

# Tewkesbury Garden Town Progress Report 2021

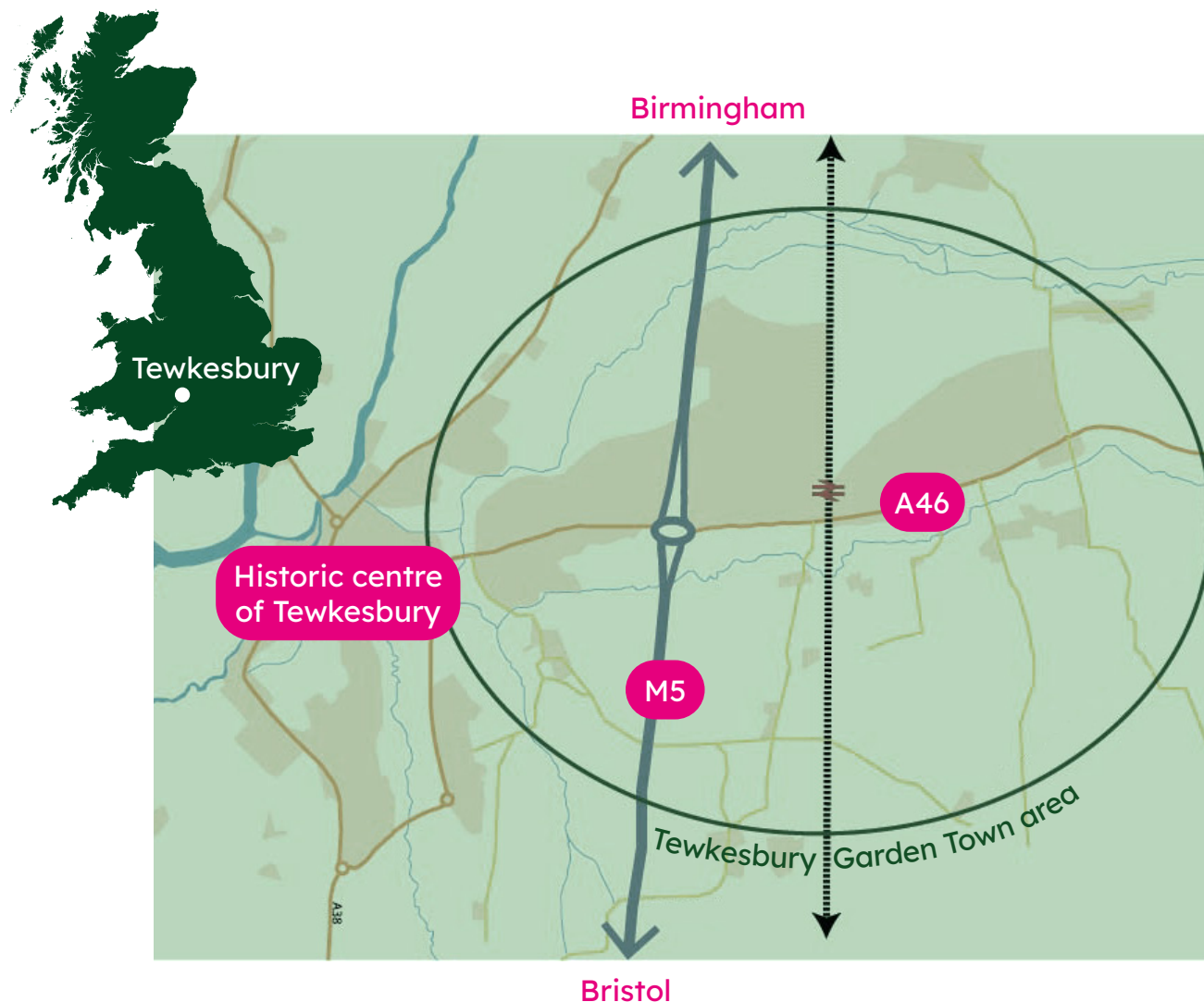
Delivering Tomorrow's Tewkesbury





“With immense historical significance, fabulous countryside, modern businesses, a town at the confluence of two major rivers, a central UK location and the potential to offer so much more, Tewkesbury is a place standing on the edge of a glittering future.”

## The Tewkesbury Story



### An exciting new future for Tewkesbury is being created with Tewkesbury Garden Town.

Located in Gloucestershire, one of the fastest growing areas in the Country, Tewkesbury Borough Council has ambitious plans to build on its extraordinary heritage and excellent location, to develop a transformational new community. Tewkesbury Garden Town will provide 10,195 homes and over 100ha of employment land, bringing thousands of new jobs and sustainable live-work opportunities.

The development will include new schools, health and community facilities and a creative mix of housing design, as well as integrated walk-cycle greenways and better links to the rail station.

This report covers the progress made from the inception of this exciting new initiative, in 2019, through to March 2021.



“We want to build communities holistically and comprehensively, in a way that is inclusive, delivering high-quality housing and offering strong links to essential community facilities like doctors’ surgeries, schools and sustainable transport options. We look forward to working together with our residents, parish and town councils and business representatives to bring forward this exciting programme and create a quality legacy for the future.”

— Councillor Rob Bird, Leader,  
Tewkesbury Borough Council

# Visioning

Tewkesbury Garden Town will deliver a transformational growth strategy for Tewkesbury. The historic town and future Garden Community, will together become the dynamic hub that supports the wider heartland, driving prosperity for future generations.

## What is a Garden Town anyway?

The Garden City Movement was founded by Ebenezer Howard in the late 19th Century. Garden Cities were new settlements designed to bring together the best of town and country, to create a self-sustaining community.

Community is at the heart of the Garden City movement, with the principles of collective land ownership, land value capture and stewardship.

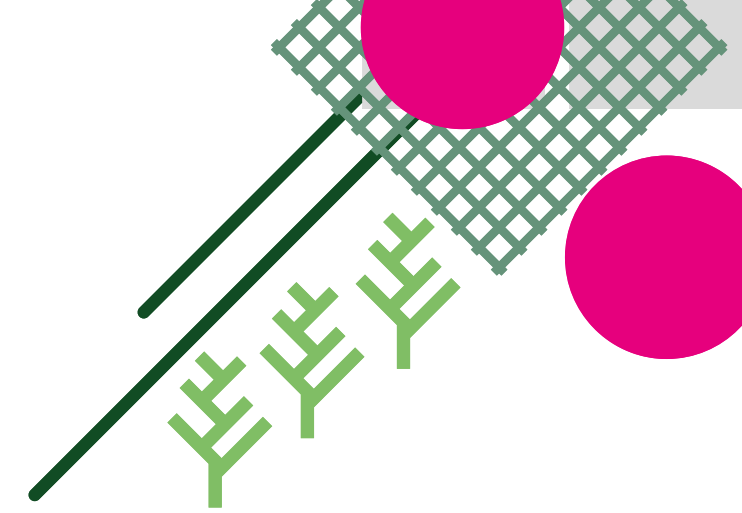
These original principles have been re-imagined and adapted to address current issues such as sustainability and climate change and today we have the national Garden Communities Programme led by the Ministry of Housing, Communities and Local Government, of which Tewkesbury borough is fortunate to be a part of.



Illustrative purposes only



# Why is the Tewkesbury Garden Town so important to the future of Tewkesbury?



Towns are forever evolving. Demand for housing is increasing, with more single person households and people living longer. Development is inevitable but it can't afford to be piecemeal.

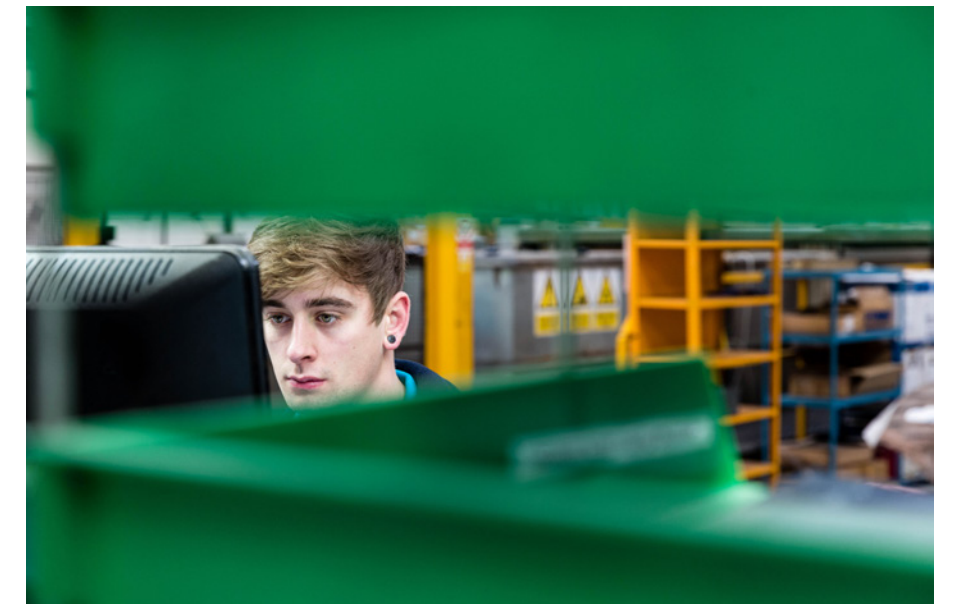
The impact on roads, schools and other services, if not thought through properly, can cause significant issues. It is important that we don't leave this evolution of Tewkesbury to chance. We want to manage it in a way that ensures the best quality of life for our communities.

Through the Tewkesbury Garden Town, there is the opportunity to manage and influence future development, to create a place that has the best quality, sustainable housing and infrastructure, working with the people of the area, to benefit everyone, both now and for the future.

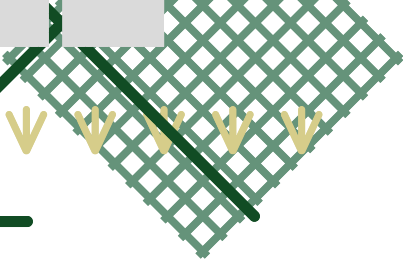
Not only is this about housing, it is really important to have the land available to support new and improved job opportunities too. Keeping people in the area for work is important to build a sense of community and to support the growth of local businesses. Tewkesbury does not want to simply become a dormitory to support people commuting to Cheltenham or Gloucester. It needs to thrive as a self-contained town offering a mix of housing, local employment, recreation and neighbourhood facilities in order to nurture and maintain its own culture, vitality and sense of community.



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# Business Function Junction

“With its historic connections and superb countryside, Tewkesbury is a place where business functions successfully at the junction of major UK markets.”

## The Tewkesbury Story

With its location next to the M5, linking directly to Bristol and Birmingham, access to major markets could not be easier. Engineering skills businesses such as Porsche, modern cyber-based businesses such as TRL Technology and AMAG Technology, and the new world leading Golden Valley cyber campus on the edge of the Borough near Cheltenham, are attracting a myriad of skilled workers into the area, making it a high value employment location.

The area’s proximity to the aerospace industry of Bristol and Gloucester has seen the Ashchurch area in Tewkesbury develop and prosper, as an emerging centre of excellence in engineering, showcasing advanced manufacturing success embodied in companies such as Moog. The employment strategy for the wider Garden Town will seek to build upon this valuable foundation.

“Tewkesbury is a pivotal player in the growth of the local and regional economy and the Garden Town presents a timely opportunity to respond to such economic growth potential more proactively. It will strengthen the great business asset base in the area, attracting more investment and high value employment.”

Katie Power, Growth and Enterprise Manager, Tewkesbury Borough Council



## NEWS: MOOG SMART FACTORY INVESTMENT

A £40m future proofed aerospace manufacturing and design facility for global market leading, high-tech manufacturer MOOG, set to open in 2023, will serve as an important cornerstone for the planned Garden Town, with a 35-year lease on a brand new 184,000 sq ft facility. Projected increase in quality new jobs and planned production output anticipated to double within 10 years.

