

Place Plan Review Process

Brown Clee LJC

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The new approach: Place Plans



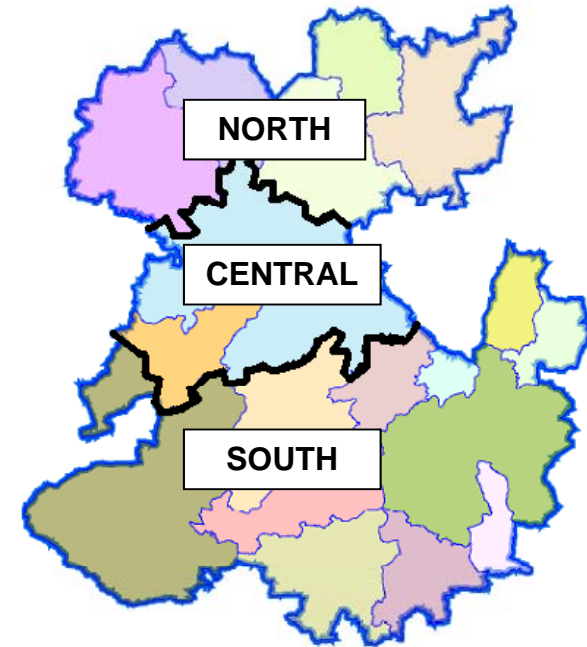
- A local focus
- Based on areas communities identify with
- Sets out agreed vision ~ where top-down meets bottom-up
- Gives voice to ALL community led plans (Parish Plans and Neighbourhood Plans) as well as the Local Plan
- Identifies infrastructure and investment priorities

Place Plans- A Local Focus

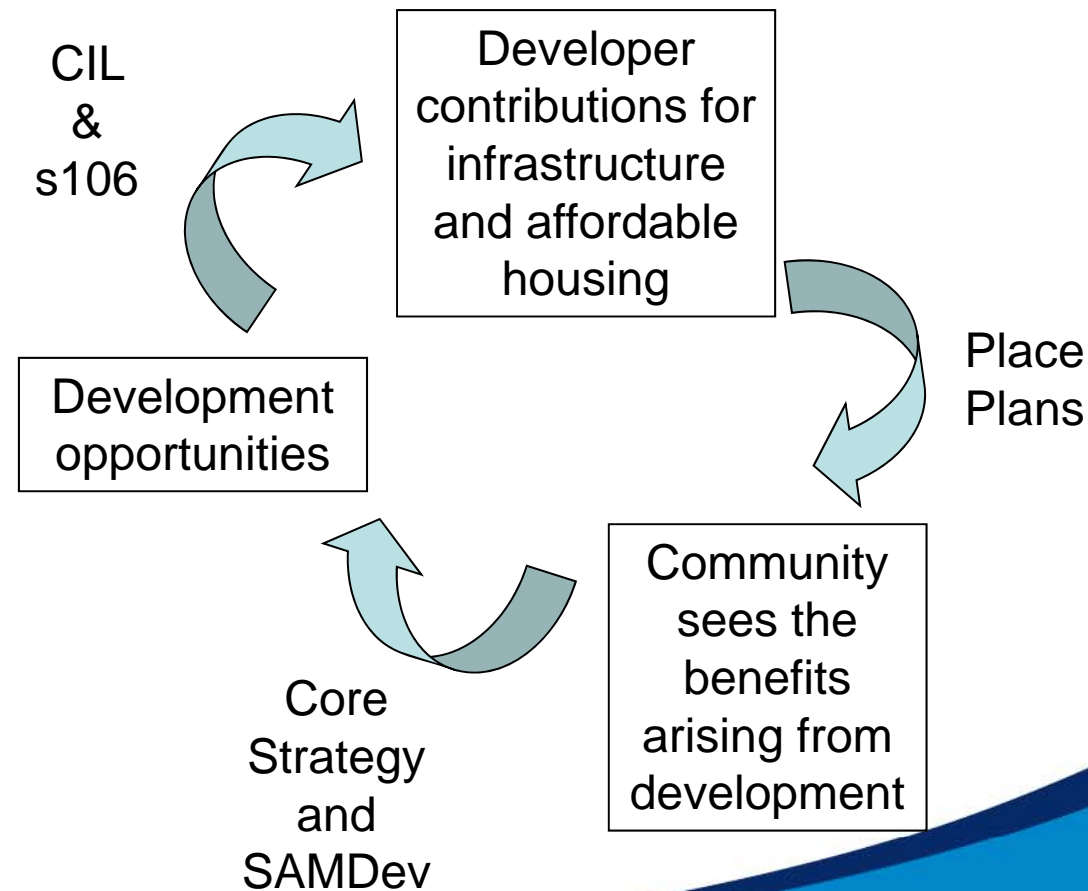
- New ways of working
- Place Plans- assist in understanding places
- Part of transforming Shropshire Council
- Strong focus on working in partnership to deliver locally

