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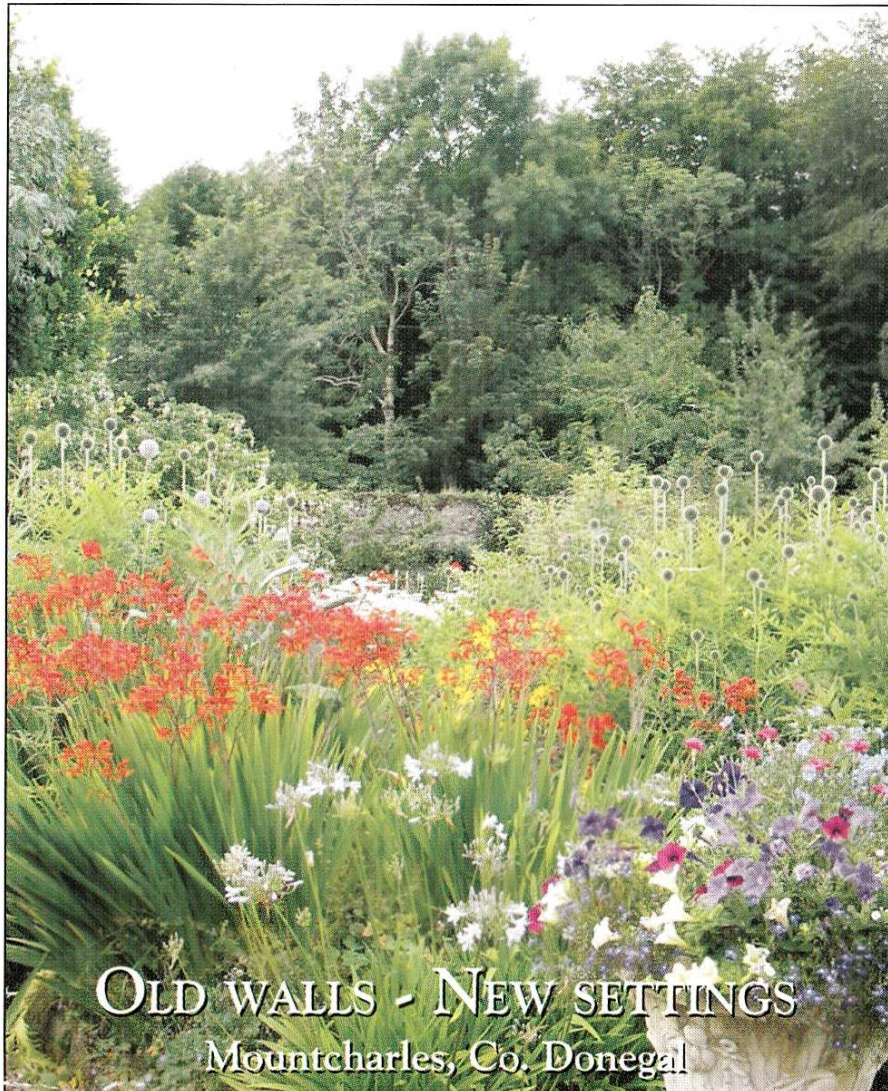
Slane Castle magnificently restored for the King's visit by
Francis Johnston

~~1003091677~~
~~8*8~~

110033380169



**SALTHILL
GARDENS
2005**



This contemporary garden whispers stories of walled gardens past, but today stands independently of trends and restorative themes.

The walls have stood for 100 years and were maintained, as were the gravel paths, the greenhouse and continual green lawn. Since 1985 the lawn and cultivated perimeter have been gradually transformed by Elizabeth to the present individually styled garden. The evolution continues season by season, always featuring a good selection of perennials, vegetables and shrubs.



How to find us

Take the N56 from Donegal Town to Mountcharles, continue on Mountcharles bypass until you pass a lake on your right, then a stone quarry and finally a Toyota garage, painted red and white. At the garage turn left and continue straight through one unmarked crossroads. At the next crossroads, stop, and then continue straight for 0.9 miles down hill. Salthill Gardens are on your left.

Opening Dates 25th April to 31st August, 2005

Monday, Tuesday & Wednesday 2pm-6pm

Saturday Opening Dates 2pm-6pm

May 7th, 14th, 21st, 28th

June 4th, 11th, 18th, 25th • July 2nd, 30th

Opening Dates September 2005 2pm-6pm

Monday 5th - Wednesday 7th

Monday 12th - Wednesday 14th

Telephone 074 9735387

Email etemple@eircom.net

www.donegalgardens.com

Group bookings welcome.

Buses by appointment only.

Approved by the Office of Public Works.

Entrance fee €5

No dogs please.

1695 John Taylor son of Nat Taylor, a Shropshire barister
bought Bridge Place

1954 Conyngha and Bridge Place.

Maureen Keraty cites Ocker's picture a ~ 1670. ^{Adriaen}
The Journal of Kent History 63, 2-5 (sept 2006)
Dr Maureen Keraty "Plan numbers
Braems + Bridge Place"

Picture of Robert Bargave (1584 - 1649) in bridge church - by Cornelius Janssen
Red bricks from bridge - adjacent field - (1593-1664)

www.historicaldirections.org

Fishponds - trout -

Sub to ancestry.com - search free & KCC lib
+ archive.com

Stream splits up

www.kent.gov.uk/online/library

Bridge as portrayed - historical sources prior to 1935
9 U803 BR1 p 86 John Whymman
9 DA 1041.8 Special Colls 9 DA 1053.57

Charles C. F. Greville (cited posthumously by Henry Reeve), "The Greville Memoirs -
a journal of the reign of King George IV and King William IV" 1 (p. 3)
(London: Longmans, Green and Co.; 1875) Greville was Clerk of the Council to those sovereigns.

4.6.1820

p. 29 Lady Hertford's windows had been broken ^{by pieces of the frame down on} in town not those of Lady Conyngham.
Somebody asked Lady A if she had been aware of the King's admiration for
Lady Conyngham and whether he had ever talked to her about Lady C.
She replied that intimately as she had known the King so openly as he
had always talked to her upon every subject, he had never ventured to
speak to her upon that of her mistresses.

p. 27

4.6.1820

Lady C looked remarkably well in the morning, her complexion being so fine. She
was bored with the racing at Ascot & chose not to go so the King wouldn't
go either. It was supposed that Lady C's friends (her son and [p. 28] brother
had set their faces against her connection with the King, but Lord Mount
Charles was at the cottage and Dennis was at the levee and very well
received.

The Theft from the Marquesas
Corypheus, stable
John Jam stole gelding, spur, whip, saddle = £25

K9 + CT (210) 9995-3 (6 Jan 1891)

John Marquess

29/12/1890

got to White Horse H Barn
at 4 am.

Offered to sell pony for £20
then £5

Stole from near 5 yrs stockings
4 samples

HLK by 3 skins of wood

11/2 water
night of 23/12/90

Minster Abbey - Withdrawn at Public Auction, K&CP, 11966, 3 (25 Aug 1928)
 Auction of Royal Fountain Hotel by W&A Edgar of Messrs G Webb & Co.
 Bidding started at £3000 rose to £4750. Edgar then put in a bid of £4950 - no further bid so withdrawn.

1/9/28 p. 4 ^{Keyser} Higham estate purchased by W.R. Whigham. 224 acres incl an ill-furnished farmhouse.

"By direction of the Trustees of the Estate of the Most Honourable Victor Joseph Henry
 Francis Marquis Conyngham, deceased" K&CP, 11964, 1 (11 Aug 1928)
 11962, 1. (28 July 1928) 11963, 1 (4 Aug 1928)
 G. Webb & Co. Royal Fount 13/8/28 at 2.30 pm. Particulars, plans & conditions of sale from Saltwell & Co 1, Stonebucklers, Windsor's Inn, Wox; on the Property; at the Place of Sale; of the Auctioneers (8, Highgate 57), and 1 Ashford Rd Mansione (Tel 12)

Very fine example of a Norman manor house, erected about AD 1027, ^{and renovated about 170, 1413, 1772} with charming ^{rel.} ~~cellar~~
 plus, several barn, two cottages, and the Abbey Green, the whole covering an area of about 12 A OR 37 P. Vacant possession - completion.

11985 3 (5 Jan)

John Davis D.D.
10th Peter 29/5/1753 promoted to

Formerly Rectory of Ramsey, Diocese
of Ely. Died 7.2.1766
↓ having Cat. Cathed.

Brewer's Place, Northampton
home of Brewer family before
Smith's Hall

Jane Brewer ~~left~~ left her estate to
her kinsman John Davis D.D. who
wishes to donate to the church

by his last will 1774

- John Brewer (sold Smith's Hall 1774 and double of Cathedral Rectory)
- Elizabeth (Pratt) Lady of Harbledon
- Jane & Ann Maria 1768
- Anne Robert Knipe of London

Harbledon 5 145 John Davis applied
in 1726 + ↓ 7.1776

The East Kent Gazette 4569, 1 (28 Feb 1942) ^{See}

"Death of Mr W. L. Gray - former well-known Public Officer"
SI, High St (nice dinner - wine) Friday morning last. [26 Feb]

* Eastern Devon. Attached to the ^{Diocesan} Surveyor & Inspector of
Nuisances to the old Sittingbourne Local Board - 1875. Soon after became
Surveyor & Sanitary Inspector under the Milton Rural Sanitary Authority.
For years was a member of the County Council Board of Finance of
Diocesan Board of Charities. Married Miss Withshire of Devon - 1876

Lewis Hyland Goble + Linon

19-21 Pendennis St

Folkestone 1894

Brita. - Old Photograph Folkestone
Attached Electro. No. F Taylor

Mark Alfred Stark † 7.3.1906 Central Hotel, Torquay
at 6 Broad St 1870-1906
↓ 10.3.1906 St Michel @ Natlygate, Oxford
Mary Helene Henriette Weichert * 17.9.1853 10 St James Terrace, Ladbroke
† 1.10.1908 Noke
↓ 3.10.1908 St Michel @ Natlygate
Mark Arnold Neipper Weichert born * 3.1857. 6 Broad St Oxford.
† 27.11.1936, Kenze

Rene * 11.1871 Oxf † 1951 Newport Pemb
Violet Mabel W J * 13.1885 Beckett House Weymouth
† 29.11.1961 St Mary's Convent, 36 Hatherley Rd
Cheltenham

Tangrefeld
Dinos Cross SA 42 OSF
Nr. Trefdraeth/Neipper
Pembrokeshire

Samuel Bayham Vn II Director (1847)

A small organ was presented by the Marshmans - 1847.

Living is a vicarage with the chapel of bridge annexed, valued in the King's books at £5.7s. 3½d. Tithes commuted = 1841, the rectory for £539.17.10

Vicarage for £198.9.81.

Richard Pilsch was last year

Mauna Allen Snell curate

Register of Marriages 1838-1960 Patrishorne

19.5.1849

Francis George Jones, Lord Churchill

by Licence rather than banns.

