

Place Plan Review Process Bridgnorth, Worfield, Claverley & Alveley LJC

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Jake Berriman Internal Consultant: Strategic Delivery



The new approach: Place Plans



- A local focus
- Based on areas communities identify with
- Sets out agreed vision ~ where top-down meets bottom-up
- Gives voice to ALL community led plans (Parish Plans and Neighbourhood Plans) as well as the Local Plan
- Identifies infrastructure and investment priorities

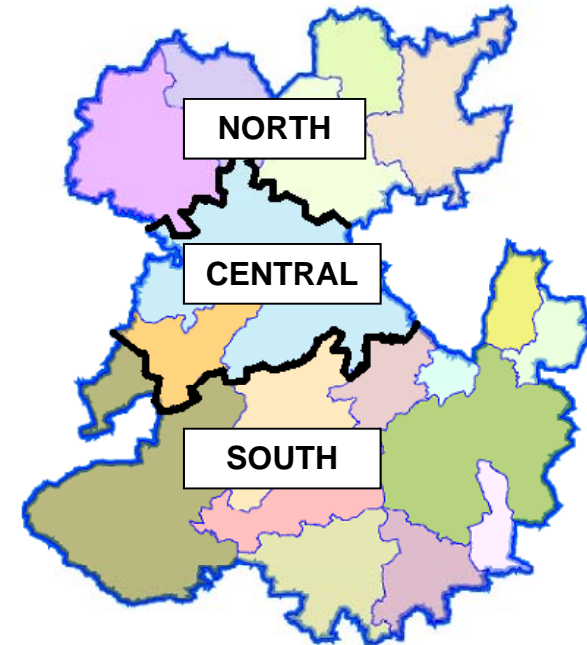
Place Plans- A Local Focus

- New ways of working
- Place Plans- assist in understanding places
- Part of transforming Shropshire Council
- Strong focus on working in partnership to deliver locally

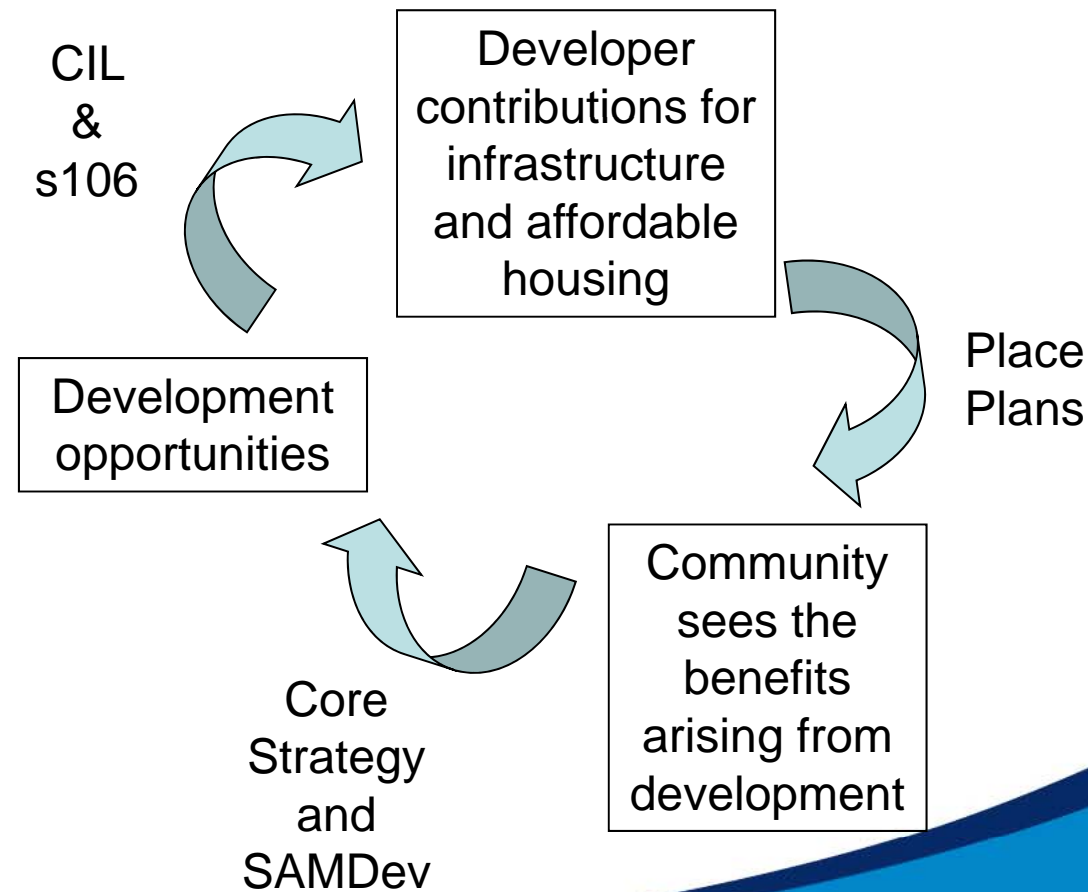
Place Plans:

