

Salisbury River Park Masterplan, Salisbury

1.0 Purpose of Report

- 1.1 Endorse the Salisbury River Park Masterplan attached at **Appendix 1** to this report as a relevant material planning consideration to be taken into account when making decisions on planning applications on any proposals for the Salisbury River Park ('River Park') and the wider integrated zone. This has been amended to include the recommended changes summarised in paragraph 9.4, 9.6, 9.7 and 10.1 of this report.

2.0 Relevance to the Council's Business Plan

- 2.1 The Salisbury River Park Masterplan identifies how the River Park can be delivered beyond the Maltings and Central Car Park Area. The Salisbury River Park Masterplan contributes to the council business plan by providing a framework to assist delivery of the river park which will contribute towards:
- Helping to regenerate Salisbury City Centre
 - Unlocking public land for homes and jobs
 - Enhancing the key tourist arrival point for Salisbury
 - Improving and providing more public open space which should provide opportunity for Wiltshire residents to become healthy
 - Improving access to the countryside by walking and cycling
 - Providing key flooding infrastructure that protects a large number of existing properties within the city centre as well as enabling the delivery of the Maltings and Central Car Park, Salisbury for regeneration
- 2.2 Endorsement of the masterplan will therefore contribute towards the council's Business Plan's priority of boosting the local economy by helping to stimulate economic growth and strengthening communities. The proposals will also protect and enhance the natural environment to encourage sustainable tourism in the area. In addition, reducing the risk of flooding is a key objective in helping people feel safe in the council's business plan to create safe communities and protect vulnerable people.
- 2.3 The emerging River Park Masterplan is set in the context of Wiltshire Council's declaration of a Climate Emergency. Proposals for the River Park have been designed to help support modal shift away from the private car, while also providing adaptation measures in response to the expected impacts of climate change through flood mitigation, aligning with the Wiltshire Core Strategy ("WCS") strategic priorities for tackling and adapting to climate change, and para 148 of the National Planning Policy Framework ("NPPF").

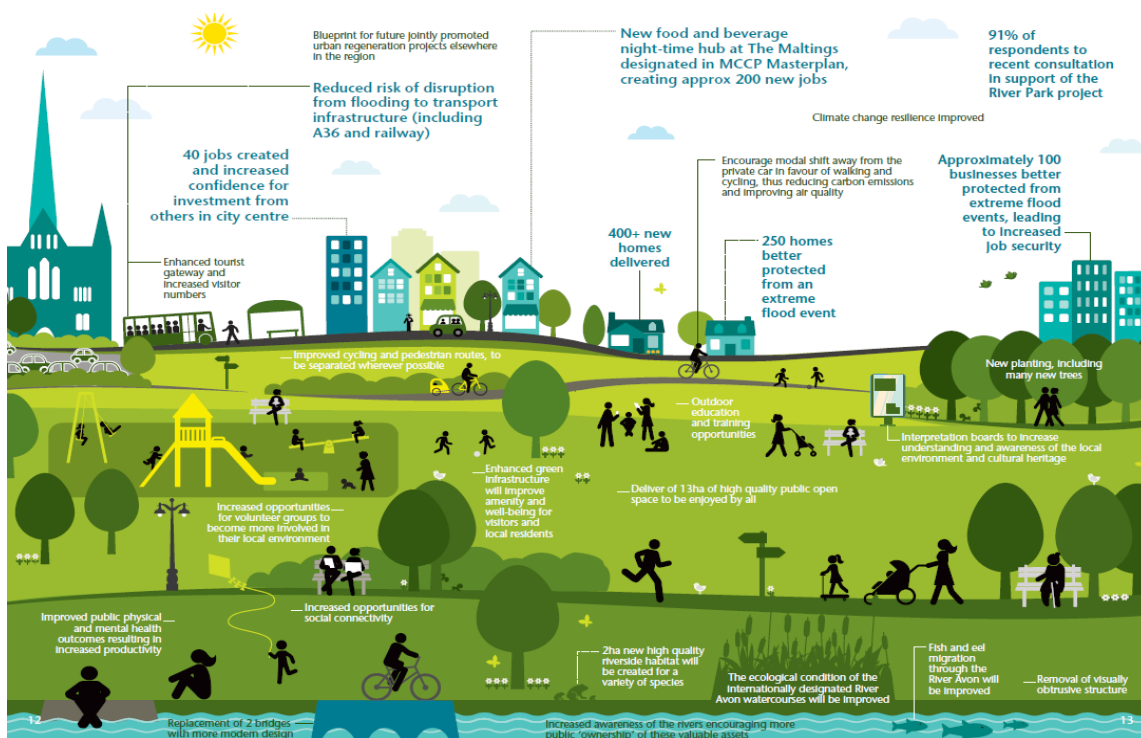
3.0 Background

- 3.1 Salisbury's River Park will be a lasting legacy of riverside green space and urban wildlife habitat for the people of Salisbury and its visitors to enjoy well into the future.

