

11 February 2025

Mr Philip Isbel
Acting Director of Planning
Babergh Mid Suffolk District Council
Endeavour House, 8 Russell Rd
Ipswich, IP1 2BX

heritage@baberghmidsuffolk.gov.uk

Dear Sir

Draft Proposed Bentley Conservation Area Appraisal and Management Plan,

Thank you for consulting the Society on the draft proposed appraisal for Bentley. We welcome the pro-active management of the district's historic built environment and fully support the proposed designation of a new Bentley Conservation Area and Management Plan. We recognise the significant amount of work that is required to bring forward these proposals, and congratulate Bentley Parish Council on their initiative. We are also pleased to see a high-quality appraisal come forward which we hope will set a higher threshold for future appraisals. We are also encouraged to see that a Management Plan has been included, which is essential if the designation is to fully realise its potential in protecting and enhancing the character and appearance of the area.

We also note that the New Development section of the Management Plan (page 46) includes some useful criteria. However, HE Guidance makes clear that a positive strategy for the conservation of the area requires specific and detailed policies which address the specific threats or challenges that pertain to the proposed area. To that end, it is suggested that this section is expanded to include:

1. Inclusion of criteria for determining planning applications which have the potential to affect/harm the special qualities of the designated conservation area eg. industrial uses such as solar farms and quarries.
2. Inclusion of criteria that relate to new development and the associated impacts upon the setting of heritage assets including the conservation itself.

We hope that you find these comments helpful and would be happy to discuss further if helpful.

Yours sincerely

Fiona Cairns MRTPI IHBC
Director

Cc Bentley Parish Council