# Programme achievements and future plans

## 1 Garden Town Status Awarded

Following a successful bid by Tewkesbury Borough Council, in March 2019 Tewkesbury was awarded Garden Town status by the Ministry of Housing, Communities and Local Government.

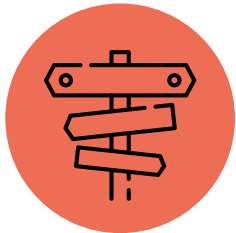
Being part of a small national family of designated areas, Garden Town status brings Tewkesbury many benefits, including access to government funding, knowledge and expertise, infrastructure delivery support and best practice.



## 2 Nine Development Principles Agreed

As part of the Masterplanning process, nine founding Development Principles have been created, drawing on experience from the long-established global Garden City Movement and UK Garden Communities Model of Development, the adopted Joint Core Strategy for Cheltenham, Gloucester and Tewkesbury (JCS) and stakeholder engagement events held throughout 2019.

These principles will act as an important blueprint for all decision making as the Tewkesbury Garden Town evolves.



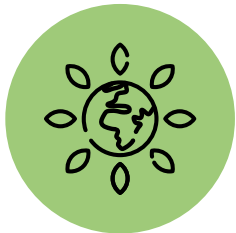
A strong identity and character of place



Respect existing communities



Interconnected blue infrastructure celebrating water



A carbon neutral community and building sustainably for climate resilience



Fantastic green spaces for people and wildlife



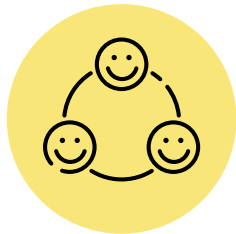
Enabling sustainable modes of travel



Integrated live/work/play communities



Mixed-tenure homes, housing types and densities for diverse communities



A social model for sustainability



### 3 Concept Masterplan

Early thinking in terms of the vision for the development of the Ashchurch area was first consulted on through the JCS and also creatively articulated in *The Tewkesbury Story* in 2018. This exciting initiative not only underlines the aspirations of the Garden Town, it also outlines a dynamic long-term future for the whole of Tewkesbury and its people.

To support the vision, an innovative Concept Masterplan has been drawn up in collaboration with many stakeholders and specialists. As part of a suite of emerging planning documents, this provides a guiding framework for Tewkesbury Garden Town, and the key elements to be designed and delivered over the next 30 years.

### 4 Centrally Funded Resources in Place

Thanks to initial funding in 2019/20 from Homes England, and the commitment of Tewkesbury Borough Council, a small, dedicated team have been recruited consisting of a Programme Director, Manager, Coordinator and part time Urban Designer along with support from consultants and specialist advisors.

Further capacity funding has also been awarded by Homes England in 2021 to continue the important work with the Masterplanning and land assembly strategy. This funding will also support critical work around building the business case for the proposed A46 off line solution, and associated highway network modelling and impact assessments.



### 5 Engaging With Our Community

Listening and engaging with local communities and stakeholders will be fundamental to the success of the Tewkesbury Garden Town initiative.

To ensure the process for engagement works well, a formal governance structure has been approved which will take shape and become fully operational over the coming months. Along with investment in additional communications resource, this will complement and strengthen existing arrangements, which include a Member Reference Panel based within Tewkesbury Borough Council, and focused community-based sub groups, created to encourage and support regular dialogue with the most immediate parishes of Ashchurch Rural and Northway.

## 6 Planning Infrastructure is Vital

A full analysis of all infrastructure requirements is needed to support delivery of the Garden Town, including roads, cycle routes, pathways and flood management features, for example.

In addition, there will also be a review of current developer contribution mechanisms, such as the Community Infrastructure Levy and Section 106, to help secure and direct appropriate investment at each phase of development, making the overall programme more viable and sustainable.



### NEWS: PLANNING SECURED FOR KEY INFRASTRUCTURE: ASHCHURCH NORTHWAY BRIDGE

In 2018, Tewkesbury Borough Council was delighted to be awarded £8.1m of grant funding by the Ministry of Housing, Communities and Local Government, to deliver a new road bridge over the railway line in Ashchurch. This bridge is an important element in the first phase of the Garden Town, as it will help unlock key parcels of land for development.

