

NEIGHBOURHOOD PLANNING NEWS

*For expert
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Kirkwells on
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FIRST FUNDING WINNERS REVEALED

The First areas to benefit from the new £9.5 million government neighbourhood planning contract have been revealed.

A total of 44 areas will benefit from the mix of direct support and grant funding we highlighted in our Spring Issue.

Sixteen areas across the country will receive direct help in putting together their neighbourhood plans, with 28 areas receiving grants of up to £7,000.

Commenting on the first neighbourhoods to receive support Michael Wellock, Kirkwells' Managing Director said: "Locality promised to hit the ground running, and turn applications around swiftly, and they have. The big surprise in this announcement is the

number of frontrunners receiving direct support."

During 2010 and 2011 a number of areas wanting to plan for their neighbourhood received front-runner support of £20,000. Surprisingly, 8 of these areas are now also to receive direct support from Locality and the Royal Town Planning Institute's Planning Aid. Clearly areas in need of not only financial support, but also more direct help. In fact, three areas are to receive both direct support and a grant on top of their £20,000 frontrunner funding. These areas are:

- Denmead in Winchester
- Kirdford, Chichester and South Downs
- Woodcote, South Oxfordshire

In total, seven areas will receive both

grant and direct support to reflect their needs.

Geographically, the existing pattern, of more rural areas and fewer northern areas wanting to neighbourhood plan are also repeated.

Elsewhere in this issue of *Neighbourhood Planning News* we walk you through the process for accessing some of this support for your area (see page 3).

So far our experience in helping parishes and groups with this process is that it is reasonably straight forward. One issue is that applications can only be made online. Not something everyone wants to do. May be something for Locality to think about.

Need help accessing this funding and support? Contact Michael on 01282 872570.

Broadland £6,000 Top Ups

To help the production of neighbourhood plans in their district Broadland District Council have introduced a new top-up fund.

Available to all groups who have successfully applied to the government's neighbour-

hood planning support package run by Locality (see opposite page, and front cover) these top-ups will be available on a first come first served basis. Applicants will also have to meet certain application criteria, but stand to benefit by up to £6,000.

The main thing to point out here for neighbourhood planning areas is that this is something you should be asking your local planning authority to consider introducing. And if you are a local planning authority, how about it?

***Broadland
District
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BAN THE PLAN!

Winsford in Cheshire have recently submitted their neighbourhood plan to the local planning authority for consultation. Cheshire West and Chester have allocated 3,500 new houses to be built in Winsford through their land allocations document. Whilst a neighbourhood plan could not stop this amount of development, it could go some way in determining where this development goes within Winsford.

But some local residents are opposed to the plan. They feel it unfairly targets some of this new development in an area surrounding their homes. Residents of Rilshaw Lane, Winsford have set up an action group called 'Save Rilshaw' www.save-rilshaw.co.uk They believe that the consultation process for the neighbourhood plan has not been carried out correctly as they were not leafleted in the same way as other resi-

dents. Winsford Council have apologised for missing them and other residents off their list. The campaign group have since sent out their own leaflets opposing the neighbourhood plan and set up a website encouraging local residents to boycott the plan. Save Rilshaw now have a 'Ban the Plan' campaign in an attempt to save the land proposed in the neighbourhood plan for development.

NEIGHBOURHOOD PLAN FUNDING WALKTHROUGH

£9.5 million funding has been made available by the Government to support neighbourhood planning. The funding was launched on 1st May 2013 and the grants and direct support are administered by Locality. This is a little walkthrough of the application process.

The application process has 2 stages.

Stage 1 Eligibility Checker

The eligibility checker can be com-

pleted online by answering a series of simple questions. This will help Locality decide if you are eligible for a grant and / or direct support. Direct support will be expert advice tailored to the individual needs of your area.

The questions are:

Are you producing a neighbourhood plan or neighbourhood development order?

Are you based in England?

Are you a qualifying body of a prospective neighbourhood forum to produce a neighbourhood plan?

If yes indicate type of body

If you are eligible Locality will email you with a link to an application form within

grant will pay for include:

- Start up costs
- training help with project plan
- household surveys and consultation
- evidence base
- studies
- planning expert advice to draft policies
- site allocations
- examination
- venue hire, printing costs, publicity.

If you need help putting together your funding application or preparing your neighbourhood plan call Michael or Louise on 01282 872570.

To read the full guide on how to

apply (make sure you do this first!), and to access the eligibility checker and application form visit the my community rights Neighbourhood Planning page.

www.mycommunityrights.org.uk

"Locality promised to hit the ground running, and turn applications around swiftly, and they have."



Funding for your neighbourhood plan?

pleted online by answering a series of simple questions. This will help Locality decide if you are eligible for a grant and / or direct support. Direct support will be expert advice tailored to the indi-

24 hours.

Stage 2 Application Form

Groups can apply for £500 to £7,000 in grants to support neighbourhood planning. The types of things that the

TWO MORE COMMUNITIES SAY “YES”

Two more neighbourhood plans have been backed by referenda. Thame in Oxfordshire and Exeter St James in Devon are the second and third in England to be subject to referenda and both demonstrated a positive level of support from local residents.

Thame Neighbour-

hood Plan allocated seven sites for 775 new homes in accordance with the South Oxfordshire District Council Core Strategy. The neighbourhood plan changed the way the development is to be distributed across the town, by allocating a number of smaller sites rather than one large site, as was originally proposed in the emerging Core Strategy.

The turnout was 39.8% and 76.5% of the 3,634

votes cast said “Yes”.

Exeter St James neighbourhood plan is the first neighbourhood plan in the country prepared by a neighbourhood forum to go to Referendum. Turnout was 20.8% with 92% voting “Yes”. One of the key objectives of the neighbourhood plan is to restrict development of houses in multiple occupation.

More than 75% of those voting said yes.

HEREFORDSHIRE: ALL NOT WELL IN NEIGHBOURHOOD PLANNING COUNTRY?

When it comes to neighbourhood planning the country's market leaders (certainly in terms of areas designations, anyway) are Herefordshire. With, if every thing goes to plan, soon to be 30-plus designated areas.

We always assumed this was some perfect union of parish and local planning authority.

Sadly, this may not be the case. For Ledbury, Bromyard and Leominster are joining forces and creating a fighting fund to

challenge Herefordshire's emerging Core Strategy.

According to the *Hereford Times*:

Bromyard councillor Gary Swinford said:

“The main crux of our argument is the consultation, or the lack of consultation. We believe this form of consultation has not taken place and the present core strategy would be rejected out of hand at a planning inspection.”

challenge the process. This could lead to a new core strategy involving community engagement and involving developers and landowners.”

The council's response is that the consultation has been undertaken correctly. So, all is not, perhaps, as cosy as it seemed in the county. Inevitably, the key issue is housing. 16,500 new homes to be built by 2031. 4,700 in the three towns of Ledbury, Bromyard and Leominster.

WARWICKSHIRE PARISH TRAINING

On Saturday 18th May Kirkwells led a successful training day for parishes in Warwickshire & West Midlands Association of Local Councils.

37 representatives of a range of parishes attended the training event which covered a range of themes in a mix of presentations and hands on workshops, including:

- Introduction to Neighbourhood Planning
- General conformity
- Putting your plan together
- Engaging the community
- Examination and referendum
- Funding

Feedback on the day was very positive, with some suggestions for improvements - which the Kirkwells team have taken on board. Comments included:



"Excellent - well structured and well presented"

"On the whole a very interesting day and very informative"

"Openness to ongoing questions very helpful"

"In my opinion this was the best WALC training day I have attended. Mike Wellock and his staff from Kirkwells are obviously highly experienced town planning professionals with a high

level of experience, knowledge and understanding and are passionate about Neighbourhood Planning. Congratulations for having secured such competent course leaders."

If you are interested in arranging a similar neighbourhood plan training through your Association of Councils, please contact Michael on 01282 872570.

"Kirkwells are obviously highly experienced town planning professionals with a high level of experience, knowledge and understanding and are passionate about Neighbourhood Planning"



COMMUNITY INFRASTRUCTURE LEVY

The Community Infrastructure Levy (or CIL) is a new planning charge, introduced by the Planning Act 2008. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. If your local planning authority has chosen to set a charge in its area development may be liable for a charge under the Community Infrastructure Levy (CIL). The government is consulting on further regulatory reforms to the Community Infrastructure Levy. The consultation covers a range of amendments to the regulations, related particularly to rate setting and the operation of the levy in practice. The consultation closes on 28 May 2013.

Local authorities have to give 15% of the money collected through CIL to those communities where they are earned. However, where there is a neighbourhood plan in place, the proportion rises to 25%.

The money raised from the community infrastructure levy can be used to support development by funding infrastructure that the council, local community and neighbourhoods want, like new or safer road schemes, park improvements or

a new health centre.

year

The community infrastructure levy:

- gives local authorities the freedom to set their own priorities for what the money should be spent on
- gives local authorities a predictable funding stream that allows them to plan ahead more effectively

What will money raised be spent on?

The money can be used to fund a wide range of infrastructure that is needed as a result of development. This includes transport schemes, flood defences, schools, hospitals and other health and social care facilities, parks, green spaces and leisure centres.

“where there is a neighbourhood plan in place, the proportion rises to 25%”



- gives developers much more certainty from the start about how much money they will be expected to contribute
- makes the system more transparent for local people, as local authorities have to report what they have spent the levy on each

The levy Charging Authority must produce an annual report for the financial year detailing the total receipts for the reported year, total expenditure and a summary of the items of infrastructure to which these receipts were applied.

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. 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 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 01282 872570 to benefit from our FREE neighbourhood plan training

TRAFFORD PARK BUSINESS NEIGHBOURHOOD

Following public consultation carried out in January, Trafford Park has become designated as a business neighbourhood area. This is a first for Manchester and is also one of the government's front-runners. Some of the businesses included in the Traf-

ford business neighbourhood area are: Manchester United Football Club, Capital Shopping Centres, Peel, L'Oreal and Guardian Print Media. Business Neighbourhood Areas are covered under a set of separate regulations to the at residential

neighbourhood development plans. According to the regulations, for every business within the area one vote can be cast, regardless of whether this is a large multinational chain or a small independent family run business.

Kirkwells

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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

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

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 planning 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