



Agenda Supplement

I am now able to enclose, for consideration at the next meeting of the Cabinet on Tuesday, 16th May, 2017, the following reports that were unavailable when the agenda was printed.

6.		APPLICATION FOR DESIGNATION OF A NEIGHBOURHOOD AREA AND NEIGHBOURHOOD FORUM BY THE SPRINGBANK NEIGHBOURHOOD FORUM Report of the Cabinet Member Development and Safety	(Pages 3 - 38)

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Application for designation of a Neighbourhood Area and Neighbourhood Forum by the Springbank Neighbourhood Forum

Accountable member	Councillor McKinlay – Lead Member for Local Development Plan
Accountable officer	Tracey Crews – Director of Planning
Ward(s) affected	Springbank
Executive summary	<p>Cheltenham Borough Council has a statutory duty to advise or assist communities in the preparation of Neighbourhood Development Plans (NDP). The Localism Act 2011 sets out the Local Planning Authority's (LPA) responsibilities including designating Neighbourhood Plan Areas by inserting provisions into the Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004 and the Neighbourhood Planning (General) Regulations 2012 (as amended).</p> <p>An application to designate a neighbourhood plan area and designate the Springbank Neighbourhood Forum as the neighbourhood forum for that area has been received. This application has been assessed against the requirements set out in the legislation and is considered to meet the requirements to enable designation of the neighbourhood area and of the neighbourhood forum. The Council's Neighbourhood Planning Protocol has been used to guide officers in assessing the application.</p> <p>Approval of this application enables the Springbank Neighbourhood Forum to prepare a NDP for the area covered by the designation.</p>
Recommendations	<ol style="list-style-type: none"> 1. To approve the designation of the Springbank Neighbourhood Forum area (the current Springbank Ward) for the purpose of preparing a Neighbourhood Development Plan. 2. To approve the designation of the Springbank Neighbourhood Forum as neighbourhood forum as defined by the Localism Act 2011.

Financial implications	<p>Additional financial contributions are available from DCLG to support Neighbourhood Planning. This is in recognition of the legal obligations placed upon the Council to provide advice and support to those seeking to introduce a Neighbourhood Development Plan (NDP). This advice and support also includes arranging for the examination of the NDP and the referendum on the NDP. The Council may submit claims to the DCLG to cover the expenditure within the set limits. At present a local authority may submit claims of up to £30,000 for each completed NDP for consideration by the DCLG, made up of £20,000 once they have set a date for a referendum following a successful examination; £5,000 for the first five neighbourhood areas designated and £5,000 for the first five neighbourhood forums designated.</p> <p>There will be resource implications for Officers due to the requirement to provide some assistance and advise communities in the preparation of a Neighbourhood Plan; checking a submitted Plan meets legal requirements, arranging for the independent examination of the Plan; determining whether the Neighbourhood Plan meets the basic conditions and other legal requirements, arranging a referendum, and, subject to the results of the referendum, bringing the Plan into force.</p> <p>Appropriate claims to the DCLG will need to be made to ensure the additional cost burden to the Council is mitigated.</p> <p>Contact officer: Sarah Didcote, Business Partner Manager sarah.didcote@cheltenham.gov.uk, 01242 264125</p>
Legal implications	<p>This work is pursuant to Sections 61G and 61H of the Town and Country Planning Act 1990 as inserted by the Localism Act 2011 and applied by Section 38C of the Planning and Compulsory Purchase Act 2004 and the Neighbourhood Planning (General) Regulations 2012 as amended by the Neighbourhood Planning (General) (Amendment) Regulations 2015.</p> <p>Contact officer: Nick Jonathan, <i>nick.jonathan@tewkesbury.gov.uk</i>, 01684 272032</p>
HR implications (including learning and organisational development)	<p>Officers are working closely with the neighbourhood forum. Officer resources will be programmed as appropriate.</p> <p>There are no Trade Union implications.</p> <p>Contact officer: Julie McCarthy, <i>julie.mccarthy@cheltenham.gov.uk</i>, 01242 777249</p>
Key risks	<p>Local authorities are required to provide assistance to parish councils and neighbourhood forums in the neighbourhood planning process. They must take decisions as soon as possible and within statutory time periods. If the Council does not act constructively and make decisions on time then there is a risk that it will fail its statutory duties.</p>

Environmental/Social/Equality Implications	<p>There are no known implications at this stage; however a neighbourhood development plan may require a strategic environmental assessment (SEA) under the EU Regulations and/or a Habitat Regulations Assessment (HRA). This will depend on the content of the neighbourhood plan.</p> <p>Preparation of Neighbourhood Development Plans could have implications for biodiversity, habitats, energy usage, waste and recycling and/or protected species. These would need to be considered by the body preparing the Plan as appropriate.</p> <p>The responsibility resides with the authorised body however the Borough Council may wish to support the authorised body to undertake a SEA/HRA screening of draft plans to determine whether a SEA and/or HRA will be required.</p>
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1. Background

- 1.1 The planning system helps decide what gets built, where and when. It is essential for supporting economic growth, improving people's quality of life, and protecting the natural environment. The Government's intention is to give local communities a greater say in planning decisions by providing the opportunity to prepare a 'Neighbourhood Development Plan', also known as a Neighbourhood Plan (NP).
- 1.2 Neighbourhood planning was introduced through the Localism Act 2011 with specific legislation the *Neighbourhood Planning (General) Regulations 2012* and subsequently amended by the *Neighbourhood Planning (General) Regulations 2015* came into force in April 2012 and February 2015 respectively. The report will refer to these as "the 2012 Regulations".
- 1.3 NPs are a statutory community-led framework for guiding the future development and growth of an area. NPs relate to the use and development of land and associated social, economic and environmental issues. NPs can establish general planning policies for the development and use of land in a neighbourhood, for example where new homes and offices should be built and what they should look like. The NP can be detailed or general, depending what local people want. However, NPs still need to meet the needs of the wider area, which will be set out through the Joint Core Strategy and the Cheltenham Plan.
- 1.4 NPs will be subject to full public engagement, examination and a public referendum. Once adopted a NP will form part of the statutory development plan (along with the Joint Core Strategy and Cheltenham Plan), which is used for guiding decisions on planning applications.
- 1.5 The presumption is that local authorities will designate neighbourhood areas on existing parish boundaries unless there is a valid planning reason not to do so. In non-parished areas, community and business groups can apply as long as they are able to demonstrate that they qualify as a relevant body and that its neighbourhood area/boundaries are justified. They will be classified as a neighbourhood forum. There are specific rules associated with running a forum.
- 1.6 This is the second application the Borough has received to designate a neighbourhood forum in the west of Cheltenham. The first application, submitted by the West Cheltenham Neighbourhood Forum, was consulted on in September and October 2016 and refused by Cabinet on 13th December 2016. The reasons for refusal were:

The Council considers that the submitted forum application has been made for an area which is not appropriate as a neighbourhood area. The area cuts across ward boundaries and includes a number of separate communities, which would reduce community cohesion.

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The Council considers that because the area applied for is not agreed as constituting an appropriate area, the membership of the applied for forum cannot be found to comply with Section 61F(5) of the Town and Country Planning Act 1990 part (c); having a membership of “a minimum of 21 individuals each of whom lives in the neighbourhood area concerned”

- 1.7** The current application differs from the previous application in several key ways. Firstly, it has been submitted by a different organisation (Springbank Neighbourhood Forum). Secondly, the current application area follows the boundary of the Springbank ward whereas the previous application included Springbank ward as well as Hesters Way ward and the majority of St. Mark's and St. Peter's wards.
- 1.8** Local Planning Authorities have a statutory duty to advise or assist communities in the preparation of NPs and to take Plans through a process of independent examination. The Council's responsibilities include:
- Designating the area of the NP;
 - Designate neighbourhood forums;
 - Advising or assisting communities in the preparation of a Neighbourhood Plan;
 - Checking a submitted Plan meets legal requirements;
 - Arranging for the independent examination of the Plan;
 - Determining whether the NP meets the basic conditions and other legal requirements;
 - Arranging a referendum to ensure that the local community has the final say on whether a NP comes into force in their area; and
 - Subject to the results of the referendum, bringing the Plan into force.

