

Bridge Neighbourhood Plan Basic Conditions Statement



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1. Introduction

- 1.1** Schedule 9 Part 1 of the Localism Act 2011 sets out the requirements for a Neighbourhood Development Plan in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan.
- 1.2** The basic conditions, as applicable to the Bridge Parish Council Neighbourhood Plan are that:
- a) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan.
 - b) the making of the neighbourhood plan contributes to the achievement of sustainable development.
 - c) the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the District
 - d) the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
 - e) prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

Thus,

- 1.3** a) In accordance with those requirements, this Plan is submitted by Bridge Parish Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for its own parish. The Plan has been prepared by Bridge Parish Council's Neighbourhood Plan Committee, with due regard to the Canterbury District's Local Plan, and the relevant policies within the National Planning Policy Framework.
- 1.4** The whole parish of Bridge has been formally designated as a Neighbourhood Area through an application made under the Neighbourhood Planning Regulations 2012 (part 2 S6), unanimously approved by Canterbury District Council at their Policy and Resources Committee meeting of 17th April, 2019.
- 1.5** The Plan relates only to the parish of Bridge It does not relate to more than one neighbourhood area, and there are no other neighbourhood development plans in place within the neighbourhood area.
- 1.6** b) The Bridge Neighbourhood Plan expresses policies relating to the development and use of land within the neighbourhood area. The policies described in the Plan relate to the development and use of land in the designated Neighbourhood Area only. It does not include any provision for excluded development such as national infrastructure. Proposals relating to planning matters have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and with the Neighbourhood Planning Regulations 2012 (as amended).

- 1.7** Throughout the preparation of the Plan, the Policies contained therein have been created with due regard to the requirement that the making of the neighbourhood plan contributes to the achievement of sustainable development. The Neighbourhood Plan Committee arranged for Habitat Regulations Assessments, Strategic Environment Assessments and Sustainability Appraisals relating to potential sites for development were carried out. Within this Plan and its appendices, a sufficient and proportionate body of evidence is presented, setting out how the Plan arrived at the sustainable development solutions contained therein. Assessments were also made of areas within the Plan area as to their potential designation as important Local Green Spaces.

Links to aforementioned documents:

HRA

https://drive.google.com/file/d/1Wjt8BY20zydoyflx0eYjHh0jk6abZ96f/view?usp=share_link

SEA

<https://drive.google.com/file/d/1665kyW3wi5vb85RsQRXSivMnjRib6XYA/view?usp=sharing>

LVIA

<https://drive.google.com/file/d/1RH-6n8KRyExfIYGYS-DY07cKmDEUthR/view?usp=sharing>

- 1.8** c) The Neighbourhood Plan's Policies have been mapped against those contained within the CDLP and each Neighbourhood Plan policy has been shown to be supported by, and is in general conformity with, the policies of the CDLP, as set out within the General Conformity Test section below. The Neighbourhood Plan's Policies have each also been considered against the policies contained within the National Planning Policy Framework and this Plan has been constructed with due regard to the Policies contained therein.
- 1.9** d) The Neighbourhood Plan committee had regard to relevant EU obligations and has been careful to ensure that the neighbourhood plan does not breach, and is otherwise compatible with, those EU obligations.
- 1.10** e) The plan does not contain policies relating to excluded development in accordance with the Regulations. The Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

- 1.11** There has been careful regard paid to the views expressed to the Neighbourhood Plan Committee. The Committee has consulted widely and frequently, as is shown elsewhere within this Plan, and the Plan has been shaped in the light of those consultations.
- 1.12** It is therefore considered that with the material within this Plan and its appendices, Bridge Parish Council's Plan meets the Basic Conditions as is required within the Legislation.
- 1.13** The period that the policies contained within the Neighbourhood Plan (NP) shall be in effect will be until 1st September 2037.
- 1.14** The timing set out will allow the District to prepare and present their next CLDP, and for that Plan to become operational, before Bridge Parish begins upon the task of renewing this Neighbourhood Plan. In this way, rather than place a future Bridge Neighbourhood Plan Committee in the position of having to predict the policies that will be included within any renewed CDLP, the Bridge Neighbourhood Plan Committee will be more easily able to ensure that their Neighbourhood Plan will conform with the current CDLPs.

