

# Newbury Town Centre Masterplan

<b>Committee considering report:</b>	Executive
<b>Date of Committee:</b>	10 February 2022
<b>Portfolio Member:</b>	Councillor Ross Mackinnon
<b>Date Portfolio Member agreed report:</b>	20 January 2022
<b>Report Author:</b>	Katharine Makant
<b>Forward Plan Ref:</b>	EX4166

## 1 Purpose of the Report

This report summarises the Newbury Town Centre Masterplan and Vision commissioned by the Council in 2020 and developed by a consultant team led by Hemingway in collaboration with residents, businesses and stakeholders. It goes on to outline the next steps and potential risks associated with the delivery of the Masterplan by the Council in partnership with key stakeholders and seeks endorsement for taking the Masterplan forward.

## 2 Recommendation

The recommendation is that:

(a) the Newbury Town Centre Masterplan and Vision be endorsed by Executive as a strategy to reposition the town centre's offer to ensure it continues to meet the needs of residents, businesses, workers and visitors; and

(b) that the delivery of the Masterplan is taken forward in partnership with key stakeholders as opportunities arise.

Implication	Commentary
<b>Financial:</b>	The Council has already invested over £110,000 in commissioning the Masterplan and a Conservation Area Appraisal for Newbury and a further £150,000 is earmarked in revenue reserves for similar studies for Thatcham and Hungerford. The Newbury Masterplan Delivery Strategy identifies external and internal potential funding sources including the private sector, Community Infrastructure Levy and S106.

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	<p>A capital bid of £100,000 for the 22/23 financial year to deliver public realm works proposed as 'quick wins' in the Newbury Masterplan has been submitted as part of the budget setting process, and it is envisaged that this will be used to match fund future external funding bids such as to the Government's Levelling Up Fund.</p>			
<b>Human Resource:</b>	<p>Subject to funding being secured for a new post of Principal Place-shaping Officer to support town centre regeneration, the delivery of the Newbury Masterplan will be programme managed within the Economy Team. Project management resources for individual projects will form part of the project business plan and funding application.</p>			
<b>Legal:</b>	<p>A number of the projects outlined in the Masterplan will be subject to statutory public consultation through the appropriate legal process e.g. planning applications and traffic regulation orders.</p>			
<b>Risk Management:</b>	<p>The risks and their management are set out in the report.</p>			
<b>Property:</b>	<p>Not all of the development projects proposed by the Masterplan are on land owned or controlled by the Council. Delivery will be subject to the agreement of and in partnership with key stakeholders.</p>			
<b>Policy:</b>	<p>The Masterplan aligns with the regeneration of Newbury Town Centre which features in the Council Strategy 2019-2023, the adopted Core Strategy 2012 (Area Delivery Plan Policy 2) and the 2020 Economic Development Strategy and 2021 Refresh.</p>			
	<b>Positive</b>	<b>Neutral</b>	<b>Negative</b>	<b>Commentary</b>
<b>Equalities Impact:</b>				

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<b>A</b> Are there any aspects of the proposed decision, including how it is delivered or accessed, that could impact on inequality?	X			The Masterplan proposals aim to make the town centre more accessible and welcoming for everyone, which will have a positive impact on inequality.
<b>B</b> Will the proposed decision have an impact upon the lives of people with protected characteristics, including employees and service users?	X			The Masterplan proposals aim to make the town centre more sociable, more accessible and welcoming, which will have a positive impact on the lives of all residents, visitors and employees, including those with protected characteristics.
<b>Environmental Impact:</b>	X			The Masterplan aims to make the town centre 'greener' with additional planting and open space, and promotes alternative modes of transport by making it more 'walkable' with improved permeability for pedestrians and better connectivity between bus and train stations.
<b>Health Impact:</b>	X			The Masterplan proposals will have a positive impact on community health and well-being through improvements public realm and additional planting.
<b>ICT Impact:</b>		X		Not applicable
<b>Digital Services Impact:</b>		X		Not applicable
<b>Council Strategy Priorities:</b>	X			The regeneration of town centres is a key priority for the Council.
<b>Core Business:</b>		X		Not applicable
<b>Data Impact:</b>		X		Not applicable

