

# **Tewkesbury Borough Local Development Scheme**

## **October 2017**



## **1. Introduction**

- 1.1. The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) introduced the requirement for local planning authorities to prepare and maintain a Local Development Scheme (LDS). This LDS was adopted by the Council with immediate effect on 11 October 2017.
- 1.2. The LDS for Tewkesbury Borough identifies the timetable for the preparation of Development Plan Documents (DPDs) which together constitute the 'Local Plan' for the area. For Tewkesbury this includes the Cheltenham, Gloucester and Tewkesbury Joint Core Strategy (JCS) and the Tewkesbury Borough Plan. This LDS sets out the work programme for their production over the next 2-3 years up to 2020.
- 1.3. The Development Plan is also made up any Neighbourhood Development Plans (NDP) that are 'made'. NDPs are developed by local communities (with assistance from the Borough Council). Therefore, these plans are not directly progressed by the Borough Council and the timescales for their development are largely dependent on local communities. As such, the LDS does not contain detail on the timetables for any emerging neighbourhood development plans.
- 1.4. The Local Plan also consists of the Waste Core Strategy and the Minerals Local Plan which are also DPDs. However, these are the responsibility of Gloucestershire County Council and subject to a separate LDS and are not dealt with in this document.
- 1.5. Tewkesbury Borough Council currently has two Supplementary Planning Documents (SPD): the Flood and Water Management SPD and the Affordable Housing SPD. The Council may decide to update these SPDs or develop additional SPDs to provide guidance to support the Local Plan. However, these are not DPDs and therefore their production is not subject of the LDS.

## **2. Cheltenham, Gloucester and Tewkesbury Joint Core Strategy**

- 2.1. Tewkesbury Borough Council, along with Cheltenham Borough Council and Gloucester City Council, are preparing an overarching strategic plan for the wider area covered by the three councils. This document is called the Joint Core Strategy (JCS). The JCS sets out a spatial vision and identifies a set of strategic objectives and strategic site allocations for the respective local authority areas. It is being prepared in the context of national planning policy and guidance alongside strategies and plans prepared locally. The JCS is the most important part of the planning framework as it deals with key strategic issues including; Green Belt; flooding; transport; housing/employment and the direction, timing and location of growth.
- 2.2. The JCS was submitted to the Secretary of State for its Examination in Public in November 2014. Examination hearing sessions commenced in May 2015 and continued through to July 2017 with the conclusion of sessions dealing with Main Modifications to the plan. The JCS authorities now await the Inspector's Final Report before progressing towards adoption.

### **2.3. The estimated timetable for the JCS to adoption is therefore:**

- **Inspector's Final Report – Autumn 2017**
- **Adoption – Late 2017/Early 2018**

2.4. Following adoption, the JCS shall be subject to an immediate review of its “retail and city/town centres” policy. This review will take approximately two years to complete. There will also be a partial review of the housing supply for Gloucester and Tewkesbury commencing immediately upon adoption of the JCS.

### **3. Tewkesbury Borough Plan**

3.1. The Tewkesbury Borough Plan (TBP) sits underneath the strategic-level JCS and provides the local-level growth strategy for the Borough. The TBP will help to meet the level of growth set out in the JCS by providing specific policy guidance for new development in the area and make smaller-scale site allocations. The policies that will be established through the TBP will set out specific requirements for new development and provide more detail than the policies in the JCS. This will allow us to respond to any particular challenges and issues in the Borough. The TBP allocations will specifically focus on housing sites at Tewkesbury town, Rural Service Centres and Service Villages as well as sites for employment growth around the Borough.

3.2. Work on the TBP has already begun and an initial scoping consultation was undertaken in October/November 2013. Following this a Draft Policies and Site Options consultation was undertaken in February/March 2015. However, the progress of the TBP has been closely linked to the progress of the JCS which has itself been delayed through the examination process. Now that the JCS has become further advanced then progress on the TBP can continue.

#### **3.3. The estimated timetable for the TBP to adoption is therefore:**

- **Preferred Options Consultation – Early 2018**
- **Pre-Submission Consultation – Summer 2018**
- **Submission to Secretary of State – Summer/Autumn 2018**
- **Examination in Public – Winter 2018/19**
- **Adoption – Spring/Summer 2019**