



Bridge Neighbourhood Plan  
2022-2037

# Contents

<b>Introduction .....</b>	<b>4</b>
<b>The Vision for the Village of Bridge.....</b>	<b>4</b>
<b>Area Covered by the Neighbourhood Plan.....</b>	<b>5</b>
<b>Reading this Neighbourhood Plan.....</b>	<b>6</b>
<b>Bridge Village.....</b>	<b>7</b>
<b>Objectives .....</b>	<b>8</b>
<b>Objective A.....</b>	<b>9</b>
<b>Building a Strong, Competitive Economy &amp; Ensuring the Vitality of the Village Centre.....</b>	<b>9</b>
<b>Objective B.....</b>	<b>10</b>
<b>Promoting Sustainable Transport .....</b>	<b>10</b>
<b>Objective C.....</b>	<b>12</b>
<b>To Maintain a Choice of High-Quality Homes With Good Design.....</b>	<b>12</b>
Policy C1.....	14
<b>Objective D.....</b>	<b>19</b>
<b>Promoting Healthy Communities .....</b>	<b>19</b>
<b>Objective E.....</b>	<b>21</b>
<b>Meeting the Challenges of Climate Change and Flooding and Conserving and Enhancing the Natural Environment .....</b>	<b>21</b>
<b>Objective F.....</b>	<b>28</b>
<b>Conserving and Enhancing the Historic Environment.....</b>	<b>28</b>
<b>Projects allied to the Policies contained within this Neighbourhood Plan.....</b>	<b>29</b>
Objective A.....	29
Objective B.....	29
Objective C.....	30
Objective D .....	30
Objective E.....	30
Bridge Neighbourhood Plan: Policies.....	31
<b>Canterbury District Local Plan 2017 Policies .....</b>	<b>32</b>
Chapter 1 – Strategy.....	32
Chapter 2 – Housing .....	32
Chapter 3 – Employment .....	32
Chapter 4 – Town Centres and Leisure .....	33
Chapter 5 – Transport Infrastructure.....	33
Chapter 6 – Tourism and Visitor Economy.....	34

<b>Chapter 7 – Climate Change, Flooding, Coastal Change and Water Resources.....</b>	<b>34</b>
<b>Chapter 8 - Design and the Built Environment.....</b>	<b>35</b>
<b>Chapter 9 – Historic Environment .....</b>	<b>35</b>
<b>Chapter 10– Landscape and Biodiversity .....</b>	<b>36</b>
<b>Chapter 11- Open Space .....</b>	<b>36</b>
<b>Chapter 12- Quality of Life .....</b>	<b>37</b>
<b>Appendices.....</b>	<b>37</b>
<b>Objective B. Promoting Sustainable Transport.....</b>	<b>38</b>
<b>Objective C. To Maintain A Choice of High Quality Homes With Good Design .....</b>	<b>38</b>
<b>Objective D. Promoting Healthy Communities .....</b>	<b>38</b>
<b>Objective E. Meeting the Challenges of Climate Change and Flooding and Conserving and Enhancing the Natural Environment.....</b>	<b>38</b>
<b>Objective F. Conserving and Enhancing the Historic Environment .....</b>	<b>38</b>
<b><i>Neighbourhood Plan Committee Members - Past and Present .....</i></b>	<b><i>39</i></b>
Who Drafted the Neighbourhood Plan? .....	39
<b><i>A Glossary .....</i></b>	<b><i>40</i></b>

# Introduction

**1.1** This Plan sets out our vision for the future of Bridge until 2037 and lays down policies to help achieve that vision. This Plan has been drawn up under the provision of the Localism Act 2011, and the National Planning Policy Framework 2021, and in accordance with the Canterbury District Local Plan 2017-2031 as per the expectations contained within NPPF 26, *“Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy.”*

By 2037 Bridge will continue as a sustainable, identifiable, village community that values its open space and separation from Canterbury. It will have developed local services and transport links that provide residents with a strong safe community identity. The historic fabric of the village will be conserved and enhanced.

By encouraging new sustainable development as per NPPF 2021 paragraphs 8 and 9, enhancing our valued green spaces and the setting of our heritage assets, Bridge will be a thriving village with a strong sense of community, where our streets are safe, clean and with amenities and services to offer our residents and visitors.