<b>Consultation and Engagement:</b>	<p>Over 4,000 responses received to 1<sup>st</sup> online public survey in Dec 20/Jan 21 and over 1,000 responses to 2<sup>nd</sup> online public survey in July 2021. In addition, consultant team engaged with landowners, community groups, local businesses, Newbury Town Council and Newbury BID. Within the Council, consultants reported to Working Group that included the Leader, Portfolio Holder, Executive Director (Place) and officers from Economic Development, Planning and Highways. Legal, Finance, Environment and the Equality Officer have been consulted in the writing of this report.</p> <p>A Question and Answer session with the consultants was held for all members of West Berkshire Council on 27 January 2022.</p>
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### 3 Executive Summary

- 3.1 This report seeks Executive’s endorsement of the Newbury Town Centre Masterplan and Vision as a strategy to reposition the town centre's offer to ensure it continues to meet the needs of residents, businesses, workers and visitors.
- 3.2 If endorsed by the Executive, the Masterplan will be taken forward for engagement with key stakeholders including Newbury Town Council. The proposed projects will be worked up in more detail, including further feasibility work and appropriate levels of public consultation around ideas to make the town centre more ‘walkable’ and ‘sociable’. The working up will also include the identification of additional funding sources for public and private sector investment.
- 3.3 This Masterplan is one of a number of place-shaping initiatives being developed by the Council across the district in line with the Council Strategy and to support the Local Plan Review. £150,000 has been set aside in revenue reserves for economic development focussed town centre studies for Thatcham and Hungerford, in addition to the visioning work for Thatcham and Newbury being carried out to support the Local Plan Review. These combined will become part of a wider Place Infrastructure Programme being developed to allow the Council to consider its priorities for infrastructure funding and delivery across the District as a whole.

### 4 Background

- 4.1 The Hemingway team was commissioned by the Council in 2020, following an extensive procurement exercise, to engage with residents and stakeholders on the development of firstly a Vision and then a Masterplan for Newbury Town Centre. The governance of the project was undertaken by Economic Development Board. Newbury Town Council was engaged via its dedicated Town Centre Working Group.
- 4.2 Over 4,000 responses were received to the initial online public survey held in Dec 20/Jan 21 and the consultant team engaged with landowners, community groups and local businesses as well as Newbury Town Council to get their input as the project progressed. The Vision for the Town Centre was widely shared and formed the basis

for another online public survey in July, in which the Vision was endorsed by over 90% of around 1,000 respondents. The survey responses are summarised on pages 70 to 77 of the document.

- 4.3 The consultant team continued to engage with Newbury Town Council and other stakeholders until early autumn. The full Masterplan document was submitted in draft form to West Berkshire Council by the consultant team in November 2021. The final draft document is attached as Appendix 2.

## 5 Summary of Masterplan Proposals

- 5.1 The key features of the Vision and Masterplan Strategy may be summarised as follows:

- Newbury has a lot to celebrate but there is room for improvement;
- The town centre is 'The Crossroads', with Bridge St and the canal at its heart;
- The town centre needs to be 'broader' to encompass leisure, community and cultural experiences to attract visitors and make them stay longer;
- It needs to be more 'walkable', with better integration of the lanes and the canal, reduced car access and a new pedestrian bridge;
- Key arrival points need to be made more 'welcoming', with improved routes for pedestrians and cyclists and better links between rail and bus stations;
- It needs to be 'greener', more 'cultural' and more 'sociable', with flexible event space at the Wharf, pocket parks, Victoria Park and more spill-out space for cafes;
- Uses need to be more 'independent', 'entrepreneurial' and 'balanced', with family housing, flexible office space, and more small independent businesses.

- 5.2 The Public Realm and Movement Strategy focusses on a 'pedestrianised core' which reduces vehicular access and restricts traffic to one-way to release space for other uses. This recognises that further engagement with businesses, residents and market traders is needed to address any concerns and proposes a trial period to assess implications. The Strategy also proposes the removal and relocation of car parking from the Wharf area to create new social and event spaces that make more of the waterfront – this was very popular with survey respondents.

- 5.3 The Spatial Masterplan sets out a range of proposals for public realm, infrastructure and development across the key areas of The Wharf; the Canal; Victoria Park & Parkway; Northbrook St, Bartholomew St and Market Place; the Lanes & Yards; and Broadway, Cheap St and Bartholomew St (south).

- 5.4 The Brand, Meanwhile and Events Strategy recognises the good work already being done to encourage visitors to the town centre and proposes the expansion of these events programmes into the areas that are 'unlocked' by the masterplan proposals, such as the Wharf and Victoria Park. Activities that draw in young people are seen as very important, as are 'meanwhile uses' to encourage creative and cultural activity in disused and underutilised space such as Cromwell Place and the former Debenhams store.