2. "General Conformity" Test

Conformity of this Plan's Policies with those of the CDLP

- 2.1** Every neighbourhood plan is required to be in general conformity with the strategic policies contained in the development plan for the area. Therefore, the Policies contained within the Bridge Neighbourhood Plan are to be in general conformity with those contained within the Canterbury District Local Plan. (CDLP).
- 2.2** To demonstrate how this basic condition has been met, each of the Policies from the Bridge Neighbourhood Plan has been mapped against those of the CDLP.
- 2.3** The summary titles for the Policies are set out on the following pages. For the exact wordings, it may be necessary to consult the two original Plan documents.
- 2.4** In many cases, the CDLP Policies, being required to cover a far greater geographical area, have little or no direct bearing upon the Bridge Plan area, but each of the Bridge Neighbourhood Plan policies is supported by one or more CDLP policy, as is set out below.

Bridge Neighbourhood Plan: Policies

- 2.5** Here is an indicative summary of the Policies for ease of reference within the main text.

Objective A : Building a Strong, Competitive Economy & Ensuring the Vitality of
the Village Centre

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A1 Encouragement, and restrictions thereof, regarding new businesses within the built up area.

Objective B : Promoting Sustainable Transport

B1 Local cycle network.

B2 Parking, and traffic.

Objective C : To Maintain a Choice of High-Quality Homes With Good Design

C1 Sustainable Development Standards.

C2 Cantley's proposal for Recreation Ground.

C3 Drainage and sewerage for new development.

Objective D : Promoting Healthy Communities

D1 Retention of the green infrastructure.

Objective E : Meeting the Challenges of Climate Change and Flooding and Conserving and Enhancing the Natural Environment

E1 Related to flooding.

E2 Retaining a green gap between Bridge and the City of Canterbury.

E3 Additional future development only in return for substantial benefits.

E4 Relating to Important Green spaces within the Village.

E5 Relating to light pollution

Objective F : Meeting the Challenges of Climate Change and Flooding and Conserving and Enhancing the Natural Environment

F1 Visual impacts: respecting the existing village character and appearance.

F2 Archaeological assessment of development sites.

3. Canterbury District Local Plan 2017 Policies

Chapter 1 – Strategy

SP1 Presumption in favour of sustainable development unless material considerations indicate otherwise.

SP2 Levels of land supply to meet the identified development requirements and guidelines.

SP3 Strategic allocations. Development will be permitted at strategic sites in the District, subject to the provision of the listed infrastructure.

SP4 Urban areas of Canterbury, Herne Bay and Whitstable to be principal focus for new development.

SP5 Infrastructure Delivery Plan to be prepared to set out proposals for S106 and CIL.

SP6 Development that adversely impacts on SACs, SPAs or Ramsar Sites (alone or cumulatively) will not be permitted.

Chapter 2 – Housing

HD1 Housing allocation sites.

HD2 Requirement for affordable housing for residential developments.

HD3 Rural exception sites will be permitted subject to criteria.

HD4 New dwellings in the countryside only granted in specified circumstances.

HD5 Conversion of rural buildings to residential use, criteria for assessment

HD6 HMOs. Change of use to and extensions of HMOs allowed unless proportion within 100m radius exceeds 10%.

HD7 Purpose-built student accommodation, criteria for assessment.

HD8 Retention of housing accommodation.

HD9 Permission to be granted for bringing empty residential property into more efficient residential use.

HD10 Seasonal, temporary or permanent use of land by gypsies and travellers, criteria for assessment.

Chapter 3 – Employment

EMP1 Land allocated for employment use to be safeguarded from other uses; small proportion of non-Class B uses may be permitted where no harm caused.

EMP2 Support for non-class B and educational uses where significant to the local economy.

EMP3 Permission to be granted for use of upper floors of retail and commercial premises in town centres for office use, criteria for assessment.

EMP4 Existing and allocated employment sites to be protected from non-employment uses and support for expansion of existing business onto adjoining land. Loss of office accommodation permitted subject to criteria

EMP5 Support for home based business, subject to criteria.

EMP6 Installation of digital infrastructure on strategic allocation sites.

EMP7 University of Kent development proposals.

EMP8 Canterbury Christchurch University development proposals.

EMP9 Provision to be made for educational needs arising from new development.

EMP10 Land at Hadlow College, Canterbury to be retained for educational purposes.

EMP11 Whitstable Harbour. Development proposals to have regard to the Whitstable Harbour Strategic Plan.

EMP12 Best and most versatile farmland to be protected.

EMP13 New agricultural buildings to be permitted subject to criteria.

EMP14 Support for new businesses in suitable locations in the rural area.

EMP15 Horse related development acceptable subject to specified criteria.

Chapter 4 – Town Centres and Leisure

TCL(A) Retail Hierarchy and Network

TCL1 Within town centres, permission to be granted for development that adds to its vitality and viability. Over-concentration of uses to be avoided.