With planning now secured, over the next 12 months a detailed design will be finalised, as well as procurement of a contractor, to enable construction to begin in summer 2022. Once in place, the bridge will enable a new east-west link road, cycle path and walkway to be provided in the northern Ashchurch area, whilst also opening up access to new housing development land.

### NEWS: NEW A46 ALIGNMENT

It is widely acknowledged that development in the Ashchurch area of Tewkesbury will be constrained by capacity limitations on the local highways network, including the A46. Consequently, the team are working closely with colleagues at Gloucestershire County Council who are leading on a major initiative to potentially re-route the A46, onto a new alignment, which could help facilitate a wider area of development and the aspirations of the Garden Town.

Detailed options analysis is underway, which will inform a public consultation exercise later in 2021.



## 7 Strategy to Assemble the Land

A Land Assembly Strategy in support of Phase 1 delivery of the Garden Town is being finalised. Local landowners and potential master developers are in talks with the Garden Town team to ensure development is brought forward in line with the Masterplan and the Development Principles.

As part of this, more detailed analysis will become necessary to understand the feasibility and deliverability of this strategy, in terms of the scale of the development and the associated infrastructure requirements.

### NEWS: MULTI-MILLION INVESTMENT IN MOD BASE

The Ministry of Defence (MOD) have committed to the DE&S Ashchurch base until at least 2040, with confirmed intentions to retain and expand their operation, securing a significant number of jobs and the retention of a long-standing key employer for the area. Land on the eastern edge of the base is still likely to be released for development, and is being incorporated in the Masterplan for the Garden Town.

### NEWS: NEW HOMES COMING SHORTLY

Work is underway to build 850 homes, a new primary school and up to 2,000sqm of retail space on land at Fiddington. The Garden Town team are working closely with the developer to encourage adoption of the Garden Town Development Principles.







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## 8 Creating a Framework Masterplan

Beyond the Concept Masterplan is the more detailed Framework Masterplan. Over the next few years, this work will focus on determining land uses, the appropriate mix, density, design and layout of development, infrastructure provision and important environmental and future sustainability features.

As part of this process, advice and good practice will be sought from the wider national Garden Communities family, whilst the team begin to work even more closely with local residents and stakeholders.

## 9 An Effective Planning Policy Framework

With the evidence provided through the emerging Framework Masterplan, the team will be working closely with planning policy colleagues to contribute to the review process for the JCS, due to commence later this year.

This essential part of the planning process will ensure the Garden Town Development Principles are adhered to, ultimately securing its status as a suitable sustainable development proposition, within the recognised local development plan for the area.

## 10 Establishing the Right Delivery Vehicle

Additional funding received will enable the team to explore options of identifying a suitable long-term delivery vehicle, which could provide the organisational structure, governance and capacity to achieve the full aspirations for the Garden Town.

Working with specialists to understand what is needed, it is likely that a dedicated organisation will be set up over the next two years, to manage the unique needs of the development, with Tewkesbury Borough Council itself a key partner.

## 11 Partnership in the Golden Valley Development

The Tewkesbury Garden Town team are working closely with colleagues on the Golden Valley Development which is also part of the national Garden Communities Programme.

Located beside GCHQ in West Cheltenham (part of which sits within the Borough of Tewkesbury), the development programme will see up to 200-hectares of land transformed into a world-class, multi-purpose development, including the development of up to 3,700 new homes.