- 5.5 The Delivery Strategy proposes to deliver the Masterplan in partnership with key stakeholders including Newbury Town Council and Newbury BID over the short, medium and longer terms, and it identifies some 'quick wins' and funding streams which merit further investigation, including CIL and S106, the Levelling Up Fund and the Arts Council. It also identifies policy interventions to support the Masterplan, particularly in

planning and transport policy, and references the need for the proposals to be endorsed by the Council and key stakeholders.

## 6 Commentary

- 6.1 The Newbury Masterplan and Vision contain design-led proposals and have already generated a sense of excitement in the town. Over 4,000 people responded to the first online public surveys and the feedback was in the main very positive. The Masterplan is aligned with the Council's strategic vision and town centre regeneration features in both the Economic Development Strategy and the Recovery Strategy. It has been developed in collaboration with a number of key stakeholders, including Newbury Town Council and Newbury BID. However, delivering the Masterplan in partnership with key stakeholders to meet high public expectations is likely to prove challenging for several reasons. The risks and proposed mitigation are set out below.
- 6.2 The delivery of the 'Branding, Meanwhile and Events Strategy' is heavily dependent on the Newbury BID, which is due to go to ballot for a third term with the result announced on 25 February 2022. If local businesses vote against the BID, it will cease to exist in June 2022 and other ways of delivering events, Shop Front Improvements and support to town centre businesses will need to be found. The Council's Economy Manager is on the BID Board of Directors.

**Risk – the ability to deliver part of the Masterplan is removed or reduced if the BID fails to secure a 3<sup>rd</sup> term.**

**Mitigation – publically support the BID and consider a Plan B around town centre management if the ballot is lost.**

- 6.3 The indicative cost of delivering the public realm proposals identified in the Delivery Strategy as being led by West Berkshire Council has been roughly estimated by officers at around £4m, plus another £3m - £4m for a new pedestrian bridge over the canal. A breakdown of the indicative costs is set out in the table below. It should be noted that these costs are a rough estimate and subject to change should the proposals be worked up in detail and the appropriate statutory consultations carried out.

## Newbury Town Centre Masterplan

Masterplan Timescale Q/S/M/L	Action	Scope	Estimated Cost
Not in MP as a project	Bartholomew Street and Wharf Road Improvements	Removal of bus stop in Bart St and additional tree planting in Wharf Rd.	£150,000
Q	Create Parklets along Northbrook & Bartholomew Street	Appoint landscape architect / designer to create outdoor spaces for F&B outlets adding greenery & increasing seating capacity.	£165,000
Q	Wayfinding	Additional wayfinding and signing for 'The Lanes'.	£66,000
Q	Partial or full closure of The Wharf car park and the temporary installation of large scale planters and street furniture ahead of a fully designed remodelling of The Wharf	Appoint designer to produce layout of space to be used as flexible event and social spaces. Review car parking policy and potential relocation of taxi rank.	£561,000
S	Local Neighbourhood improvements – Broadway/London Road, Cheap Street and Bartholomew Street (south)	Set out a programme of public realm improvements e.g. planting, removal of unnecessary street furniture, to promote the independent identity and character.	£80,000
S	Enhancement of green space alongside the canal at The Wharf	Agree and produce programme of works with Canal & River Trust to vegetation to create visual connection with the outdoor space and activity proposed with the Waterside Centre.	£120,000
Appears in MP as several projects	Public Realm Improvements including enhanced surfacing, streetscape improvements and potential localised raising of the carriageway in London Road, Oxford Street, Bart St South, Bear Lane and Market Street. Extension of paving and 'pedestrian priority' character across the junction with Market Street and Bartholomew Street.	Scope out works to carry out paving and improvement works, requiring hard and soft landscaping..	£1,500,000
M	Enhancing routes through Victoria Park & improving links across Park Way to Northbrook Street & across the canal to The Wharf & Market Place.	Appoint engineer and landscape architect to produce plan of enhanced routes and planting design.	£250,000
M	Greater pedestrianisation of Northbrook St, Wharf Street, Bridge Street, Mansion House Street, Bartholomew Street (north) and Market Place, achieved by prohibiting through traffic at all times and introducing one-way working for the remaining essential vehicles on Northbrook Street and Bridge Street.	Tying in with WBC's wider initiatives to promote alternative modes of transport, undertake and review post COVID traffic modelling, assessment of impact of alternative travel initiatives, use of technology to enable cost effective management and full public consultation.	£200k to £400k dependent on traffic control and physical measures required following feasibility and consultation.
M	Improvements to Victoria Park, including: Eastern zone of the park - more of an 'activity' zone connected by cycle routes; Central zone – different arrangements to the bandstand; North zone – keep open space. More trees and garden type area to the far north of the park; Enhanced fitness / play areas Parkway – car park could have a green wall.	Appoint landscape architect to map out spaces and design green wall.	£400,000
M	More prominence to existing pub gardens and eating areas to the rear of pubs and restaurants fronting Market Place.	Carry out parking review to determine if a reduction in parking could enable a new series of lanes to be created. However, this proposal may be constrained by the different land ownerships to the rear of these pubs and restaurants.	£300,000
M	Improvements to railway (Blackboys Bridge in Bart St South) bridge.	Engage with Network Rail to determine if an improvement to design and materials would be acceptable.	£200,000
L	Improved canal crossing of the Kennet & Avon Canal	Appoint consultant to determine best place for pedestrian crossing and then appoint designer and engineer to create a crossing that will become a piece of public art and a visitor attraction. Locations to be considered: new crossing connecting The Wharf to the Waterside Centre and improved pedestrian option at the 'American Bridge'.	£3,000,000 to £5,000,000 depended on design.
L	Arrival from Bear Lane	WBC to agree how they would like to see the Telephone Exchange and the retail park redeveloped along with a reconfiguration of the A339 roundabout. Carry out scoping exercise & engage with business owners.	£800,000 including removal/filling of subways.

