



Bentley Neighbourhood Plan 2015-2028



February 2016

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Foreword

“Under the National Planning Policy Framework villages such as Bentley are required to make a contribution towards the supply of new homes to meet local demand and need. By preparing a Neighbourhood Plan for Bentley we are seeking to access the power that neighbourhood planning gives to our community to provide a shared vision for this development and the change it will bring about while preserving the distinctive character and environment of our rural village.

Working with the support of East Hampshire District Council our Neighbourhood Plan will cover a 13 year time period until 2028 with a review every 5 years. The Plan must be in line with national planning policy but will allow us to influence the location, type and quality of development that takes place within the parish boundary. Residents of the parish will, through a local referendum, be able to vote on the Plan and, if it is approved by a majority, it will be brought into force by East Hampshire District Council as part of local planning policy which developers will then have to work within.

In this way we believe that we will make Bentley an even better place to live for future generations.”

Peter Hurley
Chairman
Bentley Parish Council

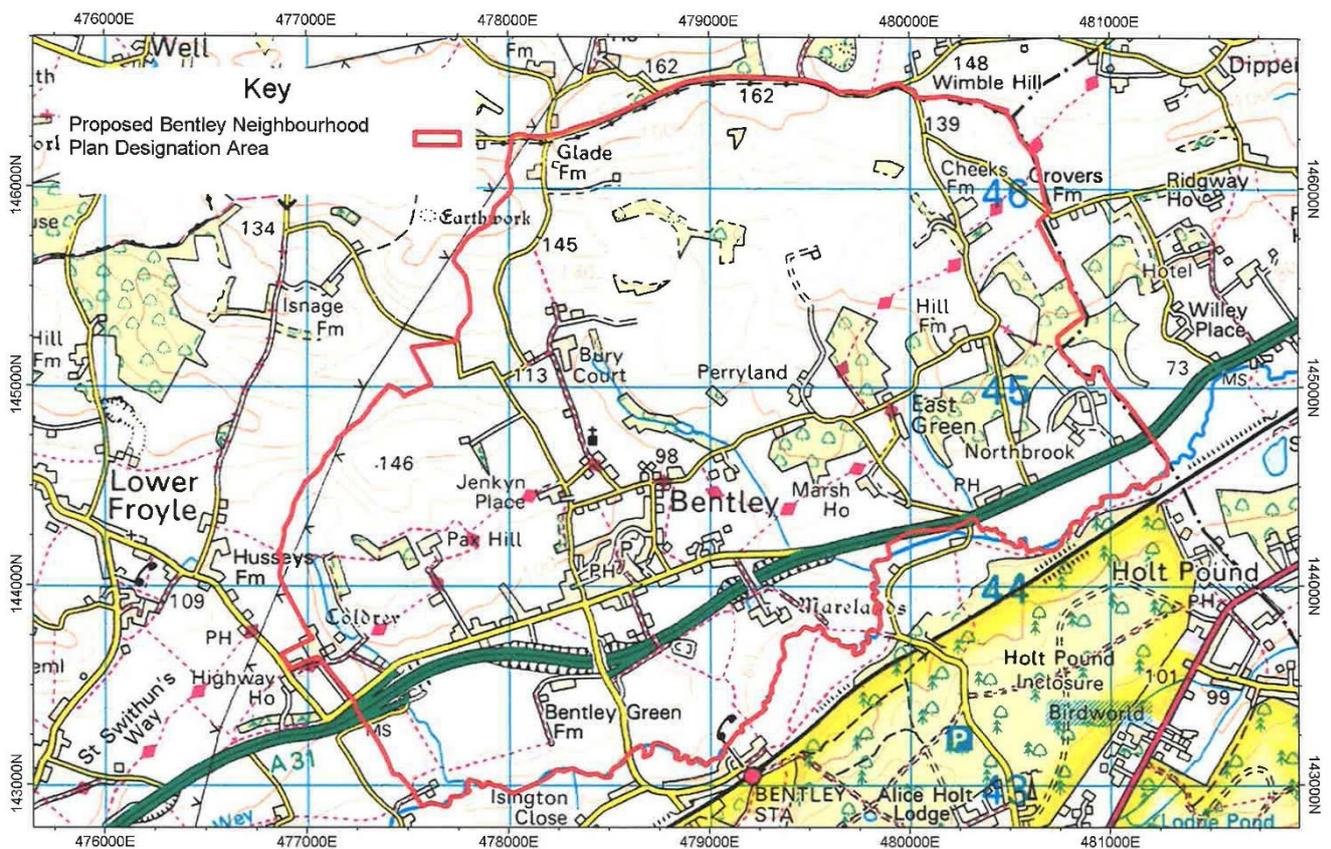
List of Land Use Policies

| | |
|---|-----------------------------------|
| 1 | Spatial Plan |
| 2 | Design and Development Principles |
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1. Introduction

Purpose

- 1.1 East Hampshire District Council (EHDC), the local planning authority, has designated a Neighbourhood Area for the whole of Bentley Parish for the purpose of preparing the Bentley Parish Neighbourhood Plan (BPNP). The designation was approved by EHDC on 23 October 2014. The boundary of the Bentley Parish Neighbourhood Area is shown on Plan A.
- 1.2 The BPNP is being prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011, the Planning & Compulsory Purchase Act 2004, the European Directive 2001/42 on Strategic Environmental Assessment and the EU Directive 92/43 on Habitats Regulations Assessment.
- 1.3 The purpose of this plan is to set out specific policy proposals for the parish and to consult statutory stakeholders and the local community.



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Plan A: The Designated Bentley Parish Neighbourhood Area

Neighbourhood Development Plans

- 1.4 The BPNP is amongst the first Neighbourhood Development Plans prepared in England since the 2011 Localism Act. The National Planning Policy Framework states:

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes...can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications; and grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order(para. 183).

Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect the se policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies (para.184).

