

Bridge Neighbourhood Plan Consultation Statement



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1. Consultation Process

Introduction

- 1.1** This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning (General) Regulations 2012 in respect of the Bridge Neighbourhood Plan (BNP).
- 1.2** The legal basis of this Consultation Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - explain how they were consulted;
 - summarise the main issues and concerns raised by the persons consulted; and
 - describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.3** The Neighbourhood Plan came about as the Council realised that the Village was likely to have a large housing development imposed upon it by Canterbury's Local Development Plans, without any significant say in how the Village was being developed coming from within the Village itself. The Localism Act allowed the Parish Council to develop its own Neighbourhood Plan, and so the Neighbourhood Planning Committee (NPC) was formed and they began the work of producing a Plan. BPC were, at that time, considering options directed towards the Parish Council retaining control of the Recreation Ground, the lease of which expires in June 2023. The CDLP, prepared by the District's Planners, then set out a development within the AONB at Brickfields, one that brought with it no benefit other than the additional housing units, and which was opposed by many within the Village. Parish Councillors argued against the District's imposed development in front of the CDLP Inspector, who agreed with BPC, directing that a housing allocation for Bridge was to be decided from within the emerging Bridge Neighbourhood Plan. Thus the original concerns expressed by the members of BPC, the initial reason for the creation of Bridge's Neighbourhood Plan were shown to be well founded; the value of a Plan in retaining some measure of local control over local development decisions has been shown, and it is hoped that the Plan will require that any future development within Bridge addresses, as its main priority, issues that are raised from within the Village. 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.

Bridge Neighbourhood Planning Committee (BNPC)

- 1.4 The Neighbourhood Plan Committee was formed following a formal resolution proposed to and approved by, Bridge Parish Council.
- 1.5 Initial members were all members of the Parish Council when the Neighbourhood Plan Committee was constituted, plus the, two immediately previous Clerks to Bridge Parish Council. Membership was offered to each Parish Councillor, and Clerk, who were invited to remain as NP Committee members upon the conclusion of their time in post. With a regular turnover of Parish Councillors, Village residents keen to assist with the preparation of this Plan would have had ample opportunity to do so.
- 1.6 Over the years, a number of meetings have been held and the committee has had changes in its membership.
- 1.7 The Parish Council takes this opportunity to thank all those who served on the Neighbourhood Plan Committee or who contributed towards this final document. In addition, as this Plan draws heavily upon the original NP for the Village, grateful thanks are also extended to all those who contributed towards that earlier, and since withdrawn, Neighbourhood Plan.
- 1.8 Outside consultants advised the committee and the Committee would like to extend their thanks to these people also.
- 1.9 Meetings of the NPC were held in public either in person or via zoom (in response to Covid restrictions). Members of the public were invited to speak at the beginning of the meeting and raise questions throughout. Minutes of the meetings were published on the PC notice boards and on the NP website. The NP was also a standing item of the monthly BPC meetings. The minutes of those meetings were posted on the PC noticeboards and PC website.

The Process

- 1.10 Bridge NP has been created and developed by consulting with interested parties, receiving technical support and enlisting the expertise of consultants. This NP is the culmination of over three years work (former plan began in 2013). Much of the policy making had already be established and consulted on under the previous Plan giving the current Plan a head start. The following link takes you to a detailed 'Timeline of Activities and Events' carried out by Bridge Parish Council and the Neighbourhood Planning Committee in formulating the NP;

<https://drive.google.com/file/d/1XdS19snr2SRJyOSce-PkfdS-eKQWbZTw/view?usp=sharing>

Regulation 14 Consultation

1.11 The Regulation 14 Consultation of Non Statutory Consultees commenced on 5th January 2021 and ran for six weeks. Please refer to the below link to see the ‘Timeline of Activities and Events’ carried out by Bridge Parish Council and the Neighbourhood Planning Committee which details how the consultation was carried out, who was consulted, issues raised and the changes made to the NP following the Consultation, resulting in the final version of the NP. Activity concerned with this consultation has been highlighted in green to for easy identification.

Timeline of Activities and Events link;

<https://drive.google.com/file/d/1XdS19snr2SRJyOSce-PkfdS-eKQWbZTw/view?usp=sharing>

To summarise, the Consultation of Non Statutory Consultees identified that the selected site of the planned development needed to be explained and justified. This has now been addressed within the NP and associated documents. It was also reiterated in the consultation the desire for Bridge to maintain separate from Canterbury maintaining the Green Gap. There were also some errors in referencing highlighted that have since been amended.

1.12 The Regulation 14 Consultation of Statutory Consultees commenced on 18th March 2022 and lasted for six weeks. Please refer to Table 1.1 for a full list of Statutory Consultees. Please also refer to ‘Timeline of Activities and Events’ carried out by Bridge Parish Council and the Neighbourhood Planning Committee which details how the consultation was carried out, who was consulted, issues raised and the changes made to the NP following the Consultation, resulting in the final version of the NP. Activity relating to the consultation is highlighted in green.

Timeline of Activities and Events link;

<https://drive.google.com/file/d/1XdS19snr2SRJyOSce-PkfdS-eKQWbZTw/view?usp=sharing>

The main outcome from the Consultation of Statutory Consultees was that the development of 47 houses would be considered Major Development within the AONB. In response to this, an explanation for Exceptional Circumstances has been outlined more clearly within the NP. As with the feedback received from the Consultation of Non Statutory Consultees, it was highlighted that more detail was needed on how this site was selected for development and this has since been addressed. Other feedback received related mainly to conflicts between the NP Policies and that of Local and National Planning Policies along with some out of date references to Policies. These policies have since been amended, resulting in the final version of the NP.

Bridge Neighbourhood Plan Consultation Statement

Table 1.1 Full list of Statutory Consultees and responses

Statutory Consultees asked to take part in the Regulation 14 Consultation	Response received	Statutory Consultees asked to take part in the Regulation 14 Consultation	Response received
Allotment Association		Kent Wildlife Trust	
Arterworks		Kent Downs AONB Unit	#
Bekesbourne With Patribourne Parish Council		League of Friends	
Bishopsbourne Parish Council		Londis	
Bourne to Garden		Lower Hardres Parish Council	
Bridge and Patribourne School Mr Tibbles, Head Master		Mahoneys of Bridge	
Bridge Arms Public House		Mervyn Gulvin Architects	
Bridge Church Group		Natural England	#
Bridge Dental Practice		NHS Canterbury And Coastal CCG	
Bridge Doctors Surgery		NHS Canterbury And Coastal CCG – Zoe Holmes	
Bridge Tennis Club		Nicholas James Hair and Beauty	
Bridge Village Hall Committee		Paydens Pharmacy	
Bridge Village Playgroup		The Pig at Bridge Place	
Campaign To Protect Rural England		Red Lion Public House	
Cantley	#	South East Water	
CCC	#	Southern Gas Networks Plc	
Environment Agency	#	Sport England	#
Fish Scheme		Stagecoach In East Kent & East Sussex	
Highways England - South East Team	#	Southern Water Services	#
Historical Society		UK Power Networks	
Historic England	#	Vanessa McDonald (land owner within the village)	
Horticultural Society		Womens Institute	
KCC Education		Woodlands	
KCC Growth, Environment & Planning	#	Wood Peckers Nursery	
KCC Kent Highway Services	#		

Please note: this is the full list of Statutory Consultees that were invited to take part in the Regulation 14 Consultation. The ‘#’ identifies which of the Statutory Consultees replied within the consultation period.

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