The vision is to connect and enhance the linear riverside route from the Fisherton Recreation Ground and Ashley Road Open Space towards Elizabeth Gardens, north to south through the centre of Salisbury along the margins of the River Avon. The River Park will enhance the setting and quality of the river while delivering essential flood risk mitigation to protect existing and future residents and businesses, building resilience to the effects of climate change as well as delivering important biodiversity improvements.

3.2 There is a high level of river flood risk in large parts of Salisbury city centre which is projected to increase due to climate change. Following the winter 2013/14 floods in Salisbury, the Environment Agency invested in new flood risk modelling for the city, which enabled a better understanding of how/when flooding is likely to occur across the city, including the Maltings and Central Car Park site. The Salisbury River Park project will deliver essential infrastructure, providing flood risk alleviation and environmental improvements on the Maltings and Central Car Park site to de-risk the site and enable higher value development.

3.3 The River Park project forms one of the central pillars of the wider strategy for regeneration of Salisbury's city centre, as set out in the Salisbury Central Area Framework (CAF) (approved by the council's Strategic Planning Committee on 26th August 2020 as a material planning consideration). The River Park project feeds into the CAF's recommendations for improving open space and the environment by improving pedestrian and cycle infrastructure to and from the Maltings and Central Car Park (MCCP) area, thereby encouraging modal shift away from the private car. The River Park will form a green infrastructure link through the central area of Salisbury, incorporating the river corridors at the MCCP at its core, extending to the Ashley Road/Fisherton Recreation Ground to the north, and towards Elizabeth Gardens to the south along the River Avon channels. The River Park masterplan includes a requirement to deliver flood risk alleviation and biodiversity improvements around the water courses that run through the site in response to the Environment Agency's most up to date flood risk modelling. The key benefit of the masterplan are identified in the infographic below:



3.4 In addition to providing critical flood risk alleviation, the Salisbury River Park also seeks to transform the River Avon and its margins through central Salisbury by enabling river corridor improvements that will naturalise the river channels, improve climate change resilience and remove barriers to fish passage, increase biodiversity, improve amenity value, provide health and well-being opportunities.

4.0 Partnership working

4.1 The River Park is the centrepiece of the Salisbury Central Area Framework and Wiltshire Council have been working in collaboration with the Environment Agency to reduce flood risk to various areas in the city, to provide environmental improvements and opportunities for biodiversity, to improve leisure and recreation and to support the regeneration of the Maltings and Central Car Park area through the River Park project. It will be transformational and provide a lasting legacy for future generations.

4.2 The council, have drafted the River Park masterplan with support from the Environment Agency, Salisbury City Council, the Swindon and Wiltshire Local Economic Partnership and Natural England.

5.0 Summary of masterplan

5.1 The masterplan sets a number of themes and objectives that any development along the river corridor and in the identified integrated zone should seek to deliver. This is set out using a number of detailed development principles that fall under the headings listed below:

- RP1: Biodiversity
- RP2: River Improvements
- RP3: Flood Risk and Water Management
- RP4: Integrated Development
- RP5: Access
- RP6: Public Realm
- RP7: Public Protection and Amenity
- RP8: Maintenance and Management

5.2 The Masterplan then identifies a number of phases and sets out area-based development principles that will inform the delivery of the River Park. These are indicative, and the schemes that are delivered may vary due to the on-site conditions and available funding. However, these place specific development principles provide a benchmark against which alternative proposals will be evaluated. If they fail to deliver the environmental and community benefits identified, then they may be refused.

- Phase 1A: Land at MCCP (north) - will deliver a substantial green infrastructure corridor through the central car park along the margins of the River Avon. In accordance with the MCCP masterplan, the green corridor will, wherever practicable, be 40m in width to enable flood risk alleviation infrastructure to be delivered, alongside improvements for biodiversity and the public realm.
- Phase 1B: Coach Park - will deliver improvements to Salisbury's coach park, reformatting of the existing coach park and creating a new pocket parks to the north and south east of the site as well as aspiring to the development of a new welcome centre incorporating public conveniences subject to funding.