- 6.4 With the exception of a capital funding bid of £100,000 for 'quick wins' in 22/23, there is currently no provision in the Council's budget to deliver these proposals.

**Risk – lack of funding or staffing resource means the Masterplan proposals can't be delivered.**

**Mitigation – seek funding from CIL and S106 and from external funding sources.**

- 6.5 The Masterplan Delivery Strategy sets out a number of 'quick wins' designed to maintain momentum, act as 'tests' for some proposals and create the visibility necessary to attract central government and private sector investment. A capital bid for £100,000 to fund some of the quick wins has been put forward as part of the Council's budget setting process. Potential external funding sources have been identified, including the Government's Levelling Up Fund and the new UK Shared Prosperity Fund – a White Paper on these is expected to be published in early February. Interim resource to support the prioritisation and working up of a 'pipeline' of business plans and funding bids for some of the Masterplan projects has been secured for the final quarter of 21/22. Project management support will be required in the event that these project bids are successful.
- 6.6 Discussions with Planning Policy have taken place around the use of CIL and S106 and steps are being taken to maximise the potential use of these funding streams, by ensuring that town centre regeneration is included in the Infrastructure Delivery Plan and the relevant draft Local Plan Policies as they move towards public examination. However, it should be noted that the majority of the Council's CIL and S106 funding is currently prioritised for Education and Highways projects.
- 6.7 The Masterplan makes reference to addressing environmental sustainability and includes proposals to mitigate climate change, including promoting alternative modes of travel and the introduction of more urban trees and planting, which have a cooling effect, improve air quality and create calming settings that are good for mental health. However, this could perhaps be made more explicit, with more detail around how the proposals contribute to our Net Zero Carbon agenda and how they support the vision of the Environment Strategy. That vision aims to mitigate against carbon emissions; restore natural capital; protect the environment for future generations; work in partnership with residents, businesses and communities to deliver positive change; and shape other key strategic aims through integration. The Environment Strategy sets a number of strategic objectives, including a primary target of achieving carbon neutrality in the district by 2030 to support the mitigation of climate change. Other strategic objectives include responsible economic growth, healthy communities, resilience to climate change and working with the districts communities and partners.
- 6.8 The Masterplan needs to be delivered with key environmental themes in mind, including sustainable transport; improving building efficiency for new and existing stock; the sustainable and renewable use of energy; protecting and enhancing the natural environment; and waste and resource efficiency.

**Risk – opportunities are missed to embed the Council's sustainability principles and ambitions into the delivery of the Masterplan.**

**Mitigation – work closely with the Environmental Delivery team to ensure that the delivery of the Masterplan supports the implementation of the Environment Strategy vision and objectives.**

- 6.9 The Masterplan includes proposals which are likely to be of concern to some sections of the local community. An example of this is the proposal to make the town centre more ‘walkable’ by removing general traffic from the town centre and making Bridge St and Northbrook St one way. Another is the suggestion that the taxi rank could be relocated away from the Wharf in order to create a more ‘sociable’ town centre. The Masterplan recognises that both these proposals would be subject to further feasibility work and appropriate levels of public consultation to understand the implications.
- 6.10 The Masterplan is ambitious and cannot be delivered overnight. For this reason, the Delivery Strategy proposes a phased approach, based on priorities and the likely availability of funding. As time goes on, this will need to be kept under review – some medium to long term projects may be brought forward and others may be paused as opportunities rise and fall away. Communication with residents and interested parties will be key.

