p>	None

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Helen Adcock for Don Baker	CODE Development Planners	<p>Paragraph 6.16 of the draft neighbourhood plan states, "It is expected that the development will be carried out in accordance with the Concept Plan illustrated in Diagram 1 (AECOM Fruit Farm) and the development principles set out below." Viability and deliverability of the requirements of the policy are not referenced.</p> <p>However, there is no evidence provided to demonstrate that pedestrian and cycle access to Case Lane can be delivered without third party ownership. Furthermore, even if third party rights could be resolved the adopted highway would need to be extended north along Case Lane to permit cycles to access the site or Footpath 55 upgraded to bridleway (again this would require third party agreement).</p> <p>The Concept Plan appears to show a continuous pavement east along Capel Road, however, one does not currently exist for a short section along the frontage of the neighbouring property. Again, highway boundary data is required to ascertain whether a short connecting section of footpath can be achieved.</p> <p>The fourth bullet point under paragraph 6.16 states, "All existing mature trees along the Capel Road frontage and the site boundary planting shall be retained;" however, paragraph 6.17 states, "Gaining vehicular access to the site from Capel Road is likely to necessitate the removal of most of the frontage hedge to provide safe visibility, although there is currently a 30 mph speed limit at this point. Compensatory tree planting should be provided within the development. "Whichever of these two paragraphs fulfils Bentley Parish Council's intentions it is not included in the wording of Policy BEN 4 and should be.</p>	<p>Noted</p> <p>Noted</p> <p>The policy notes that "Proposals should also enable traffic calming on Capel Road and an extension of the footway to link the site with the village centre."</p> <p>Paragraph 6.16 will be amended to reflect that trees should be retained as far as possible. Proposals on sites elsewhere have demonstrated that this is possible in a 30mph zone.</p>	<p>None</p> <p>Amend fourth bullet of Para 6.16 as follows:</p> <ul style="list-style-type: none"> <li>• <del>All</del> Existing mature trees along the Capel Road frontage and the site boundary planting shall be retained <u>where it is not necessary to remove them for access visibility</u>;</li> </ul>
	Suffolk County Council	<p>Policy BEN4 – Site at Fruit Farm</p> <p>In order for this site to be considered acceptable on Highways terms, the following points should be considered:</p>	<p>The speed limit on Capel Road is 30 mph and therefore it is considered that the visibility should be 43 metres and given</p>	<p>None</p>



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		<ul style="list-style-type: none"> <li>the existing access onto Capel Road will need to be 5.5m wide with a minor access road design into the site. 'Suffolk Design Guide' gives further information on highways layouts and design principles<sup>7</sup>;</li> <li>the required visibility for this class of road is 2.4m x 90m as outlined in Design Manual for Roads and Bridge (DMRB); a transport statement is required with any application to consider the impact the proposal will have on the highway network; footways are required to link to existing footway network; on site parking and turning to be provided in accordance with Suffolk Guidance for Parking 2019.</li> </ul> <p><sup>7</sup> <a href="https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/suffolk-design-guide-for-residential-areas/">https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/suffolk-design-guide-for-residential-areas/</a></p> <p>Policy BEN4 states that "around 15 dwellings" will be built in the Fruit Farm site on Capel Road, whereas paragraph stated that "around 16 dwellings" would be built on this site. Whilst this is a small discrepancy, it is recommended that this is clarified, to avoid confusion.</p>	<p>that the frontage of the site is in excess of this distance it is considered that a safe and suitable access can be achieved without compromising safety.</p> <p>Policy BEN4 will be amended to correct this mistake.</p>	<p>Amend Policy BEN4 as follows: i around <del>45</del> <u>16</u> dwellings including up to 35% affordable housing;</p>
	<p>Babergh District Council</p>	<p>BEN 4 Para 6.15 Diagram 1 (pg 23)</p> <p>The proposed allocation of this site for around 15 dwellings is noted. The District Council also recognise that, through this NP, the local community see this site as offering a better alternative to the allocation being pursued through the JLP.</p> <p>For the same reasons set out in our comments under BEN 1 (re the settlement boundary) the Parish Council may wish to exercise their option to objection to the proposed JLP allocation through the Reg 19</p>	<p>The Parish Council, as noted in the Plan, considers that the site in Church Road is undeliverable given the refusal of planning permission on the site. The Parish Council is pursuing an objection to this allocation through the Local Plan examination.</p>	

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		<p>JLP consultation process on the basis that this NP seeks to promote and allocate this alternative site.</p> <p>With regards to the site itself, our Public Access Mapping System (see screen shot below) indicates the presence of small pond on the southern boundary. As this is not mentioned in either the AECOM 'Illustrative Proposal' or in the supporting text to policy BEN 4 we suspect that pond no longer exists. If it does, ecological implications will need to be considered which could impact on how the development might come forward.</p> <p>In other minor points:</p> <ul style="list-style-type: none"> <li>• the first bullet under para 6.15 and the illustrative layout in Diagram 1 both suggest 16 dwellings on this site.</li> <li>• it has been recommended that a check be undertaken (if it has not already) that there is land within the public highway to provide the required pedestrian footpath to connect to the main village. If the land is in private ownership it may be difficult to secure the land. [Map of "pond" included in Word document]</li> </ul>	<p>The water body illustrated on the Ordnance Survey Map is a man-made water storage facility is association with the current use.</p> <p>Policy BEN4 will be amended to correct this mistake.</p> <p>The Parish Council understands that the required land is in the public highway.</p>	<p>Amend Policy BEN4 as follows: i around <del>45</del> <u>16</u> dwellings including up to 35% affordable housing;</p>
<b>Policy BEN5 – Affordable Housing on Rural Exception Sites</b>				
Gavin Osbon		<p>Again, we have been hearing about Affordable Housing and PC Updates on Affordable Housing for countless years. Where is it? The recently refused development in Church Rd looked as if it would have provided some on additional site. So, as we still don't have any truly affordable housing on any sites, rural exception or otherwise, this household leans towards the opinion that no current policy is working. It's a shambles.</p>	Noted	None
John & Christine Campbell		<p>If this is to happen would like to see robust evidence based reasoning behind the proposed build and stringent regulations in place to protect environment and habitat.</p>	Noted	None

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William Oakes		<p>I support this policy. It is very important that people of the opportunity to live within and contribute to rural communities and should not be prevented from doing so on grounds of affordability.</p> <p>However the policy as drafted is naive and unrealistic. There must be an acknowledgement that affordable housing schemes deliver no profit for landowners. The plan must offer some reward for what is otherwise a pure donation of land by stating the small developments offering a substantial mix of affordable and open market housing will be considered where the need and an appropriate site has been identified.</p> <p>It has been a particular failing of the Parish Council that it has failed entirely to deliver truly affordable housing in the village to date and that, by way of example, a proposed scheme from Hastoe Housing Association was not examined by the PC with more interest.</p>	<p>Noted</p> <p>It is typical for landowners in such instances to receive a small uplift on the value of the land and is subject to negotiation. Ultimately, if the landowner doesn't want to sell then affordable housing will not be delivered.</p>	None
Michelle Hunt		Rural exception sites in Bentley would be fields leading in and out of the village, which gives Bentley it's strong rural identity as outlined in the Vision Statement. Building on these exception sites would completely undermine it's character.	Any proposal would have to have careful regard to the character of the village and the setting of the site, as identified in the Neighbourhood Plan.	None
	Babergh District Council	<p>The following changes would ensure that this policy wording is consistent with other adopted / post examination NPs:</p> <ul style="list-style-type: none"> <li>• 1st para. Text should read: " ... Settlement Boundary, ..." (and not 'boundaries')</li> <li>• 3rd para. Insert 'otherwise' as follows: " ... which cannot otherwise be met ..."</li> <li>• 4th para. Insert 'assessment' as follows: " ... detailed needs assessment ..."</li> </ul>	Noted. The Policy will be amended accordingly	<p>Amend Policy BEN5 as follows:</p> <p>Proposals for the development of small-scale affordable housing schemes, including entry level homes for purchase (as defined by paragraph 71 of the NPPF) on rural exception sites outside the Settlement <del>Boundary Boundries</del>, where housing would not normally be permitted by other policies, will be supported where</p>

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				<p>there is a proven local need and provided that the housing:</p> <p>To be acceptable, proposals should demonstrate that a local need exists which cannot <u>otherwise</u> be met by applying normal planning policy for the provision of affordable homes in association with market housing.</p> <p>Any application for affordable housing in respect of this policy should be accompanied by a detailed <u>needs assessment</u> and the accommodation proposed should contribute to meeting this proven need.</p>
<b>Policy BEN 6 – Housing Mix</b>				
	Suffolk County Council	<p><b>Adaptable homes &amp; ageing population</b></p> <p>The neighbourhood plan acknowledges the ageing population of the parish, and the desire for downsizing. However, there should be considerations for housing that is suitable for the elderly and those with limited mobility, that is more than just bungalows. Building homes that are accessible and adaptable means that these homes can be changed with the needs of their occupants, for example if their mobility worsens with age. While it is understandable that each housing type may not be suitably accommodated on every site, efforts should be made where possible to ensure that each site contains a</p>	These amendments are not considered necessary in order for the policy to meet the basic conditions and they are adequately covered in national and local plan policies.	None

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		<p>mixture of housing types. This can help prevent segregation by age group and possible resulting isolation.</p> <p>Therefore, the following wording is recommended for Policy BEN6 Housing Mix:  <u>"Support will be given for smaller 2 and 3 bedroomed homes that are adaptable (meaning built to optional M4(2) standards), in order to meet the needs of the aging population, without excluding the needs of the younger buyers and families."</u></p> <p>It is suggested that there could also be further considerations for the needs of residents who are living with dementia in the community, and the potential for making Bentley a "Dementia-Friendly" village. The Royal Town Planning Institute has guidance on Town Planning and Dementia <sup>3</sup> which may be helpful in informing policies. The Waveney Local Plan contains a good example of a "designing for dementia" policy.</p> <p><sup>3</sup> <a href="https://www.rtpi.org.uk/practice/2017/august/dementia-and-town-planning/">https://www.rtpi.org.uk/practice/2017/august/dementia-and-town-planning/</a></p>		
Gavin Osbon		<p>.....but concerned about fixation with bungalows.</p> <p>Re: Objective.....Again, with the 'commuting via public transport.' It is embarrassing.</p> <p>10.4. 'It is considered unsafe to walk or cycle to Capel or East Bergholt. IT IS!!! But some have to do it. So, what's the plan guys?</p>	The household survey indicated a demand for bungalows.	None
Bruce and Jan Pickess		<p>Comment</p> <p>Proposals must demonstrate that safe walking and cycling links to key local services and community facilities including the village pub and shop exist or are capable of being created as part of the development.</p> <p>There are also other key local services such as the play area, playing</p>	This comment relates to Policy BEN19 and is addressed later	None

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		field, village hall etc. Is it really specifically necessary to highlight the Pub and the Shop?		
William Oakes		Bentley needs affordable family homes, not two bedroomed homes and not more bungalows. This policy appears designs to suit the preferences of the existing demographic and runs contrary to the stated aim of providing a "vibrant place to live for generations to come".  The plan does not respond to the substantial demand for 3 4 bedroomed homes.	The suggested demand is not one that is acknowledged in the background work to the preparation of the Joint Local Plan.	None
	Babergh District Council	The policy wording is consistent with other NP's. We therefore have no further comment to make.	Noted	None
<b>Policy BEN7 - Measures for New Housing Development</b>				
William Oakes		As a stand alone policy assessed independently of other policies which are not supported this all makes sense and is supported.	Unfortunately, given the recent outcome of neighbourhood plan examinations of this policy in Babergh District, it is proposed to delete Policy BEN7. The reasoning is explained in the comment below.	Delete Policy BEN7 and insert the following at the end of Para 6.28:  <u>Policy LP26 of the emerging Joint Local Plan (November 2020) requires proposals for new housing to meet these standards.</u>
Babergh District Council		There appear to be two separate trains of thought which hinge on an interpretation of the Written Ministerial Statement (WMS) dated 25 March 2015. They are: 1. That, while the WMS clearly explains that NP's should not set out any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings, policy BEN 7 as worded (although still subject to other Examination modifications), merely seeks compliance and does not seek to set additional local standards. In other words, the policy can remain,	Given the recent outcome of neighbourhood plan examinations of this policy in Babergh District, it is proposed to delete Policy BEN7.	Delete Policy BEN7 and insert the following at the end of Para 6.28:  <u>Policy LP26 of the emerging Joint Local Plan (November 2020) requires proposals for new housing to meet these standards.</u>

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		<p>OR,</p> <p>2. It is not appropriate for this NP to refer to any additional local technical standards or requirements relating to the construction or performance of new dwellings, in which case policy BEN 7 should be deleted.</p> <p>For the time being, we understand that the NP Group may choose to continue with this policy through to examination so we merely point out the possible outcomes.</p>		
<b>Housing Chapter – Other Comments</b>				
	Suffolk County Council	<p>It is suggested that section 6.24 of the plan is updated to include a mention of the projected increase in the elderly population over the coming years. In the South Rural Suffolk Integrated Neighbourhood Team geographical area in which Bentley is situated, there is projected to be a 48% increase in the 85+ population over the period 2017-2028</p> <p>A Place-Based Needs Assessment, South Rural Integrated Neighbourhood Team, 2019; Accessed 03/11/2020 <a href="https://www.healthysuffolk.org.uk/jsna/pbna">https://www.healthysuffolk.org.uk/jsna/pbna</a></p>	Para 6.24 will be amended.	Amend the first sentence of Para 6.24 as follows: Bentley has an ageing demographic, with over 40% of residents aged over 60 <u>and the area in which Bentley is situated is projected to have a 48% increase in the 85+ population over the period 2017-2028.</u>
Gavin Osbon		<p>Objective: Who decides what are the stated needs of the village?</p> <p>The village clearly stated through survey years ago its need for truly affordable housing. Where is it?</p>	<p>The consultation on the Neighbourhood Plan provides this opportunity. There has not be an overwhelming objection to this objective.</p> <p>Affordable housing can be delivered in a number of ways. The allocations in the Plan will deliver 35% affordable housing as required by the Babergh Local Plan. Affordable housing can also be delivered as an “exception” outside the Settlement Boundary,</p>	None

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		<p>P 17. Re 2011 Census, or any census....what is the population of Bentley? Does this plan give that figure? If so, sorry, cannot find it. Could it be more prominent?. If not given, why not?</p> <p>P18. 6.3. With reference to preference for infill housing, where exactly is there infill to put housing on? Perhaps a map showing vacant infill?</p>	<p>but this is reliant on a willing landowner to not require a market rate for the land. This is very difficult to achieve in Bentley.</p> <p>The population of Bentley at the time of the 2011 Census was 776</p> <p>The very nature of infill plots is that they emerge over time and Bentley has received a number of infill developments in recent years. It is not necessary to produce a map to indicate potential plots.</p>	
Donald Mehen		205 The need for bungalows is certainly evident considering our aging demographic	Noted	None
Donald Mehen		1:6 25 How realistic is the expectation about the provision of specialist housing and its staffing in a village lacking folk who would find it easy to get here unless they run a car? Ideally sheltered housing would be plentiful but people are more likely to finish up in Dove Court or Oak House or Holbrook.	The Plan does not suggest that specialist housing would be appropriate in the village.	None
Sally Kington		The development sites at Oakleigh and the Fruit Farm are very cleverly identified should be both pleasant to live in and a pleasant addition to the village	Noted	None
William Oakes		6.22 the expectation that landowners should propose the absolute minimum number of open market houses to enable the delivery of affordable housing is unduly restrictive and unrealistic. Under such	This is in accordance with the NPPF and its exception site policy.	None



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		<p>strict criterion no landowner will go to the trouble and expense of promoting land because there will be no reward for doing so. Again, one wonders whether, perversely, this is the outcome that the parish council is actually seeking to procure.</p> <p>6.25 this is a village with a disproportionately high number of bungalows, why would this fact be used as an argument to supply more of them?</p>	<p>It is important to recognise that there is an increasing demand for bungalows and that it is not always appropriate to build houses next to bungalows due to the impact on residential amenity.</p>	<p>None</p>
Bob Feltwell		<p>6.10 I believe site 1 is totally unsuitable in view of the confirmed AONB designation and agree with the comments on the other SHELAA sites.</p>	<p>Noted</p>	<p>None</p>
Helen Adcock for Don Baker	CODE Development Planners	<p>Paragraph 6.9 of the draft neighbourhood plan in consideration of "Additional Sites" only refers to the a planning application for 45 dwellings on land west of Church Road and does not consider smaller areas for development west of Church Road which Bentley Parish Council's own evidence base identifies as having some capacity for residential development. Therefore, different configurations for residential development west of Church Road should be considered in a robust appraisal of all potential sites against a full range of sustainability criteria.</p> <p>Under Site 2 at paragraph 6.10 the text is misleading where it states, "Development on this site would, however, have a significant detrimental impact on the landscape setting of the village (see Landscape Appraisal) and is poorly related to the majority of services and facilities in the village." Our response in relation to question 5 above provides the exact wording from the Landscape Appraisal. Furthermore the site is within walking distance of the primary school and with the combined foot and cycle path which has always formed part of any proposals for the site is within walking and cycling</p>	<p>The Strategic Environmental Assessment that accompanies the Submission Plan notes that the Church Road site does not score as well as the selected site in terms of sustainability and impact.</p> <p>This does not overcome the reasons for refusal of the planning application for the development of a larger site in this location.</p>	<p>None</p> <p>None</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>distance to the community shop, and other facilities in the village via routes that are not directly adjacent to Capel Road.</p> <p>Paragraph 6.20 refers to a glossary but one is not included within the current draft neighbourhood plan. A glossary should be appended to the document and should include inter alia, small and large scale residential development, grey water harvesting, surface water and storm water harvesting, recycling provision, renewable energy schemes, several.</p>	A glossary will be added to the document.	Insert a Glossary at the end of the Plan.
Catherine Spicer	Parish Council member and Chair of The Case is Altered public house	I agree with the document that there is a growing need for bungalows and accessible smaller houses (2 bedroom) as residents want to downsize, and potentially need to access more support services, again this is supported by the the Village Questionnaire. There is also need for smaller scaled affordable accommodation for younger residents, who are just beginning to start on the property ladder and wish to remain in the village where they have grown up.	Noted	None
	Babergh District Council	<p>Para 6.17</p> <p>It is our understanding that the Stour &amp; Orwell Estuaries should be correctly referred to as a Special Protection Area (SPA) and Ramsar site, and not an SPA and Special Area of Conservation (SAC) as stated.</p>	Paragraph 6.17 will be amended	<p>Amend the 4<sup>th</sup> sentence of Para 6.17 as follows:</p> <p>As the site is located within a 13 kilometres "Zone of Influence" (ZOI) of the Stour and Orwell Special Protection Area (SPA) and <del>Special Area of Conservation (SAC)-RAMSAR site</del> it will be necessary for the developers to make a contribution towards mitigating the potential impact of the development on the protected areas, in accordance with Policy BEN 15.</p>