- Phase 1C: Ashley Road Open Space and Phase 1D: Fisherton Recreation Ground will deliver significant flood risk mitigation infrastructure and environmental improvements at Ashley Road Open Space and Fisherton Recreation Ground whilst re-providing existing provision such as the children's play area
- Phase 2A: Summerlock Bridge - Fisherton Street is an important gateway part of the city centre that would benefit from regeneration. The area around Summerlock Bridge provides an opportunity to regenerate part of Fisherton Street. It is home to a historic bridge that is currently characterised and hidden with too much signage and street clutter.
- Phase 2B: Fisherton Bridge - Fisherton Bridge provides a wide area of public domain at a key pedestrian junction, overlooking the attractive river convergence at Bishops Mill. There is an opportunity to further enhance the public realm and plaza feel to this area.
- Phase 3A: Riverside path between Ashley Road and Central Car Park - This part of the River Park forms a key and well used pedestrian and cycle route linking the city centre to the northern residential areas of the city and should provide public realm and environmental improvements whilst modernising the route for pedestrians and cyclists.
- Phase 4A: Land at MCCP (south) - Phase 4A will be delivered alongside the wider regeneration of the Maltings and Central Car Park site and will seek to extend the green infrastructure corridor that has been delivered through Phase 1A of the River Park to the north. In accordance with the MCCP masterplan, the green corridor will, wherever practicable, be 40m in width to enable flood risk alleviation infrastructure to be delivered, alongside improvements for biodiversity and the public realm
- Phase 5A: Rivers edge and riverside walk to rear of High Street - Phase 5A of the River Park seeks to deliver minor improvements to the riverside route between Fisherton Street and Crane Street, to the rear of premises on High Street. Any proposals in this area will need to take full consideration of the historic townscape in this part of the Salisbury Conservation Area.
- Phase 6A: NHS buildings and Tesco service yard - Phase 6A will deliver minor improvements to the land around buildings to the south of the coach park, and surface level parking areas. A longer term aspiration is to acquire the surface level car parking areas to enable the extension of the Phase 1A and Phase 4A green corridor elements of the River Park into this area.
- Phase 6B: The Maltings parade/Bishops Mill - Phase 6B will deliver minor improvements to the public realm along the Maltings shopping parade.

5.3 The early phases will deliver the critical flood mitigation infrastructure and can be brought forward quickly while later phases will need to be informed by for example the redevelopment and regeneration of the Maltings and Central Car Park area which is yet to be planned in detail. Other phases such as the new welcome centre for the coach park will rely on the identification of funding sources.

5.4 The Masterplan shows indicative layouts where the shape and position of buildings, streets and parks is set out. Indicative is a key word here, as it should be emphasized that proposals that depart from the Masterplan but can demonstrably deliver the majority of the outcomes sought will be acceptable providing the basic framework is adhered to.

6.0 Consultation

6.1 The Salisbury River Park masterplan proposals have been the subject of public consultation that took place between Thursday 19th November 2020 and Friday 8th January 2021. This public consultation follows three earlier stages of consultation on the River Park Project:

- First public consultation on the Salisbury CAF, 27th June – Friday 9th August 2019. This consultation sought feedback on the concepts and initiatives of the CAF, including the concept of the Salisbury River Park¹. A significant majority of respondents were in agreement that the River Park would deliver a range of benefits for the city.
- Informal public consultation on Phase 1C and 1D of the Salisbury River Park, Thursday 21st November – Friday 2nd December 2019. This was an informal and locally specific consultation on three possible designs for the Phase 1C and 1D area at Ashley Road Open Space and Fisherton Recreation Ground. The consultation offered a range of three possible design options, including Option 1, flood alleviation infrastructure but with minimal other changes to the existing layout of the area to Option 3, with flood alleviation infrastructure together with increased habitat creation and rewilding. Option 2 offered a midway option between the two. Approximately 75% of respondents were in favour of Option 3.
- Second public consultation on the Salisbury CAF, Thursday 16th January – Friday 28th February 2020². This consultation sought further feedback on the refined CAF proposals, including detailed proposals for Phase 1 that were presented by the Environment Agency. Of the responses received, there was a significant level of support for the project, with 91% in support of delivering the River Park.

