

Tetbury and District Neighbourhood Plan

Pre-Submission Draft 2015 - 2030

After three years hard work, the Tetbury Neighbourhood Plan Group has drawn up a Neighbourhood Plan that they are happy to present to the town and Tetbury Upton for comment before they submit it to Cotswold District Council.



Comments, support and objections to policies and other aspects of the Plan will be accepted by the Town Council until the 30th August 2016. You can comment online, or fill in a Comments Form [here](#). The plan is also available at the Library and the Town Council Offices during opening hours.

Comment on The Draft Tetbury and District Neighbourhood Plan until the 30th August 2016

What happens to my comments?

After the Consultation finishes, the Town Council will consider all the comments made, and decide how to respond to them. Where alterations are requested and agreed the Plan will be changed. This is why it is important to say what you like as well as what you don't like. We need to know if most people disagree with something, or if it has support as well as objections.

How will I know what has changed?

A report of this and other consultation will be drawn up, and include details of each comment and the Town Council's response.



What happens afterwards?

The revised Plan will be submitted to Cotswold District Council, who will publicise it and then appoint with the Town Council's approval an Examiner who will check the Plan meets the requirements of legislation. A final version of the plan with any modifications from the Examiner will then be put to a referendum in Tetbury and Tetbury Upton. If people vote in favour, it will become part of your Development Plan for use when determining planning applications, and have the same importance as the Local Plan.

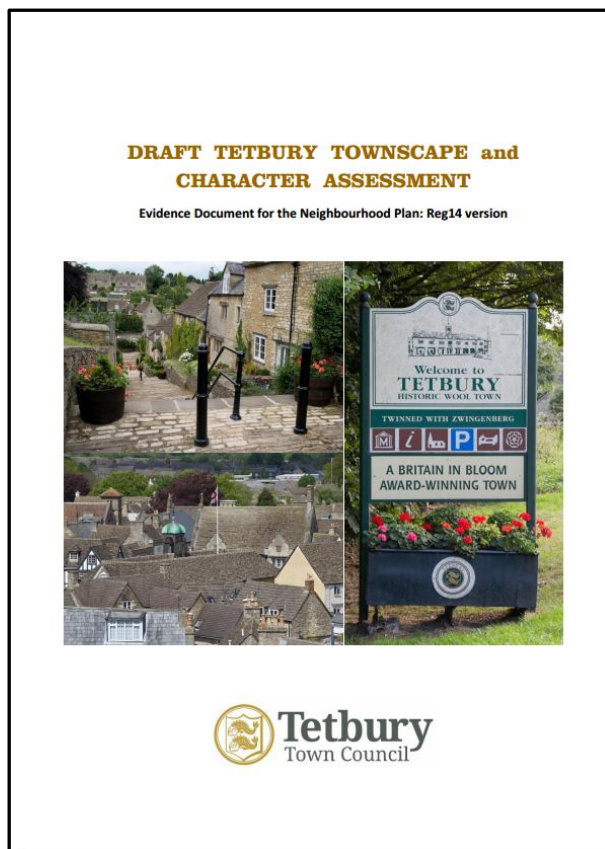
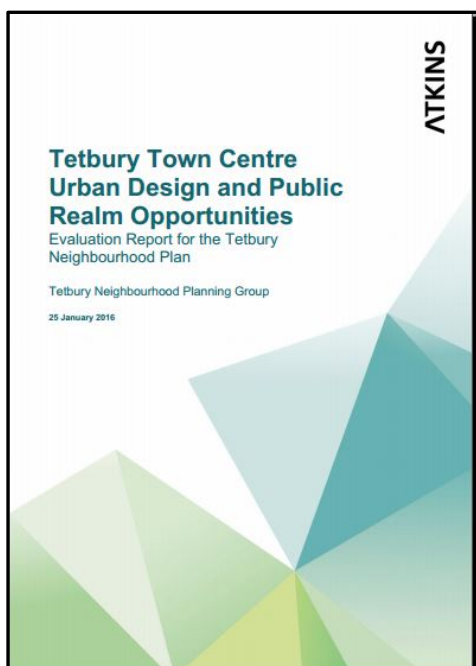
What does the Neighbourhood Plan say and do?

