

Bridge Neighbourhood Plan – Recommended Amendments

Recommended Change	Reason
<p>Vision: By 2030 Bridge will be a sustainable, identifiable village community that will <u>values</u> its open space and separation from Canterbury. It will <u>have developed</u> local services and transport links that provide residents with a strong safe community identity. The historic fabric of the Village should<u>will</u> be preserved.</p>	<p>Amended wording to that more appropriate for a vision.</p>
<p>Policy A1: The loss of business premises used for A1, A2, A3, A4 and A5 uses to other uses <u>where this requires planning permission</u> will not be permitted <u>supported</u> unless: a) it can be demonstrated that the use of the premises for these purposes is no longer viable; or b) the proposed alternative use would provide benefits for the local economy and community equal to or greater than the current use.</p>	<p>Amendments to reflect the fact that many such changes of use are Permitted Development.</p>
<p>Policy A2: The Neighbourhood Plan will support <u>Proposals for the development of new B1 business uses and Live-Work Units, within the built up area boundary of Bridge will be permitted,</u> provided they: i. do not lead to the loss of A1 shops or of community facilities; ii. do not harm local residential amenity; and iii. <u>comply with other relevant policies in the Development Plan, located outside Flood Zones 2 or 3. (See Appendix F)</u></p>	<p>Amendments to meet concerns of Kent Downs AONB and avoid duplication with national policy on flood risk.</p>
<p>Policy B1: Development proposals must <u>integrate with and take opportunities to expand the local cycle route network, take advantage of all possible opportunities to contribute to the establishment or enhancement of cycle routes between any and all of the villages in our area and beyond, and especially the cycle routes shown on Map 12.</u></p>	<p>Amendments to simplify the policy and combine it with B2.</p>
<p>Policy B2: Development proposals will be expected to integrate with and expand the local cycle route network.</p>	<p>As above</p>
<p>Policy B3: All development proposals should be assessed with regard to <u>will provide</u> adequate provision for off street parking, in accordance with Kent County Council Highways parking standards, as set out in Interim Guidance Note 3: Residential Parking Standards or any update to this document, requiring at least two spaces per dwelling, and <u>Development applications</u> that would <u>significantly</u> increase parking</p>	<p>Amendment to meet KCC concerns and to provide clear direction to the decision-maker.</p>

problems in Bridge ~~will be refused.should be recommended for refusal.~~

Policy C1: ~~Any approved housing development in accordance with the Neighbourhood Plan.All new development~~ must ~~:-a)~~ be designed to a high quality which responds to the heritage, ~~landscape~~ and ~~locally~~ distinctive character ~~and reflects the identity of the local context~~ of Bridge as ~~laid out described~~ in the Village Design Statement, ~~by way of~~ This will include careful consideration of:

~~a)~~ i. the height, scale, spacing, density, layout, orientation, design and materials of buildings;
~~ii.)~~ b) the scale, design and materials of the public realm (highways, footways, open space and landscape);

~~cb) be sympathetic to~~ the need to conserve and enhance the fabric and setting of any heritage asset;

~~ed) follow the need to conserve and enhance~~ Conservation Areas and the Kent Downs AONB as set out in guidance in the Conservation Area Appraisals and Management Plans, and the Kent Downs AONB Management Plan and its associated Design Guidance ;

e) utilising sustainable building design, including energy efficiency and use of renewable energy;

f) incorporating the principles of 'Secured by Design' (SBD31) and, wherever possible, achieve SBD accreditation to ensure that a safe and sustainable community is maintained.

g) providing sufficient garden space for any existing and new dwellings in character with this rural area;

~~dh) respect~~ respecting the natural contours of ~~at the site; and protects and retaining existing~~ important landscape features such as trees, hedges and ponds; and contributing towards landscape enhancement, including new open space where appropriate.

i) utilising native species in new landscaping to conserve and enhance the natural beauty of the area and provide appropriate habitats for native fauna. sensitively incorporates natural features such as trees, hedges and ponds within the site;

je) creating safe, accessible and well-connected environments that meet the needs of users;

I recommend that this is made into a general design policy rather than just for housing as this would avoid duplication in other policies and be simpler to use.

