

NEIGHBOURHOOD PLANNING NEWS

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

Contents

<i>Kirdford Plan</i>	2
<i>Neighbourhood Plans and CIL</i>	3
<i>Funding</i>	4
<i>FREE Training</i>	5
<i>Daws Hill</i>	5

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

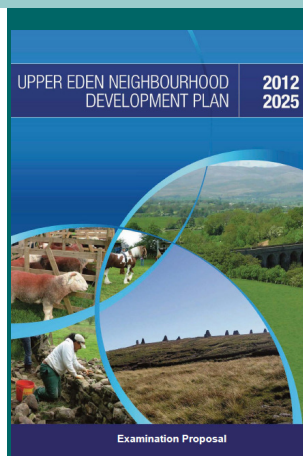
UPPER EDEN PLAN FIRST TO REFERENDUM

The Upper Eden Neighbourhood Plan will be the first to go to referendum.

This was decided after the draft plan successfully navigated its way through independent examination. Again, another first. So what lessons can we learn from Upper Eden?

Well, these are mainly around "general conformity and regard to national planning policy".

Examiner John Glester considered a key element was the principle of "general conformity" with local strategic policies and plans, and to have regard to national policies and guidance. But in assessing "general conformity", and without any relevant case law



(neighbourhood planning is new after all), he assessed the plan on the basis that the "reasoning behind the concept of general conformity is to allow a degree of flexibility in drawing up neighbourhood plans and proposals." Going on to add that: "Without such a concept drawing up a neighbourhood plan to reflect local priorities and conditions would be a futile exercise."

And reading the rest of the report and the suggested rewordings John Gles-

ter does seem to have given the Upper Eden neighbourhood plan a fairly easy ride.

For instance on affordable rural exception housing for local people Mr Glester concludes that the Upper Eden area is of such a nature that it warrants a policy allowing it to move away from national policy that seeks to avoid development in the open countryside, and current Eden District Council policy that seeks to restrict exception sites to those "within sight of 3 existing dwellings". But this was some stretch - Mr Glester conceding "this draft policy stretches the bounds of general conformity but in my view not beyond what is reasonable."

Continued on page 2.

UPPER EDEN FIRST TO REFERENDUM, CONTINUED FROM PAGE 1

Will all plans be treated in this way?

May be not.

For in the summing up the examiner states:

"I do not believe that precedents will be set for other local neighbourhood plans given the nature of the Upper Eden Valley that renders its needs quite apart from most



Pendragon Castle
(source: UENP)

other areas. It would be for other areas to argue their case on their merits and their local circumstances."

So on to the easy bit a referendum of the 17 parishes!

If you need advice or help with your neighbourhood plan call Kirkwells on 01282 872570

"I do not believe that precedents will be set for other local neighbourhood plans"

Emerging Kirdford Plan Under Siege

A row has broken out in Kirdford in Chichester District over a development proposal for new homes that conflicts with Kirdford's emerging neighbourhood plan.

Cascade Rural Housing Solutions Ltd have submitted a planning application to build 14 homes on Land West of Cornwood, Townfield, Kirdford.

The Kirdford Neighbourhood Plan and emerging neighbourhood plan at statutory consultation stage identifies the same land for a village hall and recreation ground.

To support their application Rural Hous-

ing Solutions say that: "The mix of housing types has been carefully considered to take into account the character of the area and local requirements. This proposal for 14 dwellings offers a form of development which would not detract from the character of the area but would also provide much needed affordable dwellings."

But Kirdford Parish council in their comments on the application have responded to the effect that this statement has not:

"referred to the emerging status of the Kirdford Parish Neighbourhood Plan,

the adopted Kirdford Village Design Statement or Chichester District Council's Kirdford Conservation Area report."

The two key points here are:

(a) the applicant really has not done their homework by ignoring key documents including the emerging Kirdford Neighbourhood Plan; and (b) what impact will the emerging Kirdford Neighbourhood Plan have on the decision on this application?

NEIGHBOURHOOD PLAN FOR INCREASED CIL

Communities that choose to accept new housing will benefit directly from new generous cash incentives.

In neighbourhoods where a neighbourhood plan is prepared, and supported by local people in a referendum, will be able to keep 25% of the revenues arising from the development that they choose to accept.

This cash boost will be paid directly to parish and town councils.

Neighbourhoods without a neighbourhood plan where the levy is charged will receive a capped 15% share of the levy revenue arising from development in their area.

Communities without a parish or town council will still benefit from this incentive, with the local planning authority retaining it and spending it in accordance with the wishes of the community.

The government has introduced this measure because it believes that communities need to be encouraged to ac-



Planning Minister: Nick Boles

cept quality development. Incentives are key to getting the homes built that we both need for today and for future generations.

In introducing this incentive, Planning Minister, Nick Boles said:

“We have a simple choice.

“We can decide to ignore the misery of young families forced to grow up in tiny flats with no outside space. We can pass by on the other side while working men and women in their twenties and thirties have to live with their parents or share bedrooms with friends. We can shrug our shoulders as home ownership reverts to what it was in the 19th century: a privilege, the exclu-

sive preserve of people with large incomes or wealthy parents.

