

Low Coniscliffe & Merrybent

Neighbourhood Plan

What is a Neighbourhood Plan?

In very simple terms, a neighbourhood plan is:

- A document that sets out planning policies for the neighbourhood area. Planning policies are used to decide whether to approve planning applications.
- Written by the local community, the people who know and love the area, rather than the Local Planning Authority.
- A powerful tool to ensure the community gets the right types of development in the right place.
- A neighbourhood plan is an important document with real legal force, therefore there are certain formal procedures that it must go through. To find out more about the process have a look at our roadmap guide or visit locality.org.uk.

What can Neighbourhood Planning do?

- Shape where new homes, shops and offices should be built.
- Say what those buildings should look like
- Protect local green space
- Grant planning permission for more buildings

What must Neighbourhood Planning do?

- Have future regard to National Planning Policy and Guidelines
- Be in general conformity with local strategic planning policies
- Support sustainable development
- Be prepared in consultation with the local community
- Be agreed by a referendum



Neighbourhood Plans cannot be used to prevent development, but can influence the nature and shape of any development