

# Andover Town Centre Public Realm Design Guide Supplementary Planning Document

Report of the Planning Portfolio Holder

## Recommended:

1. That the **Andover Town Centre Public Realm Design Guide Supplementary Planning Document (annexed to the report) be published for public consultation.**
2. That the **Head of Planning Policy and Economic Development be given delegated authority in consultation with the Planning Portfolio Holder, to make changes of a minor nature prior to consultation.**

## SUMMARY:

- Draft Andover Town Centre Public Realm Design Guide is recommended to be published for public consultation. The SPD provides a basis for securing high quality development in Andover Town Centre. It will primarily be used as a tool by Development Management to coordinate control of the public realm in Andover Town Centre.
- The draft SPD has been prepared by New Masterplanning as part of the Delivery of the Andover Town Centre Regeneration Masterplan.
- The options under consideration are whether or not to publish the draft SPD for public consultation

## 1 Introduction

- 1.1 This report is proposing that the appended draft Andover Town Centre Public Realm Design Guide SPD is published for public consultation. When adopted, the SPD will provide a coordinated guide for the improvement of public space in Andover Town Centre to encourage social and commercial activity.

## 2 Background

- 2.1 Emerging from the 2020 town centre masterplan, a vision for the town centre was developed with local people and stakeholders. This vision will be translated and applied to Andover's public realm to ensure that public realm improvements play their part in delivering on the shared vision for the town. As part of the Delivery of the Andover Town Centre Masterplan a consortium led by New Masterplanning was appointed to undertake the development of two design guides (Andover Town Centre Public Realm Design Guide and Andover Town Centre Design Guide for Developers and Occupiers). These guides are intended to ensure that a high quality of development design is maintained in the Town Centre in both the Masterplan area and beyond.

The Design Guide for Developers and Occupiers will be brought forward for consultation in the New Year and will be the subject of a separate report to Cabinet.

- 2.2 The Andover Town Centre Public Realm Design Guide is intended to be adopted as a Supplementary Planning Document (SPD). As such, it will carry material weight in the determining of Planning Applications. It will be primarily used as a tool for the Development Management team and those involved with promoting and guiding development in Andover Town Centre.
- 2.3 An SPD is defined in the NPPF (2021) as “*Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.*” Therefore, Supplementary Planning Documents must be in accordance with the Adopted Local Plan which forms part of the development plan.
- 2.4 The Andover Town Centre Public Realm Design Guide is aimed at those who either develop, improve, or alter the public streets and spaces in Andover Town Centre. The Design Guide divides the Town Centre into six distinct character areas and sets guidance for each:
  - Wellbeing Quarter
  - River Anton Corridor
  - Chantry Centre
  - Historic Core
  - Eastern Avenue
  - Southern Town Centre
- 2.5 The Design Guide is concerned with issues such as movement, pedestrian and cycle infrastructure, traffic calming measures, use of space for events, the introduction of green and blue spaces, street furniture, materials, integration of facilities such as EV charging points etc. It is designed to provide a coordinated structure for the many different bodies and Council departments who have a degree of control over the public realm.
- 2.6 The Design Guide builds on national guidance and best practice. It is not intended to be overly prescriptive or restrictive. It will encourage the best in design and development quality. The guide includes examples of best practice and how they can be applied in the context of Andover Town Centre.
- 2.7 As the Design Guide makes reference to areas of Andover Town Centre that are adopted highway, it makes reference to Hampshire County Council’s technical advice and signposts the appropriate processes.

### **3 Corporate Objectives and Priorities**

- 3.1 Growing Our Potential – the Corporate Plan 2019 -2023 identifies town centres as a strategic priority. It recognises the need to change the face of the High Street. Future-proofing our town centres to be accessible places where people live, shop, work and spend their leisure time. Enhancing public realm and improving the appearance and environments of our town centres will also require investment over time.

- 3.2 Andover Vision 2017 – 2037 identifies 5 key themes one of which is being part of a thriving town centre. The Vision recognised that to do this it needs to be creative in developing the future retail, leisure and residential offer for the town centre. Improve the appearance and environment and strengthen and grow the evening and night time economy.

#### **4 Consultations**

- 4.1 It is a legal requirement to undertake public consultation on an SPD for a minimum period of 4 weeks (The Town and Country Planning (Local Planning) (England) Regulations 2012, Part 5 Regulation 12(b)). This would be undertaken in accordance with the Council's adopted Statement of Community Involvement. The Council is currently consulting on an update to the Statement of Community Involvement and the consultation on the SPD would be carried out in accordance with this document.
- 4.2 Significant public consultation has taken place relating to the objectives of the Andover Town Centre Regeneration Masterplan, in conjunction with Andover Vision and the projects flow from that consultation and the identified aspirations of the community.
- 4.3 It is proposed that a 7-week consultation period is undertaken as early as is practicable taking into account the Christmas break.

#### **5 Options**

- 5.1 There are two options for consideration
- 1) To consult on the draft SPD
  - 2) To not consult on the draft SPD
- 5.2 Option 1
- To prepare and undertake public consultation on the draft Andover Town Centre Public Realm Design Guide Supplementary Planning Document. This is the first stage in the process towards adopting an SPD. Once adopted, the Council will use the document in the negotiation of planning applications and the promotion of high-quality developments. The document will provide guidance to developers and the public on the benefits and delivery of good quality design of public realm in Andover Town Centre. For this reason this option is recommended.
- 5.3 Option 2
- If an SPD is not prepared, the Council would rely on the design policies contained within the current Local Plan and those of the future Local Plan. These policies are less detailed, more generic and do not make specific reference to Andover Town Centre. This could lead to the Council not securing quality of development and public realm improvements required to realise the Council's regeneration aspirations. A lack of clarity around the public realm is likely to lead to various bodies acting without coordination, leading to a poor quality and confused environment.

## **6 Resource Implications**

- 6.1 Undertaking the public consultation exercise can be met within existing resources.

## **7 Legal Implications**

- 7.1 Once adopted as an SPD, the Design Guide will form part of the Council's suite of planning documents and would be a material consideration in the determination of planning applications. In order to achieve the status, the relevant Regulations must be complied with.

## **8 Equality Issues**

- 8.1 An EQIA screening has not identified any potential for unlawful discrimination or adverse impact.

## **9 Other Issues**

- 9.1 Community Safety - none
- 9.2 Environmental Health Issues - none
- 9.3 Sustainability and Addressing a Changing Climate – The SPD would contribute towards the negotiation and provision of new development that will contribute towards the environmental sustainability of the Town Centre.
- 9.4 Property Issues - none
- 9.5 Wards/Communities Affected: Andover

## **10 Conclusion**

- 10.1 To help guide and deliver high quality development within Andover Town Centre it is considered that the Draft SPD (Annex) should be published for public consultation.

Background Papers (Local Government Act 1972 Section 100D)

[Test Valley Borough Revised Local Plan DPD](#)

[Adopted Local Plan 2011-2029 \(2016\)](#)

[Statement of Community Involvement \(2017, addendum 2020 and 2022 \(draft\)\)](#)

[Andover Masterplan 2020](#)

### Confidentiality

It is considered that this report does not contain exempt information within the meaning of Schedule 12A of the Local Government Act 1972, as amended, and can be made public.

No of Annexes:

1

File Ref:

N/A

(Portfolio: Planning) Councillor P Bundy

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Report to:	Cabinet	Date:	7 December 2022