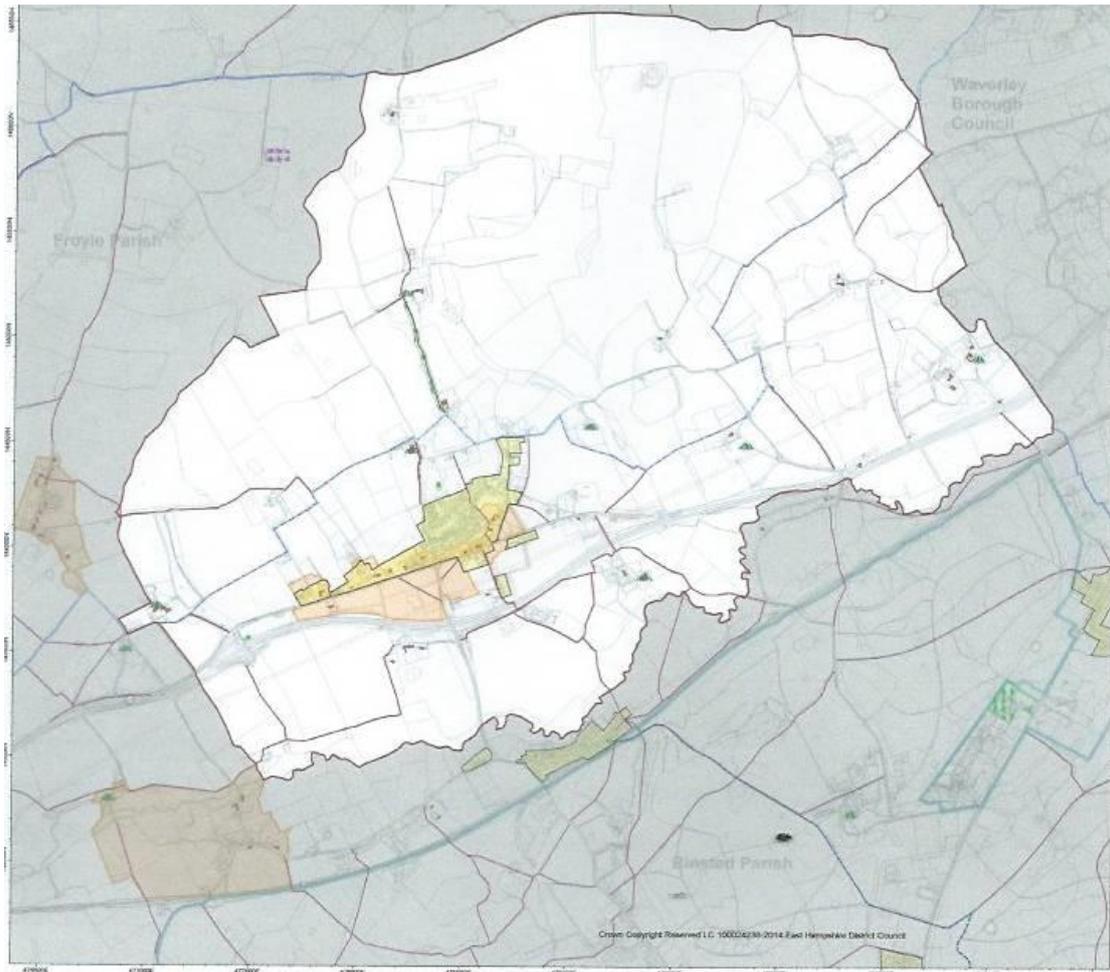
Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation (para. 185)”.

2. Background Information and Evidence Base

Background

Location

- 2.1 The village of Bentley lies on the eastern edge of Hampshire, midway between Alton to the west and Farnham some 7 kilometres to the east. The river Wey forms the southern boundary to the village and in the north the Greensand ridge, between Well and Farnham, is the limit of the parish. It is bounded by the parishes of Crondall, Farnham, Binsted and Froyle



Plan B: Parish and Settlement boundaries – Bentley

Layout

- 2.2 The core of the village, containing 240 houses, lies along the old A31 divided into four quadrants by the crossroads at the Memorial Hall. A further 190 houses are spread across the parish.
- 2.3 An overview of these quadrants are as follows:
- the north east quadrant contains most of the development that comprises shops a public house, several small industrial units, offices, the school and recreation ground
 - the south east quadrant comprises some well-spaced housing and established industrial unit located opposite the shops.
 - The south west quadrant is mainly open fields.
 - The northwest quadrant includes the village surgery and is fronted along the main road by cottages and several listed dwellings

Bentley History

- 2.4 The history of Bentley can be traced back to Roman times with the discovery of a Roman burial site near Bury Court. In the Anglo-Saxon period the village is mentioned in various Charters as having 10 hides of land and, in the 9th Century a period of tenure was granted to the Bishops of Winchester, which lasted until the mid-1800s. Bentley is mentioned as an agricultural settlement in the Domesday Book, with reference to cropping of rye, oats, and pease, with hay meadows,

orchards supporting cattle, pigs and chickens. Hops, an important crop in the area, were planted in the 1600s.

- 2.5 Up until the end of the 19th Century, Bentley was a typical rural community with several farms supporting most of the population living in the parish. Some of the residents, mainly females, were in service in the larger houses. Early commercial development was along the main road linking London with Winchester and serviced the road traffic. This included a garage and a transport business. A shop and three public houses were part of the village infrastructure.
- 2.6 The farming economy has historically been that of mixed arable and livestock farming with the addition of hops. The favourable soils developed over the Greensand were exploited for hop production and in the 1960's and 70's most farms in the parish grew this crop. The last hop was picked in the village in 2002. The remains of the hop gardens can be seen from the poplar trees, which originally formed windbreaks around the sites. The Oast Houses, now converted to residential use, occur throughout the parish and three small vineyards have replaced some of the hops at Jenkyn Place.
- 2.7 Whilst the farmed acreage in the village has changed little there has been greater mechanisation of farming practice. The area of grassland was reduced in the 1970's in response to the surge of cereal cropping throughout the country and stock numbers decreased. Most farms are now arable dominated with the result that there are only a handful of people living and working on the 2,299 acres of farmed land compared with more than 30 in 1980. Today there is one working farm with the bulk of the land worked under contracted schemes.
- 2.8 The original village school was established in 1802, otherwise known as a "house of industry" where pupils were employed to knit gloves and stockings. Following a donation of land from the Bishop of Winchester, a more formal educational establishment was built in 1842 and Bentley school opened as a church school in 1843. The number on the register in 1882 was around 115 and today Bentley school is a highly successful Church of England Primary school with approximately 210 pupils on the register.