<p>kf) avoiding not result in unacceptable levels of light, noise, air or water pollution, and protecting the tranquillity and dark night skies of the area;</p> <p>lg) making best use of the site to accommodate development.</p>	
<p>Policy C2: Support further development at Brickfields, Mill Lane for 8 affordable, rentable homes with 'local connection' restrictions. Affordable Housing must comply with the criteria and provisions in the existing Section 106 Agreement.</p>	<p>Deleted on the basis that this allocation will be dealt with by the Local Plan. Kent Downs AONB recommends general support for affordable housing with criteria for percentages of open market sites and exception sites. However this is already covered by the Local Plan and is a fast changing area at national level so I do not recommend including such a policy.</p>
<p>Policy C3: Support limited housing development of up to 30 houses on a proposed site north west of Conyngham Lane. Any development on this site must comply with all the relevant policies set out in the Neighbourhood Plan.</p>	<p>See comments in main report about the principle of site allocations.</p>
<p>Policy C4: Development proposals on brownfield sites will be permitted subject to the other relevant policies in the Development Plan. Development proposals on greenfield sites must demonstrate that Maximise the use of alternative brown field sites for housing the development in preference to building on green field sites has been fully explored and justify why the use of a greenfield site is necessary.</p>	<p>Amendments to clarify how a decision-maker on a planning application should apply the preference for development on brownfield sites.</p>
<p>Policy C5: New development should be similar in density, footprint, separation, scale and bulk of buildings in the surrounding area generally and of neighbouring properties in particular, unless it can be demonstrated that the proposed development would not harm the local character.</p>	<p>Duplicates Policy C1 as amended.</p>
<p>Policy C6: New developments will include gardens of appropriate size for the size of the dwelling in this rural community.</p>	<p>Duplicates Policy C1 as amended.</p>
<p>Policy C7: Ensure that proposed housing developments are of a low energy usage and are to be built to a high environmental standard.</p>	<p>Duplicates Policy C1 as amended.</p>
<p>Policy C8: Ensure that all new housing is built with adequate surface water drainage and sewerage facilities.</p>	<p>Deleted on KCC SUDs Team recommendation as it duplicated Policy E2.</p>
<p>Policy C9: No new development shall take place on any site unless a thorough archaeological investigation of the site has been undertaken and measures put in place to record and preserve any important archaeological features.</p>	<p>Amendment to ensure that any features found are protected.</p>

<p>Policy D1: The loss of services and facilities of use to the community will not be supported permitted unless:</p> <p>a) they are to be replaced with services and facilities of an equal or higher quality and value to the community on the same site or another equally suitable site within the parish; or</p> <p>b) where the services and facilities can be demonstrated to be no longer needed or viable, any proposed alternative use would provide equal or greater benefits to the local economy and community, including through contributions to development on other sites.</p>	<p>Amendment reflects use of policy to direct decision-maker rather than an indication of PC support.</p>
<p>Policy D2: Give support to the existing medical facilities with the aim of ensuring that they are maintained, and where possible enhanced, for the benefit of local residents.</p>	<p>Duplicates Policy D1</p>
<p>Policy D3: Promoting a safe environment, thus new developments should incorporate the principles of ‘Secured by Design’ (SBD31) and, wherever possible, achieve SBD accreditation to ensure that a safe and sustainable community is maintained.</p>	<p>Duplicates Policy C1 as amended.</p>
<p>Policy D4: Enhancing well-being within the community by the maintenance and preservation of <u>Development proposals must retain and where appropriate enhance</u> public rights of way and open green spaces around the village, as shown on Map X, which contribute to the health and well being of the residents.</p>	<p>Amendments to make it more relevant to development proposals and to reflect CCC's recommendation to include a map.</p>
<p>Policy D5: Provision and maintenance of facilities for young people within the village.</p>	<p>Covered by Policy D1.</p>
<p>Policy E1: Promoting Energy Efficiency “Within the Strategic Sites (as shown on the LDP Proposals Map[AA20]), the [AA21]development will be required to provide site-wide renewable or gas fired Combined Heat and Power (CHP) or connect to an existing CHP distribution network. An exception will only be made where it is demonstrated that an alternative carbon reduction strategy would be more appropriate.</p>	<p>Covered by Policy D1 and Local Plan.</p>
<p>Policy E2: The prevention of flooding All development in Bridge must utilise a sustainable drainage system. All developments should aim to achieve greenfield runoff rates and ensure that surface water run-off is managed as close to its source as possible and only discharged into the ground. Surface water will not be permitted to:</p> <p>a) discharge to the river Nailbourne; or b) discharge to a surface water gully; or c)</p>	<p>Amendment as recommended by the Environment Agency. Supporting text should make it clear how important this issue is to Bridge and the River Nailbourne.</p>