- Inform Council's Service Delivery Plans
- Inform Council's Asset Strategy
- Inform where monies are targeted

eg Market Towns Revitalisation
Programme as early win and now CIL

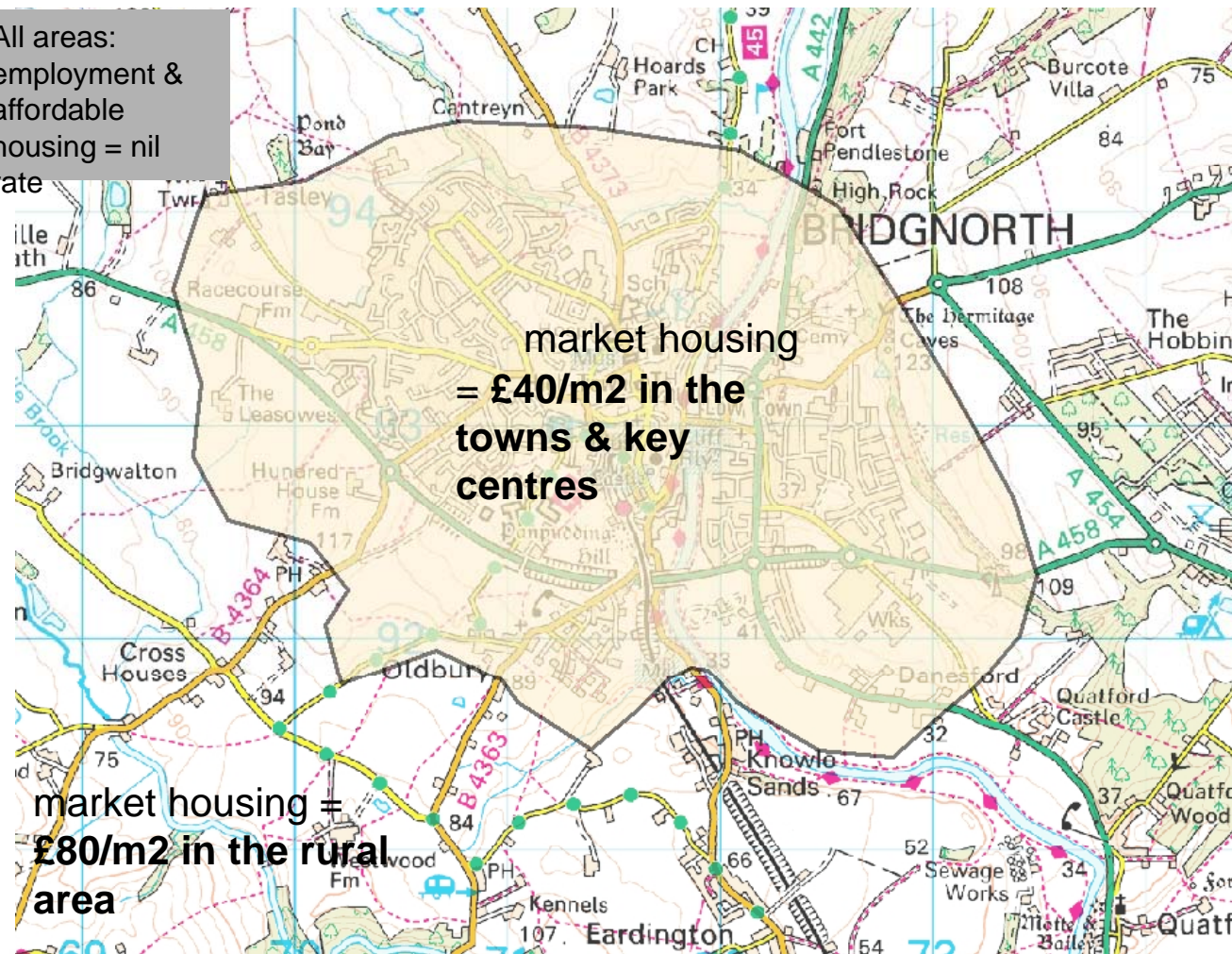


The “virtuous circle” between the Development Plan, developer contributions and Place Plans



Introducing CIL in Shropshire

All areas:
employment &
affordable
housing = nil
rate



Charging Zones are NOT an indicator of future development but have been drawn widely in order not to prejudge the SAMDev allocation process.

Providing Community Benefits

Use of CIL receipts

- **x% (meaningful proportion)** direct to Town or Parish Council as a '**Neighbourhood Fund**' to use in their administrative area.
- **5% administrative fee**
of remaining:
- **10%** pooled across whole of Shropshire for **Strategic Infrastructure**
- **90% for local infrastructure priorities** in the settlement in which the development has taken place

Criteria for Spend

Draft CIL Regulations 2012

- Must be used for **‘supporting the development of the area’** by **‘funding the provision, replacement, operation or maintenance of infrastructure’**
- **Cannot be used to remedy pre-existing deficiencies** in infrastructure provision, except to the extent that they will be aggravated by new development.
- **Neighbourhood Fund** element can also be used for **‘anything else that is concerned with addressing the demands that development places’** on the area



Who decides?

- **The Code of Practice**

Two aspects:

