

Report subject	East Cliff and Springbourne Neighbourhood Plan
Meeting date	10 December 2024
Status	Public Report
Executive summary	<p>Neighbourhood Planning gives local people the opportunity to develop a shared vision for their neighbourhood and shape the development and growth of their local area. BCP Council as the Local Planning Authority has a legal duty to support and advise town/parish councils and neighbourhood forums through the process to prepare neighbourhood plans, following statutory legislation, regulations and procedure.</p> <p>Cabinet is asked to agree the first stage of the Neighbourhood Plan making process, which is to designate a Neighbourhood Forum and boundary.</p> <p>Consultation has shown support for establishment of a Neighbourhood Plan for East Cliff and Springbourne. Differences of opinion on the boundary, however have also been raised. Potential amendments and extensions to the boundary have been explored, however, agreement has not been reached. Consequently, no change to the boundary is recommended.</p>
Recommendations	<p>It is RECOMMENDED that Cabinet:</p> <ol style="list-style-type: none"> 1. Agree that the East Cliff and Springbourne Neighbourhood Plan Forum is formally designated. 2. Agree that the East Cliff and Springbourne Neighbourhood Plan boundary is formally designated with no change from the consultation.
Reason for recommendations	To meet the statutory obligations including provisions set out in the Localism Act 2011, the Town & Country Planning Act 1990, the Neighbourhood Planning Act 2017, and the Neighbourhood Planning Regulations 2012 (as amended).
Portfolio Holder(s):	Councillor Millie Earl – Leader of the Council and Portfolio Holder for Planning
Corporate Director	Glynn Barton, Chief Operations Officer

Report Authors	Caroline Peach, Head of Strategic Planning
Wards	East Cliff and Springbourne
Classification	For Decision

Background

1. Neighbourhood Planning gives communities direct power to develop a shared vision for their neighbourhood and shape development and growth of their local area. One of the key aspects of neighbourhood planning is that communities can develop their own planning policies for a defined area. When a neighbourhood plan is 'made' by the council, it becomes part of the statutory development plan in decision making when determining planning applications within the neighbourhood area.
2. BCP Council as the local planning authority has a statutory duty in accordance with the Localism Act 2011, the Town and Country Planning Act 1990, the Neighbourhood Planning Act 2017 and the Neighbourhood Planning Regulations 2012 (as amended), to support neighbourhood groups when they become qualifying bodies for the purposes of producing their own neighbourhood plan.
3. There are six main stages in the neighbourhood planning process comprising:
 1. Designation of neighbourhood forum as qualifying body and designation of neighbourhood area.
 2. Preparation of a draft neighbourhood plan by qualifying body
 3. Publicity and consultation on the draft pre-submission plan by the qualifying body.
 4. Submission of the plan to the local planning authority.
 5. Independent examination.
 6. Referendum and bringing the neighbourhood plan into force.
4. This report relates to a Neighbourhood Plan at Stage 1.
5. BCP now has:

Adopted Neighbourhood Plans – 5 (Boscombe and Pokesdown, Highcliffe and Walkford, Broadstone, Poole Quays, Sandbanks)

Neighbourhood Plans in preparation – 3 (Burton and Winkton, Christchurch Town, Hurn. Hurn is due to be considered for adoption by Council in December 2024)

Neighbourhood Plans proposed – 3 (Queen's Park and Charminster, East Cliff and Springbourne and Dorset Lake Shore)

Application for East Cliff and Springbourne Neighbourhood Plan

6. An application was received by the local planning authority to establish a Neighbourhood Plan Forum for East Cliff and Springbourne and boundary. The proposed Neighbourhood boundary follows the ward boundary for East Cliff and Springbourne minus an area to the north of the Wessex Way as this area is already included in the Queens Park and Charminster Neighbourhood Plan boundary.

7. The application details and map of the proposed boundary can be found in the Appendices.

Consultation

8. The application to establish a Forum and boundary for the Neighbourhood Plan were consulted on for 7 weeks (19 August to 7 October 2024).
9. The local planning authority is required to
In response: posters were put up across the area, details were made available in the local library and on the Council's website, emails were sent out to stakeholders on the Planning database; social media posts highlighted the consultation.
10. **Who responded:** 51 responses were received online and 18 received by email/post (69 in total).
 - 35 responses were from people living within the boundary
 - 22 responses were from people living outside the boundary
 - 4 responses were from landlords/landowners/businesses within the boundary (including the Marsham Court Hotel and Meyrick Estate)
 - 4 statutory consultees (Sport England, Natural England, National Highways and Historic England)
 - 2 responses were from BCP Councillors
 - 2 other
11. **Key messages from the consultation:**
 - There was strong support for a Neighbourhood Plan(s)
 - The western boundary should be extended to Bath Road
 - The eastern boundary should be extended to include part of King's Park
 - The area should be split in 2 to have a Neighbourhood Plan for East Cliff and another for Springbourne
 - Neighbourhood Plan boundary should relate to the East Cliff Conservation Area
 - No issues raised by the statutory consultees

Post consultation

12. Due to the significant requests to amend and extend the boundary, officers consulted with the representative of the proposed Forum and East Cliff and Springbourne Ward Councillors. This resulted in support for extensions to the eastern and western boundaries as these are both areas that strongly relate to the proposed Neighbourhood Plan area. There was not support however to create 2 Neighbourhood Plan areas. This was because of the current and potential future relationship between East Cliff and Springbourne, the need to look at issues together and to be inclusive. This could include HMOs, open space and new

residential development. There is also the opportunity to acknowledge different character areas within one Neighbourhood Plan.