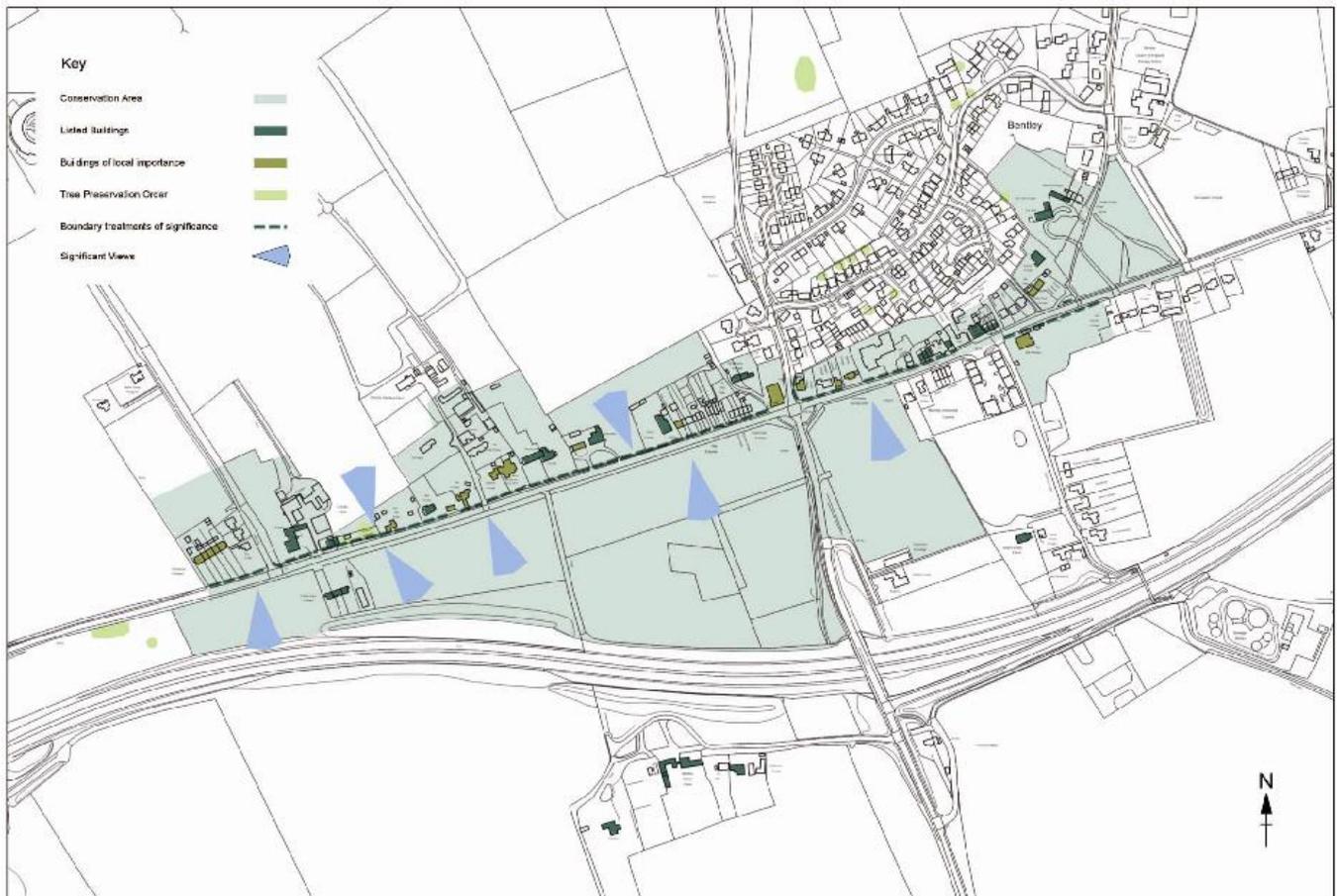
The human character of Bentley

- 2.9 The image of the archer seen on the village signs relates to William the Archer who was mentioned in the Domesday Book and was the first of one archer a year chosen from Bentley to serve the King. The plaque on the Memorial Hall to those fallen in both World Wars remind us that residents have followed in William's foot-steps. In general the residents of the Village have created the ethos and made the Village what it is – a country village.
- 2.10 Lord Baden Powell purchased Pax Hill in 1918 where he and his wife lived for 20 years. He established the scout movement and for many years camps were held in the grounds of the house. In 1920 he and the village school headmaster designed the Village sign and the Bentley Book.
- 2.11 Viscount Montgomery, who lived at Isington Mill, had much to do with the village and many other, less well-known names in the Village demonstrate the importance of dynastic links and a determination to stay in and contribute to the welfare and development of the community. The Eggars, Harraps, Holmes, Joys, Pikes, Powells, Sherfields and Wheatleys come immediately to mind. The last mentioned provide an interesting story of a family from the East End of London who originally came as hop

pickers and stayed to build up the shop and support the village cricket. Some of these individuals “starred” in national TVs “The Village”, produced by Nigel Farrell in the 1990’s.

Bentley Conservation Area Character Appraisal

- 2.12 Bentley Conservation Area was first designated in 1968. It was extended in January 1978 and then further extended in June 1993. Bentley By-Pass was built and opened in 1995 and a further extension to the Conservation Area was approved and added in 2011 incorporating 5 marked viewpoints to take in and maintain the village’s important southerly views, and so that views into and out of the Conservation Area could be maintained. The map from the updated Bentley Conservation Area Character Appraisal and Management Plan (2014) is shown in Plan C on the following page and includes the added viewpoints and the extension to the Conservation Area.
- 2.13 On its Southern, Eastern and Western approaches the village retains its strong rural character with its views to the surrounding countryside particularly the Ancient Woodland of Alice Holt Forest to the South and the Downs beyond. On the Northern approach the village is accessed through farmland along Hole Lane, an historic sunken lane which is equally as visually interesting as the other approaches to the village.
- 2.14 The original boundary of the Bentley Conservation area largely followed the historic linear development along the old main road and mostly follows the settlement boundary along this axis. The majority of buildings are to the north of this road and many of the properties have Listed status, 59 in total of which 3 are Grade II, including one the oldest houses in Hampshire. Other buildings are also of some historic or architectural interest.



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Plan C: Bentley Conservation Area - Character Area Map

- 2.15 There are several archaeological remains in the Parish of Bentley including at:
 (a) Bentley Green Farm, Anglo Saxon structures and a shallow bronze-age pit; and
 (b) A Medieval motte and bailey castle excavated in 1979 situated in the north of the Parish. An evaluation at St Mary's Church Bentley has found a medieval graveyard and two post medieval vaults at the church.
- 2.16 The clear aim of the last iteration of the Conservation Area was to conserve and enhance the important character of the area along with its historic buildings, to deter inappropriate additions and to discourage the use of inappropriate materials in any additions made to the existing housing stock. It is felt to be vitally important that if any housing developments were to be made either in or in close proximity to this area that they reflect the clear premise and aims of the conservation designation and maintain and respect the viewpoints and other key characteristics.
- 2.17 The southern side of the old A31 has very few houses within the conservation area other than Crocks Farm Cottages to the Western end of the Village all with significant Grade II listed features.
- 2.18 The buildings in Bentley use a specific range of materials including red/orangey toned local brick, and clay roof tiles (also used in tile hanging), local malmstone (a sedimentary rock similar to flint), ironstone, and a small amount of flint. Many of the buildings are timber framed concealed by brick or local stone.

- 2.19 This document is used by EHDC when considering planning applications. The BPNP is incorporating the Conservation Area Character Appraisal in its Design Policy to inform the design of the new development in and adjoining the Conservation Area to highlight its character.

Community

- 2.20 The village has a strong identity, an active Parish Council and low crime rate. A variety of social and activity groups and societies cater for all ages but there are few activities for teenagers and there is not enough support for the elderly and house-bound. The creation and management of social venues and activities is a continuing challenge but the following flourish, some like the scouts and cubs, to the stage of having waiting lists for entry. Further provisions are:

- Bus service supported by Village charity.
- Transport provided by the Care Group.
- Nursery for infants.
- Bentley Scouts, Cubs and Beavers.
- Football club (but no other local sports teams).
- Fly-fishing club on River Wey.
- Annual fete and flower show, annual bonfire and fireworks.
- Regular Parish magazine.

Amenities

- 2.21 Bentley is within 5 miles of both Farnham and Alton which have most shopping and cultural facilities, good Secondary Schools and Sixth Form Colleges. The Village is well-equipped with the following:

- Memorial Hall, Church with hall, Bentley Primary School with hall, Doctor's Surgery and two Nursing Homes. However, the excellent school has a PAN of 30 (a single class intake) and is very popular.
- Shop with Post Office, Hairdresser, Take-away outlet and two Public houses.
- Recreation ground (available to outside users) with pavilion, football pitch, artificial cricket pitch, cricket nets and children's play-ground.
- Allotments and mobile library service.
- Full range of utilities but the infrastructure is inadequate.
 - There are frequent power cuts.
 - The sewerage capacity is insufficient.
 - Broadband is slow.
 - Telephone breakdowns are frequent.

