

Cheltenham Borough Council

Cabinet – 4th December 2018

Response to the Tewkesbury Borough Plan, Preferred Options Consultation

Accountable member	Councillor Andrew McKinley
Accountable officer	Tracey Crews- Director of Planning
Ward(s) affected	All
Key/Significant Decision	No
Executive summary	<p>Tewkesbury Borough Council have notified us of the publication of their Preferred Options Consultation Document which forms part of the preliminary stages of plan making for their Borough Plan. The public consultation runs for a period of approximately six weeks between Wednesday 10th October 2018 and 5pm on Friday 30th November 2018. A short extension for Cheltenham Borough Council has been arranged to allow this report to be considered by Cabinet.</p> <p>The Tewkesbury Borough Plan will form part of the statutory local development plan for Tewkesbury, along with the Joint Core Strategy and Neighbourhood Plans. The Preferred Options document identifies additional (to those identified in the Joint Core Strategy) specific locations for smaller scale development, including allocations for housing and employment. Further policies have been included to guide development within Tewkesbury Borough up to 2031.</p> <p>Generally the document is welcome and supported, however it is felt that a number of policies would benefit from additional wording or further work. Specifically policies which allocate land for development within Shurdington, being in close proximity to the Borough boundary; Gloucestershire Airport and the approach being taken to Local Green Space designation, ensuring that approaches are consistent on any cross boundary sites.</p> <p>This is an early stage of plan making and carries limited planning weight at this time. At least one further round of consultation would be expected before the plan would be submitted to the Secretary of State for independent examination.</p>
Recommendations	1. Cabinet agrees the representations on the Tewkesbury Borough Plan Preferred Options Consultation contained in the letter at appendix 2.

Financial implications	<p>There are no financial implications arising from this report.</p> <p>Contact officer: Sarah Didcote, Sarah.Didcote@publicagroup.uk 01242 264125</p>
Legal implications	<p>Development plan documents must be prepared in accordance with legislative requirements, including ensuring the compliance with the relevant Council's Statement of Community Involvement, and must contain a reasoned justification for the policies contained in it.</p> <p>The development plan for Tewkesbury borough is made up of the development plan documents which have been adopted or approved in relation to its area and the neighbourhood development plans which have been made in relation to that area.</p> <p>The Preferred Options Tewkesbury Borough Plan, upon which Cheltenham Borough Council as an adjacent local planning authority has been invited to make representations about what the plan ought to contain, has been produced for public consultation under Regulation 18 of the Town and County Planning (Local Planning) (England) Regulations 2012 as a key document in the Tewkesbury Borough Council's development plan. The consultation will inform the drafting of a version of the Tewkesbury Borough Plan for submission to the Secretary of State (which itself will then be subject to a period of publication for representations before it is submitted).</p> <p>At a later stage (Pre-Submission publication) one of the documents to be made available and submitted with the development plan document submitted for examination is a statement setting out which bodies/persons were invited to make representation under regulation 18, how they were invited to make such representation, a summary of the main issues raised and how those main issues have been addressed.</p> <p>Contact officer: Cheryl Lester, cheryl.lester@tewkesbury.gov.uk 01684 272013</p>
HR implications (including learning and organisational development)	<p>There are no HR implications to be considered</p> <p>Contact officer: Clare Jones, Clare.Jones@publicagroup.uk 01242 264364</p>
Key risks	
Corporate and community plan Implications	<p>Supporting positive and constructive plan making in areas adjacent to the Borough will help to support the Corporate Plan.</p>

Environmental and climate change implications	<p>A lack of alignment of local plans could result in an uncoordinated approach to development. It is important that future growth is plan-led to ensure that combined impacts on the environment and the infrastructure needs of the wider area are taken into account. The comprehensive approach to environmental impacts cannot be fully assessed through incremental and piecemeal growth.</p>
Property/Asset Implications	<p>No implications at this stage</p> <p>Contact officer: Dominic Stead Dominic.Stead@cheltenham.gov.uk</p>