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

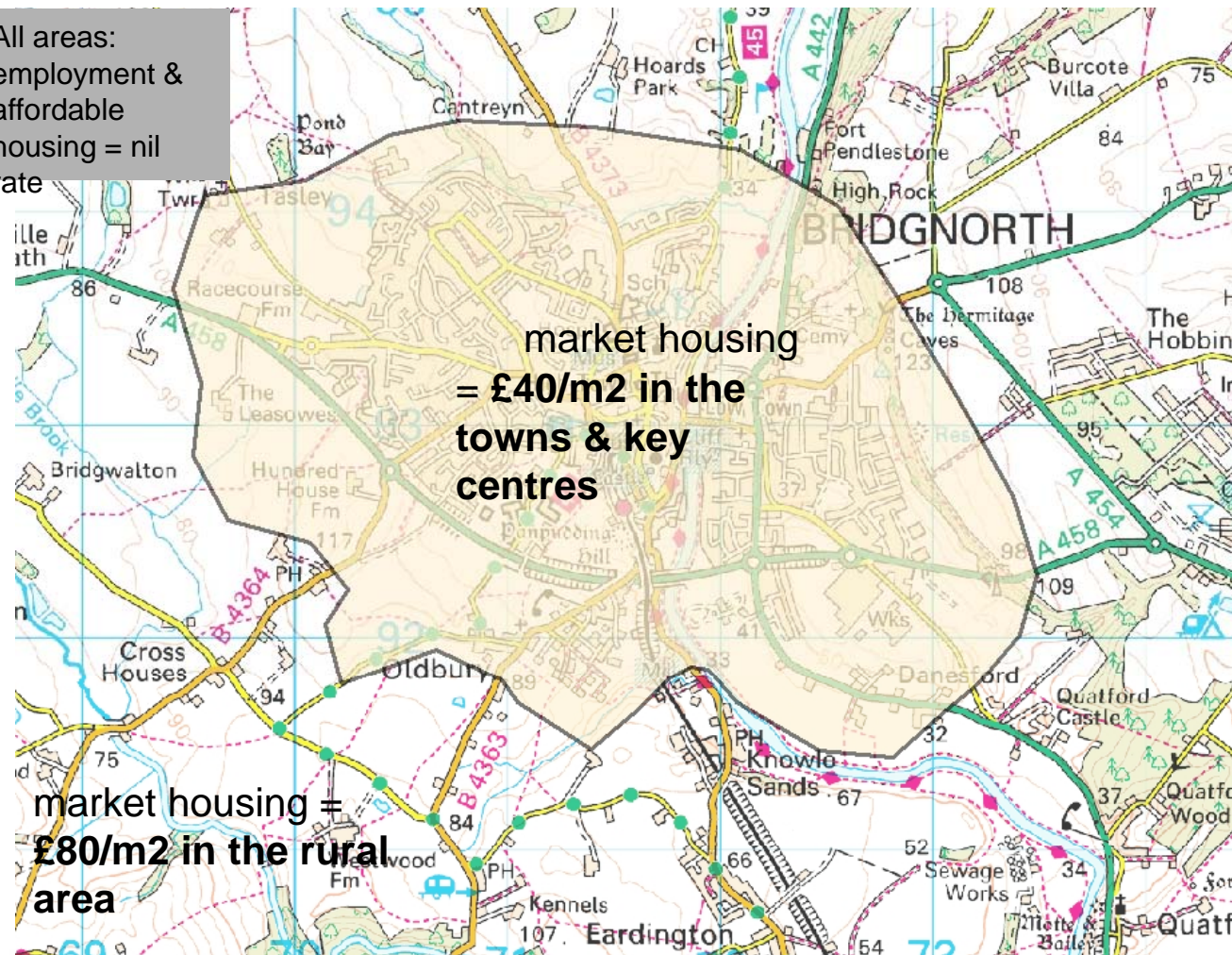


The “virtuous circle” between the Development Plan, developer contributions and Place Plans



