

Neighbourhood Development Plan Information

- Plans must be forward looking and cannot change a development for which planning permission has been given.
- It must not conflict with the new NCC Local Plan. This has enshrined almost 90% of the points which were being raised in previously accepted Neighbourhood Development Plans within the County.
- A plan can help by stating preferred options for an area but it cannot stop developments which already have permission or suggest options not in alignment with strategic objectives.
- Restrictions can be put on second homes and holiday lets but these can only apply to new build applications after a town reaches a documented level of 20%.
- Developments over 10 residential properties already have an affordable housing element included as County policy. More affordable housing being built would be up to a developer wishing to do so.
- There are strict guidelines about monies which developers are asked to give to help with infrastructure affected by their development (S106). Changing to Community Infrastructure Levy (CIL) would only apply to new applications but contributions would still have to conform to the guidelines.
- There is no obligation to have a Plan; lots of community help and time- most have taken a minimum of 2 years, and expense- possibly £30-50,000- and should be measured against any potential benefits.