

Moray Development Plan

Community Wealth Building Planning Guidance

Background

Community Wealth Building (CWB) is a new people centred approach to local economic development which redirects wealth back into the local economy and places control and benefits into the hands of local people.

CWB is now part of the planning process through the introduction of Policy 25 CWB in National Planning Framework 4 (NPF4) which aims to deliver the following policy outcomes;

- local economic development that focuses on community and place benefits as a central and primary consideration- to support local employment and supply chains
- support community ownership and management of buildings and land

NPF4 Policy 25 states that;

“a) Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. This could include for example improving community resilience and reducing inequalities; increasing spending within communities; ensuring the use of local supply chains and services; local job creation; supporting community led proposals, including creation of new local firms and enabling community led ownership of buildings and assets.

b) Development proposals linked to community ownership and management of land will be supported.”

Introduction

This guidance sets out how Moray Council will support delivery of NPF4 Policy 25. The Council is committed to supporting community wealth building and is creating a CWB Strategy and Action Plan. This guidance aims to support, encourage and deliver CWB by seeking to maximise local employment and skills opportunities and stimulate local supply chain opportunities through construction and operation of housing, industrial, commercial, retail, leisure, infrastructure and energy developments.

The requirements detailed in this guidance are intended to aide implementation of NPF4 and support delivery of the Development Plan for Moray.

The guidance should be taken into account from the earliest stages of the development process to allow benefits to be maximised and for any associated costs to be factored into the project costs, viability and land value.

Threshold

This guidance will apply to:

- residential developments of 10 or more units
- commercial, industrial, retail, leisure, infrastructure developments where floor space is 1,000 square metres or more
- energy related proposals of 5MW or more (including battery storage, grid infrastructure and energy production).

Aims of Guidance

The guidance aims to;

- Increase employment opportunities by helping local businesses to grow and diversify
- Increase local spend within the local area through increased use of the local supply chain
- Provide local employment and skills development opportunities within the local area, particularly within areas of highest inequalities
- To provide opportunities for new business start-ups in the area
- To provide opportunities for community ownership of business and assets

For the purposes of this guidance, a “local person” is a person with a permanent address in the Moray Council administrative area and a “local business” means a business based in, or having a significant permanent physical presence in Moray. The “North and North East Scotland” refers to the Moray, Highland, Aberdeenshire and Aberdeen City administrative boundaries.

Development proposals which fall under the thresholds outlined above are required to submit a Community Wealth Building Plan (CWBP) with their planning application or energy consent application. This guidance sets out the process that will need to be followed and what the statement will need to address.

Community Wealth Building Plan

The CWBP should take a proportional approach and set out the following information under these headings to address the criteria in NPF4 Policy 25.

For each measure the Plan should set out targets for each of the measures being proposed and details of how the measures will be monitored.

(i) Improving community resilience, reducing inequalities and maximising local job creation

- Details of total employment both direct and indirect during planning, construction and operational phases of the proposal with details of the percentage of employment and training opportunities for local people and for people in the North and North East of Scotland.
- Targets for apprenticeships and work experience opportunities for local people
- Details of how employment and training opportunities will be advertised in the local area and in particular within areas of highest inequalities, including measures such as guaranteed interviews, work trials, addressing barriers within the job application process, recruitment events and use of Job Centre Plus.
- Vocational training (NVQ)
- Links with schools, colleges and university
- Supervisor and management training
- Construction skills certification scheme
- Support with transport, childcare and work equipment to address barriers to employment
- Details of any further community benefits either formal or informal arising from the development

(ii) Increasing spending within communities and ensuring the maximum use of local supply chains and services

- Targets for total spend for the project and the proportion of total spend and sub contract spend within both Moray and the North and North East Scotland during planning, construction and operational phases of the development.
- Details of local suppliers in the planning, construction and operational phases of the development and where local suppliers are not being used, reasons why not.
- Details of steps taken to engage and raise awareness within local suppliers including Meet the Buyer events, contacts with Business Gateway, Chamber of Commerce and any online portal the developer uses to advertise sub contract opportunities.

(iii) Creation of new local firms

- Identify opportunities for new local businesses arising from construction and operation of the proposal. Examples of this could include new businesses forming to meet demand for a supplier or opportunities for new businesses such as retail units being developed as part of a residential proposal such as retail units, café.

(iv) Enabling community ownership of buildings and infrastructure

- Identify opportunities and delivery mechanisms for potential community ownership or shared ownership of assets and buildings. Examples of these could include a greenspace, a community hub or a wind turbine.
- Details are required of how the local community have been engaged in the proposal, the governance structures to deliver the asset to the community and details of the ongoing management and maintenance of the asset.

The CWBP should set out the details required above, details of how the Plan will be delivered and monitored and include a contact name for the delivery of the Plan. The Plan should provide an outline of the community engagement conducted in developing the plan and how the plan addresses the stated needs of the local community.

Details should also be provided of future monitoring including a statement upon completion of the construction phase and one year into the operational phase if considered relevant by the Council. These requirements will be subject of a planning condition. Monitoring statements should set out the delivered outcomes compared to the targets set out in the CWBP.

Support for preparing the CWBP

Applicants are advised to make early contact with the Strategic Planning and Development section to discuss the CWBP requirements by e-mailing localdevelopmentplan@moray.gov.uk. Officers within Strategic Planning and Development and the Economic Growth and Regeneration sections' will support applicants in preparing their CWBP and will suggest measures to include within the Plan, seeking to maximise local spend, skills development and employment opportunities.

Advice will also be available through the Council's pre-application service, details are available at http://www.moray.gov.uk/moray_standard/page_41669.html

Assessment of the CWBP

The CWBP must be submitted with the planning application. The Strategic Planning and Development section will be a consultee on the CWBP when it is submitted and will liaise with the applicant as necessary and with planning and economic growth and regeneration officers to inform

the development management process. Once the content has been agreed as part of the consideration of the planning application, a planning condition will be applied to control its delivery.