2. Process for designation of a neighbourhood area

- 2.1** The 2012 Regulations specify that the following must be submitted by the relevant body:
- A map identifying the proposed Neighbourhood Area (Regulation 5(1)(a));
 - A statement explaining why the area is appropriate to be designated as a Neighbourhood Area (Regulation 5(1)(b)); and
 - A statement explaining that the body making the area application is capable of being a relevant body (Regulation 5(1)(c)).
- 2.2** Prior to the Council determining the application the Council is required to publicise the application for a period of not less than six weeks to invite representations on the proposal. The application is required to be publicised on the Borough Council's website and in any other such manner as is considered likely to bring the application to the attention of people who live, work or carry out business in the area to which the application relates.
- 2.3** The Local Authority is required to determine this application within thirteen weeks of first being publicised having regard to the following matters set out in Sections 61G and 61H of the Town and Country Planning Act 1990 and the 2012 Regulations (as amended):
- 1) Is the organisation making the application a relevant body?
 - 2) Is the area identified for designation as a Neighbourhood Area considered appropriate?

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- 3) Would the area more appropriately be designated as a business area i.e. the area is wholly or predominantly in business use?
- 4) Does the area overlap with another designated area?
- 5) Any comments received during the public consultation.

3. Process for designation of a neighbourhood forum

3.1 The 2012 Regulations (as amended) specify that the following must be submitted by the relevant body as part of an application for designation of a neighbourhood forum:

- The name of the proposed neighbourhood forum;
- A copy of the written constitution of the proposed neighbourhood forum;
- The name of the neighbourhood area to which the application relates and a map which identifies the area;
- The contact details of at least one member of the proposed neighbourhood forum to be made public in regulations 9 and 10; and
- A statement which explains how the proposed neighbourhood forum meets the conditions contain in section 61F(5) of the 1990 Act.

4. Springbank Neighbourhood Forum Application

4.1 An application to designate a neighbourhood plan area and designate the Springbank Neighbourhood Forum as the neighbourhood forum for that area was accepted on 28th March 2017. The application must be determined before the 27th of June 2017.

4.2 Consultation on the applications began immediately and ran for six weeks until 9th May 2017. The application was published on the Council's website (www.cheltenham.gov.uk/info/1004/planning_policy/1155/neighbourhood_plans) and was made available in the following locations:

- Municipal Offices; Charlton Kings Library; Cheltenham Library; Hesters Way Library and Community Resource Centre; Prestbury Library; Up Hatherley Library; Bishop's Cleeve Library; Springbank Community Resource Centre, Cheltenham West End Partnership Community Resource Centre; and Oakley Community Resource Centre.

4.3 The application has been considered and assessed against the matters set out in sections two and three:

- 1) The Springbank Neighbourhood Forum qualifies as a relevant body to make an application (see Appendix 2 for the criteria set out in section 61F of the 1990 Act and section 8 of the 2012 regulations);
- 2) The area proposed to be designated does not include any parish or any organisation currently seeking to be designated and there are no other designated areas that overlap with the proposed area;
- 3) The area proposed for designation cannot be described as being wholly or predominantly in business use and, therefore, it would be inappropriate to designate the area as a business area;
- 4) The area proposed is supported by a statement explaining why the area is considered

appropriate.

- 4.4** A total of 16 representations have been received in respect of this designation. 11 are in favour, 4 against and 1 is neutral. The majority of the supportive comments see the Springbank Neighbourhood Forum as offering local people the opportunity to have more of an input into West Cheltenham JCS Strategic Allocation. Those who object feel that the Springbank Neighbourhood Forum is not representative of the area and dissects communities. The representations are provided in full in appendix 5.
- 4.5** Officers can, on balance, see no planning reason to object to this application. Officers recommend the designation should be approved and the Forum should be enabled to continue to produce their neighbourhood plan. Cabinet members must take into account the desirability of designating a forum whose membership is drawn from different places and sections of the community in that area.

5. Relevant Council Policies and Strategies

5.1 The following plans are considered relevant:

- Cheltenham Borough Council Local Plan, Second Review (adopted July 2006)
- Joint Core Strategy: Submission version (November 2014)
- Joint Core Strategy Main Modifications (February 2017)
- Emerging Cheltenham Plan (part one). Preferred Options consultation: February to April 2017

6. Alternative options Considered

6.1 The neighbourhood area application process is a statutory requirement, so for this reason there is no suitable alternative to its approval. Sign-off has been delegated to Cabinet as per the Council's Neighbourhood Planning Protocol adopted on 14th December 2015.

7. Consultation and feedback

7.1 The prescribed date for determining an area application is thirteen weeks from the date immediately following that on which the application is first publicised.

8. Performance management –monitoring and review

8.1 The main consideration for the Council is to ensure it carries out its duty to determine the application within eight weeks of the application first being publicised. This has been achieved.

Report author	Contact officer: John Rowley, Senior Planning Policy Officer John.rowley@cheltenham.gov.uk, 01242 774928
Appendices	<ol style="list-style-type: none"> 1. Risk Assessment 2. Neighbourhood Planning Criteria 3. Application for Designation of a Neighbourhood Plan Forum and Area 4. Springbank Neighbourhood Forum Constitution 5. Consultation Representations
Background information	All background information regarding the application will be made available on the Council's website.

The risk				Original risk score (impact x likelihood)			Managing risk				
Risk ref.	Risk description	Risk Owner	Date raised	Impact 1-5	Likelihood 1-6	Score	Control	Action	Deadline	Responsible officer	Transferred to risk register
	Local authorities are required to provide assistance to parish councils and neighbourhood forums in the neighbourhood planning process. They must take decisions as soon as possible and within statutory time periods. If the Council does not act constructively and make decisions on time then there is a risk that it will fail its statutory duties.	Tracey Crews	26.4.17	2	2	4	Accept	None	N/A	John Rowley	N/A if the recommendations of this report are agreed.
Explanatory notes Impact – an assessment of the impact if the risk occurs on a scale of 1-5 (1 being least impact and 5 being major or critical) Likelihood – how likely is it that the risk will occur on a scale of 1-6 (1 being almost impossible, 2 is very low, 3 is low, 4 significant, 5 high and 6 a very high probability) Control - Either: Reduce / Accept / Transfer to 3rd party / Close											

Extract from The Town and Country Planning Act 1990 as amended**61F Authorisation to act in relation to neighbourhood areas**

- (1) For the purposes of a neighbourhood development order, a parish council are authorised to act in relation to a neighbourhood area if that area consists of or includes the whole or any part of the area of the council.
- (2) If that neighbourhood area also includes the whole or any part of the area of another parish council, the parish council is authorised for those purposes to act in relation to that neighbourhood area only if the other parish council have given their consent.
- (3) For the purposes of a neighbourhood development order, an organisation or body is authorised to act in relation to a neighbourhood area if it is designated by a local planning authority as a neighbourhood forum for that area.
- (4) An organisation or body may be designated for a neighbourhood area only if that area does not consist of or include the whole or any part of the area of a parish council.
- (5) A local planning authority may designate an organisation or body as a neighbourhood forum if the authority are satisfied that it meets the following conditions—
 - (a) it is established for the express purpose of promoting or improving the social, economic and environmental well-being of an area that consists of or includes the neighbourhood area concerned (whether or not it is also established for the express purpose of promoting the carrying on of trades, professions or other businesses in such an area),
 - (b) its membership is open to—
 - (i) individuals who live in the neighbourhood area concerned,
 - (ii) individuals who work there (whether for businesses carried on there or otherwise), and
 - (iii) individuals who are elected members of a county council, district council or London borough council any of whose area falls within the neighbourhood area concerned,
 - (c) its membership includes a minimum of 21 individuals each of whom—
 - (i) lives in the neighbourhood area concerned,
 - (ii) works there (whether for a business carried on there or otherwise), or
 - (iii) is an elected member of a county council, district council or London borough council any of whose area falls within the neighbourhood area concerned,
 - (d) it has a written constitution, and
 - (e) such other conditions as may be prescribed.
- (6) A local planning authority may also designate an organisation or body as a neighbourhood forum if they are satisfied that the organisation or body meets prescribed conditions.
- (7) A local planning authority—
 - (a) must, in determining under subsection (5) whether to designate an organisation or body as a neighbourhood forum for a neighbourhood area, have regard to the desirability of designating

an organisation or body—

- (i) which has secured (or taken reasonable steps to attempt to secure) that its membership includes at least one individual falling within each of sub-paragraphs (i) to (iii) of subsection (5)(b),
 - (ii) whose membership is drawn from different places in the neighbourhood area concerned and from different sections of the community in that area, and
 - (iii) whose purpose reflects (in general terms) the character of that area,
- (b) may designate only one organisation or body as a neighbourhood forum for each neighbourhood area,
- (c) may designate an organisation or body as a neighbourhood forum only if the organisation or body has made an application to be designated, and
- (d) must give reasons to an organisation or body applying to be designated as a neighbourhood forum where the authority refuse the application.

