



# Neighbourhood Planning

## Do we need to review our Neighbourhood Development Plan?



Over time all policy documents age and can become out of date. This guidance has been developed with input from town and parish councils who have made a Neighbourhood Development Plan (NDP), and have considered whether their NDP may need review.

Whilst Local Plans have to be reviewed every 5 years to remain up to date<sup>1</sup>, there is no statutory requirement for NDPs to be reviewed<sup>2</sup>. NDPs have a specified plan period, but during this plan period policies in an NDP may become out of date and less effective. These are some of the considerations that may prompt you to review your plan.

### Triggers for Review

- Have there been changes to strategic policies – e.g. review of the Cornwall Local Plan, National Planning Policy or new Ministerial Statements? Is your NDP still in general conformity with this? If not, the new strategic policy will take precedence.
- Has something changed locally? - Have you got new evidence? Are there new local ambitions or opportunities? Has something changed in the political environment, tax regime or environmental regulations which is affecting the development industry or housing market and which needs a new planning policy response? Is the NDP area still appropriate?
- Is the NDP delivering as you intended? Are the policies being interpreted as you expected? Have there been unintended consequences? Is the NDP standing up at appeal?
- Can the NDP be simplified? Is the format clear? Are the maps and policies easy to read and use?

Town or parish councils should consider the performance of their plan in the light of these questions and contact the neighbourhood planning team if they are considering a review. It would be useful if the Parish kept a record of how they feel the NDP is performing – see the guide note [How to get the most out of your Plan](#) for tips on how other parishes do this. The NDP will need to be in place for some time before you can assess its performance.

### Scoping the Review

The Neighbourhood Planning (NP) Team can provide an NDP ‘healthcheck’ and information from the [Cornwall Monitoring Report](#)<sup>3</sup> and liaise with planning officers from the Area Planning Team, to get a picture of the performance of the NDP and how easy it is to use. We can also provide information at parish level on housing delivery, on request.

Contact the NP team to arrange a discussion about the scope and process of an NDP review. The scope of the review will vary from plan to plan, depending on what you want to achieve, how many policies you want to amend, remove, add or replace. You do not have to make changes to all the policies – you can decide which parts need an update – if any. [St Ives Town Council met up with CC planning and neighbourhood planning officers after a year to review the progress of their NDP – and decided that a change to the NDP was not required at that time.](#)

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<sup>1</sup> NPPF Para 33

<sup>2</sup> NPPG para 84

<sup>3</sup> Cornwall Council monitors the performance of the Cornwall Local Plan against certain indicators and can share this information with you.



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Once you've decided the scope of the review it would be good practice to consult the community about this – in case they raise further issues that could be incorporated. [Truro City Council worked with CC officer to create a consultation note for the scope of their NDP review](#)

## Process for Review

To review your NDP you will have to go through the statutory processes and checks in the same way as when the NDP was first adopted. You must carry out pre-submission consultation and submit the modified NDP to Cornwall Council – along with a statement on the significance of the changes. Cornwall Council will carry out publication consultation and arrange the Examination. The Examiner will decide whether or not the proposed modifications change the nature of the plan and decide whether a referendum is required.<sup>4</sup>

Any group with a 'made' neighbourhood plan is eligible to apply for a new round of government grant and technical support in order to modify their neighbourhood plan. This is administered by Locality and details can be found in the [Grant Funding & Technical Support Guidance Notes](#)

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<sup>4</sup> NPPG paras 85 and 86 <https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan>