

West of England Rural Network



www.wern.org.uk



Neighbourhood Planning

The impact and opportunities for Parishes

CAMELEY PARISH COUNCIL

8th January 2013

West of England Rural Network

- Broadband
- Affordable housing
- Access to Services and Community Transport
- Fuel Poverty and Energy Generation
- Social Enterprise Support and Funding Advice
- Community Planning
- Community Buildings and Assets
- Village Agents
- Strategic support



Localism in a Nutshell

- **Community rights**
 - Community right to challenge
 - Community right to bid
- **Neighbourhood planning**
 - Community right to build
- **Housing**
- **Empowering cities and other local areas**
- **General power of competence**
 - Abolition of the standards board



Localism in Context

The Coalition:
our programme
for government



Localism Act 2011

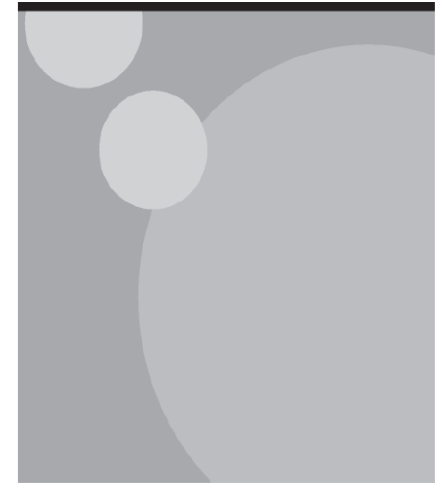
CHAPTER 20

Explanatory Notes have been produced to assist in the
understanding of this Act and are available separately

Decentralisation and
the Localism Bill:
an essential guide



A plain English guide to the Localism Act



WE
RN



Localism in Context

The deficit reduction programme takes precedence over any of the other measures in this agreement, and the speed of implementation of any measures that have a cost to the public finances will depend on decisions to be made in the Comprehensive Spending Review.

Decentralisation and
the Localism Bill:
an essential guide



HM Govern

Explanatory Notes have been produced to assist in the understanding of this Act and are available separately

WE
RN



Community Rights

Right to bid

- **identify community assets**
 - village shop
 - local pub
 - land
- List maintained by Bath & North East Somerset Council
- 6 month window to bid

A photograph of a nomination form titled 'ASSETS OF COMMUNITY VALUE NOMINATION FORM' from Bath & North East Somerset Council. The form includes sections for 'Details of organisation submitting the nomination form' and 'Details of nominated asset'. It asks for contact details, the type of organisation, and a description of the asset. There is a 'For Office Use' box and a 'What is your local connection to the nominated asset?' section at the bottom.

Community Rights

Right to challenge

- Delivery of services – valued or improved
- Expression of interest
- B&NES Council consider
- Proposal goes out to tender.....



Bath & North East Somerset Council

Home » Services » Neighbourhoods and community safety » Localism and community planning » New community rights » Community 'Right To Challenge'

Community 'Right To Challenge'

Printer-friendly version

The Right to Challenge is part of the provisions of the Localism Act 2011. Its aim is to give voluntary and community bodies, employees of the authority that wish to form a mutual organisation to deliver services, and parish councils the right to express an interest in running a local authority service.

Expressions of interest will need to be submitted to the Council using a standard application form. Successful applications will result in the relevant body being invited to take part in a procurement process along with any other interested organisations. The Act does not give an automatic right to those organisations expressing an interest to deliver the service and there is no guarantee the organisation will be successful in its bid.

Procedure

The regulations governing the Right to Challenge came into force on 27th June 2012. Statutory Guidance has recently been issued by central government and Bath and North East Somerset Council is currently developing its policies and procedures in accordance with this guidance.

After consultation it is anticipated that the agreed policies and procedures will be issued by the end of January 2013.

Services in Your Area

Post Code / Street Name

Search

Find local information about:

- Your refuse/recycling day
- Nearby roadworks

Events Listings

December 2012

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22



Bristol City Region



Unlocking growth
in cities


West of England
Local Enterprise Partnership

Proposal to
and CLG

September 2010

2050
High

John Savage
The Initiative, Business West




Bristol City Region
City Deal

West of England
Local Enterprise Partnership

Rath & North East Somerset Council
West of England Local Enterprise Partnership
North Somerset Council
South Gloucestershire Council

UNCLASSIFIED

NO STONE UNTURNED



in pursuit of
GROWTH

The Rt Hon the Lord Heseltine of Thenford CH

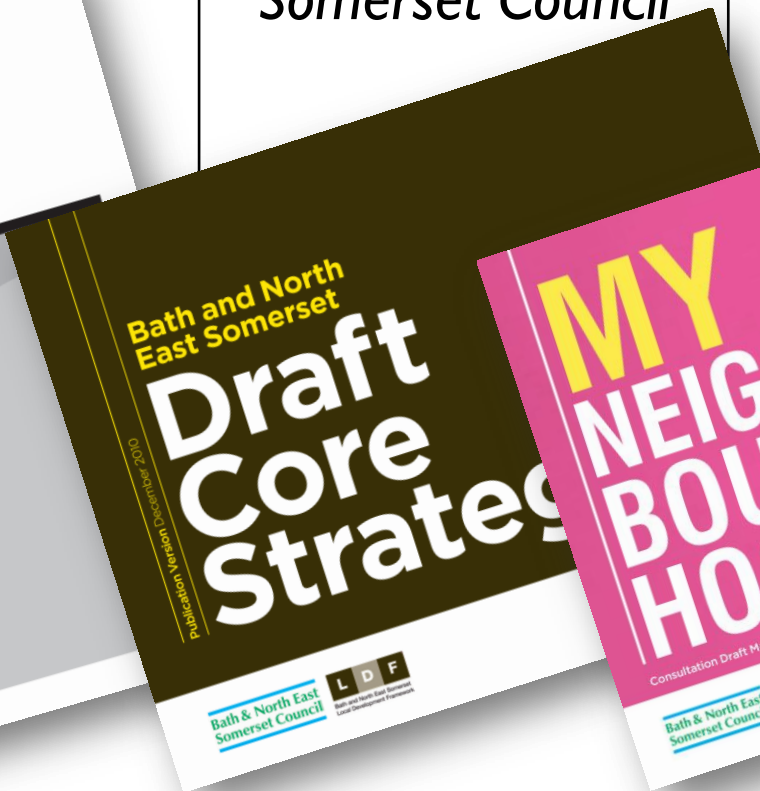


Bristol City Region



Neighbourhood Planning

National	Local	Neighbourhood
National Planning Policy Framework	Core Strategy	Neighbourhood Plan
<i>Central Government</i>	<i>Bath & North East Somerset Council</i>	<i>Parish Council</i>