(8) A designation—

- (a) ceases to have effect at the end of the period of 5 years beginning with the day on which it is made but without affecting the validity of any proposal for a neighbourhood development order made before the end of that period, and
- (b) in the case of the designation of an unincorporated association, is not to be affected merely because of a change in the membership of the association.

(9) A local planning authority may withdraw an organisation or body's designation as a neighbourhood forum if they consider that the organisation or body is no longer meeting—

- (a) the conditions by reference to which it was designated, or
- (b) any other criteria to which the authority were required to have regard in making the designation;

and, where an organisation or body's designation is withdrawn, the authority must give reasons to the organisation or body.

(10) A proposal for a neighbourhood development order by a parish council or neighbourhood forum may not be made at any time in relation to a neighbourhood area if there is at that time another proposal by the council or forum in relation to that area that is outstanding.

(11) Each local planning authority must make such arrangements as they consider appropriate for making people aware as to the times when organisations or bodies could make applications to be designated as neighbourhood forums for neighbourhood areas.

(12) Regulations—

- (a) may make provision in connection with proposals made by qualifying bodies for neighbourhood development orders, and
- (b) may make provision in connection with designations (or withdrawals of designations) of organisations or bodies as neighbourhood forums (including provision of a kind mentioned in section 61G(11)(a) to (g)).

(13) The regulations may in particular make provision—

- (a) as to the consequences of the creation of a new parish council, or a change in the area of a parish council, on any proposal made for a neighbourhood development order,
- (b) as to the consequences of the dissolution of a neighbourhood forum on any proposal for a neighbourhood development order made by it,
- (c) suspending the operation of any duty of a local planning authority under paragraph 6 or 7 of Schedule 4B in cases where they are considering the withdrawal of the designation of an organisation or body as a neighbourhood forum,
- (d) for determining when a proposal for a neighbourhood development order is to be regarded as outstanding, and
- (e) requiring a local planning authority to have regard (in addition, where relevant, to the matters set out in subsection (7)(a)) to prescribed matters in determining whether to designate an organisation or body as a neighbourhood forum.

Extract from The Neighbourhood Planning (General) Regulations 2012

Application for designation of a neighbourhood area

6. —(1) Where a relevant body(1) submits an area application to the local planning authority it must include—
- (a) a map which identifies the area to which the area application relates;
 - (b) a statement explaining why this area is considered appropriate to be designated as a neighbourhood area; and
 - (c) a statement that the organisation or body making the area application is a relevant body for the purposes of section 61G of the 1990 Act.
- (2) A local planning authority may decline to consider an area application if the relevant body has already made an area application and a decision has not yet been made on that application.

Application for designation of a neighbourhood forum

Where an organisation or body submits a neighbourhood forum application to the local planning authority it must include—

- (a) the name of the proposed neighbourhood forum;
- (b) a copy of the written constitution of the proposed neighbourhood forum;
- (c) the name of the neighbourhood area to which the application relates and a map which identifies the area;
- (d) the contact details of at least one member of the proposed neighbourhood forum to be made public under regulations 9 and 10; and
- (e) a statement which explains how the proposed neighbourhood forum meets the conditions contained in section 61F(5) of the 1990 Act.

Neighbourhood Forum and Area Application Form

1. Name of the proposed Neighbourhood Forum

Springbank Neighbourhood Forum

2. Name of the proposed Neighbourhood Area

Springbank (as defined by the Cheltenham Borough Council ward boundary)

3. Primary contact details (these will be made publically available)

The Neighbourhood Planning (General) Regulations 2012 Regulations 8, 9 and 10 requires details of at least one member of the proposed neighbourhood forum to be made public. Contact information provided in this section will be published.

Title	Mr
First name	Adrian
Surname	Kingsbury
Address	76 Henley Road Springbank Cheltenham Glos
Postcode	GL51 0PD
Phone	07789 278863
e-mail	springbankforum@gmail.com

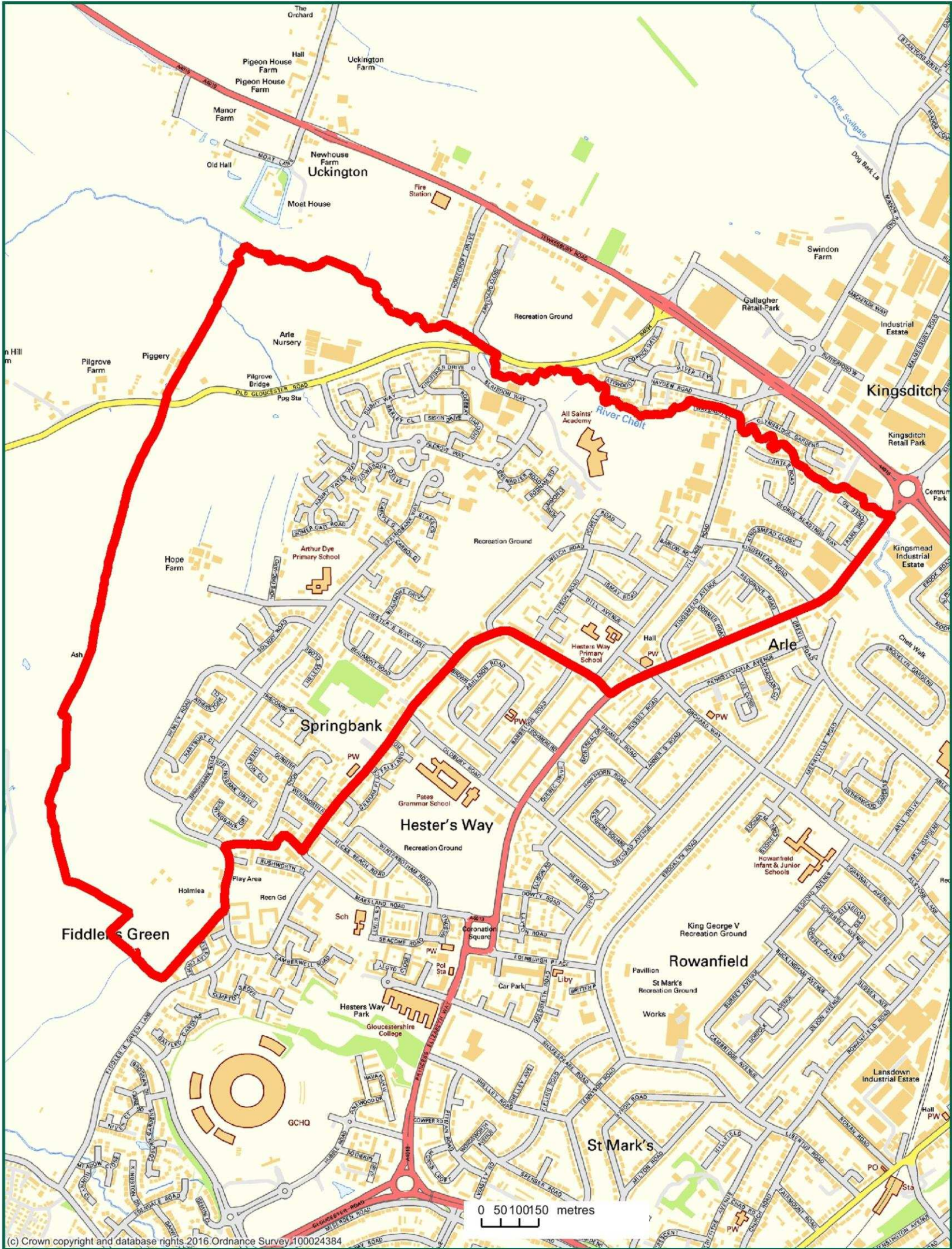
4. List of the proposed forum members and what their interest is (i.e. resident, worker, councillor)

	Name	Resident or Business Address if worker please include the name of the company	Interest in area		
			Resident	Worker	Councillor
1	MICHAEL BARNES	8 SOLWAY ROAD, SPRINGBANK, CHELTENHAM, GL51 0LZ	X		
2	DENISE BARNES	8 SOLWAY ROAD, SPRINGBANK, CHELTENHAM, GL51 0LZ	X		
3	PETER JEFFRIES	165 GEORGE READINGS WAY, CHELTENAHM, GL51 0UT	X		X
4	SHARON JEFFRIES	165 GEORGE READINGS WAY, CHELTENAHM, GL51 0UT	X		

5	SUSAN MILLS	38 HENLEY ROAD, SPRINGBANK, CHELTENHAM, GL51 0LD	X		
6	ERIC MILLS	38 HENLEY ROAD, SPRINGBANK, CHELTENHAM, GL51 0LD	X		
7	LUKE MILLS	32 HAZELDEAN ROAD, CAVENDISH PARK, CHELTENHAM, GL51 0QF	X		
8	BECKY MILLS	32 HAZELDEAN ROAD, CAVENDISH PARK, CHELTENHAM, GL51 0QF	X		
9	CAROL KINGSBURY	76 HENLEY ROAD, SPRINGBANK, CHELTENHAM, GL51 0PD	X	X	
10	ADRIAN KINGSBURY	76 HENLEY ROAD, SPRINGBANK, CHELTENHAM, GL51 0PD	X		
11	SUZANNE WILLIAMS	34 FRANK BROOKES ROAD, CHELTENHAM, GL51 0UW	X		X
12	ANDREW WILLIAMS	34 FRANK BROOKES ROAD, CHELTENHAM, GL51 0UW	X		
13	ANDREW HEGENBARTH	21 WILLOWBROOK DRIVE, CAVENDISH PARK, CHELTENHAM, GL51 0PU	X		
14	REBECCA JONES	80 HENLEY ROAD, SPRINGBANK, CHELTENHAM, GL51 0PD	X	X	
15	GARY JONES	80 HENLEY ROAD, SPRINGBANK, CHELTENHAM, GL51 0PD	X		
16	TERRY JONES	66 HENLEY ROAD, SPRINGBANK, CHELTENHAM, GL51 0PD	X		
17	TINA JONES	66 HENLEY ROAD, SPRINGBANK, CHELTENHAM, GL51 0PD	X		
18	ROGER HOPKINS	50 HENLEY ROAD, SPRINGBANK, CHELTENHAM, GL51 0PD	X	X	
19	CAROL HOPKINS	50 HENLEY ROAD, SPRINGBANK, CHELTENHAM, GL51 0PD	X		
20	LOURDES LEAL HERNANDEZ	44 HENLEY ROAD, SPRINGBANK, CHELTENHAM, GL51 0LD	X		
21	MIGUEL A. ARRAUZ CARRERO	44 HENLEY ROAD, SPRINGBANK, CHELTENHAM, GL51 0LD	X		
	Name	Resident or Business Address if worker please include the name of the company	Interest in area		
			Resident	Worker	Councillor
22	MARGARET HOLT	46 HENLEY ROAD, SPRINGBANK, CHELTENHAM, GL51 0LD	X		
23	PETER HOLT	46 HENLEY ROAD, SPRINGBANK, CHELTENHAM, GL51 0LD	X		
24	VALERIE TAYLOR	28 HENLEY ROAD, SPRINGBANK, CHELTENHAM, GL51 0LD	X		
25	MICHAEL TAYLOR	28 HENLEY ROAD, SPRINGBANK, CHELTENHAM, GL51 0LD	X		
26	VANESSA HOPTON	120 GEORGE READINGS WAY, CHELTENHAM, GL51 0UT	X		
27	BARRY HOPTON	120 GEORGE READINGS WAY, CHELTENHAM, GL51 0UT	X	X	
28	JACK REYNOLDS	31 BEAUMONT ROAD, SPRINGBANK, CHELTENHAM, GL51 0LP	X		
29	ERIKA COLLINS	31 BEAUMONT ROAD, SPRINGBANK, CHELTENHAM, GL51 0LP	X		
30	CHRIS CLARKE	6 SPRINGBANK GROVE, SPRINGBANK,	X		

		CHELTENHAM, GL51 0PQ			
31	RAY CLARKE	6 SPRINGBANK GROVE, SPRINGBANK, CHELTENHAM, GL51 0PQ	X		
32	CHRISTINE HANCOCK	70 HENLEY ROAD, SPRINGBANK, CHELTENHAM, GL51 0PD	X		
33	GRAHAM HANCOCK	70 HENLEY ROAD, SPRINGBANK, CHELTENHAM, GL51 0PD	X		
34	MARY ROGERS	14 SPRINGBANK GROVE, SPRINGBANK, CHELTENHAM, GL51 0PQ	X		
35	T.M. ROGERS	14 SPRINGBANK GROVE, SPRINGBANK, CHELTENHAM, GL51 0PQ	X		
36	JEAN GLADWELL	3 ETTINGTON CLOSE, SPRINGBANK, CHELTENHAM, GL51 0NY	X		
37	TERRY GLADWELL	3 ETTINGTON CLOSE, SPRINGBANK, CHELTENHAM, GL51 0NY	X		
38	ALISON BENDALL	4 ETTINGTON CLOSE, SPRINGBANK, CHELTENHAM, GL51 0NY	X		
39	ANDREW BRIERLEY	33 DUNSTER ROAD, SPRINGBANK, CHELTENHAM, GL51 0NL	X		
40	FAYE BRIERLEY	33 DUNSTER ROAD, SPRINGBANK, CHELTENHAM, GL51 0NL	X		
41	JOHN R O'NION	4 ETTINGTON CLOSE, SPRINGBANK, CHELTENHAM, GL51 0NY	X		
42	DIANA O'NION	4 ETTINGTON CLOSE, SPRINGBANK, CHELTENHAM, GL51 0NY	X		

4. An OS map at an appropriate scale which clearly identifies the proposed Neighbourhood Area



Springbank Neighbourhood Forum Area

1:9000
16 March 2017



5. A statement explaining why this area is considered appropriate to be designated as a neighbourhood area.

The area is considered appropriate and practical to designate as a neighbourhood area as it covers the Springbank ward administrative area and would work as required to create a plan in conjunction with other wards or adjoining parish or borough councils where such plans may influence or be influenced by these areas.

6. A statement which explains how the proposed Neighbourhood Forum meets the conditions contained in Section 61F(5), Schedule 9 of the Town and Country Planning Act 1990

See attached Springbank Neighbourhood Forum Constitution

7. A brief statement setting out the main intention for establishing the Neighbourhood Forum

The Springbank Neighbourhood Forum has been established to promote the social economic and environmental well-being of the neighbourhood plan area, with specific aims of maintaining the open residential character of the neighbourhood, promote the availability, maintenance and use of green spaces, and encourage the creation of affordable housing where space permits, in a similar low density format complementing the existing neighbourhood area.

8. A copy of the written constitution for the proposed Neighbourhood Forum

See attached Springbank Neighbourhood Forum Constitution

SPRINGBANK NEIGHBOURHOOD FORUM CONSTITUTION

1. Name of Organisation

Springbank Neighbourhood Forum (SNF)

2. Aims

The Forum aims to promote or improve the social, economic and environmental wellbeing and conditions in the Springbank area as shown on the attached plan (the area), particularly through the preparation and implementation of a Neighbourhood Plan.

3. Membership

3.1 The membership of the Forum is open to:

- ☐ Individuals who live in the area
- ☐ Individuals who work in the area
- ☐ individuals elected members of Cheltenham Borough Council and/or Gloucestershire County Council whose ward or division includes the area.

3.2 The Forum must have a minimum membership of 21 individuals, each of whom either

- ☐ lives in the area
- ☐ works in the area
- ☐ are elected members of Cheltenham Borough Council and/or Gloucestershire County Council whose ward or division includes the area.

3.3 The Forum will strive to have a minimum of one member from each of the three categories in 3.2 above

3.4 The Forum will be as representative as possible of the people who live and work in the area. Thus membership will be drawn from different places in the area and from different sections of the community.

3.5 Membership will begin as soon as the membership form has been received.

3.6 A list of members will be kept by the Membership Secretary.

3.7 Ceasing to be a Member:

3.7.1 Members may resign at any time in writing to the Secretary

3.7.2 Offensive behaviour, including racist, sexist or inflammatory remarks, will not be permitted. Anyone behaving in an offensive way or breaking the equal opportunities policy may be asked not to attend further meetings or to resign from the group if an apology is not given or the behaviour is repeated. The individual concerned shall have the right to be heard by the Committee, accompanied by a friend, before a final decision is made.

4. Equal opportunities

The SNF will not discriminate on grounds of gender, race, colour, ethnic or national origin, sexuality, disability, religious or political belief, marital status or age.

5. Officers and Committee

The business of the Forum will be managed by a Committee.

5.1. The Officers of the Committee will initially be as follows:

Chair

Secretary

Treasurer

Further Officers shall be appointed all the Committee deem necessary

Working Group Leaders and Deputies

5.2 The officers of the Committee (Chair, Secretary, and Treasurer) will be elected at the Annual General Meeting of the Forum.

5.3 In the event of an officer standing down during the year a replacement will be elected by the next General Meeting of members.

5.4 Any Committee member not attending a meeting without apology for three months will be contacted by the Committee and asked if they wish to resign.

5.5 The officers' roles are as follows:

- ☐ Chair, who shall chair both general and Committee meetings
- ☐ Secretary, who shall be responsible for the taking of minutes and the distribution of all papers
- ☐ Treasurer who shall be responsible for maintaining accounts

5.6 The Committee has the power to co-opt up to 5 additional members to ensure maximum feasible representativeness of the people who live and/or work in the area.

5.7 Committee responsibilities:

5.7.1 The overall management of the business of the Forum

5.7.2 Coordinating the work of the Working Groups (Working Groups are referred to in more detail at paragraph 7)

5.7.3 Drafting, agreeing and promoting the implementation of the Springbank Neighbourhood Plan 2017-2031

5.8 Committee meetings

5.8.1 The Committee will meet a minimum of 4 times a year.

5.8.2 The quorum for the Committee will be 5 members

6. Meetings of the Forum

6.1 Annual General Meeting

6.1.1 An Annual General Meeting (AGM) will be held within fifteen months of the previous AGM.

6.1.2 All members will be notified in writing at least 3 weeks before the date of the meeting, giving the venue, date and time.

6.1.3 Nominations of officers for the Committee may be made to the Secretary before the meeting, or at the meeting.

6.1.4 The quorum for the AGM will be 10 members,

6.1.5 At the AGM:

- ☐ The Committee will present a report of the work of the SNF over the year.
- ☐ The Committee will present the accounts of the SNF for the previous year.
- ☐ The officers and Committee for the next year will be elected.
- ☐ Any proposals given to the Secretary at least 7 days in advance of the meeting will be discussed

6.2 Special General Meetings

6.2.1 The Secretary will call a Special General Meeting at the request of the majority of the Committee or at least eight other members giving a written request to the Chair or Secretary stating the reason for their request.

6.2.2 The meeting will take place within twenty-one days of the request.

6.2.3 All members will be given two weeks' notice of such a meeting, giving the venue, date, time and agenda. Notice may be by telephone, email or post.

6.2.4 The quorum for the Special General Meeting will be 10 members, whichever is the greater number.

6.3 Rules of Procedure for Committee Meetings, Annual General Meetings and Special General Meetings

6.3.1 All questions that arise at any meeting will be discussed openly and the meeting will seek to find general agreement that everyone present can agree to.

6.3.2 If a consensus cannot be reached, a vote will be taken and a decision will be made by a simple majority of members present. If the numbers of votes cast on each side are equal, the chair of the meeting shall have an additional casting vote.

7. Working Groups

7.1 The Working Groups and their Leaders are established by the Committee.

7.2 A Working Group will comprise a minimum of 2 people from the Forum area.

7.3 Working Groups develop the working arrangements which suit them best and meet as required to investigate and discuss the issues assigned to them.

7.4 The leader or deputy leader reports to the Forum Committee normally once per month.

8. Partner Organisations

8.1 To further its aims, the Forum will work in partnership with relevant public, private and community/voluntary sector organisations.

8.2 The work of the Forum will complement, rather than duplicate, the work of other voluntary and community sector organisations in the area.

9. Finances

9.1 An account will be maintained on behalf of the Forum at a bank agreed by the Committee. Two cheque signatories will be nominated by the Committee (one to be the Treasurer). Any two of these must sign every cheque. The signatories must not be related nor members of the same household.

9.2 Records of income and expenditure will be maintained by the Treasurer and a financial statement given to each meeting.

9.3 All money raised by or on behalf of the SNF is only to be used to further the aims of the group, as specified in item 2 of this Constitution.

10. Amendments to the Constitution

10.1 Amendments to the constitution may only be made at the Annual General Meeting or a Special General Meeting.

10.2 Any proposal to amend the constitution must be given to the Secretary in writing. The proposal must then be circulated with the notice of the meeting.

10.3 Any proposal to amend the constitution will require a two thirds majority of those present and entitled to vote.

11. Dissolution

11.1 If a meeting of the Management Committee, by simple majority, decides that it is necessary to close down the Forum it may call a Special General Meeting to do so. The sole business of this meeting will be to dissolve the group.

11.2 If it is agreed to dissolve the group, all remaining money and other assets, once outstanding debts have been paid, will be donated to a community group or local charitable organization, in order to benefit the Springbank neighbourhood. The group/organisation to receive the donation will be agreed at the meeting held to agree the dissolution.

This constitution was agreed at the inaugural meeting of the Springbank

Neighbourhood Forum on ...6th March 2017.

Name

Signed

.....

Name

Signed

.....

Name	Comment
Cllr Suzanne Williams	As a local councillor, it is a pleasure to see a group of local people, taking an interest in the future of our area. Especially at what could potentially be, a period of great change for us.
Jean Gladwell	Springbank residents have only recently learned of the massive development planned for the greenbelt land we all thought was protected. This has led to the realization that we had no group to speak for us or to bring us all together for the good of our area. Yes we have Hesters' Way partnership but we do not get the forum magazine and most of their work seems to be outside our area. It would be good to have something we can relate to now and in the future. Already GCHQ are turning our local streets into an overspill car park and I am sure things are only going to get worse. It would be good to have a first point of contact for any concerns and suggestions. We have already been hived off to Tewkesbury as regards our MP and don't even know the name of the MP who will represent us (not that he will have much interest in a bit of Cheltenham tacked onto his ward). To have our own forum would at least be a starting point to giving us a voice on what happens in the area we live in.
Adrian Kingsbury	<p>Since the creation of Hester's Way estate in the 50's and the subsequent urban extensions of Springbank in the 60's, and Cavendish Park and Arle Farm in the 80's, it has become evermore apparent that the lack of a traditional parish council type arrangement has been a disadvantage for these areas, as subsequent creation of partnerships etc. just do not appear to be recognised as having any gravitas in the community.</p> <p>The new approach of forums may well be hamstrung by a similar malaise, but these are the tools with which the government wish us to work, and at present it is apparent that the immediate community of Springbank is very focussed and wants a greater voice in its destiny, and as such I would very much like to see such a Forum for the area be recognised and promoted by the Council.</p>
Ann Denise Barnes	I am concerned that unwanted and unnecessary development is being considered for building on our precious greenbelt land in the Springbank area. I, therefore, believe that it is necessary for a Forum to help voice the views of our local community and to safeguard Springbank in Council decisions both current and in the future.
John O'Nion	<p>I wish to support the creation of a local forum for the Springbank area.</p> <p>The recent plans for the development of the green belt to the west of the area has shown that we in this area have NO organised voice in place to protest, question or discuss any plans or suggestion that impact upon us.</p> <p>The creation of a Springbank Forum will give us this voice.</p>
Cllr Peter Jeffries	I am responding to the application by residents for a Springbank Neighbourhood forum.

