

# **Bridge Neighbourhood Plan Policies as of 21-06-16**

	<b>Objective</b>	<b>Policy or Project Number</b>	<b>Policy or Project</b>	<b>CCC response Oct 2016</b>
1.	Objective A. Building a Strong, Competitive Economy & Ensuring the Vitality of the Village Centre	Policy A1	<p>The loss of business premises used for A1, A2, A3, A4 and A5 uses to other uses will not be supported unless:</p> <ul style="list-style-type: none"> <li>i. it can be demonstrated that the use of the premises for these purposes is no longer viable; or</li> <li>ii. the proposed alternative use would provide benefits for the local economy and community equal to or greater than the current use.</li> <li>iii. the proposed alternative use would provide benefits for the local economy and community equal to or greater than the current use.</li> </ul>	Plans to increase the size of any village business park. I cannot see any proposals for a village business park with the neighbourhood plan. There are business parks within close proximity to Bridge – Little Barton Farm Business park, Highland Court Farm and Barham Business park. Is this what the neighbourhood plan is referring to?

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2.	Objective A. Building a Strong, Competitive Economy & Ensuring the Vitality of the Village Centre	Policy A2	The Neighbourhood Plan will support proposals for the development of new B1 business uses and Live-Work Units, within the built up area boundary of Bridge, provided they: <ul style="list-style-type: none"> <li>i. do not lead to the loss of A1 shops or of community facilities;</li> <li>ii. do not harm local residential amenity; and</li> <li>iii. are located outside Flood Zones 2 or 3 . (<i>See Appendix F</i>)</li> <li>iv. are located outside Flood Zones 2 or 3 . (<i>See Appendix F</i>)</li> </ul>	
3.	Objective A. Building a Strong, Competitive Economy & Ensuring the Vitality of the Village Centre	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.	Reference could be made to LP policy EMPS relating to Home Based Business and EMP6 relating to Digital Infrastructure.
4.	Objective A. Building a Strong, Competitive Economy & Ensuring the Vitality of the Village Centre	Project A2	To support the presence of a Post Office within the Village.	The loss of a Post Office is covered under Policy D1 and Local Plan Policy QL3.
5.	Objective B.	Project B1	To control the level and environmental impact	reference could be made to working with

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	Promoting Sustainable Transport		of vehicular traffic and improve air quality, by: <ul style="list-style-type: none"> <li>i. implementing a 20mph speed limit throughout the village</li> <li>ii. installing air monitoring equipment</li> <li>iii. encouraging driving instructors and delivery drivers to switch off engines while stationary</li> </ul>	KCC with the aim to achieve these objectives. Also make reference to LP policy T1.
1.	Objective B. Promoting Sustainable Transport	Project B2	To promote the use of public transport and retain the existing bus service through Bridge.	
2.	Objective B. Promoting Sustainable Transport	Project B3	To put pressure on Canterbury City Council to provide a safe cycle path between Bridge and Canterbury.	Make ref to Local plan policy T1 which encourages cycling through the transport strategy. The new development at South Canterbury will provide additional cycling routes.
3.	Objective B. Promoting Sustainable Transport	Policy B1	Development proposals must 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.	
4.	Objective B. Promoting Sustainable Transport	Policy B2	Development proposals will be expected to integrate with and expand the local cycle route network.	
5.	Objective B. Promoting Sustainable	Project B4	To explore ways to alleviate parking difficulties.	

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	Transport			
6.	Objective B. Promoting Sustainable Transport	Policy B3	All development proposals should be assessed with regard to adequate provision for off street parking, requiring at least two spaces per dwelling, and development applications that would increase parking problems in Bridge should be recommended for refusal.	
7.	Objective C. To Deliver A Choice of High Quality Homes With Good Design	Policy C1	Any approved housing development in accordance with the Neighbourhood Plan must : <ul style="list-style-type: none"> <li>i. be designed to a high quality which responds to the heritage and distinctive character and reflects the identity of the local context of Bridge as laid out in the Village Design Statement, by way of:</li> <li>i. height, scale, spacing, layout, orientation, design and materials of buildings;</li> <li>ii. the scale, design and materials of the public realm (highways, footways, open space and landscape);</li> <li>iii. be sympathetic to the setting of any heritage asset;</li> <li>iv. follow guidance in the Conservation Area Appraisals and Management Plans, the Kent Downs AONB Management Plan;</li> </ul>	Any parking standards will have to be in line with the Canterbury Local parking standards. 2 parking spaces may be unviable dependent upon the size of the dwelling.

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			<ul style="list-style-type: none"> <li>v. respect the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site;</li> <li>vi. create safe, accessible and well-connected environments that meet the needs of users;</li> <li>vii. not result in unacceptable levels of light, noise, air or water pollution;</li> <li>viii. make best use of the site to accommodate development.</li> </ul>	
8.	Objective C. To Deliver A Choice of High Quality Homes With Good Design	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.	Brickfield Farm site is allocated in the Local Plan for 40 dwellings. The Council would expect more than 8 dwellings to be provided on this site. However, awaiting decision from Planning inspector following the Examination in Public.
9.	Objective C. To Deliver A Choice of High Quality Homes With Good Design	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.	Discuss the merits of the proposal at meeting of the 13 Oct.
10.	Objective C. To Deliver A Choice of High Quality Homes With Good Design	Policy C4	Maximise the use of brown field sites for housing development in preference to building on green field sites.	