Population and Housing

- 2.22 There are currently 430 houses in the parish supporting a population of 1127 (2011 National Census).

| Age distribution | Bentley | EHDC | Bentley % | EHDC % |
|---|----------------|----------------|------------------|---------------|
| 3-16 | 332 | 20,002 | 29 | 18 |
| 17-24 | 66 | 10,648 | 6 | 10 |
| 25-34 | 69 | 10,372 | 6 | 9 |
| 35-54 | 362 | 34,003 | 32 | 30 |
| 55-64 | 135 | 15,723 | 12 | 14 |
| 65-74 | 105 | 11,733 | 9 | 10 |
| 75 and over | 58* | 9,534 | 5 | 9 |
| Total | 1127 | 112,015 | | |
| * this figure does not include the inhabitants of Pax Hill and Quinta (residential care/nursing homes). | | | | |

Table A: Population age distribution compared to East Hampshire District (2011 census)

Employment

- 2.23 The Village has two business parks with three garages, a golf club supply and metal fabrication businesses and warehousing for office supplies. There are also offices blocks holding consultancy and accountancy businesses.
- 2.24 49 per cent of the Village population is employed (Table B). The significant difference between Bentley and East Hampshire District is attributable to Bentley residents being mainly in highly qualified and probably higher paid positions.

| Type | Bentley | EHDC |
|--------------------------------------|----------------|-------------|
| In employment | 553 | 60,457 |
| CEOs, Directors and Senior officials | 94 | 8,353 |
| Professional scientists | 40 | 3,393 |
| Health professionals | 23 | 1,980 |
| Teaching professionals | 25 | 2,751 |
| Business, media and public service | 51 | 3,210 |
| Associate professionals | 96 | 8,244 |
| Admin and secretariat | 50 | 6,504 |
| Skilled trades | 49 | 7,108 |
| Caring, leisure and service | 61 | 5,639 |
| Sales and customer service | 18 | 3,654 |
| Process, plant and m/c operatives | 14 | 4,803 |
| Elementary occupations | 32 | 4,818 |

Table B: Population and Employment (2011 census)

- 2.25 12 per cent of the working population work from home (Table C); fewer than 10 per cent travel by train to work whilst nearly two thirds drive to work. A small number (2%) use the bus and just over 10 per cent either use a cycles or walk to their places of employment.

Business Activity

- 2.26 There are two small business parks in the village together with serviced offices in Red Lion House. The business parks contain three garages, a golf club provider, metal fabrication businesses and warehousing for office supplies. The offices hold consultancy and accountancy businesses.

Transport

- 2.27 There are good road links to surrounding towns, the M3 and A3 but narrow roads, characteristic of a village, cause congestion. The traffic census carried out by the Village in June 2014 showed that at the morning peak time a vehicle passes through the cross-roads at the Memorial Hall every 6 seconds. Unless there are changes to the road layout the volume, speed and noise of the traffic will be further unacceptably increased by more housing and commercial development in nearby settlements, particularly Froyle. In addition, hundreds of additional vehicle movements at the cross-roads have been projected, as the Whitehill Bordon Eco-Town development (referred to in the Whitehill – Bordon Eco Town Traffic Management Strategy) of up to 4000 dwellings over the next 13 years progresses. Short-term attempts at traffic-calming have so far been unsuccessful which is surprising given the success in nearby villages.
- 2.28 The fault largely lies with the poor layout when the by-pass was constructed which has led to an increase in traffic through the Village. The solution is straightforward – create an eastward link to the bypass at the Coldrey junction and both eastward and westward links at the bridge over the bypass in River Road.
- 2.29 Parking at the station, school and shop is already woefully inadequate and dangerous.
- 2.30 The mainline railway station provides a good service with regular, direct trains to Waterloo. Service from the bus link to Guildford and Winchester is adequate during the day but poor in the evening.
- 2.31 For the more energetic there is a good footpath network for short and long distance walking but no complete cycle path to Farnham and Alton.

| | Bentley | District | Bentley (%) | District (%) |
|-----------------|----------------|-----------------|--------------------|---------------------|
| Home working | 66 | 5,016 | 12 | 8 |
| Train | 45 | 3,124 | 8 | 5 |
| Bus | 12 | 789 | 2 | 1 |
| Driving | 347 | 39,562 | 63 | 65 |
| Foot or bicycle | 60 | 6,468 | 11 | 11 |
| No return | 23 | 5,498 | 4 | 9 |
| Total | 553 | 60,457 | 100 | 99 |

Table C: Work travel, (Hantsweb, Commuter Flows from 2011 Census and Bentley questionnaire, 2012)

Housing and Development

- 2.32 Much of the current housing stock has been built since the Second World War (Table D). Babs Field (41 houses) was developed as a council estate in the late 1940's and since then there has been a steady addition of a variety of housing.

| Location | Number | Date | Comment |
|--|--------|-----------|--|
| Bab's Field | 41 | 1940's | Council estate, now partly privately owned |
| Hole Lane | 6 | 1960's | Privately owned |
| Oakway | 4 | 1960's | |
| Eggars Field (1) | 33 | 1980's | |
| Eggars Field (2) | 15 | 1990's | |
| Broadlands Close | 28 | 1990's | |
| Bonner's Field | 38 | 1990's | |
| Main Road | 13 | 1990-2010 | |
| Long Croft | 11 | 1990's | |
| Doctor's Field | 9 | 2012 | Affordable housing |
| Honeywood (School Lane) | 3 | 2014 | Under construction |
| Oakway, new house next to Doctor's surgery | 1 | 2014 | Under construction |
| Crock's Farm | 9 | 2014 | Under construction |
| Somerset Field, Hole Lane | 37 | 2014 | Outline planning granted subject to conditions |
| Total | 248 | | |

Table D – Houses erected since WWII (Bentley Parish Neighbourhood Plan Working Party, Section 2 (State of the Village), village housing survey, 2015)

- 2.33 The numbers of houses erected in the village over the past 10 years demonstrates the steady increase in housing over that period. Policy CP10 of the JCS has set a number for the 'other villages outside the National Park' of a minimum of 150 dwellings to be provided in the plan period of 2011-2028. Bentley parish will contribute towards this number through the Crock's Farm site currently under construction to deliver 9 dwellings, the Somerset Field site which has had outline planning approval for 37 dwellings and the East Field site permitted on appeal for 5 dwellings. This adds up to a number of 51 which is a more than adequate number for the size of the village with limited community facilities and services.
- 2.34 The village is a favoured site and the price of housing is above the county average. The placement of the school high up in the National Tables of excellence has put pressure and value upon properties in the settlement with many of the smaller, recently developed houses, being purchased on a buy to let basis. This has effectively raised the value of properties and has created a changing housing ownership/occupation pattern.
- 2.35 In addition to the 2014 figure in the table above:
- applications are pending for 16 more houses on land between the Bentley Industrial Estate and River Road, and for a further 15 dwellings on a green field site north of Longcroft.

Development in adjacent villages/towns that will have an impact on Bentley

Froyle

- 2.36 Froyle is a small village approximately 2 miles west of Bentley divided in to two areas; Upper and Lower Froyle. It has very limited local services and many residents rely on the services provided in and around Bentley for their day to day needs including, but not limited to, the doctor's surgery, Bentley Primary School (the catchment area for the school includes both Upper and Lower Froyle), Post Office and Bentley Station (mainline station to London Waterloo) ("Bentley Services").
- 2.37 East Hampshire District Council has recently granted planning permission for 70 new dwellings at the former site of Treloar College in Upper Froyle (20107/061). It is anticipated that these new dwellings will be completed and fully occupied by the end of December 2015.
- 2.38 Given that many of the new residents will use the Bentley Services, it is anticipated that:
- (i) there will be an increase in traffic using local roads (most notably at peak times, those to Bentley Station and Bentley Primary School), and
 - (ii) there will be an increased demand for Bentley Services, the providers of which may take time to adjust.