“Or we can accept that we are going to have to build on previously undeveloped land and resolve that we will make these decisions locally and build beautiful places like we used to.

“This government is determined to persuade communities to accept more house-building by giving them a tangible share of the benefits it brings. By undertaking a neighbourhood plan that makes space for new development, communities can secure revenues to make the community more attractive for everyone.”

“This government is determined to persuade communities to accept more house-building by giving them a tangible share of the benefits it brings.”

FUNDING FOR A THOUSAND NEIGHBOURHOOD PLANS

That was the upshot of an increased support package offered by Government to local planning authorities.

In a letter to chief planning officers the Department of Communities and Local Government are offering a greater support package to help local councils support neighbourhood planning. This includes £5 million for new neighbourhood planning designations in 2013/2014. So at £5,000 for very designation that is potentially a further 1,000 neighbourhood planning areas across the country.

In the same letter the government also announced a three stage payment system to help local councils support communities in their neighbourhood planning work:

- **a first payment of £5,000 following designation of the neighbourhood planning area - capped at £5 million in 2013/2014;**
- **a second payment of £5,000 when the local planning authority publishes the neighbourhood plan prior to examination; and**
- **a third payment of £20,000 to made on successful completion of the neighbourhood planning examination.**

From our work with many parished and non-parished areas we know this funding should go some way to helping local councils support those communities thinking of

preparing a neighbourhood plan. Indeed, it may be just the little nudge local councils need to support many communities we deal with who are thinking of preparing a neighbourhood plan but just do not think enough support has been in place.

Kirkwells are working with a number of neighbourhoods across the UK on neighbourhood plans. We know how difficult and daunting this process can seem and offer easy to understand technical advice at specially reduced rates for parishes and community groups.

If you are considering preparing a neighbourhood plan for your area and need to discuss how Kirkwells could help your area call us now on 01282 872570.

"Kirkwells are working with a number of neighbourhoods across the UK"

FREE TRAINING

Want to prepare a Neighbourhood Plan? But not sure where to start?

Why not get help from our award winning team.

BOOK NOW for our special offer of **FREE** Neighbourhood Planning training. Delivered around England here are just a few comments:

“very useful and a lot to think about!” (Bentham Parish Council).

“helpful and informative... ..a valuable source of information” (Simonstone Parish Council).

“everyone got something out of it and



they ended up with a greater understanding of the new system.” (Washburn Parish Council)

“thank you... .. everyone was pleased and impressed.” (Pontefract Town Council and Pontefract Groups Together)

To book your **FREE**

session call **01282 872570** or email **Michael**.

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

*Call Michael
on 01282 872570
to benefit from
our **FREE**
neighbourhood
plan training*

DAWS HILL DESIGNATION SEES LEGAL CHALLENGE

We said we would keep you posted on what was happening with the Daws Hill Neighbourhood Area designation. You will remember that the local residents association had sought a neighbourhood designation including not only the built up area in which they lived, but also the nearby RAF Daws hill site. Wycombe District Council then decided to approve the des-

ignation of the neighbourhood planning area - BUT - minus RAF Daws Hill, and another development site - the Handy Cross Sports Centre. In effect, removing these area's from the influence of local people.

The residents have since sought legal advice and are now challenging this decision. In a letter to Wycombe Council the residents say that in

making this decision they will:

“be deprived of any opportunity to influence such development opportunities in the manner anticipated by the Localism Act 2011 and prevented, as above, from promulgating either a Neighbourhood Development Plan or Neighbourhood Development Order in respect of the above sites.”

Kirkwells

Lancashire Digital
Technology Centre,
Bancroft Road,
Burnley,
Lancashire,
BB11 2TP

Phone: **01282 872570**

E-mail:
michaelwellock@kirkwells.co.uk

Web:
www.kirkwells.co.uk

Twitter:
[@kirkwell](https://twitter.com/kirkwell)

Blog:
<http://kirkwells.blogspot.com>

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

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

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



RTPI

mediation of space · making of place

Kirkwells—chartered town planners recognised by the RTPI

NEED TO GET ON TOP OF ALL THIS?

Neighbourhood Planning is the biggest change to the planning system in a generation.

Neighbourhoods and communities now have the right to plan.

And up and down the country many places are already exercising this right and preparing their own neighbourhood plan.

At Kirkwells we have year's of experience of preparing neighbourhood plans. Plans to regenerate places, plans to protect valuable heritage assets and the countryside. We only do well planned, high quality, sustainable development.

Neighbourhood plan-



Not sure which way to go? Try our training

ning can appear daunting at first—lots of process and procedure and technical detail.

But it is not brain surgery and we can help your community get to grips with things and assist you in producing a plan for your neighbourhood.

Our planners can help you:

- * Prepare planning policies;

- * Consult and engage your local community;

- * Bid for and secure funding for your neighbourhood plan;

- * Prepare maps, plans and drawings;

- * Ensure general conformity with your local council's planning policies;

- * Make sure your plan is in line with national planning policy; and

- * Work with your local council, land owners, developers and people such as English Heritage.

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

michaelwellock@kirkwells.co.uk