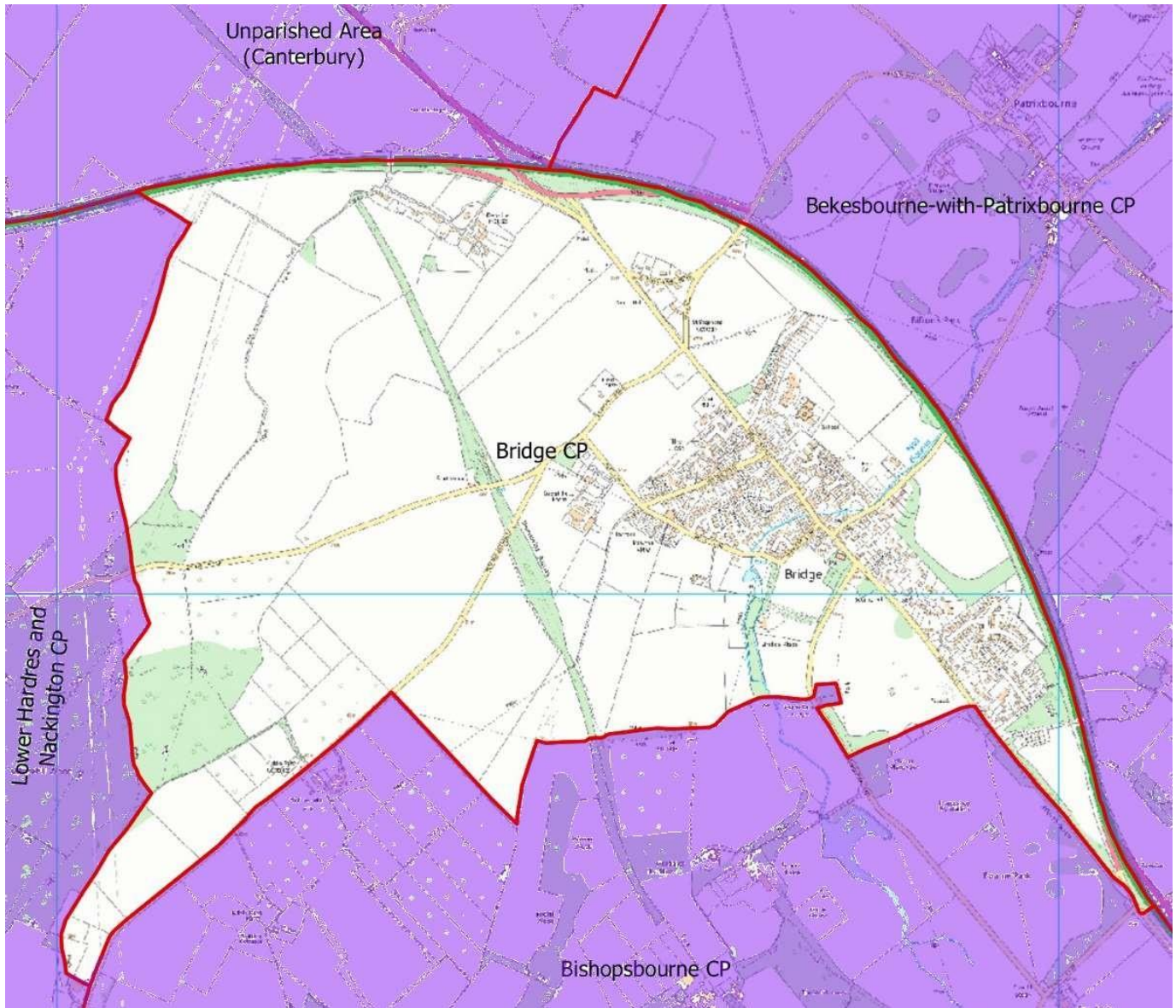
## The Vision for the Village of Bridge

This Neighbourhood Plan (NP) came about as the Council realised that the village was likely to have a sizeable housing development imposed upon it by Canterbury District Council, via its Local Development Plans, as well as similar proposals by other landowners and developers, without the village having a significant voice in determining its own future development. The Plan was, and is, seen as a mechanism by which local residents might address the challenges faced by the village of Bridge, and through which they could take advantage of the opportunities afforded them.

The Localism Act enabled Parish Councils to develop their own NP. So we, the residents of Bridge, via our Parish Council, have developed this local plan to protect and improve our village. Bridge Parish Council (BPC) is keen to set out its vision for the area, and the NP legislation provides the village with the opportunity to influence its own future by introducing Policies to protect and enhance Village life up to 2037. The Neighbourhood Planning Committee (NPC) was established to produce this NP which is intended to provide guidance for local people, developers and others about planning decisions within the NP area. BPC was, at that time, considering options directed towards the Parish Council retaining control of the Recreation Ground, the lease of which was set to expire in June 2023.

The Canterbury District Local Plan (CDLP), prepared by the District’s Planners, then set out a development within the Area of Natural Beauty (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 proposed development in front of the CDLP Inspector, who agreed with BPC, directing that any housing allocation for Bridge was to be decided from within the emerging Bridge NP. Thus the original concerns expressed by the members of BPC and the initial reason for the creation of Bridge’s NP were shown to be well founded; the value of a Plan in retaining some measure of local control over local development decisions has thus been shown, and the Plan will require that any future development within Bridge addresses, as its main priority, issues that are raised from within the Village. Careful regard has been paid to the views expressed to the NPC. The Committee has consulted widely and frequently, as is shown elsewhere within this Plan and its supporting documents, and this final draft of the Plan has been shaped in the light of those consultations and other submissions made to the NPC.

# Area Covered by the Neighbourhood Plan



(Base OS map © Crown copyright under license)

# Reading this Neighbourhood Plan

**1.2** To more easily follow this Plan, we have marked out and numbered Policies and Projects.

Policies are set in yellow shaded text boxes. These Policies are intended to be the guiding principles for future development within the village for the life-span of this Plan. These would work alongside the Canterbury District Planning Policies, as per NPPF 26, as supplementary local planning policies for the parish of Bridge, the Neighbourhood Plan area. They are each broadly in line with the Policies contained within the CDLP as is required by the enabling legislation.

Projects are set out in green and are more aspirational in nature. These Projects are grouped together at the end of the Plan, with references to the allied Policies.

There is additional text, setting out the context for these Policies and Projects, which sits within the chapters.

For ease of reference, the narration, which offers an explanation for the Policies and Projects, is labelled, and numbered, by chapter and section.

## Policies

These are set in yellow shaded boxes.

## Projects

These are set in green shaded boxes and are more aspirational in nature. The Projects are grouped together towards the end of this Plan.

In addition, there is a Basic Conditions Statement and a Consultation Statement that accompanies this Neighbourhood Plan, and the following appendices to this Plan are referred to and contain important points of information:-

- Appendix A – Rural Community Profile
- Appendix B – Bridge Architectural Legacy statement
- Appendix C – Housing Needs Survey
- Appendix D – Strategic Environmental Assessment
- Appendix E – The Cantley Proposal
- Appendix F – Landscape and Visual Impact Assessment

## Bridge Village

**1.3** The village of Bridge (51.2N 1.12E) lies in the Kent Downs Area of Outstanding Natural Beauty (AONB) and covers an area of 341 hectares (843 acres) to the south east of the City of Canterbury in the County of Kent. The village has a population of 1576 people (Census of 2011) living in 690 properties, of which 43 are listed buildings. The majority of the population (51%) is of working age and 55% are female. A significant number (39%) of people are qualified to NVQ level 4 (HNC) or above, which is greater than the average (30%) for the South-East of England. Further information regarding the village is contained in the Rural Community profile within Appendix A.

**1.4** The idea for a 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, to take advantage of the opportunity and put forward the wishes of the community, and so they began the work of producing a Plan. They were, at that time, considering options directed towards the Parish Council retaining control of the Recreation Ground, the current 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.

**1.5** It is hoped that this Plan will require that any future development within Bridge addresses, as its main priority, issues that are raised from within the village. Specifically, following the NPPF, and in particular sections 8 to 11:- that the Plan will allow the village to develop in a positive, sustainable way, to help build a strong, responsive and competitive economy within the village, supporting growth, innovation and improved productivity; and by identifying and highlighting the need for the provision of an appropriate infrastructure; that the Plan will support a strong, vibrant and healthy community in Bridge, ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and that will support this communities' health, social, recreational and cultural well-being; and finally, that this Plan will protect and enhance our natural, built and historic environment; making effective use of the land: improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, and assist with the move towards a low carbon economy.

# Objectives

**1.6** The Neighbourhood Plan is constructed around six objectives, which are:

- a) to build a strong, competitive economy and ensure the vitality of the village centre;
- b) to promote sustainable transport;
- c) to maintain a choice of high quality homes with good design;
- d) to promote a healthy community;
- e) to meet the challenges of climate change and flooding and to conserve and enhance the natural environment;
- f) to conserve and enhance the historic environment.

**1.7** The policies contained within the Neighbourhood Plan shall be in effect until 1st September 2037.

**1.8** 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 embarks upon the task of renewing this Neighbourhood Plan. This will enable the Bridge NPC to ensure that any revised NP conforms to policies contained in the District's renewed CDLP.