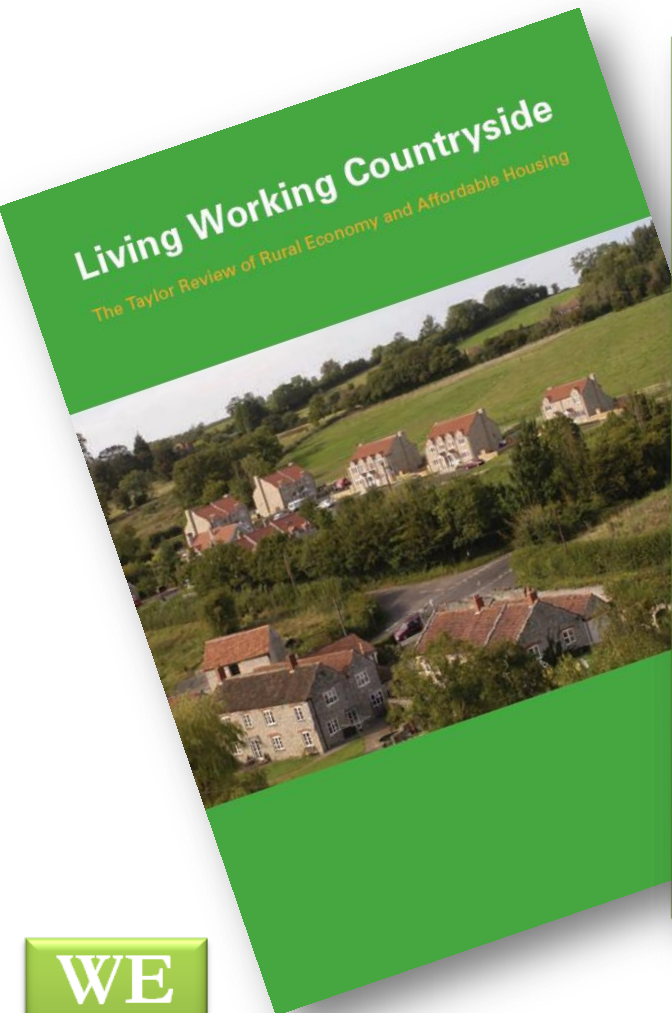


Sustainable Communities

Settlement	Pop	CMP	SF	CPA	GP	P	D	O	PO	G	PET	L/ML	A1	A2	A3	PS	SCH	OFF	F	OTH	Public transport	
Good facilities																						
Peasedown St John	6640	4	3	3	1	1	1		1	2	1	1	8		6	3						
Paulton	4900	5	5	3	1	1	2		1	1	1	1	15	1	4	2						
Saltford	3960	2	1	2	1	1	2		1	2		1	10		6	2						
Batheaston	2671	4	3	2	1	1	1		1	1		1	10		5	2						
Timsbury	2530	4	2	2	1	1			1	1	1	1	7		2	1						
Chew Magna	1187	5	2	2	1			1	1	1	1	1	12	2	5	7						
Reasonable facilities																						
High Littleton PC	2987	3		1					1	2		2	5		3							
High Littleton		3		1					1	2		1	5		2							
-Hallatrow												1			1							
Bathford	1842	2	5	1								1	3		1							
Bathampton	1550	4	2	1	1	1	1		1			1	2		2							
Clutton	1469	1	1	2					1			1	2		2							
Whitchurch	1272	5	3	1			1			1		1	3		3							
Stowey Sutton	1139	3	4	2					1	2		1	4									
-Stowey													1									
Bishop Sutton		3	4	2					1	2		1	3									
Publow with Pensford PC	1058	2	1	1					1	2		1	1									
-Publow																					X	
-Pensford		2	1	1					1	2		1	1		3						V	
Farnborough	1000	4	2	2						4		1	1		3	1				8	V	
Chew Stoke	866	2	3	1						1		1	3		2		1				O	
Freshford	538	4	4	1	1	1			1			1	1		1	1	1				V	
Limited facilities																						
Cameley PC	2224	1	2	1	1				1	1	1	1			3	1		2			1	X
-Cameley			1																			X
-Temple Cloud		1	1	1	1				1	1	1	1			3	1		2			1	V



Sustainable Communities



This country's rural communities cannot stand still. Change is inevitable whether development takes place or not, and the choices we make today will shape tomorrow's character of the market towns, villages and hamlets that make up our countryside.

Matthew Taylor 2008



WE
RN



Steps to a Neighbourhood Plan

If there is a parish or town council, they take the lead

Work up details with the community and consult statutory consultees

The local authority must help here – ie advise on conformity with Local Plan

Submit proposals to the local authority

Potential for adoption as Supplementary Planning Document SPD

Independent Examination

The examiner is checking the basic conditions – a plan must:

- have an appropriate fit with local and national policy;
- have special regard for listed buildings and conservation areas;
- be compatible with EU and ECHR obligations