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<b>Policy BEN 8 – Development Design</b>				
	Suffolk County Council	Biodiversity Policy BEN8 part i) has desires for new developments to protect and enhance biodiversity, which is appreciated by SCC. Policy BEN14 is well written and includes sufficient detail, and the key words of "net gain", which is welcomed by SCC	Noted	None
Gavin Osbon		See comments on offering opinion on planning matters.	Noted	None
Michael Anderton		I agree entirely with the points detailed but feel that protection of Public Rights of Way should be included.	Noted	None
	Anglian Water	Point j reference is made to ensuring that development proposals do not add or create surface water flooding. It is suggested that Policy BEN 8 makes clear that the use of Sustainable Drainage Systems is the preferred method of surface water drainage.  It is therefore proposed that Policy BEN8 is amended as follows:  j) prevent water runoff that would add to or create surface water flooding; and shall include the use of Sustainable Drainage Systems.  Point k we note that reference is made to development proposals being supported where they including water re use measures which is fully supported.	Point j will be amended.	Amend Policy BEN8 j) as follows:  j) <u>through the appropriate use of Sustainable Drainage Systems</u> , prevent water runoff that would add-to or create surface water flooding;
William Oakes		Whilst the principles seem fine there is a problem in that no coherent architectural pattern language is identified so it's really impossible to say what the plan is seeking to achieve in respect of the design of future developments. A neighbourhood plan of any value should not leave this as a question to be determined by the parish council on a case by case basis.	The Parish Council is not the body that will be determining planning applications. The Plan contains design guidance against which Babergh District Council will determine planning applications.	None
Helen Adcock for Don Baker	CODE Development Planners	The three elements referred to in the first paragraph of Policy BEN 8 (paragraph 7.5, Development Design Checklist (Appendix B) of the neighbourhood plan and Bentley Design Guide (November 2019))	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>have contradictory elements which are confusing when drawing up proposals. Policy BEN 8 should limit its reference to the Development Design Check list and delete references in this regard to the Bentley Design Guide as the Checklist should incorporate the relevant elements of that document.</p> <p>BEN 8 b) new development can minimise its adverse impact on residential amenities in respect of noise, smell, vibration, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated but to require development "not to adversely affect" is open to interpretation and could potentially prevent any development. This part of the policy should be amended to ensure precise meaning.</p> <p>BEN 8 d) as currently worded this part of the policy would prevent development of areas north of the current built up area of Bentley which is not in general conformity with the development plan. Therefore the wording should be amended as follows: "do not result in the loss of or damage to a "Vegetated Green Edge" of the village centre as defined in the Landscape Appraisal and on the Policies Map unless appropriate mitigation is proposed and secured through planning conditions".</p> <p>BEN 8 k) the differences between grey water recycling and rainwater and stormwater harvesting need to be explained in a glossary and a caveat on viability inserted into the policy.</p>	<p>Disagree. This is an approach universally incorporated within planning policies in both Local and Neighbourhood Plans and in daily operation by local planning authorities.</p> <p>Disagree. The policy is in general conformity and it is not considered that the loss of the Vegetated Green Edge can be mitigated against.</p> <p>It is considered that these terms are self-explanatory and viability issues should not be a matter to be considered.</p>	
Beverley McClean	Suffolk County Council	The AOB team is broadly supportive of the content of policy BEN 8. As recognised in the Design Guide in Appendix B the choice of boundary treatments for new development is an important consideration in terms of landscape impacts and wildlife. Close boarded fencing can be visually quite intrusive particularly where it backs onto open countryside. Where this closed type of fencing is specified for use as internal garden partitions, it can be fairly impenetrable for wildlife.	This amendment is not considered necessary in order for the Plan to satisfy the Basic conditions.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>Where close boarded fencing is proposed on development boundaries then a mixed native hedge should be planted on the outside edge of the fence to soften landscape and visual impacts. Wildlife friendly gravel boards are also now commercially available. A requirement that these are installed where close boarded defencing is being proposed as part of new development should be stipulated in policy BEN 8.</p> <p>Policy BEN 8 could be strengthened by the addition of a new criteria about boundary treatments.</p> <p>AONB team suggested wording</p> <p>In addition, proposals will be supported where they: demonstrate that consideration has been given to the use of boundary treatments that help conserve landscape character and are wildlife friendly.</p>		
	Babergh District Council	<p>The Council's Development Management Team make the following comments:</p> <ul style="list-style-type: none"> <li>• Criteria a): It may be difficult to advise on how the design of development could maintain and preserve the quiet and tranquil atmosphere of Bentley, implying that it would be the scale and type of development that would impact on the atmosphere. It may be difficult to achieve this aspect of the policy in design terms.</li> <li>• Criteria b): Suggest you may want to add loss of outlook too. Although this is linked to loss of daylight it is a separate issue.</li> </ul>	<p>Criteria a) will be amended to provide greater clarity.</p> <p>Policy will be amended as suggested.</p>	<p>Amend Policy BEN8 as follows:</p> <p>a) maintain and <del>preserve the existing</del> <u>enhance the</u> quiet and tranquil <del>atmosphere of Bentley</del> <u>and enhance the</u> character of the village and its setting;</p> <p>b) do not affect adversely the amenities nearby residents by reason of noise, smell, vibration, overshadowing, loss of light <u>and outlook</u>, other pollution (including light pollution), or volume or type of vehicular activity generated, and/or residential amenity unless</p>

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		<p>BEN 8 m) Chapter 10 'Quiet Lanes'</p> <p>The concept of Quiet Lanes is discussed more fully in Chapter 10 (para's 10.8 to 10.12). Map 13 on page 50 is also relevant. BEN 8 m) refers to 'designated Quiet Lanes', which implies that they already have some planning status. Para 10.8 suggests otherwise ... "The village is working with Suffolk CC and others to designate ....". There is some concern that the policy criteria regarding new new accesses onto Quiet Lanes that would increase traffic movements is overly restrictive towards new development and that its implications are more wide ranging. The plan will need to be in general conformity with the NPPF, which seeks to ensure plans contribute to sustainable development. A policy that is more restrictive than the approach in the NPPF would need to be well reasoned and justified, and so we just wishes to flag this up as a potential issue for the NP Group to consider further.</p>	<p>If Quiet Lanes are not designated then this element of the policy would not be used in determining applications.</p>	<p>adequate and appropriate mitigation can be implemented;</p> <p>None</p>
Chris Smith	Hopkins & Moore (Developments) Limited	<p>Whilst Hopkins &amp; Moore would support the overall aims of such a Policy, the level of prescriptive criteria appear vastly excessive relative to the scale of development likely to be proposed in the village.</p>	Noted	None
<b>Policy BEN 9 - Flooding and Sustainable Drainage</b>				
	Anglian Water	<p>The wording of the policy BEN 9 refers to grey water recycling in the context of SuDS which are used to manage surface water run off. Water recycling systems normally capture and treat flows from homes so that it can be re used. As such it wouldn't be expected to interact with SuDS located on site.</p>	<p>Noted. The policy will be amended but the suggested wording proposed over-complicates a policy which is</p>	<p>Amend Policy BEN9 as follows: Proposals for all new development will be required to submit schemes, appropriate to the scale of the proposal,</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>Rainwater and stormwater harvesting systems can both help reduce the risk of surface water flooding, but should be designed/built to do so (e.g. smart rainwater tanks or storage with capacity for both reuse and attenuation).</p> <p>It is therefore proposed that Policy BEN 9 is amended as follows:</p> <p>Proposals for all new development will be required to submit schemes, appropriate to the scale of the proposal, detailing how on site drainage will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere. Examples include rainwater harvesting and stormwater harvesting where designed to manage greywater recycling, and surface water run-off and water management such as Sustainable Drainage Systems (SDS) or other natural drainage systems where easily accessible maintenance can be achieved.</p>	<p>worded recently examined neighbourhood plan.</p>	<p>detailing how on-site <u>surface drainage</u> will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere. <u>Examples include rainwater harvesting and greywater recycling, and run-off and water management such as Sustainable Drainage Systems (SDS) or other natural drainage systems where easily accessible maintenance can be achieved.</u> <u>Proposals should, as appropriate include the use of above-ground open Sustainable Drainage Systems (SuDS). These could include:</u></p> <ul style="list-style-type: none"> <li>• <u>wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas, and biodiversity benefits; and</u></li> <li>• <u>rainwater and stormwater harvesting and recycling; and</u></li> <li>• <u>other natural drainage systems where easily accessible maintenance can be achieved.</u></li> </ul>
Bruce and Jan Pickess		<p>Flood management 7.7 shows Bergholt Road and Capel Road are shown to be particularly at risk of flooding yet you have selected a site for development which will be in this area.</p>	<p>Policy BEN9 will ensure that development does not make the situation any worse by making provision for on-site sustainable surface water drainage systems.</p>	<p>None</p>

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	Suffolk County Council	<p>Flooding</p> <p>The following deletion is proposed for paragraph 7.8; as this is not necessarily the case, and may be misleading to developers and their consultants. The majority of the parish appears to be on clay soils which may make drainage by infiltration difficult.</p> <p>"... Should any proposals come forward within those flood risk zones they will be considered in the context of the sequential approach to development set out in the NPPF. <del>All groundwater drainage within the village is to soakaways. ...</del>"</p> <p>The following amendment is proposed for Policy BEN9 to provide further detail: "Proposals for all new development will be required to submit schemes, appropriate to the scale of the proposal, detailing how on-site <u>surface water</u> drainage will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere."</p> <p><sup>1</sup> <a href="https://www.midsuffolk.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Infrastructure2020/BMSDC-IDP-Sept-2020.pdf">https://www.midsuffolk.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Infrastructure2020/BMSDC-IDP-Sept-2020.pdf</a></p>	Agree to amendments.	<p>Delete third sentence of Para 7.8: <del>All groundwater drainage within the village is to soakaways.</del></p> <p>Amend first sentence of Policy BEN9 as follows: Proposals for all new development will be required to submit schemes, appropriate to the scale of the proposal, detailing how on-site <u>surface water</u> drainage will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere.</p>
	Babergh District Council	We make no specific comment on this policy at this time.	Noted	None
<b>Policy BEN 10 – Renewable Energy in Developments</b>				
Helen Adcock for Don Baker	CODE Development Planners	The Concept Plan illustrated in Diagram 1 (AECOM Fruit Farm) does not accord with Policy BEN 10 b) "Maximise the benefits of solar gain in site layouts and orientation of buildings". To achieve this larger sites might be required for the same number of new homes.	Noted. As noted below, the policy is to be deleted.	Delete Policy BEN10 and amend paragraphs 7.9 to 7.12
	Babergh District Council	There is some repetition in the wording as both the opening paragraph and criteria a) refer to 'proposals incorporating best practice in energy conservation'. The policy now also introduces an	In the light of recent neighbourhood plan	Delete Policy BEN10 and amend paragraphs 7.9 to 7.12



Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		energy hierarchy. Tried and tested policy wording exists in other NPs which may be perfectly adequate to convey what the NP Group are trying to achieve here.	examinations in Babergh, the policy will be deleted.	
Chris Smith	Hopkins & Moore (Developments) Limited	As with Policy BEN8, whilst the aims of this Policy are generally supported, the level and prescription of detail and requirements are excessive relative to the scale of development proposed.	Noted. The policy is to be deleted	Delete Policy BEN10 and amend paragraphs 7.9 to 7.12
<b>Policy BEN 11 - Parking Standards</b>				
	Suffolk County Council	As stated in paragraph 7.17, visitor and resident parking is difficult to accommodate on the streets of the village. It is noted that the standards in Policy BEN11 require higher minimum parking standards than the Suffolk Guidance for Parking. The standards in Policy BEN11 appear well reasoned and it is within the ability of a neighbourhood plan to set parking requirements, however it should be noted that as standard practice the county council applies its own standards in when assessing developments as the highway authority. Therefore, it will be the responsibility of the district council as local planning authority to apply this policy.	Noted	None
Chris Smith	Hopkins & Moore (Developments) Limited	In the interests of both consistency and wider sustainability aims, Car Parking standards should not seek to differ from those throughout the rest of Suffolk.	The County Council, as highways authority, has stated that the standards "appear well reasoned and it is within the ability of a neighbourhood plan to set parking requirements."	None
	Babergh District Council	We make no specific comment on this policy at this time.	Noted	None
Donald Mehen		But is it possible to make a more generous provision for parking. The existing development proposals look very tight on car spaces.	The Neighbourhood Plan makes provision for higher requirements than the current adopted standards	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
<b>Chapter 7 – Other Comments</b>				
Gavin Osbon		P 36. Why the montage of photos for the eco friendly house? Is it a commercial? Somebody is building such a house, so what? Why not photos in a montage of a variety of house styles in Bentley? All except those that are 'affordable' of course.	Noted	None
Helen Adcock for Don Baker	CODE Development Planners	<p>The first and sixth bullet points under paragraph 7.4 ("Numerous cul de sacs in the village reduce permeability and build upon suburban character of the village" and "Regular building plot pattern which contributes to the townscape character;) require further explanation, especially as the Concept Plan illustrated in Diagram 1 (AECOM Fruit Farm) proposes two cul de sacs and a regular building plot pattern.</p> <p>Paragraph 7.6 refers to swifts, however, it is not only the swift that is in decline, other bird species such as starling and house sparrow should be catered for.</p> <p>We contend that in relation to BEN 8 f) "ensure that there is no detrimental impact on the key features of important views identified on the Policies Map", the view looking out of the village from Church Road is incorrectly recorded on the Policies Map. The view marker should be positioned further north along Church Road to accurately record the view out of the village from where Footpath 40 joins Church Road and there is a clear break in the vegetation.</p>	<p>The Concept Plan identifies a link to the Public Rights of Way network and therefore the proposed development will be permeable.</p> <p>Noted.</p> <p>The views have been identified by a professional Landscape Consultant and are considered justified.</p>	None
Catherine Spicer	Parish Council member and Chair of The Case is Altered public house	Parking within the village is a huge problem. As the document states there is no off road parking available and those visitors that find they need to park unavoidably cause obstructions for other road users. Any new housing must address this.	Noted	None
<b>Policy BEN 12 - Development affecting the Area of Outstanding Natural Beauty</b>				

