



## BENTLEY NEIGHBOURHOOD PLAN

*Have your say on the future of Bentley*

### A Newsletter from Bentley Parish Council

#### **The draft Neighbourhood Plan has reached the consultation stage.**

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

#### ***Have your say on the future of Bentley:***

You can find a copy of the draft Neighbourhood Plan:

- Online [www.bentleyparishcouncil.co.uk](http://www.bentleyparishcouncil.co.uk)
- The village shop.
- The Star Inn.
- The Memorial Hall.

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

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

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

Or by email to [clerk@bentleyparishcouncil.co.uk](mailto:clerk@bentleyparishcouncil.co.uk)

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

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## BENTLEY NEIGHBOURHOOD PLAN

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### **What is a Neighbourhood Plan?**

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

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

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

### **How has the draft Neighbourhood Plan been prepared?**

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

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

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



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

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

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

### **Approximate Timetable for Implementation**

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

### **Thank you!**

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

**Thank you.**



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### Key Planning Policies in the draft Neighbourhood Plan

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

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