Potential for challenge by consultees/others

Local authority checks proposals

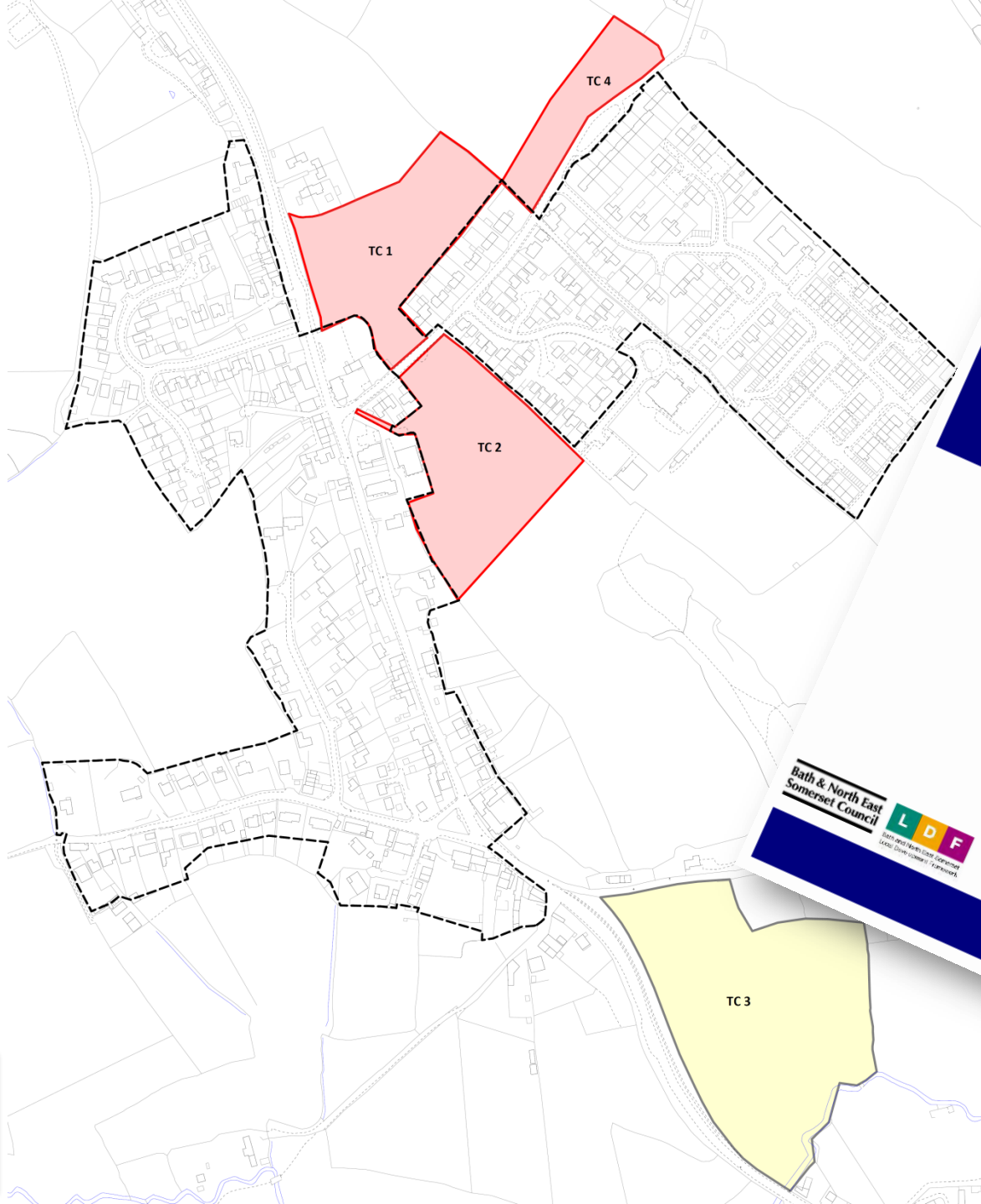
Community referendum

Development Plan Document

What does a NP look like?

- First NP past Independent inspection
- 17 Parish Councils
- 7 Policies proposed
- 5 housing related
- Referendum in March
- Flexible wider Core Strategy exists for District





BATH AND NORTH EAST SOMERSET COUNCIL
LOCAL DEVELOPMENT FRAMEWORK
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT
REPORT OF FINDINGS
MAY 2011
APPENDIX 1: SITE ASSESSMENTS FOR RURAL VILLAGES

