

To BRIDGE RESIDENTS from Bridge Neighbourhood Plan Committee

Dear Bridge Resident,

On Saturday November 25 you can **vote** in the **Village Hall** **from 10.00 am – 4.00 p.m.** on development proposals which have been sent in the post to all households in the village by Cantley Ltd. Your vote will help us to decide whether or not these proposals should form part of Bridge Neighbourhood Plan.

The voting paper will ask the following:

Do you agree that the development proposals by Cantley Ltd should be included in Bridge Neighbourhood Plan?

	<i>Please put an X in one box below</i>
YES	
NO	

**Only those whose names appear on the electoral roll will be eligible to vote.*

**HAVING LOOKED AT THE AVAILABLE EVIDENCE,
BRIDGE PARISH COUNCIL RECOMMENDS VOTE
YES
TO THE CANTLEY PROPOSALS**

Turn over to find out why...

Bridge Parish Council has agreed the following statement regarding these proposals.

All voters should consider the following information before voting:

1.	If this proposal is turned down, Cantley is likely to withdraw the negotiated package of benefits, and the Village will lose the valuable opportunity to acquire the freehold of the Recreation Ground, the land being set aside for a future village hall and a new parking area which is to include staff parking and improved access/drop off to/from the school. It is possible that no lease for the allotments would be forthcoming.
2.	If this proposal is not in the Neighbourhood Plan, Bridge will have a very weak case to fight any future planning proposals should Canterbury be required to build more homes in the District.
3.	If the lease of the Recreation Ground is not renewed the village would lose a valuable community space with the Parish Council being required to pay for the restoration of the area to how it was in 1973: (i.e. removing the tennis courts, the children's play area and the sports pavilion, the football pitch, the benches). The future of the allotments would remain uncertain.
	This would involve an increase in the precept paid by villagers. *
4.	If the proposal is accepted the Parish Council will receive a lease for the allotments.

Explanatory notes

1. In summary, the Cantley proposals include:

- *The transfer in perpetuity of the Recreation Ground freehold to the Parish Council subject to receipt of residential planning permission.*
- *To provide **land for a village hall** and associated car park/ school drop off area.*
- *The relocation of the on-street parking outside the school with a **new staff car parking area** in the northern part of the Recreation Ground.*
- *The creation of suitable vehicular access from Patribourne Road, with potential for road improvements and a secondary access via School Lane (subject to right of access).*
- *To build approximately **40 new homes**, (of which up to 12 or 30% could be affordable) on land between the recreation ground and the A2.*

The proposals can be read in full (with a map) at: <http://www.bridgevillage.co.uk/> reading the entry dated 4 November 2017.

2. *A Neighbourhood Plan sets out a vision for an area and planning policies for the use and development of land. It will form part of the statutory planning framework for the area, and the policies and proposals contained within it will be used in the determination of planning applications. It can shape and influence where that development will go and what it will look like. Once satisfied with the plan, the local council will organise a referendum. A majority of people voting must support the plan if it is to be adopted by the local planning authority.*

3. *Bridge Neighbourhood Plan Committee is advising the Parish Council on the wording of the Neighbourhood Plan for the village. The latest draft is in the Neighbourhood Plan section of the village website www.bridgevillage.org.uk Request a paper copy from the Parish Council Clerk at 47 High St, Bridge CT4 5JZ or by email: clerk@bridgevillage.org.uk*

**The recreation ground is leased by the Parish Council from Cantley estates. The current lease was signed in 1973 and runs out in June 2023. Clause 14 of the lease states the following: "At the end ...of the... (lease) the Council shall remove all or any buildings or structures erected on the premises and shall pull down and remove the same in a workmanlike manner so as not to cause any damage to the.. premises.. and forthwith after such removal restore the site so far as possible to its present condition and pay the Landlord proper and adequate compensation for any damage caused by or resulting from such removal"*