## Objective A

### Building a Strong, Competitive Economy & Ensuring the Vitality of the Village Centre

**2.1** The village is home to a number of business premises but this Plan recognises that some may be unable to support economically viable employment for the full term of the Plan due to current wider economic uncertainties. The Plan will therefore endeavour to support any potential appropriate long-term employment opportunities. New small-scale business development in the village will therefore be encouraged, wherever possible. A number of villagers already work from home and the Plan aims to encourage this by supporting measures that work towards effective internet and communication networks across the village. Obviously, with few workplaces outside the home available within the village, many wage earners work outside the village.

**2.2** New development associated with the expansion of an existing business or formation of a new business should also respect the rural character of the village and provide sufficient vehicle and cycle parking for staff and visitors in line with the standards set out in the Local Plan and by Kent County Council.

**2.3** The National Planning Policy Framework (NPPF) section 84 states “Planning policies and decisions should enable ... the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings”.

#### Policy A1

Proposals for the development of new business uses within the built up area boundary of Bridge, will be permitted provided they do not lead to the loss of shops or of community facilities and do not harm local residential amenity:-

Expansion of existing businesses or formation of new business shall respect the rural character of the Village, and,

Proposals shall include sufficient provision for vehicle parking and cycle parking or storage for both staff and visitors.

**2.4** The NPPF section 82 states that the Plan should “be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances”.

**2.5** Business development within the village should have proper regard to Policy B2 regarding adequate parking provision. In particular, development applications that would significantly increase the parking problems in Bridge will not be supported.

**2.6** The Canterbury District Local Plan (CDLP) section 3.49 states “There are also potentially quite significant benefits to be gained in relation to reducing traffic congestion, hence improving air quality. In terms of the City Council’s vision for the District, therefore, home-working is supported.”

## Objective B

### Promoting Sustainable Transport

**3.1** There are train connections from Canterbury to London and other destinations, including a high-speed link from Canterbury West to St Pancras. Bekesbourne railway station is approximately one mile from Bridge and provides an alternative to the journey by road to Canterbury, which has its own traffic congestion and parking difficulties. This line only serves the Canterbury East route. Bridge is well served by bus services to Canterbury, Dover and Folkestone. An E-mail from Stagecoach to the Clerk, dated 9<sup>th</sup> December 2020 states *"Stagecoach provides regular bus services linking the village of Bridge to Canterbury, Folkestone (via the Elham Valley) and Aylesham.*

*"Routes 17 and 89 provide a direct service to and from Canterbury, with a combined daytime frequency of 3 buses per hour on weekdays and 4 journeys on Sundays, when Route 89 does not run. In the early mornings, and in the evenings some Route 16 buses also serve Bridge.*

*"Route 17 provides a service to and from Folkestone, via the Elham Valley, at a daytime frequency of 1 bus per hour on weekdays, with 4 journeys on Sundays.*

*Route 89 provides a service to Aylesham on Mondays to Saturdays, with a roughly 2 buses per hour frequency.*

*"The main bus stops are located in High Street, adjacent and opposite the [former] Post Office, adjacent and opposite [former] The White Horse, at The Steps (towards Folkestone/Aylesham only) and adjacent and opposite Higham Lane."*

**3.2** The Canterbury District Local Plan has policies relating to sustainable transport in the District and these form this Plan's policies as far as they relate to Bridge.

**3.3** Bridge currently lacks a cycle route to Canterbury that is not physically separated from motor vehicle traffic. The current cycle route from Canterbury is partly along the busy A2050. A safe cycle route would enable children from Bridge to cycle to the secondary schools in South Canterbury. This would reduce car use on 'school runs' and provide health benefits. The Plan regards this as an essential development for the village. The CDLP has provision for such a route, which is strongly supported by this Neighbourhood Plan.

**3.4** Parents collecting and dropping off children at school times create congestion in the village. Local parents will be encouraged to walk children to school individually or by 'Walking Bus' using drop off points away from the centre of the village. The Neighbourhood Plan will seek to make the environment safer for children by limiting and controlling vehicular access to the school at peak times. This would reduce congestion, alleviate car-parking problems and improve air quality.

**3.5** The introduction of electric charging points for cars in residential areas should be supported as technology allows.

**3.6** Bridge has a good bus service, which is well used and valued by the community. Encouragement should be given to all residents to help the environment and reduce pollution by using the buses.

## Policy B1

This Plan will support development proposals which integrate with and take opportunities to expand the local cycle network.

Development proposals should provide traffic free cycle and pedestrian routes wherever possible. Opportunities to integrate with existing cycle routes and Local Plan safeguarded cycle routes should be considered at an early stage of the development design process.

**3.7** Until demand for greater bus usage materializes, it is widely acknowledged that current car usage highlights the fact that Bridge has limited public car parking capacity. This is a problem, especially pressing on weekdays in term time, and a shortage of parking spaces drives people away from village shops and businesses. Employers should be encouraged to find their staff alternative parking away from the High Street. The potential for providing a village car park should be examined together with ways of increasing existing parking bays.

## Policy B2

All development proposals will endeavour to provide adequate provision for off street parking except where local settings or characteristics will not reasonably allow this.

Development applications that would significantly increase the parking problems in Bridge will not be supported.

## Objective C

### To Maintain a Choice of High-Quality Homes With Good Design

**4.1** The Neighbourhood Plan will encourage only a limited amount of housing, to assist towards meeting local needs. The CDLP allowed this NP to bring forward a housing allocation that would be determined from within the village. The intention is for there to be a single residential allocation within which there would be an element sufficient to meet the village's identified need for affordable housing units.

**4.2** The Parish Council has welcomed the completion of a Bridge Architectural Legacy statement (BAL) which analyses the aesthetic makeup of the village and sets out the criteria, which should be applied to all new development. The BAL statement forms Appendix B of this document.

**4.3** The Plan will encourage energy saving and environmental benefits, by encouraging local residents to use renewable energy and energy efficiency measures. This may help towards reducing fuel poverty within Bridge. The Planning Sub-Committee of the Parish Council will work to ensure that any proposed new housing is built to the highest environmental standard.

**4.4** New developments should encourage Bridge's current community ambiance by strengthening neighbourliness through shared public spaces and access.

**4.5** Any further new housing should consist of mixed scales and designs and materials, and should include 2-3 bed dwellings mixed in with one-bedroom flats and ground floor and single storey housing for the elderly, where evidence for the need for such accommodation is identified through a housing needs assessment.

**4.6** The Housing Needs survey (to be found at Appendix C) carried out by ACRK in July 2017 identified a need, at that time, for 11 affordable housing units for local people. No new affordable housing has been brought forward since that survey was completed.

**4.7** There has been a long-term steady stream, of about five housing units built and occupied per year, as per District Planning notices and BPC Planning sub-committee minutes. This actual supply of homes, being occupied, suggests an effective demand for homes, amounting to what would be about seventy-five additional units over the fifteen-year life of this Neighbourhood Plan.

