

What are the benefits for preparing a Neighbourhood Plan?

Neighbourhood Plans influence planning decisions

Neighbourhood planning enables communities to play a much stronger role in shaping the areas in which they live and work and in supporting new development proposals. Through a Neighbourhood Plan, communities can choose where they want new homes, shops and offices to be built, have their say on what new buildings should look like and what infrastructure should be provided. Communities will also be able to grant planning permission for new buildings they want to see go ahead.

Neighbourhood planning provides the opportunity for communities to set out a positive vision for how they want their community/ Neighbourhood Plan area to develop over a period of time. Communities can also address issues related to land use and development through the Neighbourhood Plan.

Secure revenue from proposed new developments

Communities that draw up Neighbourhood Plans will receive 25% of planning levy charged on new developments in their Neighbourhood Plan area. This is known as the Community Infrastructure Levy (CIL).

CIL allows local authorities to raise funds from developers undertaking new building projects in their area, where local economic conditions allow.

CIL is levied on the gross internal floor space of the liable development, and expressed as £ per square metre. The money can be used to fund a wide range of infrastructure including new or safer road schemes, flood defences, schools, hospitals and other health and social care facilities, park improvements, green spaces and leisure centres.

CIL revenue collected by the Local Authority from development that has taken place will be passed directly to those Parish and Town Councils who have a Neighbourhood Plan adopted. Clearly in those areas where development is not taking place, even if CIL is being levied none will be collected, so the likelihood of generating a 'neighbourhood funding pot' in these areas is slim. The use of neighbourhood funds should match priorities expressed by local communities, including priorities set out in a Neighbourhood Plan.

For more information about CIL, please visit the [National Planning Practice Guidance](#) website.

Community cohesion

Preparing a neighbourhood Plan can help strengthen communities by coming together to make planning decisions and deliver a collective vision for their area.