Whitehill – Bordon Eco Town

- 2.39 The Whitehill-Bordon Eco town will be located approximately 6 miles South of Bentley. There will be adequate local services, but no train station.
- 2.40 As part of a new Eco Town initiative, East Hampshire District Council has granted permission for approximately 4000 new dwellings, the majority of which will be built between 2015 and 2028.
- 2.41 The Whitehill-Bordon Eco Town Traffic Management Transport Strategy ("TMS") (2012) identified that as a result of this development there is likely to be a significant impact of traffic avoiding the A325 and seeking to join the A31 using local roads. Some local roads would see increased traffic levels, including traffic travelling along the Blacknest and Bentley Corridor to access Bentley Station or join the A31 through Bentley: in order to join the A31 heading East or West, traffic would need to travel along the Old Main Road through Bentley.
- 2.42 In recognition of this, the TMS contains costed proposals which include (i) traffic calming measures along the Blacknest Road and Station Road between Frith End and Bentley, (ii) enhanced village gateways, pinchpoints and chicanes on the roads approaching Bentley from the south, (iii) an extension of the 30mph limit to the west of Pax Hill and east of Bentley, and (iv) an environmental improvement scheme between the Bentley cross roads and School Lane which could include pinch points at either end with single lane working through the village centre, passing points and widened footways.

Health

- 2.43 There is a three doctor NHS General Practice in the village working from a purpose built facility in Hole Lane. The practice employs 2 part-time practice nurses and supporting staff. Within the building there is a dispensary supplying medicines to

patients registered with the practice. This doctor's surgery supports residents in both Bentley and Froyle.

- 2.44 The Quinta and Pax Hill provide permanent residence for approximately 140 people. Pax Hill also holds rooms for short-term family respite. A volunteer care group provides health related transport services in the village.

Community views

- 2.45 As part of the development of the BPNP a number of ways of gauging opinions have been established. These have included (i) 2 consultation events held in July and August 2014 in order to prepare the Bentley Plan, (ii) a presentation in the Bentley Memorial Hall in October 2014 to launch the BPNP process, (iii) consultation events during the Regulation 14 Consultation Period (see Consultation Statement), (iv) open Bentley Parish Council Meetings, and (v) Parish Council newsletters. The public have been invited to add their e-mail contact details so that up-to-date information can be readily passed on. A steering group together with a number of volunteers has been established in order to bring this neighbourhood plan together.

3. Planning Policy Context

- 3.1 The Parish is part of East Hampshire District in the County of Hampshire. East Hampshire District Council has policies and proposals that have a significant influence over the strategy and detailed content of the BPNP.
- 3.2 The National Planning Policy Framework (NPPF) published by the Government in 2012 is also an important guide in the preparation of local plans and neighbourhood development plans. The BPNP must demonstrate that it is consistent with the provisions of the NPPF.
- 3.3 The development plan for East Hampshire comprises the Local Plan Part 1 – Joint Core Strategy, adopted in June 2014, the Local Plan: Housing and Employment Allocations 2016 and the Local Plan saved policies from the Second Review 2006. The saved policies will be replaced by the Local Plan Part 3 - Development Management Policies and other allocations and Neighbourhood Plans in due course. The BPNP must be in general conformity with the strategic policies of the development plan as required by the 2012 Neighbourhood Plan Regulations.
- 3.4 The East Hampshire District Council have produced Local Interim Planning Statements (LIPS) to aid its activities and as background evidence to support the sites for development in the emerging Part 2 and Part 3 Local Plans. EHDC consulted with the parishes to find the community support for future housing sites in their parish area. This work is summarised and conclusions recorded in the Bentley Plan referred to below. Through these consultations a basis for a Neighbourhood Plan took shape. Although the LIPS document was produced by EHDC and had a different intention, some of the evidence that came out of the community's work has helped shape the vision set out in the BPNP. Once 'made' the BPNP will form part of the development plan for the District.

The Local Plan Part 1 – Joint Core Strategy (2014)

- 3.5 The Joint Core Strategy sets out the spatial plan until 2028 for East Hampshire and the part of South Downs National Park that falls within East Hampshire. The plan has divided the district into four geographical areas, Bentley is situated to the North of the South Downs National Park area. As such Bentley along with the other settlements in this area, only need to sustain their current role through providing some commercial and community uses.
- 3.6 The *CP2 Spatial Strategy* policy sets out a settlement hierarchy for the district and Bentley has been identified as *Level 4- Other Settlements with a settlement policy boundary*. This means that Bentley may be appropriate for further small scale development within the settlement policy boundary.
- 3.7 The *CP10 Spatial Strategy for Housing* sets out the minimum number of new dwellings to be allocated in each of the levels in the settlement hierarchy. Bentley is one of the twenty settlements referred to as "*other villages outside the National Park*" that should together provide a minimum of 150 dwellings.
- 3.8 The two policies above are the most important to the BPNP in terms of the parish's level of growth. Further strategic policies of the East Hampshire Core Strategy that sets the policy framework for all the neighbourhood plans in the District are the following:

CP4: Existing employment land
 CP6: Rural economy and enterprise
 CP11: Housing tenure, type and mix
 CP12: Housing and extra care provision for elderly
 CP13: Affordable housing on residential development sites
 CP14: Affordable housing for rural communities
 CP16: Protection and provision of social infrastructure
 CP17: Protection of open space, sport and recreation and built facilities
 CP18: Provision of open space, sport and recreation and built facilities
 CP19: Development in the countryside
 CP26: Water resources/water quality
 CP28: Green infrastructure
 CP29: Design
 CP30: Historic environment

- 3.9 Together, these policies provide the framework, within which the general conformity of the BPNP with the development plan will be assessed. The BPNP should not however repeat what the district plan is saying but add local land use policies.

The EHDC Local Plan Part 2 and 3

- 3.10 The main aim of the Part 2 document is to allocate sites for both housing and employment development in the district (in the part of the district that lies outside the South Downs National Park). Neighbourhood Plans can also include site allocations for their specific plan area and once adopted hold the same weight as the Local Plan.
- 3.11 The saved policies in the East Hampshire District Local Plan: Second Review, are currently the development management policies that set out the guidance for planning officers in determining planning applications in the district. These will be superseded partly by neighbourhood plans and by the Local Plan Part 3 - Development Management and other allocations.

The Bentley Plan (2014)

- 3.12 Bentley Parish Council has undertaken the work of consulting, analysing and producing the Bentley Plan(2014). This document was prepared to inform the work of the East Hampshire District Local Plan Part 2 and is a non-statutory document that does not form part of the Development Plan.
- 3.13 At the time of preparing the Bentley Plan there were several planning applications for small to medium sized developments in Bentley Parish. The Bentley Plan was prepared in the hope and expectation that it would be used by East Hampshire District Council to assess these planning applications.
- 3.14 The Bentley Plan contained the following elements:
- a) A Vision that reflected the particular physical character and qualities of the village including its setting, landscape and heritage assets;
 - b) Development Criteria for assessing any proposals for development within Bentley, including the location, scale and rate of development, the character of development and infrastructure needed to support such development;
 - c) Key Principles for assessing such development proposals; and