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
Christine Feltwell		I support it as the views of all areas surrounding the AONB should be fully protected from any housing development of any type to protect the arable and woodland landscape.	Noted	None
William Oakes		i do support this policy and this policy is one of the reasons for the unacceptability of the fruit farm site for development, it lies in the shadow the AONB.	The proximity of the site to the AONB has been carefully considered and the County Council AONB team have not objected to its allocation.	None
Bob Feltwell		8.4 The view of the village as you come from the A12 on the right hand side must be preserved as the agricultural fields lead up to and blend with the natural environment the ANOB has agreed to preserve for future generations, after all we are designated as a rural Hinterland village.	No development is proposed in this area.	None
Sally Oakes		The Fruit Farm proposal is very close to the AONB Holly Wood, it is contradictory to village's policy to protect this natural habitat.	The proximity of the site to the AONB has been carefully considered and the County Council AONB team have not objected to its allocation.	None
Beverley McClean	Suffolk County Council	The AONB team welcomes the inclusion of Policy BEN12 in the emerging Neighbourhood Plan and is broadly supportive of the policy. Paragraph 8.1 references the AONB Position Statement on Development in the setting to the AONB . The need to carefully consider the impact of development in the setting of AONBs is also referenced in Paragraph: 042 Reference ID: 8 042 20190721 of the Planning Practice Guide to the NPPF. It could be added to paragraph 8.1 to reinforce this point.	It is not considered necessary to add this reference.	None
	Babergh District Council	We make no specific comment on this policy at this time.	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
<b>Policy BEN 13 – Protecting Bentley’s Landscape Character</b>				
	Suffolk County Council	<p>Landscape</p> <p>The reference to landscape in paragraphs 8.4 to 8.8 is welcome, with good reference to evidence base. However, it is suggested that Map 10 could be amended to include the parish boundary, and the Settlement Boundary. It is slightly difficult to read the key on Map 10, and it is suggested that a sharper image should be used in the plan if possible.</p> <p>The following amendments are suggested for Policy BEN13, in order to provide greater protection to the landscape:  "Proposals that result in any of the following will not be supported unless it can be satisfactorily demonstrated that the benefits of the development outweigh the resultant impacts on the landscape character, referenced to the Landscape Character Appraisal, and that the resultant impacts on the landscape can be mitigated:"</p>	<p>Map 10 has not been produced by the Parish Council but is an extract from a document published by the local authority. It is not possible to amend the map but it will be made larger to help with legibility of the key.</p> <p>This amendment is not considered necessary.</p>	<p>Enlarge Map 10 in the Plan.</p> <p>None</p>
Gavin Osbon		<p>Within reason. As long as this does not become fanatical. People have to live somewhere and villages such as Bentley cannot forever expect other areas to soak up the bricks while Bentley remains a chocolate box cover. It's not fair.</p>	Noted	None
	Anglian Water	<p>Figure 2 of the Neighbourhood Plan identifies the majority of the Parish outside of the AONB designation as being within former special landscape area which is not included in the emerging Joint Local Plan but is considered to be a ‘valued landscape’ as outlined in the Landscape Assessment.</p> <p>It is proposed to designate Bentley Water Recycling Centre (WRC) located off Grove Road as forming part of the Special Landscape area.</p> <p>However, the Landscape Assessment does not refer specifically to the</p>	<p>While it could be argued that the WRC itself does not constitute designation as a valued landscape, it is located within an area that clearly has a high landscape quality, as demonstrated by the NP Landscape Appraisal. The NP designation does not prevent development that accords with</p>	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>Bentley WRC or within the area subject to a detailed landscape assessment.</p> <p>To be considered valued it would require the Bentley site to show some demonstrable physical attribute rather than just popularity. As such it appears that the Bentley site isn't a valued landscape as defined in case law (Stroud Judgement 2014).</p> <p>We consider that the Bentley WRC site is not a 'valued landscape' as defined in the NPPF and related case law. It is our view that the inclusion of Bentley WRC, has not been justified in the Council's evidence and we therefore ask that it is removed from the proposed Special Landscape area.</p>	<p>the locational strategy of the Plan from taking place at the WRC.</p>	
Bruce and Jan Pickess		<p>Comment regarding Map 11 Landscape designations and features page 40. Why on earth has the Case Pub been specially identified as having an "open Space". It's very simply a Pub Garden Area. Nothing at all "special".</p> <p>Comment regarding Built Landmarks. Why has not the Village Hall or the Methodist Church not detailed/included?</p> <p>Comment regarding the statement Fragmentation of lanes due to the introduction of new access routes which can physically interrupt hedges, grass verges and embankments;</p> <p>Why specifically Lanes? what about Roads with hedges, grass verges and embankments etc.</p>	<p>It is an important open space in this part of the village, especially in relation to the adjoining play area and school playing field.</p> <p>While being of importance within the built-up area of the village, these are not considered to be landmarks within the landscape setting of the wider parish.</p> <p>The loss of lengths of hedgerows in narrow lanes can have a greater impact on landscape character than might occur on wider roads, such as Capel Road.</p>	None

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William Oakes		<p>The aims of this policy are laudable but the danger of enshrining a policy like this in the neighbourhood plan is that it provides the PC with a method of blanket objection to almost all new development.</p> <p>The landscape impact of development can almost always be successfully ameliorated and indeed developers are usually required to incorporate proposals that will enhance the landscape and make it more accessible.</p> <p>For these reasons it is wrong and unduly restrictive to say, for example, that there will be a presumption against the development of the upper slope of a valley on these grounds.</p>	The policy does not preclude appropriate development taking place in the area, as identified in Policy BEN1, but does seek to ensure that development has regard to the landscape quality of the area.	None
Helen Adcock for Don Baker	CODE Development Planners	<p>The fifth bullet point under Policy BEN 13 ("Erosion of rural lane character through introduction of new development, signage, kerbs and new junctions") refers to rural lane, however, the supporting text and the evidence refers to Quiet Lanes and the policy should be amended to replace "rural" with "Quiet".</p> <p>The tenth bullet point ("Fragmentation of lanes due to the introduction of new access routes which can physically interrupt hedges, grass verges and embankments") should be for the same reason as above insert Quiet before the word "lanes".</p>	Disagree. The policy is based on the evidence from the Landscape Character Appraisal regardless of potential designation of some lanes as Quiet Lanes.	None
Beverley McClean	Suffolk County Council	<p>The AONB team is broadly supportive of the policy BEN13 however we feel it needs slight amendments for accuracy.</p> <p>We welcome that the supporting text in paragraph 8.6 makes reference to the "Valued Landscape Assessment: Suffolk Coast &amp; Heaths Additional Project Area" that the AOBN team commissioned. Refence should also be made to the Suffolk Coast &amp; Heaths AONB Management Plan 2018 2023 which is a material planning consideration.</p> <p>The supporting text of para 8.6 should be amended to introduce the</p>	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>Additional Project Area to the AONB to provide context about it and to highlight that the Additional Project Area to the north of Bentley Parish is also a Valued Landscape as evidenced in the "Valued Landscape Assessment: Suffolk Coast &amp; Heaths Additional Project Area report.</p> <p>Paragraph 170 of the NPPF states the following:</p> <p>170. Planning policies and decisions should contribute to and enhance the natural and local environment by:</p> <p>a) protecting and enhancing Valued landscapes, ..... their statutory status or identified quality in the development plan)</p> <p>Paragraph 2 of Policy BEN 13 could be amended as follows: At the end of paragraph 1 of BEN 13 add the following. Development proposals should supported by either a landscape and Visual Impact Assessment or Landscape Appraisal.</p> <p>Proposals that result in any of the following will not be supported unless it can be satisfactorily demonstrated that the resultant impact on the landscape character, referenced to the Landscape Character Appraisal, can be mitigated:</p> <p>At the end of the policy criteria we recommend that the following new paragraph is added into policy BEN 13 Development proposals should seek to conserve and enhance the special qualities, important views and distinctiveness of the Additional Project Area, and support the wider social and economic objectives as set out in the Suffolk Coast &amp; Heaths AONB Management Plan 2018 2023".</p>	<p>We understand that the "Additional Project Area" does not have any planning status and it would not be appropriate to include reference in the Plan.</p> <p>The policy will be amended</p>	<p>Amend the second paragraph of Policy BEN13 as follows:</p> <p>Proposals that result in any of the following will not be supported unless it can be satisfactorily demonstrated, <u>through a project level Landscape and Visual Impact Assessment</u>, that the resultant impact on the landscape character, referenced to the Landscape Character Appraisal, can be mitigated:</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
	Babergh District Council	To avoid overuse of the word 'proposal', could the opening sentence read: "Development schemes, proportionate to the proposal, must demonstrate ..." ?	The policy will be amended	Amend first sentence of Policy BEN13 as follows: Proposals must, proportionate to the <u>development proposal</u> , demonstrate how the landscape characteristics of the site and its vicinity have been considered in preparing the scheme.
Chris Smith	Hopkins & Moore (Developments) Limited	The Policy needs to be far less prescriptive, given the scale of developments likely to be proposed.	Noted	None
<b>Policy BEN 14 – Protecting Habitats and Wildlife Corridors</b>				
Chris Smith	Hopkins & Moore (Developments) Limited	The Policy needs to be far less prescriptive, given the scale of developments likely to be proposed.	Noted	None
William Oakes		Although any such policy must be deployed in a manner that acknowledges that development can result in an improvement to species' habitat,	Noted	None
Bob Feltwell		8.16 As a general point "mitigation" should not be used by councils to override the needs of our village as expressed in this Neighbourhood Plan.	Noted	None
Beverley McClean	Suffolk County Council	The AONB team is broadly supportive of policy BEN 14 however we consider that it needs to be strengthened.  The policy should stress the need for planning applications to be supported by an up to date ecological assessment completed by an	This is a requirement of the District Council's Planning	None



Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>qualified ecologist with surveys carried out at appropriate times of the year.</p> <p>As highlighted in our response to policy 8 the choice of boundary treatments for new development is an important consideration in terms of impacts on wildlife.</p> <p>This should be reflected in policy BEN 14. Policy BEN 8 could be strengthened by the addition of a new criteria about boundary treatments.</p> <p>AONB team suggested wording</p> <p>In addition, proposals will be supported where they demonstrate that consideration has been given to the use of wildlife friendly boundary treatments</p>	Application Validation List and it is not appropriate to include it in the Policy	
	Babergh District Council	The policy wording is consistent with other NP's. We therefore have no further comment to make.	Noted	None
<b>Policy BEN 15 - Recreational Disturbance Avoidance and Mitigation</b>				
Bruce and Jan Pickess		We have said no because this appears to be a statement of fact in your document however there is no supporting details to comment or appraise. Please explain for example zones of influence of European sites ?	The policy has been prepared to be in compliance with then requirement for development not to have a significant impact on the Stour and Orwell estuaries which are internationally protected wildlife sites.	None
	Babergh District Council	We draw your attention to the policy wording amendments set out in the HRA Screening Report prepared by Place Services. They are to amend the text to refer to the Suffolk Coast RAMS and "the integrity of the Habitats (European) sites" as referred to in NPPF 2019. If further clarity is needed we will work with Place Services to deliver that.	Noted. Where required, policies BEN2, BEN4 and BEN5 and the supporting text will be amended	Amend Policies BEN2, BEN4 and BEN5 to include appropriate requirements for the assessment and mitigation of potential disturbance.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
<b>Policy BEN 16 - Dark Skies and Street Lighting</b>				
Donald Mehen		Could not find this one!	Noted	None
Bruce and Jan Pickess		You refer to outdoor lighting systems. Are these systems private lights associated with the the dwelling or are they public street lights ?. We do not want any form of STREET LIGHTING.	Noted. The installation of street lights would not require planning permission except within new developments where this policy would apply.	None
Bob Feltwell		8.16 Light pollution and excess energy consumption should be avoided at all costs.	Noted	None
Beverley McClean	Suffolk County Council	The AONB team welcomes the inclusion of policy BEN 16 to conserve dark skies.	Noted	None
	Babergh District Council	The policy wording is consistent with other NP's. We therefore have no further comment to make.	Noted	None
<b>Chapter 8 – Other comments</b>				
	Suffolk County Council	Important Views Important views are referenced to throughout the plan, but there is not a specific policy to protect them nor highlighting where the views are taken from.	These are referred to in Policy BEN8	None
Sally Kington		Chapter 8 Natural Environment, Policy BEN 13 Appreciate remarks about preventing linear development	Noted	None
Bob Feltwell		Fully support this plan	Noted	None
Helen Adcock for Don Baker	CODE Development Planners	The extension to the Suffolk Coast and Heaths AONB to the west of the village has increased the significance of the inter visibility across the Samford Valley with development on the western side of the	The Environmental Report to support the Strategic Environmental Assessment has	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>village and increased the visual sensitivity of sites SS0395, SS1044 and SS1138 and the various parcels of land contained within these larger site such as the Fruit Field. This is evidenced in the Bentley Neighbourhood Plan Landscape Appraisal Final Report, December 2019 under Peripheral Area 2: Bentley Southern and Western Fringes.</p> <p>Without a robust appraisal based on a wide range of sustainability criteria it is not evident why, in consideration of the above, the Fruit Field is preferred over land west of Church Road.</p>	demonstrated that, when considering appropriate alternative, the Fruit Farm site is the most appropriate.	
Colin Hawes		Page 40 Map 11 omits Falstaff Manor.	Given that Falstaff Manor, which is not a Listed Building, cannot be seen from Church Road, it is not considered to constitute a landmark.	None
Catherine Spicer		Yhe Village Questionnaire, shows that the majority of those who answered regard "lovely countryside" as an integral factor for living in Bentley. The term 'rural' is how many describe the village and wish to still be able to do so in many years to come, in fact for many future generations. Protecting wild life areas is intrinsic to the majority of those living within Bentley.	Noted	None
	Babergh District Council	<p>Para 8.12</p> <p>It is our understanding that the Stour &amp; Orwell Estuaries should be correctly referred to as a Special Protection Area (SPA) and Ramsar site, and not an SPA and Special Area of Conservation (SAC) as stated.</p>	Noted. Para 8.12 will be amended	<p>Amend first sentence of Para 8.12 as follows:</p> <p>8.12 The Neighbourhood Plan area is located within a 13 kilometres "Zone of Influence" (ZOI) of the Stour and Orwell Special Protection Area (SPA) and <del>Special Area of Conservation (SAC)</del> <u>Stour and Orwell Estuaries RAMSAR.</u></p>
<b>Policy BEN 17 - Heritage Assets</b>				

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
	Suffolk County Council	It is requested that Section 9 or Policy BEN17 could note that early consultation with Suffolk County Council Archaeological Service is encouraged, for advice on the requirements for developing a planning application for a site or likely requirements on any consent.	Noted. Additional text will be added to paragraph 9.2	Insert the following at the end of Para 9.2: Suffolk County Council Archaeological Service's Historic Environment Record provides details of finds and the Service should be consulted at the earliest possible stages of preparing a planning application.
	Babergh District Council	<ul style="list-style-type: none"> <li>Criteria b. incorrectly refers to there being a Conservation Area in Bentley. It should be re worded accordingly.</li> <li>Criteria f. Our Heritage Team advise that, justification in the form of a Heritage Statement should be provided in all applications which have the potential to affect a heritage asset, regardless of any public benefit.</li> </ul> <p>The policy wording is otherwise consistent with adopted / recently examined NP's.</p>	<p>The policy will be corrected.</p> <p>The wording of this element of the policy is consistent with those in already examined neighbourhood plans.</p>	Delete criterion b of the policy.
<b>Policy BEN 18 - Buildings of Local Significance</b>				
Gavin Osbon		The Long Barn?	The Long Barn is already Listed Grade II*	None
Bruce and Jan Pickess		Can you list the buildings detailed in appendix D as i have no idea what they are.	The reference in the Policy should be to Appendix C	Amend Policy BEN18 as follows: Appendix D identifies Buildings of Local Significance which are identified on the Policies Map.
Peter Utton		I believe BEN 18 contains a fairly significant typo in the opening line: where it says " ... buildings of local significance. Including buildings, ... " I think it should say " ... buildings of local significance, including buildings, ... ".	Noted. The correction will be made	Amend the first sentence of Policy BEN18 to delete full stop after "significance" and to insert comma and continue as one sentence.
William Oakes		I do not agree that all of those buildings listed in Schedule C (the Plan erroneously refers to Schedule D) are buildings of Local Significance.	Noted	Amend Policy BEN18 as follows:

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
				Appendix D C identifies Buildings of Local Significance which are identified on the Policies Map.
	Historic England	<p>We welcome both policy BEN 17 and 18, and are pleased to see that the neighbourhood plan takes the opportunity of protecting local heritage assets.</p> <p>We would suggest the following modification to the second paragraph of Policy BEN 18: Proposals for any works that would lead to the loss of, or substantial any harm to, a building of local significance should be supported by an appropriate analysis of the significance of the asset, <u>and a clear and convincing justification, otherwise they will not be supported.</u></p> <p>This will strengthen the policy, by requiring a justification for any harm, rather than just 'substantial harm', which is a very high level of test for harm, as set out in Paragraph: 018 Reference ID: 18a 018 20190723 of the Planning Practice Guidance here: &lt;<a href="https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment">https://www.gov.uk/guidance/conserving and enhancing the historic environment</a>&gt;.</p> <p>For further general advice, we would refer you to our detailed guidance on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: &lt;<a href="https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/plan making/improve your neighbourhood/</a>&gt;.</p>	Noted. In the light of the recent examination of a similar policy in a Babergh Neighbourhood Plan, and in order to achieve a level of consistency in policy, Policy BEN 18 will be amended.	<p>Amend the second para of Policy BEN 18 as follows:</p> <p>Proposals for any works that would <u>cause harm to the significance of these buildings lead to the loss of, or substantial harm to, a building</u> of local significance should be supported by an appropriate analysis of the significance of the asset <u>to enable a balanced judgement to be made having regard to the scale of any harm or loss and the significance of the heritage asset.</u></p>
	Babergh District Council	<p>BEN 18 Appendix [C] Policies Maps</p> <p>See also our earlier comment about the re ordering of Appendices C &amp; D We see that Appendix [C] identifies twenty 'Buildings of Local Significance', that a brief description is provided for each, and that</p>	The relevant maps will be amended.	Replace Maps in Appendix C to show all buildings referred to.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>their locations are plotted across the two maps on pages 63 and 64.</p> <ul style="list-style-type: none"> <li>• Two buildings, #8 (Barnfield) and #20 (Bentley Manor), don't seem to have been plotted on the appropriate map, and may also be missing from the relevant Policies Map. This should be an easy fix.</li> <li>• The Significant Buildings Bentley Centre map (page 63) is cropped sufficiently enough to place the Primary School dot off the map.</li> <li>• Cross referencing the map on page 63 with the Village Centre Inset Map it looks like # 6 (Anchor Cottage) is missing from the latter.</li> <li>• We recommend that clear evidence be provided to set out the criteria that was used to assess and identify these Buildings of Local Significance. This has tripped up a number of recently examined NP's. We also suggest this need not be an onerous task as it is presumed that this information already exist in some form and that, if due regard was had to Historic England's Advice Note 7.</li> </ul>	<p>The Appendix will be amended to provide further evidence as to how the buildings meet the Historic England guidance for designation.</p>	<p>Amend Appendix C to provide further detail as to how the identified buildings meet the Historic England guidance for designation.</p>
<b>Historic Environment – General comments</b>				
	<p>Suffolk County Council</p>	<p>SCC welcomes the mention of historic assets and environment in the plan. The heritage and the historic environment are well represented in the plan. The reference to HER in paragraph 9.1 is welcome, but could be expanded to state:</p> <p>"In all, the Suffolk Heritage Explorer Record (HER), maintained by Suffolk County Council Archaeological Service (SCCAS), HER lists a total of 58 records of historical interest for Bentley. Further information about the history of the parish can be found here: <a href="https://heritage.suffolk.gov.uk/">https://heritage.suffolk.gov.uk/</a>"</p> <p>Typo: Objective 6 on page 24 should say heritage "assets" not "asserts"</p>	<p>Noted</p> <p>The typo will be amended.</p>	<p>None</p> <p>Amend Objective 6 as follows: 6 To conserve and enhance our heritage <del>assets</del> <u>assets</u></p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
Peter Utton		Objective 6 on page 45 contains another typo I think asserts should be assets	The typo will be amended.	Amend Objective 6 as follows: 6 To conserve and enhance our heritage <del>asserts</del> <u>assets</u>
Catherine Spicer	Parish Council member and Chair of The Case is Altered public house	I believe the historic environment is very important to many people living within the village. Steps need to ensure that any new buildings should preserve or enhance the significance of the heritage assets within the Village. To lose these buildings would cause the loss of character to Bentley.	Noted	None
	Babergh District Council	<ul style="list-style-type: none"> <li>• There is a typo in the Objective. Last word should read 'assets' (not 'asserts')</li> <li>• In para 9.5, reference is made to potential proposals for development of the Barn on the 'At Risk Register'. This Council's Heritage Team wish to make it clear that this is the opinion of the Parish and is not endorsed by the LPA.</li> </ul>	<p>The typo will be amended.</p> <p>Noted. The Parish Council is keen to find ways of removing the barn from the 'Register'</p>	<p>Amend Objective 6 as follows: 6 To conserve and enhance our heritage <del>asserts</del><u>assets</u></p> <p>None</p>
<b>Policy BEN 19 - Sustainable Transport</b>				
Gavin Osbon		...as in a footway to services at Capel St Mary? Where in the list of priorities is that? If it is not going to happen then don't talk about it. It is about as likely, unfortunately, as villagers commuting on a bus service.	Noted	None
Bruce and Jan Pickess		<p>We have indicated that we support Policy 10 development, infrastructure and services however we make the following comment.</p> <p>Whilst the pub and shop is important to village life so is the village hall, hair saloon, play area, village field, etc the pub and shop it is not at the center of every village needs and requirements.</p> <p>You state in the section about the quiet lanes that the Bergholt Road</p>	Noted.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>is included this is totally wrong. The most used section of the Bergholt road is definitely NOT included.</p> <p>You say that the village is a rat run for vehicles traveling through the village from the A137 to the A12. What about the number of vehicles traveling along the Bergholt Road to get to the doctors surgery, East Bergholt School, Manningtree station etc.</p> <p>Bergholt Road is the second busiest road in the village, yet you are ignoring it AGAIN.</p>	The designation of Quiet Lanes is a separate process via the County Council,.	
	Suffolk County Council	<p>Active Travel</p> <p>Active travel, such as walking and cycling, is important in order to improve physical health and reduce obesity levels, as well as can help to minimise levels of air pollution from motorised vehicles. SCC welcomes the desire for safe walking and cycling routes highlighted throughout the plan and particularly in Policy BEN19. Safe routes for walking and cycling are important to ensure the safety of residents of all ages, especially those that are very young or very old, and have mobility issues or are frail.</p>	Noted	None
Beverley McClean	Suffolk County Council	The AONB team supports this policy. Given the recent extension to the Suffolk Coast & Heaths AONB we welcome measures that promote sustainable transport and which improve connectivity from the village into the wider AONB and Project Area and parish by non motorised means.	Noted	None
	Babergh District Council	We make no specific comment on this policy at this time.	Noted	None
Chris Smith	Hopkins & Moore (Developments) Limited	Whilst Hopkins & Moore are generally supportive of the aims of this Policy, the wording needs to be amended so as to refer to delivering these where appropriate and achievable for example, it will not always be possible to deliver cycle links.	Agreed. Policy BEN19 will be amended to be more specific.	Amend Policy BEN19 as follows: Proposals must demonstrate, <u>as appropriate to the development, that safe walking and cycling links to the wider countryside and the extensive public rights of way</u>



Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
				<p><u>network within the parish, and</u> to key local services and community facilities including the village pub and shop exist or are capable of being created as part of the development.</p>
<b>Chapter 10 - Development Infrastructure and Services – Other comments</b>				
	Suffolk County Council	<p><b>Public Rights of Way</b> Section 10 'Development of Infrastructure and Services' is excellent. It references Suffolk County Council's Green Access Strategy (2020-2030) and highlights importance of green access. It also details the aspiration to preserve and enhance green access in the future.</p> <p>Paragraph 10.3, Public Rights of Way, is a very welcome paragraph outlining the importance of the public rights of way network to green access and to the parish.</p> <p>It is suggested that Policy BEN19 could be expanded, to include other content from Section 10, as follows: "Proposals must demonstrate that safe walking and cycling links <u>to the wider countryside and the extensive public rights of way network within the parish, and</u> to key local services and community facilities including the village pub and shop exist or are capable of being created as part of the development."</p> <p>Paragraph 10.4 refers to 'footpaths' alongside the main road, but the term should be "<u>footways</u>".</p>	<p>Noted</p> <p>Agreed. The Policy will be amended.</p> <p>Agreed. Paragraph 10.4 will be amended.</p>	<p>None</p> <p>Amend Policy BEN19 as follows: Proposals must demonstrate, <u>as appropriate to the development,</u> that safe walking and cycling links <u>to the wider countryside and the extensive public rights of way network within the parish, and</u> to key local services and community facilities including the village pub and shop exist or are capable of being created as part of the development.</p> <p>Amend second sentence of Para 10.4 as follows:</p>



Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
Gavin Osbon		10.4 ' It is considered unsafe to walk or cycle to Capel or East Bergholt.' IT IS!!! Some folk have to. So what is the Plan guys?	The Neighbourhood Plan cannot deliver highway improvements. This is the responsibility of the County Highways Department.	None
Bruce and Jan Pickess		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.  Comment: We are a small village, with, in reality little facilities within the village or expected to gain within the village to attract a broad age spectrum wanting to come and live within the village, lets be realistic about this. No local proper bus service, so commuting via public transport is a joke. No decent footpath access to nearest village ( Capel) with at least some better facilities on offer.	Noted	None
Peter Utton		I wholeheartedly support the statements contained in paragraphs 10.1 & 10.2, particularly the part that says "we would welcome ... the provision of footpaths and bridleways where none exist currently" and would like to see something more concrete to address these concerns within the plan. The Quiet Lanes proposals and Policy BEN 19 are laudable but neither look like they will impact the Station Road/ Capel Road problem identified in paragraph 10.1.  So as an additional initiative, could the neighbourhood plan mandate the formation of a working party, reporting to the Parish Council, to identify routes for worthwhile new footpaths and enter into discussions with local land owners about the creation of appropriate new permissive footpaths?  In addition, a small point: paragraph 10.10 uses the abbreviation RoW without explaining what it stands for. I guess it means Rights of Way but elsewhere the document refers to Public Rights of Way and uses	Noted  This matter will be considered outside the Neighbourhood Plan process.  Paragraph 10.10 will be amended	None  None  Amend Para 10.10 as follows: Natural England recognise 'the importance of providing and maintaining a network of green

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		the abbreviation PRoW. Is there a distinction between these two terms? Is it possible to just use one to minimise confusion?		infrastructure, including <b>P</b> RoW [Public Rights of Way], quality greenspaces, quiet lanes, greenways and corridors, for an effective non-motorised transport network threading through urban areas and linking to more rural areas'.
Catherine Spicer	Parish Council member and Chair of The Case is Altered public house	Safe walking and cycling to local services and community facilities and within Bentley are fundamental to many within the village. These are some of the many attractions to life in the village. Increased car journeys within the village must not be detrimental to these activities.	Noted	None
<b>Policy BEN 20 - Protecting Existing Services and Facilities</b>				
	Suffolk County Council	<p><b>Active Travel</b></p> <p>Active travel, such as walking and cycling, is important in order to improve physical health and reduce obesity levels, as well as can help to minimise levels of air pollution from motorised vehicles. SCC welcomes the desire for safe walking and cycling routes highlighted throughout the plan and particularly in Policy BEN19. Safe routes for walking and cycling are important to ensure the safety of residents of all ages, especially those that are very young or very old, and have mobility issues or are frail.</p> <p>We welcome the commitment that all facilities are accessible by active travel, and suggest that Policy BEN20 is expanded to include a commitment for provision of cycle storage at all community facilities.</p>	Noted	None
Bruce and Jan Pickess		<p>We agree in principal however we don't wish to see any existing facilities or services relinquished or repurposed.</p> <p>Comment.</p>	The School Playing Field is addressed in the Local Green Spaces section	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		11.3/11.4 The School playing field obviously, although infrequently, serves the schools sports needs, but it also serves the village as parking facilities for the fair, and now the football club and any possible future usage of the playing field. Why has this not been included as being an important feature?		
Bob Feltwell		Living in a village with very poor public transport our volunteer run community Pub and Community Shop are vital as they encourage walking around the village and inter generational meeting, especially during the current pandemic when the shop has become a social magnet, at 2 metres distance!	Noted	None
	Suffolk County Council	<p>Policies BEN20 and BEN21 ensure that important local facilities and services are protected, and this is supported by SCC. However, it is suggested that these two policies could possibly be consolidated into one policy, as there is quite an overlap in wording.</p> <p>We welcome the commitment that all facilities are accessible by active travel, and suggest that Policy BEN20 is expanded to include a commitment for provision of cycle storage at all community facilities.</p>	This is not considered to be necessary	None
Babergh District Council		<p>The policy wording is consistent with other adopted and recently examined NP's.</p> <p>Other than to point out that there appears to be a formatting issue with criteria b. (double spacing), we have no further comment to make.</p>	Noted. The formatting issue will be addressed.	Correct formatting issues in Policy BEN 20 criteria.
<b>Policy BEN 21 - Sport and Recreation Facilities</b>				
Babergh District Council		<p>The policy wording is consistent with other adopted and recently examined NP's.</p> <p>In the same way that you have annotated the Village Centre Inset Map to identify the Local Green Spaces we suggest the same be done for the Playing Field and Village Bowling Green.</p>	Agree. The Village Centre Inset Map will be amended.	Amend Village Centre Inset Map to annotate the Playing Field and Village Bowling Green.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
	Suffolk County Council	Policies BEN20 and BEN21 ensure that important local facilities and services are protected, and this is supported by SCC. However, it is suggested that these two policies could possibly be consolidated into one policy, as there is quite an overlap in wording.	This is not considered to be necessary	None
Beverley McClean	Suffolk County Council	The AONB team particularly welcome the clause about the need to avoid intrusive flood lights in new sport and recreation facilities.	Noted	None
<b>Policy BEN 22 - Local Green Spaces</b>				
	Suffolk County Council	<p>Green Spaces and Facilities</p> <p>The provision of the designated Local Green Spaces in the Neighbourhood Plan is welcomed. There are proven links<sup>4</sup> between access to green outdoor spaces and the improvements to both physical and mental health and wellbeing for the population as a whole, including increasing the quality of life for the elderly, working age adults, and for children. The statements in paragraphs 10.3 and 10.11 regarding health and wellbeing is particularly welcome.</p> <p><sup>4</sup> <a href="https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5663018/">https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5663018/</a> Policy BEN22 - Local Green Spaces</p> <p>Suffolk County Council welcomes the seven designated Local Green Spaces in Policy BEN22 and Map 14, as this supports the ongoing work to make Suffolk the Greenest County<sup>5</sup>. The Green Space Assessment on the Parish Council website justifies the designated Local Green Spaces clearly, and it is suggested that the plan could include some more of the photographs from this supporting document.</p> <p><sup>5</sup> <a href="https://www.suffolk.gov.uk/planning-waste-and-environment/greenest-county/">https://www.suffolk.gov.uk/planning-waste-and-environment/greenest-county/</a></p>	Noted	None
Bruce and Jan Pickess		Just a comment . It's very difficult to see how a small overgrown rather insignificant	The Copse is considered to meet the criteria set out in the NPPF.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>piece of land as designated as The Copse makes an important contribution to the character and setting of the built environment.</p> <p>Further comment. Map 14 Local Green Spaces, and BEN 22 Local Green Spaces designated and Identified in Bentley. Why is the Playing Field not included/detailed?</p>	<p>The Playing Field is a sports pitch which is protected under a separate policy.</p>	
Peter Utton		<p>I support the intention of BEN 22 but believe it needs slight re wording: I believe The Copse is situated off Capel Road not Station Road. To the best of my knowledge Station Road ends at the Memorial and it's actually designated Capel Road from that point Westwards. Unfortunately Google Maps is wrong in this regard and the misinformation it contains has propagated in various directions.</p>	<p>The reference will be amended</p>	<p>Amend Policy BEN22 as follows:</p> <p>3 The Copse (off <del>Capel Station</del> Road)</p>
	Babergh District Council	<p>A recent Court of Appeal case discussed the lawfulness of a Local Green Space policy in a neighbourhood plan, resulting in the subsequent removal of references to 'exceptional circumstances' and 'permitted development rights'.</p> <p>We suggest this policy now simply read "The following Local Green Spaces are designated in the Plan and are identified on the Policies Map:" (the numbered list follows).</p> <p>[NB: Further guidance on this issue may be set out in forthcoming Examination Reports, e.g., Wilby, Laxfield, and/or Assington. It would be advisable to check those also.]</p>	<p>Noted. The Policy will be amended accordingly</p>	<p>Amend Policy BEN 22 as follows:</p> <p>The following Local Green Spaces are designated in the Plan and <u>are</u> identified on the Policies Map:</p> <ol style="list-style-type: none"> <li>1 School Playing Field</li> <li>2 Play Area</li> <li>3 The Copse (off <del>Station</del> <u>Capel</u> Road)</li> <li>4 Land behind Village Hall</li> <li>5 Silver Leys Green</li> <li>6 War Memorial</li> <li>7 Highfields Green</li> </ol> <p><del>Development on these sites will only be permitted in exceptional circumstances. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.</del></p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
				<u>Development in the Local Green Spaces will be consistent with national policy for Green Belts.</u>
<b>Policy BEN 23 - Communications Technology</b>				
	Babergh District Council	The policy wording is consistent with other NP's. We therefore have no further comment to make.	Noted	None
Beverley McClean	Suffolk County Council	<p>The Parish Council may be aware of proposals to relax existing Permitted Development Rights affecting communications infrastructure to enable the roll out of 5G and mobile communications equipment which could impact on the Neighbourhood Plan area. While recognising the economic and social benefits of improved communications infrastructure, The AONB team is broadly supportive of the inclusion of this policy to protect more sensitive locations in the parish.</p> <p>We recommend that the last paragraph of policy 23 is amended as follows to protect the special qualities of the Additional Project Area</p> <p>ii. proposals have been sited and designed to minimise impacts on the rural character of Bentley, having particular regard to the landscape character of the area and the important views identified on the Policies Map, within the setting of the AONB and the Additional Project Area.</p>	It is not considered that the "Additional Project Area" has any binding policy status, neither is it acknowledged in the emerging Joint Local Plan. As such, it is not considered necessary to make this amendment in order for the Plan to meet the Basic Conditions.	None
<b>Policy BEN 24 – Broadband</b>				
	Babergh District Council	The policy wording is consistent with other NP's. We therefore have no further comment to make.	Noted	None
<b>Policy BEN 25 - Infrastructure Delivery</b>				



Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
	Suffolk County Council	<p>SCC would advise that this policy is impractical. It is likely that most of the infrastructure in Bentley will fall to CIL, as such the District Council determine the timing and level of spending on infrastructure. Where planning obligations are required on individual sites infrastructure is not necessarily going to be delivered prior to occupation, as it ineffective to deliver infrastructure before demand is present. For example, school places will not necessarily be available before dwelling occupation.</p> <p>Therefore, it is suggested that Policy BEN25 is re-worded slightly, for practicality. "Planning permission will only be granted where the infrastructure necessary to make the scheme acceptable in planning terms <u>can be delivered, available or capable of being made available before the development is occupied.</u>"</p>	Noted. Babergh DC have also suggested an amendment to the Policy. The suggestions will be incorporated into an amended policy.	<p>Amend Policy BEN25 as follows: <u>All development in Bentley will be expected to contribute to the infrastructure requirements for the village in accordance with Babergh District Council's most up to date CIL Expenditure Framework and the Bentley Infrastructure Investment Plan (Appendix E). The Infrastructure Investment Plan for the village will be reviewed on an annual basis by the Parish Council. Regard will also be given to the most up-to-date Babergh and Mid Suffolk Infrastructure Delivery Plan.</u></p> <p>Planning permission will only be granted where the infrastructure necessary to make the scheme acceptable in planning terms <u>can be delivered, available or capable of being made available before the development is occupied.</u></p>
	Babergh District Council	<p>The development v infrastructure debate is long running and, while the policy intention seems clear we consider it to be unworkable in practice.</p> <p>At the neighbourhood level, infrastructure will primarily be delivered through the Community Infrastructure Levy (CIL). This charge, which is payable upon commencement, is often received in instalments and is not guaranteed to be paid in full before the dwelling(s) are occupied. The alternative option would be to draw down from the wider district CIL pot and to apply that to the Bentley local area in advance of the</p>	Noted. Suffolk CC have also suggested an amendment to the Policy. The suggestions will be incorporated into an amended policy.	Amend Policy BEN25 as follows: <u>All development in Bentley will be expected to contribute to the infrastructure requirements for the village in accordance with Babergh District Council's most up to date CIL Expenditure Framework and the Bentley Infrastructure Investment Plan (Appendix E). The Infrastructure</u>

