

Next Steps

This leaflet invites you to a Public Exhibition to view the initial proposals and speak to representatives from the development team, who will be available to answer any questions you may have. It will also provide an opportunity to comment on the proposals. The Public Exhibition will take place at:

Venue: Bentley Memorial Hall
Date: Saturday 6th November 2021
Opening Times: 2pm-5pm

We very much hope that you will be able to attend the exhibition. If however, you are unable to do so, then please view that the proposals at www.TBC.co.uk and e-mail your comments to info@arplanning.co.uk or by post to:

**Armstrong Rigg Planning,
The Exchange,
Colworth Science Park,
Sharnbrook,
Bedford,
MK44 1LZ**

Closing date for comments: **Friday 19th November 2021**

NEW RURAL EXCEPTION SITE AT BENTLEY

Manor Oak Homes will be holding a Public Exhibition for their proposals for a development of 12 dwellings at:

Land at Somerset Fields, Bentley

The Exhibition will take place at **Bentley Memorial Hall on Saturday 6th November 2021** between 2pm-5pm.

This leaflet summarises the background of the proposals, what is planned and how you can take part.

Site Location Plan



About Manor Oak Homes

Manor Oak Homes is a promoter of strategic development land across the East Midlands and Southeast. The company's approach to the planning of its sites is one that seeks to leave no stone unturned.

A significant level of up-front work is undertaken by its specialist team of technical and environmental consultants before an application is submitted to ensure that the eventual development sits comfortably within its environment. This work is always informed by discussions with the Local Planning Authority.

Background

The application will seek to respond to the urgent need for new affordable homes across East Hampshire, and in particular local identified needs in Bentley.

Manor Oak Homes and Armstrong Rigg Planning have identified that the best way to bring forward new homes on the application site, in this case, is via a small-scale low density housing scheme suitable for this edge of village location. It is also consistent with a key objective of the Bentley Neighbourhood Plan that development be at a scale of 8-12 dwellings in pockets connected to the village.

Importantly and in accordance with policy CP14 of the Local Plan the majority of homes proposed (75%), equating to 9no. dwellings will be affordable tenure - affordable rent or shared ownership. The policy allows for an element of market housing (up to 30%).

The proposals have also been carefully designed to avoid sensitive viewpoints from the Conservation Area to the south, which will be reinforced by generous areas of open space in a landscaped setting.

The Proposed Development

- The proposed development site is shown edged red below.
- This is a Rural Exception site because the bulk of the proposed houses (9) will be affordable which will meet the needs of the village
- The needs of the village currently are 20 households with a local connection to Bentley.
- A low-density scheme at approximately 12 dwellings per hectare, suited to the village edge location.
- A layout which will include generous landscaping and open space throughout the development and at the western edge.
- New vehicular access drawn from the adjacent housing development at Somerset Fields.
- An integrated SUDS drainage system.
- The dwellings shall only be either 1.5 or 2 storey

