

# TEWKESBURY BOROUGH COUNCIL

<b>Report to:</b>	Executive Committee
<b>Date of Meeting:</b>	21 November 2018
<b>Subject:</b>	Tewkesbury Town Regeneration Supplementary Planning Document
<b>Report of:</b>	Head of Development Services
<b>Corporate Lead:</b>	Deputy Chief Executive
<b>Lead Member:</b>	Lead Member for Built Environment
<b>Number of Appendices:</b>	One

## **Executive Summary:**

In July 2012 the Council adopted a Tewkesbury Town Centre Masterplan Strategic Framework Document. The Tewkesbury Town Regeneration Partnership has reviewed the current Masterplan and in doing so considered that the key planning elements of the Masterplan should be incorporated into a Supplementary Planning Document (SPD). This draft SPD has therefore been prepared to take into account of the latest national and local guidance and brings up to date the planning guidance for the Town Centre. This draft is attached at Appendix 1 to this report.

## **Recommendation:**

- 1. To APPROVE, for public consultation, the draft Tewkesbury Town Regeneration Supplementary Planning Document set out in Appendix 1.**
- 2. To delegate authority to the Head of Development Services, to make any necessary minor amendments to the draft document as considered appropriate prior to its publication for consultation.**

## **Reasons for Recommendation:**

To approve the Tewkesbury Town Regeneration Supplementary Planning Document for public consultation.

## **Resource Implications:**

Resource implication on Officer time to conduct the consultation, review responses and make an amendments as appropriate.

**Legal Implications:**

The preparation of an SPD is not a statutory requirement, but a decision for each local planning authority based upon demands for further information to assist in the delivery of sustainable development. An SPD cannot in itself establish land use, development management or site allocations policies, but can be used to provide further guidance for development on specific sites or on particular issues.

An SPD must contain a reasoned justification of the policies contained within it, must not conflict with the adopted development plan and must have regard to national policies and advice contained in guidance issued by the Secretary of State. In preparing an SPD the Council must comply with its Statement of Community Involvement and must carry out formal public consultation for at least four weeks, accompanied by the provision of a Consultation Statement setting out who was consulted in the preparation of the SPD; a summary of the issues raised; and how those issues have been addressed.

Once adopted, the SPD would be a material consideration in the determination of planning applications. A planning authority can adopt an SPD either as originally prepared or as modified to take account of any representations made in relation to the SPD or any other matter they think is relevant.

**Risk Management Implications:**

There is no statutory requirement to prepare SPDs. However, it is considered to be important that Tewkesbury Borough has appropriate planning policies to support the regeneration of the Town in the development of the regeneration sites.

**Performance Management Follow-up:**

Subject to the approval of the SPD for public consultation, and following a review of the representations made, a final version of the SPD will be reported back to Council with a view to adoption.

**Environmental Implications:**

The SPD contains further detail and advice in relation to the incorporation of green infrastructure within the Town.

**1.0 INTRODUCTION/BACKGROUND**

- 1.1** In 2010 the Council first began to prepare a masterplan for the area which culminated in the adoption of a masterplan in 2012. This document provided the basis for the draft SPD which will when adopted be a material consideration in the determination of planning applications.
- 1.2** This SPD is intended to provide a user-friendly guide to assist applicants in making better planning applications; to aid infrastructure delivery; and to help the general public and other stakeholders to gain a better understanding of the Council's commitment to regenerating the town centre. It is to be read in conjunction with other national and local planning policies and guidance, such as the National Planning Policy Framework and the Joint Core Strategy. Furthermore, the Preferred Options Tewkesbury Borough Plan (currently out to consultation) includes policy RET9 – Tewkesbury Town Regeneration which seeks for new development with the town centre to be consistent with 2012 Tewkesbury Masterplan Strategic Framework document; recognising that this is intended to be updated with this new SPD.

## **2.0 CONTEXT OF SUPPLEMENTARY PLANNING DOCUMENT**

- 2.1** A review of the SPD has been undertaken to take into account the latest guidance and a draft SPD has been prepared. This is attached at Appendix 1 to this report. The document contains information on the context to the document, the work undertaken to date in the Town, the purpose of the document and the overall planning policy context. It also contains a vision based around four key objectives of the economy, regeneration, community and the environment and is stated as “ maximising Tewkesbury’s unique assets, building on the quality of our town and delivering regeneration opportunities to make it a better place to live work and visit ”.
- 2.2** The draft SPD contains a section detailing the analysis and design principles focusing on the historic context, green infrastructure, access and movement, local character and constraints and opportunities which are present in the Town. The document also sets out a number of key urban design principles.
- 2.3** The document also sets out the key projects within the Town which are Back of Avon, the Alleys, Spring Gardens, Healings Mill and the MAFF site and details the key development principles and parameters associated with each project.

## **3.0 CONSULTATION**

- 3.1** The document benefits from being a joint document supported by the Town Council and the embodiment of the work of the Tewkesbury Town Regeneration Partnership (TTRP). The Town Council has already endorsed the content of the document for consultation. If approved by the Borough Council for public consultation, the draft SPD would be published for a six week consultation in December 2018 to January 2019. Following the consultation period, a response report will be produced and any appropriate amendments made to the SPD. It is envisaged that final draft of the SPD would be reported to the Executive Committee and Council following in the spring of 2019.

## **4.0 RELEVANT COUNCIL POLICIES/STRATEGIES**

- 4.1** Tewkesbury Borough Local Plan to 2011.  
Draft Preferred Options Tewkesbury Borough Plan (October 2018).  
Adopted Joint Core Strategy (December 2017).

## **5.0 RELEVANT GOVERNMENT POLICIES**

- 5.1** National Planning Policy Framework.  
National Planning Practice Guidance.

## **6.0 RESOURCE IMPLICATIONS (Human/Property)**

- 6.1** Resource implication on officer time to conduct the consultation, review responses and make an amendments as appropriate. The Council is the owner of Spring Gardens and the former MAFF site, both of which have been identified as Projects with the SPD.

- 7.0 SUSTAINABILITY IMPLICATIONS (Social/Community Safety/Cultural/ Economic/ Environment)**
- 7.1** The preparation of the SPD provides an opportunity for regeneration opportunities in the Town Centre that could have a positive impact in terms of helping to bring forward more sustainable forms of development.
- 8.0 IMPACT UPON (Value For Money/Equalities/E-Government/Human Rights/Health And Safety)**
- 8.1** None.
- 9.0 RELATED DECISIONS AND ANY OTHER RELEVANT FACTS**
- 9.1** None.

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**Background Papers:** Screening Statement for the Tewkesbury Town Regeneration SPD.

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**Appendices:** 1 –Tewkesbury Town Regeneration Supplementary Planning Document.