TCL2 Primary Shopping Frontages. Promotion of A1 uses and ground floor of retail premises to be generally retained in A1 use.

TCL3 Secondary Shopping Frontages. Promotion of A use class and changes of use between the A use class permitted; changes of use to non-retail uses and residential not normally permitted.

TCL4 'Active' town centre uses to be permitted within the Cultural Enhancement Area, criteria for assessment.

TCL5 Retail and other community uses to be protected and improved in Local Centres.

TCL6 Criteria for the provision of main town centre uses outside town centres.

TCL7 Wincheap Retail Area to be developed as a retail-led mixed used development.

TCL8 Development within Herne Bay and Whitstable town centres to be of an appropriate scale and to reflect character and function of the individual centre.

TCL9 Environmental Improvement Areas. Environmental improvements to be sought within designated areas.

TCL10 Mixed Use Development. Within and around town centres, a mix of uses to be delivered. Retail uses provided at ground floor within Primary Shopping Frontages. Additional sites allocated for mixed-use development.

TCL11 Commercial Leisure and Cultural Activities. New/enhanced leisure facilities to be promoted, existing to be safeguarded.

TCL12 Evening and night-time economy. Applications approved, subject to criteria.

Chapter 5 – Transport Infrastructure

T1 Location of new developments to be considered against Canterbury Transport Strategy.

T2 Proposed pedestrian and cycle routes to be protected.

T3 Bus Improvement Links. Permission not to be granted for proposals that prejudice bus improvement measures and fast bus links.

T4 Rail Improvement Links. Permission not to be granted for proposals that prejudice rail improvement measures

T5 Wincheap Park & Ride. Land safeguarded for expansion.

T6 Sturry Road Park & Ride. Land safeguarded for expansion.

T7 New Dover Road Park & Ride. Provision made adjacent to new A2 interchange for relocation and expansion of facility.

T8 Whitstable Park & Ride. Proposals to meet identified criteria.

T9 Parking and cycle provision to have regard to identified standards.

T10 Restriction of on-site parking provision for retail, office and commercial uses is specified areas. Provision to be limited to operational parking only.

T11 Wincheap Traffic Management Scheme. Implementation of the A2 off-slip road at Wincheap, an A28 relief road and improvements at Wincheap Green. Proposals which prejudice these routes will be resisted. Contributions to be sought.

T12 Implementation of A2 Bridge Interchange. Proposals which prejudice this route will be resisted. Contributions to be sought.

T13 Provision of Herne Relief Road required. Proposals which prejudice this route will be resisted. Contributions may be sought from appropriate developments.

T14 Sturry Relief Road required. Proposals which prejudice this route will be resisted. Contributions to be sought.

T15 A28/A257 Barracks Link Road. Proposals which prejudice this route will be resisted.

T16 Rural lanes of landscape amenity, nature conservation, historic or archaeological importance protected from changes which would damage their character and where possible be enhanced.

T17 Transport Assessment and Travel Plans required for developments which would have significant transport implications.

Chapter 6 – Tourism and Visitor Economy

TV1 Cultural and arts facilities to be encouraged. All new large developments to make provision for public art.

TV2 New tourism development in and on edge of town centres to be granted, subject to criteria.

TV3 Loss of visitor staying accommodation acceptable subject to criteria.

TV4 Touring and static caravan sites. Existing sites to be protected. Criteria for assessment.

TV5 Proposals for Marina provision acceptable subject to criteria.

TV6 Reculver Country Park. Proposals for enhancement to be permitted. Criteria for assessment.

TV7 Rural tourism proposals encouraged where they provide local jobs and are of an appropriate scale and type, subject to no conflict with other plan policies.

TV8 New tourism accommodation and facilities in the rural area acceptable subject to criteria; new buildings to be related to existing settlements.

Chapter 7 – Climate Change, Flooding, Coastal Change and Water Resources

CC1 Proposals for renewable and low-carbon sources of energy to be encouraged in appropriate locations. Removal of installations required after use has ceased.

CC2 Development to include measures to reduce carbon emissions from energy use.

CC3 Strategic sites and large developments to provide site wide renewable or gas fired Combined Heat and Power unless specific criteria met.

CC4 Development proposals within areas at risk of flooding or with increased surface water run-off to be subject to a FRA.

CC5 New development permitted on undeveloped sites within Flood Zones 2 and 3 only where sequential/exception tests passed.

CC6 Minor infill development and development on previously developed land in Flood Zones 2 and 3 acceptable subject to other plan policies.

