

Neighbourhood Area; Parish Boundary; Development Boundary - explanation

Please see the map overleaf...

The red line is the boundary of the parish of Salehurst and Robertsbridge, within the jurisdiction of the Parish Council; everyone living within this boundary is registered on the electoral roll for the parish, and can 'choose' their parish councillors at election time; part of the council tax (collected by Rother) from all dwellings within the parish boundary is paid over to Salehurst & Robertsbridge Parish Council (this is the Parish Precept and the amount is decided by the Parish Council).

Within the parish we have 'development boundaries' - the areas inside the black lines; development (subject to planning permission) is presumed to be acceptable inside this area. Everything outside the black lines is not classed as development land.

So:

- **applications** for new housing **within** the development boundaries (black lines) will have a 'presumption for development' (permission may be granted), subject to meeting other relevant (local and national) planning policies.
- **Applications** for housing **outside** the development boundaries (black lines) will have a 'presumption against development' (planning permission highly unlikely).

This is where the Neighbourhood Plan comes in:

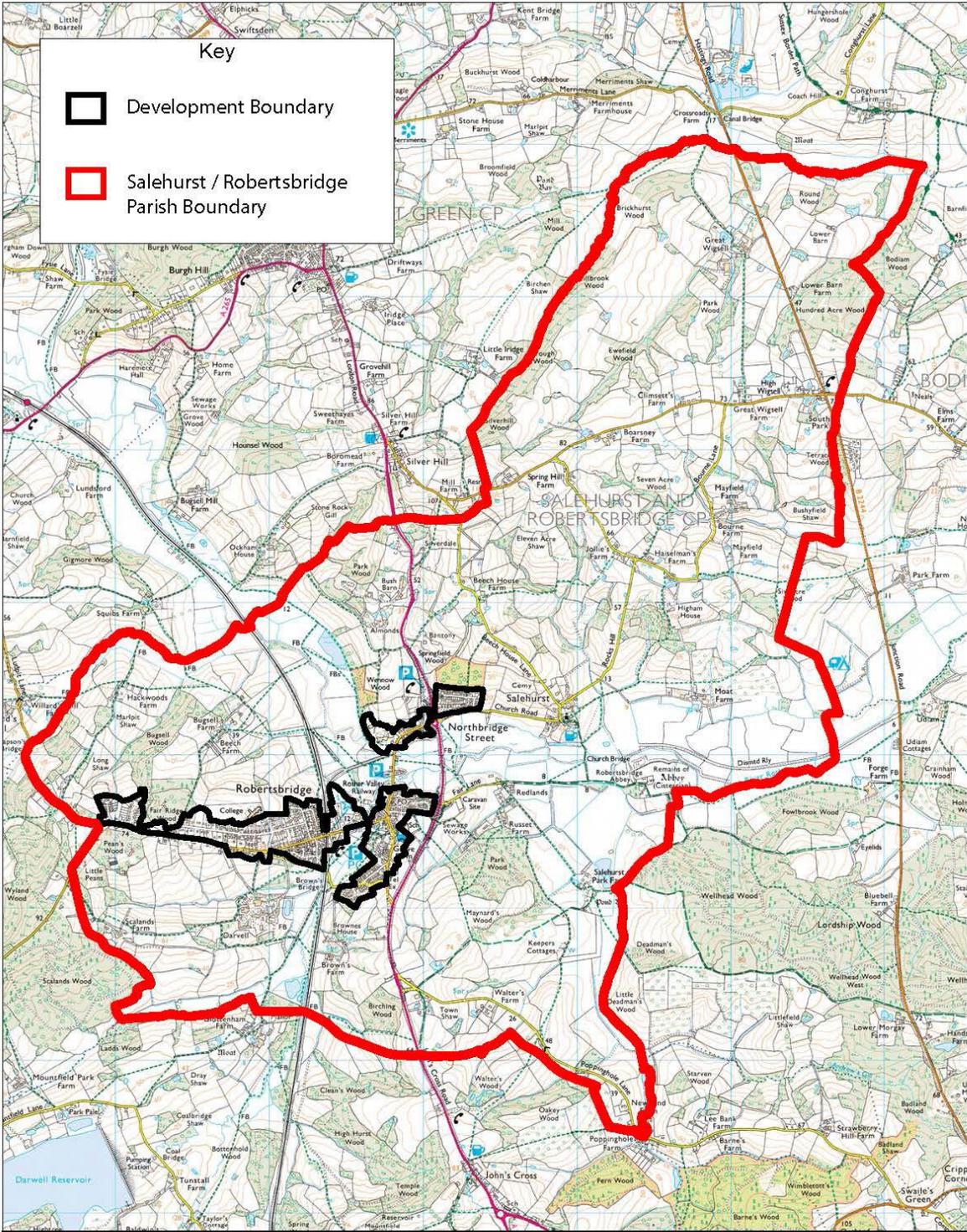
These development boundaries have been set in the past by the 'Planning Authority' i.e. Rother DC. as part of their 'Development Plan' for the whole of Rother (with statutory consultation, which, whilst the Parish Council has always commented at every stage, has been largely 'missed' or ignored by most of the wider public (though certainly not by landowners and developers!)).

Rother District Council is currently working on the part of their new Development Plan called the 'Development & Site Allocations Document (DASA), which will reconsider the development boundaries for the whole of Rother - i.e. will set the areas 'designated for development', or the black lines.

BUT: because we are doing a 'Neighbourhood Plan' the designation of development land i.e. the 'setting of the black lines' *within our parish* will be done as part of the Neighbourhood Plan, **not** by Rother DC, although, importantly, our NP must still be in basic conformity with national and Rother policies - a major one of which is 'a presumption against development in the countryside'. So, generally what is likely to be acceptable is an 'extension' or 'reshaping' of the black lines, but not completely new, stand alone ones. So, by way of extreme example, if we decided as a community that we wanted all of our new development to be on one large new site, way out on the parish boundary, the NP would not conform to Rother policies so would be highly unlikely to get past the Inspector when we reach that stage.

The Neighbourhood Plan Area is not related to the development boundaries, and the NP is *not only* about development sites; other policies in the NP could apply anywhere within the 'Neighbourhood Plan Area' (an example might be, say, something relating to rural employment sites).

The main reason the whole parish has been selected as the 'NP Area is because it means that everyone in the parish will be able to contribute to the Plan, and importantly, vote in the referendum that has to take place in order for the NP to be 'adopted' as legally binding.



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