Lady Jane Conyngham reads - before of the marriage

Memoirs marry - church was 16.11.1848

John Stevens officiated

20.10.1881

Richard Combe + Constance Augusta Combe

son of Richard Henry Combe

The Poll for Knight of the shire to represent the County taken on Remembrance Health on Monday, Tuesday, or Wednesday, the 28th, 29th and 30th days of June 1790 by Leonard Bartholomew

Candidates The Hon Charles Marsham, Sir Edward Knatchbull Filmer Amywood. 1791. Rochester. Poll taken by

Sir John B. Davis - Webster Gillman

freehold or Hackhurst consisting of land
1 Above Patrishorne

Murray Ker ~~Boissex~~

NPG 123

36 x 28"

oil on canvas

~ 1814

Primary collection
on display

Bygos being worn

the full-length portrait of George IV
by Lawrence

inscription along top of frame by John Taylor

to be Wyborn
family

Shilde church - several monuments

built by Sir Thomas Peyton.

pl. p. 91 VA X Hasted:

Wm. Ker
1753
Bygos being worn
the full-length portrait of George IV
by Lawrence

Rowling Court, probably the Old Manor House, an old farmhouse
Edward Austen = ~~brother~~ ^{brother} of Jane (mistakenly put as nephew in 1884).
1884 p. 36

Hamlet in
Eastern part of parish of Goodnestone.

Irene Frances *
Denison.

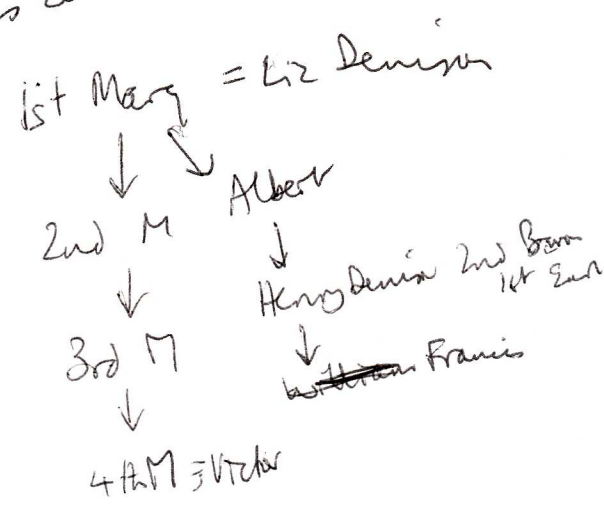
reg. Sep 1890

Father was Earl of Londesborough

~~7080~~

~~7080~~ Usual name

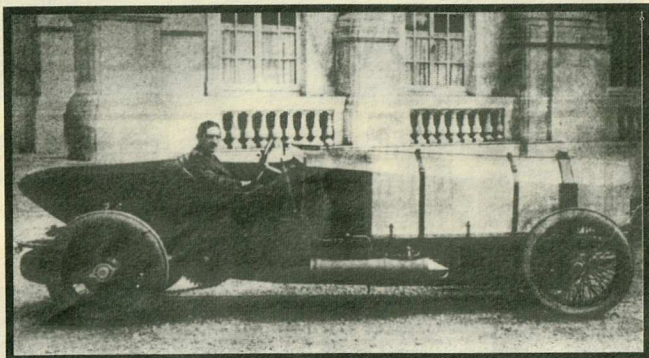
KB. des. in



TO THE
GLORY OF GOD
AND IN GRATITUDE
MEMORY
OF THE MEN
OF THIS PARISH
WHO FELL IN THE
GREAT WAR
1914-1918

Capt J. M. BRONALD
Lt Col S. MARQUIS CONYNGHAM
C. SM. HALEXANDER
S. J. P. PITCHER
P. C. STEVENS

Higham is one of England's beautiful country homes. A house of major proportions, complete with its grand four-column neo-classical facade finished in Portland stone. The house's past can be traced back to King Edward II (1320). Distinguished visitors include Mozart and Gen. Charles de Gaulle. Jane Austen and her brother both mention Higham, home to James Hallet (Gainsborough painted two portraits of this family). Owners include Thomas Culpepper of Bedgebury 1534, The Countess Margaret Zborowski (née Astor) and her son Count Louis Zborowski, the creator of the famous series of 'Chitty Bang Bang' racing cars. The illustrious Count Louis died racing for Mercedes in the 1924 Italian Grand Prix at Monza. Shortly after, the estate and its 225 acres, was sold to Walter Whigham, of the Bank of England, who chose to re-name Higham, Highland Court. So it remained for the next seventy years.



Chitty Bang Bang I at Higham in the twenties

Higham's formal and water-gardens were laid out in their present form during the Edwardian period. Unfortunately the original Plans for Higham have yet to resurface, leaving today's restorers the altogether more complicated task of discovering the 'genius' of the garden unaided.

Restoration of Higham Park began in the Autumn of 1995. Years of neglect had robbed the house and gardens of their identity, charm and sophistication. Surveying firstly from the air, a draft plan of the existing layout simplified the selection of remaining plantings, identifying those for revitalising and pruning. This was followed by major clearing and rebuilding of walls, steps and paths and other hard elements, in so doing revealing the garden's original framework. The project is still very young; garden lovers, however will possibly take greater pleasure from watching its evolution, over the coming years, as Higham's gardens again become fully reinstated.

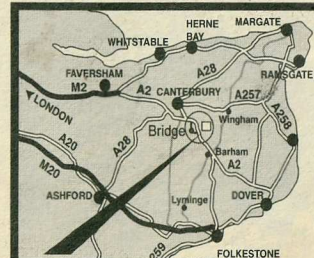
Opening Times

Open daily except Friday and Saturday
Gardens Open Sundays 11am - 5pm
House Tours 12.30pm - 2.30pm (4pm subject to numbers)
times may vary

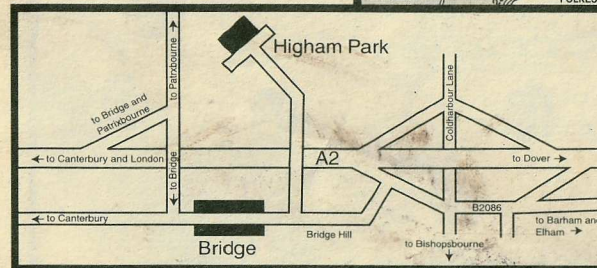
Admission: House Tour £2 Gardens: Adult £3 Children under 12 £1
House and Gardens are accessible to wheelchairs, please call to book a wheelchair.

How to Find Us

By car: Higham Park is located Bridge off the A2 3 miles south of Canterbury, in Kent



FREE PARKING



By Rail: Victoria to Canterbury or Bekesbourne
By Bus: Canterbury/Folkestone service No.17 stops at our entrance
By Sea: Higham is within 30 minutes drive of the ferry terminals and Le Shuttle

Events

March 18th Antiques Auction viewing 15th, 16th & 17th
March 24th National Gardens Charity Day
June 1st & 2nd Antiques Fair
July 14th Classic car day Jaguar Club
July 20th Golden Jubilee Gala Evening. Canterbury Operatic Society
September 11th National Garden Charity Day
September 28th & 29th Antiques Fair
November 25th Antiques Auction viewing 22nd, 23rd & 24th
November 30th December 1st Antiques Fair
December 13th & 14th Christmas Concert

Group Visits

We offer special rates for group bookings. Higham Park is a popular choice for many groups. We recommend early booking for House and Garden Tours and also set cream teas or light lunches.

Information Line

01227 830830

Fax: 01227 830 830

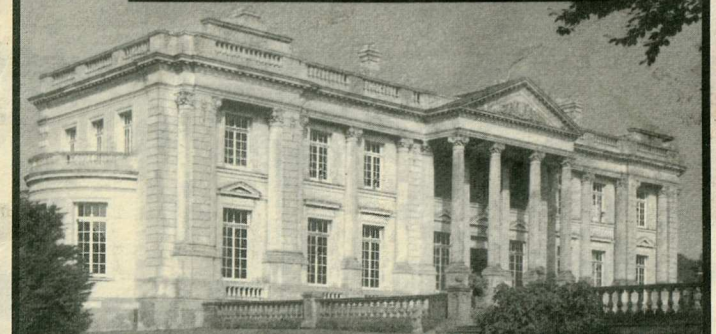
E-mail: highampark@aol.com

or visit our website at www.higham-park.co.uk.

Higham

~ Park ~

House & Gardens



"For memorable days"

Six Centuries of History

Six Minutes from Canterbury

Discover 007 connections on a house tour



Pay us a visit

Higham Park, Bridge, Canterbury, Kent CT4 5BE.

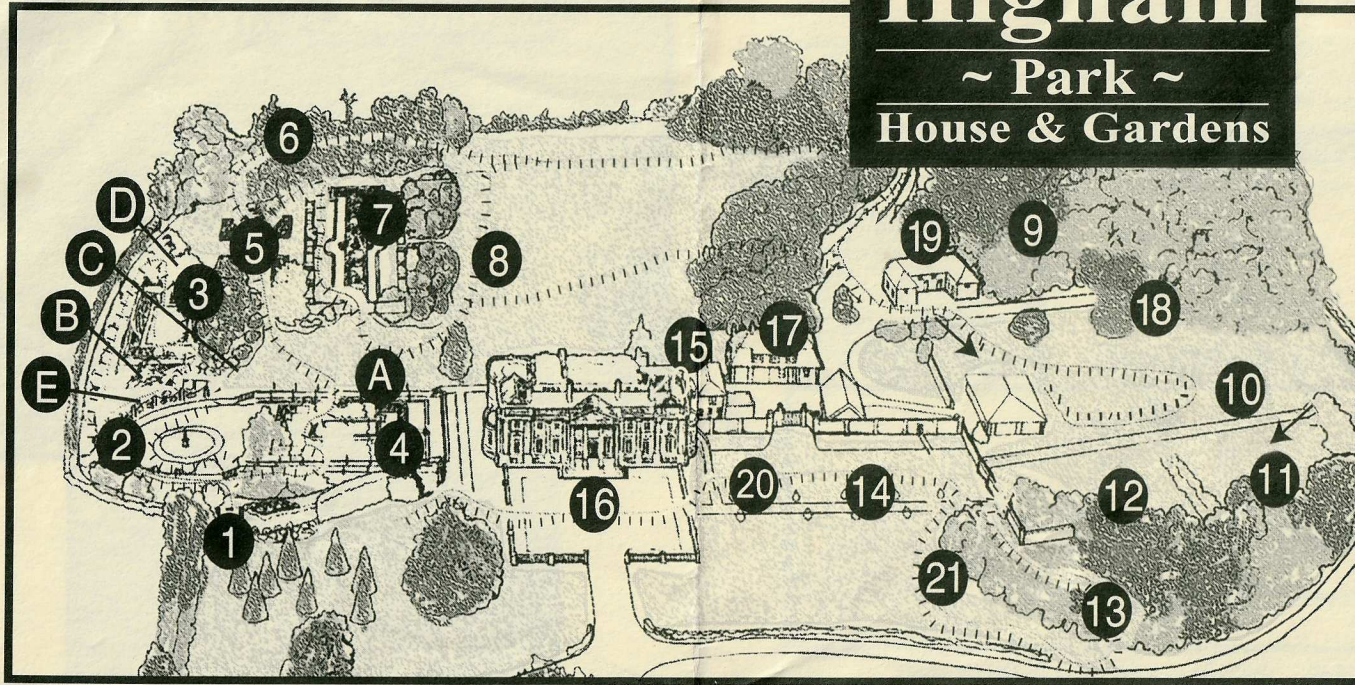
Tel/Fax: 01227 830830

Open 11am

Garden Plan

Higham

~ Park ~
House & Gardens



- A *Pleached Hornbeam*
- B *Acer Davidii*
- C *Acer Griseum*
- D *Parrotia Persia*
- E *Euonymus Alatus*

