Cheltenham Borough Council
Cabinet – 8 November 2016
Social Sustainability – A local approach to building new communities

Accountable member	Leader, Councillor Steve Jordan
Accountable officer	Director of Planning
Ward(s) affected	All
Key/Significant Decision	Yes
Executive summary	This report seeks endorsement of *'a local model for building socially sustainable communities'*. This is an approach developed through the partnership of Cheltenham Borough Homes, Bromford, Sovereign and Barnwood Trust to influence community outcomes and governance arising from new development. If endorsed officers will use the model in the negotiation of master planning, community infrastructure and approaches to governance on appropriate development sites and with development partners and affordable housing providers.
Recommendations	**Cabinet endorse the model for social sustainability as an approach in master planning key sites across the Borough.**

Financial implications	None arising from this report. Application of the model could support the Council in gaining a higher level of investment in social infrastructure. **Contact officer: Accountant nina.philippidis@cheltenham.gcsx.gov.uk, 01242 264121**
Legal implications	No legal implications arising from this report. **Contact officer: Planning Solicitor, tessa.yates@tewkesbury.gov.uk , 01684 272690**
HR implications (including learning and organisational development)	None arising from this report. **Contact officer: HR Manager julie.mccarthy@cheltenham.gcsx.gov.uk , 01242 264355**
Key risks	There are no direct risks arising in respect of the endorsement of this report, controlled risk is around using relevant tools in the negotiation of community based infrastructure.

Corporate and community plan Implications	Should the model for social sustainability be endorsed by Cabinet it may influence a range of corporate outcomes, in particular supporting people to live in strong, safe and healthy communities.
Environmental and climate change implications	Developing the social and cultural life of a community also supports environmental sustainability. For example, the provision of community infrastructure and flexible employment spaces and encouraging resident-led activities and initiatives such as community gardening and opportunities for social interaction, reduces the need for people to seek these opportunities further afield, delivering direct environmental benefits.
Property/Asset Implications	None arising from this report. **Contact officer: Head Of Property Services** **david.roberts@cheltenham.gov.uk ,01242 264151**

1. Background

1.1 Cheltenham is undergoing a period of significant change as we plan for meeting our long term development needs, being planned for through the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy and the emerging Cheltenham Plan. The outcomes from this plan making will be the creation of new communities and expansion of existing communities, but on their own planning policies cannot create the foundations for successful communities.

1.2 We know from experience, both locally, nationally and from further afield, that for communities to be successful we need to carefully look beyond the physical building of new homes and associated infrastructure and carefully consider how, through effective master planning supported by early community intervention measures we can build in social infrastructure. Evidence demonstrates that building in social infrastructure and support capacity in the early phases of development helps to;

- establish strong social networks through investing in and developing partnerships from within communities

- develop and strengthen relationships with statutory stakeholders,

- support an environment where new and existing residents can influence and help shape their own community.

1.3 In recognition of the challenges arising from the growth of Cheltenham, over the past few months officers (Director of Planning, Lead Commissioner – Housing Services and Strategy and Engagement Manager) have been supporting Cheltenham Borough Homes, Bromford, Sovereign and Barnwood Trust in the drafting of an approach which could be applied locally providing tools to aid the creation and integration of new and existing communities arising from the build out of new homes. The output of this work is attached at appendix 1 – A local model for building socially sustainable communities.

1.4 The emphasis of this engagement has been on the outcomes of the model, which if endorsed by Cabinet could be promoted in engagement with all relevant development partners, both private developers and Registered Providers.

1.5 Discussion has taken place with officers of Tewkesbury Borough Council who recognise the value of the model in building in key values of sustainable communities in the context of cross boundary strategic sites identified through the Gloucester, Cheltenham and Tewkesbury Joint Core

Strategy. The emerging model has been supported by the JCS Strategic Issues Board. From a Cheltenham perspective, officers consider the approach set out in appendix 1 is scaleable and could be applied to other non-strategic sites across the borough.