- d) A map to show the location of the protected rural edge and open views, (referred to in the Development Criteria and Key Principles).
- 3.15 By indicating a protected rural edge to the north of the built up part of Bentley Parish, it was anticipated that some development may be appropriate within this area, but the Bentley Plan did not allocate sites for such development.
- 3.16 The Bentley Plan and its Vision, Development Criteria and Key Principles were widely supported by Bentley residents (see Consultation Statement).
- 3.17 Following completion of the Bentley Plan, outline planning permission has since been granted for 37 dwellings (55417/001) on one site to the west of Hole Lane. Permission for this development was granted in accordance with East Hampshire District Council's Interim Housing Policy Statement 2014 and therefore should be commenced within 2 years from the date of the permission or one year from the final approval of the reserved matters (whichever is later). This development in its scale and location does not comply with the Vision, Development Criteria or Key Principles contained in the Bentley Plan and referred to above. In particular it does not comply with the following Key Principles:
- a) A few smaller developments instead of one large development; and
 - b) Developments should be at a scale of 8 – 12 dwellings in separate pockets connected to the village.
- 3.18 Consequently, the BPNP has taken into account the additional dwellings to be constructed on the permitted Somerset Field site, 5 additional dwellings permitted on appeal at East Field, Main Road and 9 additional dwellings built on Crocks Farm, totalling 51 dwellings. Therefore this meets the approximate number of homes set out in the EHDC Local Plan: Housing and Employment Allocations for the village of Bentley and no further housing allocations are required as part of the BPNP.
- 3.19 The Vision, Development Criteria and Key Principles set out in the Bentley Plan have (as far as possible) been incorporated in the BPNP.

4. Vision, Objectives and Land Use Planning Policies

The Vision

The Vision for Bentley Parish

- 4.1 This vision reflects the particular physical character and qualities of the village, including its setting, landscape and heritage assets, as well as the cultural and community assets that have been identified as being of value and importance. The vision for Bentley in 2028 is;

“Bentley will have retained its character and identity as a rural village with a strong sense of community and strengthened its relationship to its landscape setting through the careful siting of development to maintain views and the character of the rural lanes, and the development of new open spaces and community amenities.

Community facilities will have expanded and become more varied to meet the changing needs of residents, with a new community hub building on the recreation ground. There will have been an increase in the type and range of recreation amenities and open spaces through the re-planning of the recreation ground as part of a coordinated open space masterplan putting the village hub at the centre of the community. The Parish will also have taken a greater role in the ownership and management of these facilities along with the parish’s other natural assets leading to benefits for pedestrian and cyclists through improved connectivity and additions to the network of footpaths, bridleways and public rights of way.

The parish will have a strong, positive and supportive relationship with local employment and businesses helping facilitate new employment opportunities for local people and supporting shops and businesses, creating a thriving village centre.

Traffic and parking impacts generated locally and through development outside the parish will have been managed and controlled through a positive working relationship with the district council and county highways, and through the implementation of local traffic management schemes.

There will have been a modest growth in housing numbers through the provision of new homes, purpose designed to meet local needs including elderly downsizers, and to provide a balance of dwelling types to serve the community over the long term. These new homes will have been provided in small clusters on sites that do not detract from the character and setting of the parish.”

Objectives & Measures

- 4.2 To achieve this vision a number of key objectives have been identified, these are:
1. Growth will be achieved through a few, smaller developments rather than one or more large development.
 2. Developments will be at a scale of around 8 to 12 dwellings in separate pockets connected to the village with housing to meet local needs, in particular for local elderly downsizers.
 3. Connections to the village will be integrated with the existing network of rural lanes, bridleways and footpaths to improve and extend safe pedestrian and cycling routes and to minimise traffic generation.

4. Each development pocket will include a landscape setting that creates an appropriate and attractive rural edge to the village.
 5. The existing rural character of the edge of the settlement is to be protected and enhanced.
 6. The setting and character of Toad Hole Lane is to be protected.
 7. Open views southwards towards the South Downs are to be preserved.
 8. The special interest of the Conservation Area and the significance of listed building, and the settings of both, are to be protected and, where possible enhanced.
 9. Provision will be made for additional community services and amenities to support a wider range of parish needs and reinforce the identity and purpose of the village centre.
 10. Local green spaces will be protected and opportunities for improving biodiversity identified. These spaces will be integrated with the pedestrian and cycle network.
 11. Any development should contribute to the community infrastructure needs identified by the parish.
- 4.3 The BPNP has assessed its objectives to be compatible with the principles of sustainable development. There are some strong, positive impacts in respect of providing for new homes to meet local need and of protecting the landscape and community services of the parish. The District Council's Sustainability Appraisal for its Part 2 Plan identified no likely negative effects on the BPNP pursuing these objectives.

Monitoring & Review

- 4.4 The BPNP will be monitored by the local planning authority and Bentley Parish Council on an annual basis as part of the East Hampshire District Authority Monitoring Report. The objectives and measures will form the core of the monitoring activity but other data collected and reported at a parish level relevant to the Plan will also be included.
- 4.5 It is expected that an early review of the BPNP will be undertaken should existing planning permissions lapse. Otherwise the BPNP will be formally reviewed on a five-year cycle or to coincide with the review of the East Hampshire District Local Plan if this cycle is different.

Policy Issues

- 4.6 The Planning policy context and the community engagement work already undertaken have raised a number of issues for the Neighbourhood Plan to address:
- What are the shared design characteristics of the area that could be included in a policy, should the Conservation Area Appraisal and the Management Plan be incorporated?
 - What shape should the employment policy take in refining the existing protection policies?
 - What community facilities would be on the list of those to be protected from a change of use?
 - Which spaces meet the criteria for designation as Local Green Spaces? Do they already benefit from any type of protection and, if so, is there any additional value to a designation?

- What public footpaths, heritage routes cycle routes and bridleways already exist? Can these routes be improved to better connect the villages and the access to the countryside?

Land Use Policies

- 4.7 The BPNP contains a series of land use policies, the successful delivery of which during the plan period will help achieve the community's vision for the parish.
- 4.8 It is not the purpose of the BPNP to contain all land use and development planning policy relating to the parish. Rather, it contains a series of policies that will be applied by East Hampshire District Council (EHDC), as the local planning authority, alongside other relevant policies of the Development Plan for East Hampshire and of the National Planning Policy Framework to determine planning applications. The silence of the BPNP on a policy matter does not therefore mean that the matter is not important in the parish but that the local community is satisfied that it will be addressed by other Development Plan policy.
- 4.9 In particular a Policy on Rural Exception Sites and Transport are contained within the EHDC Joint Core Strategy as Policies CP14 and CP31 respectively.
- 4.10 The local community wished to safeguard an employment site within the village in line with the EHDC Local Plan Second Review 2006. However, the site is currently subject to a Planning Appeal. Although this BPNP does not safeguard the site, if it remains in employment use a future review of the BPNP will look to include a safeguarding policy.
- 4.11 Each policy is numbered and there is a short explanation of the policy intent and its justification, together with an explanation of any assumptions or definition of terms. The evidence documentation is available either directly or via a link on the Parish Council's website.

Policy 1: Spatial Plan

The Neighbourhood Plan designates a Bentley Settlement Boundary (BSB) as shown on the Policies Map.

Development proposals within the BSB will be permitted provided it complies with the provisions relevant policies.

The inappropriate development of residential gardens, for example, where such development would harm local character, will be refused.

Development outside of the BSB will be considered to lie in the Countryside and will therefore only be permitted provided it complies with the provisions of relevant policies.

