

Need more help?

For more information and advice on Neighbourhood Plans type 'Neighbourhood Plans' in the intranet search box or for other advice contact the Strategic Policy team.

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Bitesize guides in this series

Localism Act:

- Housing
- Planning
- Neighbourhood plans
- Community right to challenge
- Assets of community value
- Freedoms, flexibility, transparency and governance

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Localism Act

Neighbourhood Plans

A bitesize guide

Introduction

Neighbourhood Planning will allow communities to get more involved in planning for their areas. Parish and Town Councils will be responsible for leading plan preparation, involving the residential and business community.

Neighbourhood planning is optional but completed plans which meet the regulations will be adopted as part of the Local Development Framework – they will provide the local policies against which planning decisions will be made.

The Localism Act and Planning

There are three types of Neighbourhood Plan and communities can choose to prepare all or any of them.

Three Types of Plans

1. Neighbourhood Development Plan

A mini 'Local Plan' for the parish. It will set out a vision and planning policies for the use and development of land.

2. Neighbourhood Development Order

Grants planning permission for a specific type of development e.g. household extensions, shop fronts, renewable energy.

3. Community Right to Build

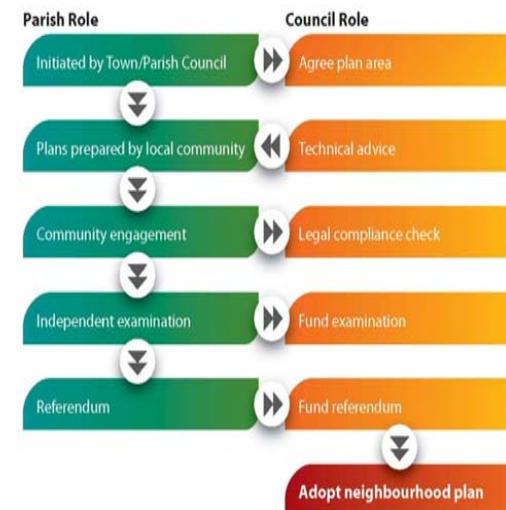
Similar to a Development Order but the development is financed and delivered by the community.

What does the Localism Bill mean for you?

Neighbourhood Plans are permissive; they are about getting development on the ground. They also have to conform to the strategic planning framework, for Cornwall and nationally. As a councillor you will know about the issues in your area and can help parish and Town Councils to decide whether a Neighbourhood Plan is the right way forward for them.

The local planning authority will have a duty to provide technical support and advice to communities preparing neighbourhood plans – you will need to make decisions about how this is resourced and what role you can play in supporting communities.

How will it work?



Myth buster

- Neighbourhood Plans are permissive – they cannot say no to all development.
- The plan area can be a whole parish, part of a parish or two or more parishes may join together.
- Only one Neighbourhood Development Plan can be prepared for each area, but there could be several Development Orders.
- Community and Parish plans are an excellent basis for preparing Neighbourhood Plans.
- Neighbourhood Plans must be in conformity with the Strategic Planning Framework.