



CABINET REPORT

Report Title	Designation of a Neighbourhood Area & Neighbourhood Forum for Spring Boroughs
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AGENDA STATUS: **Public**

Cabinet Meeting Date:	11 th December
Key Decision:	No
Within Policy:	No
Policy Document:	No
Directorate:	Regeneration, Enterprise and Planning
Accountable Cabinet Member:	Cllr Tim Hadland
Ward(s)	Castle

1. Purpose

- 1.1 To designate Spring Boroughs as a Neighbourhood Area under Section 61G of the Town and Country Planning Act (as amended) for the purposes of preparing a Neighbourhood Plan.
- 1.2 To designate a Neighbourhood Forum, to be known as *Spring Boroughs Voice* under Section 61F of the Town and Country Planning Act (as amended) for the purposes of preparing a Neighbourhood Plan.

2. Recommendations

- 2.1 That Cabinet considers the responses received as set out in Appendix 1 to the publicity for the Neighbourhood Area in May – June 2012 and additionally in August-October 2013 to seek designation of a Neighbourhood Area.
- 2.2 That cabinet considers the responses received as set out in Appendix 1 to the publicity for the Neighbourhood Forum undertaken in August-October 2013

- 2.3 That Cabinet designates the Spring Boroughs Neighbourhood Area as shown in Appendix 2 for the purposes of preparing a Neighbourhood Plan under Section 61G of the Town and Country Planning Act (as amended) .
- 2.4 That, following the designation of the Spring Boroughs Neighbourhood Area, Cabinet designates Spring Boroughs Voice under Section 61F of the Town and Country Planning Act for a period of five (5) years for the purposes of producing a Neighbourhood Plan, subject to the following conditions:
- Maintaining a written constitution
 - Holding an Annual General Meeting
 - Maintaining a minimum of 21 members drawn from each of the subsections set out within the Town and Country Planning Act [as amended] section 61F(5)

3. Issues and Choices

3.1 Report Background

- 3.1.1 This report requests the designation of (1) a Neighbourhood Area and (2) a Neighbourhood Forum as per the provisions for Neighbourhood Planning set out in The Town and Country Planning Act 1990 (as amended) [the Act]. The Act is supported by the *Neighbourhood Planning (General) Regulations 2012* [the Regulations] which came into force on the 6th April 2012.
- 3.1.2 Under the Act and Regulations, Northampton Borough Council has a statutory duty to assist groups wishing to progress Neighbourhood Plans. This includes the designation of the Neighbourhood Area and, in areas where there are no Parish Councils, such as Spring Boroughs, a Neighbourhood Forum.
- 3.1.3 The preparation of a Neighbourhood Plan must be made in accordance with the Regulations. Once the Council has designated the Neighbourhood Area and Neighbourhood Forum, the community are responsible for preparing the plan, with technical assistance provided by the Planning Department and others, dependent on the issues. Once prepared, the Plan is checked by the Council to determine if the *basic conditions* are satisfied, before being subject to an independent examination and local referendum.
- 3.1.4 The Spring Boroughs area is one of three Department of Communities and Local Government (DCLG) neighbourhood planning “front runner” projects within Northampton Borough (there are over 140 nationally) each of whom have a grant of £20,000. Northampton is of particular interest to the Front Runner Programme as it has a wide range of challenges, be these to regenerate, grow or protect the character of historic areas. Moreover, the DCLG is interested in understanding the challenges faced by urban

communities, where the take up of Neighbourhood Planning has been lower than in parished areas.

Spring Boroughs Voice:

- 3.1.5 The Neighbourhood Planning Project in Spring Boroughs has encountered a number of challenges. Whilst it was the first area to submit an application to designate the area, wider community understanding for the project was limited. As such, the decision was taken to defer the designation of the Neighbourhood Area until such time as it could be demonstrated that there was wider community participation through the submission of a valid application for a Neighbourhood Forum.
- 3.1.6 The project experienced a number of issues in relation to communication between the Council and the various community groups. As such, to assist in progressing the project, an independent Chair was recruited. The contract was awarded to the University of Northampton, who had assisted in making the application for the front runner status. This appointment was supported by the Castle Partnership and the Chair took up the role in January 2013.
- 3.1.7 Residents of Spring Boroughs had expressed their reluctance to participate in formal meetings for a variety of reasons. As such, the Chair sought to continue with a 'drop-in' format, pioneered by Planning Aid, using the United Reform Church as a base. The drop-in meetings were routinely held on a Thursday afternoon 2-4pm, with 'special' meetings relating to project milestones being held in the evening including a workshop on the 21st May 2013 to raise awareness and understanding of the legal requirements of the Neighbourhood Forum, such as the constitution and wider engagement. This session was facilitated by Senior Planning and Community Engagement Officers from Northampton Borough Council.
- 3.1.8 The Borough Council received some correspondence in relation to concerns with the engagement process and notice for meetings; these issues were raised directly with the Chair and Officers requested that attendance lists for all drop-in sessions were kept so that they could be made available as part of the Consultation Statement required to accompany the final plan.
- 3.1.9 On the 2nd August 2013, Northampton Borough Council received an application to designate a Neighbourhood Forum for Spring Boroughs. The application met the requirements of the Regulations containing the relevant statement, a map of the area, a list of 36 members and a copy of the written constitution, which according to the minutes provided, had been agreed at an evening meeting of the Forum on the 20th June 2013.
- 3.1.10 Due to the length of time since the publicity for the Neighbourhood Area, it was decided to re-advertise the original application to enable comments from those who may not have been aware of the process previously to have input into the decision making process. This publicity ran concurrently with the publication of the application to designate the Neighbourhood Forum.

3.2 Issues

3.2.1 In reaching a decision careful consideration must be given to the following elements:

- (a) Securing an area that is suitable for the purposes of Neighbourhood Planning
- (b) Being satisfied that *reasonable steps* have been taken to secure a representative Forum to take forward the plan.
- (c) That the area is not predominantly or wholly business in nature.

3.2.2 Once designated, a Neighbourhood Area may not be withdrawn. However, it may be amended on receipt of a new application.

3.2.3 The Forum will be designated for a period of 5 years. However, this designation may be withdrawn if the Forum does not continue to satisfy the conditions by which it was designated. These are considered to be:

- Maintaining a written constitution
- Holding an Annual General Meeting
- Maintaining a minimum of 21 members drawn from each of the subsections set out within the Town and Country Planning Act [as amended] section 61F(5)

Plan area:

3.2.4 Under the Town and Country Planning Act 61G (5) [as amended], Northampton Borough Council is required to designate a Neighbourhood Area for the purposes of Neighbourhood Planning or to publish reasons for refusal. Should it believe that an area is unsuitable for Neighbourhood Planning, the Council should:

“exercise their power of designation so as to secure that some or all of the specified area forms part of one or more areas designated as Neighbourhood Areas”

3.2.5 The Regulations place the duty to publicise the application on the Council. This is intended to ensure that all groups are properly informed of the intention to designate an area and that the area meets the requirements of the Regulations and Act.

3.2.6 Spring Boroughs is located within the Central Area. As such, the Council considers it important that the Neighbourhood Area is able to deliver the requirements of Policy 24 of the Central Area Action Plan (CAAP) to ensure clarity and consistency with the strategic policies of the higher level plans to which the Neighbourhood Plan would need to be in *general conformity*.

3.2.7 The application area submitted (see Appendix 2) incorporates the whole of the CAAP policy area, in addition to a small area to the south of Spring Boroughs around St Peter’s Church. The inclusion of this area for the

purposes of publication was agreed, as throughout the collation of evidence to support the CAAP, a recurring theme and point of interest was the rich historical assets of the area. This area falls into a project initiative known as 'the Heritage Gateway', but is not a policy within the present Development Plan.

- 3.2.8 The preferred Neighbourhood Area has been difficult to establish through the publication process and there appears to be little consensus or consistency. Whilst some respondents argue for the inclusion of the Sol Central leisure complex, others feel the area should be confined to the residential area. These conflicting responses present issues in designating an agreed area for the purposes of a Neighbourhood Plan.

Designation of the Forum:

- 3.2.9 In addition to designating a Neighbourhood Area, for Spring Boroughs the Council must also seek to designate a Neighbourhood Forum as the Qualifying Body to take forward the Neighbourhood Plan. Once designated, the Forum is the only group who may prepare the Neighbourhood Plan for the Spring Boroughs Neighbourhood Area.
- 3.2.10 An application for the Forum, which satisfied the requirements of the Regulations was received on the 2nd August 2013 and subsequently publicised between the 21st August and 4th October 2013. The contact details of the chair were made public and residents and other interested parties were encouraged to contact the chair directly should they wish to see the membership list. This route was taken to protect the data of members who had not given their permission to the Council for their details to be published electronically. All 36 members were written to in relation to their role in the Forum. In response to this letter, two individuals stated that they did not consider themselves members; as such the Forum is considered to have 34 members, which still exceeds the minimum of 21 required by the Act.
- 3.2.11 In making the decision, the Act states that regard must be given to the desirability of designating an organisation or body which has secured, or taken reasonable steps to attempt to secure, membership from each of the categories (residents, employees and elected members); that membership is drawn from different places from the neighbourhood area and different sections of the community and whose purpose reflects (in general terms) the character of the area.
- 3.2.12 The publication of the Forum application has attracted some criticism, largely around the inclusion of business members and a fear that these members could take control of the Forum to meet their own aims. The risk of this occurring is considered very low, as Neighbourhood Plans must be based on evidence and community consultation. Furthermore, once submitted the Plan will be tested through examination and public referendum in which only residents may vote. It is a legal requirement that

Forum membership is open to individuals who work or carry out business in the area¹.

3.2.13 Some comments criticised the representativeness of the Forum (see Appendix 1). However the responses received, combined with various consultation activities undertaken including leaflet drops, door knocking exercises and other community outreach events indicate that reasonable steps have been taken to secure membership. As a result, the membership comprises of a mix of genders, ages and backgrounds.

3.2.14 Some comments received during the publication period suggest changes to the Constitution. The Constitution is considered to be compliant with the Forum's legal obligations, and therefore does not have implications for the determination of the Forum and Area applications. However the need to resolve this disagreement is acknowledged and it is suggested this is undertaken within the community. To reflect this, it is recommended that should a designation be made, an AGM is held within 12 weeks at which matters relating to the constitution, format and notice of meetings and any other concerns can be discussed.

Designation of a Business Area:

3.2.15 Whilst Spring Boroughs is located adjacent to areas of economic significance, including the Enterprise Zone and Town Centre, the area to which the Neighbourhood Area relates is predominantly residential. Therefore, this area is not considered suitable for designation as a Business Neighbourhood Area.

3.2 Choices (Options)

3.3.1 The options presented below are those that are considered as choices that can be made in accordance with the Act and the Regulations. Where a valid application is made, the authority must exercise their power of designation to secure some or all of the specified area. This means that there is no option to refuse designation of the Neighbourhood Area.²

3.3.2 **Option 1 [Recommended]: Approve the area as published (no amendments); Approve Spring Boroughs Voice as the Neighbourhood Forum**

3.3.3 The Application published for consultation included minor amendments to the Neighbourhood Plan Area submitted with the DCLG bid, including the incorporation of St Peters Church into the proposed area. The application area reflects the CAAP Policy area, plus the land associated with St Peters Church to facilitate the heritage gateway and enable the interest in the Castle Site to help build consensus and provide interest in the early stages of the project.

¹ 61F(5)b

² 61G(5)

- 3.3.4 The area includes the “Heritage Gateway”. Due to the change occurring in the area and the significance of the heritage assets, there is a strong case as part of the Localism Agenda for providing a formal mechanism by which the community can participate in this project and help to ensure that the overall scheme reflects the local vision and community aspiration.
- 3.3.5 Through designating the area as applied for, the Council will be acting consistently in respect of its approach toward designating areas. However, it should be noted that previous applications have not received any objection or differences in opinion from the community responses. Should the Council decide it wishes to amend the area in future, such as to include Sol Central, this would be possible on receipt of a fresh application that provides sound planning reasons which demonstrate why its exclusion would hinder the progress of the Neighbourhood Plan.
- 3.3.6 Once designated, it is recommended that Spring Boroughs Voice is designated as the Neighbourhood Forum. This would allow formal stages of Neighbourhood Planning to progress in a timely manner and ensure that the momentum and enthusiasm of the community to be retained for the Neighbourhood Planning Project.
- 3.3.7 **Option 2: Designate the CAAP Policy Area (Policy 24) as the Neighbourhood Area; Designate Spring Boroughs Voice as the Neighbourhood Forum**
- 3.3.8 Policy 24 is the strategic policy within the CAAP relating to the regeneration of Spring Boroughs. The policy is principally focused on the core housing area in addition to the employment area to the north. The policy area has been extensively consulted upon through the CAAP process, although not directly for the purposes of Neighbourhood Planning.
- 3.3.9 The CAAP area excludes St Peter’s Church and other land to the south of Marefair (which was shown as a shaded area on the community leaflets) and the majority of the land associated with the Heritage Gateway. Cabinet should note the comments contained within Appendix 1, of which some support the exclusion of this land. It should be noted that exclusion of the land does not prevent a general policy supporting the creation of a Heritage Gateway and the links to Spring Boroughs, or a more specific policy with regard to integration with the current area.
- 3.3.10 To proceed with this option, Cabinet are advised to refuse the current application and then to secure the area under the Council’s power of designation.
- 3.3.11 Once the CAAP Area has been designated, it is recommended that Spring Boroughs Voice is designated as the Neighbourhood Forum. The removal of the land to the south would not affect the current membership list as all listed members live within the residential properties within the CAAP Policy area. Those businesses located adjacent to St Peter’s Church are not presently listed as members.

3.3.12 Option 3: Designate the Application Area plus Sol Central as the Neighbourhood Area; Designate Spring Boroughs Voice as the Neighbourhood Forum

3.3.13 During the initial consultation three (3) responses requested the inclusion of the Sol Central Leisure Complex in the Neighbourhood area for reasons of coherence and local employment opportunities. Whilst employment opportunities for local people cannot be directly secured through a land-use plan, there may be opportunities to re-classify the units to achieve the desired outcome. During the re-advertisement, some residents expressed an interest in including this area, although there was no clear consensus.

3.3.14 The Sol Central Leisure Complex is identified as a 'destination' building within the CAAP. Whilst it does not fall into any other policy area there would need to be a clear justification for its inclusion. Furthermore, engagement with the owner / management of the complex has proven difficult, which means their future plans are unclear.

3.3.15 If the decision were taken to include Sol Central, further consultation advertising the change of area would be recommended to ensure the process is robust. It will be necessary to ensure that expectations about the site are managed and that the plan is focused on the planning matters within the CAAP policy, rather than management or service provision from the building. As noted in Option 1, should the inclusion of the Leisure Complex be considered desirable, this could be secured through a future application which would not hinder current progress on the plan.

3.3.16 Once designated, it is recommended that Spring Boroughs Voice is designated as the Neighbourhood Forum. This would allow formal stages of Neighbourhood Planning to progress in a timely manner and ensure that the momentum and enthusiasm of the community to be retained for the Neighbourhood Planning Project.

3.3.17 Option 4: Approval of a Neighbourhood Area in accordance with options 1-3, refusal of Spring Boroughs Voice as the Neighbourhood Forum

3.3.18 Due to the requirements of the Act and previous deferral the Council is required to secure some, or all of the area, for the purposes of Neighbourhood Planning. Having reviewed the planning context, there are no planning matters that would preclude the area from Neighbourhood Planning.

3.3.19 If after having regard to the evidence provided, Cabinet considers that reasonable steps have not been taken to secure membership, the application could be refused.

3.3.20 It should be noted that the Localism Act gives community groups the right to prepare a Neighbourhood Plan. Spring Boroughs Voice appear to have met the requirements of the Act and Regulations and are seeking to exercise their legal right to prepare a Plan.

4. Implications (including financial implications)

4.1 Policy

- 4.1.1 The designation of a Neighbourhood Area and Neighbourhood Forum will allow residents and local interested bodies to take forward the formal process of Neighbourhood Planning for the Spring Boroughs Area. This approach is in accordance with Central Area Action Plan policy 24 and supporting text. Once designated, the area will appear on the Proposals Map and no other Neighbourhood Areas may be designated that overlap with the area.
- 4.1.2 The Neighbourhood Plan will provide a local interpretation of Policy 24 and will become the plan for the Spring Boroughs Area, with applications for planning permission determined against policies within the document. Delivering this plan is subject to the meeting the statutory requirements of the regulations, including independent examination and a final referendum.

4.2 Resources and Risk

- 4.2.1 The Spring Boroughs project has had a greater impact on resources than other Neighbourhood Plans. This includes staff time, organising and monitoring direct support from organisations such as Planning Aid, financial resources from the Neighbourhood Front Runner Grant and 'in-kind' costs such as printing, facilitation and planning of workshop events. However, it should be noted that knowledge and understanding of the planning process in general is lower in this area and much of the work has been undertaken to build the capacity of residents to enable them to participate more fully in the process.
- 4.2.2 Spring Boroughs Voice has been supported by an Independent Chair (funded from the Front Runner Grant). Should the Forum be designated, it is the intention of the chair to provide planning advice to the Forum, with the chair role being filled from within the community. The chair has provided assurances that this process will be taken forward. Moreover, the relationship with the current chair and University has enabled a part-time administration post to be filled on a voluntary basis.
- 4.2.3 In moving the project forward, Northampton Borough Council is obliged to provide technical planning advice and other support. This support has been outlined within a Service Level Agreement, which will be required to be signed by the Chair of the Forum following designation. This approach has been adopted with the Growing Together Forum and Duston Parish Council.
- 4.2.4 The Coalition Government have acknowledged the lower take up of Neighbourhood Planning in urban areas and the additional work required by local authorities in helping to facilitate the formation of Neighbourhood Forums. As such, they have recently announced that in addition to the £5,000 paid for designation they will pay the Local Planning Authority an additional £5,000 upon the designation of the Forum.

- 4.2.5 The authority will also receive the standard payments of £5,000 on publicity (Submission) and £20,000 following successful examination meaning that the authority can expect to receive a total of £35,000 if the plan is successful, to meet some of the costs in assisting Neighbourhood Planning in Spring Boroughs.
- 4.2.6 For Spring Boroughs, there is a continued risk that delays to the project or disagreements within the community could hinder the progress of the plan. However, following designation, the Council's role becomes advisory and disputes within the community should be overcome at that level. The DCLG and other support organisations have offered to mediate or facilitate discussions at a community level, should the need arise. The role of Planning Officers and the Council will be to ensure that the project meets the legal requirements and is documented to support any future examinations.

4.3 Legal

- 4.3.1 The application for both the Area and Forum were checked against The Regulations and advertised for a period of just over 6 weeks. In the case of the Neighbourhood Area, this was re-advertised to take account of the deferral and the time that had elapsed since the original publication period. This approach was checked with Legal Services who confirmed that the application could be re-advertised.
- 4.3.2 Following publication, The Act requires the Council to designate an area that is suitable for the purposes of Neighbourhood Planning; this may differ from the area submitted within the application, if deemed appropriate. Such an approach has been tested through a High Court decision³ where the Judge ruled that the Council was within its rights to exclude some areas. However, in this case the site in question was considered to be strategic in nature.
- 4.3.3 The designation of a Neighbourhood Forum will apply for a period of 5 years unless it is withdrawn voluntarily by the Forum, or by the Council *by reference to the conditions under which it was designated*. As such, it is necessary to state that these conditions are considered to be:
- That an AGM is held, the first taking place within 12 weeks of the designation so as to discuss matters relating to the constitution raised during consultation.
 - That the minutes of the AGM are made available for publication on Northampton Borough Council's website.
 - That a minimum of 21 members are retained at all times throughout the duration of the Forum and names, addresses and eligibility in reference to 61F(5)b is reported to the Council following each AGM.

³ *Dawes Hill Neighbourhood Forum v Wycombe District Council* [2013] EWHC 513 [www.bailii.org.uk]

- 4.3.4 The designation of an Area and related Forum are vital steps in empowering communities to take forward Neighbourhood Planning. Under the Localism Act, Northampton Borough Council has a statutory responsibility to groups who wish to exercise their right to produce a Neighbourhood Plan. As such, a refusal of either the area or Forum following submission of a valid application could lead to potential legal challenge.
- 4.3.5 At the Plan submission stage the Council are required, with agreement from the Neighbourhood Forum, to appoint a suitably qualified independent person to examine the Plan. At various stages of the plan-making process Planning Officers will review the plan to ensure it is being prepared in a manner consistent with the Regulations and other relevant legislation (such as Human Rights and Environmental requirements).

4.4 Equality and Health

- 4.4.1 The Spring Boroughs estate is one of the most deprived within Northampton, as measured through the Indices of Multiple Deprivations. The area is dominated by Northampton Borough Council owned socially rented stock, much of which has been identified as requiring improvement through the Decent Homes programme.
- 4.4.2 The equality and health profile of Spring Boroughs is a stark contrast from the rest of the town. Residents in this area are likely to live, on average, 10 years fewer than in more affluent areas of the town are more likely to suffer from long-term health issues (both physical and mental). The designation of the Area and Forum will allow residents and those who work in the area, to help shape future policies and in turn, improve the physical quality of the environment. Moreover, engagement in the process is likely to have a positive impact, giving residents power to shape their own communities.
- 4.4.3 This report focuses on the formal designation of the Neighbourhood Area and Forum for the purposes of enabling the community to take forward Neighbourhood Planning. Therefore, an Equality Impact Assessment or Community Impact assessment has not been completed. However, these will be requested to be prepared and submitted alongside the draft plan. Measures will also be built into the Community Engagement Strategy, which is an element that the Council will continue to provide support with.

4.5 Consultees (Internal and External)

Neighbourhood Area:

- 4.5.1 The initial period of consultation ran between Thursday 17th May 2012 and Friday 6th July 2012. This met the regulatory requirement of “not less than six weeks” and included additional days to allow for the bank holidays (Jubilee weekend).
- 4.5.2 Attention was drawn to the application via emails and letters, a series of site notices, a dedicated section on the website (under the planning policy

consultation area) and public notices around the Spring Boroughs estate and the 'deposit' of copies for inspection at local libraries and the Guildhall one-stop-shop. Due to a low response rate (7 no.) and concerns relating to wider community engagement, a decision was taken to defer the application until such time as the Neighbourhood Forum application was received. Consequently, the Neighbourhood Area application was re-advertised alongside the publication of the Neighbourhood Forum application.

- 4.5.3 There was no clear consensus regarding the boundary of the Neighbourhood Area. Responses to the previous consultation had identified the potential inclusion of Sol Central. However, responses to the re-consultation and particularly the short leaflet identified the shaded area (the area that sits outside of the CAAP policy area) should be excluded. Overall, a number of responses also left this question blank/ had no opinion. As such, this report recommends the designation of the application area.

Neighbourhood Forum:

- 4.5.4 The application for the Neighbourhood Forum was received on the 2nd August 2013. Following a number of meetings with concerned residents, which were required to establish if the application had fulfilled the regulatory requirements, the application was subsequently published for 6 weeks +2 days between the 21st August and the 4th October. The application was publicised via email and letter to all those on the Local Development Framework Database, in addition to registered social landlords and internal departments, including both Housing Strategy and Landlord Services.
- 4.5.5 In accordance with the regulations, the application and relevant paperwork was published on Northampton Borough Council's website and placed for inspection in the One Stop Shop and local libraries.
- 4.5.6 Due to concerns raised by a resident following receipt of the application, which alleged that there was not a Neighbourhood Forum and that it did not meet the formal requirements, letters were sent to all individuals named with the application. The letter encouraged members of the Forum to ring the Council if they did not understand the content of the letter. Of these letters, 2 residents stated they were not members of the Neighbourhood Forum.
- 4.5.7 During the same period, notification was given to all respondents that the area was being re-advertised for comment. This was highlighted in the correspondence that accompanied the Forum Application.
- 4.5.8 In addition to these measures, a short leaflet was produced. Over 150 copies were distributed via local ward members, the Independent Chair and local community groups.
- 4.5.9 The Council received 37 responses to the short leaflet. The majority of responses were received from Spring Boroughs residents. The response rate to this leaflet was 100% in support of the Forum. As such, it is recommended that Spring Boroughs Voice is designated. However, there were 4 responses that highlighted issues with the constitution and other matters. As such, this report has recommended that one of the conditions of designation is an AGM

which is held within 12 weeks following designation, to discuss this matter and resolve it at the community level.

4.5.10 It should be noted that nationally, the publicity stage often attracts few comments. As such, the response rate particularly to the short questionnaire represents a positive attitude towards the process, particularly among local residents.

4.6 How the Proposals deliver Priority Outcomes

4.6.1 The designation of a Neighbourhood Area will contribute to a number of Priority Outcomes within the corporate plan. In particular *Priority 3 - Celebrating our Culture and Heritage* through the empowerment of the community to be engaged with making a positive contribution to the setting of the Castle Mound and the Grade II listed United Hill URC; *Priority 5- Better Homes for the Future* through enabling the local community to inform future developments; and *Priority 6 - Creating Empowered Communities* through allowing communities to prepare the plan for their area with our assistance.

4.7 Other Implications

4.7.1 N/a

5. Background Papers

5.1 Background Papers:

- Cabinet Paper (October 2012)

5.2 Appendices:

- Appendix 1: Summary of responses
- Appendix 2: Application for Neighbourhood Area
- Appendix 3: Application for Neighbourhood Forum

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