

Frequently Asked Questions about Community Right to Build Orders

What is a Community Right to Build Order?

Community Right to Build Orders are a special type of neighbourhood development order (NDO). Unlike NDOs and Neighbourhood Development Plans (NDPs) however, any local community organisation, not just a parish or town council or a neighbourhood forum, is able to create a Community Right to Build Order.

Who can apply for a Community Right to Build Order?

To be eligible to develop a Community Right to Build Order in a particular neighbourhood area at least one half of a community organisation's members must live in that neighbourhood area. The organisation must also exist to further the economic, environmental and social well-being of the area in question, and any profits made as a result of Community Right to Build Orders must be used for the good of that community, for example, to maintain affordable housing stock or to provide and maintain local facilities such as playgrounds and village halls, not for private gain.

What type of development is brought about by a Community Right to Build Order?

Development brought about by Community Right to Build Orders is likely to be small scale, and on a specific site. It will not be able to take place if it would need an Environmental Impact Assessment or would be on a European designated site, for example a Site of Special Scientific Interest.

How are Community Right to Build Orders authorised?

Community Right to Build Orders will be adopted in the same way as NDOs, where subject to the Order meeting certain minimum standards a local referendum will ultimately decide whether the proposed development should go ahead.