Name	Comment
	<p>It is extremely satisfying to see so many residents I represent coming together to try and have a measurable input into how their community is shaped, both now and for the future. Having a resident led forum will I'm sure prove hugely beneficial in the development of their neighbourhood plan.</p> <p>Springbank as a ward in the borough of Cheltenham was conceived through what can only be described as piece meal development over a number of generations, so this forum will play a crucial role in address outstanding community concerns whilst providing a vision for the future. This vision will be critical in planning policy terms at the local level.</p> <p>Finally, with a growing membership I believe there is a recognition that this community wishes to be part of the wider conversation in how the proposed West Cheltenham strategic developments are progressed, Working with neighbouring communities will be an important part of the Forums discussions in developing their plan.</p> <p>A truly local plan, developed by local residents, addressing local concerns, producing a local vision for their future.</p>
Diana O'Nion	<p>I wish to support the founding of the Springbank Neighbourhood Forum.</p> <p>The idea of giving the people a formal voice on local concerns has recently been highlighted by the short time we have had to organise from scratch to oppose the ideas within the JCS.</p> <p>The formation of a forum for the Springbank area gives the people a voice.</p>
Carol Kingsbury	<p>Having experienced the current situation in West Cheltenham, that the residents of the Springbank neighbourhood are experiencing, I feel this would be a very good idea for the community. There is a desperate need to have a friendly, communication network in place within the community. This would bring people together to enable people to be involved in their neighbourhoods future.</p>
Michael Barnes	<p>Due to the public opinions of the Springbank residents not having a voice on matters that affect them locally there is a need for a forum to address this. There has not been a machine where a residents plan for the future of the area or any consideration to any impacts by outside influences. The creation of the Springbank Forum would give the area an identity it somewhat lacks currently as indicated by the speed and lack of information over the proposed development of the West Cheltenham Greenbelt.</p>

Name	Comment
	I do hope this forum is given approval.
Cllr Ian Bickerton	Can you please record my support to the Springbank Neighbourhood Forum, this will be vital to give residents a voice on important decisions and masterplanning to 2031 given the rapid changes being made to the JCS and the local plan. This would be consistent with Council policy as debated in the chamber and meets the spirit of localism.
Megan Pashley – Gladman Developments Ltd	See attached letter.
Paul Hardiman Planning Policy Officer Tewkesbury Borough Council	See attached letter.
Giles Brockbank – Hunterpage on behalf of Barberry Cheltenham Ltd and Northern Trust Company Ltd	See attached letter.
Charmian Sheppard – Chair of the West Cheltenham Forum steering group	See attached letter.
Wendy Flynn - Cheltenham Borough Councillor (Hester's Way)	See attached letter.
Philip Smith	I object to the application for a Springbank Neighbourhood Forum and Area Designation.

8th May 2017

Dear Councillors / Planning Department,

RE Neighbourhood Planning and the proposed Springbank Neighbourhood Plan

The West Cheltenham Forum (WCF) steering group would like to express its disappointment that it is yet to receive a response to its letter dated 20th March requesting a full and detailed explanation of the reasons for non-designation of its proposed Neighbourhood Plan. This would have been particularly useful in establishing the Borough Council's strategic stance given the application for a Springbank Neighbourhood Plan made only a few days after our meeting with Councillors on 6th March.

The WCF steering group would like to offer comments regarding Springbank Neighbourhood Forum (SNF) application as it will significantly influence how the WCF moves forward. The group have agreed the following comments;

- The SNF application can only evidence casual community engagement; no web presence from the group can be found, no advertising for its meetings has been provided and no attempt has been made by the group to engage with wider local stakeholder organisations, representatives from developers, the WCF or through public meetings.
- The reported membership of the group although consisting of more than the required 21 names includes only 14 premises and does not reflect a cross section of the community either by location, social status, or age. It does not include businesses, local organisations or community groups. In total 20 of the 27 members live in properties backing on to the Greenbelt land at the current residential boundary of Cheltenham.
- The one group that does appear to be represented is the Save the Springbank Greenbelt pressure group.
- The boundary defined by the SNF is coterminous with the Springbank ward and therefore divides the County Council Hesters Way and Springbank ward boundary, the Neighbourhood Co-ordination group boundary and that of the local Hesters Way Partnership. By so doing it divides communities and is detrimental to local community cohesion.
- A criticism of the WCF application was that its area divided the proposed JCS area into two as its western boundary matched the district boundary of Cheltenham. The SNF boundary

also does this and furthermore does not include a second portion of the proposed JCS area which also lies within the Cheltenham district boundary.

- Another criticism of the WCF application was based on a requirement to contact both Tewkesbury Borough and Boddington Parish councils. The SNF application does not evidence any attempts to liaise with these two bodies.
- The SNF cannot show a strategic approach to the economic, social and environmental development of West Cheltenham area nor that of Cheltenham as a whole. This was an intention alluded to at the March 6th meeting by the Head of the Council and in meetings between WCF members and senior officers of the Borough Council Planning department.
- The SNF group has not engaged with the Cheltenham Plan process nor with the Green Space Designation and Engagement Communities Project led by Gloucestershire Rural Community Council (GRCC) and sponsored by Cheltenham Borough Council. The documents produced were based on detailed research by the WCF membership and through consultation with local groups.
https://www.cheltenham.gov.uk/downloads/file/5638/cecp_part_2_chapter_8_st_marks_hesters_waypdf
- GRCC also facilitated workshops with WCF to ensure members understood the NDP processes and what could and could not be achieved. Their expertise, knowledge, advice and guidance is key for ensuring good neighbourhood planning, encompassing the ideas, thoughts and general support from those within a community.

The WCF steering group believes that the SNF is not an appropriate group to organise a neighbourhood development plan (NDP) for the area. The SNF appears to be taking advantage of the NDP process to further its end of preventing development of the Greenbelt land at Springbank. The WCF feels that, whilst this is an admirable intention, the purpose of an NDP cannot be to restrict growth but to develop planning policies that allow appropriate development based on local opinion.

The WCF had developed outline planning themes in preparation for wider public consultation which would have been possible with central government funds made available once formal designation was made. The groundwork had been done and the 80-strong group with wide reaching contacts across the whole area were ready for action throughout the locality, including Springbank.

On these grounds the WCF would like to object to the SNF proposal. It would however, be keen to engage in discussions which would allow an NDP or NDPs to be established for the west of Cheltenham. The WCF believes that having engaged with the wider population, stakeholders and key businesses and with the support of some local councillors that it is best placed to take the NDP process forward for the benefit of the whole community.

Kind regards,

Charmian Sheppard

3571

8th May 2017localplan@cheltenham.gov.uk

Dear Sir/Madam,

Springbank Neighbourhood Area

This response is submitted on behalf of of Barberry Cheltenham Ltd and Northern Trust Company Ltd in relation to land interests in West Cheltenham.

This response is to the Springbank Neighbourhood Forum that has identified an area application covering an area in the west of the town. This includes land under the ownership of the landowners identified that control land beyond the western boundary of the town that is included within the area application. A plan is attached identifying the area concerned that is included as part of the area application.

As part of the Neighbourhood Forum Application it is stated that the express purpose is to produce a Neighbourhood Plan that will meet the following objectives:

“The Springbank Neighbourhood Forum has been established to promote the social economic and environmental well-being of the neighbourhood plan area, with specific aims of maintaining the open residential character of the neighbourhood, promote the availability, maintenance and use of green spaces, and encourage the creation of affordable housing where space permits, in a similar low density format complementing the existing neighbourhood area”.

In making this representation, we'd like to support the area application and the area of land that falls between the current urban edge of Cheltenham and current Borough boundary that is now identified in part within the Main Modifications to the Joint Core Strategy (JCS) that sees land to the west of Cheltenham identified to accommodate 1,100 dwellings and 45ha employment land as a phase 1 strategic allocation. This has been introduced into the Plan through the Main Modifications.



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In supporting the Neighbourhood Plan Area, we do so on the proviso that any subsequent draft of a Neighbourhood Plan should be reflective of the proposed modifications to the JCS.

Our Clients are committed to delivering an attractive and vibrant new neighbourhood at West Cheltenham which would integrate with the existing community by providing green infrastructure and complementary facilities to benefit new and existing residents. To this end, our clients are keen to work with the existing community to facilitate the vision of sustainable, mixed use development at West Cheltenham.

I trust these points will be taken into consideration as part of this consultation process and would be grateful if we could be kept informed on the progress of the Neighbourhood Plan.

