

# NEIGHBOURHOOD PLANNING NEWS

*For expert help and advice call Kirkwells on 01282 872570*

## INSIDE THIS ISSUE:

<i>Daws Hill Exclusion Zone</i>	2
<i>East Staffordshire consultation</i>	2
<i>Say it with trees</i>	3
<i>Community right to bid</i>	4
<i>Muse</i>	5
<i>Wootton Bassett</i>	5

*At Kirkwells we believe town planning is about making things happen. Whether that be re-developing a difficult brownfield site, or protecting beautiful countryside. We only do well planned, high quality sustainable development. Development that creates great places.*

## SYNCHRONISED SWIMMING?

One of the big questions that is constantly raised in our neighbourhood plan training sessions is "how will our neighbourhood plan have to fit with the council's plans?"

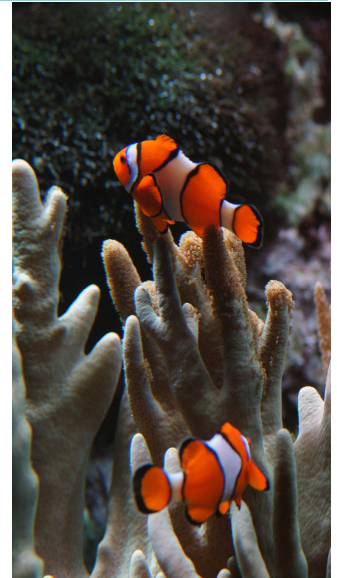
And the answer we trip off is that "your neighbourhood plan has to be in general conformity with the strategic policies of your local council". Unfortunately, after the laughter, the riposte from parish councillors is often "but the council have been consulting on the Core Strategy for five years, we don't know what the strategic policy is!"

Admittedly, there may

be some slight exaggeration in that last bit, but you get the drift. Why progress a neighbourhood plan when you do not know what your local Council are planning, particularly when you have to be in general conformity with that plan.

At least one parish has decided to hold off and wait for the council to finish its deliberations on strategic matters. But it does not have to be that way. All it really takes is good timetabling and collaborative working. Neighbourhood plan informing strategic policy and following on closely behind each key stage of the strategic planning process.

Obvious? Probably.



But this does need saying before some areas lose heart and neighbourhood planning in some areas comes to a halt.

*Need to discuss your neighbourhood planning process? Call 01282 872570.*

## Ilkley and Leeds Neighbourhood Planning Bids

The North of England has been relatively slow in taking up the chance to prepare neighbourhood plans.

But in the last few

days we have had moves from a number of parishes to get things moving by seeking a neighbourhood planning area design-

ation.

In Bradford Ilkley Parish Council's application is being consulted on until the 27th of August.

## Daws Hill Exclusion Zone

Back in Issue 2 of *NPN* we said we would be keeping an eye on the Daws Hill Neighbourhood Plan in Wycombe. We said this because there was significant scope in the area for new housing development, and a real opportunity for local people to shape that growth. In their neighbour-

hood area application Daws Hill had said:

“We believe any development on this scale needs a strong local planning context and understanding to inform any proposals brought forward by developers and that such a context could be provided by developing a new style ‘Neigh-

bourhood Plan’.”

But that is not to be. Three revisions to the neighbourhood plan area have been made, including the removal of the Taylor Wimpey owned Daws Hill RAF base that could accommodate 550 homes. Apparently, a planning application is due in the Autumn.

*The key challenge, if these figures are conformed at the strategic level, will be how the various parishes respond to shape this growth.*

## EAST STAFFORDSHIRE CONSULTATION WILL SET CONTEXT FOR ELEVEN FRONTRUNNERS

**With no less than eleven frontrunners! Yes. Eleven! The East Staffordshire Local Plan consultation that will set the planning framework for new homes, employment and community facilities up to 2031 is critical to the work of these neighbourhood planning areas.**

As you can read in this month’s cover story synchronising work at a neighbourhood level with what is going on at the strategic local plan-

ning authority level is crucial.