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11.	Objective C. To Deliver A Choice of High Quality Homes With Good Design	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.	These policies (C5&6) could be combined.
12.	Objective C. To Deliver A Choice of High Quality Homes With Good Design	Policy C6	New developments will include gardens of appropriate size for the size of the dwelling in this rural community.	
13.	Objective C. To Deliver A Choice of High Quality Homes With Good Design	Policy C7	Ensure that proposed housing developments are of a low energy usage and are to be built to a high environmental standard.	
14.	Objective C. To Deliver A Choice of High Quality Homes With Good Design	Policy C8	Ensure that all new housing is built with adequate surface water drainage and sewerage facilities.	
15.	Objective C. To Deliver A Choice of High Quality Homes With Good Design	Policy C9	No new development should take place on any site unless a thorough archaeological investigation of the site has been undertaken.	
16.	Objective D.	Project D1	To ensure that sufficient community and	

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	Promoting Healthy Communities		leisure facilities are maintained to serve the village.	
17.	Objective D. Promoting Healthy Communities	Policy D1	The loss of services and facilities of use to the community will not be supported unless: <ul style="list-style-type: none"> <li>i. 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</li> <li>ii. 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.</li> </ul>	
18.	Objective D. Promoting Healthy Communities	Project D2	To work to change existing policies so that local children have priority in obtaining places at the local primary school.	D2Providing school places is within KCC remit.
19.	Objective D. Promoting Healthy Communities	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.	Covered under Policy D1 and Local Plan Policy QL3.
20.	Objective D. Promoting Healthy Communities	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	Reference could be made to the relevant design policies in the Local Plan.

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			community is maintained.	
21.	Objective D. Promoting Healthy Communities	Project D3	To work towards achieving a 20mph speed limit throughout the village.	
22.	Objective D. Promoting Healthy Communities	Policy D4	Enhancing well-being within the community by the maintenance and preservation of public rights of way and open green spaces around the village which contribute to the health and well-being of the residents.	A map may be helpful, in particular for local residents.
23.	Objective D. Promoting Healthy Communities	Policy D5	Provision and maintenance of facilities for young people within the village.	Local residents of all ages benefit from community facilities, therefore it would be more appropriate to include a Policy as per your recommendation.
24.	Objective E. Meeting the Challenges of Climate Change and Flooding	Policy E1	Promoting Energy Efficiency Within the Strategic Sites (as shown on the LDP Proposals Map), the 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.	Agree this Policy is covered in Local Plan Policy, however CHP would only be appropriate on larger development schemes. Reference could be made to energy efficiency in general and reference to relevant Local Plan policies.
25.	Objective E. Meeting the Challenges of Climate Change and Flooding	Policy E2	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	Agree, make reference to Policy CC11 and make detailed reference to the Nailbourne as this is very specific in relation to Bridge.



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			will not be permitted to: <ul style="list-style-type: none"> <li>i. discharge to the river Nailbourne; or</li> <li>ii. discharge to a surface water gully; or</li> <li>iii. discharge to a combined sewer; or</li> <li>iv. enter the foul water system.</li> </ul>	
26.	Objective E. Meeting the Challenges of Climate Change and Flooding	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	Agree, make reference to Draft Local Plan Policies CC5 & CC6
27.	Objective F. Conserving and Enhancing the Natural Environment	Policy F1	Ensuring that existing areas of open green space within and around the village are retained and their quality improved.	Agree combine with Policy D4 and mapping of the important green spaces would be a good idea, in particular if you are considering any areas to put forward for Local Green Space Designation.
28.	Objective F. Conserving and Enhancing the Natural Environment	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.	Agree with the recommendation to use this wording in the Policy.
29.	Objective F. Conserving and Enhancing the Natural Environment	Policy F3	Ensuring any new development incorporates the provision for new green spaces.	This is covered in Emerging Policies OS10 & OS11, therefore make reference to those.

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30.	Objective F. Conserving and Enhancing the Natural Environment	Project F1	To ensure that the development of South Canterbury is suitably contained to protect open space between the city and the village.	
31.	Objective F. Conserving and Enhancing the Natural Environment	Policy F4	Maintaining green space between Bridge and Canterbury so that the two areas do not merge.	There is a green gap proposed in the emerging Local Plan between Canterbury and Bridge, therefore make reference to this Policy.
32.	Objective F. Conserving and Enhancing the Natural Environment	Policy F5.	Retaining as open space land of particular value for use in the community. <i>(as identified in the Proposals Map.)</i>	Policy F1 & D4 are relating to maintaining and preserving green spaces, however it may be more appropriate for this Policy to be relating to the allocation of sites for certain purposes as stated in the text Church Meadow and the recreation ground have already been identified for community use.
33.	Objective F. Conserving and Enhancing the Natural Environment	Policy F6.	Retaining the open spaces currently in community use.	
34.	Objective F. Conserving and Enhancing the Natural Environment	Project F2	To support new developments that allocate land to uses such as sustainable farming, allotments and community orchards.	

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35.	Objective G. Conserving and Enhancing the Historic Environment	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.	Agree, duplicates Policy C1 – an additional criterion could be made in Policy C1 to “have regard to the Village Design Statement”.
36.	Objective G. Conserving and Enhancing the Historic Environment	Policy G2	To respect the quality of the locality by the use of suitable and sustainable building materials already represented in Bridge.	Again an additional criterion to Policy C1 could be added that reflects the intentions of this Policy, therefore no requirement for this Policy.
37.	Objective G. Conserving and Enhancing the Historic Environment	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.	When referring to Emerging Local plan Policy HE1, it would be advisable to also refer to the supporting text.