6.2 This latest public consultation that took place between Thursday 19th November 2020 and Friday 8th January 2021 was undertaken in collaboration with the Environment Agency, as a result this public consultation was split into two parts:

Part 1: Draft Salisbury River Park Masterplan - asked for feedback on a draft of the Salisbury River Park Masterplan prepared by officers at Wiltshire Council. Alongside the masterplan a draft Habitat Regulations Assessment Screening report was also published for comment.

Part 2: Phase 1 draft detailed proposals - asked for feedback on detailed plans for Phase 1 of the Salisbury River Park prepared by the Environment Agency. This related to land at:

- Salisbury's central car park and coach park (Phases 1a and 1b (in part)); and
- Ashley Road Open Space and Fisherton Recreation Ground (Phases 1c and 1d).

6.3 Part 2 of the project is led by the Environment Agency, with support from Wiltshire Council and Salisbury City Council, and with funding in part from the Swindon and Wiltshire Local Enterprise Partnership (SWLEP) via the Local Growth Fund.

¹ Available from: https://www.wiltshire.gov.uk/media/4507/Link4-SalisburyCAF-Consultation-Report-2019/pdf/Link4_SalisburyCAF_Consultation_Report_2019.pdf?m=637435629128400000

² Available from: https://www.wiltshire.gov.uk/media/4508/Link3-App-C-SalisburyCAF-Consultation-Report-2020/pdf/Link3_App.C_SalisburyCAF_Consultation_Report_2020.pdf?m=637435629126570000

- 6.4 The consultation report attached to this report at appendix 2 relates to part 1 of the consultation.
- 6.5 A summary of the responses relating to Part 2, the Environment Agency's proposals for Phase 1 of the River Park project are set out in a separate report by the Environment Agency attached to the planning application for phase 1 Planning application number PL/2021/03601³.
- 6.6 The two parts of the consultation were distinct from one another with the masterplan being led by the council and the Phase 1 detailed proposals being led by the Environment Agency. Because of the dependencies of each element of the consultation on each other it was decided that a single consultation event should take place, encapsulating both elements of the project. It was felt this would be easier to understand to a member of the public coming to the project afresh and would also enable efficiencies to be made.
- 6.7 The consultation followed the requirements outlined for the preparation of Supplementary Planning Documents (SPD) in Wiltshire Council's Statement of Community Involvement (SCI)⁴. However, it should be noted that the River Park masterplan will not be approved as an SPD but as a material planning consideration and will be considered alongside the various other material considerations rather than having the greater weight of an SPD. In July 2020, the council adopted a Temporary Arrangements supplement to the SCI⁵ which presents an interim approach to public consultation in light of the restrictions imposed due to the Covid-19 pandemic, designed to minimise the requirement for face-to-face contact and physical handling of documents. The programme for public engagement on the Salisbury River Park was prepared in accordance with the Temporary Arrangements supplement to the SCI.
- 6.8 The council invited consultation responses between Thursday 19th November 2020 and Friday 8th January 2021.

7.0 Who was consulted?

- 7.1 Organisations, groups and individuals set out within the Regulations⁶ and the SCI were notified of the start of the consultation period and how to comment.
- 7.2 Because the River Park relates to Salisbury only, it was decided that the consultation should be focussed only on parts of Wiltshire that are likely to be affected by the project. As such, the consultation outreach was focussed on the Salisbury, Wilton, Amesbury and Southern Wiltshire Community Areas.

³ Available from: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z0000157AsI/pl202103601>

⁴ Wiltshire Council Statement of Community Involvement (SCI), July 2020, available at: https://www.wiltshire.gov.uk/media/4622/Wiltshire-Statement-of-Community-Involvement-2020/pdf/DM20_535_-_Statement_of_Community_Involvement_part_1_online6.pdf?m=637348359568430000

⁵ Wiltshire Council Statement of Community Involvement (SCI), Temporary Arrangements Supplement, July 2020, available at: https://www.wiltshire.gov.uk/media/4223/Statement-of-Community-Involvement-Temporary-Arrangements-2020/pdf/Statement_of_Community_Involvement_Temporary_Arrangements.pdf?m=637335218466200000

⁶ [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#)

7.3 Due to the geographic location of Salisbury – being relatively close to the administrative boundaries of Dorset Council, New Forest District Council, New Forest National Park Authority and Test Valley District Council – notifications were also sent to parish councils in these areas that were considered likely to have an interest in the Salisbury River Park.

8.0 How were people consulted?

8.1 Consultees were made aware of the consultation through a variety of channels, including direct notifications by email or post to relevant consultees on the council's consultation database.