Kirkwells have been down to deliver training in East Staffordshire and we know there are local concerns about how all this “fits together”, how to proceed when East Staffordshire’s plans are not finalised, and the level of growth identified for certain towns and villages.

To deliver this growth the Council has looked at a series of options. The preferred option, “*Option 2d*”, would see sustainable urban extensions south of Bur-

ton-upon-Trent and west of Uttoxeter. Inevitably, having big repercussion for neighbourhood planning.

For example, 3,900 new homes in Burton and 1,050 in Uttoxeter. Over 75% of these being on greenfield sites. 31 hectares of employment land are also proposed.

The key challenge, if these figures are confirmed at the strategic level, will be how the various parishes respond to shape this growth.

## SAY IT WITH TREES

Get the most out of your neighbourhood put trees in it!

That is the message from the Woodland Trust who have launched a neighbourhood planning hub.

The Woodland Trust asks:

“Imagine your world without trees. Imagine there were no trees in your neighbourhood. Imagine you can’t protect your local wood.”

They also see Neighbourhood plans as being one



way to guarantee this does not happen.

With information on trees and planning we recommend you take a

look at <http://www.woodlandtrust.org.uk>

## DESIGN RESOURCES

For those looking to improve design quality in the built environment the [Design Council web site](#) carries a significant amount of help-

ful information. Including briefings a collection of existing neighbourhood planning guides and set of existing

toolkits. A case study section name checking a number of the areas we have also covered in *NPN*.

“Imagine your world without trees. Imagine there were no trees in your neighbourhood. Imagine you can’t protect your local wood.”

## MISSED BEING A PORTAS PILOT?

**For the 392 town centres that missed out on becoming Portas Pilot areas all is not lost.**

The Government has announced a £5.5 million package of measures that these areas can tap in to.

This includes:

- ❑ events, workshops and seminars across

the country addressing key challenges facing struggling town centres;

- ❑ direct mentoring support and visits from experts with a range of relevant backgrounds;
- ❑ direct benefit from the experience of the 27 Portas Pilots;
- ❑ regular meetings with

town teams across the country to share their experiences and lessons learned; and

- ❑ an online community to receive tips and advice from retail experts.

**Further details can be found on the [DCLG web site](#).**

## £11.5 million for Community Right to Bid

**The Government through the Community Ownership of Assets programme have allocated £11.5 million for community groups to buy important community assets - pubs, shops, and community buildings.**

This article provides an outline of how the Community Right to Bid works.

The one thing we can say for certain is Community Right to Bid has significant benefits for community groups, whilst at the same time having significant impacts for affected property owners.

So if you are looking to buy a community asset, or you own a property and think Community Right to Buy could affect you and you need to find out more call 01282 872570.

### What is it?

The Community Right to Bid (CRTB) would give community organisations the chance to bid for assets that are important to them. For example, a village shop or pub, a community centre, chil-

dren's centre or library building.

### How would it work?

The first stage would be to draw up a list of assets of community value. Communities would be asked to identify assets of community value. The local authority would then ask any affected owners for their comment on the possible listing.

At this stage, the local authority would decide whether, or not, to list the asset. Owners would be given the chance to object. A successful objection would see the asset left off the list. An unsuccessful objection would mean the asset would be listed.

Before selling an owner of an asset placed on the list will now have to notify the local authority of their intention.

The local authority would then have to notify the nominating community group, and publicise the sale in the local area. After this, an interim window of opportunity would open. This would allow community groups to bid for the asset. If a group requests to be treated as a potential bidder during this period the full window of opportunity will apply. If not, the owner may pro-

ceed with the sale at the end of the interim period of opportunity.

If a group is treated as a potential bidder, the land owner is under no obligation to sell to the community group. They can sell to any bidder.

### What are the implications of listing?

The main impacts would be:

- ❑ Additional burden on local authorities in establishing, maintaining and administering the list of assets.
- ❑ Need for owners and businesses to comment and object to listings.
- ❑ Community groups given a right to bid - landowners can sell to any bidder.

Delay to sale of listed assets - this will vary depending upon whether or not the interim or full window of opportunity applies.

