

Objective C. To Deliver A Choice of High Quality Homes With Good Design



The Neighbourhood Plan will encourage the limited amount of housing required to meet local needs. The recent affordable homes project of eight units with 'Local Connections' criteria was over-subscribed. The village was divided on the need for more housing. In the March 2016 consultation, 21.7% of participants indicated a preference for no additional building anywhere in Bridge.

The Housing Needs survey (to be found at Appendix C) carried out by ACRK in July 2017 identified a need for eleven affordable housing units for local people.

The Parish Council has welcomed the completion of a Village Design Statement (VDS) which analyses the aesthetic makeup of the village and sets out the criteria, which should be applied to all new development. The Village Design Statement forms Appendix A of this document.

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

Any further new housing should consist of mixed scales and designs including 2-3 bed dwellings mixed in with 1 bedroom flats and ground floor and single storey housing for the elderly.

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 Village Design 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 space and landscape);
- c) the need to conserve and enhance the fabric and setting of any heritage asset;
- d) 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' 2016 (SBD) as amended, and wherever possible, achieve SBD accreditation to ensure that a safe and sustainable community is maintained;
- g) providing sufficient garden space for dwellings to be in keeping with the character of this rural area;
- h) 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;
- i) utilizing native species in new landscaping to conserve and enhance the natural beauty of the area and provide appropriate habitats for native fauna;
- j) creating safe, accessible and well- connected environments that meet the needs of users;
- k) avoiding unacceptable levels of light, noise, air or water pollution, and protecting the tranquillity and dark night skies of the area;
- l) making best use of the site to accommodate development.
- m) respecting the privacy, tranquility and setting of existing neighbouring properties.

Policy C2

Before any development takes place in any designated land a thorough investigation must be undertaken related to the drainage and sewage systems and any potential increase in flood hazard in Bridge and the surrounding areas.

Policy C3

Support limited housing development of up to 40 houses on the site between the recreation ground and the A2 as set out in the appendices to this document. This is to include an element of affordable housing for people with a Bridge connection. Any such development must comply with all the relevant policies set out in the Neighbourhood Plan and Canterbury District local Plan.

Policy C4

Development proposals on brownfield sites will be permitted subject to the other relevant policies in the Canterbury District Local Plan. Development proposals on greenfield sites will normally be refused unless a thorough investigation into brownfield site alternatives has been explored. It must be demonstrated that there is an over riding necessity for greenfield development and that such a development would benefit the village as a whole.

The Plan will not entertain any development which includes gardens which are not proportional to the size of the dwelling and will not give support to any development that does not adhere to this Policy. Recognizing the likely impact on the privacy and amenity of neighbouring properties, new developments must respect the separation between buildings and between buildings and the site boundaries.

The Plan will encourage energy saving and environmental benefits.

The Planning Sub-Committee of the Parish Council will work to ensure that any proposed new housing is built to the highest environmental standard.

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.

Southern Water will be expected to continue to work towards reducing ground water seepage into the sewage system.

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

In view of recent flooding in the village (2000/2001 and 2013/14) 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.

Policy C5

No new development shall take place on any site without an initial archaeological assessment being undertaken to decide if an archaeological investigation is required. Measures must be put in place to record and preserve any important archaeological features.

Bridge is part of a significant historical area and important finds and sites have been and are still being discovered. Some of these are of national importance. It is therefore imperative that before any development begins, an archaeological survey is carried out by an independent organisation.