CC7 No development within overtopping hazard zones.

CC8 Replacement dwellings outside of urban boundary at Faversham Road, Seasalter not permitted. Extensions only allowed in exceptional circumstances.

CC9 Coastal Change Management Area to be defined at Reculver.

CC10 Development proposals will normally be refused in Coastal Protection Zone.

CC11 Sustainable Drainage Systems to be utilised. Greenfield run-off rates to be achieved where possible. Hierarchy for the management of surface water flows. Details of management of SUDS to be provided prior to commencement.

CC12 Water quality to be safeguarded and enhanced where possible as part of new development proposals.

CC13 Development to be phased to ensure the provision of necessary water infrastructure works. Development to minimise water use and incorporate water efficiency and recycling measures.

Chapter 8 - Design and the Built Environment

DBE1 All development to incorporate sustainable design and construction measures.

DBE2 Criteria for renewable and micro-generation equipment to avoid adverse impacts.

DBE3 Development proposals to be of high quality, to be assessed against specific amenity, visual, landscape, accessibility and highways criteria.

DBE4 New housing to have acceptable standard of accommodation, having regard to national minimum space standards and to provide refuse and cycle storage and outdoor space.

DBE5 High standards of accessibility and inclusive design to be incorporated into new developments. Additional requirements for major and strategic development.

DBE6 Alterations and extensions to respect character of the original building, to not result in overshadowing and overlooking and to avoid detriment to the amenity and character of the locality. Particular care to be given to works to heritage assets.

DBE7 High quality design of public realm to be expected in new development proposals.

DBE8 Functional and visually successful public open space to be incorporated into new developments, including PROW, open space, landscaping and public art.

DBE9 Outdoor lighting proposals, criteria for assessment.

Chapter 9 – Historic Environment

HE1 Proposals which protect, conserve and/or enhance the historic environment will be supported.

HE2 World Heritage Site and Buffer Zone. World Heritage Site to be protected and enhanced, including views into and from the site.

HE3 Significant views of the City and World Heritage Site to be protected.

HE4 Development proposals to preserve or enhance the special historic or architectural interest or the setting of listed and locally listed buildings.

HE5 Alterations to listed and locally listed buildings to preserve their character; applications to be accompanied by full details.

HE6 Development proposals to preserve or enhance the setting of conservation areas.

HE7 Highway works and traffic schemes to protect the character and appearance of historic buildings and conservation areas.

HE8 Presumption in favour of the conservation of heritage assets.

HE9 Adverts on listed buildings and within conservation areas to be kept to a minimum and be designed to avoid harm to the heritage asset.

HE10 New shopfronts to be of a high standard of design and existing shopfronts of historical interest to be retained

HE11 Important archaeological sites to be protected and archaeological evaluation required where potential for impact on archaeology.

HE12 Archaeological evaluation required for sites within the Canterbury Area of Archaeological Importance and other sites of archaeological potential.

HE13 Historic landscapes, parks and gardens to be preserved and enhanced.

Chapter 10 – Landscape and Biodiversity

LB1 Proposals to conserve and enhance the Kent Downs Area of Outstanding Natural Beauty.

LB2 Impact of the development on Areas of High Landscape Value.

LB3 Undeveloped Coast. Development that does not detract from the unspoilt scenic quality or scientific value of the undeveloped coast will be permitted.

LB4 Landscape character assessment. Proposals to have regard to the landscape character of the area.

LB5 Development not permitted where it may have an adverse impact on the integrity of an SAC, SPA or Ramsar site.

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LB6 Proposals that would materially harm scientific or nature conservation interest of an SSSI, NNR or MCZ only acceptable in specified circumstances.

LB7 Development adversely impacting on Local Wildlife Sites, Local Nature Reserves or Regionally Important Geological/Geomorphological Site only acceptable where justification for proposal outweighs the harm.

LB8 Ecological improvements to be incorporated into new developments to improve connectivity.

LB9 All development to avoid a net loss of biodiversity and pursue opportunities to achieve a net gain.

LB10 Development to be designed to retain important trees, hedgerows and woodland.

LB11 Measures to safeguard the Blean Complex Special Area of Conservation (SAC).

LB12 Seasalter Marshes. Projects to restore, enhance and extend the ecological value of this site to be supported.

LB13 The environment within river corridors will be conserved and enhanced. Supply of water, treatment and disposal of waste water and flood risk management should be sustainable.

Chapter 11- Open Space

OS1 Proposals to protect and enhance sites designated as Local Green Space.

