

Neighbourhood Planning in Rugby Borough

20 February 2024



Recent changes/change on the horizon

Local

- New team in Development Strategy at RBC
- Updating the local plan
- Introduction of the Community Infrastructure Levy (CIL)

National

- Updates to the National Planning Policy Framework (NPPF)
- New emphasis/requirement for use of design codes



Neighbourhood Plans in the borough

Adopted Neighbourhood plans	Neighbourhood plans in preparation
Brandon and Bretford (June 2019)	Clifton-upon Dunsmore
Brinklow (December 2022)	Dunchurch
Coton (December 2015)	Grandborough
Monks Kirby (June 2023)	Newton and Biggin
Ryton-on-Dunsmore (July 2021)	Wolston
Willoughby (Updated Oct 2023. First adopted Dec 2019)	
Wolvey (May 2022)	

There are a total of 41 parishes in the borough.



How can we better support neighbourhood planning?

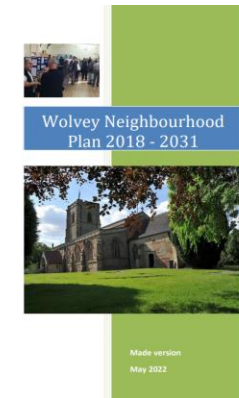
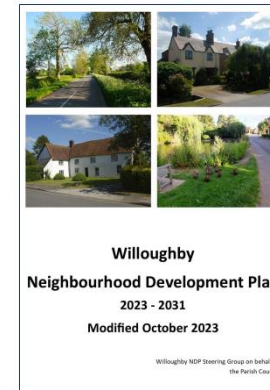
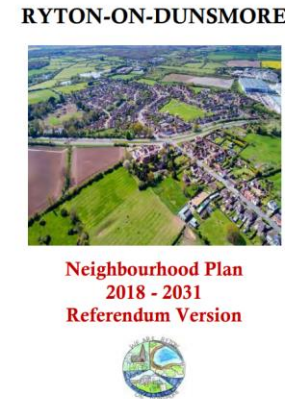
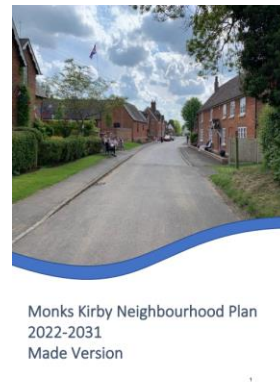
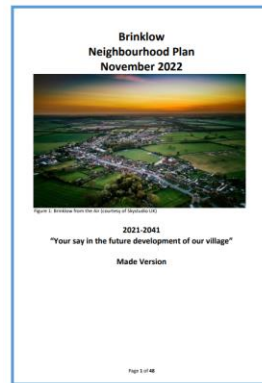
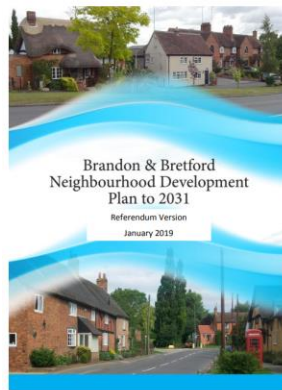
- New ability to exercise delegated decisions throughout the neighbourhood planning process (subject to Council decision on 21 February)
- Service Level Agreements for the production of neighbourhood plans
 - roles and responsibilities of the LPA and the Qualifying Body
 - named support officer
 - timescales for LPA statutory functions
 - advice and support that will/can be provided (e.g. data, maps, officer time)

We welcome any thoughts you have!



NDPs and the local plan update

Existing neighbourhood plans



Emerging neighbourhood plans

30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently. (NPPF paragraph 30)

Community Infrastructure Levy (CIL) and neighbourhood plans

Charging Rates per sq.m.

Development Type	Rugby Urban Area	Rural Area
Residential houses – 11 units or more	£60	£160
Residential houses – 10 or fewer units	£100	£200
Residential development on strategic sites	Nil	Nil
Residential apartments – 10 of fewer units	Nil	£200
Residential apartments – 11 or more units	Nil	£160
Convenience retail	£100	£100
Industrial, light industrial, storage and distribution	£5	£5
All other uses	Nil	Nil

