

1 Our Neighbourhood Plan for Upper Hardres Parish

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1.0 An Overview

In November 2021 Upper Hardres Parish Council agreed to support their Neighbourhood Plan Steering Group create and implement a neighbourhood plan.

Initially (2021) the steering group focused on the village of Bossingham, however following canvassing of the village and discussions within the steering group a decision has been taken to cover not only the village of Bossingham but the entirety of the Upper Hardres Parish. This is to ensure that we not only capture the requirements of all our residents of the parish, but also make sure we take in the vistas and views across our beautiful parish.

We will therefore now submit a request to Canterbury City Council (March 2022) to designate Upper Hardres as our "Designated Area" for our Neighbourhood Plan.

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1.1 What is a Neighbourhood Plan and what are the Benefits

Neighbourhood plans were introduced in the Government's 2011 Localism Act. They enable a group of people from within a community, most commonly a parish council, to create a plan on how they want their community to develop over the next ten to twenty years. This may include housing, infrastructure and open spaces. There are lots more information on the internet on what is and what are the benefits of a neighbourhood plan, to access this just enter neighbourhood plan into your internet browser.

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What makes a neighbourhood plan invaluable is that once created and approved, it becomes a legal document. The district council, in our case Canterbury District Council, will then incorporate our plan within their wider local plan. This means future planning decisions taken by the Canterbury District Planning Group will need to align with the goals and policies that we set out and have defined our neighbourhood plan. Providing our community far more of a say and the ability to influence local decisions, that were previously made by our district council. This is because we can and will set our proposals on how our parish will develop and grow over the next ten to twenty years.

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There is also an additional benefit in having a completed and approved neighbourhood plan in place. By doing this our parish will increase the Community Infrastructure Levy (CIL) transferred direct to our parish to spend locally from 15% to 25%. This is a payment made by developers to our district council on all new developments of over 100 square meters. For example the CIL Upper Hardres Parish will receive for the four new detached houses being built on Star Field is approximately £30K, if we had a completed and approved neighbourhood plan in place we would have received £40K.

1.2 How can you Help

Creating a neighbourhood plan ~~is likely to~~ take ~~between~~ 18 to 24 months. ~~It involves:~~

- ~~Collecting the views and ideas from within our community to turn these ideas into~~ clearly defined set of goals, policies and projects
- ~~Communicating the plan back to the community and then organising a~~ vote/referendum and obtaining our residents ~~approval~~
- ~~Documenting how we created the process for approval by an independent inspector~~

At present we have steering group of seven volunteer residents. If you feel you are able to contribute and help then please contact Mick Broughton (mick.m.broughton@gmail.com) of anyone of your parish councillors or any member of the steering group.

1.3 Our Neighbourhood Plan Designated Area

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