**Risk – the delivery of the Masterplan fails to win public support and/or meet public expectations.**

**Mitigation – develop a communications plan to ensure that information is shared in a timely and effective way and appropriate consultation is carried out.**

## 7 Other options considered

- 7.1 The original project brief approved in July 2020 envisaged that the Masterplan would form the basis of a draft Supplementary Planning Document which would then proceed to statutory public consultation and adoption. However, the planned submission of the Local Plan Review in 2022 means that this cannot take place until after the new Local Plan is adopted.
- 7.2 The Newbury Town Centre Masterplan and Vision could be rejected by the Council, in which case it would not be taken forward. However, this is likely to result in lost opportunities to secure external funding and public or private sector investment for the town centre, to the detriment of local residents, businesses and visitors.

## 8 Conclusion

- 8.1 The Newbury Town Centre Masterplan and Vision provides a strategic framework to reposition the town centre's offer over the short, medium and longer term, to ensure it continues to meet the needs of residents, businesses, workers and visitors. Its development has been carried out in collaboration with key stakeholders and it has created a great deal of public interest in the town.
- 8.2 It is clear that the Council cannot deliver the Newbury Town Centre Masterplan and Vision in isolation. Engagement with other key stakeholders including Newbury Town Council and the local business community in the form of Newbury BID (should a third term be secured) will be needed to take it forward in partnership. There is significant

work to be done to work up the Masterplan proposals to the level of detail required to seek external funding from the public and private sectors.

8.3 However, the delivery challenges that have been identified in this report should not detract from the overall ambition of the Masterplan to create a sustainable, thriving and prosperous future for Newbury Town Centre. Therefore the recommendation is that Executive endorse the Masterplan as a strategy to reposition the town centre’s offer, in order to progress its delivery in partnership with key stakeholders as opportunities arise.

## 9 Appendices

9.1 Appendix A – Equalities Impact Assessment

9.2 Appendix B – Newbury Town Centre Masterplan

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### Subject to Call-In:

Yes:  No:

- The item is due to be referred to Council for final approval
- Delays in implementation could have serious financial implications for the Council
- Delays in implementation could compromise the Council’s position
- Considered or reviewed by Overview and Scrutiny Management Committee or associated Task Groups within preceding six months
- Item is Urgent Key Decision
- Report is to note only

**Wards affected:** Newbury Central, Newbury Clay Hill, Newbury Greenham, Newbury Speen, Newbury Wash Common

### Officer details:

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### Document Control

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Version:	V4	Date Modified:	
Author:	Katharine Makant		
Owning Service	Development & Regulation		

### Change History

Version	Date	Description	Change ID
1	17/12/21	Original	
3	23/12/21	Amended by Eric Owens	
4	11/01/22	Amended by Katharine Makant	

## Appendix A

### Equality Impact Assessment (EqIA) - Stage One

We need to ensure that our strategies, policies, functions and services, current and proposed have given due regard to equality and diversity as set out in the Public Sector Equality Duty (Section 149 of the Equality Act), which states:

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
  - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;*
  - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; This includes the need to:
    - (i) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;*
    - (ii) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;**
  - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it, with due regard, in particular, to the need to be aware that compliance with the duties in this section may involve treating some persons more favourably than others.**
- (2) The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.*
- (3) Compliance with the duties in this section may involve treating some persons more favourably than others.*

The following list of questions may help to establish whether the decision is relevant to equality:

- Does the decision affect service users, employees or the wider community?
- (The relevance of a decision to equality depends not just on the number of those affected but on the significance of the impact on them)
- Is it likely to affect people with particular protected characteristics differently?
- Is it a major policy, or a major change to an existing policy, significantly affecting how functions are delivered?
- Will the decision have a significant impact on how other organisations operate in terms of equality?
- Does the decision relate to functions that engagement has identified as being important to people with particular protected characteristics?
- Does the decision relate to an area with known inequalities?
- Does the decision relate to any equality objectives that have been set by the council?

Please complete the following questions to determine whether a full Stage Two, Equality Impact Assessment is required.

<b>What is the proposed decision that you are asking the Executive to make:</b>	That the Newbury Town Centre Masterplan and Vision be endorsed by the Council as a strategy to reposition the town centre's offer to ensure it continues to meet the needs of residents, businesses, workers and visitors.
<b>Summary of relevant legislation:</b>	N/A
<b>Does the proposed decision conflict with any of the Council's priorities for improvement?</b> <ul style="list-style-type: none"> <li>• Ensure our vulnerable children and adults achieve better outcomes</li> <li>• Support everyone to reach their full potential</li> <li>• Support businesses to start develop and thrive in West Berkshire</li> <li>• Develop local infrastructure including housing to support and grow the local economy Maintain a green district</li> <li>• Ensure sustainable services through innovation and partnerships</li> </ul>	<b>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></b> <b>If yes, please indicate which priority and provide an explanation</b>
<b>Name of Budget Holder:</b>	<b>Katharine Makant</b>
<b>Name of Service/Directorate:</b>	<b>Development &amp; Regulation</b>
<b>Name of assessor:</b>	Katharine Makant
<b>Date of assessment:</b>	11/01/22
<b>Version and release date (if applicable):</b>	

Is this a .... ?		Is this policy, strategy, function or service ... ?	
<b>Policy</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>New or proposed</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Strategy</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Already exists and is being reviewed</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Function</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Is changing</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Service</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

<b>(1) What are the main aims, objectives and intended outcomes of the proposed decision and who is likely to benefit from it?</b>	
<b>Aims:</b>	To endorse the Newbury Town Centre Masterplan and Vision for progression towards delivery in partnership with key stakeholders.

<b>Objectives:</b>	To reposition the town centre's offer to ensure it continues to meet the needs of residents, businesses, workers and visitors.
<b>Outcomes:</b>	Newbury Town Centre is perceived by residents, businesses and visitors as an attractive and vibrant place to live, work and visit.
<b>Benefits:</b>	Newbury Town Centre continues to thrive and grow to the benefit of businesses, residents and visitors.

**(2) Which groups might be affected and how? Is it positively or negatively and what sources of information have been used to determine this?**

*(Please demonstrate consideration of all strands – Age, Disability, Gender Reassignment, Marriage and Civil Partnership, Pregnancy and Maternity, Race, Religion or Belief, Sex and Sexual Orientation)*

<b>Group Affected</b>	<b>What might be the effect?</b>	<b>Information to support this</b>
Age		
Disability		
Gender Reassignment		
Marriage and Civil Partnership		
Pregnancy and Maternity		
Race		
Religion or Belief		
Sex		
Sexual Orientation		

**Further Comments:**

The Masterplan proposals aim to make the town centre more accessible and welcoming for everyone, thereby resulting in positive impacts for those with protected characteristics. There has been no evidence as part of the responses received to date to suggest that people within the Protected Characteristics groups are likely to be negatively affected. However, we will continue to monitor this aspect throughout the delivery of the Masterplan and further action will be considered should this change.

**(3) Result**

<b>Are there any aspects of the proposed decision, including how it is delivered or accessed, that could contribute to inequality?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
There has been no evidence as part of the responses received to date to suggest that people within the Protected Characteristics groups are likely to be negatively affected. However, we will continue to monitor this aspect throughout the delivery of the Masterplan and further action will be considered should this change.	
<b>Will the proposed decision have an adverse impact upon the lives of people, including employees and service users?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
There has been no evidence as part of the responses received to date to suggest that people within the Protected Characteristics groups are likely to be negatively affected. However, we will continue to monitor this aspect throughout the delivery of the Masterplan and further action will be considered should this change.	

**If your answers to question 2 have identified potential adverse impacts and you have answered ‘yes’ to either of the sections at question 3, or you are unsure about the impact, then you should carry out a EqlA 2.**

**If an EqlA 2 is required, before proceeding you should discuss the scope of the Assessment with service managers in your area. You will also need to refer to the EqlA guidance and template – <http://intranet/index.aspx?articleid=32255>.**

<b>(4) Identify next steps as appropriate:</b>	
<b>EqlA Stage 2 required</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Owner of EqlA Stage Two:</b>	
<b>Timescale for EqlA Stage Two:</b>	

**Name: Katharine Makant**

**Date: 13/01/22**

**Please now forward this completed form to Pamela Voss, Equality and Diversity Officer (pamela.voss@westberks.gov.uk), for publication on the WBC website.**

## **Draft Newbury Town Centre Masterplan**