- 4.12 This policy establishes the key spatial priority for the BPNP. It sets the strategic direction for all its other policies by steering new development into the established settlement in the parish, Bentley village by continuing to exert strong control over development proposals elsewhere in the countryside areas of the parish. For the avoidance of doubt, the policy resists development in residential gardens within the BSB. This is in line with Para 53 of the NPPF which enables the protection of residential gardens where development would cause harm to the local area.

- 4.13 The effect of the policy is to confine housing and other development proposals to within the BSB, unless they are appropriate to a countryside location. This relates to EHDC policy CP19 Development in the countryside which protects land outside the Settlement Policy Boundary, defined as Countryside, from development unless it can be demonstrated that there is a genuine and proven need for a countryside location.
- 4.14 The western, northern and eastern perimeters of Bentley have a distinct character in terms of its density and type of development, lanes, landscape and topography, with rising contours which have previously been identified as having landscape significance. The Bentley Plan recognised this, underpinned by the majority wish of residents.

Policy 2: Design and Development Principles

Proposals for development including alterations to existing buildings will be supported, provided their scale, density, massing, height, design, layout and materials reflect the architectural and historic character and scale of the buildings and landscape features of Bentley Parish.

Development proposals which are located within or form part of the setting of the Bentley Conservation Area, or views therein, must demonstrate they have had regard to the design guidance of the Bentley Conservation Area Appraisal.

Development proposals must safeguard the character, use and amenity of existing footpaths, bridleways and cycle routes.

- 4.15 This policy accords with the NPPF (Para's 58 and 126) and policies CP29 and CP30 of the EHDC Joint Core Strategy, in requiring the design of development proposals to reflect the local character of Bentley and especially of the significance of its designated heritage assets, i.e. the Conservation Area and listed buildings.
- 4.16 EHDC has recently prepared a Conservation Area Appraisal and Management Plan for Bentley. This new document is an update to the older Appraisal and includes the new extension to the Bentley Conservation Area which was approved in 2012. The appraisal and the Management Plan inform decisions on future development proposals within the Area or that may affect its setting.

Policy 3: Recreation Ground

The Neighbourhood Plan safeguards land at the recreation ground, as shown on the Policies Map, for future provision of a new building for community uses, and for a car parking area, provided:

- i. the design of the scheme ensures special attention is paid to the desirability of preserving or enhancing the character of the Bentley Conservation Area;***
- ii. the location and layout of the built form does not obstruct the views to the south;***
- iii. the proposals do not lead to the loss of access to, or the enjoyment of, the recreation ground ;***
- iv. the proposals do not have a severely adverse impact on the traffic movements and parking in the area; and***
- v. the scheme provides for youth and sports facilities of the same scale, as exist at present on the site, unless a more appropriate location has***

been identified.

- 4.17 This policy supports development proposals to safeguard land for potential future development of new buildings for community uses and car parking. The facility and use already benefit from the protection and increased provision offered by policy CP17 and CP18 of the EHDC Core Strategy and further relates to policy CP16 in providing social infrastructure
- 4.18 The scout's facility that is currently located on the site must be provided for on the site or on an alternative appropriate location and of the same scale.

Policy 4: Education

The Neighbourhood Plan safeguards land to the north of the Bentley School, as shown on the Policies Map, for the expansion of Bentley school provided:

- i. the design of the scheme will sustain and enhance the heritage significance of the Bentley Conservation Area;***
 - ii. the location and layout of the built form does not obstruct the views to the south;***
 - iii. the proposals do not lead to the loss of access to, or the enjoyment of, the recreation ground ; and***
 - iv. the proposals do not have a severely adverse impact on the traffic movements and parking in the area.***
- 4.19 There is currently no need to extend the facilities at the school, although the policy safeguards land for a potential future extension of the premises. This policy relates to the protection and provision of social infrastructure in the EHDC's policy CP16. The site is capable of being extended without causing any significant harm to the setting of the adjoining Bentley Conservation Area. Proposals should also ensure that they are able to manage the increasing demand for car parking and pupil 'drop off'.

Policy 5: Local Green Spaces

The Neighbourhood Plan designates the following locations as Local Green Spaces as shown on the Policies Map and will resist proposals for housing or other inappropriate development on:

- i. the recreation ground;***
- ii. Carters Meadow; and***
- iii. the allotment site by Somerset Field.***

Proposals for any development on the land will be resisted other than in very special circumstances or if it is essential to meet necessary utility infrastructure needs and no alternative feasible site is available.

- 4.20 This policy proposes a number of important green spaces in the parish to be protected from development by the designation as Local Green Spaces in accordance with the Para. 76 and 77 of the NPPF. The other main open spaces in the Parish are used for other informal leisure pursuits. As Bentley has limited local green spaces for relaxation and activity where possible the extension of public open spaces should be sought in line with the East Hampshire policy of increased provision.

- 4.21 In each case, the green spaces are an integral part of the parish and are therefore regarded as special to the local community. The BPNP Local Green Spaces report (in the evidence base) sets out the case for each site to be designated. Once designated, the policy will resist all proposals for development unless it can be clearly demonstrated they are minor, they are ancillary to a public recreation use or they are required utilities development.

Policy 6: Sustainable Drainage

All proposals for residential and commercial development will be supported provided they are able to demonstrate that, where appropriate they include one or more of the following sustainable drainage design features to manage the risk of surface water flooding:

- i. permeable driveways and parking areas;***
- ii. water harvesting and storage features;***
- iii. green roofs; and/or***
- iv. soakaways.***

Any new development will need to ensure that appropriate provision and any necessary mitigation is assessed, delivered and maintained for the lifetime of the development.

Developers will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure.

- 4.22 The policy seeks to refine policy CP25 of the EHDC Joint Core Strategy in respect of requiring all relevant development proposals in the parish to manage the risk of surface water flooding. It prioritises the flood risk mitigation measures included in the policy to reflect the specific surface water flooding threats at Bentley.
- 4.23 These threats have been manifest in the village at various times in recent years due to minimal sub-surface drainage and following heavy rainfall episodes. The prioritisation of the measures reflects the local effectiveness of reducing this risk. The Parish Council will continue to press the statutory authorities, landowners and others to meet their riparian maintenance responsibilities so that the existing drainage systems are better prepared for future events.

5. Implementation

- 5.1 The Bentley Neighbourhood Plan (BNP) will be implemented through a combination of the local planning authority's consideration and determination of planning applications for development in the parish, and through steering public and private investment into a series of infrastructure proposals contained in the plan and set out below.
- 5.2 These proposals have emerged during the preparation of the BNP and, although they cannot form part of the statutory land use policy provisions of the BNP, they are included in this section as non-statutory proposals to provide a comprehensive view of local community aspirations for the parish.

Development Management

- 5.3 Most of the policies contained in the BNP will be delivered by landowners and developers. In preparing the BNP, care has been taken to ensure, as far as possible, that the policies are achievable.
- 5.4 Whilst the local planning authority will be responsible for development management, the Parish Council will also use the BNP to frame its representations on submitted planning applications. It will also work with the District Council to monitor the progress of sites coming forward for development.

Extension of the Conservation Area

- 5.5 The Parish Council proposes that an appraisal of the Bentley Conservation Area in undertaken with a view to the boundary being extended to include land to the south of the Old Main Road and opposite the Recreation Ground to protect the landscape value of this area.