2. Reasons for recommendations

2.1 Endorsing the model for building socially sustainable communities provides officers and wider stakeholders with a tool to use with the development industry, helping to further influence emerging master planning for key sites and in negotiation on Section 106 agreements/use of future Community Infrastructure Levy that will support the effective delivery and integration of new homes.

2.2 The model will also be used to inform policy development of the emerging Cheltenham Plan.

3. Consultation and feedback

3.1 Feedback on the development of the local model for socially sustainable communities has taken place with the following;

- Cheltenham Development Task Force 15 April 2016 – general support expressed for the approach. Early draft focussed on examples from further afield and a request was made to include more local examples. This has been actioned. Concern was expressed that model should be developed from a grass roots perspective. Whilst comment is valid, the model is a strategic approach and a starting point for engagement with relevant development partners. Grass roots engagement is more appropriate once progress has been made on individual sites and community stakeholders can help inform and guide possible interventions, projects and programmes.

- Tewkesbury Borough Council 28 April 2016 – support for the approach and agreement by Tewkesbury to include relevant best practice and wider Tewkesbury context and seek endorsement of the model by Planning Performance reference Panel and Executive Committee. Agreement that the model is a positive way of influencing development of JCS strategic sites.

- Positive Participation Partnership (PPP) 12 May 2016

  o PPP felt that building social sustainability should be considered equally alongside the more traditional infrastructure requests made to developers.

  o PPP recommended that building social sustainability should be considered at the start of any development process.

  o PPP were happy that the document works as an over-arching idea, but CBC / TBC should consider how best the document can have teeth and be enforceable.

  o PPP went onto suggest that it should sit within the Cheltenham Plan, as it wouldn't work as a standalone document

  o PPP also felt that the document should be clear from the outset what the requests to developers are.

- JCS Strategic Issues Board (SIB) 18 May 2016 - Proposals were largely welcomed by SIB. Several aspects were however challenged, particularly regarding the linkages between the health agenda and any future large scale residential development, together with the future strategic alignment of the concept to the JCS and the emerging local plan making process. Members of SIB felt that any formal policy development regarding Social

Sustainability at this time in the JCS process was perhaps too onerous. It was agreed that further work should however be undertaken with both Gloucestershire Clinical Commissioning Group and planning colleagues to address these concerns with further development through local plan preparation.

- Gloucestershire Enabling Active Communities Commissioning Board 9 June 2016 - The Enabling Active Communities Commissioning Board brings together key health and social care commissioners across the county. The board was extremely supportive of the draft document, particularly in how new housing developments can be shaped and developed to enable strong communities and promote healthy lifestyles, as many agencies understand how the built environment influences people's behaviours, particularly in how we promote physical activity to reduce obesity and promote good mental health.

- Gloucestershire Affordable Housing Partnership 13 July 2016 – Presentation of the model. Discussion around the importance of place-shaping and starting the conversation with developers about community provision at an early stage. There was support that the approach would help engage them in discussion.

- Circulation of this report in draft to all members.

4.   Performance management –monitoring and review

4.1   Built into the model for socially sustainable communities is the recognition of the need to invest resources and time in measuring the quality of life and social value of new communities, particularly in the early phases of a new development. If the model is developed and embedded successfully in new developments, then this monitoring and review would be owned by the local community and supporting stakeholders.

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Appendices	1. A local model for building socially sustainable communities 2. Risk Assessment
Background information	None

Risk Assessment

The risk					Original risk score (impact x likelihood)			Managing risk				
Risk ref.	Risk description	Risk Owner	Date raised	Impact 1-5	Likeli-hood 1-6	Score	Control	Action	Deadline	Responsible officer	Transferred to risk register
BE.44	If the Council does not use tools that will assist in negotiation for community infrastructure then it may miss opportunities to build upon existing capacity within neighbourhoods or bring new interventions/buildings/capacity on the back of new development.	TC	Oct 2016	3	3	9	Reduce	Seek to endorse sustainability model through Cabinet process and incorporate within Cheltenham Plan.	May 2017	PS	Divisional

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