

Draft notes Bridge Neighbourhood Plan Meeting with Canterbury City Council

Thursday 5th October 2017

Present: Cllr A Atkinson, Philip Wicker (Clerk), Jim Boot (Consultant BNPC and note taker), Karen Britton, (Planning Policy and Heritage Manager CCC) Lisa Gadd, (Senior Planning Policy Officer CCC).

General update

- Review of Conservation Areas. The Council does not currently have a work programme for Conservation Area reviews, however the Council will always notify and involve the community in any review process.
- The new A2 junction only requires 400/4000 or 10% dwellings on the Mountfield site completed before work starts.
- The Kent Downs AONB Unit have commissioned new and more detailed Landscape Character Assessments of the AONB that will include Bridge. **JB to request a copy.**
- CCC have appointed Lichfields to consider the impact of the government's recent release of population and housing data– including looking at student numbers – and there will be a report on this in the New Year.
- The Bridge Housing Needs Assessment undertaken by Action for Communities in Rural Kent (ACRK) had identified 'A need for 6 affordable homes, for the following local households:
 - 3 single people
 - 2 couples
 - 1 family5 households currently live in Bridge and 1 lives outside but has local connections to the village
- The survey also identified a requirement for 10 homes for the following older households:
 - 7 single people
 - 3 couplesThe 10 households all currently live in Bridge. 5 of the older households need affordable housing. These affordable homes are required in addition to the 6 affordable homes identified above.'

Strategic Environmental Assessment (SEA)

- Environment Agency had responded to the SEA Scoping Report referring to their previous responses and against building in flood risk areas. Historic England has given a very detailed response including referring to the Kent Historic Record, the importance of protecting views, the setting, Watling Street, impact on the Conservation Areas and High Street. CPRE Kent, although not a statutory consultee, had included reference to air quality, mapping biodiversity and ancient woodlands. The Kent Downs AONB Unit response reminded that the AONB is a matter that can restrict development.

- AECOM have confirmed that they will be sending through their ‘assessment of reasonable alternatives’ by end of October including ‘alternative policy approaches for the NP including spatial strategies’.

Site allocations

- CCC re-affirmed that the Conyngham Lane site (Site 2 – see map below) would be contrary to a strategic policy in the draft Local Plan (Green Gap). National Planning Policy Guidance, Para 8 states that a draft Neighbourhood plan or order must be in general conformity with the strategic policies of the development in force.
- The new Cantley proposal for 40 homes on parts of Sites 3 & 4 was discussed. It was asked whether it would be possible to commute the affordable housing requirement on the Cantley site to another site in the parish ie Brickfields and CCC advised that this would need to be considered as part of any application..
- It was asked if Great Pett Farm could be allocated for commercial use within the NP and this was confirmed.
- If a parish poll on the site allocations is intended, that a request should be made to CCC Democratic Services for assistance. That any poll should take place after AECOM’s assessment of reasonable alternatives is completed. Alternatively, the site allocations could be consulted on at the Regulation 14 consultation when the Parish Council formally consults on the Draft Neighbourhood Plan.
- It was recommended to speak to Andrew Patterson in CCC regarding the Community Housing Fund and affordable housing in Bridge.
- The ‘short-list’ of Important Local Greenspaces should be sent to AECOM to be assessed.
- It was confirmed that it is the intention of the Bridge Neighbourhood Plan Group to still to undertake the Regulation 14 consultation when the Parish Council formally consults on the Draft Neighbourhood Plan in January. However, the group concluded that undertaking a parish poll could significantly delay this process.
- It was suggested to ask Planning Aid for a list of potential Examiners.