### Summary

The Community Right to Bid will allow communities to identify and buy listed community assets, as and when they come up for sale. This will be done by limiting an owner's ability to sell during a prescribed window of opportunity.

**If the Community Right to Bid interests, or affects you, call Kirkwells on 01282 872570.**

*The Ownership of Assets programme has £11.5 million for community groups to buy important community assets - pubs, shops, and community buildings.*

## UPSET FOR ROYAL WOOTTON BASSETT PLAN

If you have read the cover story you will know one of the main challenges facing potential neighbourhood planners is synchronising their work with that of the local planning authority.

Down in Wiltshire it would seem the difficulties faced are of a different nature and magnitude.

The ambition had

been to bring together a number of town and parish councils to produce a neighbourhood plan, under the title "Royal Wootton Bassett and Cricklade Area Neighbourhood Plan".

But it would seem Cricklade are none too happy. Indeed, Councillor John Harmer has announced his decision to resign from

the Royal Wootton Bassett and Cricklade Area Neighbourhood Plan Steering Group saying that a neighbourhood plan is the "wrong decision for the town".

It would seem from the press report that this is based on the length of the process, and there being too many differences between the various towns.

## MUSE TO RUN COUNCIL

LocalGov Newsletter reports that rock band Muse have been invited to run their local council — Teignbridge.

Primarily, to try and boost engagement with younger people in this part of Devon.

But a bigger ques-

tion came to mind for us. Will they be able to sort out the Dawlish Neighbourhood Plan?

*"It will help give local people a bit more say in how we shape our town."*

## HORNCASTLE SEEKS TO DRUM UP SUPPORT

Horncastle Town Council organised a public meeting in early August to tell people drum up support for a Neighbourhood Plan.

Horncastle Town Clerk Gillian Mauger speaking to thisis-Lincolnshire said: "We would like to see

as many residents of Horncastle as possible to come to the meeting to find out what a neighbourhood plan involves.

"We are also looking for volunteers to help shape it." The plan, although started by the town council, needs to be community led.

"Volunteers can help with the plan in a whole range of ways from writing it to getting involved with different sections.

"It will help give local people a bit more say in how we shape our town."

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Kirkwells believe town planning is about making things happen. Whether that be redeveloping a difficult brownfield site, or protecting beautiful countryside. We only do well planned, high quality sustainable development. Development that creates great places.

Planning can often feel complex and bureaucratic. So we use our knowledge and expertise to take the strain - taking the load off you, making things clearer, and steering your neighbourhood plan through the planning system so you achieve your goal. If you need help from expert RTPI chartered town planners to make something happen call **01282 872570**.

To help you further our web site provides regular, free, easy to understand updates on all the big issues - just keep an eye on our news, and Kirkwells' comment pages. When you do have an issue you need to talk about - get in touch. We provide a free, initial, consultation service - just call **01282 872570**, or simply send your query to

[michaelwellock@kirkwells.co.uk](mailto:michaelwellock@kirkwells.co.uk).

We are always happy to help and for all our clients provide the benefit of on-going advice and support.



# RTPI

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Kirkwells—chartered town planners recognised by the RTPI

## NEED TO GET ON TOP OF ALL THIS?

Thinking of preparing a Neighbourhood Plan?

Not sure where to start?

Why not get help from our award winning team.

Sign up today for our special offer of low cost Neighbourhood Planning training.

Specially designed for parish and town councils - our seminars deal with all aspects of neighbourhood planning: including the neighbourhood planning process, how to work with your lo-



Not sure which way to go? Try our training

cal council, how to engage land owners and developers, and consult the rest of your community.

Our seminars also have the added benefit that one of our award winning team will come to you - we discuss the issues you want to discuss in your town or parish at a

time and place of your choosing.

To make sure you don't miss out book now. Our Neighbourhood Planning Seminars start from just £99.00 (plus VAT).

We will be happy to discuss your needs and arrange a seminar with you and your fellow Councillors.

Just telephone Michael Wellock on **01282 872570** or email:

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