<p>discharge to a combined sewer; or d) enter the foul water system. All development proposals need to be supported by surface water management strategy, which uses sustainable drainage system features to attenuate and restrict the rate and volume of surface water leaving the site. Surface water strategies should demonstrate that it will be feasible to balance surface water run-off to the greenfield run-off rate for all events up to the 1 in 100 year storm (including additional 30% climate change allowance) and set out how this will be achieved. Where sites are brownfield a strategy should always seek a betterment in the surface water runoff regime taking into consideration the Environment Agency document Groundwater Protection: Principles and Practice (GP3). Surface water strategies should also include details of a management and maintenance plan for the lifetime of the development.</p>	
<p>Policy E3: The prohibition of development in areas prone to flooding Development – including new builds, extensions to footprint or the formation of new hard standings – will not be permitted in those areas marked in the LDP map as Environment Agency Area at Risk of Flooding Zone 2 or Zone 3.</p>	<p>Deleted as Environment Agency and KCC SUDs Team consider this issue adequately covered by national policy.</p>
<p>Policy F1: Ensuring that existing areas of open green space within and around the village are retained and their quality improved.</p>	<p>Duplicates Policy D4.</p>
<p>Policy F2: To protect gardens by the prohibition of “garden grabbing” for dwellings and the paving over of front gardens to provide car parking spaces.</p>	<p>This would not be compliant with national policy and paving over of front gardens is generally Permitted Development. Policy C1 as amended will require adequate garden space for existing and new dwellings.</p>
<p>Policy F3: Ensuring any new development incorporates the provision for new green spaces.</p>	<p>Covered by amended Policy C1.</p>
<p>Policy F4: <u>Development proposals that reduce the sense of openess and separation</u> Maintaining green space between Bridge and Canterbury so that the two areas do not merge will not be permitted to ensure that the individual identity of these two settlements is retained.</p>	<p>Amendment to give a clear steer to the decision-maker. The area this policy relates to should also be shown on the Policies Map.</p>
<p>Policy F5: Retaining as open space land of particular value for use in the community (as identified in the Proposals Map).</p>	<p>Covered by Policy D4</p>
<p>Policy F6: Retaining the open spaces currently in community use</p>	<p>Covered by Policy D4</p>

Policy G1: To respect the existing village charm and character in terms of scale, style and setting of new developments as defined in the Village Design Statement.	Covered by Policy C1 as amended.
Policy G2: To respect the quality of the locality by the use of suitable and sustainable building materials already represented in Bridge	Covered by Policy C1 as amended.
Policy G3: To encourage the conservation of Bridge as a historic resource so as to maintain the character of the area generally and of the High Street in particular.	Covered by Policy C1 as amended.