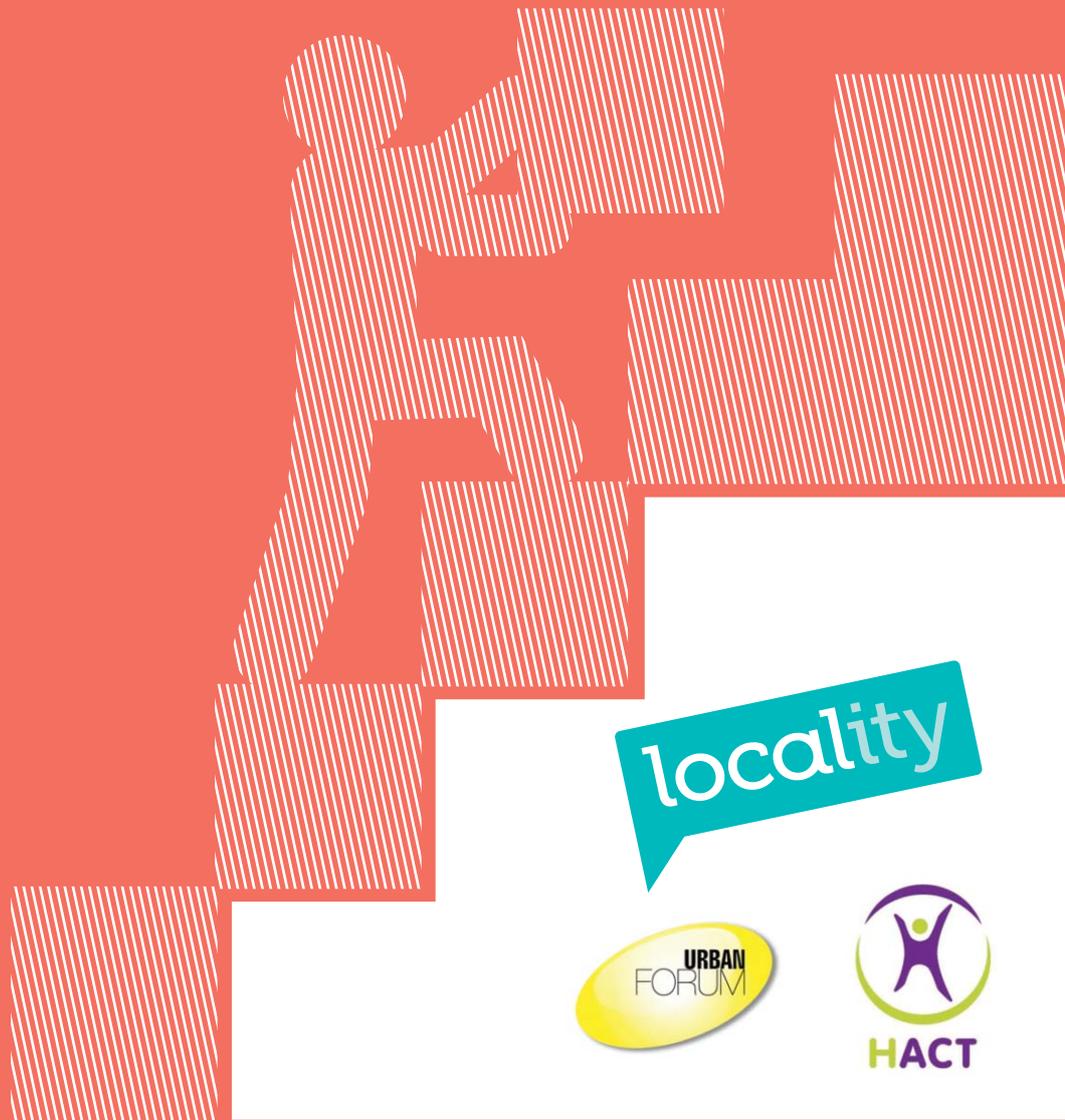


# My Community Rights

## Community Right to Build

### Step 6:

## Submitting a Community Right to Build order



# Submitting a Community Right to Build Order

## Independent examiner

The independent examination will be undertaken by an independent examiner appointed by the local planning authority to ensure the order meets the necessary standard and is in conformity with legislation and general conformity with national and local policy. The local planning authority must get your consent in appointing the examiner, but if you can't agree you or the authority can ask DCLG to pick an examiner.

The independent examiner may suggest changes to the plan. If the plan is found to be satisfactory, then the local authority will arrange for the referendum to take place and meet any costs incurred.

## Community Right to Build Order

When submitting a Community Right to Build order proposal to the local planning authority it must include:

- a map which identifies the land to which the order proposal relates
- a consultation statement
- the proposed community right to build order
- where the qualifying body considers it appropriate, following consultation with English Heritage, an archaeology statement
- a statement explaining how the proposed community right to build order meets the basic conditions in paragraph 8(2) of Schedule 4B to the 1990 Town and Country Planning Act (it is not likely to have a significant effect on a European site or a European offshore marine site ( either alone or in combination with other plans or projects))
- details of any enfranchisement rights, (these are rights of the occupier of social housing to buy their property whether their landlord wants to sell or not), which it is decided should not be exercisable and the properties, or types of properties, in relation to which to the enfranchisement rights are not exercisable. If these rights are excluded the tenant / occupier cannot require the landlord to sell the property to them and thus the property will continue to be owned by the community organisation in perpetuity (or until it decides to sell it).