- 1 *Entrance*
- 2 *Boundary Walk*
- 3 *Secret Garden*
- 4 *Sunken Rose Garden*
- 5 *Stag Walk*
- 6 *Birch Walk*
- 7 *Italian Water Garden*
- 8 *Great Lawn and new plantings of trees*
- 9 *Woodland Walk*
- 10 *Kitchen Garden*
- 11 *Old Tennis Court*
- 12 *Culpepper Garden*

Planting for the future
Sponsor a tree

Repeat visits will keep you abreast of the seasons and its changes year on year

- 13 *Bamboo Walk*
- 14 *Zborowski Walk*
- 15 *Toilet in Garden*
- 16 *Higham House Entrance*
- 17 *Coach House*
- 18 *Old Greenhouse*
- 19 *Stables*
- 20 *Tea Room & Toilets*
- 21 *Millennium Bowl*

Dogs are permitted in the Gardens, but we must ask for them to be kept on a lead. - Thank you.

Higham is once again a family home. Visitors notice this when touring the splendidly restored staterooms. Chatting to the lady owners about ambitious restoration is for most people one of the special delights of Higham.

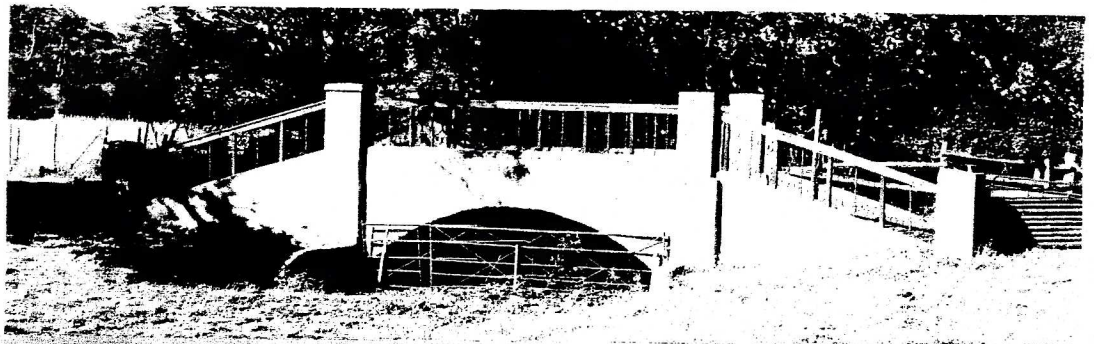


Higham's parkland and gardens extend some 25 acres. The formal gardens will inspire all garden enthusiasts, with specimen trees and herbaceous borders, massed spring colour and sumptuous scented summer flora.

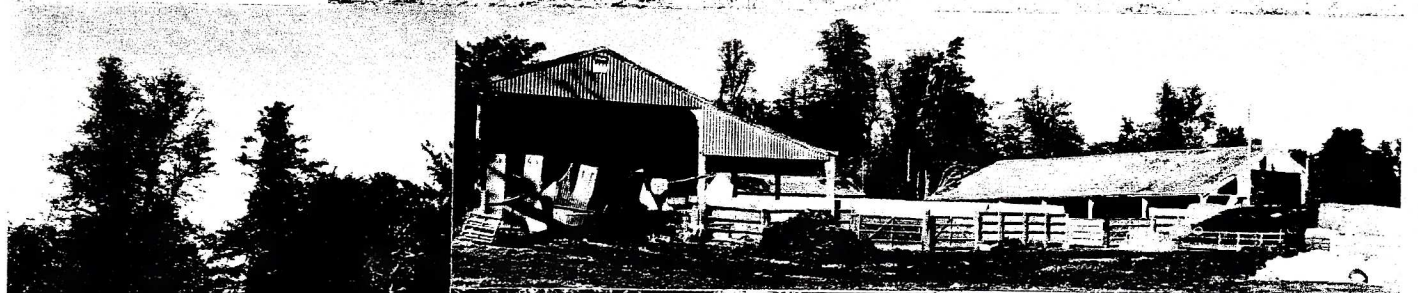


Unique attractions including a spectacular Gardino d'Italiano, southern England's largest Yew-lined, sunken Italian water garden with its profusion of water lilies, a secret garden and an extensive terraced rose garden. A tea shop is available for light refreshments.

The Listed Bridge



Farm Buildings



Approach from
Patricxbourne

The excavated
foundations

St. Mary's Church
Patricxbourne



The Avenue

P1
A glimpse of
Bifrons
and its surroundings

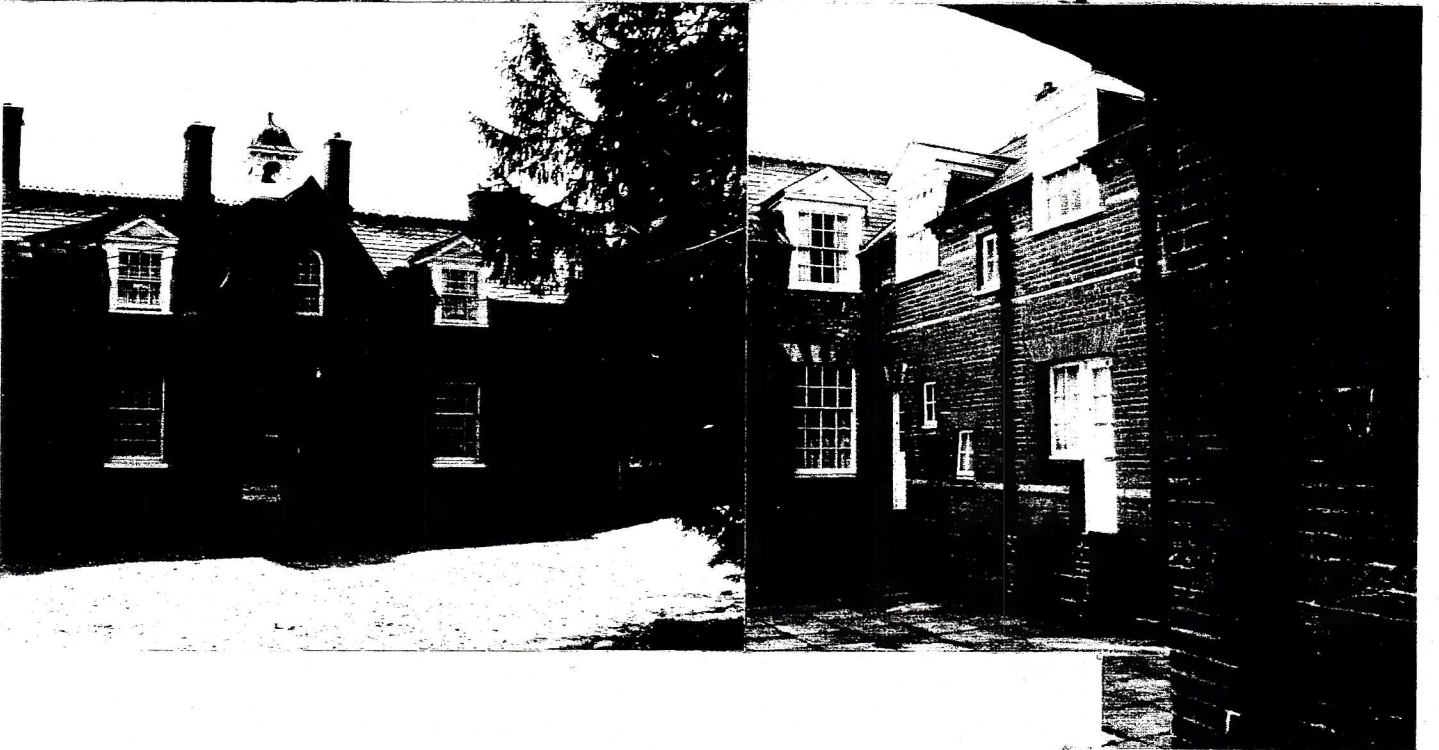
1. INTRODUCTION

- 1.1 Canterbury City Council are reviewing their plans for the area under their control to cover the period to the turn of the century. The Kent County Structure Plan already covers that period. This report is about Bridge and Patricxbourne and the adjacent areas which are owned by Cantley Limited. Whilst the report is prepared by the private landowners, many of the suggestions and proposals which are contained herein have significant community benefits. At this stage nothing can be "set in stone"; involvement and discussion by interested parties would be welcomed.

2. BACKGROUND

- 2.1 Cantley Limited's Estate is based on Bridge and Patricxbourne with much of the land abutting the village in the Estate's ownership (see Plan 1 before Page 7). Bifrons Park lies between the two villages but is now severed by the A.2 bypass.
- 2.2 The Conyngham family connections with Kent date back to the late 17th century. Although the family had settled in Ireland in the early 17th century, their strong Kentish connections were recognised by the granting of a U.K. peerage in 1821.
- 2.3 The Conyngham connections with the Royal Family brought them into contact with the leading architect of the time, John Nash. It was John Nash who greatly influenced the evolution of Bifrons, the family seat in Kent, the remains of which have recently been excavated and recorded. The interim archeological report is attached to this report (Appendix 7). This excavation was commissioned and funded by Cantley Limited.
- 2.4 The Conyngham's retain strong ties with this area and have demonstrated their support in a number of ways for the local communities. Lord Mount Charles, an active conservationist, intends to follow his father's philosophy concerning the Estate and its relationship with the community.

- 2.5 There are a number of issues facing the Estate and a review of its assets has recently been completed. This review has partly been prompted by the impending Local Plan review, by approaches from developers and the Parish Council interested in land for local housing.
- 2.6 Bifrons mansion was substantially damaged by allied forces during the war which sadly resulted in its demolition in 1953. However, the foundations are perfectly sound. Originally Bifrons stood in its own extensively landscaped park including the fine avenue which mainly still exists today. It was approached both from Upper Bridge Road and direct from Patricxbourne. Photos P.1 shows the Bifrons setting and the exposed foundations of the old mansion. Photos P.2 show the Bifrons stableyard and walled gardens. A history of the houses which have stood on this site is also attached to this report; this was also commissioned by the Estate (Appendix 6).
- 2.7 In respect of Bifrons and the parkland, the Estate have been concerned for some time to promote the rebuilding of the mansion by way of a fully detailed reconstruction together with the complete re-establishment of the park. They are also keen to resolve the issue of the established timber yard use. Later in this report proposals to deal with those matters are advanced for consideration.
- 2.8 The Bridge Parish Council is most anxious to see that a supply of affordable housing is made available in the village. It is now of widespread concern that the high cost of normal housing is having serious detrimental social effects on many villages, where those on lower incomes who have a natural affinity or strong family connections with a particular village, find it impossible to join the housing market. The Estate understand this concern and fully agree that traditionally villages have comprised socially balanced communities. In principle they are therefore very prepared to discuss what is needed. It is the Estate's view that any houses provided under such a scheme should be fully integrated with other village housing and not seen apart as separate housing.



