

13th June 2012**REPORT OF THE PORTFOLIO HOLDER FOR
ECONOMIC DEVELOPMENT & ENTERPRISE**

Tamworth Town Centre Supplementary Planning Document

EXEMPT INFORMATION

N/A

PURPOSE

The purpose of this report is for Members to consider the emerging Tamworth Town Centre Supplementary Planning Document (SPD) for consultation purposes

RECOMMENDATIONS

- 1. That the Tamworth Town Centre Supplementary Planning Document is approved for consultation purposes over two discrete periods prior to adoption by Cabinet**
- 2. That the Portfolio Holder for Economic Development and Enterprise is delegated to approve the final version of the materials prior to consultation.**

EXECUTIVE SUMMARY

The Town Centre Supplementary Planning Document (SPD) will provide detailed guidance for any new development in Tamworth Town Centre and will be a significant material consideration that the District Council will take into account when determining planning applications. The SPD forms part of the Tamworth Development Framework and complements the policies in the Tamworth Local Plan (anticipated for adoption in early 2013). It also supports the delivery of our vision "One Tamworth perfectly placed" and corporate objectives.

Whilst the emerging Tamworth Local Plan identifies a number of key strategic development sites within the context of policies which set out an overall strategy for regenerating the town centre (through focusing new investment in retail and leisure within the town centre along with new housing and improvements to transport connectivity and linkages), a need has been identified to produce detailed delivery and implementation policies to offer more certainty and guidance for developers and landowners whilst enabling the Council to have more control over future development.

In addition to expanding upon the relevant Local Plan policies, The SPD will also deliver the findings of the 2008 Town Centre Masterplan. This identified public realm enhancement as being key to delivering town centre growth, helping to promote Tamworth as a destination for new business and tourism. To specifically address this, the Town Centre SPD will provide the next level of detail, not only looking at proposed development sites, but also at the public realm and linkages between them. This will utilise the recommendations of the Tamworth Town Centre and Out of Town Linkage Proposals which assessed the linkages between the town centre and the out of centre retail areas and leisure offer whilst articulating the identified town centre Gateways.

It is intended that the SPD will be very visual in terms of its format; focussing on the key strategic development sites identified along with connectivity and quarters. As such, it is

proposed that consultation be undertaken at two distinct stages of the plan's preparation. The first stage will focus on potential development concepts for the strategic sites identified in the Local Plan along with wider town centre improvements; building on the consultation responses received to date on the Masterplan and the evolving Tamworth Local Plan. This would then be supplemented by a second consultation on the draft SPD Document; informed by the outcomes of the initial consultation.

The first consultation would involve concept display boards to illustrate the key development sites with potential development proposals along with maps of the town centre identifying challenges and opportunities around key linkages, quarters and connectivity to place the town centre in the wider context. These would be displayed at key locations across the town centre with staff available to discuss and record comments. This would be accompanied by a summary leaflet and the ability to submit representations through a dedicated Council webpage over a four week period (June 22nd-July 20th). The second consultation would be more formal in nature and involve seeking representations to a draft SPD document during early Autumn 2012.

It is the intention that adoption of the SPD by Council will take place in late autumn 2012 which reflects a slight slippage of 2 months compared to the original timetable for adopting the SPD as contained within the current Local Development Scheme.

RESOURCE IMPLICATIONS

There are no financial implications arising from this report other than publication costs which are covered by the existing LDF budget.

LEGAL/RISK IMPLICATIONS BACKGROUND

There are no legislative or service delivery implications arising from this report and no associated risks arising directly from the report.

SUSTAINABILITY IMPLICATIONS

The Local Plan (on which this SPD expands upon) has been subject to a Sustainability Appraisal/Strategic Environmental Assessment. This has ensured that sustainability issues are given full consideration in the preparation and adoption of policies. The findings of the appraisal showed a positive scoring for policies which delivered town centre regeneration.

BACKGROUND INFORMATION

N/A

REPORT AUTHOR

Jon Lord Development Plan Manager

LIST OF BACKGROUND PAPERS

Tamworth Town Centre Masterplan Report to Cabinet 26th November 2008
Tamworth Revised Local Development Scheme Report to Cabinet 1st February 2012
Tamworth Local Plan Report to Council 17th May 2012

APPENDICES

Appendix 1: Scope of the Town Centre Supplementary Planning Document