The most important part of the Plan are the policies, and it is best to concentrate on these when you are considering the Plan. They guide decisions on planning applications, so will they lead to the right sort of development in Tetbury? Are they strong enough, or too strong?

You can also comment on any other aspect of the Plan, just make sure we can tell which part of the Plan your comment relates to.

Other supporting documents you may like to comment on:

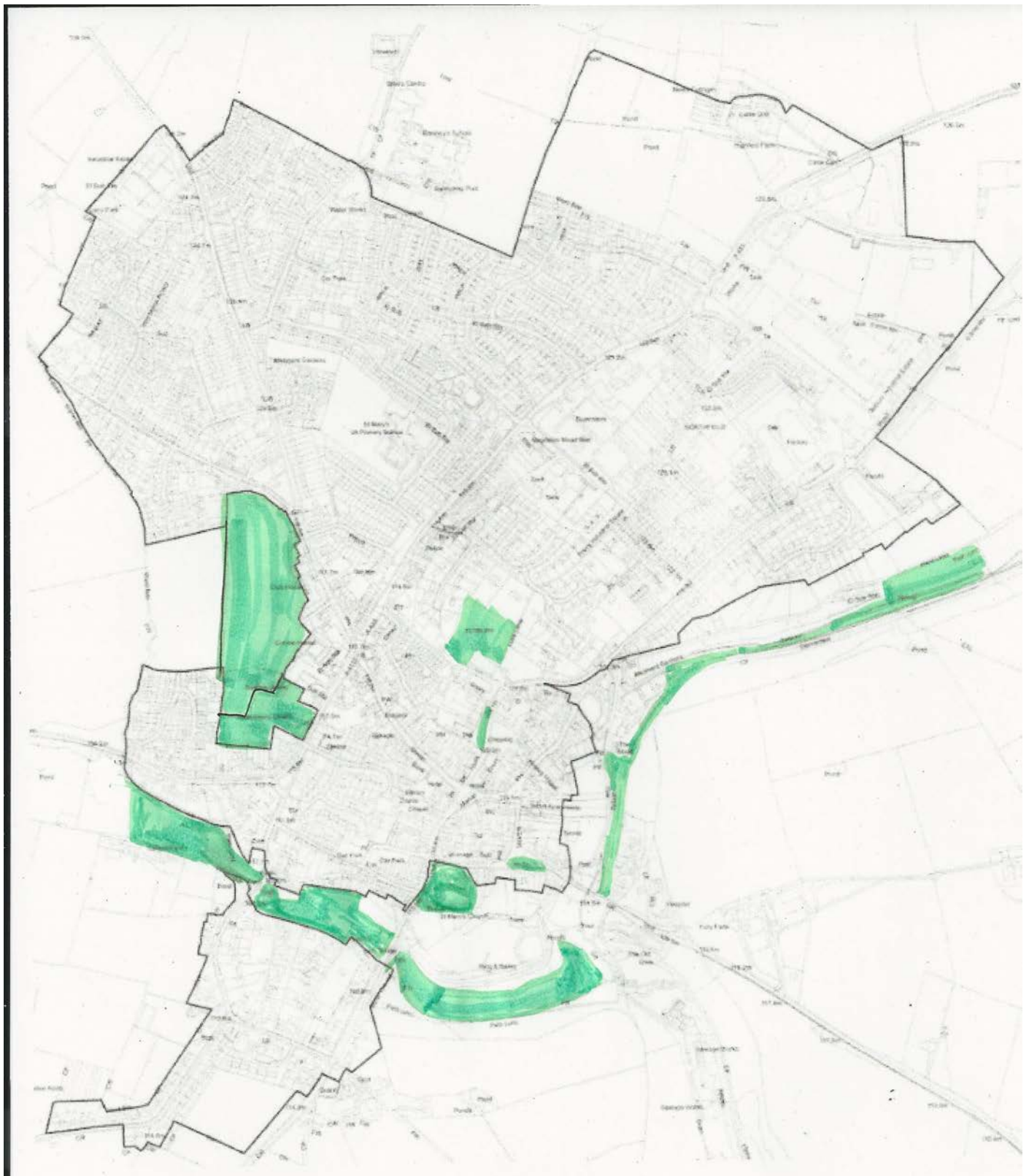
The Neighbourhood Plan group researched what makes Tetbury unique in the Townscape Report. It includes Design Guidelines so that new development will protect and enhance the unique qualities of Tetbury.



Atkins were commissioned to consider how the

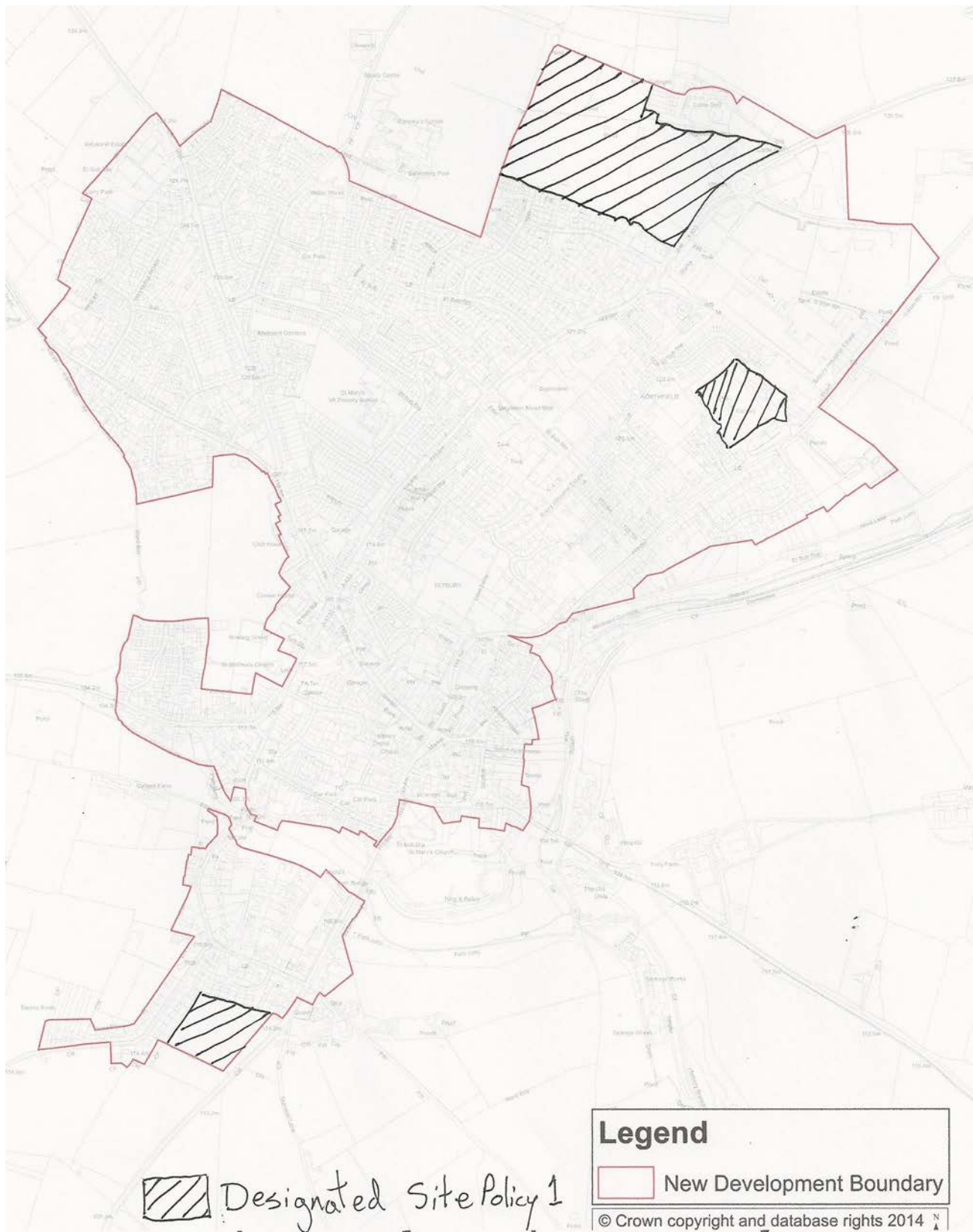
Town Centre could be improved.