**4.8** In the two years June 2016-June 2018, Canterbury City Council's planning department, the Parish's Local Planning Authority, has granted permission for fourteen additional homes within the Parish, an average therefore of seven new homes approved per year. This would extrapolate to over one hundred additional homes over the fifteen-year life of this Plan. In addition, numerous additional permissions were granted for increased internal living space by way of extensions to existing homes.

**4.9** In the four months between November 2019 and February 2020, i.e. immediately prior to the Covid-19 restrictions, the District received several applications for extensions to residential accommodation so providing additional accommodation within existing dwellings, as well as for four new housing units within the village, at a rate therefore, of twelve additional new housing units per annum. This would extrapolate to one hundred and eighty additional new homes over the fifteen-year life of this Plan.

**4.10** Thus, the rate of supply of new homes does appear to be increasing, as evidenced by the increasing rate of planning applications applied for by developers, and then subsequently granted by the District's Planning department. As these newly built homes are now occupied, this constitutes evidence of effective demand for at least this level of additional homes within the village.

**4.11** The population growth rate for the village, as calculated via the decadal census, local figures available at [www.kent.gov.uk/data/assets/pdf\\_file/0016/8125/2011-Census-parish-population-bulletin.pdf](http://www.kent.gov.uk/data/assets/pdf_file/0016/8125/2011-Census-parish-population-bulletin.pdf) is shown as +7.43% over the ten year period from 2001 to 2011. The population total for 2011 was given as 1576; thus at that rate, the expected 2021 census figure so near to the start of this Plan's effective life, would be 1693 persons, and fifteen years later, at the end of this Plan, the population figure would have increased by 11.35%, a further increase of 192 persons, to a total of 1,885 persons. An additional 192 persons living within the village would suggest a need for over fifty additional homes.

**4.12** If the affordable homes requirement was adjusted in line with the +7.43% growth rate, at least 12 units would be needed, and if these units were to be 30% of any development, a new housing development in excess of 40 housing units would be required.

**4.13** The District's Indicative Housing figure, as calculated by Canterbury City Council's planning officers for the Parish for the purposes of this Plan, was 168 housing units over the fifteen year life of this Neighbourhood Plan.

## Policy C1

All development must be designed to a high quality, responding to the heritage, landscape and locally distinctive character of Bridge as described in the Bridge Architectural Legacy statement. This will include careful consideration of:

- a) the height, scale, spacing, density, layout, orientation, design and materials of buildings;
- b) the scale, design and materials of the public realm (highways, footways, open spaces and landscape);
- c) the need to sustain and enhance the significance and setting of any heritage asset;
- d) the need to conserve or enhance the character and appearance of the Conservation Areas and their settings;
- e) utilising sustainable building design, including energy efficiency and use of renewable resources such as energy and water;
- f) the need to incorporate efficient sustainable drainage systems, (SuDS);
- g) incorporating the principles of 'Secured by Design' 2019 (SBD) as amended, and wherever possible, achieve SBD accreditation to ensure that a safe and sustainable community is maintained;
- h) providing garden space for each new dwelling so as to ensure that it is in keeping with the character of the locality, within the village, in which it is situated;
- i) respecting the natural contours of the site; retaining existing important landscape features such as trees, hedges and ponds; and contributing towards landscape enhancement, including new open space where appropriate;
- j) utilising native species in new landscaping to conserve and enhance the natural beauty of the area and provide appropriate habitats for native fauna;
- k) creating safe, accessible and well-connected environments that meet the needs of users;
- l) avoiding unacceptable levels of light, noise, air or water pollution, and protecting the tranquility and dark night skies of the area;
- m) making most efficient use of the site to accommodate development.
- n) Whilst respecting the privacy, tranquility and setting of existing neighbouring properties, to ensure that developments meet the highest standards of accessibility and inclusion.

**4.14** Paragraph 177 of the National Planning Policy Framework 2021 (NPPF) sets out how AONB spaces should be managed. Thus, “...*The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:*

- a) *the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- b) *the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
- c) *any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.”*

**4.15** The housing development site, located adjacent to the Recreation Ground, where forty-seven houses are being proposed by Cantley Estates as set out within Policy C2 and in Appendix E, is designated AONB. It is enclosed upon two sides by residential housing, and upon the third by a Primary school that serves a large area, and upon its fourth side the site is bounded by the raised viaduct which lifts the twin carriageways of the A2 highway across the Nailbourne.

**4.16** By allocating housing units on the Recreation Ground, to include social housing units, the village has the opportunity to secure, in perpetuity for the village, space for football pitches and the associated pavilion building, tennis courts, a formal children’s play area, as well as additional open space which has traditionally staged village events such as fetes, Jubilee events and firework displays. All this, plus a new Village Hall with appropriate car parking spaces, would safeguard and enhance the recreational possibilities available within the village, and so is compliant with CDLP policy OS2.

**4.17** Alternatively, these recreational and cultural assets would risk having to be relocated or being lost to the village, and hence to the District, at some point after the current lease with the private owner of the freehold of the Recreation Ground expires in 2023.

**4.18** There is no alternative undesignated land space available within the village that would be able to accommodate these assets, currently located upon the Recreation Ground. Bridge Parish Council has investigated all reasonable alternatives within the Parish.

**4.19** Consideration was given to the idea of multiple smaller developments spread around the Neighbourhood Plan area. It was felt that the quantum required to approach the demand for housing that exists over the life-span of the Plan would involve major significant disruption to a greater area of the village, areas that themselves would carry AONB designation, and thus the option selected was for development on a single site. As matters developed, only one single site came forward in answer to the Call for Sites issued by Bridge Parish Council. However, alternative sites were considered around the village in the preparation of this Plan, as set out in 4.23 below.

**4.20** The control over the village’s recreational resources, used by residents of this village and others, passing from private hands to those of the Parish Council, constitutes an exceptional reason for the use of the AONB land as set out within the NPPF.

**4.21** The proposed housing development in Policy C2 together with the provision of a new village hall and community facilities would meet the recognised need as evidenced in the Strategic Environmental Assessment (SEA) in appendix D.

(2020). *Strategic Environmental Assessment for the Bridge Neighbourhood Plan*. AECOM, p.55.

## Policy C2

On the site, contained within Appendix E to this document, land is allocated for a Village Hall, sports pitches, recreational play areas, for parking which will also assist in alleviating the pressures for parking spaces at peak times around the primary school, for undeveloped land for recreational use, and for a housing development of 47 housing units.

The support for planning permission for any part of the housing development will be subject to the transfer of the Recreation Ground freehold from private ownership to Bridge Parish Council so as to enable the community use of the Recreation Ground in perpetuity, and the provision of such other elements as are agreed by Cantley Limited and Bridge Parish Council as set out in Appendix E.

This safeguarding of the recreational facilities by way of this development falls fully within the guidance set for permitted exceptions set out in NPPF 2021 paragraphs 99 and 177.

Any such development must comply with all the relevant policies, particularly those relating to building within areas prone to flooding, which are set out elsewhere within this Neighbourhood Plan.



**4.22** Bridge is surrounded by AONB land, and land similarly designated. This poses some difficulty when seeking to use land for any limited but necessary development purposes. The land to be used for development as mentioned within Policy C2, located between the village and A2 Highway, was designated as AONB prior to the construction of the raised carriageways of the A2 by-pass around Bridge. Thus, this enclosed space is separated from the open countryside of the Kent Downs which elsewhere surrounds the village.

**4.23** Three alternative sites were considered: land at Church Meadow, land north of Conynghame Lane; land at Brickfields. Each site was considered by the SEA and assessed against the assessment schematic used by the District. The land at Church Meadow was additionally assessed to be prone to heavy flooding from groundwater, and excluded from further consideration. The land North of Conynghame Lane was not favourably considered because it would reduce the separation between the village and the City of Canterbury and thus the site met with considerable local opposition. The Brickfields site was considered less suitable for development as it was unbounded, with open pristine AONB land extending along the river as far as the adjacent village. The site chosen was considered to be bounded by pre-existing development and by the raised carriageway of the A2., and thus less likely to be open to further phases of development in future years.

**4.24** Following the Call for Sites, only the one site came forward, that alongside the Recreation Ground referred to in Policy C2. Following the Landscape and Visual Impact Assessment (Appendix F) that was commissioned, much of the mitigation suggested by the authors of that document, and by the Kent AONB unit's local officer following an on-site meeting with members of the NP Committee was written into this Plan as part of policy C1.

**4.25** Recognising that local housing densities and settings are an important element in creating the general appearance and character of this rural village, Bridge Parish Council, via this plan, will not support increased local housing densities beyond what has been established locally within the village.

**4.26** Planning decisions should utilise Sustainable Drainage Systems (SuDS) unless there are practical reasons for not doing so. It will not be acceptable for surface water run off to enter the foul water system.

## Policy C3

Before any development takes place developers shall carry out a thorough investigation related to the drainage and sewage systems and identify any potential increase in flood hazard in Bridge and the surrounding areas which might result from the development.

Any new development must not place further pressure on the environment nor should it compromise nationally applicable Water Framework Directive objectives. Such development will only be supported if it can achieve nutrient neutrality regarding Stodmarsh SAC/SPA

Planning decisions should utilise Sustainable Drainage Systems (SuDS) unless there are identified practical reasons for not doing so. It will not be acceptable for surface water run off to enter the foul water system and new development at sites will not be supported unless they contains details of the measures that will be taken to ensure that polluted runoff (including suspended sediment) does not leave the site and enter the Nail Bourne and surrounding waterbodies during construction and operation. Such development will only be supported if they can achieve nutrient neutrality regarding Stodmarsh SAC/SPA.

**4.27** Any new development must not place further pressure on the environment nor should it compromise nationally applicable Water Framework Directive objectives.

**4.28** In view of recent flooding in the village (2000/2001 and 2013/2014) any new housing development must have adequate drainage and sewerage facilities incorporating appropriate property level flood resilience measures. It is important that surface water and draining facilities of any new housing development do not adversely affect those of existing housing and the general village environment.

## Objective D

### Promoting Healthy Communities

**5.1** The Neighbourhood Plan will aim to protect the current high standard of living and low crime rate in Bridge. It will endeavour to ensure that sufficient leisure and community facilities are maintained to serve the village, and to promote new provision as the village develops. Facilities and groups that promote a sense of community and maintain these values will be supported and encouraged. The Neighbourhood Plan will protect existing green spaces within the village and encourage walking and enjoyment of the open spaces in and around the village.

**5.2** The National Planning Policy Framework (NPPF) section 98 states 'Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.' The NPPF states that open spaces, sports and recreational buildings and land, including playing fields should generally not be built on unless an assessment has been undertaken which has clearly shown the open space, building or land to be surplus to requirements. The Neighbourhood Plan seeks to protect existing open spaces and recreational facilities within the village and on its outskirts. Open spaces such as the recreation ground and allotments and natural open space located both within and outside the village will be protected for the health and benefit of villagers and visitors alike. (See Map of Important Local Green Spaces within Objective E).

**5.3** Bridge is fortunate to have a strong community spirit, as reflected by the number and scope of groups and activities which take place within the village. These groups have strong co-ordinating bodies such as the Parish Council, the Parochial Church Council, sports clubs, school based activities and uniformed organisations as well as many interest groups. Bridge has few places in which such groups can meet. The Neighbourhood Plan seeks to ensure that existing facilities are retained and where possible improved for the use of the community.

**5.4** The Bridge Village Sports Pavilion will be retained for use within the recreation ground.

**5.5** Bridge Health Centre is a modern and purpose built accessible facility on the edge of the village. It provides a wide range of GP services, therapies and treatments. Bridge is also fortunate to have a private dental practice. It is important that these facilities are maintained and supported as the village grows and more pressure is placed on services by development in South Canterbury.

**5.6** The Neighbourhood Plan supports the deployment of shared Police Community Support Officers and other Community Support staff within the village and would welcome additional similar involvement within the community. It seeks to strengthen links with the police. It supports the Neighbourhood Watch Scheme and would encourage its expansion.

**5.7** Also supported, is the Speedwatch Scheme, which is organised by the Parish Council with local volunteers and which helps to make our village streets safer. It supports the introduction of a 20mph speed limit within the village.

## Policy D1

Development proposals must retain and where appropriate, enhance, public rights of way and important local green spaces and green infrastructure around the village which contribute to the health and wellbeing of the residents.

**5.8** Enjoyment of the countryside and preservation of its peace and quiet is important to the wellbeing of our rural community. The Plan will maintain green spaces both within the village and on its outskirts. Public footpaths will continue to be maintained, supported by the Parish Council and volunteers, as a supplement to the work of Kent Highways Authority. The enjoyment of green spaces and the effect that loss of access to it will have on the community will be a material factor to be considered should any proposal be put forward for whatever purpose which reduces the existing green spaces round the village. Any proposal which would reduce the potential for such enjoyment will be opposed.

(See Map of Important Local Green Spaces within Objective E.)

**5.9** The Neighbourhood Plan envisages the retention of village assets for the use of its youth groups. These assets draw young people from the south of the District to participate in a range of sporting and cultural activities. The loss of such amenities would result in a significant reduction of provision for our youth and the Parish Council would seek to have such assets replaced.

## Objective E

# Meeting the Challenges of Climate Change and Flooding and Conserving and Enhancing the Natural Environment

**6.1** This Plan supports the stance taken in the CDLP, chapter 7. With reference to Bridge this indicates taking steps to minimise vulnerability and providing resilience with respect to the impact of climate change, and supporting the delivery of low carbon energy.

