

# 10 Golden Points

## Why prepare a Neighbourhood Plan?



Neighbourhood Plans were introduced by the Localism Act 2011 as a right for communities to shape development in their areas. As stated by the Government “if the local planning authority says that an area needs to grow, then Communities cannot use neighbourhood planning to block the building of new homes and businesses; they can, however, use neighbourhood planning to influence the type, design, location and mix of new development”.

Once a Neighbourhood Plan is ‘made’ though they become part of the statutory development plan for an area which is the basis for planning decisions.



While not all Parishes will want to produce a Neighbourhood Plan, for those that are looking to begin or are in the process of producing one, the points below will provide some guidance as to what a Neighbourhood Plan can deliver. Communities often focus on the amount and location of housing development, but a wide range of important issues besides new housing can be addressed within a Neighbourhood Plan as follows.

1. Neighbourhood plans can include detailed policies about the design of new development, protecting local heritage, protecting community assets, etc., which can help define and enhance the village/Parish local distinctiveness.
2. Neighbourhood plans can also contain policies which are more specifically related to the needs of the local area than the Local Plan is able to.
3. Policies within the Neighbourhood Plan will form part of the development plan (including the Local Plan we are currently working on when adopted) and are given significant weight in planning decisions.



4. Open areas special to the community can be designated as Local Green Spaces to protect them from any development apart from in very exceptional circumstances.



5. As the Local Plan progresses, more specific details on housing numbers will become available. Neighbourhood plans can then determine where the housing goes, rather than have allocations in the Local Plan if the community feels strongly about it.

6. Once the Community Infrastructure Levy (CIL) is adopted parishes get 15% if there is no Neighbourhood Plan however if there is a 'made' Neighbourhood Plan the Parish gets 25% of CIL. Parishes can also list important community projects in a Neighbourhood Plan which can benefit from S106 monies until CIL is in place.



7. Neighbourhood Plans give a more focussed context for the Parish Council and residents to comment more effectively on planning applications infrastructure projects and other initiatives i.e. Is this giving us what we are aiming for?

8. If the Parish has already created a Parish/Community Plan you can use this as the basis for a Neighbourhood Plan and it can also be used as part of the evidence base. A lot of the inputs from consultation on the earlier informal plan will also give an indication of the desires of the local community which can also speed up Neighbourhood Plan preparation.

9. Neighbourhood Plans require a lot of community involvement but this educates people about planning and they get more of a understanding of the challenges involved. It can also bring a community together and create a good community spirit.

10. A Neighbourhood Plan can be labour intensive, but by recruiting local people to help you may also find people who wish to help on other parish council activities in the future.



For more details email [planningpolicy@aylesburyvaledc.gov.uk](mailto:planningpolicy@aylesburyvaledc.gov.uk)

Or visit our [neighbourhood planning webpage](#)

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