

Additional response from Bentley Parish Council re DC/23/03652 Land East of Capel Road Bentley

The Bentley Housing Needs Assessment produced by Pioneer Property Services Ltd dated 31<sup>st</sup> July 2023 is a desk based study and doesn't reflect accurately the planning permissions granted or completed during Bentley's Neighbourhood Plan period which extends from 2018 to 2037.

The list below shows permissions not completed as at 1 April 2018 as identified in the Babergh's Strategic Housing and Economic Land Availability Assessment (October 2020) plus additional permissions granted since.

All of these permissions have been built since 1 April 2018 or are still extant. There are two planned developments being built in the village, Grove Road (9 houses) and Oakleigh (16 houses, including 5 affordable bungalows). These together with other permissions gives a total of 49 over the plan period.

Bentley Parish Council anticipate further windfall permissions that will meet or exceed the 52 previously allocated to Bentley in Babergh's Draft Local Plan.

<b>Houses with outstanding planning permission at 01/04/2018</b>			
	<b>Location</b>	<b>Status</b>	<b>Application No</b>
1	Land btw Waggoners Way & Bridles Link Lane	Started	B/13/00512
3	Dodnash Fruit Farm	Completed	B/15/005530
1	Fortuna, Capel Road	Completed	B/16/00595
2	Ivy Cottage, Capel Road	Completed	B/16/00949
1	3 South View Green	Completed	B/16/01189
1	Holly Oak Hazel Shrub	change of use	B/16/01686
1	Barnfield, Bergholt Road	Completed	B/17/00936
1	Petrus, Pond Hall Farm, Bentley Hall Road	Completed	DC/17/02077
1	Trevlac, Capel Road	Completed	DC/17/03175
1	Land East Of Grove Road , Grove Road	Started	DC/17/05497
1	Linkfield, Hazel Shrub	Completed	DC/18/02029
1	The Cottage, Grove Road	Completed	DC/18/03449
16	Oakleigh, Capel Road	Started	B/17/00003
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<b>Planning approved post 01/04/2018</b>		<b>Date of decision</b>	
1	Woodview Nurseries, Hazel Shrub	30/11/2018	DC/18/04196
3	Woodview Nurseries, Hazel Shrub	30/11/2018	DC/18/04198
1	Rowan Acres, Capel Road (right)	18/01/2019	DC/18/05149
1	Dodnash Fruit Farm, Hazel Shrub	13/09/2019	DC/19/03023
7	1 Grove Road (8-1 demolished)	13/12/2019	DC/19/03787
1	4-6 Grove Road	10/06/2020	DC/20/01122
2	Holly Oak, Hazel Shrub	07/09/2020	DC/19/05429
1	Bentley Plants Ltd Bergholt Road	22/04/2021	DC/21/01323
1	Ruseley, Hazel Shrub	26/09/2022	DC/22/04762
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As Babergh Strategic Planning have already commented, the Housing Land Supply position is 7.13 years, as set out in the Executive Summary to the Babergh Five Year Housing Land Supply Statement 2022 and the Council's 2021 Housing Delivery Test measurement was 141%.

Bentley Parish Council concludes therefore that there is no exceptional need for development of this size outside of Bentley's settlement boundary (BUA). This development is contrary to Bentley's Neighbourhood Plan 2022 as well as Babergh's emerging Joint Local Plan Part 1 (Policy SP03) and we continue to recommend refusal of this application.

Bentley Parish Council 02/11/2023