



LOCAL
DEVELOPMENT
PLAN



Community Wealth Building & Planning

Alistair Gemmell, Strategic Planning Manager

www.north-ayrshire.gov.uk/CWB



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

Community Wealth Building.... and Planning?

Councils and Anchor Institutions can control what they buy...
... and on what terms they employ people...
...and what they do with land they own....

...but what can the planning system contribute?



small Planning

Development and Use of Land

Where development should and should not happen

Development quality / mitigation of impact

Reactive?

BIG Planning

The Future of Places

What development is needed to meet shared vision

Maximising impact of change through co-ordination

Proactive/Directive

1. National Planning Framework 4

2. Community Wealth Building is already inherent in what we are doing

- 20 minute Neighbourhoods
- Town Centre First

3. Local Place Plans identifying opportunities

4. Housebuilding in support of CWB

- Policy 16b *plus*?

5. A Local CWB Policy?

- [Central Lancashire Employment Skills Supplementary Planning Document](#)

National Planning Framework 4



National Planning Framework 4

- **Policy 25**

- **Intent:** To encourage, promote and facilitate a new strategic approach to economic development that also provides a practical model for building a wellbeing economy
- **Outcomes:**
 - local economic development that focuses on community and place benefits as a central and primary consideration
 - support community ownership and management of buildings and land
- “Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported”.

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Housebuilding in support of CWB

- **Policy 16b** Development proposals that include 50 or more homes, and smaller developments if required by local policy or guidance, should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:
 - i. meeting local housing requirements, including affordable homes;
 - ii. providing or enhancing local infrastructure, facilities and services; and
 - iii. improving the residential amenity of the surrounding area
- ... and community wealth building?

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Final thoughts...

- Think **BIG**... part of place-based 'whole system' approach
- The aim is to **encourage, support** and **facilitate**