**6.2** Most of the built area of Bridge lies within the catchment area of the Nailbourne. As observed during the recent floods (see also CDLP 7.21-7.39), fluvial flooding, groundwater flooding and sewer overtopping are of particular concern to Bridge. Flood risk areas within the village, as determined by the Environment Agency, are set out below.

**6.3** This Plan supports the CDLP 7.34 and Policy CC4 in regard to Southern Water continuing to repair the sewer to secure against ingress and the prevention of any significant further development until the major improvements have been carried out (such as new culverted outfalls, major pumping at outlets or large attenuation lakes).

**6.4** The Neighbourhood Plan Objective will tighten the CDLP Policy CC11 on Sustainable Drainage Systems by only permitting surface water drainage back into the ground. This will reduce the strain on the drains and the Nailbourne itself. The policy is also enhanced to include all planning decisions, not just those in the flood risk area, since the whole catchment area impacts upon the flood risk.

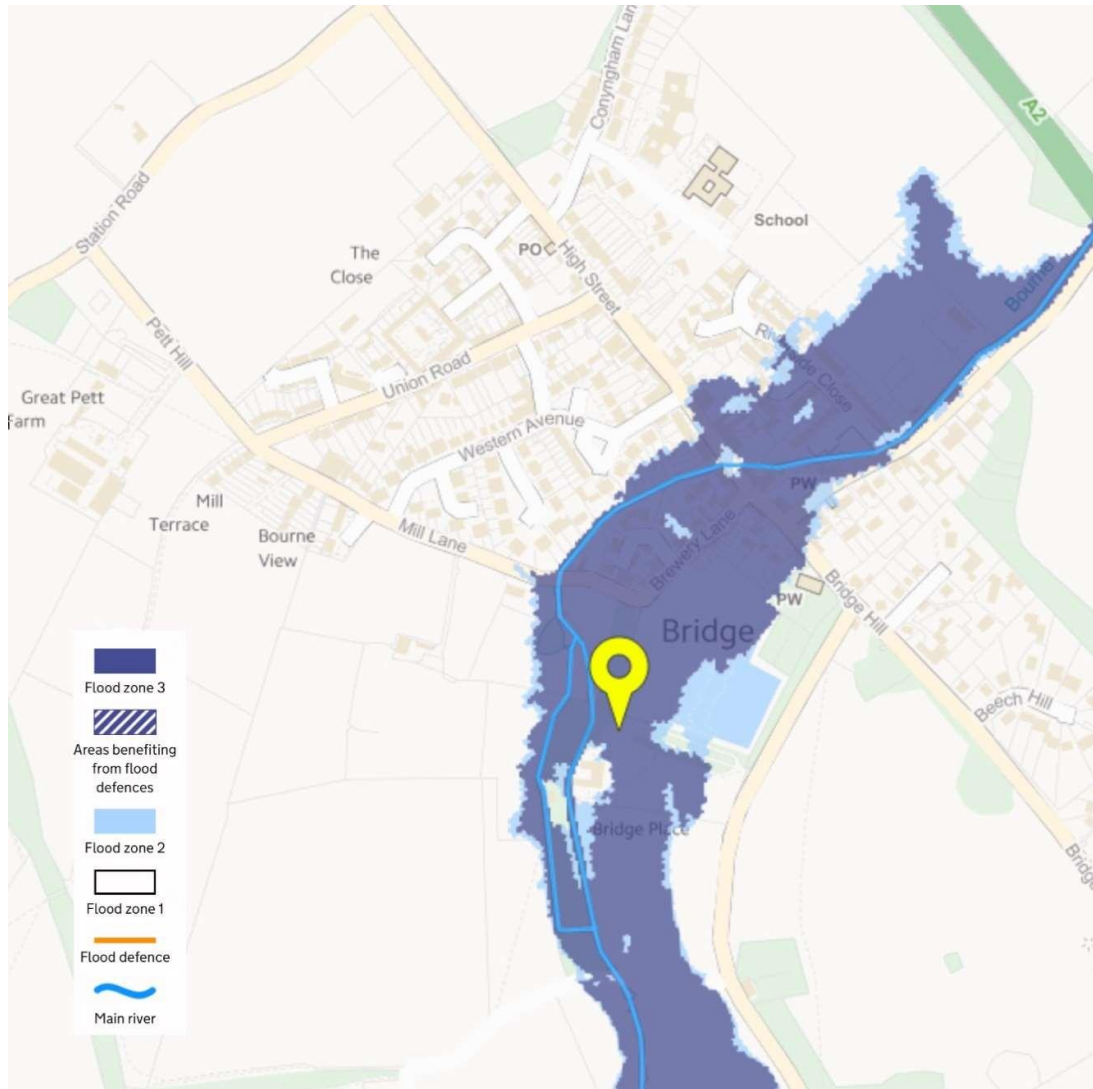
**6.5** The risk identified is so great that no development will be supported in Flood Zone 3.

Development within Flood Zone 2 areas will only be permitted with appropriate flood and flow mitigation measures as directed by either the Environment Agencies or K.C.C., the lead Flood Authority.

Development proposals should be considered with reference to the flood zone maps produced by the Environment Agency, available at <https://flood-map-for-planning.service.gov.uk>

### Policy E1

The flood risk within the area covered by this Neighbourhood Plan is identified as being so significant that no new residential development within Flood Zone 3 will be supported unless the development satisfies a Flood Risk Assessment.



*Extract from Environment Agency Flood Risk Map for the Village of Bridge May 2018*

**6.6** Paragraph 174 of the National Planning Policy Framework states that the planning system should contribute to and enhance the natural and local environment.

Canterbury District Local Plan (CDLP) (10.1) states “One of the City Council’s objectives is to protect and enhance the countryside, acknowledging its own intrinsic value, the diversity of landscapes, heritage and wildlife and recognising that a high quality environment contributes to the economic, social and cultural well-being of the district.”

CDLP (11.11) states “Open space performs a wide range of roles in enhancing the liveability of cities, towns and rural villages. Protecting open space for its amenity, ecological, educational, social and community benefits are now well established principles among planning authorities and other organisations”.

Canterbury City Council has adopted the environmental strategy of Kent County Council.

**6.7** Bridge Parish Council will seek to ensure that the existing natural environment is conserved, protected and enhanced. The Plan will protect existing green spaces in the village and on the outskirts to preserve and improve biodiversity where possible.

**6.8** The Parish Council Planning Committee will recommend the refusal of planning permission to pave over front gardens for car parking but applications for new hard surfacing that would be constructed from a permeable material will be supported by the Parish. Apart from aesthetic and environmental aspects this would help to prevent local flooding. The Plan will seek to maintain these areas as open natural spaces.

