

NEIGHBOURHOOD PLANS in Central Bedfordshire

Neighbourhood Planning is a new way for communities to decide the future of places where they live and work.

Communities will be able to:

- Choose where they want new homes, shops and offices to be built
- Have their say on what those new buildings should look like
- Grant planning permission for new buildings they want to see go ahead

What a Neighbourhood Plan can and cannot do

A Neighbourhood Plan **can**...

- Decide where and what type of development should happen in the neighbourhood.
- Promote more development than is set out in the Local Plan.
- Include policies, for example regarding design standards that take precedence over existing policies in the Local Plan for the neighbourhood.

A Neighbourhood Plan **cannot**...

- Conflict with the strategic policies in the Local Plan prepared by Central Bedfordshire Council.
- Be used to prevent development that is included in the Local Plan.
- Be prepared by a body other than a Town or Parish Council.

Neighbourhood Planning Process

Process instigated by Parish Council	
Plan prepared by local community with CBC support and advice	
Community engagement	
Independent check	
Examination	
Referendum	
Plan adopted by CBC	

How are Neighbourhood Plans developed?

- It is a 'neighbourhood' led process.
- The community decide on the content.
- It is produced by the Town or Parish Council, with minimal involvement from CBC, on behalf of the community.
- It needs to be flexible to address different needs and expectations.
- They are tailored to the neighbourhood so no two plans will be the same.

Who should be involved?

The Parish or Town Council will lead the process, usually through a steering group. The wider community should be involved, including:

- residents;
- community organisations;
- businesses; and
- landowners.

If the wider community is on board from the start, then it will be easier to achieve the support that is needed to adopt a Neighbourhood Plan at the referendum stage.

What happens once the Neighbourhood Plan is adopted?

- The Neighbourhood Plan is a planning document and carries real legal weight
- Planning applications will be assessed against them
- Appeals will take them into account.

Further information



Planning Aid
England
Engaging Communities in Planning

<http://www.rtpi.org.uk/planningaid/>

Locality

<http://locality.org.uk/projects/building-community/>