What are the key Policies?



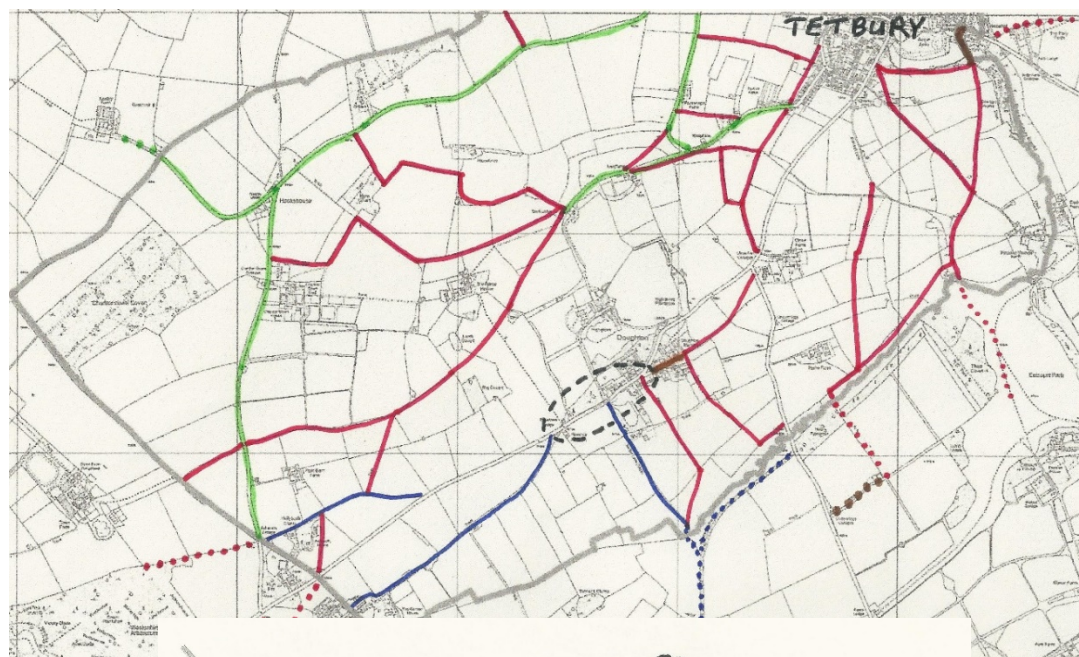
The Areas shown green have been designated as Local Green Space with extra protection from development (Policy 13: Pages 40-41)

A Settlement Boundary has been defined (Policy 2: page 19)



The sites shown already have planning permission so the Plan does not allocate them, but it does include them within the Settlement Boundary. Tetbury is now considered to have provided enough housing for a while.

The Rights of Way Network is protected and enhancement promoted:



Neighbourhood Plan Area	Missing Link/Severance
Footpath	Potential link to Tetbury
Footpath outside Neighbourhood Area	Quiet lane
Bridleway	Restricted Byway (RB)
Bridleway outside Neighbourhood Area	RB outside Neighbourhood Area

Comment on

August 2016

What policies are there?

Policy 1: Designated housing sites with planning permission;

Policy 2: Settlement Boundary;

Policy 3: New housing should reflect current demand in the range of dwelling size and type offered;

Policy 4: Support for shared ownership housing;

Policy 5: Local Lettings for Affordable Housing within the Neighbourhood Plan area;

Policy 6: Promoting good design and requiring the guidelines in the Tetbury Townscape and Character Assessment to be complied with;

Policy 7: Promoting environmental and highway improvements in the Town Centre, using the Atkins study as a base for initial ideas and discouraging the change of use from offices to residential here;

Policy 8: Promotion of sustainable transport;

Policy 9: Protection and enhancement of the rights of way network;

Policy 10: Protecting community facilities;

Policy 11: Identifying and protecting Tetbury's Public Open Space;

Policy 12: Supporting start-up businesses;

Policy 13: Local Green Spaces designated and protected.