Yours faithfully,

Giles Brockbank MRTPI

Hunter Page Planning Ltd

38 Falkland Place
Cheltenham
GL51 0RP

//

8th May 2017

Dear Cheltenham Borough Council,

I object to the application for a Springbank Neighbourhood Forum and Area Designation for the following reasons:

1. **The area applied for dissects a community.** A great chunk of Springbank and the part of Hester's Way that lies to the West of Princess Elizabeth Way are a united community of which I have been a part for 20 years, living in the ward of Hester's Way, first on Seacombe Road and then for the last 14 years residing at 38 Falkland Place. Nearly all of the children on my road, including my daughter, go to or went to Springbank Primary Academy. Some went to the nursery at the Springbank Resource Centre and many, like me, are patients of the doctors surgery and dentists based at Springbank Community Centre. It is a nonsense to exclude myself and my neighbours from a neighbourhood forum that will decide a plan for an area that contains important community facilities that we use regularly and of which we are a part.
2. **The membership of the forum is not representative of the area** It is almost entirely made up of the save the Springbank greenbelt pressure group. I believe this to be entirely inappropriate for a forum that is meant to represent the whole community not just the aims and ambitions of a few and therefore is in breach of Section 61F(5), Schedule 9 of the Town and Country Planning Act 1990: "The Council must be satisfied that the forum meets the following conditions— (a) it is established for the express purpose of promoting or improving the social, economic and environmental well-being of an area" I do not see how the Council can be satisfied of this when the principal contact is the person behind the save the greenbelt group and the majority of the forum lives adjacent to the area of greenbelt which is due to be developed under JCS plans. The forum is interested in a single issue and their own interests not for "promoting or improving the social, economic and environmental well-being of an area".
3. **The application has been made for the intention of preventing the West Cheltenham Neighbourhood Forum resubmitting their Neighbourhood Forum and Area application,** one which does have the support of a cross section of the community, residents and organisations. The West Cheltenham Forum has not received a reply to their letter dated 20th March, some **EIGHT** weeks ago, that requested detailed explanation of the reasons for non-designation of its proposed Neighbourhood Plan. These had been unclear and the only official reason given for refusal is

"The submitted neighbourhood area application has been made for an area which is not appropriate as a neighbourhood area. The area cuts across ward boundaries and includes a number of separate communities, which would reduce community cohesion." and

“The Council considers that the submitted forum application has been made for an area which is not appropriate as a neighbourhood area. The area cuts across ward boundaries and includes a number of separate communities, which would reduce community cohesion. The Council considers that because the area applied for is not agreed as constituting an appropriate area, the membership of the applied for forum cannot be found to comply with Section 61F(5) of the Town and Country Planning Act 1990 part (c); having a membership of “a minimum of 21 individuals each of whom lives in the neighbourhood area concerned”

The Springbank Application actually carves up a strong and vibrant community (I can supply evidence to support this in addition to that provided in point 1 above) whereas the West Cheltenham application sought to build on existing strengths and further develop and enhance the community. This application is an undemocratic attempt by a few to derail the good work being done by the West Cheltenham Forum that was established for the express purpose of promoting AND improving the social, economic and environmental well-being of the area.

4. **Cheltenham Borough Council still has no clear policy on Neighbourhood Plans** and it would be wrong to agree to this application when the reasons for turning down another that included the same area have not been clarified. Please note that should this be passed by cabinet I will call in the decision so that it can be properly scrutinised.
5. **West Cheltenham Regeneration.** CBC and CBH have received a grant of £350K for a research and planning exercise in West Cheltenham. As this has now come forward any Neighbourhood Plans for West Cheltenham should take into account the results of this study. The West Cheltenham Neighbourhood Plan area would have encompassed the whole of the regeneration area however the Springbank one may overlap with it/divide it and therefore be at odds any plans that result from it.

Wendy Flynn

Cheltenham Borough Councillor (Hester's Way)



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Local Plans Team
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
GL50 9SA

(Representations submitted by email to localplan@cheltenham.gov.uk)

25th April 2017

Re: Springbank Neighbourhood Development Plan – Application for Neighbourhood Area Designation

Dear Sir/Madam,

Gladman Developments Ltd (Gladman) specialise in the promotion of strategic land for residential development with associated community infrastructure. This letter provides Gladman's representations on the application made by The Springbank Neighbourhood Forum for the designation of a neighbourhood area, for the purposes of preparing a neighbourhood development plan.

As this is the first formal stage of preparing a neighbourhood plan, Gladman would like to take this opportunity to comment on the Springbank Neighbourhood Area application to highlight a number of key requirements to which the development of the emerging neighbourhood area should have regard.

Gladman wish to participate in the neighbourhood plan's preparation and to be notified of further developments and consultations in this regard. We would also like to offer our assistance in the preparation of the neighbourhood plan and invite the Neighbourhood Plan Forum to get in touch regarding this.

Legislation

Before a Neighbourhood Plan can proceed to referendum it must be tested against a set of Neighbourhood Plan Basic Conditions, set out in §8(2) of Schedule 4B of the Town and Country

Planning Act 1990 (as amended by section 28a of the Planning and Compulsory Purchase Act 2004). The Basic Conditions which the Neighbourhood Plan must be found in compliance with are as follows:

- a) *Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan*
- b) *Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order*
- c) *Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order*
- d) *The making of the neighbourhood plan contributes to the achievement of sustainable development*
- e) *The making of the neighbourhood plan is in general conformity with the strategic policies contained within the development plan for the area of the authority*
- f) *The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations*

If the Neighbourhood Plan is not developed in accordance with all of the Neighbourhood Plan Basic Conditions as set out above then there is a real risk that it will fail when it reaches Independent Examination.

High Court Judgments

Woodcock Judgement

The Woodcock High Court judgment demonstrates the implications for progressing a neighbourhood plan where there is no local plan in place nor a five-year housing land supply. In summary, this High Court judgment demonstrates the following key points:

- That §14 and §49 of the Framework in regard to five-year housing land supply and the weight to be given to extant housing land supply policies applies equally to both emerging and 'made' neighbourhood plans as well as other development plan documents otherwise adopted and/or emerging by the local planning authority.
- There is nothing in policy or statute that elevates neighbourhood planning to a level above the wider development plan that enables special consideration.
- Neighbourhood Plans must respect national planning policy and the core planning principles outlined within the Framework.
- Prematurity must be assessed against the whole of the requirements of the PPG. In neighbourhood planning, there is no requirement for qualifying bodies to produce an objective assessment of housing needs.

Crownhall Judgment

On 21st January 2016, Holgate J handed down judgment in *R(Crownhall Estates Ltd) v Chichester District Council* [2016] EWHC 73 (Admin). This judgment summarises the respective legislation at §12-§28 (further detailed below), and the relevant principles at §29.

This judgment does not however mark the end of policy development, on 11th February 2016, the Secretary of State published a series of updates to the Neighbourhood Planning chapter of the Planning Practice Guidance (PPG). In particular, the PPG now stresses the importance of housing reserve sites and providing indicative delivery timetables to ensure that emerging evidence of housing needs is addressed to help minimise any potential conflicts that can arise to ensure that a neighbourhood plan is not ultimately overridden by the contents of an emerging Local Plan.

It is important to note that the updates to the PPG were drafted following the Crownhall judgment and it is essential that the steering group consider all of the advice and guidance contained in the PPG.

National Planning Policy Framework

The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of Neighbourhood Plans and the role they must play in meeting the development needs of the local area in which they control.

Paragraph 16 of the Framework sets out the positive role that Neighbourhood Plans should play in meeting the development needs of the local area. It states that:

"The application of the Presumption (In Favour of Sustainable Development, set out in paragraph 14 of Framework) will have implications for how communities engage in neighbourhood planning. Critically it will mean that neighbourhoods should:

- Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;*
- Plan positively to support local development, shaping and directing development in their area that is outside of the strategic elements of the Local Plan"*

Further guidance on the relationship between Neighbourhood Plans and strategic policies for the wider area set out in a Council's Local Plan is included in paragraph 184 of the Framework:

"The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date plan is in place as quickly as possible. Neighbourhood Plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood Plans...should not promote less development than set out in the Local Plan or undermine its strategic policies".

It is clear from the above that neighbourhood plans should be prepared in conformity with the strategic requirements for the wider area as confirmed in an adopted Development Plan. As highlighted above, on 11th February 2016, the Secretary of State published a series of updates to the PPG for the preparation of neighbourhood plans. This update makes clear that neighbourhood plans should take account of the latest and up-to-date evidence of housing needs. In particular, where a qualifying body is attempting to identify and meet housing needs, a local planning authority should share relevant evidence on housing need gathered to support its own plan making.

