



DECISION OF DIRECTOR OF DEVELOPMENT AND ENVIRONMENT

IN CONSULTATION WITH

THE LEADER OF THE COUNCIL AND THE EXECUTIVE MEMBER FOR
STRATEGIC PLANNING, HIGHWAYS, ECONOMIC DEVELOPMENT AND
HOUSING.

DECISION NO. 16/17 DE 199

SUBJECT: Weston-super-Mare town centre draft supplementary planning document

Background: At the Executive meeting on 12 April 2016 it was resolved that:

- (1) that the overarching principles and priorities for the consultation draft of the Weston Regeneration Area supplementary planning document (SPD) be agreed;
- (2) that a programme of Member engagement in the preparation of the SPD be agreed; and
- (3) that responsibility be delegated to the Director of Development and Environment, in consultation with the Leader of the Council and the Executive Member, to approve a draft SPD for public consultation.

Briefings and consultation with Members and other groups have been undertaken and will continue during the consultation. All council members were invited to a working group took place on 2 June 2016 to consider the SPD. A draft SPD for consultation has now been prepared and it is now proposed that this be consulted on.

DECISION: The Director of Development and Environment approves, in consultation with the Leader of the Council and the Executive Member, the Weston-super-Mare Town Centre Regeneration draft supplementary planning document for consultation.

Reasons: The draft consultation SPD will be subject to a minimum of six weeks public consultation in accordance with the Council's Statement of Community Involvement. All comments received will be taken into account, a consultation statement will be prepared and subsequent changes made to the document. The amended document will then be formally adopted by the council.

Other Alternatives Considered:

Town centre regeneration could be progressed without an SPD however an adopted SPD will be a material consideration in determining planning applications, it demonstrates to investors

and owners the sites proposed for development and the changes in infrastructure required and that the council is committed to making regeneration happen.

Risk Assessment:

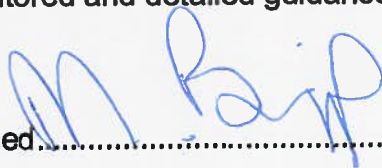
In the absence of a clear town centre strategy and plan there is a risk that conditions in the town centre will worsen and that regeneration will not take place. A lack of viability could mean that allocated sites will not come forward for development and opportunities to make significant improvements missed.

Financial Implications:

Aspects of the SPD will have financial implications. The new housing allocations will bring financial benefits such as New Homes Bonus however viability issues in the town centre and the need to significantly improve infrastructure and quality design will have a cost which will need to be financed and managed. Nonetheless if successful the strategy will attract investment, more spending, economic growth, jobs and a better demographic mix to the benefit of the town.

Implications for Future Years:


Regeneration of the town centre will take place over several years. The impacts will be monitored and detailed guidance amended as necessary.

Signed 

Assistant
Director of Development and Environment

Dated *24/10/16*


In consultation with

Signed 

The Leader of the Council

Dated *11/11/16*

The Executive Member for Strategic Planning, Highways, Economic Development and Housing

***Signed 

Dated *14/11/16*