Policy 14: Protection of mature and landmark trees.

The Plan's Vision and Objectives

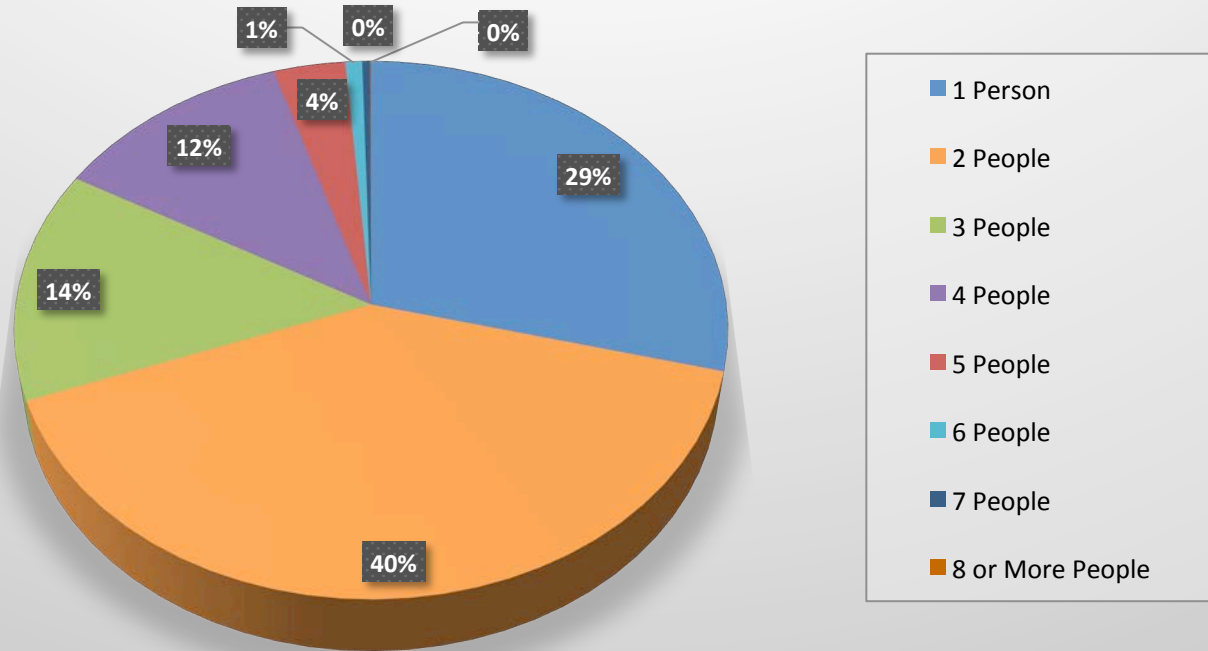
“Tetbury will become the most vibrant Market town in the Cotswolds. With its continuing strong sense of community, it will keep pace with growth, whilst at the same time preserving and celebrating its heritage and stunning countryside.”

Objectives

1. The historic fabric and heritage of Tetbury will be conserved, enhanced and celebrated;
2. Tetbury's unique urban and green landscape within the town and beyond will be protected and enhanced in line with the ethos of the Cotswold AONB;
3. The town centre will be re-balanced to honour its historic heritage as well as its crucial shopping and meeting role and its environmental quality will be improved;
4. Community facilities will facilitate and encourage community engagement and cohesion;
5. Suitable space for performance Arts and other cultural activities will be provided;
6. Safe, direct and enjoyable links for walking and cycling to the town centre and other key attractors will be developed to promote sustainable travel;
7. Affordable homes will be provided that offer a range of tenure types to suit evidenced local need and be well integrated into new housing developments. A Local lettings policy will be developed to assist Tetbury people in housing need to remain in Tetbury;
8. New housing sites will provide the CDC housing allocation and housing provision will be required to reflect the type of dwelling in local demand;
9. Tetbury will have a flourishing local economy where quality jobs are available locally;
10. A high standard of sport and leisure provision will serve the whole community and keep people fit and active into old age;
11. The provision of Infrastructure including medical and educational provision will be promoted and supported wherever possible so that Tetbury has efficient and caring services to suit the needs of a growing modern community.