Neighbourhood Plans should also provide indicative delivery timetables and consider the allocation of reserve sites to ensure that emerging evidence of housing need is addressed in order to help minimise any potential conflicts where a post Framework Local Plan is yet to be adopted.

A further update to the PPG was published on 19th May 2016. Paragraph 50 of the PPG¹ makes clear that all settlements have a role to play in delivering sustainable development and should avoid blanket policies restricting housing development. Accordingly, the neighbourhood plan should not include policies that would act to arbitrarily preclude the delivery of sustainable development coming forward within the neighbourhood area.

Relationship with Local Plans

To meet the requirements of the Framework and the Neighbourhood Plan Basic Conditions, Neighbourhood Plans should be prepared to conform to up-to-date strategic policy requirements set out in Local Plans. Where an up-to-date Local Plan has been adopted and is in place for the wider authority area, it is the strategic policy requirements set out in this document that a Neighbourhood Plan should seek to support and meet. When a Local Plan is emerging or is yet to be found sound at Examination, there will be lack of certainty over what scale of development a community must accommodate or the direction the policies in the Neighbourhood Plan should take.

Adopted Local Plan

The adopted Development Plan relevant to the preparation of the Springbank Neighbourhood Plan consists of the adopted Cheltenham Borough Local Plan Second Review. This plan was adopted in June 2006 and therefore is out of date against the requirements of the Framework which requires local planning authorities to identify and meet full Objectively Assessed Needs (OAN) for housing. Whilst this is the Development Plan that the Springbank Neighbourhood Plan will be tested against it is important that sufficient flexibility is included within the Plan so that its contents are not superseded by the provisions of s38(5) of the Planning and Compulsory Purchase Act 2004.

Emerging Local Plan

To meet the requirements of the Framework, the Council has commenced work on a new Local Plan. Consultation on the 'Cheltenham Plan (Part One) Preferred Options' ran between 6th February and 20th March 2017. There is no clear indication provided by the Council regarding anticipated timescales for further preparation of the plan. Further to the preparation of the Cheltenham Plan, the Borough have partnered Gloucester City and Tewkesbury Borough Council to produce a Joint Core Strategy covering the period to 2031. Main modifications consultation ran until 10th April 2017, and subject to

¹ PPG Reference ID 50-001-20160519

agreement from all three parties, it is anticipated that the plan will be adopted in autumn 2017. As such, given that the Cheltenham Plan is in the early stages of preparation, there remains considerable uncertainty over what level of development that Springbank may need to accommodate to assist the Council in meeting its OAN for housing. Accordingly, the Plan will need to ensure that it allows for sufficient flexibility to ensure that it is able to react to changes that may arise through the emerging Local Plan Examination.

Neighbourhood Plan Policies and Proposals

In accordance with the Neighbourhood Plan Basic Conditions, Neighbourhood Plan policies should align with the requirements of the Framework and the wider strategic policies for the area set out in the Council's Local Plan. Neighbourhood Plans should provide a policy framework that complements and supports the requirements set out in these higher-order documents, setting out further, locally-specific requirements that will be applied to development proposals coming forward.

The Framework is clear that Neighbourhood Plans cannot introduce policies and proposals that would prevent development from going ahead. They are required to plan positively for new development, enabling sufficient growth to take place to meet the strategic development needs for the area. Policies that are clearly worded or intended to place an unjustified constraint on further sustainable development taking place would not be consistent with the requirements of the Framework or meet the Neighbourhood Plan Basic Conditions.

Communities should not seek to include policies in Neighbourhood Plans that have no planning basis or are inconsistent with national and local policy obligations. Proposals should be appropriately justified, by the findings of a supporting evidence base and must be sufficiently clear to be capable of being interpreted by applicants and decision makers. Policies and proposals should be designed to add value to policies set out in Local Plan and national guidance, as opposed to replicating their requirements.

The community should liaise with the Council's planning team to seek advice on the appropriateness of the Neighbourhood Plan's proposals.

Sustainability Appraisal/Strategic Environmental Assessment

The preparation of a Neighbourhood Plan may fall under the scope of the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations) that require a Strategic Environmental Assessment (SEA) to be undertaken where a Plan's proposals would be likely to have significant environmental effects. The requirement to undertake an SEA will be dependent on a Neighbourhood Plan's proposals, but is likely to be necessary where a Plan is proposing specific allocations or site designations.

In accordance with Schedule 1 of the SEA Regulations, a Screening Assessment of a Neighbourhood Plan's proposals should be completed to assess whether an SEA must be prepared. Where an SEA is required this should be commenced at the earliest opportunity, alongside the preparation of the

emerging Neighbourhood Plan, to ensure the Neighbourhood Plan's proposals have been properly considered through the SEA process, and appropriately justified against other reasonable alternatives. Where an adequate SEA has not been undertaken a Neighbourhood Plan is unlikely to meet the Neighbourhood Plan Basic Conditions.

Although Neighbourhood Plans do not require a Sustainability Appraisal (SA) of their proposals, preparing an SA can help to show how a Neighbourhood Plan will contribute to the achievement of sustainable development, a Neighbourhood Plan Basic Condition. Where an SEA is required, extending this assessment to the preparation of an SA is unlikely to require significant additional input.

The Council's planning team will be able to advise on the likely need for an SEA of the Neighbourhood Plan's proposals. To be compatible with EU obligations, further appraisals, such as a Habitats Regulations Assessment, may also be required depending on local circumstances.

Should you require any further information about the contents of this response or would like to arrange a meeting with a representative from Gladman then please do not hesitate to contact me.

Yours Faithfully,

Megan Pashley

Gladman Developments Ltd.

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Springbank Neighbourhood Area and Forum application to Cheltenham Borough Council

Consultation Deadline: 9th May 2017

Consultation response prepared by Tewkesbury Borough Council

Representation:

Springbank Neighbourhood Area and Forum application to Cheltenham Borough Council

Consultation Deadline: 9th May 2017

Consultation response prepared by Tewkesbury Borough Council

Representation: Neighbourhood Area Designation

Tewkesbury Borough Council recommends that in accordance with Policy SA1 of the emerging Joint Core Strategy planning for Strategic Allocations should be comprehensive in nature. Having a designated Neighbourhood Area that incorporates part of a strategic allocation is therefore not an ideal approach. As such, it is recommended that as far as possible the whole of the strategic allocation be covered by cross-boundary joined-up approach to neighbourhood planning.

If, therefore, a neighbourhood forum and area are designated covering the Springbank ward then we recommend and urge a collaborative approach with Boddington Parish Council. The forum should at all times work closely with the Parish Council on issues which have a cross boundary impact. Furthermore, the forum should engage with the Parish Council and consider developing jointly elements of the neighbourhood planning concerning the emerging strategic allocation at West Cheltenham.

This is particularly the case in relation to consideration of matters such as Local Green Space serving the area, and new physical and community infrastructure which cross Borough boundaries and will affect both existing communities.

Planning of matters related to the Strategic Allocation without the involvement of Boddington Parish council would be ineffective and counterproductive, therefore it is important that the creation of this forum should only serve to strengthen this relationship, and that planning should consider areas on both sides of the boundary equally.

The development of any neighbourhood plan within the JCS area will need to be in accordance with the strategic policies in the JCS, including those related to Strategic Allocations.

Correction to the Application Form:

3. Add “as amended” to the Neighbourhood Planning (General) Regulations 2012.

6. Remove “Schedule 9” as Schedule 9 Part 1 of the Localism Act 2011 inserted Section 61f into the Town and Country Planning Act 1990.

Correction to the Constitution:

5.1 Typo “Further Officers shall be appointed all the Committee deem necessary” Replace ‘all’ with ‘as’

Constitution – Question of Legality of 11.2

11. ‘Dissolution’ at 11.2 it states “If it is agreed to dissolve the group, all remaining money and other assets, once outstanding debts have been paid, will be donated to a community group or local charitable organization, in order to benefit the Springbank neighbourhood. The group/organisation to receive the donation will be agreed at the meeting held to agree the dissolution.” This clause should add “Notwithstanding this, grant or other monies (eg. monies arising from planning obligations) which are held by the group must be administered in accordance with the agreements relating to them. This may mean the return of funds to the awarding body or other parties set out in the agreement.