P2
The stableyard and walled gardens at Bifrons

- 2.9 Whilst the completion of the new A.2 bypass several years ago provided unquestionable benefits for the village, it also severed Bifrons and the park away from Bridge: it left a most unattractive and at times noisy aspect for the eastern side of the village. It also left a small part of Bifrons farm hemmed in to the east of Bridge, by the A.2, and the local roads. This lies away from the farm buildings complex on the east side of the A.2 and has considerably reduced farming efficiency.
- 2.10 As mentioned at 2.5, developers have understandably been showing an interest in Bridge. The Estate have conciously rejected developer approaches and decided to bring these proposals forward with their own advisors. It is the Estate's intention to continue to retain an interest as this project progresses to ensure that whatever is agreed is actually provided on the ground.

3. GENERAL PROBLEMS OF RURAL COMMUNITIES

- 3.1 Bridge is more fortunate than many settlements with the services and facilities to which it can lay claim. The gradual increase in post war affluence has actually lead to poorly equipped rural communities in many instances. Such disadvantages do not in the main apply to Bridge. However, the factors which bring about the problems of rural deprivation are countrywide. For example, the freedom provided by individual transport to live remote from one's workplace and the continually changing face of agriculture have universal influence. The absence of affordable housing and the scarcity of very local jobs are perhaps more intense problems in Bridge than they are in many other communities.
- 3.2 Village populations have become more transient. Those 'passing through' have become vociferous and are particularly articulate when presenting anti-development arguments. Those in the community of longer standing are frequently those with the least effective voice, and they are usually those who support and rely on village services and facilities the most.

- 3.3 Historically, the most successful communities (with rare exceptions), have never stood still. Sensitive evolution of village communities, taking account of the influences of the day have produced some of our most interesting heritage. Sadly, the pace, quality and style of too much modern development has all too frequently brought adverse changes. This experience invariably leads to the fear that new developments will not be good enough. This often prevents positive discussion about constructive schemes. Development of an appropriate scale can be successful when the implementation and the detail are carefully thought out and quality is not sacrificed.
- 3.4 Most developers and town planners alike now realise that better quality schemes must be built both from the point of view of sales and the attitude of general public point of view. The Estate certainly recognise that there is a better way forward through partnership with the local community. Productive and positive discussions with the local people and relevant public agencies almost always leads to a more comprehensively acceptable solution.
- 3.5 Photo P.3 shows Bridge as it is today. Post war development has in the main been insensitively 'tacked' onto Bridge; sadly this is also the case elsewhere.
- 3.6 It would be most imprudent for a community in the fortunate position in which Bridge finds itself, to be complacent or negative about the future. To secure the present level of facilities and services, quite apart from any enhancement of the present facilities, will require positive action. New homes, especially those for the lower income groups, new community facilities and new places for people to work locally should all be components of the future outlook for this village. It is understood that some Parish Councillors are already concerned about the future viability of village shops.



Bridge village 1990. The form and effect of post war development is very evident.

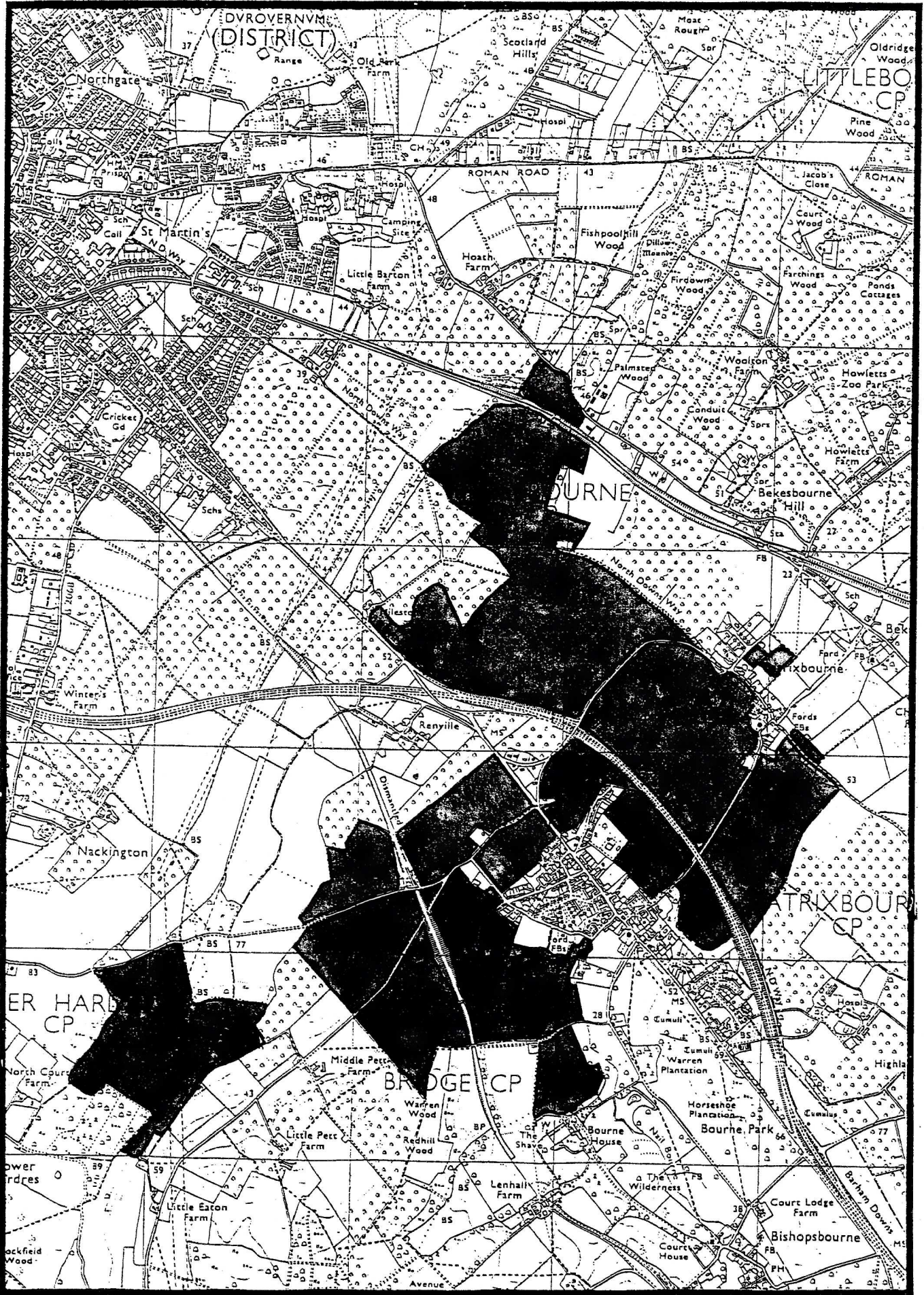
4. FUTURE PRESSURES ON THIS AREA

4.1 The plans of the County and District Councils look ahead during the period 10 - 15 years. In the period 1991 - 2001, the Structure Plan provides for a countywide housing requirement of 56,700 dwellings. During that time the importance of the M.2/A.2 will be bound to grow as European pressures exert increasing influence, following 1992 and the opening of the Channel Tunnel. It is inescapable that in the '90s this part of England will be under great pressure. Already the construction of the Channel Tunnel Terminal has added additional pressures for development.

4.2 This particular area of Kent must be one of the focuses for that pressure having regard to its distance from the coast and its accessibility to major road and rail links and the Tunnel. Plainly the restraint policies of the Structure Plan will guide major development elsewhere in the County. However, modest well planned and properly balanced developments can make a useful contribution and at the same time, provide local benefit.

5. REVIEW OF THE ESTATE ASSETS

5.1 It is prudent for any landowner to regularly review their assets. That prudence applies with as much force for a modern agricultural estate as in any other quarter, especially having regard to the frequently changing agricultural circumstances. The fluctuating state of the property market and the policy changing activities of local planning authorities have important influences in this respect. As mentioned the Estate has recently completed such a review.



This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved.

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SAVILLS

- 5.2 In the main, as would be expected, the Estate's land will continue to be most appropriately employed in agriculture, despite the presently poor returns achievable. It is the intention that the agricultural base of the Estate should be firmly maintained. However, there is potential for advancing some propositions for Estate property which can benefit both landowner and community alike.
- 5.3 Most of the land which surrounds bridge is owned by the Estate. All of that land has been carefully considered before any of the suggestions made in this report were put forward. Plan 1 shows the Estate ownership in the vicinity of Bridge and Patricbourne. Appendix 1 contains a concise appraisal of possible development sites around Bridge. Each site has been carefully looked at for advantages and disadvantages. It is considered that the land between the A.2 and the village, adjacent to the recreation ground is the right area on which to put forward proposals. Other areas are more sensitive and less well related to the village.
- 5.4 In preparation for the Local Plan Review to be undertaken by Canterbury District Council, the Parish Council have undertaken their own village appraisal and identified matters of concern. In the Estate review and in this report we have had regard to the findings of the Parish Council. There seems to be a number of areas where in general terms there is common ground.

6. PLANNING ATTITUDES AND POLICIES FOR THE AREA

A. The Present Provisions and Status of Planning Policies

- 6A1 At Appendix 2 to this report there is a statement of the present position of the policies of the Kent County Council and the Canterbury District Council, being the relevant local authorities.

6A2 Kent County Council now have approval for their plans which provide the strategic framework for the County to the period 2001. In so far as Bridge is concerned, the County policies cover such matters as overall housing targets and major settlement policies for particular district areas and important County wide constraints. The latter include such designations as the Area of Outstanding Natural Beauty ("AONB") and the Area of Special Landscape Value ("ASLV"). From the point of view of the County Structure Plan, Bridge is shown as a settlement in an area surrounded by both AONB and ASLV.

6A3 The Canterbury District Council, in whose area Bridge lies, is presently preparing a draft District Wide Local Plan for public consultation. It is expected that that plan will be released for public consultation in April 1991.

6A4 The review of the Local Plan is the correct time for landowners to put forward their ideas. The District Council are required to consider the proposals put before them in their deliberations which go to produce the statutory local plan. It is for this reason that the Estate are now advancing this report.

6A5 Before the decision to produce a District Plan was taken, Canterbury District Council had commenced the review of the Canterbury City and Rural Local Plan. As part of that process, the District Council published a project report. From this can be seen the type of issues which are of concern and are to be addressed. Matters covered in that report are included at Appendix 3.