13. The principle of extending the boundaries was then tested with neighbouring ward Councillors, as this change would impact their areas – Bournemouth Central and Littledown and Iford. Regarding the proposed King's Park boundary extension into Littledown and Iford – ward Councillors do not support this due to other current procedural matters relating to the 5 Parks Act. Also concerns about the timing of consultations for Littledown and Iford Ward residents. Regarding the proposed East Cliff extension to the west – one Bournemouth Central ward Councillor supported this and another supported, but conditionally, seeking an East Cliff Neighbourhood Plan area on its own and a separate Neighbourhood Plan area for Springbourne (Note paragraph 22). However, this is counter to the preferences expressed by the Forum representative and 2 of the 3 East Cliff and Springbourne ward Councillors, who want 1 Neighbourhood Plan area.
14. The ward Councillors have highlighted the work carried out by the community in reaching this stage. There is also acknowledgement about the concerns raised about dividing up of the conservation area across the ward boundary and support for inclusion of the whole of the conservation area within the scope of the work of the Forum.
15. Although the consultation indicated support for changes to the boundary, this also needs the support of the relevant ward Councillors. As agreement has not been reached, the East Cliff and Springbourne Neighbourhood Plan representative has confirmed his preference to proceed with the boundary without any changes.

Considerations

16. Planning regulations require that the local authority make a decision within 13 weeks from the date the application is first publicised. In this case, this would be 18 November. There was insufficient time to bring this report as a Cabinet item to the 30 October meeting (consultation closed on 7 October). This Cabinet is the first available meeting following the end of the consultation period.
17. A local authority can refuse an application, but if they do, they must give reasons to the applicant.
18. Neighbourhood Plan areas cannot overlap. Once designated, no other Neighbourhood Plan area and Forum can be established in the same area. This does not affect other community groups in the area, which can co-exist e.g residents' groups. Neighbourhood Plan Forums need to be/can be renewed after 5 years; boundaries can be reviewed at the same time.
19. Neighbourhood Plan areas do not have to follow a ward boundary, however it can be preferable to do so because of the additional complexity of involving multiple wards and for managing a referendum.
20. If there was agreement and support from neighbouring ward councillors to extend the boundary, then the current application for the East Cliff and Springbourne Neighbourhood Plan could be withdrawn, resubmitted with a revised boundary and be subject to further public consultation.
21. The boundary of the East Cliff Conservation Area is locally defined and triggers statutory planning considerations. Its boundary can be independent from a ward

boundary or neighbourhood plan boundary because of the reasons for its designation, which relate to the character and appearance of the historic environment.

22. The local planning authority has received an application for an East Cliff Neighbourhood Forum and boundary designation. The new application covers part of this proposed Neighbourhood area. It will be processed in the usual way until/unless a formal decision to support the application for an East Cliff and Springbourne Neighbourhood Plan is made by Cabinet.

Summary of financial implications

23. As part of its statutory duty to support neighbourhood planning groups, there are implications for officer time in the planning policy team to enable attendance at meetings, responding to emails and requests, making appropriate legal and planning issues checks, responding to consultations, publishing the neighbourhood plan for consultation, making arrangements for independent examination and referendum. Whilst the costs of officer time are included in existing budgets, the cost of the examination and referendum need to be met by the Council.
24. There is financial support available for Local Planning Authorities from the Ministry of Housing, Communities and Local Government (MHCLG) to meet the cost of the referendum. LPA's can claim £20,000 when they issue a decision statement detailing their intention to send the plan to referendum (as set out under Regulation 18 of the Neighbourhood Planning (General) Regulations 2012).
25. When a Neighbourhood Plan is 'Made' (adopted by the Council), the Community Infrastructure Levy (CIL) Neighbourhood Portion rises from 15% to 25%. This means that the Neighbourhood Forum, Parish or Town Council will receive a higher amount of neighbourhood CIL from future development in the neighbourhood plan area.

Summary of legal implications

26. Neighbourhood Planning (General) Regulations 2012 (as amended) set out the statutory requirements placed on Councils. Determining this application for designation of the East Cliff and Springbourne Neighbourhood Plan falls under Planning powers and requirements. The Community Governance Review looking at all existing parishes and unparished areas is a separate matter under different legislation and with its own timetable. [Community Governance Review | BCP](#)

Summary of human resources implications

27. Work involved with supporting and advising neighbourhood planning groups is met by resource from planning policy officers and within existing budgets. Managing a referendum will also need additional resource from electoral services officers.

Summary of sustainability impact

28. The preparation of a Neighbourhood Plan provides a platform for the local community to consider matters relating to sustainability.

Summary of public health implications

29. The preparation of a Neighbourhood Plan provides a platform for the local community to consider matters relating to public health.

Summary of equality implications

30. Under paragraph 4.1 of the Forum constitution, the Neighbourhood Plan Forum is required to be inclusive: "Membership of the Forum shall be open to all residents, businesses, organisations, stakeholders, and elected Members within the Neighbourhood Plan Area". Further, under para 7.1.3 a core objective of the Forum is "To ensure full community involvement, and to be fully inclusive, encouraging engagement with and from all sections of the community."

Summary of risk assessment

31. The local authority is required to determine the application for designation within a required timeframe. There are different opinions about the boundary and whether there should be 1 or 2 Neighbourhood areas. To delay making a decision or to refuse the application without clear reasons would cause reputational harm to the Council.

Background papers

Full details relating to Neighbourhood Plans can be found on the Council's website at: [Neighbourhood Planning | BCP](#)

Appendices

1. Map of East Cliff and Springbourne Neighbourhood Plan Area (as consulted on - no changes proposed)
2. Application details