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		<p>development taking place. As both are a district Council function, we are not sure how consistent the policy approach would be within the current CIL spending framework.</p> <p>Bespoke (s106) agreements do exist but these tend to be on much larger development proposals or as part of large strategic project, which are clearly not the type of development wanted in Bentley. Further discussion is needed but a generalised approach to this may be more acceptable:</p> <p>"All development in Bentley will be expected to contribute to the infrastructure requirements for the village in accordance with Babergh District Council's most up to date CIL Expenditure Framework and the Bentley Infrastructure Investment Plan (Appendix E). The Infrastructure Investment Plan for the village will be reviewed on an annual basis by the Parish Council. Regard will also be given to the most up-to-date Babergh and Mid Suffolk Infrastructure Delivery Plan."</p>		<p><u>Investment Plan for the village will be reviewed on an annual basis by the Parish Council. Regard will also be given to the most up-to-date Babergh and Mid Suffolk Infrastructure Delivery Plan.</u></p> <p>Planning permission will only be granted where the infrastructure necessary to make the scheme acceptable in planning terms <u>can be delivered, available or capable of being made available before the development is occupied.</u></p>
<b>Chapter 11 – Community Facilities – General Comments</b>				
	Suffolk County Council	<p><b>Education</b></p> <p><b>Early Years</b></p> <p>This is in the Copdock and Washbrook ward. The additional 11 dwellings would only create one additional Full Time Place. This place could be tied in with expansion plans at existing provision or at the new provision at Abbots Vale.</p> <p><b>Primary and Secondary Education</b></p> <p>It is noted that the information from paragraph 11.14 has been taken from the Babergh and Mid Suffolk Infrastructure Delivery Plan 2019. However the school capacity figure in the IDP is an error. The capacity of the primary school is 56 places, not 70 The Published Admission Number at the school is 8 (8 x 7 year groups = 56). Expansion of the school would be difficult so what has been said in paragraph 11.14 regarding this is accurate. SCC has informed Babergh and Mid Suffolk</p>	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>of this error and it is recommended that it is corrected in the neighbourhood plan.</p> <p>However, the neighbourhood plan doesn't mention the fact that the school is separated across two sites. The school occupies a site which is separate from the main built-up area of the village and is on a small site. The playing field is on land owned by Suffolk County Council which is 0.58 miles away from the school within the built-up area of the village (see below). At the time of commissioning the feasibility we carried out at the school (July 2019), the playing field was used once a week for PE and the children walked to the playing field from the school using the main road.</p>  <p>The main school site has no Soft Outdoor PE provision (as classified in Building Bulletin 103) apart from a small area of astro-turf. The school building and hard play area are relatively flat, but all other areas slope downwards and are therefore not suitable for use for the PE curriculum. In an ideal situation, an area of land opposite the school site could be re-purposed as a playing field to avoid the need for the school to travel to the separate playing field in the village so that it could be used more often for play times and for provision of the PE curriculum.</p>		

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>To be consistent with emerging Joint Local Plan, the neighbourhood plan should highlight the same area of land as shown on page 40 of the Infrastructure Delivery Plan<sup>1</sup>. It would also enable a qualitative/safeguarding improvement as the school could utilise and supervise the field far more effectively.</p> <p>[a map showing the school and school playing field areas was attached to the submission]</p> <p>The catchment secondary school for Bentley is East Bergholt High School.</p> <p>I hope that these comments are helpful. SCC is always willing to discuss issues or queries you may have. Some of these issues may be addressed by the SCC's Neighbourhood Planning Guidance, which contains information relating to County Council service areas and links to other potentially helpful resources. The guidance can be accessed here: <a href="#">Suffolk County Council Neighbourhood Planning Guidance</a>. If there is anything that I have raised that you would like to discuss, please use my contact information at the top of this letter</p>	<p>The Neighbourhood Plan does not preclude a new school playing field being located where suggested but there is no evidence provided with the comments from SCC to suggest that it can be delivered during the Plan period. As such, it would not be appropriate to allocate the site.</p>	
Marianne Munday		It will be vital to the village character and use to protect these Local Green Spaces	Noted	None
William Oakes		The village school is growing in strength. It's premises, though having been extended in recent years, remain limited. It also needs a car park and more recreational space. Development proposals that can assist	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		the school in achieving these outcomes should be regarded favourably.		
Helen Adcock for Don Baker	CODE Development Planners	Paragraph 11.1 refers to the provision and enhancement of community facilities and services, including inter alia allotments. Given the spatial nature of the neighbourhood plan and the stages of consultation required, it would be a logical document to set out the requirement for, the number and size of allotments needed over the plan period and where in the village they should be located.	This is not considered necessary for the Plan to meet the Basic Conditions	None
Bob Feltwell		Fibre Broadband needs improving for current residents not just any new builds!	Noted	None
<b>Policies Map</b>				
	Suffolk County Council	It is suggested that the designated Important Views should be numbered on the Policies Maps, to ensure that they are clearly defined, and that the impact on specific views is made clear in decision making.	This is not considered necessary in order to meet the Basic Conditions	None
William Oakes		<p>No, for reasons stated above, the village settlement boundary is not supported. It should be amended to reflect Babergh's emerging local plan.</p> <p>The fruit farm site is isolated from the village, too close to the AONB and fails when assessed against almost every planning criterion set out in the neighbourhood plan.</p> <p>The land to the west of Church Road integrates fully with the village, crucially provides access to all amenities including the school on foot (reducing car dependency) and any landscape concerns can be readily ameliorated.</p>	<p>Noted. The emerging Local Plan settlement boundary includes a site on Church Road that has been refused planning permission.</p> <p>The Fruit Farm site adjoins the built-up area of the village and is close to the shop, public house and village hall.</p> <p>This site has been refused planning permission due to its detrimental impact.</p>	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
Helen Adcock for Don Baker	CODE Development Planners	The Important Views symbol on Church Road on the Policies Map (Village Centre Inset Map) should be positioned further north along Church Road to correctly record the view out of the village where there is a gap in the vegetation where Footpath 40 connects with Church Road. The current position of this viewpoint does not avoid a view out of the village, and we contend that in its current position the view is a private view by the residents on the east side of Church Road. The proposed settlement boundary is not in general conformity with the development plan and is not supported by Bentley Parish Council's own evidence base. A robust appraisal of a wide range of sustainability criteria and checks to ensure the proposed Fruit Fields allocation is deliverable would demonstrate a transparent approach to site selection/allocation.	Disagree. The views have been assessed and determined as part of the Landscape Appraisal.	None
Beverley McClean	Suffolk County Council	If the Parish Council would like to add the Additional Project Area to the Policies Map, the AONB team can provide this information.	Given that the Additional Project Area does not have a statutory planning status and is not the subject of a policy in the Neighbourhood Plan or Joint Local Plan, the inclusion on the Policies Map is not considered necessary.	None
Chris Smith	Hopkins & Moore (Developments) Limited	As previously indicated, the eastern most 1.7Ha portion of Site 1 should be Allocated for the residential development of approximately 30 dwellings, and therefore the settlement boundary shown on the Village Inset Proposals Map should be adjusted so as to include this area within the settlement.	Disagree. The suggested site is not required to meeting the housing needs of the village and it would likely have a detrimental impact on the AONB.	None
<b>Appendices</b>				
Marianne Munday		not sure the first item in the list is correct  Land S of Anchor Ctge (btw Wagg! Way &	Agree. Details will be amended.	Amend first item of Appendix A as follows:

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>The Bridels), Link Lane Erection of detached bungalow with detached double garage B /08/01450/FUL</p> <p>think this should be Land btw Waggoners Way &amp; Bridles Link Lane one and half storey 3 bedroom house B/13/00512</p>		<p><del>Land S of Anchor Ctge (btw Wagg' Way &amp; The Bridels), Link Lane</del> <del>Erection of detached bungalow with detached double garage B /08/01450/FUL</del></p> <p><u>Land Between Waggoners Way And Bridles Link Lane</u> <u>Erection of 1 no. 1½ storey detached dwelling B/13/00512</u></p>
Gavin Osbon		P.64. Map, Bentley North. #20 Bentley Manor. Where is # 20 on the map?	The maps will be replaced to ensure all properties are illustrated	Replace maps in Appendix C to illustrate all properties referred to in Appendix.
Sally Kington		Appendix B Appreciate these thorough and enlightened lists	Noted	None
Bruce and Jan Pickess		Appendix A are the two new properties in Capel Road in any of these two lists ?. Are the two dwellings detailed Ivy Cottage, Capel Road 1 pair of semi detached two storey dwellings B /16/00949/FUL actually Nursery Cottages?	The lists identify planning permissions for new homes that had either not been completed at 1 April 2018 or have been granted planning permission since 1 April 2018.	None
Peter Day		Appendices 1 and 2 indicate 44 permissions granted (31 and 13). This conflicts with the no's. In point 6.4. See my previous comments.	Appendix A will be amended to rectify the discrepancies	Amend Appendix 1 to bring it up to date.
William Oakes		A comment on the format of the survey a positive opinion can be given in 5 minutes, an opposing opinion takes hours to formulate. If a consultee agrees with a policy they do not have to say why. If a consulted disagrees they much say why. This is a structural obstacles which discourages dissent and for this reason an opposing submission	Disagree. This approach is commonly used across the preparation of Local and Neighbourhood Plans	None

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		must be given more weight than a positive submission that is limited to ticking "yes". The parish council must acknowledge this point in the interests of fairness when reporting back on the results of this exercise.		
Bob Feltwell		Appendix A clearly demonstrates that the village already has plenty of development to meet our projected housing needs, especially as public transport facilities do not exist for working families.	Noted	None
Helen Adcock for Don Baker	CODE Development Planners	<p>Appendix E summarises the results of the village questionnaire which asked people to pick, and comment on, areas that they would like to see improved. The responses have been used to inform the Bentley Parish Infrastructure Investment Plan. Road Safety was the top of the list of areas that the community would like to see improved, however, the proposed residential allocation of the Fruit Fields site is likely exacerbate the dangerous junction of Capel Road with Bergholt Road by locating a new junction within close proximity to it.</p> <p>The frontage to the Fruit Farm site is on a fast bend (the neighbourhood plan acknowledges that the speed restrictions on some roads are not adhered to) and without street lighting and confirmation that a footpath can be provided along the missing section of footpath between the site and the existing footpath on the northern side of Capel Road the accident record at this junction is likely to get worse. However, again this is not identified and considered in a robust appraisal of sustainability criteria through the site selection process.</p>	The access to the allocated site is within a 30mph zone and adequate visibility splays can be achieved within the frontage of the site.	None
Colin Hawes	Royal Holloway University of London	Appendix PAGE 65 Habitats and Species: data was also sourced from Natural England and JNCC.	<u>Noted. The Appendix will be amended.</u>	Amend Appendix D to include the following as a new line 10 <u>Additional information sourced from Natural England and Joint Nature Conservation Committee (more commonly known as JNCC)</u>



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<b>General Comments</b>				
Marianne Munday		I think it is a comprehensive document that reflects the views of Bentley residents as well as experts who consulted on Design and Landscape for the village	Noted	None
Gavin Osbon		<p>This is a huge amount of information to digest in order to offer feedback.</p> <p>That is not a problem, but experience on offering feedback in the past determines that it is just not worthwhile doing so in any great detail on such an exercise.</p> <p>Whatever this document offers in terms of development, planning, design etc etc these are always going to be matters of contention and this household does not feel commenting in any great detail here on such matters is worthwhile particularly as the NP seems to have determined what is best where.</p> <p>Other matters related to the village are possibly more straightforward. We all have our views. When requesting Feedback a Yes/No/No opinion choice does not always cover the bases.</p> <p>Sorry, subjective opinion, but some of the photographic content is less than impressive. Is there a photo of the Playing Field...Village Hall? Perhaps it might add context if, apart from the obvious, others had their location labelled or indexed on a map somewhere.</p> <p>Either way, regardless of whether one sees this exercise as particularly relevant or not, well done to all those whose hard work put this together.</p>	Noted	None
Donald Mehen		Many thanks to those who voluntarily tackled this. Let's hope its main provisions can be realised in the present political climate.	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
Michael Anderton		Care must be taken over the naming of roads. A copse off Station Road is mentioned, whereas it is actually off Capel Road There may be other instances that I have missed.	Noted. The Policy will be amended	Amend Policy BEN 22 as follows: 3 The Copse (off <del>Station</del> <u>Capel</u> Road)
Councillor Roberts	East Bergholt Parish Council	<p>Bentley Neighbourhood Plan – Pre submission consultation Report from Councillor Roberts</p> <p>Bentley’s Regulation 14 Draft Plan is well thought through, well structured and easy to read. It’s an impressive document for which, I think, Bentley Parish deserve to be congratulated. It has been prepared with strong community engagement with the aim to conserve the sense of local community and enhance the village’s rural nature and agricultural surroundings. The Plan clearly demonstrates the importance of the natural environment to the village and its close connection to landscape and nature.</p> <p>It is supported by a range of informative background papers including a housing needs study, a detailed design guide and a landscape assessment. These together with a site assessment study provide a strong evidence base which effectively supports the Plan and its policies.</p> <p>The Plan makes provision for 58 additional homes over the course of the Plan period from 2018 to 2036. 2 sites have been allocated to accommodate some 30 homes with the remainder coming from existing permissions. The Plan envisages that the village will remain a “hinterland village” with limited development proposed within a new but clearly defined and adequate Settlement Boundary. There also remains the potential to provide affordable homes outside this boundary on rural exception sites.</p> <p>The Design Guide effectively supports policies to improve the Built Environment alongside the adoption of best practice in energy conservation and the use of renewable energy. Whilst those Chapters on the Historic and Natural Environment provide a wide range of policies to protect Heritage Assets, the AONB, Landscape Character, Habitats and Wildlife. There are also policies to ensure the maintenance and enhancement of Infrastructure and Community</p>	Noted	None

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		<p>Facilities throughout the Plan period.</p> <p>There are no issues arising from this document that are likely to be of any concern to those living in East Bergholt; rather the plan can be expected to protect and enhance the environment of Bentley to the likely benefit of those in East Bergholt who choose to enjoy the attractions of the area.</p> <p>Recommendation for the PC meeting on Thursday 8th October.</p> <p>In response to the Regulation 14 Consultation, East Bergholt PC responds as follows</p> <p>"East Bergholt Parish Council wish to congratulate Bentley on their Regulation 14 Neighbourhood Plan Draft. It has been prepared with the wide support of the Community and presents a carefully considered and highly relevant set of policies in support of Bentley's Vision for the village. East Bergholt Parish Council wish to register its full support for the Objectives and Policies which have been presented in the Plan"</p>		
	The Marine Management Organisation	<p>Thank you for including the MMO in your recent consultation submission. The MMO will review your document and respond to you directly should a bespoke response be required. If you do not receive a bespoke response from us within your deadline, please consider the following information as the MMO's formal response.</p> <p>Kind regards,</p> <p>The Marine Management Organisation</p> <p>Response to your consultation</p> <p>The Marine Management Organisation (MMO) is a non departmental public body responsible for the management of England's marine area on behalf of the UK government. The MMO's delivery functions are; marine planning, marine licensing, wildlife licensing and enforcement, marine protected area management, marine emergencies, fisheries</p>	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>management and issuing grants.</p> <p>Marine Licensing  Activities taking place below the mean high water mark may require a marine licence in accordance with the Marine and Coastal Access Act (MCAA) 2009. Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence. Local authorities may wish to refer to our marine licensing guide for local planning authorities for more detailed information. You can also apply to the MMO for consent under the Electricity Act 1989 (as amended) for offshore generating stations between 1 and 100 megawatts in England and parts of Wales. The MMO is also the authority responsible for processing and determining harbour orders in England, and for some ports in Wales, and for granting consent under various local Acts and orders regarding harbours. A wildlife licence is also required for activities that would affect a protected marine species.</p> <p>Marine Planning    As the marine planning authority for England the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will apply up to the mean high water springs mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of the mean high water spring tides mark, there will be an overlap with terrestrial plans which generally extend to the mean low water springs mark. Marine plans will inform and guide decision makers on development in marine and coastal areas.</p> Planning documents for areas with a coastal influence may wish to make reference to the MMO's licensing requirements and any relevant marine plans to ensure that necessary regulations are adhered to. For marine and coastal areas where a marine plan is not currently in place, we advise local authorities to refer to the Marine Policy Statement for		

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		<p>guidance on any planning activity that includes a section of coastline or tidal river. All public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the Marine and Coastal Access Act and the UK Marine Policy Statement unless relevant considerations indicate otherwise. Local authorities may also wish to refer to our online guidance and the Planning Advisory Service soundness self assessment checklist. If you wish to contact your local marine planning officer you can find their details on our gov.uk page.</p> <p>See this map on our website to locate the 6 marine plan areas in England. For further information on how to apply the marine plans please visit our Explore Marine Plans service.</p> <p>The East Inshore and Offshore marine plans were adopted on the 2nd April 2014, becoming a statutory consideration for public authorities with decision making functions. The East Inshore and East Offshore Marine Plans cover the coast and seas from Flamborough Head to Felixstowe.</p> <p>The South Inshore and Offshore marine plans were adopted on the 17th July 2018, becoming a statutory consideration for public authorities with decision making functions. The South Inshore and South Offshore Marine Plans cover the coast and seas from Folkestone to the River Dart in Devon.</p> <p>The draft North East Inshore and Offshore marine plans were published on the 14th January 2020 becoming a material for consideration for public authorities with decision making functions. The North East Inshore and Offshore marine plans cover the coast and seas from Flamborough Head to the Scottish border. Consultation closed 20th April 2020. This was the final stage of statutory public consultation before we submit the marine plan.</p> <p>The draft North West Inshore and Offshore marine plans were</p>		