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

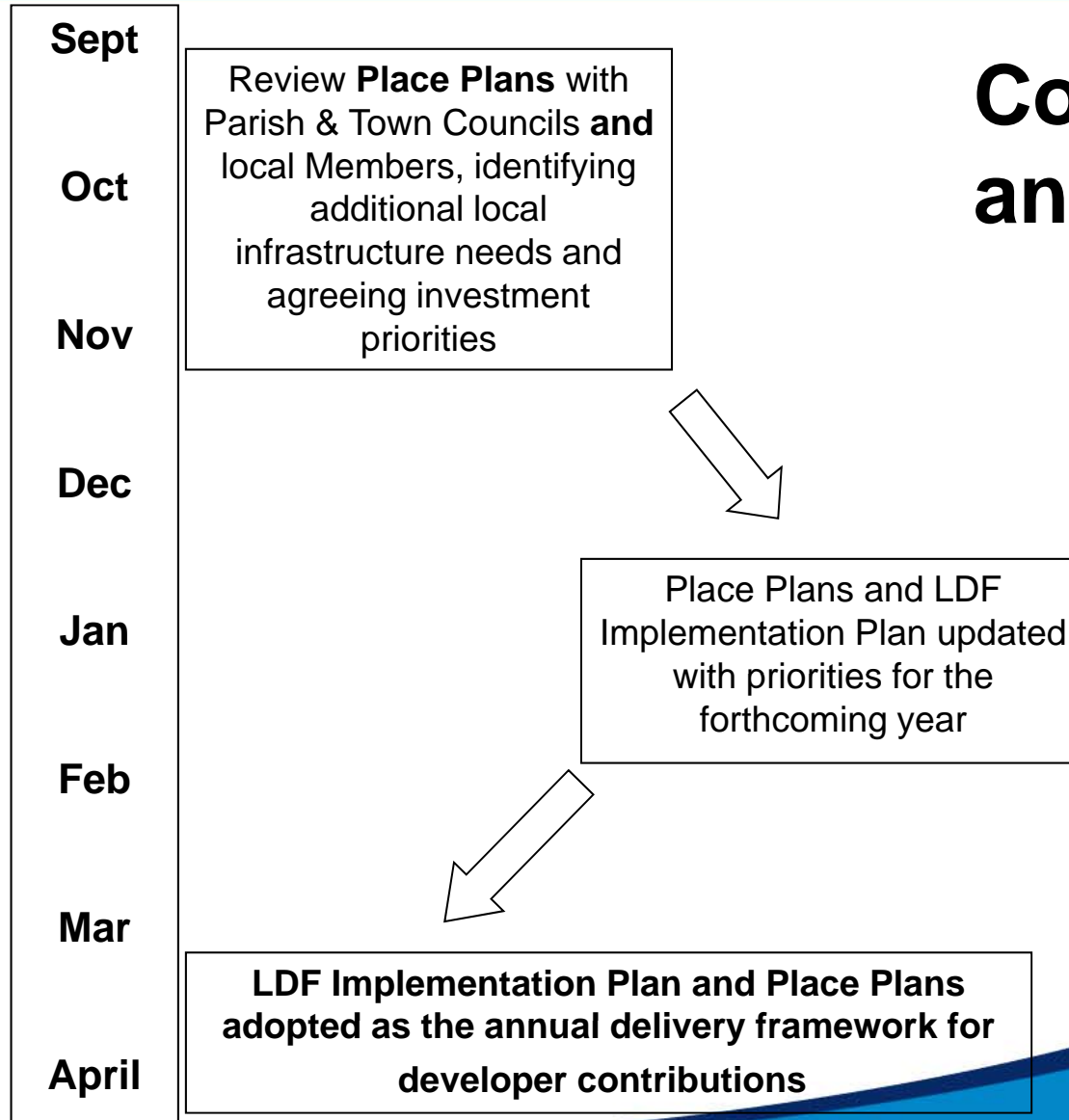
3.1 Section 106 Agreements are tailored to a specific development and must be directly related to its impact. They are negotiated by the Council with developers to ensure the provision of infrastructure to meet the site specific requirements of a development. They cover infrastructure needs that are 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.

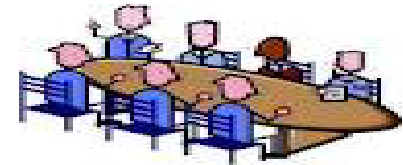
4.2 For developments providing financial contributions towards affordable housing, the SPD states that monies will be used in the local area. Whilst the responsibility for allocating affordable housing contributions lies with the Council, it is recognised that there are significant variations

Code of Practice annual process



Parish 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

Next Steps for Parishes

- Top infrastructure priorities for CIL?- Can't fund it all!
- Any need for partnership working to agree priorities for a given settlement?
- 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?

Decision making for the annual use of CIL

Identifying infrastructure priorities from updated Place Plan

Example Only Bridgnorth Town Plan- December 2011

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