OS2 Proposals resulting in loss of playing fields only acceptable in specified circumstances.

OS3 Land at Greenhill allocated for public playing fields.

OS4 Land adjacent to St Augustine's Business Park, Swalecliffe allocated for junior football pitches.

OS5 Land at Stuppington Lane, Canterbury allocated for informal public recreational uses

OS6 Green Gaps. Development only permitted in specified circumstances.

OS7 Herne Bay and Whitstable Green Gap. Development only permitted in specified circumstances.

OS8 Sports and recreation in the countryside, criteria for assessment.

OS9 Protected Open Space to be safeguarded unless specific criteria met.

OS10 Development that results in loss of open space/play areas within new developments that contribute to visual/recreational amenity to be refused.

OS11 New housing development to make provision for appropriate outdoor space.

OS12 Green infrastructure to be planned designed and managed to conserve and enhance the character of landscapes and settlements. Measures to be implemented for new major development sites.

OS13 Land identified along the River Stour corridors protected from development. Regard to be had to the Riverside Strategy.

OS14 Land allocated at Lime Kiln Road, Canterbury for a future allotments/community garden site.

OS15 Permission to only be granted for loss of allotments/community gardens if criteria are met.

Chapter 12- Quality of Life

QL1 Support for social infrastructure/community facility uses and buildings.

QL2 Improvements to village services and facilities to be approved, unless there are overriding conflicts.

QL3 Retention of village and community facilities in the rural area.

QL4 Support for farm shops in appropriate locations.

QL5 New local community services to be provided within new residential developments.

QL6 Retention of community uses and buildings unless no need in the locality and other community uses could not operate from the building or land.

QL7 Land allocated for community purposes

QL8 Provision of health and social care facilities.

QL9 Land allocated adjacent to Kent and Canterbury Hospital for health related development

QL10 Provision of new medical, health and social care facilities.

QL11 Development resulting in worsening air quality to be appropriately mitigated.

QL12 Mitigation of pollution from new development.

Appendices

Appendix 1 – Garden City Principles

Appendix 2 – Schedule of Housing Allocations and Permissions

Appendix 3 – Housing in Multiple Occupation – Article 4 Direction Area

Appendix 4 – Local parking Standards

Appendix 5 – Outdoor Lighting

Appendix 6 – Kent compendium of Parks and Gardens

Appendix 7 – List of superseded Policies

This Plan's policies cross-referenced to CDLP

Objectives A. Building a Strong, Competitive Economy & Ensuring the Vitality of the Village Centre

A1 Prevent loss of business premises	SP1, EMP1, EMP4, QL3. EMP1, EMP4, EMP14. EMP1, EMP4, EMP13, EMP14.
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Objective B. Promoting Sustainable Transport

B1 Local cycle network	T2, OS8, QL2.
B2 Parking, and traffic	T16, T17, HE7, QL2, QL11, Appx4

Objective C. To Maintain A Choice of High Quality Homes With Good Design

C1 Development standards	CC11, DBE1, DBE3, DBE4, DBE5, DBE7, HE5, HE6.
C2 Cantley proposal for Recreation Ground	HD1, HD2, DBE1, DBE8, OS2, OS10, OS11, QL1, QL3, QL5, QL7. DB6
C3 Drainage, sewerage and for new development.	HD5.

Objective D. Promoting Healthy Communities

D1 Retaining the green infrastructure, PROW.	HE13, LB1, LB4, LB7, LB13, OS8, QL2.
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Objective E. Meeting the Challenges of Climate Change and Flooding and Conserving and Enhancing the Natural Environment

E1 Related to flooding	CC4, CC5, CC11.
LB13. E2 Separation between Bridge and Canterbury	HE13, OS6, OS9.
E3 Additional development benefits	TCL5, LB10, OS8, OS9, OS10, OS12, TCL5, OS2, OS8, QL2, QL3, QL6, QL8.
E4 Retention of Important Green Spaces	LB9, LB10, OS1
E5 Reducing light pollution	LB4, OS1, OS9, Appendix 5

Objective F. Conserving and Enhancing the Historic Environment

F1 Visual impacts	HE13, LB2, LB10, LB13, OS12.
F2 Archaeological assessment of development sites.	HE1, HE4, HE5, HE8, HE11, HE12.

5. Conclusion

5.1 It is considered that with the material within Bridge Neighbourhood Plan and its appendices, Bridge Parish Council's Plan meets the Basic Conditions as is required within the Legislation. Bridge Parish Council hopes the examiner will consider that the Bridge Neighbourhood Plan meets the Basic Conditions set out in this legislation.