**6.9** The Draft Open Space Strategy for the Canterbury District 2014-2019 3.7 states that “...the design of public open space sets the scene for the housing, that it is considered at the start and throughout the design process, not as an afterthought and should provide an attractive setting as well as opportunities for leisure and recreation use”. The Parish Council will work vigorously to ensure that provision for new green spaces is incorporated into any emerging development by scrutinising the planning applications and objecting to unsuitable plans.

## Policy E2

Development proposals that reduce a sense of openness and separation between Bridge and Canterbury will not be supported so as to ensure that the individual identity of these two settlements is retained.

**6.10** CDLP (11.42) states “The objective of the green gap policy is to retain separate identities of existing settlements, by preventing their coalescence through development”.

With this Neighbourhood Plan, Bridge Parish Council will continue to object to unwanted development in the Area of Outstanding Natural Beauty (AONB) on the south side of Canterbury to maintain the existing open space.

Ninety percent of respondents to the Neighbourhood Plan questionnaire opposed the merging of Bridge with South Canterbury, which would result in Bridge losing its identity as a thriving rural community. CDLP (11.44) states “The Council is concerned that this gradual coalescing between existing built up areas not only harms the character of the open countryside, but is having an adverse impact on the setting and special character of villages”. It is the case that there has been strong opposition from within the village to any suggestion that this gap might be closed up.

**6.11** The Neighbourhood Plan will encourage the conservation of the character of Bridge and the High Street in particular.

**6.12** The Parish Council will seek to maintain open spaces including areas within the Parish that are of particular value to the community as set out within the NPPF 2021 paragraphs 137 and 138. This Plan has identified seven such areas which are mapped out and described on the following pages. These areas, identified as Important Local Green Spaces, should be treated as set out within NPPF 101 and NPPF 103, and be protected from development other than development proposed elsewhere within this NP.

### Policy E3

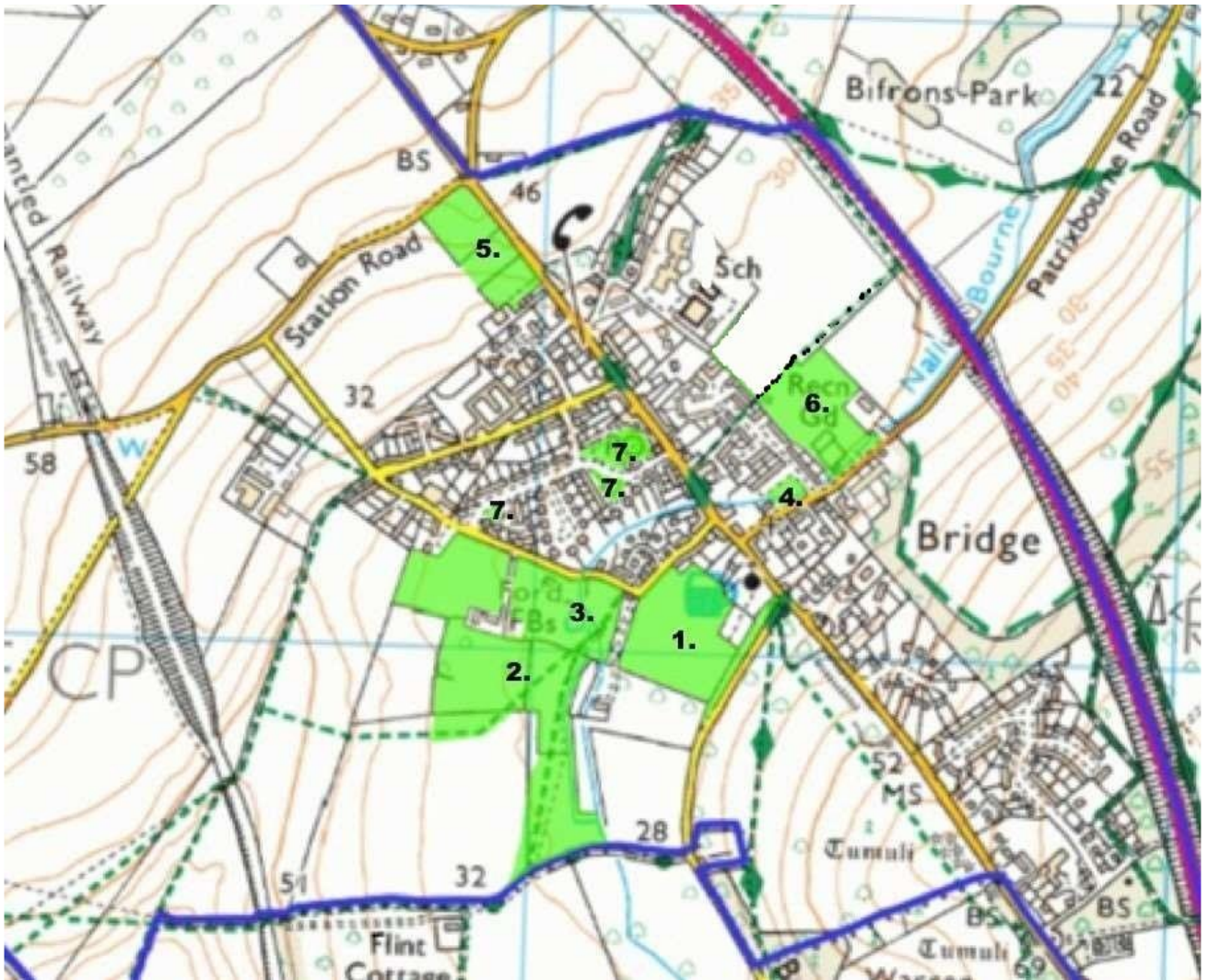
Additional development within the parish during the life of this Plan, other than that which is set out within Appendix E, will only be supported where sustainable significant overall benefit to the village or exceptional circumstances can be demonstrated.

### Policy E4

The Parish Council will seek to support Important Local Green Spaces within the village, as identified on the accompanying map, which should be protected from development other than that proposed elsewhere within this NP.



# Map of Important Local Green Spaces



(Base OS map © Crown copyright under license)

(Numbered green spaces are described on the following page)

1.	Church Meadow	Enhances the setting of Bridge Parish Church and graveyard. Start of green corridor along the Elham Valley. Essential to maintain this water meadow which contains numerous underground streams and acts as a natural flood relief area so preventing further flooding on Bridge High Street and Brewery Lane.
2.	Land between Brickfields and the Nailbourne	Recreational and visual amenity enhances the setting of the residential development at Brickfields, and is important also for the setting of the listed Jacobean manor house. Important natural floodplain, alongside river.
3.	Water Meadows along Brewery Lane/Nailbourne	Recreational amenity used frequently by residents and walkers along the public rights of way. Essential to retain these water meadows to protect Brewery Lane and subsequently the High Street from flooding. Currently farmland.
4.	Land along Patrixbourne Road at the entrance to Riverside Close (both sides of the Nailbourne)	A managed planted area surrounded by a residential area of the village. Local visual amenity, enhancing the setting of the residential development.
5.	Land to the west of the main road leading from the village, northwards towards Canterbury.	Land is currently largely used as allotments.
6.	Recreation Ground	Managed green space. As set out elsewhere within this Plan and Appendix E, this large area will sit adjacent to space to be used for a future Village Hall and associated amenities whilst retaining it's present character.
7.	Areas along Western Avenue	These are managed planted areas within a main residential area of the village.