1. Background

- 1.1** Tewkesbury Borough Council is preparing a new plan that seeks to guide where development should go in their borough. It is called the Tewkesbury Borough Plan. It will be used to guide planning decisions and include land which will be developed for housing, employment and other uses and provide the necessary infrastructure to support this.
- 1.2** The new Tewkesbury Borough Plan will be a single document covering the whole of Tewkesbury borough. It will set out the vision for the borough up to 2031, and provide a strategy for achieving it in line with the overarching direction provided by the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy. The Tewkesbury Borough Plan is analogous to the Cheltenham Plan, in that it is a district plan which directs local growth and will together with the Joint Core Strategy provide the planning framework for Tewkesbury Borough, along with Gloucestershire minerals and waste plans and any neighbourhood plans made in respect of the area.
- 1.3** The current stage of Tewkesbury's work on the Borough Plan, refines site allocations and policy options to guide and promote sustainable development in the borough. Tewkesbury Borough Council have previously sought people's view on earlier drafts of the plan with the last being the Draft Policies and Site Options consultation in February 2015, to which Cheltenham Borough Council submitted representation.
- 1.4** The document provides policies on a full range of subjects including Housing; Economy and Tourism; Green Belt, including areas for removal from the Green Belt and Gloucestershire Airport; Town centres and Retail; Quality Places, the Natural Environment; Communities, Health and Recreation; Transport and Accessibility.
- 1.5** It is proposed to remove the following areas of land from the Green Belt:
 - 8.3ha of land at Leckhampton Lane, Shurdington
 - 7ha of land to the east of Shurdington Road, Shurdington
 - 2.2ha of land at corner of Badgeworth Lane and A46, Shurdington
 - 5.9ha of land to south of Badgeworth Lane, Shurdington
 - 3.5ha of land adjacent to Ashville Business Park, Staverton
 - 1.6ha of land adjacent to Meteor Business Park, Staverton
 - 3.5ha of land adjacent to Bamfurlong Industrial Park, Staverton
- 1.6** The proposed removal of land from the Green Belt at Shurdington is to deliver housing development in accordance with the JCS strategy and enable growth in the village.
- 1.7** The other areas proposed for removal from the Green Belt are at Gloucestershire Airport. These are existing business parks along the B4063 and the area within the airport known as the 'South East Camp' which contains the operational airport buildings (i.e. terminal buildings, hangars and storage buildings).

2. Reasons for recommendations

- 2.1** Commenting on the Preferred Options document will help Tewkesbury Borough Council with their plan making and ensure the continuity between district plans and the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy.

3. Alternative options considered

- 3.1** We could have chosen not to comment on the document on this occasion, but by commenting we can assist in helping to ensure the Joint Core Strategy is at the heart of plan making and inconsistencies are not created.

4. Consultation and feedback

4.1 This report relates to public consultation. The Planning Policy team will keep up to date on the progress of Tewkesbury Borough Plan.

5. Performance management – monitoring and review

5.1 Performance management of the Tewkesbury Borough Plan will be undertaken by Tewkesbury Officers. Cheltenham's Planning Policy Team will assess how comments submitted have been incorporated into future versions of the plan.

Report author	Contact officer: Hannah Millman, hannah.millman@cheltenham.gov.uk, 01242 264225
Appendices	<ol style="list-style-type: none">1. Risk Assessment2. Letter to the Tewkesbury Borough Plan Team3. Illustrated Map of Gloucestershire Airport
Background information	<ol style="list-style-type: none">1. The Tewkesbury Borough Plan consultation webpages can be viewed at: https://www.tewkesbury.gov.uk/tewkesbury-borough-plan

The risk				Original risk score (impact x likelihood)			Managing risk				
Risk ref.	Risk description	Risk Owner	Date raised	Impact 1-5	Likelihood 1-6	Score	Control	Action	Deadline	Responsible officer	Transferred to risk register
CR125	If the Tewkesbury Borough Plan is not consistent with the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy it could lead to a minor legal risk.	Tracey Crews	10/10/18	2	3	10	Reduce	Respond to consultations and work closely with officers to ensure consistency.		Hannah Millman	
<p>Explanatory notes</p> <p>Impact – an assessment of the impact if the risk occurs on a scale of 1-5 (1 being least impact and 5 being major or critical)</p> <p>Likelihood – how likely is it that the risk will occur on a scale of 1-6 (1 being almost impossible, 2 is very low, 3 is low, 4 significant, 5 high and 6 a very high probability)</p> <p>Control - Either: Reduce / Accept / Transfer to 3rd party / Close</p>											