Residential extensions don't pay unless >100m² and not built by occupier

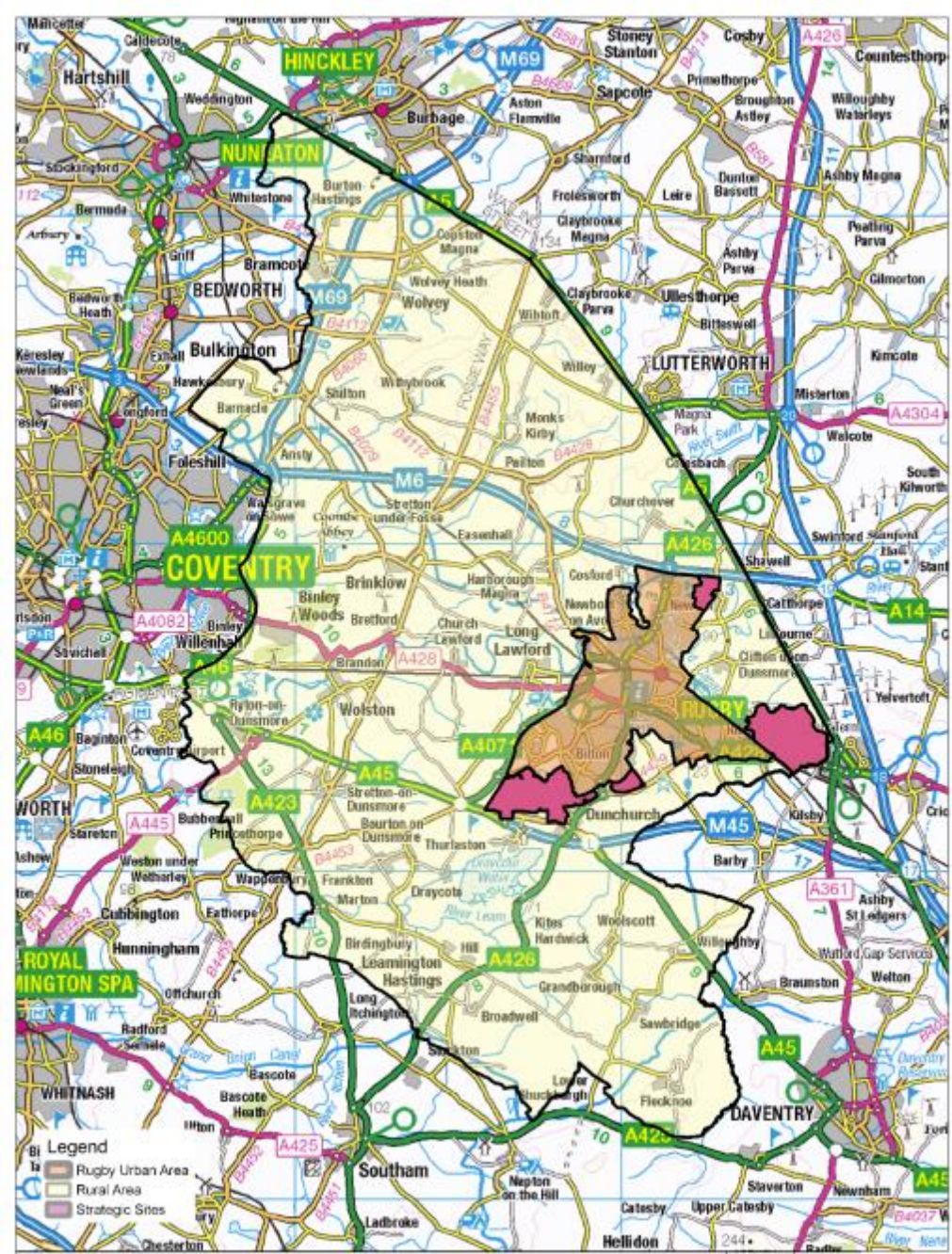


Figure 1: Residential CIL Charging Zones

Community Infrastructure Levy (CIL) and neighbourhood plans

Parish councils receive the following portion (“the neighbourhood portion”) of CIL receipts collected from development in their parish in each financial year:

- No neighbourhood plan: 15% currently capped at £170 per existing dwelling in the parish (and indexed annually)
- Neighbourhood plan: 25% uncapped

Payments made 6 monthly by 28 October (for receipts 1 April to 30 Sep) and 28 April (for received 1 Oct to 31 March)

Spending

Parish councils must spend CIL receipts

“to support the development of the local council’s area, or any part of that area, by funding—

(a) the provision, improvement, replacement, operation or maintenance of infrastructure; or

(b) anything else that is concerned with addressing the demands that development places on an area”

Infrastructure includes roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreation facilities and open spaces.

Must be spent within 5 years of receipt, otherwise required to be repaid to the borough council

Reporting

Parish councils required to report on spending of CIL receipts in each financial year by 31 December following the end of the financial year (Reg 121B of the CIL Regulations).

Report to cover:

- total CIL receipts
- total expenditure
- summary of items CIL has been spent on and the amount spent on each
- CIL receipts from the year and previous years retained at the end of the financial year

AOB

- South West Rugby Design Code
- Shop front design guide
- Article 4 Direction – central Rugby