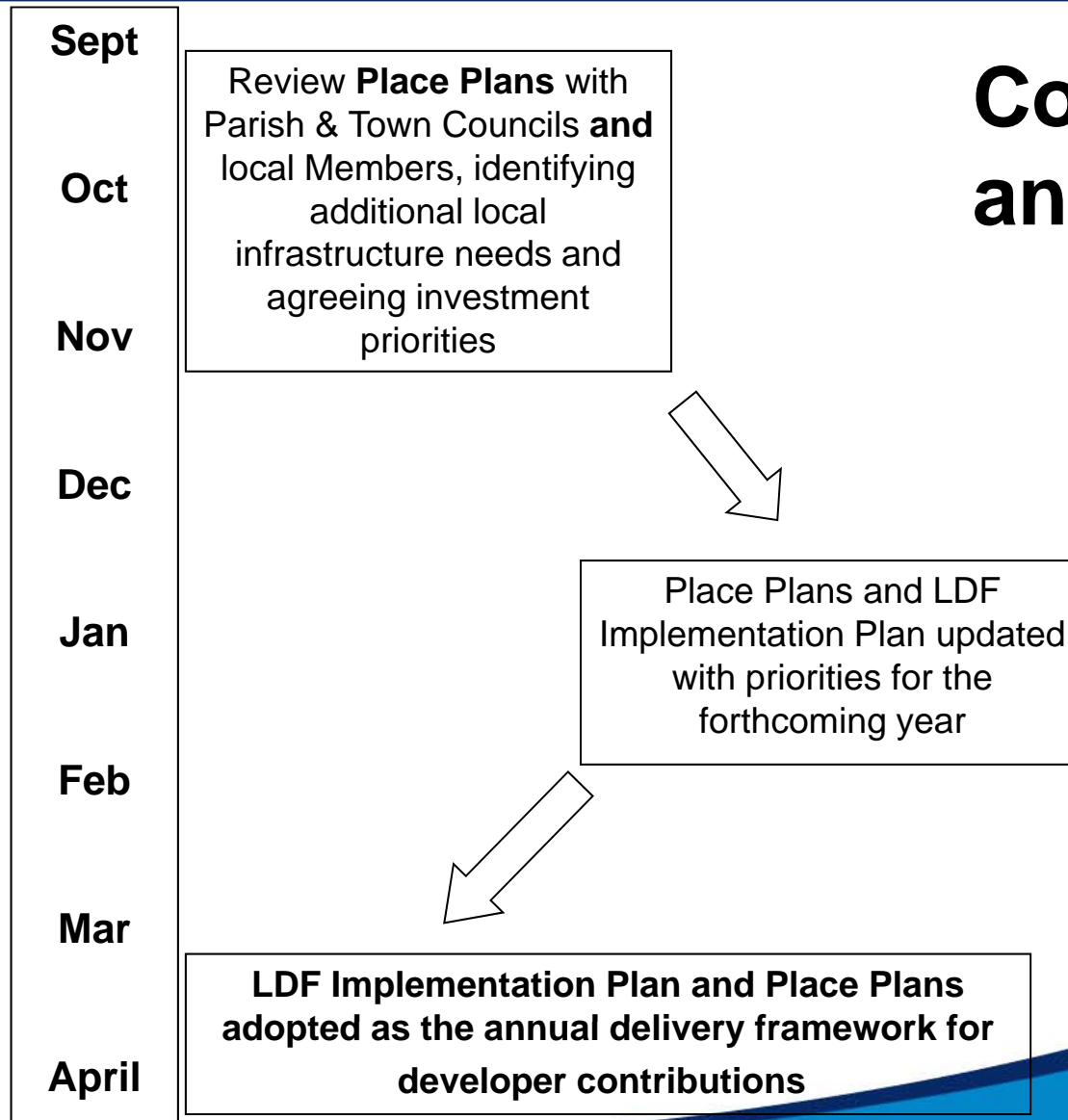
1. **Code of Practice on Developer Contributions** – for community input through Shropshire Councillors and Town & Parish Councils
2. **Code of Practice on Infrastructure Provision** – annual input by infrastructure providers

**SHROPSHIRE COUNCIL
INFRASTRUCTURE PROVISION**
CODE OF PRACTICE - INFRASTRUCTURE PROVIDERS

**SHROPSHIRE COUNCIL
DEVELOPER CONTRIBUTIONS**
CODE OF PRACTICE – TOWN AND PARISH COUNCILS

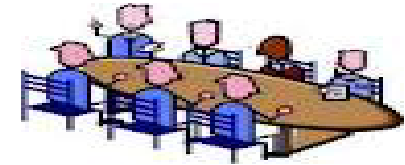
- 1.0 INTRODUCTION
- 1.1 Subject to the final regulations set out within the Localism Bill, this Code of Practice outlines the way Shropshire Council proposes to help deliver new or improved infrastructure and services to address local needs, reduce the impact of development and make communities more sustainable places, through redistributing Community Infrastructure Levy funding and negotiating appropriate Planning Obligations.
- 1.2 It supports Core Strategy Policy CS9 and the Developer Contributions SPD, by providing detailed guidance to landowners and developers on what is expected from development proposals. It also seeks to ensure that stakeholders in the planning process, such as the local community and Members have a clear understanding of how new development will contribute to Shropshire wide strategic interests and provide local community benefit by contributing directly towards locally identified priorities.
- 2.0 GENERAL PRINCIPLES
- 2.1 Core Strategy Policy CS9 seeks to ensure that infrastructure is provided alongside new development. It establishes the principle that all new development should make a contribution to help make places more sustainable.
- 3.0 SECTION 106 AGREEMENTS
- 3.1 Section 106 Agreements are tailored to a specific development and must be directly related to its impact. They are negotiated by the Council with developers to ensure the provision of infrastructure to meet the site specific requirements of a development. They cover infrastructure needs that are not met by the Community Infrastructure Levy. Further information on Section 106 Agreements and undertakings are set out in the Developer Contributions Supplementary Planning Document (SPD).
- 4.0 AFFORDABLE HOUSING REQUIREMENTS
- 4.1 Core Strategy Policy CS11 requires all residential developments involving 1 or more market dwellings to provide on site provision and/or obtain a financial contribution to affordable housing, through a Section 106 agreement. Details of this requirement are set out in the Type and Affordability of Housing SPD.
- 4.2 For developments providing financial contributions towards affordable housing, the SPD states that monies will be used in the local area. Whilst the responsibility for allocating affordable housing contributions lies with the Council, it is recognised that there are significant variations