B. General Attitudes and Policies

6B1 As little as ten years ago the approach to this type of project would have been quite different. Then, it would have been the sole intention to maximise the development potential. This would have been achieved by including as much land as possible and raising the density to the maximum likely to produce the best market return.

- 6B2 During the mid to late '80s people have rightly become increasingly concerned about the quality of the areas in which they live. The increasing influence of the "Green" movement on all attitudes to life has also had its effect on development. The peaceful, but nonetheless dramatic agricultural revolution of the '80s has also brought about a significant change in agricultural restraint policies.
- 6B3 These changes, coupled with a totally different attitude to development -financed community projects and increasing local political influence, produce new parameters and requirements for those promoting development.
- 6B4 When promoting development it is necessary now to demonstrate a substantial understanding of all these factors and influences. The scheme itself must show that it is capable of producing an appropriately sensitive solution which respects its existing surroundings. It must indicate that building areas are tempered with adequate and in some cases generous open space and landscaping. It must demonstrate that attention to individual detail will be better than has hitherto been common place. In addition to these more demanding on-site requirements, scheme promoters must also show how they have considered the requirements of the community where they hope to build. This latter point involves the design of the scheme and its relationship with the community and also the offer of various forms of community gain such as the provision of, or improvement to, necessary local facilities, e.g. village hall and for example the provision of land for affordable housing.
- 6B5 The report is intended to be a positive contribution to this process and advances a package of proposals, which if supported could insulate Bridge against predatory, ad hoc developer proposals.

7. BRIDGE AND PATRIXBOURNE - PAST AND PRESENT

- 7.1 The purpose of this section of the report is to examine the strengths and problems which it is believed apply to Bridge and Patricxbourne today. It is not possible to sensibly advocate sensitive proposals for any settlement without at least a basic understanding of its evolution and present position. The frontispiece location plan indicates the general location of Bridge and Patricxbourne. Although these two settlements have been historically linked by Bifrons Park, they are separate and quite different communities. They are now briefly described individually.
- 7.2 Bridge is located on the old Roman road of Watling Street, linking Dover with Canterbury and then on to London. The original mainly linear and the most historic part of the village lies between Bourne Park Road and Conyngham Lane. There is a good variety of historical and architectural styles covering the Tudor to Victorian periods. Photo P.4 shows part of the historic street core of the village.
- 7.3 As so often happens with these street villages, development in the 19th and 20th centuries extended in depth back from the main street. Up until the last war, the development of the village was largely a modest rounding off from the village street. In the last 40 years, whilst that process has continued, development has also stretched the village especially to the south and the west.
- 7.4 The opening of the Bridge bypass, as part of the A.2 road improvements in 1976 was indeed a most important occasion for the village. Traffic passing through the village prior to the bypass was roughly 5 times the volume traffic using the village street today. The removal of the through traffic has enabled the centre of Bridge, with its important historic buildings to regain much of its dignity and to provide its inhabitants with a much more civilised environment for their everyday affairs.



Bridge Centre looking north.

- 7.5 The centre of Bridge is rightly designated a Conservation Area. In the past Bridge had a larger range of shops and services, but has been fortunate in retaining a much better range of facilities than most settlements of its size. Like many street villages, Bridge has never had an historic village open space or green. However, for years it has had the benefit of Bifrons Park to the north east, now largely severed away by the bypass. The village has now also had the benefit of the use of Estate land for its recreation ground for many years.
- 7.6 Bridge is a successful settlement with a population of around 1300 people. It has a fine location, close to the City of Canterbury with all its splendid services and yet situated within easy access of Kent's fine countryside and the coast. It has good accessibility and is inevitably a popular place in which people wish to live.
- 7.7 Bridge has several shops including grocer, baker, butcher, ironmonger, post office and the all important chemist. There are 3 public houses, all of which provide hot food. Bridge has its own doctors, dentist and even a vet. It boasts a range of shops and services which many villages twice and three times its size would envy.
- 7.8 Through traffic is no longer a problem. Indeed, since the bypass was built, it has again been possible to allow parking on the street, a necessary convenience in such a community. Nonetheless, Bridge could make good use of additional centrally located off-street parking although it is difficult to see where this might be provided.
- 7.9 Bridge is in the enviable position of having better public transport facilities than comparable settlements. Indeed, at times, the rare experience of overloaded busses occurs.
- 7.10 Certainly one of the most important facilities for any village is its primary school. The primary school at Bridge which is housed in modern buildings (including demountable classrooms) takes pupils in the 4 - 11 age range. However, to the extent that any school catchment area is formal nowadays, the catchment area for this school is Bridge, Patricbourne, Beakesbourne, Bishopsbourne and Lower Hardres.

- 7.11 The school is a Church of England controlled primary school which could have a capacity roll of 245 pupils when there would be 9 classes. At present, it is expected that by January 1991 the roll will be 220 pupils in 8 classes. The school is a thriving and successful establishment of sufficient size to provide a wide variety of opportunity and attract good quality staff. However, its size is such that there is still a great deal of personal contact and it retains the true atmosphere of a village school. The school is set in ample grounds and it seems unlikely that any additional building or ground will be needed in the foreseeable future.
- 7.12 The strength of the village community is also demonstrated by the wide range of village activities and organisations. In addition to the usual 'uniformed' organisations, sports activities cover badminton, cricket, tennis, karate, keep fit, yoga and no less than 3 football clubs are active on the village recreation ground.
- 7.13 Preliminary inquiries of the appropriate statutory undertakers indicate that there are no major problems presently with basic infrastructure such as water supply, foul water drainage and surface water drainage. Water is supplied by Mid Kent Water. Foul and surface water drainage is the responsibility of Southern Water and their agents, the Canterbury District Council. There is no Sewage Treatment Works at Bridge. Most of the village drains to Newnham Valley Sewage Treatment Works, but a small part is pumped to Canterbury. The village has adequate services from British Telecom, South Eastern Electricity and British Gas.
- 7.14 The main social changes evident in Bridge today, as compared to 50 or so years ago, are those evident in most communities. They relate to the way in which people live and the way in which they work. Average residency in a particular location is many times less than it used to be. The greater mobility and freedom provided by better education and increased affluence often means that families no longer live close to one another. The high divorce rate and other social changes dictate that there are many smaller households. All of these factors produce very different living requirements for today's population. They also highlight the inadequacy of many past forms of accommodation to meet today's needs.

- 7.15 Another principal difference to be noted also arises largely from increased freedom. The independence which personal transport provides enables people to choose to work away from their home. Increasingly, it seems people would prefer to work closer to home rather than have long, expensive and often harassing journeys commuting to work. It seems prudent to expect journeys to work will continue to shorten. For all sorts of reasons the jobs that used to be in the villages are no longer available and in the main they have not been replaced by modern equivalents. Whilst Bridge is able to provide some local employment, a great deal more could be done to increase the range of locally available job opportunities.
- 7.16 It has already been acknowledged that the A.2 bypass brought with it undeniable relief from all the disadvantages of the through traffic. However, there have been some disadvantages also. The setting of Bridge was quite dramatically changed from one with the village located on the edge of parkland to the present day scene. Quite apart from the visual intrusion along the whole of the north east and east side of the village, that side of the village has also suffered from increased noise nuisance. The north east side of the village has been significantly downgraded as a result of this road construction. This is not a situation which needs to continue to be so detrimental to the village.
- 7.17 By contrast with Bridge, Patricxbourne is more by way of a large hamlet than a village. Apart from two small new developments, one local authority and one private, most of the rest of the hamlet consists of period properties. The hamlet straggles along the road amongst a mixture of spaces and trees. There is no 'centre' as such, there being no public house or shop to serve the hamlet. The roundabout junction near the entrance to Bifrons is regarded as substandard (see proposals for improvement in this report) but apart from this the hamlet does not appear to have any problems or shortcomings.

8. BRIDGE AND PATRIBOURNE IN THE FUTURE - GENERAL ISSUES

8.1 Reference has already been made to the Parish Council's "Bridge Village Appraisal", which they undertook to help them formulate their views to be fed into the local plan review process. The Parish Council appointed a Sub Committee who undertook a questionnaire survey to establish village views. The results of that questionnaire and the Sub Committee's deliberations have now been discussed at two annual Parish meetings in 1988 and 1989. The meetings were well attended and the Sub Committee's work which had resolved into five recommendations are set out as Appendix 4 to this report.

8.2 Notable points which came out of the Parish Council's work are as follows:

(a) On housing. The majority wished to see Bridge retain its village character and are opposed to large scale housing developments. As a quarter of the population of the village are aged 65 and over, there is a strong feeling that efforts should be made to help younger people stay in the village. Opportunities to examine schemes for affordable housing would be supported. Schemes such as that promoted by the National Agricultural Centre Rural Trust ("NACRT") would be considered appropriate (N.B. the writer of this report was instrumental in bringing forward the first scheme to be built by NACRT in the East of England). The Parish Council identified a "built confines" for Bridge and this indicates an extremely tight boundary.

(b) On jobs. About half of the villagers responding to the questionnaire indicated they did not wish any further employment opportunities to be provided in the village. "A sizeable minority of villagers" consider that a modest contribution towards new job opportunities in this area should be made in the village. Most people acknowledge the benefit of having local job opportunities and such an extensive range of shops, services and other facilities. These enable the village to remain alive during the day, unlike so many other villages.

- (c) On leisure activities. Existing leisure activities in the village and elsewhere are acknowledged as providing a very high level of opportunity for active involvement. It is considered that there is one age group which is not well catered for and that is the 11 - 16 year olds. Consideration is being given to the formation of a youth club and the appointment of a youth leader to be financed by the Parish Council.
- (d) On parking and the environment. It is considered that there is a need to find some additional environmentally discrete off street parking spaces. Certain minor traffic management and enhancement measures are considered worthwhile, although it is acknowledged that Bridge no longer has a high level of priority for public funding.
- (e) On cleanliness. The Parish Council's concern in this direction is mainly one of appearance and is clearly a very local issue.

8.3 This is the general view the Parish Council have of Bridge in the future. When compared with many Parish Council's attitudes, it must be acknowledged that there are elements of that composite view which are more enlightened than most. What is clear in that view is the anxiety about future levels of development. Plainly this fear is bred from the dislike of the post war developments which have been appended to the village and no doubt the perceived disadvantages of development. There is an underlying concern that there is a threshold beyond which the village would no longer be regarded as a village. These anxieties must be respected and debated openly, but at the same time acknowledgement of the high level of services, the value of local jobs and the need for some more homes particularly low cost homes, must be addressed and an acceptable balance achieved.

8.4 Patricbourne is only a small and very rural settlement. It is not comparable with Bridge when function and size are considered. Probably the main issue in this small village arises from traffic. Naturally enough Bridge is seen as a local centre for Patricbourne, which is a further reason to secure Bridge as much of a centre.

8.5 The traffic question is partly considered in this report as is the future of Bifrons House and the Park which links Patricbourne and Bridge.