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>published on the 14th January 2020 becoming a material for consideration for public authorities with decision making functions. The North West Inshore and Offshore marine plans cover the coast and seas from the Solway Firth border with Scotland to the River Dee border with Wales. Consultation closed 20th April 2020. This was the final stage of statutory public consultation before we submit the marine plan.</p> <p>The draft South East Inshore marine plan was published on the 14th January 2020 becoming a material for consideration for public authorities with decision making functions. The South East Marine plan covers the coast and seas from Felixstowe in Suffolk to near Folkestone in Kent. Consultation closed 20th April 2020. This was the final stage of statutory public consultation before we submit the marine plan.</p> <p>The draft South West Inshore and Offshore marine plans were published on the 14th January 2020 becoming a material for consideration for public authorities with decision making functions. The South West Inshore and Offshore marine plans cover the coast and seas from the River Severn border with Wales to the River Dart in Devon. Consultation closed 20th April 2020. This was the final stage of statutory public consultation before we submit the marine plan.</p> <p>Minerals and waste plans and local aggregate assessments</p> <p>If you are consulting on a mineral/waste plan or local aggregate assessment, the MMO recommend reference to marine aggregates is included and reference to be made to the documents below:</p> <p>The Marine Policy Statement (MPS), section 3.5 which highlights the importance of marine aggregates and its supply to England's (and the UK) construction industry.</p> <p>The National Planning Policy Framework (NPPF) which sets out policies for national (England) construction minerals supply.</p>		

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		<p>The Managed Aggregate Supply System (MASS) which includes specific references to the role of marine aggregates in the wider portfolio of supply.</p> <p>The National and regional guidelines for aggregates provision in England 2005 2020 predict likely aggregate demand over this period including marine supply.</p> <p>The NPPF informed MASS guidance requires local mineral planning authorities to prepare Local Aggregate Assessments, these assessments must consider the opportunities and constraints of all mineral supplies into their planning regions – including marine. This means that even land locked counties, may have to consider the role that marine sourced supplies (delivered by rail or river) play – particularly where land based resources are becoming increasingly constrained.</p> <p>If you wish to contact the MMO regarding our response please email us at <a href="mailto:consultations@marinemanagement.org.uk">consultations@marinemanagement.org.uk</a> or telephone us on 0300 123 1032.</p>		
Sally Kington		Only to say that it's splendid, and very clearly and attractively presented	Noted	None
Anonymous		the map on page 6 has Bramford named instead of Brantham.	Noted. Map 1 will be amended	Amend Map 1 to delete Bramford and replace with Brantham
Peter Utton		Overall I think the document represents a huge body of work. I support its aims and would like to congratulate and thank everyone who has worked on it.	Noted	None
Peter Day	Bentley Church warden	Thank you to all involved in preparing such a detailed and well presented plan reflecting the views of the majority of villagers. It is very much appreciated by us.	Noted	None

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William Oakes		<p>The plan is a disappointing document failing, as it does, to deliver meaningfully on the stated priorities of village residents. In particular it makes no firm proposals in respect of the promotion of road safety.</p> <p>Its preferred development site would, if delivered, have the effect of creating a substantial new junction on one of the most dangerous bends in the village and at a point where traffic travelling from three directions already converges.</p> <p>There are also no cogent proposed actions in respect of the purchase and provision of allotment land and land for public use.</p> <p>The plan is naive and protectionist, seemingly designed to serve the interests and preferences of those who developed it. It would be wrong for such a document to provide the blueprint for future development of the village. We need a more ambitious and progressive plan which is designed to actually enhance the experience of living in Bentley rather than to leave the village rooted in the past.</p> <p>The inclusion of the fruit farm within the settlement boundary is a particular failure. That site is promoted on the false premise that it will provide access to the footpath network, it would be an extremely dangerous addition to the road network (contrary to the number one priority of those who responded to the neighbourhood plan consultation) and it is too close to the AONB.</p> <p>The inclusion of this site alone causes me to question every aspect of the judgment of those who commissioned the production of this plan. Beyond that the fact of only 38% of those consulted having actually replied to the consultation and the heavy involvement of professional consultants fundamentally undermines the credibility of the plan.</p>	<p>The implementation of road safety measures is not a planning matter that would require planning permission but are the responsibility of the County Highways Department.</p> <p>The proposed access would need to be approved by the County Highways Department.</p> <p>These matters do not have to be included in a Neighbourhood Plan</p> <p>The majority of those residents that have responded to the consultation have supported its content.</p> <p>These matters have been addressed in the Plan and have not resulted in fundamental objections from the statutory bodies.</p> <p>Ultimately, residents of the Parish will be able to vote on whether they want the Plan to be used in determining the future location of development in the village.</p>	



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Bob Feltwell		An excellent piece of work that encapsulates everything that is so good about our Hinterland village and protection of our environment.	Noted	None
Sally Oakes		I regret to say that I feel very let down by this draft document. The plan does not directly respond to the priorities of those few villagers who responded to the original consultation. The views of those who did respond have been hijacked by councillors who appear to be pressing personal agendas to move propose development from a deliverable site in Church Lane to an undeliverable site on the opposing side of the village. I cannot support the plan for these reasons.	Noted	None
John and Karin Wheals		<p>It is an impressive document. It has similar priorities to earlier plans in that small developments are favoured against large developments (Hopkins etc)</p> <p>Affordable housing and allotments are wanted from the surveys, but we await actual progress rather than hopes. The school field was all allotments when we came to the village in 1967</p> <p>Buildings of note Bentley Long Barn seems to have been missed</p> <p>We appreciate the enormous amount of time and effort given to this Neighbourhood Plan and hope it will be adopted and be a useful tool in the future</p> <p>Is it the intention for the final plan to be distributed widely? Or only on line?</p>	<p>Noted</p> <p>The Long Barn is Listed Grade II*</p> <p>There is no requirement to do this. Consideration will be given to this at the time.</p>	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
Michelle Hunt		<p>We live to the north of the village and would be impacted by the developments proposed at Oakleigh's and the fruit farm. We do support the extension of the Settlement Boundary and the proposals to build (although would like to see lower density of dwellings than the 16 proposed at the fruit farm), if that 'protects' the village from larger scale proposals in the future.</p> <p>It does appear however that 'our end' of the village has a disproportionate focus on it as having the potential to develop, both in the proposals to build in the two areas I have mentioned, but also in the areas 1, 3 &amp; 4 identified by SHELAA (Map 6). As the gateway to the village any larger housing schemes would completely ruin the rural feel of the village. As the south/west end of the village already has a higher density of housing and is already served by maintained footpaths, we feel there is the potential to identify further small scale infill developments if further housing is required in the future.</p>	<p>The density proposed at the Fruit Farm site is lower than densities of development generally achieved across the village.</p> <p>The Plan does not rule out small scale infill development within the Settlement Boundary.</p>	None
Helen Adcock for Don Baker	CODE Development Planners	<p>The neighbourhood plan lacks a breakdown of how many people responded to the village questionnaire in relation to the total number eligible to respond and how many households of all households in the parish did these people represent.</p> <p>What is the makeup of the neighbourhood plan working group? Do they represent a good spread of the postcode areas within the parish?</p>	The planning consultants should be aware that it is not necessary to include this detail in the Neighbourhood Plan in order for it to meet the Basic Conditions	None
	Suffolk County Council	<p>Thank you for consulting Suffolk County Council (SCC) on the Pre Submission version of the Bentley Neighbourhood Plan. SCC is not a plan making authority, except for minerals and waste. However, it is a fundamental part of the planning system being responsible for matters including:</p> <ul style="list-style-type: none"> <li>Archaeology</li> <li>Education</li> <li>Fire and Rescue</li> </ul>	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>Flooding Health and Wellbeing Libraries Minerals and Waste Natural Environment Public Rights of Way Transport</p> <p>This response, as with all those comments which SCC makes on emerging planning policies and allocations, will focus on matters relating to those services.</p> <p>Suffolk County Council is supportive of the vision for the Parish. In this letter we aim to highlight potential issues and opportunities in the plan and are happy to discuss anything that is raised. Where amendments to the plan are suggested added text will be in italics and deleted text will be in strikethrough.</p> <p>SCC welcomes the criteria for the selection of new housing sites including retention of green space and connectivity to village infrastructure and facilities.</p> <p><b>Minerals and Waste</b></p> <p>Suffolk County Council is the Minerals and Waste Planning Authority in Suffolk, meaning the county council makes plans and decisions regarding minerals and waste development. The Suffolk Minerals and Waste Local Plan was adopted in July 2020 and contains policies and site allocations for determining minerals and waste planning applications. This includes policies which safeguard mineral resources and the operation of mineral extraction sites, ancillary mineral sites and waste management sites. The majority of the Parish of Bentley is covered by the Minerals Safeguarding Area, which indicates the potential sand and gravel resources. Mineral extraction and waste disposal activities are taking place within the parish to the west of village at Folly Farm. Waste activities include waste transfer, Hazardous and Non Hazardous Landfill. The parish contains part of</p>	None	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>allocated mineral extraction site MS3 in the SMWLP, however the section of this site in Bentley is the site access. There are also permitted mineral extraction sites in the neighbouring parish of Wherstead.</p> <p>On reviewing the neighbourhood plan, SCC does not consider there to be any mineral or waste safeguarding issues.</p> <p><b>General</b></p> <p>The acronym "BUA" appears in the plan, but is not defined – it is assumed that this is the "Built Up Area" but it would be helpful to add in a definition of the acronym into paragraph 3.12 to avoid any confusion.</p> <p>Whilst the sentiment behind the photographs on page 36 is welcome, it would be helpful to have an explanation as to what makes this housing "eco friendly", and is not simply just some wood cladding on a modern new build property.</p> <p>I hope that these comments are helpful. SCC is always willing to discuss issues or queries you may have. Some of these issues may be addressed by the SCC's Neighbourhood Planning Guidance, which contains information relating to County Council service areas and links to other potentially helpful resources.</p> <p>The guidance can be accessed here: Suffolk County Council Neighbourhood Planning Guidance.</p> <p>If there is anything that I have raised that you would like to discuss, please use my contact information at the top of this letter.</p> <p>[Received as a Word document, including a map concluding comments in the Education section showing the school and school playing field areas]</p>	<p>The acronym will be replaced with "built-up area".</p> <p>This is not considered necessary.</p> <p>Noted</p>	<p>Replace the 3 occurrences of BUA with "built-up area"</p> <p>None</p> <p>None</p>
	Highways England	Thank you for your consultation dated 28 September 2020. The following Neighbourhood plan is unlikely to have a severe impact on the strategic road network. We therefore offer no comment in this	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>case.</p> <p>Yours faithfully</p> <p>Connor Adkins</p> <p>Connor Adkins, Administrator Highways England   Woodlands   Manton Lane   Bedford   MK41 7LW</p>		
	National Grid	<p>Proposed development sites crossed or in close proximity to National Grid assets:</p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high pressure gas pipelines.</p> <p>National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.</p>	Noted	None
	Historic England	<p>Ref: Bentley Neighbourhood Plan Regulation 14 Consultation</p> <p>Thank you for inviting Historic England to comment on the Regulation 14 Pre Submission Draft of the Bentley Neighbourhood Plan.</p> <p>We welcome the production of this neighbourhood plan, and are pleased to see that considerations of the historic environment are incorporated, including particularly Section 9. We would highlight a small typographical error in Objective 6, and that 'HER' stands for the Historic Environment Record held by Suffolk County Council, rather than 'Historic England Records' database.#</p> <p>For further advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Suffolk County Council.</p> <p>To avoid any doubt, this letter does not reflect our obligation to</p>	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p> <p>Please do contact me, either via email or the number above, if you have any queries.</p>		
Beverley McClean	Suffolk County Council	<p>Overall the draft Bentley Neighbourhood Plan will be an excellent tool for managing future development in the parish. The policies are comprehensive, well thought through and reasoned are supported by up to date evidence.</p> <p>Any recommendations suggesting amendments to policy are meant constructively and the AONB team planning officer will be happy to talk through any of the issues raised in our response if necessary.</p>	Noted	None
Catherine Spicer	Parish Council member and Chair of The Case is Altered public house	<p>This Neighbourhood plan has listened to those within the village who took the time to complete the Village and Children's Questionnaire. It has been put together with imagination for the future and the concept that although things will and must change they need to change with thought and sensitivity to those already living within the area and for those who will eventually enjoy any new developments within it's boundaries.</p>	Noted	None
	Natural England	<p>Natural England is a non departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Bentley Neighbourhood Plan</p> <p>The Bentley neighbourhood plan follows previous consultation with Natural England on the Babergh &amp; Mid Suffolk Joint Local Plan. At this</p>	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>time Natural England advised that the emerging strategic solution, the Suffolk Recreational Avoidance and Mitigation Strategy (Suffolk RAMS) is a key consideration in the context of the Habitats Regulation Assessment. The Suffolk RAMS seeks to mitigate the recreational impacts as a result of new development within the Zones of Influence (Zol).</p> <p>Natural England welcomes the inclusion of the Suffolk Recreational Avoidance and Mitigation Strategy (Suffolk RAMS) within the policies. Development within 13km of internationally important nature conservation sites in Ipswich BC, Babergh DC, Suffolk Coastal DC, &amp; Waveney DC requires mitigation for recreational disturbance impacts from dog walking and other recreational uses. The local authorities and Natural England have worked together to develop a strategy and mechanisms to implement Suffolk RAMS, this is set out in local plans and will be the subject of a Supplementary planning Guidance Note. Mitigation is a combination of:</p> <ul style="list-style-type: none"> <li>• Green infrastructure on housing development sites to encourage people to stay local and to reduce pressure on designated sites.</li> <li>• A financial contribution based on the number of dwellings, to fund a wardening and visitor management scheme (Suffolk RAMS) for the designated sites themselves.</li> </ul> <p>Natural England's recommendations for residential developments within the 13 km Suffolk Coast RAMS zone of influence has been included as Annex 1.</p> <p>The Bentley Parish falls in within one or more of the Zones of Influence (Zol). There is therefore residential development within the parish area which will be subject to the requirements of this strategic solution. This will be in accordance with the RAMS supplementary planning document once adopted.</p> <p>We would also take this opportunity to advise you that any windfall applications which would be in excess of what has been assessed in</p>	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>the Neighbourhood Plan Habitats Regulation Assessment (HRA), would need to be subject to their own, project level HRA.</p> <p>Natural England is not aware of a Sustainability Appraisal or Habitats Regulations Assessment (HRA) being provided with this consultation. These assessments are required legally; hence we look forward to being consulted on these in due course. However, please be aware of the recent judgment from the Court of Justice of the European Union (Case C 323/17 People Over Wind v Coillte Teoranta) which will have implications for this neighbourhood plan. Without wishing to prejudge the findings of a HRA screening assessment it is our view that it will be unlikely that a conclusion of no likely significant effect would be able to be reached without the neighbourhood plan identifying mitigation measures (e.g. the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS)). The judgment concluded that it is not appropriate, at the screening stage, to take account of measures intended to avoid or reduce the harmful effects of a plan or project on a European site, therefore it is considered that an Appropriate Assessment will be necessary.</p>	<p>Natural England were consulted on the Screening Opinion of the Habitats Regulations Assessment and Strategic Environmental Assessment separate to the Neighbourhood Plan. A further Strategic Environmental Assessment was prepared by AECOM and consulted on by the Parish Council prior to the Plan being submitted to Babergh District Council.</p>	<p>None</p>
	<p>Babergh District Council</p>	<p>Thank you for consulting Babergh District Council on the Regulation 14 Pre-Submission Draft Bentley Neighbourhood Plan. This letter and appended table of comments represents our formal response. This has been a challenging year due to the impact of Covid 19. We are also aware of the extraordinary lengths that some Neighbourhood Plan Groups have gone too to ensure that local residents and business were given every opportunity to comment at this stage. Do make sure that you record your efforts in your Consultation Statement.</p> <p>The Plan comes across as both well written and presented. A comprehensive suite of policies are framed around six key themes, backed up by a suite of Supporting Documents available on the Parish Council website. We suggest that further evidence (a supporting document?) relating to Buildings of Local Significance may be needed. We are also grateful for the opportunity given to provide informal</p>	<p>Noted</p> <p>Noted</p>	



Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>feedback on an earlier working draft versions of this Plan and for the regular updates you have provide during its preparation.</p> <p>The Parish Council will now have seen that Babergh and Mid Suffolk District Councils have published their Pre submission (Regulation 19) Joint Local Plan for consultation prior to submission to the Planning Inspectorate. An opportunity therefore exists to ensure that references to the Joint Local Plan within this Neighbourhood Plan can be brought fully up to date.</p> <p>We also remind you that, should you feel it necessary to make substantive changes to the Plan following the close of this round of public consultation, it may be appropriate or necessary for you to repeat this Regulation 14 stage prior to formally submitting the Plan and other required documents to the District Council</p> <p>Thank you once again for your time. We trust that our comments are helpful and, should you wish to discuss any of these in more detail, then please do not hesitate to contact us.</p> <p><b>General Comments</b></p> <ul style="list-style-type: none"> <li>• A reminder that while there is no legal requirement to examine this NP against emerging policy, Planning Practice Guidance advises us that the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which this NP is tested and, that conformity with emerging plans can extend the life of NPs, providing this does not result in conflict with adopted policies.</li> <li>• Might be helpful to include the plan period dates on the front cover, noting that the Joint Local Plan (JLP) now covers the period 2018 to 2037.</li> </ul> <p>Appendices Para 8.10</p>	<p>The Plan will be updated to reflect the current status of the Joint Local Plan.</p> <p>It is not considered that substantive changes have been made that would require a repeat of Regulation 14 consultation.</p> <p>The Plan has been assessed against the draft strategic policies of the Joint Local Plan in the Basic Conditions Statement.</p> <p>The cover will be amended.</p>	<p>Amend cover to include 2018 - 2037</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>BEN 18</p> <p>Appendices C and D on the Contents page (page 3) and at the back of the Plan (pages 62 – 65) should be switched around so that Appendix C is Protected Habitats &amp; Species, and Appendix D is Buildings of Local Significance. They would then follow the natural order of the Plan and the references to them in para' 8.10 (page 42) and in Policy BEN 18 (page 46) would also be correct. You'll need to check to that other cross references to Appendices C &amp; D are correct.</p> <p>Objectives These are minor editing matters but we note them here for convenience:</p> <ul style="list-style-type: none"> <li>• The text for objective 4 on page 8 doesn't quite match its repeat on page 37</li> <li>• On page 8, there is one objective listed under the Community Facilities header but, on page 51, we see two objectives numbered 8 and 9. Qstn: Should these be numbered 9 and 10 and should the latter also appear on page 8 ?</li> </ul> <p>Para 3.6 Might be helpful to briefly acknowledge that part of the parish sits within the 'Ancient estate claylands' typography as evidenced by the Suffolk Landscape Character Assessment map (<a href="https://suffolklandscape.org.uk/map/">https://suffolklandscape.org.uk/map/</a>) and in the Landscape</p>	<p>The titles will be amended accordingly.</p> <p>Objective 4 on P37 will be corrected</p> <p>On P51 the latter objective was a repeat of Objective 2 and will be deleted and Objective 8 will be renumbered 9.</p> <p>Para 3.6 will be amended.</p>	<p>Rearrange Appendix C and D so that the current Appendix C becomes D and Appendix D becomes C and make consequent changes to body of document.</p> <p>Amend Objective 4 on P37 as follows: 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.</p> <p>On P 51 delete Objective 9 and renumber Objective 8 to 9</p> <p>Amend Para 3.6 as follows: Bentley is set within a deeply rural landscape. The Suffolk Landscape Character Assessment (<a href="http://www.suffolklandscape.org.uk/">http://www.suffolklandscape.org.uk/</a>)</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		<p>Appraisal (Dec 2019).</p> <p>Page 7 &amp; 29 The colour banner for 'Built Environment' on page 7 and the chapter heading banner on page 29 appears to be different colours.</p> <p>Para 5.1 Third line: Babergh Core Strategy</p> <p>Para 8.7 Just a thought that the text overlaying the tree image may be difficult for some to read. If the text box could be made more opaque that might help.</p> <p>Para 10.3 Suggest " .... second most important ..." rather than " ... 2nd most important .."</p> <p>Para 11.11 'brownouts' an interesting term that could helpfully be explained in a Glossary, if one were to be included.</p>	<p>Noted. P29 will be corrected</p> <p>Noted</p> <p>Noted. The tint will be amended</p> <p>Agree. Para 10.3 will be amended.</p> <p>Noted. Para 11.11 will be amended to clarify.</p>	<p>characterises <u>most of the</u> parish as "ancient estate farmlands", whose key characteristics are:</p> <p>Amend colour banner on P29 to be consistent with the Built Environment colour of P7.</p> <p>Correct typo in Para 5.1 to capital C in Core.</p> <p>Increase opacity of tint box for para 8.7</p> <p>Amend third sentence of Para 10.3 as follows: In the Neighbourhood Plan Questionnaire completed by villagers, Public Footpaths were considered the <del>2nd</del> <u>second</u> most important facility after the village shop and show just how important the public rights of way are to village life.</p> <p>Amend second sentence of Para 11.11 as follows: We strongly support the government initiatives towards clean fuel vehicles; however, we do not want a situation where new development swallows up the available grid capacity,</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Proposed changes to Plan
		Appendix E Last paragraph ... " ... entirely outside our control or even our influence."	The appendix will be amended.	<p>meaning that existing residents wouldn't be able to have car charging points or would suffer <del>brownouts</del> <u>voltage reductions</u> or interruptions to power supply as a result of undersupply to the new demand.</p> <p>Amend first sentence of final para in Appendix E (P66) as follows:  Requests such as a footpath along the main road extending out of the village to both Capel St Mary and Tattingstone are entirely outside <del>of our</del> <u>our</u> control or even our influence.</p>

## Appendix 4 - Schedule of Post Pre-Submission Consultation Modifications

The table below sets out the changes made to the Neighbourhood Plan following the Regulation 14 Pre-Submission Consultation and the reasons for the modifications. Changes subsequent to the deletion of paragraphs or policies are not identified in this schedule.

Deletions are struck through eg deletion      Additions are underlined eg addition

Page	Para / Policy number	Modification	Reason
Cover		Insert 2018-2037 after Neighbourhood Plan	In response to comments
Cover		<del>PRE-SUBMISSION DRAFT</del> <del>OCTOBER 2020</del> <u>APRIL 2021</u>	To bring the Plan up-to-date
Contents Page		Amend Contents page to reflect changes to Plan made elsewhere, including Policy numbers and	To bring the Plan up-to-date
5	Para 1.1	Amend second sentence as follows:  This document is a Neighbourhood Development Plan (the <u>Neighbourhood Plan</u> ) and has been prepared by Bentley Parish Council, which is the “qualifying body” as defined in the Localism Act 2011.	To improve readability
5	Para 1.2	Amend first sentence as follows:  A <del>n</del> <u>Neighbourhood Development</u> <del>p</del> Plan is a community-led planning framework for guiding the future development, regeneration, and conservation of an area.	To improve readability and consistency of terms
5	Para 1.3	Amend first sentence as follows:  This Draft Neighbourhood Plan has been prepared to conform with the strategic planning policies of the emerging Babergh and Mid Suffolk Joint Local Plan <del>– Preferred Options, Consultation Document (Reg 18)</del> [hereafter, the JLP] whilst reflecting the aspirations of the local community.	To bring the Plan up-to-date
5	Para 1.5 3 <sup>rd</sup> bullet	Amend as follows:  Be in general conformity with strategic policies in the development plan for the local <u>l</u> area;	To correct typo

5	Para 1.9	Amend first sentence as follows:  The primary driver for the policies in the Plan is the responses to the Village and Children’s Questionnaires, both of which had an excellent response rate <u>representing 38% of the population.</u>	In response to comments
6	Map 1	Amend map by replacing “Bramford” with “Brantham”	To correct typo
7	Between Themes and Housing Objective	Insert new sub-heading: <u>Objectives</u>	To improve readability
10	Para 3.6	Amend second sentence as follows:  The Suffolk Landscape Character Assessment ( <a href="http://www.suffolklandscape.org.uk/">http://www.suffolklandscape.org.uk/</a> ) characterises <u>most of the parish</u> as “ancient estate farmlands”, whose key characteristics are:	In response to comments
10	Para 3.12	Amend final sub-paragraph by adding the following to the end.  <u>These are illustrated on Map 3</u>	In response to comments
11	Map 3 title	Amend title as follows:  Important trees (Ancient, Veteran, Notable) within the <del>BUA</del> <u>built-up area</u>	In response to comments
12	Para 3.15	Amend third sentence as follows:  <del>Most</del> <u>Many older</u> houses use a red brick, slate or clay tile, and cream colourway.	In response to comments
12	Para 3.15	Amend second sub-para as follows:  Listed buildings outside the <del>BUA</del> <u>built-up area</u> include .....	In response to comments
13	Para 4.4	Amend paragraph from fourth sentence as follows:  In 2015, Babergh District Council announced their intention to produce a new Joint Local Plan with Mid Suffolk District Council that would provide a planning framework for the management of growth across the two districts to <u>2037</u> . In November 2020 Babergh District Council <u>consulted on the final draft of the Joint Local Plan (the pre-submission draft)</u> . <u>The Joint Local Plan will be subject to independent examination by a Government Planning Inspector in 2021 and it is anticipated that it will be adopted by the District Council in Winter 2021/22. As the Neighbourhood Plan is likely to be completed before this date, it has been prepared to conform with the policies in the adopted Local Plan documents, while ensuring that the strategic policies of the emerging Joint Local Plan (Policies SP01 to SP10) are conformed with. 2036.</u> <del>In July 2019, the Councils published the “Preferred Options” Joint Local Plan for consultation and it is not expected that the consultation on the final draft Joint Local Plan will take place until Autumn 2020. In July 2020 the District</del>	To bring the Plan up-to-date

		<del>Council declared that the Joint Local Plan will not be adopted until the Winter of 2021/22, after the Neighbourhood Plan will be completed.</del>	
14	Photo	Amend to a photo more appropriate to the content of the paragraphs	In response to comments
15	Para 5.1	Amend first sentence as follows:  As noted above, the planning policy framework for Babergh is currently evolving from that which is set out in the Babergh <del>Core</del> <u>Core Strategy</u> (2014) into a new Joint Local Plan for the Babergh and Mid Suffolk districts.	To correct typo
16	Policy BEN1	Amend Policy as follows:  The Neighbourhood Plan area will accommodate development commensurate with Bentley's designation as a Hinterland Village in the <del>adopted Babergh Core Strategy and emerging Joint Local Plan</del> <u>in the District's settlement hierarchy</u> .  The focus for new development will be within the Settlement Boundary, as defined on the Policies Map.  <del>Proposals for development located outside the Settlement Boundary will only be permitted for those that are essential for the operation of existing businesses, agriculture, horticulture, forestry, out door recreation and other exceptional uses, where:</del> i) <del>it can be satisfactorily demonstrated that there is an identified local need for the proposal; and</del> ii) <del>it cannot be satisfactorily located within the Settlement Boundary.</del> <u>Proposals for development located outside the Settlement Boundary will only be permitted where they are in accordance with national and District level policies or in compliance with Policy BEN5.</u>	In response to comments and to bring the policy in line with recently examined neighbourhood plan policies.
18	Para 6.4	Amend Para 6.4 as follows:  The emerging Joint Local Plan ( <del>July 2019-November 2020</del> ) identifies a requirement for 52 additional homes in the village between 2018 and <del>2036</del> <u>2037</u> . At <del>1 April 2020</del> <u>1 May 2021</u> , <del>43</del> <u>50</u> of these had been granted planning permission, some of which <del>had</del> <u>have since</u> been built. The permissions are identified in Appendix A. This leaves a need to identify how at least <del>41</del> <u>2</u> additional dwellings will be delivered by 2036 in order to satisfy the <u>minimum</u> requirements of the <u>Joint Local Plan</u> .	In response to comments and to bring the Plan up-to-date.
19	Policy BEN 1	Amend first sentence as follows:  This Plan provides for around 58 additional dwellings to be developed in the Neighbourhood Plan area between 2018 and <del>2037</del> <u>2036</u> .	To bring the Plan date in line with the Joint Local Plan.

		<p>Amend criterion i. of the policy as follows:</p> <p>After 2018 insert:</p> <p>i the implementation of planning permissions that had not been completed as at 1 April 2018 <u>and additional permissions granted between 1 April 2018 and 1 May 2021</u>; and</p> <p>Insert additional statement at end of policy as follows:</p> <p>Proposals that create new dwellings should establish whether there may be an Adverse Effect on the Integrity of Habitats in accordance with the Suffolk Coast Recreational Disturbance and Avoidance and Mitigation Strategy and make appropriate contributions in accordance with Policy BEN13.</p>	To further clarify how the housing requirement will be met
22	Para 6.13	<p>Amend third sentence as follows:</p> <p>The site adjoins <del>the Playing Field</del> <u>a public right of way</u> to the east and the community shop and public house are around 150 metres from the site, while the Village Hall is less than 400 metres away.</p>	
22	Para 6.15	<p>Amend second bullet point as follows:</p> <p>pedestrian <del>and cycle</del> access <u>to the village facilities onto Case Lane</u>; and</p>	
22	<p>Para 6.16</p> <p>Fourth and fifth bullet points</p>	<p>Amend as follows:</p> <ul style="list-style-type: none"> <li>• <del>All</del> Existing mature trees along the Capel Road frontage and the site boundary planting shall be retained <u>where it is not necessary to remove them for access visibility</u>;</li> <li>• <del>d</del> Dwellings should secure energy efficiency and sustainability objectives of the Local Planning Authority and NPPF including the inclusion of renewable energy schemes; grey water, surface water and storm water harvesting and recycling provision;</li> </ul> <p>Add a new sentence to the end, not as bullet point:</p> <p><u>The site lies in an area of archaeological potential for below ground heritage assets and archaeological investigations would be likely to be required for this site. Additionally, developers may wish to commission such an evaluation before submitting a planning application.</u></p>	In response to comments
23	Para 6.17	Amend the paragraph as follows:	In response to comments



		<p>Gaining vehicular access to the site from Capel Road is likely to necessitate the removal of most of the frontage hedge to provide safe visibility, although there is currently a 30 mph speed limit at this point. Compensatory tree planting should be provided within the development. Traffic calming measures may also be necessary on Capel Road to reduce traffic speeds and the existing footway should be extended to provide a safe access to the site to facilitate pedestrian trips to the village centre and beyond. <u>Planning applications for the development should be accompanied by a transport statement which should demonstrate what impact the proposal will have on the highway network.</u> As the site is located within a 13 kilometres "Zone of Influence" (ZOI) of the Stour and Orwell Special Protection Area (SPA) and <del>Special Area of Conservation (SAC)</del> RAMSAR site it will be necessary for the developers to make a contribution towards mitigating the potential impact of the development on the protected areas, in accordance with Policy BEN 15. In addition, on-site measures will be required to help mitigate potential impacts on the wider area. This will include <del>providing</del> <u>enabling</u> a link onto Case Lane and the wider <del>Public Rights of Way</del> network to the north, providing residents in the new properties with leaflets about the local <del>Public Rights of Way</del> network and providing additional dog-waste bins.</p>	
23	Policy BEN4	<p>Amend policy as follows:</p> <p>Policy BEN 4 - Land at the Fruit Farm, Capel Road</p> <p>A site of 1.16 hectares at the Fruit Farm, north of Capel Road and as identified on Map 7 and the Policies Map is allocated for:</p> <ul style="list-style-type: none"> <li>i around <del>45</del> <u>16</u> dwellings including up to 35% affordable housing;</li> <li>ii pedestrian <del>and cycle</del> access <u>to the village facilities</u> <del>onto Case Lane</del>; and</li> <li>iii visitor car parking.</li> </ul> <p>Proposals should also enable traffic calming on Capel Road and an extension of the footway to link the site with the village centre <u>and a connection to the public rights of way network.</u></p> <p>Housing proposals should provide a mix of sizes in accordance with Policy BEN 6 as well as a mix of houses and bungalows.</p> <p>Proposals that include an element of self-build housing will be supported.</p> <p><u>Proposals should establish whether there may be an Adverse Effect on the Integrity of Habitats in accordance with the Suffolk Coast Recreational Disturbance and Avoidance and Mitigation Strategy.</u></p> <p>A contribution to the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy will be necessary and <u>on-site mitigation shall include:</u></p> <ul style="list-style-type: none"> <li>* open space; and</li> </ul>	In response to comments

		<p>* leaflets for the residents of new properties about the local Public Rights of Way network; and</p> <p>* additional dog-waste bins.</p> <p><del>residents of the new properties should be provided with leaflets about the local public rights of way network. Additional dog-waste bins shall also be provided.</del></p>	
24	Para 6.21	<p>Amend para as follows:</p> <p>The emerging Joint Local Plan (July 2019) does not contain a policy for the delivery of affordable housing on rural exception sites and, therefore, this Neighbourhood Plan addresses the matter should a local need be identified during the period up to <u>2037</u> <del>2036</del>.</p>	To bring the Plan up-to-date
25	Policy BEN5	<p>Amend the first sentence of the policy as follows:</p> <p>Proposals for the development of small-scale affordable housing schemes, including entry level homes for purchase (as defined by paragraph 71 of the NPPF) on rural exception sites outside the Settlement <del>Boundary Boundaries</del>, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:</p> <p>Amend third paragraph of policy as follows:</p> <p>To be acceptable, proposals should demonstrate that a local need exists which cannot <u>otherwise</u> be met by applying normal planning policy for the provision of affordable homes in association with market housing.</p> <p>Amend fourth paragraph of policy as follows:</p> <p>Any application for affordable housing in respect of this policy should be accompanied by a detailed <del>need</del> <u>needs assessment</u> and the accommodation proposed should contribute to meeting this proven need.</p> <p>Insert the following at the end of the policy:</p> <p><u>Proposals should establish whether there may be an Adverse Effect on the Integrity of Habitats in accordance with the Suffolk Coast Recreational Disturbance and Avoidance and Mitigation Strategy</u></p>	In response to comments