Code of Practice annual process



Annual Discussion

Place Plan Review



- Identify your local vision and aspirations
- Are the listed investment needs and priorities correct
- Does the Plan accurately record what is currently happening in your area
- How are you involving Members and the Community?



Agree CIL infrastructure priorities

- Sufficient projected monies to spend in year ahead, or
- Bank monies for future year

What we know now

- Bridgnorth- ***Market Town***
- Ditton Priors- ***Hub***
- Neenton- ***Cluster***
- Acton Round, Aston Eyre, Monkhopton, Morville and Upton Cresset- ***Cluster***
- Remaining area- ***Open Countryside (no development)***

Development settlements

Current information on CIL Priorities

- *Bridgnorth*- Town Plan
- *Ditton Priors*- response to annual review identifies broadband, mobile phone coverage, highways improvements, street light replacement, community facilities.
- *Neenton*- response to annual review identifies renovation of Pheasant Inn and supporting infrastructure
- *Acton Round, Aston Eyre, Monkhopton, Morville and Upton Cresset*- response to annual review identifies finance for lengthsman, improvements to the playing field
- **DO MEMBERS AGREE?**

BRIDGNORTH TOWN PLAN

Working for the Community's future:

Supporting the
Market Town
Image



Enhancing the Riverside

Maintaining Bridgnorth's
Heritage

Promoting Community
Welfare



Next Steps

- Top infrastructure priorities for CIL?- Can't fund it all!
- Any need for partnership working to agree priorities for a given settlement? (ie Tasley Parish and Bridgnorth Town)
- Do your agreed priorities meet the criteria for spend?
- Does your prioritisation accord with Core Strategy Policy CS9?
- Which elements may fall under CIL 'local'?
- Which elements may fall under Neighbourhood Fund?
- Can Neighbourhood Fund be used as matchfunding for CIL 'local' to ensure delivery of agreed priority?
- How will you develop your prioritised need into a costed, deliverable project?

Rural Parishes

- *Sutton Maddock*- no Parish Plan
- *Worfield and Rudge*- commenced a parish plan
- *Astley Abbots*- response to annual review identifies pavement from Bridgnorth to Cross Lane Head and Village Hall improvements
- *Aston Botterell, Burwarton and Cleobury North*- response to annual review identifies finance for parish lengthsman
- *Billingsley, Glazeley, Deuxhill and Middleton Scriven*- response to annual review identifies finance for parish lengthsman

Rural Parishes cont...

Chetton- response to annual review identifies finance for parish lengthsman and support for village hall

Tasley- no Parish Plan

Eardington- response to annual review identifies finance for parish lengthsman, obtaining Lafarge quarry ground for community use

Quatt Malvern- no Parish Plan

Alverley and Romsley- commenced a review

Claverley- Parish Plan Sept 05

Claverley Parish Plan 2005 - 2015

Claverley Parish Plan 2005 - 2015

OUR MISSION STATEMENT

"We will work to develop and sustain our parish as a thriving, modern village-based community set in a peaceful, safe and secure rural environment in which our parishioners can flourish and enjoy the highest quality of life possible."

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an outline of the concept, objectives, consultative process, local context and structure of the Plan	
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how we would like facilities and services in the parish to improve	
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a summary of the actions required to implement the Plan, highlighting initial priorities, continuous actions and single action items	
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summaries of each area of research, including the main questionnaire results and analyses of the youth, business and primary school surveys.	
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a useful directory of local businesses, facilities and services, together with relevant parish maps.	

