

Our ref: Bentley NP

Dated: Tuesday 12 July 2022

*Sent by e-mail*

Dear Sir / Madam

- 1. Bentley Neighbourhood Plan 2018 – 2037**
- 2. Focused consultation - proposed significant modifications to housing policies**

We are contacting you because you are a statutory consultee or because you / your client have previously expressed an interest in the Bentley Neighbourhood Plan (the Bentley NP).

The Bentley NP is at an advanced stage. The independent examination phase commenced in autumn 2021 but has been subject to unexpected delays.

On the 15 June 2022, the Examiner issued an 'Interim Findings Note'. This briefly summarises events to date and, most importantly of all, sets out the remit for this letter.

At the Examiners request, we are now conducting a **focused two-week consultation on a proposed significant modification to delete policies BEN 1, BEN 2, BEN 3 and BEN 4 and the supporting text for these policies from the Submission Draft version of the Plan**. The net result of this would mean that the Bentley NP would not deal with housing supply [housing numbers etc.] or contain any housing site allocations.

The Background Notes section (see next page) provides further information to help direct you to the relevant documents.

**Written comments on this proposed significant modification alone must be received by no later than 4:00pm on Wednesday 27 July 2022. Comments on the remainder of the Plan will not be accepted.** It will not be possible to accept any late representations.

You can send your comments by e-mail or by post to the address details below.

- By e-mail to: [communityplanning@baberghmidsuffolk.gov.uk](mailto:communityplanning@baberghmidsuffolk.gov.uk)
- By post to: 'Bentley NP Mods Consultation', c/o Mr Paul Bryant, Spatial Planning Policy Team, Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX

Note: If you have previously made a representation on this Plan and if that is unaffected by the modification proposal you need not respond. If you do wish to make a new representation, we ask that you do not simply re-submit your previous comment(s) as the Examiner already has those. However, you may wish to reference the relevant part(s) as appropriate. You should also not assume that there will be further opportunities to comment.

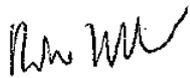


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**Babergh and Mid District Councils**  
Endeavour House, 8 Russell Road, Ipswich IP1 2BX  
Telephone: (0300) 1234 000  
[www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

At the end of the consultation period we will forward all representations received to the Examiner. We will also share these with the Parish Council who will have the opportunity to submit a response of their own. It will then be at Examiners' discretion to decide how to proceed from here.

Yours faithfully



Robert Hobbs  
Corporate Manager – Strategic Planning  
Babergh and Mid Suffolk District Councils

*NB: In case of query, in the first instance, please contact: Paul Bryant (Neighbourhood Planning Officer) - T: 07860 829547 / 01449 724771 or E: [communityplanning@baberghmidsuffolk.gov.uk](mailto:communityplanning@baberghmidsuffolk.gov.uk)*

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## **Background Notes:**

### **1. The submission draft Bentley NP can be found online at:**

<https://www.babergh.gov.uk/assets/Neighbourhood-Planning/Bentley-NP-Sub-Draft-Jun21.pdf>

BEN 1 (Spatial Strategy) explains that the NP area will accommodate development that is commensurate with Bentley's designation in the District's settlement hierarchy. It also seeks to restrict new development proposals to within a defined settlement boundary.

BEN 2 (Housing Development) explains that the NP provides for around 58 additional dwellings to be built between 2018 and 2037. This number is to be achieved through a combination of existing commitments and from the delivery of new housing on two allocated sites, which are detailed in ...

BEN 3 (Land at Oakleigh, Capel Road) – an allocation for around 16 dwellings, *and*

BEN 4 (Land at the Fruit Farm Site, Capel Road) – an allocation for around 16 dwellings

### **2. Bentley PC Briefing Note December 2021:**

<https://www.babergh.gov.uk/assets/Neighbourhood-Planning/Bentley-NP-R16-Reps-Response.pdf>

This comprises a covering e-mail and copy of a Briefing Note that was discussed at a Bentley Parish Council meeting on 6 January 2022. The same was forwarded to the Examiner on 10 January 2022 and is referred in her Interim Findings Note (see # 3 below).

The Briefing Note first discusses the decision to split the District Council's emerging Joint Local Plan into a two-part document, with the spatial distribution of housing and site allocations now being put back to a later date. It then explores the implications of this decision on the Bentley NP.

It concludes that there is now no requirement to make an allocation or to deliver a minimum housing figure in the Neighbourhood Plan and *'ask[s] the Neighbourhood Plan Examiner to consider deleting reference to the Joint Local Plan housing requirement from the Neighbourhood Plan as well as the housing allocation at the Fruit Farm (Policy BEN 4).'*

### **3. Interim Findings Note (15 June 2022)**

<https://www.babergh.gov.uk/assets/Neighbourhood-Planning/Bentley-NP-Exam-Correspondence.pdf>

In this, the Examiner responds to the request to consider deleting references to the housing requirement figure and the proposed housing allocation at the Fruit Farm by saying that she *"can see no basis for not agreeing to this course of action requested by the body submitting the Plan."*

The Note then considers the implications of that decision on the remaining housing related policies in the Plan and as already mentioned, sets out the remit for this consultation letter.

[Nb: The Note also sets out two other questions for clarification, which are directed to the Parish Council. These are not relevant to this modification consultation.]

### **4. Bentley Parish Councils initial response to Interim Findings Note (28 June 2022)**

[same link as above]

Following on from the above, the Examination Correspondence document also sets out the Parish Councils first response to the Interim Findings Note. It supports, in principle, the suggested deletion of Policies BEN1, BEN2, BEN3 and BEN4, but does ask the Examiner to reconsider the appropriateness of deleting Policy BEN 1 as this sets out the spatial strategy for the location of all development in the Neighbourhood Area and not just housing.

[Ends]