		<u>and provide appropriate on-site mitigation measures and off-site contributions in accordance with Policy BEN13.</u>	
25	Para 6.24	Amend first sentence as follows:  Bentley has an ageing demographic, with over 40% of residents aged over 60 <u>and the area in which Bentley is situated is projected to have a 48% increase in the 85+ population over the period 2017-2028.</u>	In response to comments
27	Para 6.28	Insert additional sentence after final bullet point:  <u>Policy LP26 of the emerging Joint Local Plan (November 2020) requires proposals for new housing to meet these standards.</u>	In response to comments
28	Para 6.29	Delete Para 6.29	These matters are addressed elsewhere in the amended Plan
28	Policy BEN7	Delete Policy BEN7	In response to comments and in order that the Plan meets the Basic Conditions.
30	Para 7.8	Delete third sentence of Para 7.8: <del>All groundwater drainage within the village is to soakaways.</del>	In response to comments
31	Policy BEN8	Amend elements of Policy BEN8 as follows:  a) maintain and <del>preserve the existing</del> <u>enhance the</u> quiet and tranquil atmosphere of Bentley and <del>enhance the</del> character of the village and its setting;  b) do not affect adversely the amenities nearby residents by reason of noise, smell, vibration, overshadowing, loss of light <u>and outlook</u> , other pollution (including light pollution), or volume or type of vehicular activity generated, and/or residential amenity unless adequate and appropriate mitigation can be implemented;  j) <u>through the appropriate use of Sustainable Drainage Systems</u> , prevent water runoff that would add-to or create surface water flooding;	In response to comments and to reflect the outcomes of the examination of other neighbourhood plans.

		n) where possible, maximise the benefits of solar gain in site layouts and orientation of buildings;	
31	Para 7.8	Delete third sentence: <del>All groundwater drainage within the village is to soakaways.</del>	In response to comments
32	Policy BEN9	Amend policy as follows:  Proposals for all new development will be required to submit schemes, appropriate to the scale of the proposal, detailing how on-site <u>surface water drainage</u> will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere. <del>Examples include rainwater harvesting and greywater recycling, and run-off and water management such as Sustainable Drainage Systems (SDS) or other natural drainage systems where easily accessible maintenance can be achieved.</del> <u>Proposals should, as appropriate include the use of above-ground open Sustainable Drainage Systems (SuDS). These could include:</u> <ul style="list-style-type: none"> <li>• <u>wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas, and biodiversity benefits; and</u></li> <li>• <u>rainwater and stormwater harvesting and recycling; and</u></li> <li>• <u>other natural drainage systems where easily accessible maintenance can be achieved.</u></li> </ul>	In response to comments
33	Policy BEN10	Delete policy	To reflect the outcomes of the examination of other neighbourhood plans.
35	Policy BEN11	Insert additional sentence at end of the policy as follows:  Cycle parking provision shall be in accordance with the adopted cycle parking standards and shall include secure and covered storage where appropriate to the development.	To ensure that the needs of cycle users are met in new developments.
37	Objective 4	Amend as follows:  <del>4 To retain, encourage, and enhance local natural habitats, to maintain the strong sense of rural place within the parish.</del> <u>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.</u>	Corrections
39	Map 10	Enlarge map to improve legibility	In response to comments
39	Para 8.7	Increase opacity of tint box	In response to comments

41	Policy BEN13	<p>Amend first paragraph of Policy BEN13 as follows:</p> <p>Proposals must, proportionate to the <del>development proposal</del>, demonstrate how the landscape characteristics of the site and its vicinity have been considered in preparing the scheme.</p> <p>Amend the second paragraph of Policy BEN13 as follows:</p> <p>Proposals that result in any of the following will not be supported unless it can be satisfactorily demonstrated, <u>through a project level Landscape and Visual Impact Assessment</u>, that the resultant impact on the landscape character, referenced to the Landscape Character Appraisal, can be mitigated:</p>	In response to comments
40	Para 8.10	<p>Amend final sentence as follows:</p> <p>Bentley's protected habitats and species are listed in Appendix <del>GD</del>.</p>	Consequential amendment
42	Para 8.12	<p>Amend first sentence of Para 8.12 as follows:</p> <p>8.12 The Neighbourhood Plan area is located within a 13 kilometres "Zone of Influence" (ZOI) of the Stour and Orwell Special Protection Area (SPA) and <del>Special Area of Conservation (SAC) Stour and Orwell Estuaries RAMSAR</del>.</p>	In response to comments
43	Policy BEN 15	<p>Amend as follows:</p> <p>Policy BEN 15 - Recreational Disturbance Avoidance and Mitigation</p> <p>All residential development within the zones of influence of European sites will be required to make a financial contribution towards mitigation measures, as detailed in the Suffolk <del>Coast</del> Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), to avoid adverse in combination recreational disturbance effects and the integrity of the Habitats of the <del>on</del> European sites.</p>	In response to comments
45	Objective 6	<p>Amend as follows:</p> <p>6 To conserve and enhance our heritage <del>asserts</del> <u>assets</u></p>	Correction
45	Para 9.2	<p>Insert the following at the end of the paragraph:</p> <p><u>Suffolk County Council Archaeological Service's Historic Environment Record provides details of finds and the Service should be consulted at the earliest possible stages of preparing a planning application.</u></p>	In response to comments
46	Policy BEN17	<p>Amend policy by deleting criterion b and amending following criterion letters accordingly</p>	In response to comments

46	Policy BEN18	<p>Amend Policy BEN18 as follows:</p> <p>The retention and protection of local heritage assets and buildings of local significance, <del>including</del> buildings, structures, features and gardens of local interest, must be appropriately secured.</p> <p>Proposals for any works that would <u>cause harm to the significance of these buildings lead to the loss of, or substantial harm to, a building</u> of local significance should be supported by an appropriate analysis of the significance of the asset <u>to enable a balanced judgement to be made having regard to the scale of any harm or loss and the significance of the heritage asset.</u></p> <p>Appendix D <del>C</del> identifies Buildings of Local Significance which are identified on the Policies Map.</p>	In response to comments
47	Para 10.3	<p>Amend third sentence as follows:</p> <p>The current network is illustrated on Map 12. In the Neighbourhood Plan Questionnaire completed by villagers, Public Footpaths were considered the <del>2nd</del> <u>second</u> most important facility after the village shop and show just how important the <del>Public Rights of Way</del> are to village life.</p>	Grammatical corrections
48	Para 10.4	<p>Amend second sentence of Para 10.4 as follows:</p> <p>There are <del>footpaths</del> <u>footways</u> alongside <u>roads</u> in only the very centre of the village and it is considered unsafe to walk or cycle to Capel St Mary or East Bergholt where many of our services are.</p>	In response to comments
49	Policy BEN19	<p>Amend Policy BEN19 as follows:</p> <p>Proposals must demonstrate, <u>as appropriate to the development, that safe walking and cycling links to the wider countryside and the extensive public rights of way network within the parish, and to key local services and community facilities including the village pub and shop exist or are capable of being created as part of the development.</u></p>	In response to comments
49	Para 10.10	<p>Amend paragraph as follows:</p> <p>Natural England recognise 'the importance of providing and maintaining a network of green infrastructure, including RoW, <u>[Public Rights of Way]</u> quality greenspaces, quiet lanes, greenways and corridors, for an effective non-motorised transport network threading through urban areas and linking to more rural areas'.</p>	In response to comments
51	Objective 8	Re-number to 9	Corrections
51	Objective 9	Delete	Corrections

51	Policy BEN20	<p>Restructure part b and c of policy as follows:</p> <p>b. it can be demonstrated, through evidenced research, that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or</p> <p>c. alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.</p>	Corrections
54	Policy BEN 22	<p>Amend policy as follows:</p> <p>3 The Copse (off <del>Station</del> <u>Capel Road</u>)</p> <p>Amend final sentence as follows  <del>Development on these sites will only be permitted in exceptional circumstances. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation. Development in the Local Green Spaces will be consistent with national policy for Green Belts.</del></p>	In response to comments
55	Para 11.11	<p>Amend second sentence as follows:</p> <p>We strongly support the government initiatives towards clean fuel vehicles; however, we do not want a situation where new development swallows up the available grid capacity, meaning that existing residents wouldn't be able to have car charging points or would suffer <del>brownouts</del> <u>voltage reduction</u> or interruptions to power supply as a result of undersupply to the new demand.</p>	In response to comments
55	Policy BEN25	<p>Amend Policy BEN25 as follows:</p> <p><u>All development in Bentley will be expected to contribute to the infrastructure requirements for the village in accordance with Babergh District Council's most up to date CIL Expenditure Framework and the Bentley Infrastructure Investment Plan (Appendix E). The Infrastructure Investment Plan for the village will be reviewed on an annual basis by the Parish Council. Regard will also be given to the most up-to-date Babergh and Mid Suffolk Infrastructure Delivery Plan.</u></p> <p>Planning permission will only be granted where the infrastructure necessary to make the scheme acceptable in planning terms <u>can be delivered</u>. <del>Is available or capable of being made available before the development is occupied. The nature, scale and phasing of any additional and necessary planning obligations sought will be related to the form of the development and its potential impact upon the surrounding area.</del></p>	In response to comments

55	Para 11.14	Amend as follows:  The village Primary School on Church Road is separate from the main built-up area of the village and is on a small site. It has a capacity of <del>70</del> 56 pupils and the Babergh and Mid Suffolk Infrastructure Delivery Plan ( <del>July 2019</del> September 2020) noted that the expansion beyond 70 would be “challenging, expensive and is not forecast to be necessary for delivery of the Local Plan.”	In response to comments
56	Policies Map	Make consequential amendments to map and key as a result of changes to policies.	In response to comments
57	Village Centre Inset Map	Make consequential amendments to map and key as a result of changes to policies.	In response to comments
58	Appendix A	Replace Appendix A with amended appendix set out below this schedule	In response to comments and to bring the Plan up-to-date.
62	Appendix C	Amend title to Appendix D and move Appendix to after current Appendix D	In response to comments
62	Appendix C	Amend first line as follows: There are several non-listed buildings that are of local significance within the <u>built-up area BUA</u> ;	In response to comments
63	Map	Replace map with one that covers all identified buildings in village centre	In response to comments
65	Appendix D	Amend title to Appendix C	In response to comments
65	Appendix D	Insert the following after line 9 <u>Additional information sourced from Natural England and Joint Nature Conservation Committee (more commonly known as JNCC)</u>	In response to comments
66	Appendix E	Amend fifth para as follows:  Requests such as a footpath along the main road extending out of the village to both Capel St Mary and Tattingstone are entirely outside <del>of our</del> <u>our</u> control or even our influence. Others are possibly within our influence, and we’re working on them.	Correction
67	Appendix E	Amend table as follows:  Amend Date of PIIP <del>07/02/2019</del> <u>04/03/2021</u>  Amend Date of next review <del>February 2020</del> <u>March 2022</u>	To bring the Plan up-to-date



		<p>Amend penultimate row as follows:</p> <p><del>1 Provision of slides on Children's Play Area</del></p> <p><del>2 Provision of radar controlled illuminated Speed Indicator Device x2</del></p> <p><del>3 'Village treatment' of village entrances.</del></p> <p><del>4 Additional facilities on Village Playing Field – shelter and 2 adult gym equipment + wildlife area</del></p> <p><u>1 Drainage on the Village Playing Field</u></p> <p><u>2 Gym equipment purchase and installation on the VPF</u></p> <p><u>3 Provision of radar controlled illuminated Speed Indicator Device x2 or ANPR devices</u></p> <p><u>4 'Village treatment' of village entrances.</u></p> <p>5 Purchase/lease land for allotments and supporting infrastructure</p> <p>6 Extension of footpath on Capel road</p> <p>7 Consideration of further purchase/lease of amenity land</p>	
Following Appendix E		Insert Glossary as detailed below this table	
Back Cover		Insert <u>2018-2037</u> following Neighbourhood Plan	In response to comments

## Amended Appendix A

Address	Proposal	Babergh Reference	Net Additional Dwellings	Development Status (May 2021)
<b>Permissions not completed as at 1 April 2018 as identified in the Babergh Draft Strategic Housing and Economic Land Availability Assessment – October 2020</b>				
Land S of Anchor Ctge (btw Wagg' Way & The Bridels), Link Lane	Erection of detached bungalow with detached double garage.	B /08/01450/FUL	1	Superseded by B/13/00512 Development commenced
Land south of Wayside, Capel Road	1 two-storey detached dwelling and garage	B /14/01330/OUT	1	Detailed permission B/16/00595. Completed July 2018
Dodnash Fruit Farm, Hazel Shrub	Change of use from Agricultural Building to 3 Dwellings	B /15/00530/AGD	3	Completed
Rowan Acres, Capel Road	Single-storey dwelling	B /16/01051/OUT	1	Detailed permission DC/19/02343 Not started
Ivy Cottage, Capel Road	1 pair of semi-detached two-storey dwellings	B /16/00949/FUL	2	Completed 2020
3 South View Green	Single storey dwelling	B/16/01189	1	Completed 2020
Woodfield, Bergholt Road	1 dwelling and new access	B /17/00936/FUL	1	Completed August 2018
Pond Hall Farm, Bentley Hall Road	Change of use from Agricultural Building to Dwelling	DC/17/02077/AGD	1	Completed
Trevlac, Capel Road	Single storey detached dwelling and detached double garage.	DC/17/03175/FUL	1	Completed
Holly Oak, Hazel Shrub,	Use of dwelling without complying with Condition	B /16/01686/LCE	1	Completed
Land East Of Grove Road, Grove Road	Erection of dwelling with associated access	DC/17/05497/FUL	1	Under construction
Linkfield, Hazel Shrub,	Erection of a dwelling following demolition of existing barn	DC/17/06071/OUT	1	Detailed permission DC/18/02029 Under construction
The Cottage, Grove Road	Erection of a new detached dwelling following demolition of existing garage	DC/18/00163/FUL	1	Completed in 2021
Oakleigh, Capel Road	Erection of 16 dwellings	B /17/00003/FUL	16	Under construction

			<b>32</b>	
<b>Additional dwellings approved between 1 April 2018 to 31 August 2020</b>				
Land south of 10 Silver Leys	Erection of 1 dwelling	DC/18/02526	1	Approved 21/06/2019
Woodview Nurseries, Hazel Shrub	Erection of 3 dwellings	DC/18/04198/FUL	3	Approved 30/11/2018
Woodview Nurseries, Hazel Shrub	Erection of 1 dwelling	DC/18/04196/FUL	1	Approved 30/11/2018
Rowan Acres (south)	Erection of 1 dwelling	DC/18/05149	1	Approved 18/01/2019
Dodnash Fruit Farm, Hazel Shrub	Change of Use agricultural building to dwelling	DC/19/03023	1	Approved 13/09/2019
1 Grove Road	Erection of 8 dwellings following demolition of existing dwelling	DC/19/03787	7	Under construction
Rear Of 4- 6 Grove Road	Erection of 1No dwelling with access via 1 Grove Road	DC/20/01122	1	Under construction
Holly Oak, Hazel Shrub	Erection of 2 dwellings	DC/19/05429	2	
Bentley Plants Ltd, Bergholt Road	Change of Use agricultural building to dwelling	DC/21/01323	1	Approved 22/04/2021
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## GLOSSARY

**Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.

**Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

**Best and most versatile agricultural land:** Land in grades 1, 2 and 3 a of the Agricultural Land Classification.

**Biodiversity:** Describes the range and variety of living organisms within an ecosystem. It can include all living organisms, plants, animals, fungi and bacteria and is often used to indicate the richness or number of species in an area. Such an area can be defined at different levels across the globe or be limited to a local area such as a parish.

**Building of Local Significance:** Locally important building valued for its contribution to the local scene or for local historical situations but not meriting listed status.

**Conservation (for Heritage Policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Community Infrastructure Levy:** A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

**Development Plan:** This includes adopted Local Plans and Neighbourhood Plans as defined in section 38 of the Planning and Compulsory Purchase Act 2004.

**Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Habitat:** The natural home of an animal or plant often designated as an area of nature conservation interest.

**Heritage asset:** A term that includes designated heritage assets (e.g. listed buildings, world heritage sites, conservation areas, scheduled monuments, protected wreck sites, registered parks and gardens and battlefields) and non-designated assets identified by the local planning authority. Non-designated heritage assets include sites of archaeological interest, buildings, structures or features of local heritage interest listed by, or fulfilling criteria for listing by, the local planning authority.

**Hinterland Village:** Defined in the Babergh Core Strategy (2014) as villages that tend to be small, with very limited facilities and so are dependent on nearby larger villages or urban areas for many of their everyday needs.

**Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical

remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Infrastructure:** The basic physical and organisational structures and facilities (e.g. buildings, roads and power supplies) necessary for development to take place.

**International, national and locally designated sites of importance for biodiversity:** All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

**Local planning authority:** The public authority whose duty it is to carry out specific planning functions for a particular area which in this case is Babergh District Council.

**Local Plan:** The plan for the future development of the district, drawn up by the local planning authority in consultation with the community.

**Neighbourhood Area:** The Neighbourhood Area is that which the Neighbourhood Plan covers. It normally covers a whole parish and is formally designated by the local planning authority upon request of the Parish Council.

**Neighbourhood Plan:** A plan prepared by a Parish Council or Neighbourhood Forum for a particular Neighbourhood Area (made under the Planning and Compulsory Purchase Act 2004).

**Open space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Renewable and low carbon energy:** Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Rural exception sites for affordable housing:** Sites for affordable housing development in rural locations where market housing would not normally be acceptable because of planning policy constraints. Homes can be brought forward on these sites only if there is a proven unmet local need for affordable housing and a legal planning agreement is in place to ensure that the homes will always remain affordable, will be for people in housing need and prioritised for those with a strong local connection to the Parish.

**Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

**Site of Special Scientific Interest:** Sites designated by Natural England under the Wildlife and Countryside Act 1981.

**Strategic Environmental Assessment:** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004 as amended) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Use Classes:** The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.

**Wildlife corridor:** A wildlife corridor is a link of wildlife habitat, generally native vegetation, which joints two or more larger areas of similar wildlife habitat, Corridors are critical for the maintenance of ecological processes including allowing for the movement of animals and the continuation of viable populations of plants and animals.