Claverley Parish Council



Next Steps

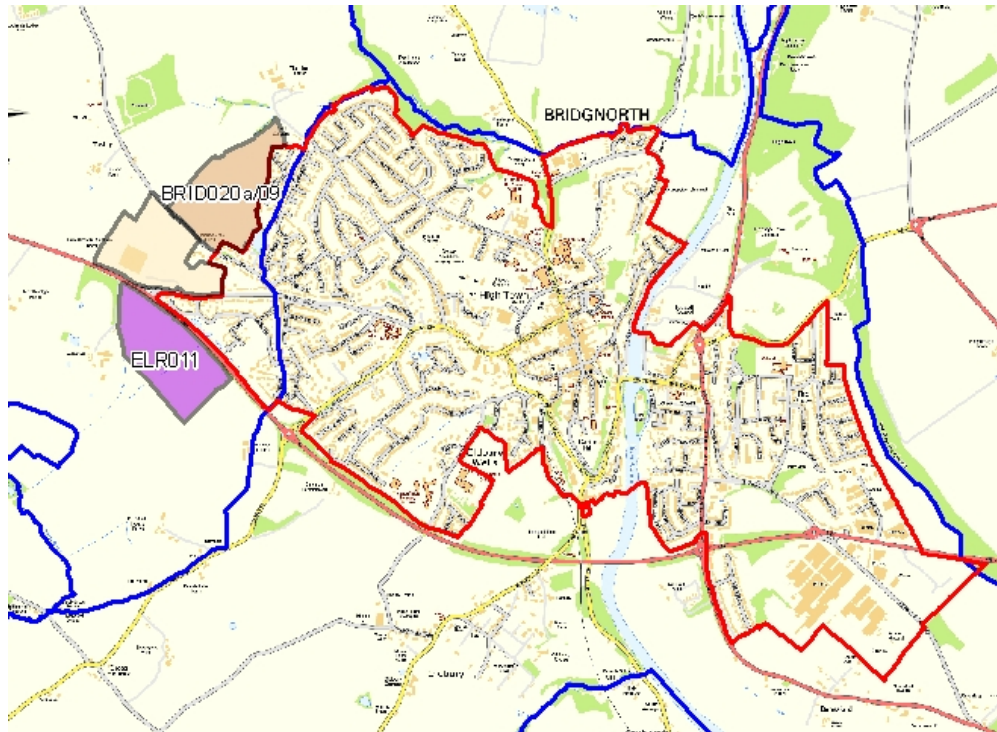
Use Place Plans to:

- coordinate action and investment around aspirations set out in your Parish Plans
- provide a shared understanding of your local needs and aspirations to guide future decision making.
- identify opportunities to bid for external funding.
- provide transparency to local communities on investment and actions being targeted locally.

Also need to:

- Identify whether you need to work in partnership to determine use of developer contributions in a neighbouring settlement eg Bridgnorth and Tasley

Place Plan Annual Review Process



Planning for Bridgnorth

- potentially crosses administrative boundaries

Partnership working

- Excellent eg. Of Bridgnorth Town Council and Tasley Parish Council working together

Collectively agree vision and identify infrastructure and investment requirements together **and** with Shropshire Councillors

Decision making for the annual use of CIL

Identifying infrastructure priorities from updated Place Plan

Bridgnorth Town Plan- December 2011
Tasley-

Understanding realistic options

- If Bridgnorth has a further 1200 dwellings
- 615 have already been built since 2006
- 585 still to be built and will pay CIL= approx £2,340,000
- Neighbourhood Fund- still unknown
- but as guide, 90%= £2,000,000 over Plan Period
- Potential annual availability = £150,428 but depends on development!

Discussing and agreeing in year ahead

Discussion and agreement between local Shropshire Council Members, Bridgnorth Town Council and Tasley Parish Council in accordance with Code of Practice

SPEND



OR



BANK ???

SUMMARY