9. BRIDGE AND PATRICBOURNE - A PROPOSAL FOR DISCUSSION

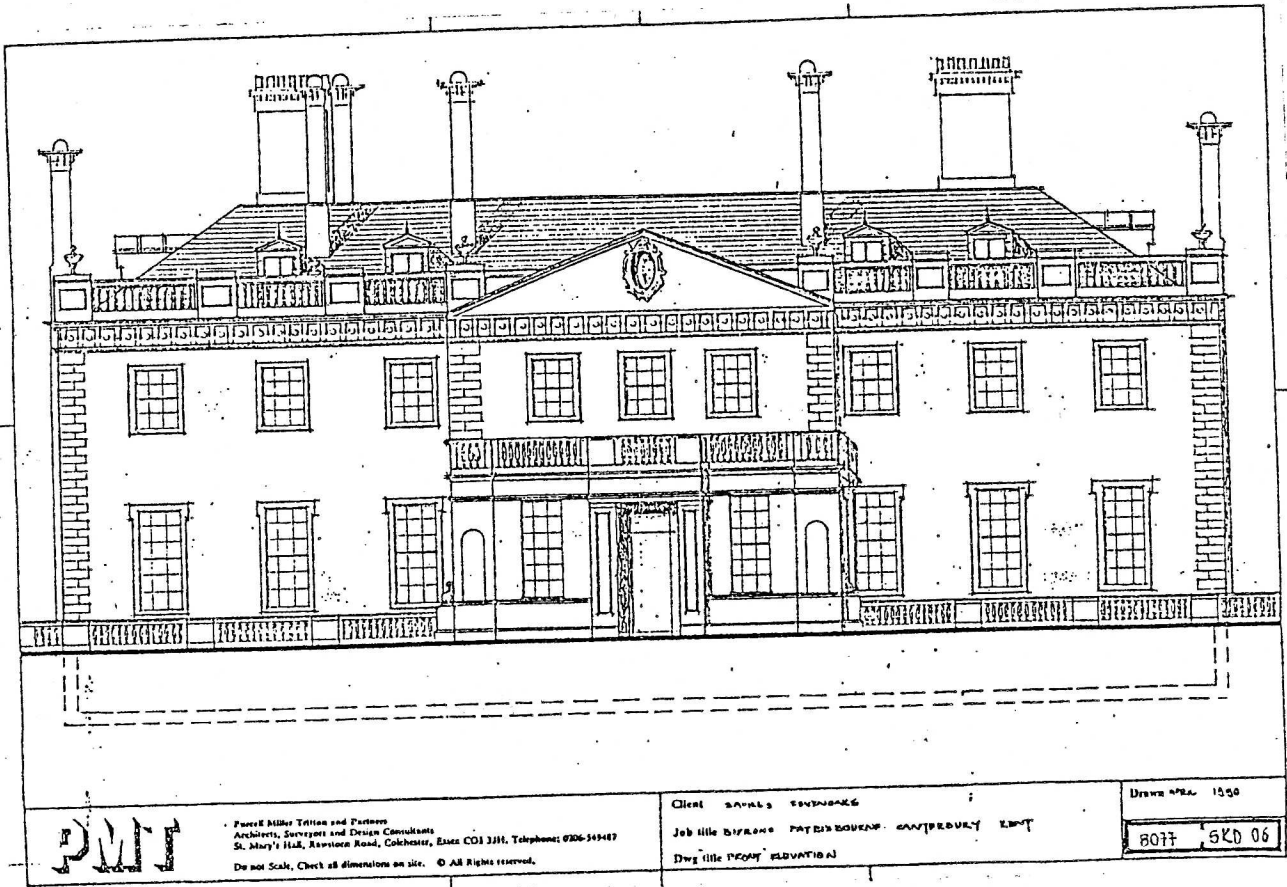
9.1 The proposal put forward in this report is comprehensive and is intended to look forward over at least the next 10 to 15 years. It is totally accepted that if the comprehensive ideas are to be agreed, there will need to be legally binding agreements. Initial phasing is suggested in the proposal. The advantages of a comprehensive approach arise from longer term settlement of certainty for all involved and the ability to put forward a full picture at the beginning. It should be pointed out that the proposals for Bifrons and Bifrons Park do not need to be considered as part of the Local Plan Review - they are nonetheless included for completeness.

9.2 In summary, the proposal involves new homes, both low cost and normal market houses, together with road safety and highway improvements in both Bridge and Patricbourne. It involves the faithful reconstruction of the Bifrons mansion set in an extended re-established and replanted parkland which it is proposed should be used as a golf course. A small area for local employment and a new village hall with car parking are also included. The development proposals are suggested to be set around a village green based on the existing recreation ground and there would be extensive landscaping and planting proposals including a wide belt alongside the boundary of the A.2

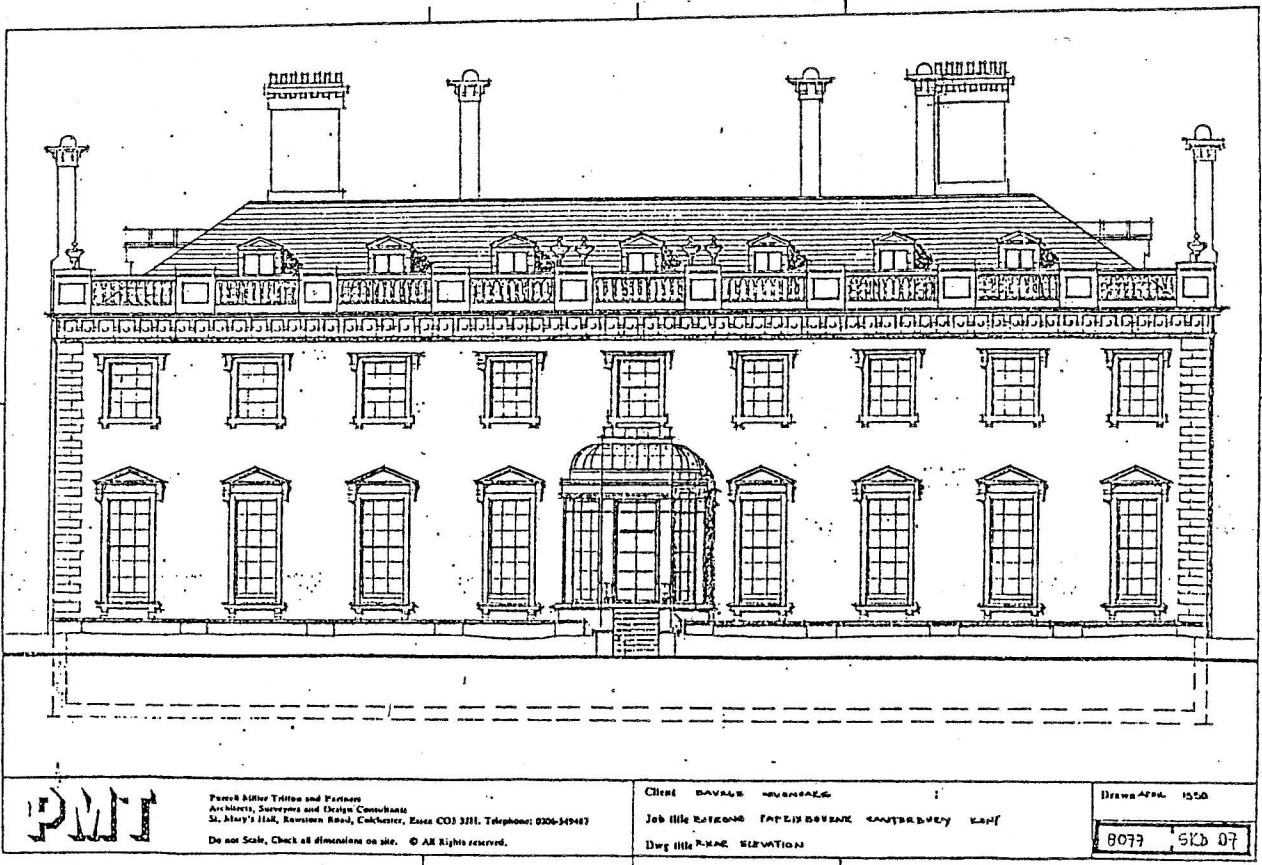
- 9.3 Plan 2 is a comprehensive concept scheme of the whole proposal. Plan 3 is an impression of the proposals between the A.2 and Bridge village. It will be seen that it is suggested the area be served by the construction of a new cul de sac off Patricxbourne Road. Two phases of development are suggested for discussion purposes. They are neither settled in size nor area.
- 9.4 By reference to the plans and drawings (2 and 3) it is hopefully plain that the concept produces a village green type of project with the recreation ground and all its activities becoming more of a focus for the village. The village Hall is shown close to the school so that both the Hall and its car parking could be used in support of the school and its activities. Even on a daily basis the car park would be a boon to parents collecting children from school.
- 9.5 It is thought that the first phase of the development would be carried out with direct access from Patricxbourne Road. The first phase would include a number of community gains as outlined above.
- 9.6 It is emphasised that the sketch plan is advanced to promote discussion and to illustrate in broad terms what this scheme might mean. For example, the low cost housing might include two or three bedroomed homes and it could be in terraced form rather than semi detached. Similarly the small business centre could provide for a whole range of employment opportunities from small office requirements through to local craft and service businesses as well as small high technology firms - i.e. today's "craft" industries, all operating on a small scale.
- 9.7 It should perhaps be stated that quite apart from this proposal, the Estate will plant a significant tree belt adjacent to the A.2 in the coming planting season. The present and future views from land near the end of Conyngham Lane are illustrated on Plan 5.

- 9.8 At present it is considered that phase 2 would probably be residential. It is also considered that it would include some further low cost housing, particularly if the first phase was very successful. The District Council could of course have complete control over the type of development which might go on in any phase. However, as employment becomes more and more 'clean' and and 'business' orientated, rather than 'industry' orientated, and if current trends in the desire to travel shorter journeys to work continue, it is very likely as we reach the turn of the century, that more opportunities for local employment will be required.
- 9.9 It would be very important that the scale and design of any buildings provided for employment opportunities would have to pay total regard to this edge of village setting. Good quality purpose designed buildings and good quality materials would be essential. A lower density of building than would be found on an urban business park would be required. Extensive landscaping would be most important. Only those businesses which can meet the strict requirements of Town and Country Planning Use Classes Order, Class B1 would be permitted (See Appendix 5). This Class prevents any activity taking place which is residentially un-neighbourly in the form of noise, dust, smoke or other detrimental aspects.
- 9.10 Whilst the detailed highway requirements would require further study and discussion with the highway authority, highway consultants have advised that the arrangements shown on the Appendices drawings would be likely to be acceptable to the highways authority. The highway improvements only involve land which is in the control of either the highway authority or the Estate.
- 9.11 Drawings on Plan 4 demonstrate graphically that the traffic noise from the A.2 could be significantly reduced as part of the proposals. An acoustic screen and bund and road level set amongst planting would deaden and direct traffic noise away from both existing and proposed housing. Thus an aural and visual benefit would accrue to the west side of the village.

