

Neighbourhood Planning

Guidance Note 1

Is a Neighbourhood Plan the right choice for you?

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www.breckland.gov.uk



This guidance note has been developed to assist you in deciding whether a Neighbourhood Plan is the best tool to help achieve your objectives for your town or parish council.

If you need this document in an alternative format, such as large print or a different language, contact Breckland Council on 01362 656870.



Neighbourhood Plans (NP), sometimes referred to as Neighbourhood Development Plans, provides a town or parish with the opportunity to have a say on how their neighbourhood is shaped. There is no legal requirement for an area to have an NP and there are many options that provide similar outcomes.

Neighbourhood Plan

Neighbourhood Plans will set out the vision for an area and the planning policies for the use and development of land. These policies will be at a local level to support the strategic policies within Breckland Council's emerging Local Plan. Plans should guide development rather than stop it. If adopted, a Neighbourhood Plan will become a statutory plan carrying equal weight with Breckland's local policies.

Neighbourhood Development Order

A Neighbourhood Development Order can grant permission for specific developments in a Neighbourhood Area. Where there is an Order in place, there would be no need to apply to Breckland Council for planning permission for the development it covers.

Community Right to Build Orders

Similar to Neighbourhood Development Orders, these will enable parish councils or community groups to bring forward small scale developments without the need for planning permission.

A community group, ***not just a town or parish council***, is able to develop a

Community Right to Build Order, provided the members meet the relevant criteria (see Guidance Note on Community Right to Build Orders).

Village Design Statement

A Village Design Statement contains a description and analysis of the distinctive aspects of a village and outlines design guidance for further development. A Village Design Statement can then be considered in determining future planning applications.

Breckland Local Plan

Breckland Council is developing a Local Plan for the district. It sets out what type and how much development will occur across different areas of the district over the next 20 years. Becoming involved in the Local Plan process through public consultations may be the appropriate route for achieving ambitions for your community.

Parish Plan with or without planning element

A Parish Plan or community led plan can include planning related issues or they can focus purely on areas other than development. Parish Plans will not have the same legal status in planning terms as a Neighbourhood Plan.

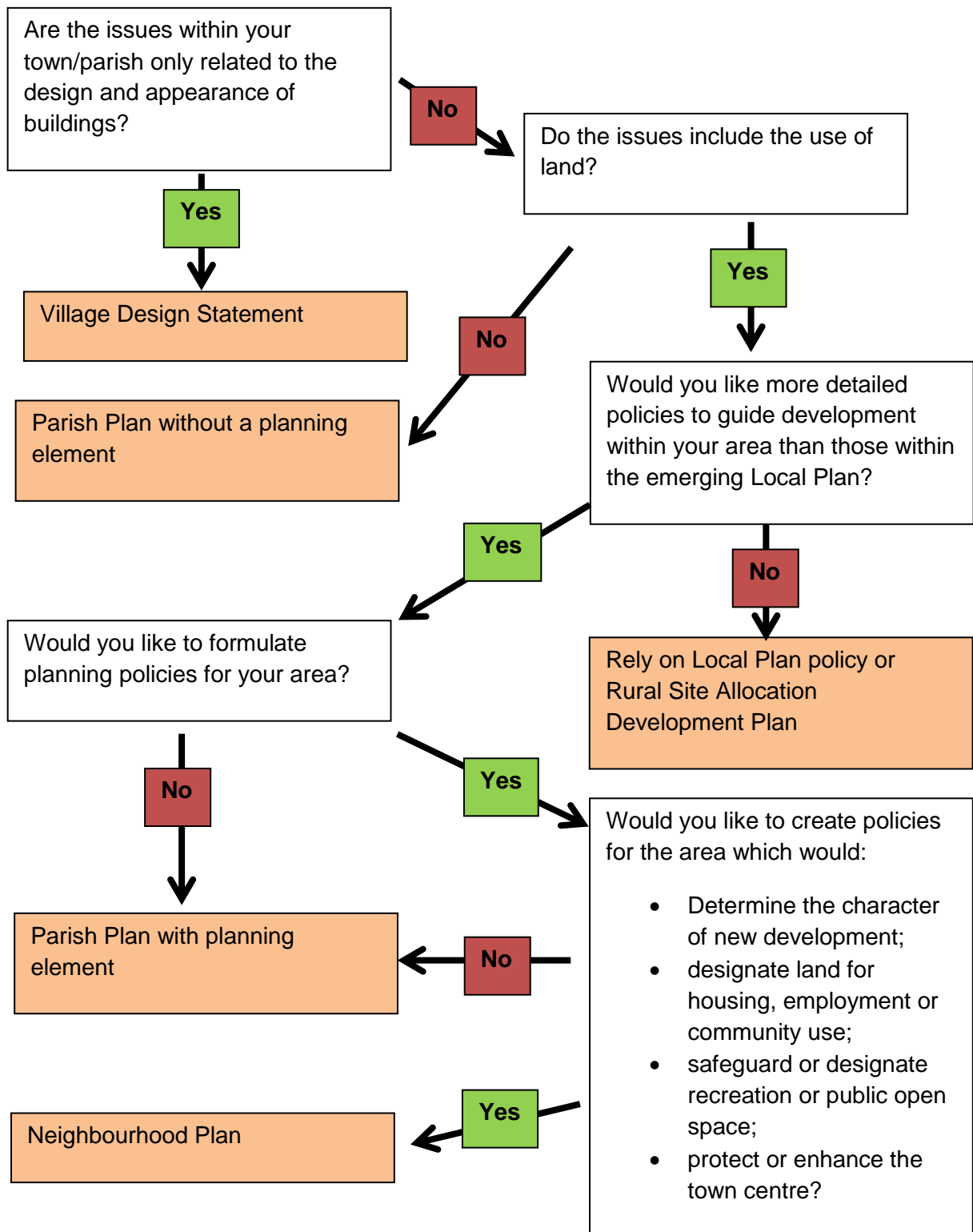
Rural Area Site Allocation Development Plan

This allows an area to allocate settlement boundaries and sites. Breckland Council will produce and adopt the plan following an examination.

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Initial consultation

At Breckland Council we recommend you carry out an initial consultation with your community to decide what objectives you would like a planning tool to achieve. Once you know which issues you would like to focus on, use the following flowchart to find out what is the right choice for you.



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