



There are three different types of Neighbourhood Plan, one of which is the Neighbourhood Development Order. This guide note contains answers to some common questions about the Neighbourhood Development Order.

## **What is a Neighbourhood Development Order?**

If your community wants to encourage a particular type of development it can create a Neighbourhood Development Order (NDO). An NDO allows the community to grant planning permission for development that complies with the order. This removes the need for a planning application to be submitted to the local planning authority (Cornwall Council).

NDOs must be in line with local and national planning policies. They cannot be used to block development.

Although the term NDO sounds very legal and slightly daunting, the idea is actually very simple. It involves your community identifying an area on a plan where it would really like something to happen, such as new affordable homes.

You can follow the Cornwall Council neighbourhood planning guide to involve people in the process and gather evidence to justify what you want to achieve.

## **Who can prepare an NDO?**

Any town or parish council or other properly constituted qualifying body has the right to prepare a NDO. See the guide note on the 'Qualifying Body' for more information on this.

In preparing the NDO you will need to specify the development you want to give planning permission to or the 'class' (category) of development that you want to give planning permission to.

## **What can we prepare an NDO for?**

The order may relate to the whole parish, or any part of that land, or a site in that area specified in the order. It is not possible to prepare an order for an area where planning permission is already granted.

When you are preparing an NDO you may wish to put conditions or limitations on what can be built on the land that the order applies to. For example you may wish to see affordable housing built but you may want to require that when it comes forward it also includes provision for a community green space, or meet certain design standards. For the granting of planning permission an order may also be conditioned so that the development commences before the end of the period appointed in the order.



You will need to involve the community early in the process, get their support and ensure that your proposals are in line with the principles of sustainable development. As with a Neighbourhood Development Plan, an NDO will be subject to independent examination and must be supported at referendum.

### **The process of preparing an NDO**

The arrangements for appointing an examiner and holding the examination, and the scope of the matters to be considered by the examiner, are exactly the same as for Neighbourhood Development Plans. However the examiner will also consider the appropriateness of any conditions you impose, for example the timeframe within which development must come forward.

To understand all the steps you need to go through to develop an NDO you should refer to the [Neighbourhood Planning Regulations](#).

In the first instance, please contact your community link officer at Cornwall Council should you wish to prepare an NDO.