- 9.12 The other part of the proposals which does not need Local Plan sanctions relates to Patricxbourne, Bifrons and Bifrons Park. Plan 2 indicates the area and the recreational proposals suggested for this part of the Estate. The philosophy behind this part of the project is the re-establishment of Bifrons and its parkland. However, today few people would live in a single house set in acres of parkland. It is suggested the whole be put to a compatible current day use which still respects the pedigree and quality of the original. It is also proposed that the new uses by their very nature will provide much greater opportunity for access to the area than is or was originally enjoyed. These proposals would enhance the amenity of the existing footpath link under the A.2 and would help re-establish the links between Bridge, Bifrons and Patricxbourne.
- 9.13 This part of the proposal involves the complete reconstruction of Bifrons mansion, on its original foundations and with the external detailing to the same original high quality and specification. It is proposed that because an individual house of such a size would both have a very limited market and also limit the enjoyment of the new parkland, that the newly constructed mansion be internally divided into 10 - 12 apartments. The elevations of the proposed building are shown on page 20.
- 9.14 The parkland, including the avenue, would be restored. This would include both new planting as well as tree surgery on any existing mature trees which require it.
- 9.15 An additional area of farmland to the south of the mansion would be taken out of agricultural use and also converted into parkland. It is proposed that the whole of this new and restored parkland could form an ideal setting for the establishment of a high quality 18 hole golf course. The photo montage P.4 shows views of the land proposed for the golf course.



Northwest elevation

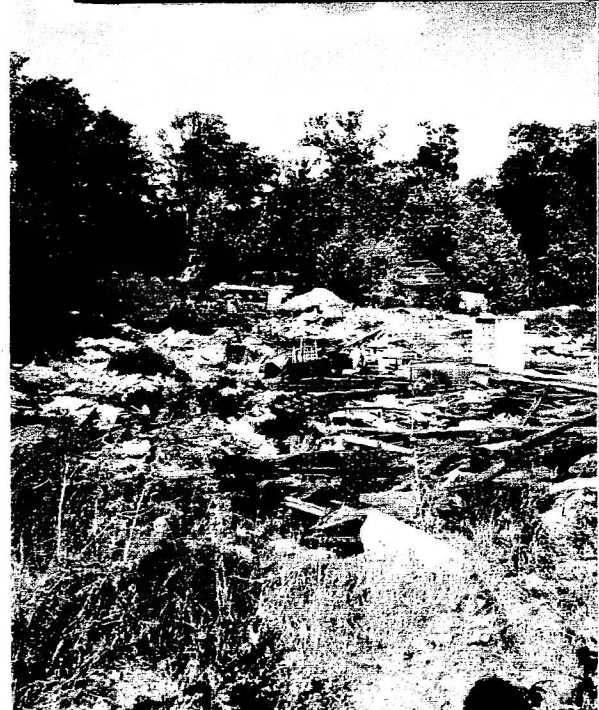


Southeast elevation

BIFRONS MANSION **proposed rebuilding**

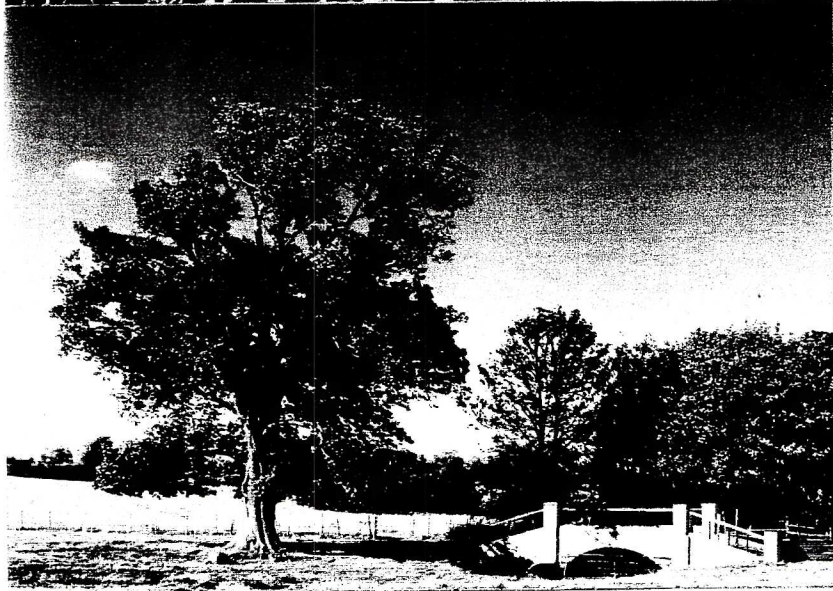


View south
from the
timberyard





The land for the golf course



- 9.16 For many years now, the old estate timber yard in the north west corner of Bifrons Park has been a source of concern to the Estate as well as a some measure of nuisance to the District Council and local people. Photos P.5 taken very recently indicates the extensive fly tipping that is going on despite the gate to the site being locked. The Estate clearly recognise the value of their established industrial use on this site, but are also very conscious of the vastly increased nuisance which would be caused to the village and to many of their tenants if the industrial use were maximised.
- 9.17 It seems that a great opportunity presents itself to expunge the established uses at this timber yard site which would compliment the other proposals contained in this report. The proposal that a golf course should be established on Bifrons Park as extended would of course dictate that there would be a need for a suitable clubhouse building. It is considered that the old timber yard site would provide an excellent location for such a clubhouse. As mentioned, it would dispose of the established use, it would also relate particularly well to the golf course, and it would enable the Bifrons rebuilding project to be physically separated from the aspects of the golf course establishment. In landscape terms, the timber yard site sits on a slight plateau, with a well established treed background and surroundings into which a well designed building would blend superbly. The existing dangerous access to the timber yard would be closed and a new access formed with much better visibility further east towards Patricbourne.
- 9.18 The roundabout junction at Patricbourne, which also provides access to Bifrons would benefit from some improvements. It is proposed as part of this package that those improvements should be carried out and this will provide a safer access for all local highway users, including residents at Bifrons.

- 9.19 Within Bifrons Park there is an interested Listed rendered bridge shown on P.1 and P.6 with wrought iron work, which it is proposed should be renovated and restored and incorporated in the new parkland and golf course setting. If historical evidence reveals that other features of interest have disappeared, then very careful consideration would also be given to replacing such features as part of the overall restoration plan.

10. QUALITY AND IMPLEMENTATION

- 10.1 The implementation of any of the suggestions in this report would require the most sensitive treatment and the greatest attention to detail. The production of this report, embodying the Estate's ideas, has been quite deliberately undertaken without developer input. The Estate are most concerned to retain control and to secure the best scheme and the right quality scheme in consultation and hopefully in partnership with the villages.
- 10.2 The Estate are determined to see that any development which follows this report pays full and proper regard to local traditions, character and building materials. They are also determined that the beneficial aspects of this whole project should be substantial and should significantly enhance the facilities and amenities of Bridge and Patricxbourne.

11. SUMMARY

- 11.1 The Kent County Structure Plan covering the period to 2001 was effective from June 1990. That Plan requires the Canterbury District Council to have allocated a total of 8,600 dwelling sites for the period 1986 to 2001. In the Canterbury area there are to be 3,600 sites and the Structure Plan acknowledges the important environmental constraints of Canterbury City itself. It is noted that a substantial number of these sites are committed. The Structure Plan Settlement Policies indicate that District Local Plans should bring forward the actual site allocations.

- 11.2 The Canterbury District Council's detailed interpretation of the Structure Plan will be contained in their District Wide Plan. The District Wide Plan Consultation Draft will be published in April 1991. The Local Plan process is the proper medium for landowners to promote their development ideas.
- 11.3 The land chosen for this promotion on the north east side of Bridge up to the A.2, although within a Special Landscape Area, has been seriously degraded by the construction of the A.2 bypass. It is also a very well contained site and well related to the village. It presents opportunities for enhancement through extensive landscaping and planting to soften this edge of the village and limit the damaging impact of the A.2 bypass. The use of this area of land would reduce pressures to develop much more sensitive rural areas, more properly designated for special landscape protection. The inclusion of this land within such an area 'debases the coinage' of the wider areas.
- 11.4 The project is comprehensively advanced so that all the elements can be seen together, so as to enable a full and positive discussion to take place. The proposals for Bifrons and Bifrons Park do not need to be considered within the local plan process.
- 11.5 The success of Bridge as a settlement is demonstrated in the number organisations it displays, and in particular the strength of the Primary School. Bridge stands out as a community to benefit from and provide for a modest number of people and some new job opportunities with its extensive range of services and facilities. Its location and accessibility make it a very popular village and as far as is known, there are no major infrastructure problems. With the impending pressures on Kent and with its better than average range of services etc., it is an obvious candidate for serious consideration for sensitive and modest levels of development.

- 11.6 The Parish Council have identified certain needs for the village in the coming decade. Those needs can be accommodated within this scheme and as time passes, further village needs can be fully catered for later all in a formally controlled manner. After a careful study of the village it has been concluded no other location could offer the comprehensive benefits without serious disadvantages - mainly those of landscape and containment.
- 11.7 There is a real opportunity with the proposals for Bifrons and the parkland to recreate a heritage setting of mansion and its parkland. The proposal to use this area to meet the new requirements of the 1990s, combines the best of Conservation principles with sensible commercial viability. The ultimate scheme would expunge an eyesore and potentially great nuisance at the timber yard and produce a dramatic improvement in the parkland area. There are significant highway safety improvements which are part of the Bifrons and Patricbourne proposals.
- 11.8 The overall scheme can be divided into viable phases. The first phase of the Bridge proposals would support much of the cost of providing the community gain proposals. The Patricbourne and Bifrons proposals could proceed in stages and early agreement on the highway works is possible.
- 11.9 The proposed golf course complements the setting of both the proposed new homes and the existing settlements of Bridge and Patricbourne.
- 11.10 The Estate wish to create an opportunity, through the need for land for low cost and other housing and facilities, to build a new 'partnership' with the village. They would like that partnership to be on a much wider basis and cover the whole scheme outlined in this report.

PRESENT STATUS OF LOCAL AUTHORITY PLANS AFFECTING BRIDGE

1. KENT COUNTY COUNCIL

The Kent County Structure Plan was finally approved on 11th May 1990 and came into effect on 1st June 1990. This Plan provides the strategic planning framework for the County to the period 2001.

Part of the Structure Plan is devoted to the issue of rural settlement policy. This deals both with housing and employment development in the rural areas. Policy RS1 in essence states that development should be of a high quality and not create problems and should, where possible, enhance the character of the area in which it is taking place.

Policy RS2 indicates that only minor developments such as infilling should be allowed in villages unless a local plan specifies a different arrangement.

Policy RS3 requires District Councils to specify the exceptioned settlements to Policy RS2. Those exceptions will have potential within or adjoining the built up area and the Districts are required to specify location and quantity of development.

Policy RS4 is concerned with small scale businesses which "will normally be permitted in and adjoining the built up area of villages and small rural towns where these are appropriate to the scale of the settlement.....".

The section of the Plan which deals with housing development identifies a housing requirement for Canterbury area of the Canterbury District Council as 4,600 in the period 1991 to 2001. It should be noted that a substantial number of these dwelling sites are already committed. As part of the housing policy section there is a commentary setting out "key considerations and principles in arriving at the future housing provisions for particular planning areas of Kent".

In respect of Canterbury, the following statement is made:

"A high projected housing requirement arises from both local and migration growth trends although the latter is more significant. However, employment prospects are unlikely to match the labour force increases implied by the scale of additional housing involved, while serious conflicts would arise with environmental policies and infrastructure. This suggests that levels of new housing should be restrained to current building rates and to a level more consistent with employment prospects. Options of development away from Canterbury itself could be explored within the local plan context as a means of avoiding the City's environmental constraints."

It is likely that the Structure Plan would be reviewed again within about five years to roll it forward to 2006.

2. CANTERBURY DISTRICT COUNCIL

The District Council are the local planning authority and it is they who will identify specific locations for new development. The District Council are presently producing a District Wide Local Plan and intend to produce a draft for consultation in April 1991. This District Wide Plan would pick up other work which they had already commenced, including that in the Canterbury area, so as to produce comprehensive coverage for the whole of their district. It is likely when their draft for consultation appears next April it will be available for public comment for two to three months. Later in the year after due consideration of all the representations received, the District Council would produce their approved plan which would then be placed on deposit prior to a local plan inquiry. It is unlikely that the approved plan would be available much before the autumn of 1991 with a local plan inquiry following probably in the spring of 1992.

Although nothing is finalised until the local plan inquiry has taken place and the Council have formally adopted their plan thereafter, provisions of the draft Local Plan which survive to the approved deposit copy are normally regarded as adequate for development proposals to officially come forward.

Matters to be Covered by Canterbury City Rural Local Plan
Project Report

- (i) That a comprehensive study of Canterbury and Bridge Blean is needed to identify where development could take place and to ensure that an appropriate balance is achieved between development in town and country.
- (ii) The plan will be concerned with the period to 2001.
- (iii) The plan will produce a proposals map which will include insets for those villages which are likely to be most subject to change.
- (iv) The plan will be concerned with the following subject areas:
- strategic context and objectives of the plan,
 - conservation of the built environment,
 - countryside and nature conservation,
 - population and housing,
 - offices and industry,
 - shopping,
 - tourism,
 - recreation and open space,
 - education and community facilities, and transportation,
 - highways and car parking.
- (v) Attention is drawn to the fact that the Kent Structure Plan review introduces a new approach to housing development in the rural settlements and it will be necessary to identify villages which are capable of accommodating more than minor development.
- (vi) The implications of the Structure Plan review policies for business development in, and adjacent to villages will also need careful consideration.

RECOMMENDATIONS

The following recommendations of the Village Appraisal Sub-Committee were adopted by the Bridge Parish Council on 9th February, 1989.

*** Recommendation 1

The Parish Council:-

- (a) should take into account, at all times, the strongly expressed view of the villagers to retain the village character of Bridge in the future and, in particular,
- (b) should oppose any large scale housing developments to meet the need of Canterbury City. Any housing developments in Bridge should be on a small scale.
- (c) should agree to explore the possibility of a small housing development with the assistance of the National Agricultural Centre Rural Trust to enable young people in the village to rent or part-own a house at below market value on a continuing basis.

*** Recommendation 2

To provide additional job opportunities the Parish Council:

- (a) should encourage, indeed welcome, modest shop/office developments including some cottage industry type activities such as pottery, basket making, furniture restoring.
- (b) should consent to the occasional use or part conversion of a home into a studio, office, shop etc., within the framework of a policy for the development of the High Street and the immediately adjoining streets, e.g. Western Avenue, Brewery Lane.
- (c) should ensure that all such developments are achieved in an environmentally friendly manner.
- (d) should continue to co-operate with neighbouring Councils in the search for new job opportunities.

*** Recommendation 3.

The Parish Council:-

- (a) should support the setting up of a 'Village Youth Club' for our young people of secondary school age to provide a social club for recreation, informal education (e.g. Duke of Edinburgh Awards), outings, a meeting place as the children separate from the village primary school to many different secondary schools and a Youth Christian Fellowship Group for those members who wish to participate.
- (b) should provide funds, estimated at £1000 for the appointment of a professional Youth Leader for one year, an essential first step.

*** Recommendation 4

The Parish Council:-

- (a) should seek to enhance the visual impact of the High Street between its junction with Western Avenue and Brewery Lane.
- (b) should, if possible, create some additional discretely situated off-street parking spaces in the village.

*** Recommendation 5

The Parish Council:-

- (a) should ensure that the relevant authority provides a higher standard of road sweeping.
- (b) should consider the part-time employment of a pavement sweeper.
- (c) should encourage pride in the village by seeking the co-operation of villagers and businesses in a new drive to keep Bridge tidy.

We might yet win the 'Best Kept Village in Kent' trophy!

EXTRACT FROM:

TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987

CLASS B1: BUSINESS USE including offices (other than those falling in Class A2), research and development, and industrial processes, provided the use could be carried out in any residential area without detriment to amenity by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

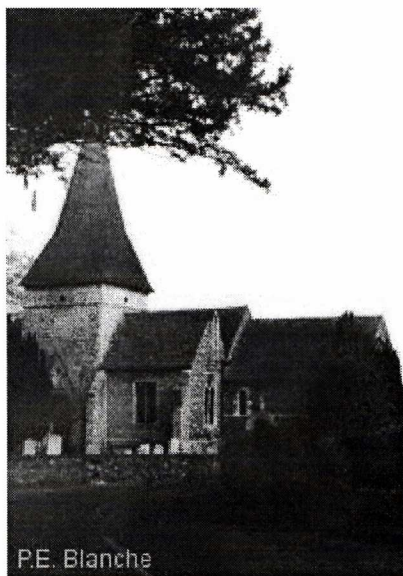
KENT RESOURCES

Patrixbourne



The ford through the Nailbourne at Patrixbourne
in flood - February, 2001

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P.E. Blanche

The Church of St. Mary's

© P.E. Blanche
(See next page for details)

The Village of Patrixbourne consists of a small collection of cottages which are in beautiful condition and were built in the 19th Century for employees on the Bifrons estate owned at that time by the **Conyngham** family. There are carvings on the cottages that were said to have perhaps been copied from those on older buildings at Lady Wotton's Green in Canterbury which were unfortunately destroyed by bombing during WWII. Although Bifrons is no more, just outside the Village is the Highland Court Estate which is really as close to Bridge as it is to Patrixbourne.

Highland Court Estate has as it's centre-piece, Higham House. Although it could be believed to be Georgian or early Victorian, it was in fact built in 1904 for Count Louis **Zobrowski**, the racing driver who owned the 'Chitty Bang Bang' and 'Chitty Chitty Bang Bang', two cars which were

actually powered by Zeppelin engines. (Perhaps Nigel could use one of those now!) He held the land speed record in 1921 but was unfortunately killed in the Grand Prix at Monza in 1923. He had his own 15 inch gauge railway line running around the Estate which was the forerunner of the Romney, Hythe and Dymchurch Railway (to see the information on this railway, click [here](#)) which he started with Captain J.E.P. (Jack) **Howey**. In fact, the two first trains for the Railway were ordered by Count Zobrowski but were not completed before his untimely death. The Count also had a strange fascination with explosives. He used to have small houses built on the Estate and would then pack them with

explosives and blow them up! (Well, what else would you do with a house packed with explosives). Sometimes, on dark nights the "Chitty Bang Bang" can be still be heard driving up to the front of the House. It stops for a moment as if someone is getting out, turns around and then drives back down the driveway out onto the old A2 to Dover. Considering the circumstances of his death, this "ghostly" sound is hardly surprising and has actually been heard by a member of my family. (However, the Count is not buried in the area but at Burton Lazars in Leicestershire as was his Father before him). There is also a room at the back of the house, known as "The Green Room" where the doors fly open at the same time as the car stops, even if they are locked! There is also meant to be another ghost in the house called "The Grey Lady" but I know few details of this apparition.

Back in the Village at St. Mary's Church there is a particularly fine 'display' of 16th and 17th glass depicting Swiss scenes including a panel of 'Pyramus and Thisbe' by the Bernese workman, Hans Funk and another of 'St. John the Evangelist and Elizabeth of Hungary' by the Lucerne glass painter, Martin Moser. It is said that the only better church glass in Kent is at Barfreton.

See also: [The Church of St. Mary, Patrixbourne](#)

[back to the Town and Village pages - "P"](#)
[text index](#) | [visual site index](#)



A cavalry regiment of the Special Reserve

August 1914 : in Dublin. Part of 3rd Cavalry Brigade.

On mobilisation in August 1914, the regiment was split up. The squadrons served mainly attached to Divisions: 1916, and then attached to a Corps. After September 1917, the regiment served as infantry, and three new squadrons were formed.

A Squadron joined 21st Division in 1915. On 11 May 1916 it left and went to form part of XV Corps Cavalry Regiment. On 16 January 1917 it became XVIII Corps Cavalry Regiment.

B Squadron moved to France as GHQ Troops on 17 August 1914, one of the very few non-regular units to form part of the original BEF. Joined 2nd Division on 4 May 1915. On 15 May 1916 it left and went to form part of I Corps Cavalry Regiment (and was redesignated S Squadron).

C Squadron joined 16th Division in 1915. On 17 May 1916 it left and went to form part of I Corps Cavalry Regiment.

E Squadron moved to France and joined 39th Division on 17 March 1916. On 17 May 1916 it left and went to form part of I Corps Cavalry Regiment.

F Squadron moved to France on 18 May 1917, and replaced a squadron of the Hertfordshire Yeomanry in XVIII Corps Cavalry Regiment.

S Squadron joined 32nd Division in 1915. On 14 May 1916 it left and went to form part of XV Corps Cavalry Regiment. It was then redesignated B Squadron. On 21 November 1916 it moved to IX Corps Cavalry Regiment. In January 1917 it became XVIII Corps Cavalry Regiment.

On 17 June 1916, C, E and S Squadrons, now together again in I Corps Cavalry Regiment, became known as **South Irish Horse**. It left I Corps in August 1917, and merged with 2nd South Irish Horse (see below).

On 17 June 1916, C, E and S Squadrons, now together again in I Corps Cavalry Regiment, became known as **South Irish Horse**. It left I Corps in August 1917, and merged with 2nd South Irish Horse (see below).

2nd South Irish Horse was formed from A and B Squadrons, together with B Squadron of the Hertfordshire Yeomanry, and had been XVIII Corps Cavalry Regiment. Amalgamated with 1st South Irish Horse at the end of August 1917. Converted into infantry and became the 7th (Service) Battalion (South Irish Horse), the Royal Irish Regiment.

[Other Regiments](#)

The London Gazette 7379 (16 September 1914)

Special Reserve of Officers, Reserve Units, Cavalry, South Irish Horse

Victor, late Lieutenant, 3rd Battalion, The Duke of Edinburgh's (Wiltshire Regiment)
to be Second Lieutenant. Dated 17/9/1914.