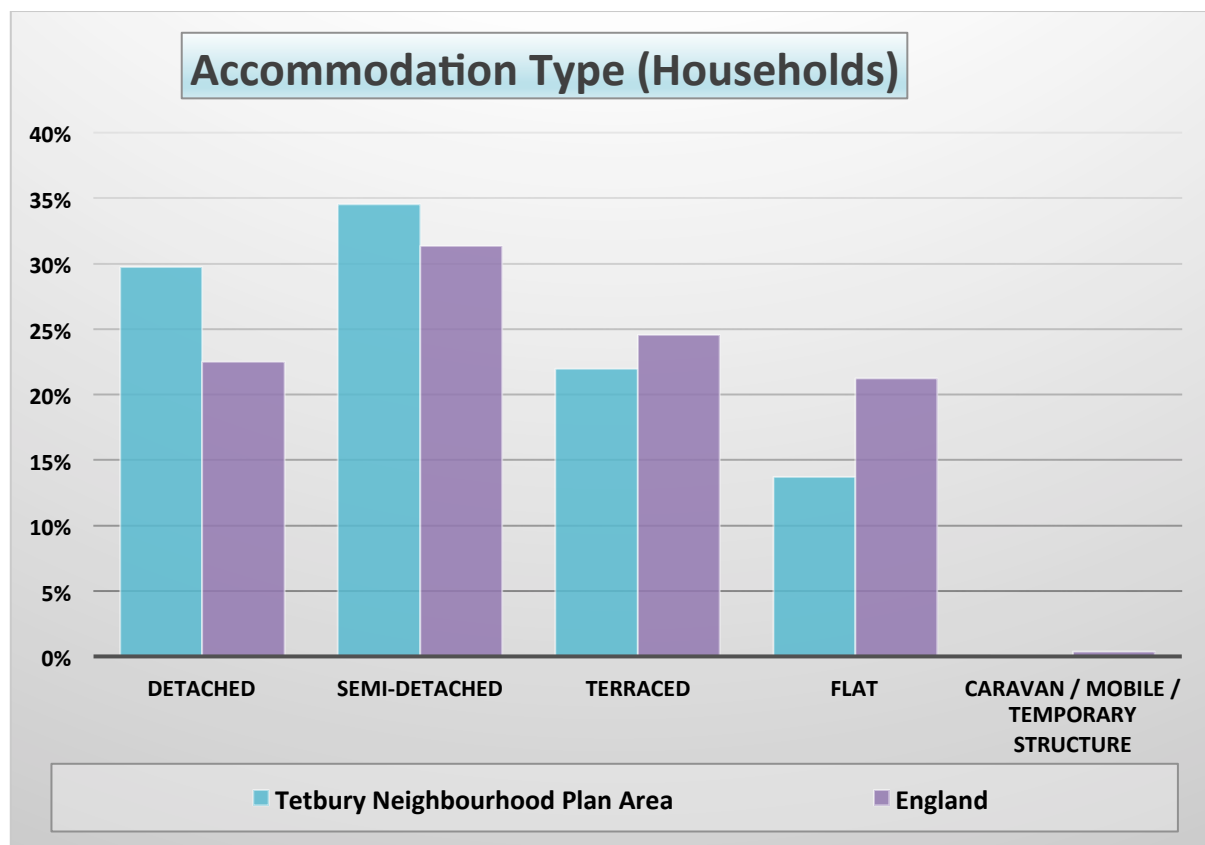
What we learnt about Tetbury

Household Size



Tenure (Households)