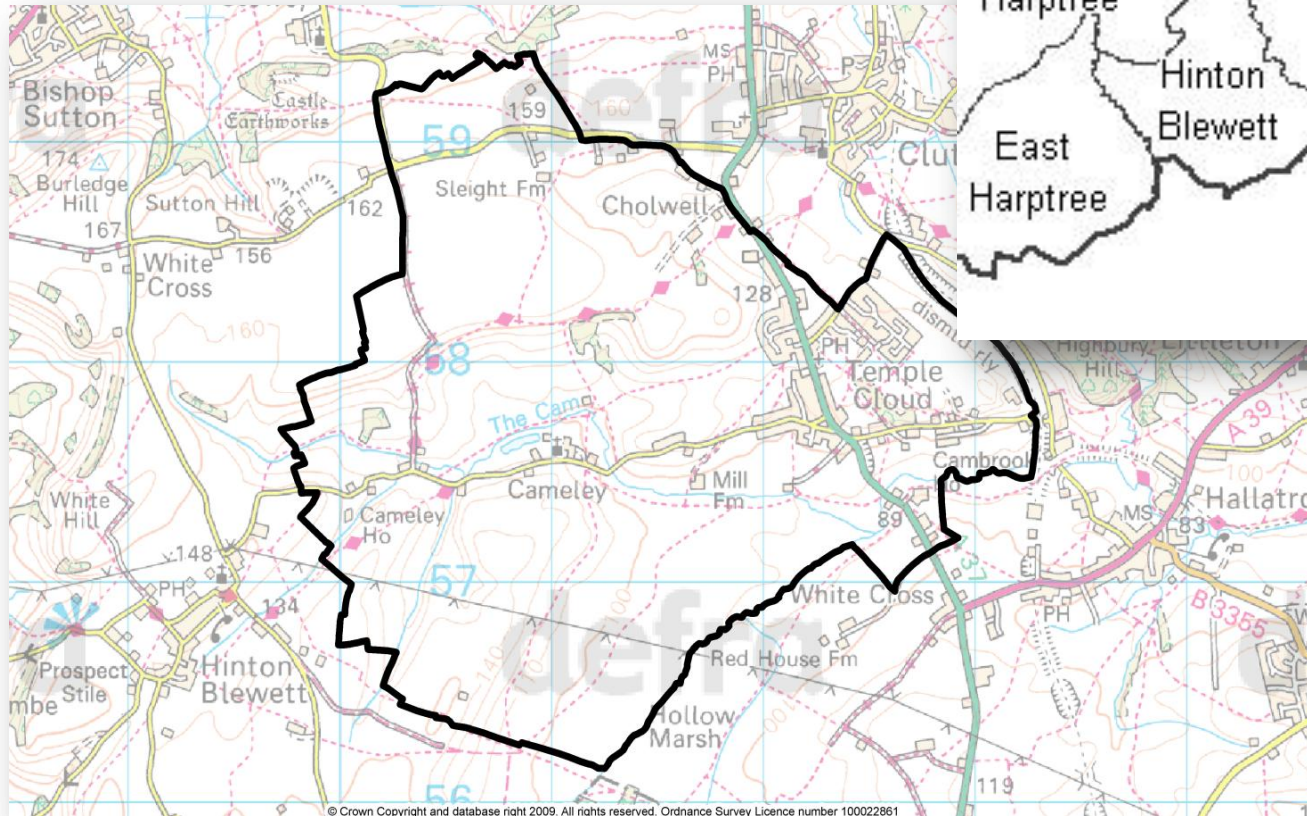
Bath & North East
Somerset Council



TC 3



Partnering?



Funding



New Homes Bonus: final scheme design

**Bath & North East
Somerset Council**

**Community Infrastructure Levy
Preliminary Draft Charging Schedule**

Bath and North East Somerset Council

April 2012

Bath and North East Somerset
Supplementary Planning Document

Planning Obligations

Adopted July 2009

**Bath & North East
Somerset Council**



1. Funding for businesses through LEP
2. Section 106 funding
3. Community Infrastructure Levy
4. New Homes Bonus

Making Bath & North East Somerset an
even better place to live, work and visit

**WE
RN**



Community Land Trusts

national CLT network

Home :: What are CLTs :: National CLT Network :: Step by Step Guide :: Events :: News :: Resources :: Case studies :: CLT Events

What are CLTs

Introductory 'CLTs in a Nutshell' [download here](#)

A CLT is a **non-profit, community-based organisation run by volunteers** that develops housing or other assets at permanently affordable levels for long-term community benefit. It is a cost-driven model, where the CLT ensures that the occupiers pay for the use of buildings and services at prices they can afford. The difference between the cost of the home or asset and the market value are permanently locked in by the CLT who holds the asset or equity in trust for long-term community benefit.

Watch a **short-film on the progress of the CLT movement in England to date** and the aspirations for the future growth and development.

from WeeFlee Productions

07:02 HD vimeo

Seeing is Believing, Community Land Trusts 2011 from WeeFlee Productions

Diverse sector but common aims

CLT activity in England

There has been consistent growth in the number of CLTs in England over the last decade and there are now over 100 organisations that define themselves as CLTs, ranging from fledgling organisations starting out, to CLTs that have developed through various phases of housing and other asset development.

The map below demonstrates the current CLT activity in England and Wales.



What you need

- **Ambition**
- **Vision**
- **Potential**
- **Aspiration**
- **Ownership**
- **Pride**
- **Support**
- **Resources**
- **Training**
- **Financial**
- **Capital**
- **Assets**
- **Expertise**
- **Time**

Other support



West of England Rural Network



www.wern.org.uk



Chris Head *Director*

📞 **01275 333701**

💻 **chris@wern.org.uk**

✉ **The Mill, Tunbridge Road, Chew Magna, BS40 8SP**

twitter  **RuralChris**

Registered Charity No 1146165.

Company Limited by Guarantee Registered in England Company No 7956732.