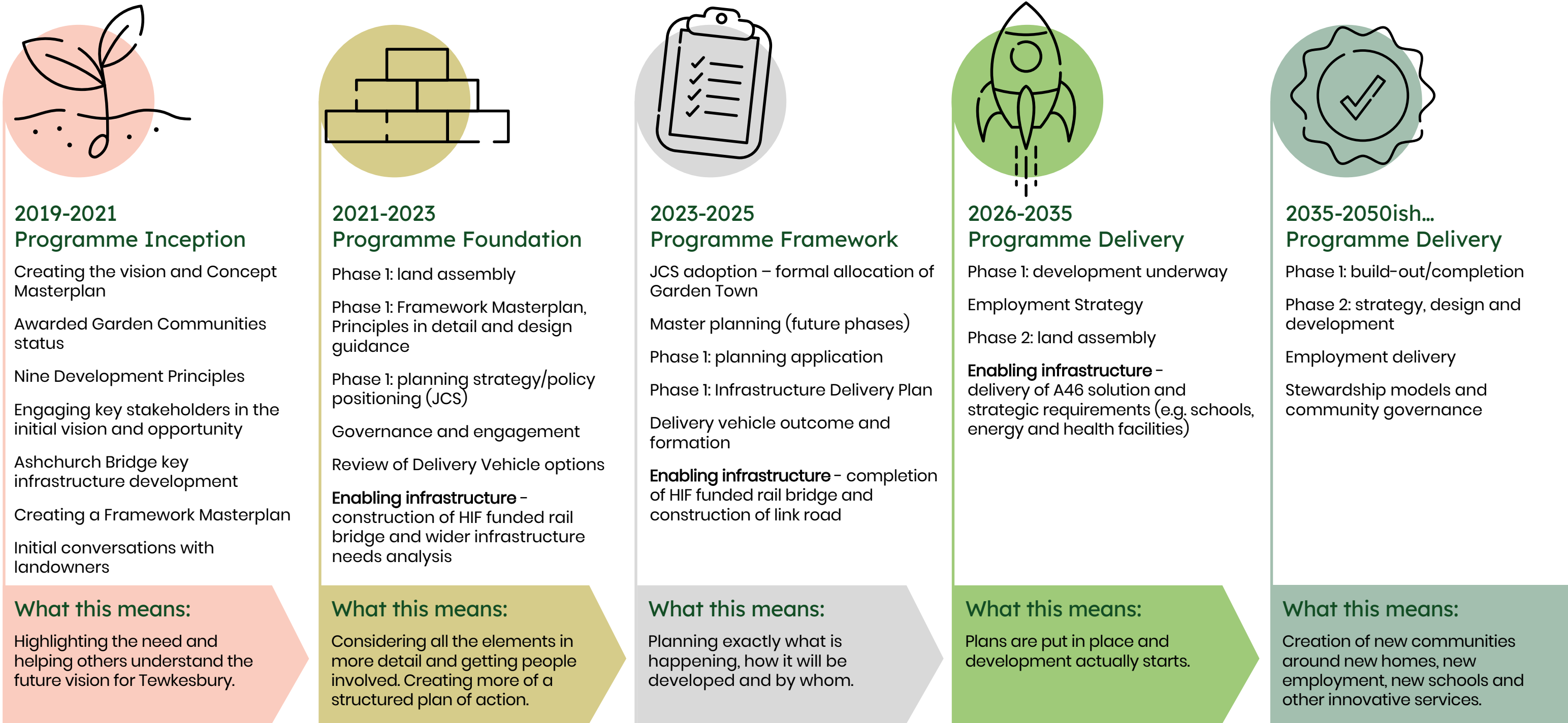
At its core will be a Cyber Innovation Centre and the UK's first cyber-tech campus, bringing together business, events space, academia and leisure.

THE  
GOLDEN VALLEY  
DEVELOPMENT



# Programme Lifecycle Timeline

## Tewkesbury Garden Town – 30 years in the making







“We are delighted to have been awarded Garden Communities status and all that it brings, for not one, but two areas in the Borough.

“As one of the fastest growing areas outside London, Tewkesbury is the ‘powerhouse’ for Gloucestershire’s future growth strategy. Our economic growth is vitally important, as prosperity helps shape places and carbon lean communities. Our employment land delivery and projected housing growth is significantly greater than many others in the country, so the pressure is on.

“We acknowledge that the journey will be challenging, but the proven Garden Community model and approach gives us the chance to get ahead of the speculative curve, support our ambition for success, whilst also preserving the natural beauty and precious heritage assets we have today.”

Mike Dawson, Chief Executive, Tewkesbury Borough Council



For more information:

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