**6.13** The Parish Council will continue to encourage people of all ages to use and enjoy, to volunteer to help with, and to maintain the recreation ground.

**6.14** CDLP (11.14) states “It is important that allotments are retained where they can perform an important open space function and contribute to the City Council’s wider sustainable development objectives, including the production of local fresh produce and enhanced quality of life in terms of health, social activity...and wild life habitats”.

The Parish Council will actively encourage the take up and maintenance of the allotments in the village to provide local fresh produce and enhance the social wellbeing of the residents of Bridge.

**6.15** BPC will look to support the principles set out within the NPPF paragraph 185 which states that Developers should

“(a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;

(b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and

(c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”.

## Policy E5

The Neighbourhood Plan supports measures to reduce light pollution and promote the visibility and clarity of the night sky. Applications for additional external lighting within the Conservation Area will not be supported if they would increase light pollution within the village and/or adversely affect their surroundings.

**6.16** The Plan will encourage and support the use of land to establish sustainable farming, allotments and community orchards to provide employment and enrich the wellbeing of local residents.

## Objective F

### Conserving and Enhancing the Historic Environment

**7.1** The village draws some of its character from the fact that it stands on the Roman road from Dover to London through Canterbury. This road became known as Watling Street. The bridge at Bridge is built over the Nailbourne, an intermittent stream which is often completely dry but is also capable of rising rapidly to flood low-lying areas in the village. The Nailbourne lies in a valley so that Watling Street rises up-hill in both directions from the centre of the village. Consistent with its age and location the village has more than sixty listed buildings dating from the early fifteenth century onwards.

#### Policy F1

To respect the existing village character and appearance in terms of massing, scale, style and setting, new development should complement the present building designs and materials.

**7.2** The Plan will continue to ensure that any new development is appropriate to complement the present building infrastructure as recorded within the Bridge Architectural Legacy statement.

**7.3** CDLP Policy DBE1 (Sustainable Design and Construction) states “All development should respond to the objectives of sustainable development and reflect the need to safeguard and improve the quality of life for residents, ... minimise waste and protect and enhance the environment”.

“The City Council will therefore require development schemes to incorporate sustainable design and construction measures that must satisfy the criteria...”

**7.4** The Parish Council Planning Committee will closely monitor the building materials intended for use in any proposed new building. While this applies to all buildings it is of particular significance to those intended for conservation areas in the village.

**7.5** The Historic England Record reveals numerous historic sites or buildings within the Parish. Notable among these are the course of the major Roman road, Watling Street, one of the foremost highways of Roman Britain, which runs through the heart of the settlement of Bridge and is marked as a Roman road on the Ordnance Survey base map. Bridge is thus part of a significant historical area and important finds and sites have been and are still being discovered, some of which are of national importance. It is therefore imperative that before any development begins, an archaeological survey is carried out by an independent organisation.

#### Policy F2

Where appropriate, proposals for new development should carry out an initial archaeological assessment to establish if an archaeological investigation is required.

## Projects allied to the Policies contained within this Neighbourhood Plan

These projects are set down here because although they do not have the same effect as the Planning Policies, they do serve to augment the effect of the Policies contained within the Plan. The narratives that further explain these Projects can be found alongside the Policies of each section of the Plan.

### Objective A

#### Project A1

To support residents with their plans to work from home by encouraging the spread of high speed internet access throughout the parish by maintaining and upgrading existing facilities when technology allows and by supporting the introduction of the most modern new communication systems within the village.

#### Project A2

To support the presence of a Post Office within the village.

### Objective B

#### Project B1

To control the level and environmental impact of vehicular traffic and improve air quality, by installing air monitoring equipment and by encouraging drivers to switch off engines while stationary.

#### Project B2

To work towards achieving a 20mph speed limit throughout the village.

#### Project B3

To promote the use of public transport and retain the existing bus service through Bridge.

#### Project B4

To work with Canterbury City Council and others towards providing a safe cycle path between Bridge and Canterbury.

### Project B5

To explore ways to alleviate parking difficulties within the Village.

### Objective C

No projects listed within this category

### Objective D

#### Project D1

To ensure that sufficient community and leisure facilities are maintained to serve the village.

#### Project D2

To work to support KCC policies that give local children priority in obtaining places at the local primary school.

### Objective E

#### Project E1

To ensure that the development of South Canterbury is suitably contained to protect open space between the city and the village.

#### Project E2

Proposals for allotments and community gardens or orchards within new developments will be encouraged. Sustainable farming and farm shops will also be encouraged provided that they are in line with National and Local Plan Policies.

## Bridge Neighbourhood Plan: Policies

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

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.

# 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.

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

### Objective 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.
--------------------------------------	--

### 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.
--	--------------------------------------

### 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.

# Neighbourhood Plan Committee Members - Past and Present

## Who Drafted the Neighbourhood Plan?

**10.1** The Neighbourhood Plan Committee was formed following a formal resolution proposed to, and approved by, Bridge Parish Council.

**10.2** 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. Future Members of BPC are asked if they wish to be members of the committee and if so, are appointed to it. NP Committee members may opt to retain membership of the Committee when they resign as Clerk or as Council Members.

**10.3** The Parish Council has decided to appoint the Neighbourhood Plan Committee as a subcommittee of the Parish Council.

**10.4** Over the years, a number of meetings have been held, as demonstrated in the accompanying Consultation Statement, and the committee has had changes in its membership, but we would like to acknowledge with grateful thanks, all those who have served as Committee Members at any time, and all others who have assisted with the production of this Plan.

**10.5** Outside consultants advised the Committee and the Committee members would like to extend their thanks to these people also.

## A Glossary

<b>Abbreviation</b>	<b>Full Name</b>
ACRK	Action for Communities in Rural Kent
AONB	Area of Outstanding Natural Beauty
BAL	Bridge Architectural Legacy statement
BPC	Bridge Parish Council
CCC	Canterbury City Council, the district planning authority
CDLP	Canterbury District Local Plan
CHP	Combined Heat and Power
CSH	The Code for Sustainable Homes
GP	General Practitioner
HNC	Higher National Certificate
NPPF	National Planning Policy Framework
NP	Neighbourhood Plan
NPC	The Bridge Neighbourhood Plan Committee
NVQ	National Vocational Qualification
PCSO	Police Community Support Officer
SBD	Secured by Design
SuDS	Sustainable Drainage Systems