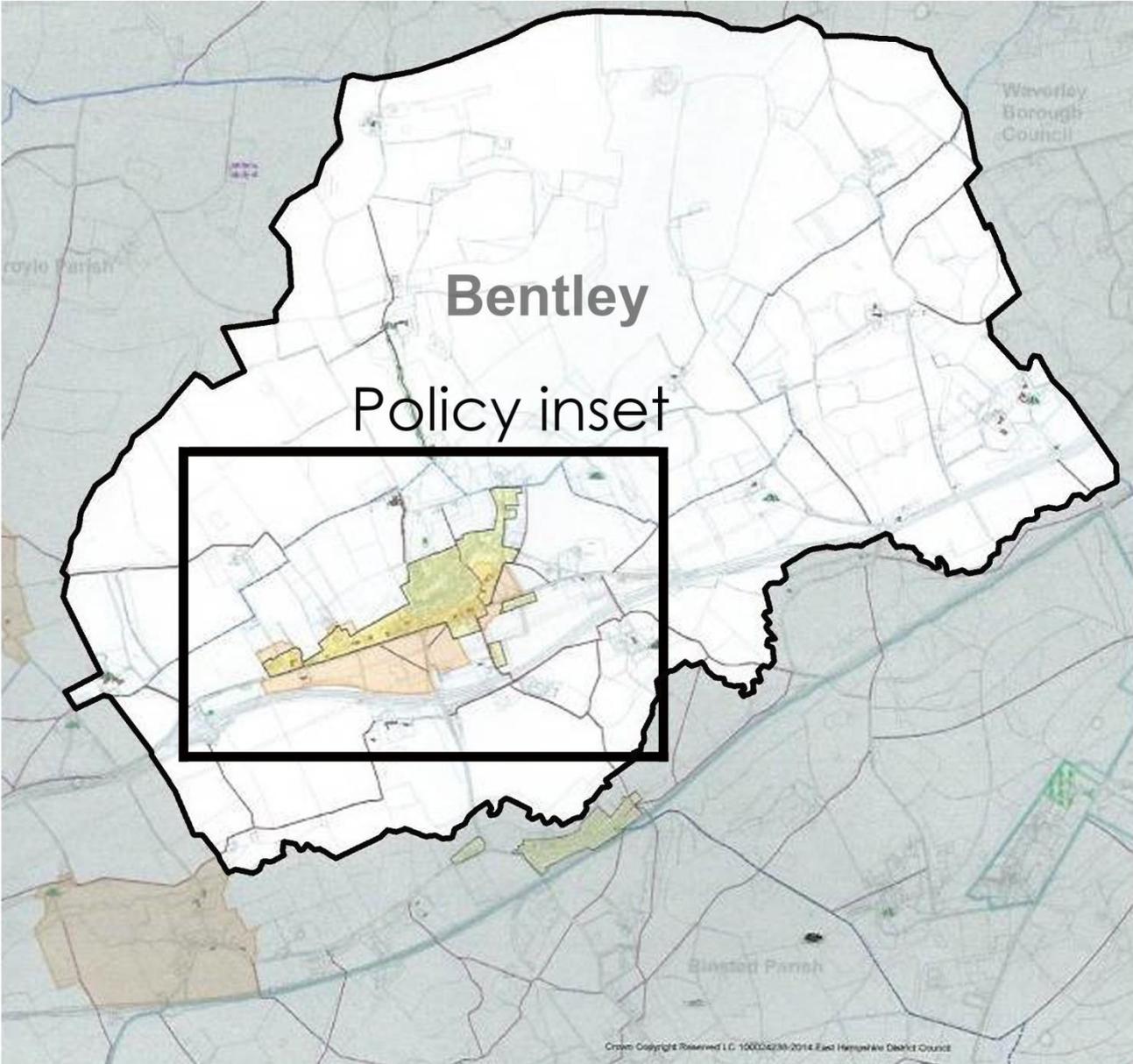
Infrastructure Projects

- 5.6 The Parish Council would like to see the following projects for investment of future Community Infrastructure Levy funding (or s.106 contributions) allocated by East Hampshire District Council and to the Parish Council:
1. Replacement sports pavilion at the Recreation Ground to provide improved facilities for scouts, sports and community office. This facility would be sited to allow an extension to the existing car park.
 2. Upgraded play equipment at the Recreation Ground, providing facilities for both children and teenagers.
 3. Education - Investment in Bentley Primary School to increase capacity and improve facilities for the increased population.
 4. Communication - High speed broadband provision, to permit more home working and reduction in unnecessary travel.
 5. Environment
 - a) Investment in improved mains drainage for foul sewage and surface water to reduce the risk of flooding.
 - b) Investment in the electricity supply locally, to reduce the frequent power cuts.

6. Health - Increase in capacity at the GP surgery to meet the needs of an increase in population.
 7. Footpaths – provision of a pedestrian access way from Bonners Field to Eggars Field to facilitate children walking to Bentley Primary School.
 8. Transport
 - a) Introduction of traffic calming measures, especially at the Main Road/Hole Lane crossroads.
 - b) Improved access onto the A31 going eastwards by the construction of an entry slip road at the Froyle end of the village.
 - c) Improved access onto the A31 going westwards by the construction of an entry slip road from River Road.
 - d) Introduction of flashing speed signs where appropriate to control speeding through the village.
 - e) Improvements in car parking capacity at Bentley Station, Bentley Primary School and by the shops.
 - f) Increased local bus services, especially in the evenings and at week-ends.
- 5.7 The Parish Council aspire to prioritise these projects as part of the forthcoming East Hampshire Community Infrastructure Levy (CIL). The prioritisation and timing of these projects will be assessed by the Parish Council with regard to community need and affordability.
- 5.8 The CIL will replace the pooling of S106 agreement financial contributions during the plan period. It will be charged on qualifying residential and commercial development. At least 25% of the levy collected from development in the Parish will be invested in the Parish. The policy provides the local community with an indication of the priorities for investing the fund to improve local infrastructure as a result of new development in the parish.
- 5.9 In addition, other policies of the BPNP require planning obligations to be entered into as part of planning consents to finance and deliver specific infrastructure projects relating to the development scheme in order to make the scheme satisfactory in line with paras 173 and 204 of the NPPF.

Bentley Submission Neighbourhood Plan
Policies Map

April 2015



KEY



Neighbourhood Plan
Designation Area

Annex A – Evidence Base

The list below contains all those documents collected and reviewed in the process of preparing this report. All are available to view via the Bentley Parish Council website's neighbourhood plan pages.

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| Bentley Parish Plan (2012) |
| Bentley State of the Parish Report (2014) |
| Bentley Conservation Area Character Appraisal and Management Plan (2014) |
| Bentley Site Assessment Report (2014) |
| Bentley Local Green Spaces Report (2014) |
| |
| East Hampshire District Council Joint Core Strategy (2014) |
| East Hampshire District Council Interim Housing Policy Statement (2014) |
| East Hampshire District Council Housing Allocations –Bentley (Oct 2014) |
| East Hampshire District Council SHLAA (2014) |
| East Hampshire District Council Parish Profiles – Bentley (2006/2007) |
| East Hampshire District Council Countryside Design Summary |
| EHDC Local Plan: Housing and Employment Allocations (April 2015) |
| EHDC Sustainability Appraisal (SA) of Site Allocations Plan(Dec 2014) |
| The Whitehill-Bordon Eco Town Transport Assessment (2012) |
| The Whitehill-Bordon Eco Town Traffic Management Transport Strategy |
| The Bentley Traffic Survey (2014) |