

TEWKESBURY BOROUGH COUNCIL

Report to:	Council
Date of Meeting:	16 April 2019
Subject:	Tewkesbury Town Regeneration Supplementary Planning Document
Report of:	Head of Development Services
Corporate Lead:	Deputy Chief Executive
Lead Member:	Lead Member for Built Environment
Number of Appendices:	Two

Executive Summary:

In July 2012, the Council approved the adoption of a Tewkesbury Town Centre Masterplan Strategic Framework Document. Since adoption there have been a number of themes and projects identified within the masterplan that have been successfully completed. Furthermore, there have been significant national and local policy changes as well as changing town centre economy and progress with regeneration projects. A review of this masterplan has therefore been undertaken to provide a comprehensive update to this previous work and provide a planning tool to guide redevelopment and regeneration within the town and wider area. Public consultation on a draft Supplementary Planning Document (SPD) was undertaken between December 2018 and January 2019 and a final version of the SPD has been completed. This is attached at Appendix 1 to this report. This report seeks the adoption of the SPD as a material consideration in determination of planning applications.

Recommendation:

- 1. To ADOPT the Tewkesbury Town Regeneration Supplementary Planning Document set out in Appendix 1.**
- 2. To delegate authority to the Head of Development Services, to amend the SPD to reflect the listing of Healings Flour Mill and Warehouses and to make minor spelling, grammatical, cross-referencing corrections and presentational changes to the Supplementary Planning prior to its publication.**

Reasons for Recommendation:

To approve, for adoption, the Tewkesbury Town Regeneration Supplementary Planning Document that provides a planning tool to guide redevelopment and regeneration within the town and wider area.

Resource Implications:

Resource implication on officer time to make any minor amendments as appropriate and attending to post adoption requirements.

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. The National Planning Policy Framework sets out that SPDs are documents which add further detail to the policies in the development plan that can be used to provide further guidance for development on specific sites, or on particular issues, such as design. It states that SPDs are capable of being a material consideration in planning decisions but are not part of the development plan.

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.

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.

As soon as reasonably practicable after the adoption of an SPD the local planning authority must publish an adoption statement, which, amongst other things, must specify the date of adoption and any modifications made, together with a copy of the adopted SPD on the local planning authority's website and make these available for inspection at the local planning authority's principal office and such other places within their area as it considers appropriate.

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 guide the regeneration of Tewkesbury town centre and ensure that new development makes a positive contribution towards the economy of the town.

Performance Management Follow-up:

Subject to the adoption of the SPD, the effectiveness of the SPD and the policies and guidance contained within will be monitored by the Tewkesbury Town Regeneration Partnership.

Environmental Implications:

The SPD policies and principles aim to improve the built and environmental quality of the town centre.

1.0 INTRODUCTION/BACKGROUND

- 1.1** In July 2012, the council approved the adoption of a Tewkesbury Town Centre Masterplan Strategic Framework Document. The masterplan provided a framework to guide the regeneration of the town, set out the vision and strategic objectives, identified some key development projects and schemes and provided principles to guide new development.

- 1.2** Following the adoption of the masterplan, a number of the identified themes and projects have been successfully completed:
- The leisure centre was completed May 2016.
 - The Riverside Public Realm Strategy was completed December 2014.
 - The missing link was completed Summer 2016.
 - High Street improvements.
 - Wayfinding and tourism signage.
 - Tewkesbury branding, including visitor and business website.
 - Successful marketing and investment campaign.
- 1.3** In addition, a number of potential development projects, identified in the masterplan, have progressed and changed in scope since 2012, such as Healings Mill and Spring Gardens. Furthermore, there have been significant national and local policy changes, including the revised National Planning Policy Framework (updated February 2019) and the adoption of the Joint Core Strategy (December 2017).
- 1.4** To reflect these changing circumstances, and to reassess the opportunities and constraints, a review of the masterplan has been undertaken in order to produce an updated framework for the town. This review has resulted in the Tewkesbury Town Regeneration Supplementary Planning Document (SPD) at Appendix 1 to this report. The current Masterplan was not adopted as an SPD; however, it is proposed to adopt this revised document as an SPD to increase its status and ensure it becomes a material consideration in the determination of planning applications.
- 1.5** The SPD provides a vision that is centred around the four key themes of economy, regeneration, community and environment. An up to date analysis of the town's constraints and opportunities is also presented. To help achieve the vision, the SPD sets out a number of design principles to guide new development covering green infrastructure, access and movement, local character and urban design. The SPD also highlights a number of physical projects within the town that would contribute towards its regeneration. This includes more detailed analysis, guidance and concept plans on the two key development opportunities at Spring Gardens, Healings Mill and the MAFF site to promote their future development.

2.0 CONSULTATION RESPONSES RECEIVED

- 2.1** The draft SPD was published for a 7-week consultation from December 2018 to January 2019. Following the consultation period, a consultation summary report (Appendix 2) has been produced and any appropriate amendments made to the SPD.
- 2.2** A total of 38 responses were received from 15 respondents. The main issues raised were the access and environmental aspects of the MAFF site; height concerns for new development on Station Road car park; housing, environment and transport concerns at Spring Gardens; in Tewkesbury generally, housing, public realm, parking, Healing Mills, transport, business, tourism, and spring gardens. The comments reflected concerns around public realm, bins, congestion, parking and housing. The consultation summary report details actions and responses to the issues raised.
- 2.3** It should also be noted that, towards the end of March 2019, Historic England listed Healings Flour Mill and Warehouses at Grade II. As such, prior to the publication of the adopted SPD, the document will need to be amended to reflect this listing, including Section 3.4 of the SPD on the Healings Mill project.

3.0 RELEVANT COUNCIL POLICIES/STRATEGIES

- 3.1** Tewkesbury Borough Local Plan to 2011.
Joint Core Strategy (2011-2031).
Emerging Tewkesbury Borough Plan (2011-2031).
Tewkesbury Town Centre Masterplan Strategic Framework Document.

4.0 RELEVANT GOVERNMENT POLICIES

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

5.0 RESOURCE IMPLICATIONS (Human/Property)

- 5.1** Resource implication on Officer time to make any minor amendments as appropriate and attending to post adoption requirements.

6.0 SUSTAINABILITY IMPLICATIONS (Social / Community Safety/ Cultural / Economic / Environment)

- 6.1** The preparation of the SPD provides the opportunity to guide, encourage and improve development within the town that could have a positive impact in terms of helping to bring forward more sustainable forms of development.

7.0 IMPACT UPON (Value for Money / Equalities / E-Government / Human Rights / Health and Safety)

- 7.1** None.

8.0 RELATED DECISIONS AND ANY OTHER RELEVANT FACTS

- 8.1** None.

Background Papers: None.

Contact Officer: Head of Development Services Tel: 01684 272095
Email: annette.roberts@teWKesbury.gov.uk

Appendices: 1 – Tewkesbury Town Regeneration Supplementary Planning Document.
2 – Consultation Response Report.