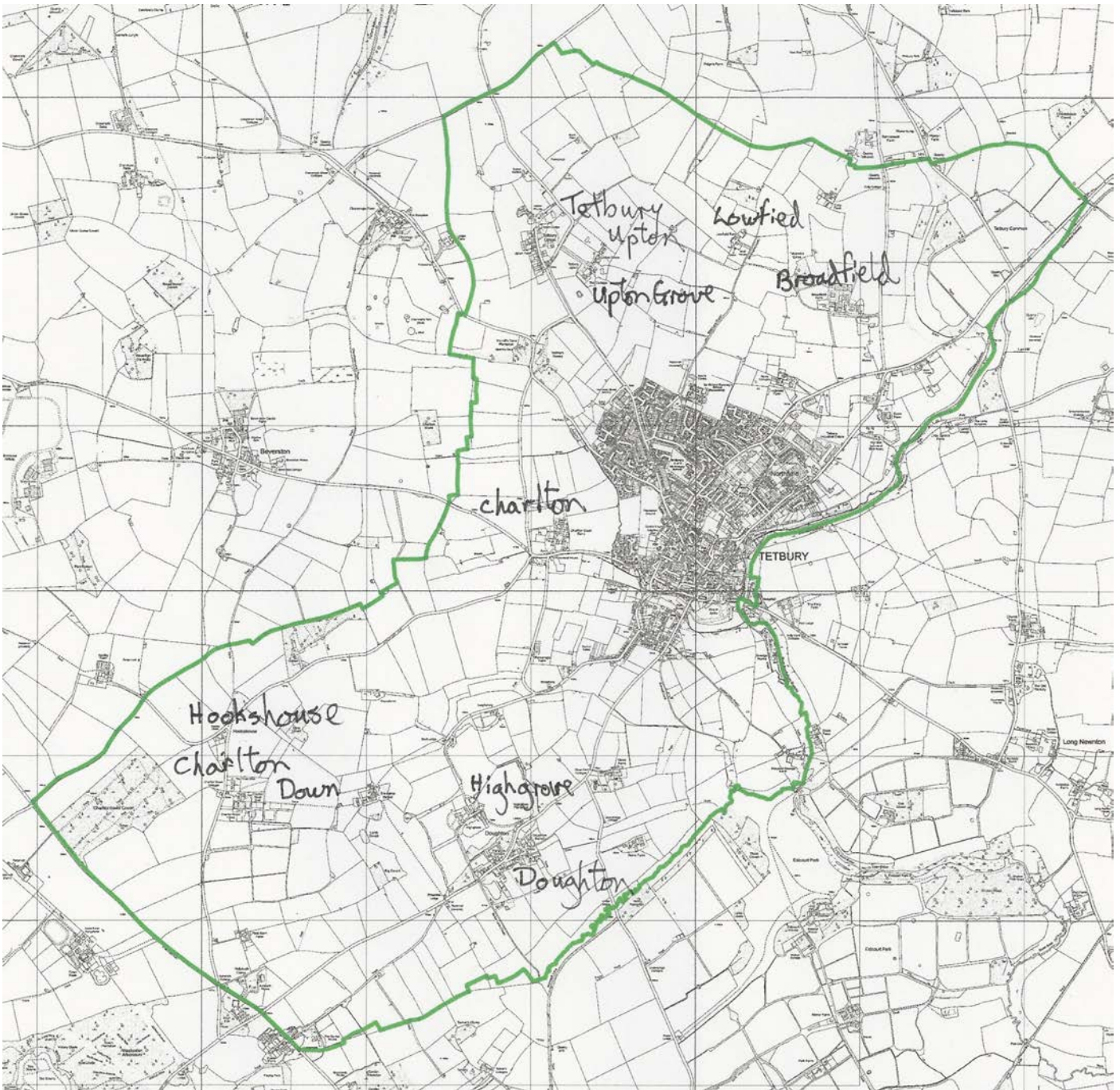


DWELLINGS			
	2001	2011	Change
Tetbury Neighbourhood Plan Area	2,493	2,687	+ 7.8%
Cotswold District	36,804	39,944	+ 8.5%
England	21,206,804	22,976,006	+ 8.3%

POPULATION			
	2001	2011	Change
Tetbury Neighbourhood Plan Area	5,547	5,781	+ 4.22%
Cotswold District	80,376	82,881	+ 3.12%
England	49,138,831	53,012,456	+ 7.88%

AGE STRUCTURE				
	Tetbury Town	Tetbury Upton Parish	Cotswold District	England
Mean Age (average)	44.1	46.8	44.2	39.3
Median Age (middle)	45	49	46	39

What area does the Plan cover exactly?



Two Local Councils have collaborated on the plan:

Tetbury Town council and Tetbury Upton