8.2 Opportunities for engagement with the consultation process were also widely advertised prior to commencement and included:

- Announcements about the Salisbury River Park on the Wiltshire Council website, the Environment Agency's website and Salisbury City Council website
- A public notice in the Salisbury Journal newspaper and on their website.
- Announcements through Wiltshire Council e-newsletters.
- Social media communications.
- Posters around the site.

8.3 Consultees were informed that the consultation material was available to view on Wiltshire Council's website. Paper copies were also posted out on request.

8.4 Wiltshire Council and the Environment Agency hosted two online webinar events during the consultation. This comprised a presentation followed by a question and answer sessions. Following the webinars, a recording of the webinar was published on YouTube with a link from the council's website together with a copy of the presentation and a transcription of questions and answers at the two sessions.

8.5 Representatives were offered several ways to respond to the consultation. An online survey could be completed and submitted via Wiltshire Council's website. Alternatively, a copy of the survey or letter could be submitted by email or post. Respondents could also submit written comments by letter or email.

8.6 The consultation was widely accessible to a broad range of people, thereby offering ample scope for all those with an interest in developing the proposals for the Salisbury River Park to comment. Full details of the consultation is available within Appendix 2 to this report – Consultation Methodology and Output Report.

9.0 Summary of responses and issues arising

9.1 Over the consultation period 185 representations were received.

9.2 The following summarises the consultation responses that were received in relation to the Salisbury River Park Masterplan. This covers questions 1 to 5 of the consultation form. A summary and analysis of the responses relating to the Environment Agency's draft proposals for Phase 1 of the River Park has been produced separately by the Environment Agency and has been published as part of the planning application to the River Park phase 1. The relevant planning

application number is PL/2021/0361⁷. This addresses questions 6 to 17 of the survey form.

9.3 Of those responding a significant majority were in support of the masterplan (question 1). A number of comments were also received, but many of these just required points of clarification rather than amendments to the draft masterplan itself. The clarification is provided within the consultation report at **Appendix 2** rather than detailing it within this report. This summary focuses on amendments made to the masterplan as a result of the consultation.

9.4 Questions 2 and 3 asked responders to consider the River Park development principles and the response can be summarised as follows:

- RP1: Biodiversity – a significant level of support was provided to this development principle, a handful of respondents provide more detail and as a result a change was made to the masterplan at RP4 (see below) with regard to swift and bat bricks.
- RP2: River Improvements - showed a significant level of support for the general development principle as worded in the draft masterplan document.
- RP3: Flood Risk and Water Management - showed a significant level of support for the general development principle as worded
- RP4: Integrated Development - showed a significant level of support for the general development principle as worded, however based on a comment received, page 15 of the masterplan has been amended to incorporate Crane Street, Elizabeth Gardens and parts of the River Nadder into the 'interface zone' and RP4 has been amended as follows so that bat and swift bricks are included in any development / regeneration:

Bullet 3, RP4 has been amended as follows:

'Avoiding impacts to and taking opportunities to enhance biodiversity such as through the inclusion of swift nest bricks and bat bricks'.

- RP5: Access - showed a significant level of support for the general development principle as worded
- RP6: Public Realm - showed a significant level of support for the general development principle as worded
- RP7: Public Protection and Amenity - showed a significant level of support for the general development principle as worded
- RP8: Maintenance and Management - showed a significant level of support for the general development principle as worded

9.5 A number of responses to Question 3 did not relate specifically to a development principle, however all responses were analysed and these have been split into themes in order to make it easier to follow:

- general support
- general observations:
- the presentation of the masterplan
- the economy
- cycle/pedestrian infrastructure

⁷ Available from: <https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z0000157Asl/pl202103601>

- highways/transport:
- to ecology/biodiversity:
- to education:
- to health and wellbeing:
- to design/civic matters:
- to flooding/drainage:
- the Maltings and Central Car Park:
- other specific areas of the masterplan

9.6 As a result of these more general comments received in answer to question 3 a couple of amendments were made to the masterplan including:

- Page 6, sentence 1 has been amended to read: 'identify measurable net gains for Biodiversity can contribute to the delivery of the UK Government's 25 Year Environment Plan and the emerging Environment Bill 2019-21'
- A new bullet has been added to the Objectives and Outcomes on page 11 that reads 'enable growth and regeneration within central Salisbury including the Maltings and Central Car Park regeneration area in line with the endorsed Maltings and Central Car Park Masterplan'. This is to ensure that any regeneration is also in line with the endorsed Maltings and Central Car Park Masterplan'.
- A new objective related to flood mitigation has been added to page 11 that reads 'deliver flood mitigation within Salisbury city centre to protect existing and future businesses and residents'
- The final bullet under RP1, page 16 has been amended to read 'All proposals should be carried out in close collaboration with the Council's Ecologist, to establish the scope of any ecological survey work that would be required to inform and support the proposals.'
- A new bullet has been added to RP5, page 21 that states 'ensuring that all public spaces and routes are designed and laid out to be accessible for all'
- A minor amendment has been made to the title of phase 3A, page 34 to read 'Phase 3a: Riverside footpath between Ashley Road and Central Car Park'

9.7 Question 4 then asked to what extent the responder agreed or disagreed with the masterplan's proposals for each phase of the River Park and the responses can be summarised as follows:

Phase	Change proposed
Phase 1A: Land at M CCP (north)	No change – responses showed a significant level of support for the phase.
Phase 1B: Coach Park -	<p>Showed a significant level of support for the phase. However the following change to the masterplan has been made:</p> <p>Page 27 the map has been amended to extend the indicative cycle path to the west of the river channel and the key has been amended to make it clearer that cycle paths proposed are indicative by renaming 'cycle-path' to '<u>Indicative cycle path options</u>'.</p>
Phase 1C: Ashley Road Open Space and Phase 1D: Fisherton Recreation Ground -:	Responses showed a significant level of support for the phase. However, the following change to the masterplan has been made

Phase	Change proposed
	<p>The key on page 29 has been amended so that wetland area refers to retaining the riverside path, so that it reads 'wetland area, incorporating riverside path'.</p>
<p>Phase 2A: Summerlock Bridge -</p>	<p>Responses showed a significant level of support for the phase, however due to the consultation response and through discussion with Natural England it was determined that it would be difficult to satisfactorily mitigate the proposed seating platform over the river and identify that the scheme would not have significant effects on the River Avon SAC. This element has therefore now been removed from the masterplan and the page amended as follows:</p> <p>Page 30 of masterplan (Phase 2A) to be amended as follows to remove the seating platform:</p> <p>Phase 2A: Water Lane / Summerlock Bridge riverside seating area</p> <p>Fisherton Street is an important gateway part of the city centre that would benefit from regeneration. One of the constraints is despite the wide range of food and drink establishments that outdoor seating is limited. The intersection of Fisherton Street with Water Lane is an opportunity to produce an innovative solution to this by providing a limited platform seating area over the river adjacent to the southern parapet of the bridge. <u>The area around Summerlock Bridge provides an opportunity to regenerate part of Fisherton Street. It is home to a historic bridge that is currently characterised and hidden with too much signage and street clutter.</u></p> <p>Delivery of Phase 2A will address the following considerations:</p> <ul style="list-style-type: none"> • The narrowing of the road will to be considered as part of a comprehensive assessment of the highways network within the city centre. • An enhanced public realm with landscaping to segregate the road from pedestrian areas and removing street clutter. • This proposal will require a detailed HRA to demonstrate that it can be delivered without harm to the integrity of the River Avon Special Area of Conservation (SAC), and will provide overall betterment for the river. This should consider the constraints and opportunities to provide benefits to SAC fish species along the Summerlock Stream and potential impacts of increasing light pollution on the river. Choice of material and construction/operation of the new seating area will be implemented so as to minimise impact on the ecology of watercourse.

Phase	Change proposed
	<p>Proposals for outdoor seating in nearby proximity to residential dwellings should be subject to a noise impact assessment and mitigation, where required.</p> <ul style="list-style-type: none"> • Proposals must give due consideration to <u>The</u> historic townscape in this part of the Salisbury Conservation Area. • Any works in proximity to service infrastructure is to be agreed with statutory service providers, such as Wessex Water. <p>Amend map on page 30/31 as follows:</p> <ul style="list-style-type: none"> • Remove seating platform from map • Remove label 'café seating' and corresponding arrow. • Remove label 'New seating platform created over the river' and corresponding arrow • Add labels for Fisherton Street and Water Lane.
Phase 2B: Fisherton Bridge	No change – responses showed a significant level of support for the phase.
Phase 3A: Riverside path between Ashley Road and Central Car Park -	<p>Responses showed a significant level of support for the phase. However, the following change to the masterplan has been made</p> <p>Amend page 34 phase 3A last bullet as follows:</p> <p>add after the word with '<u>and approval from</u>' so that it reads 'any works potentially affecting the bridge structure through the A36 underpass must be taken forward in close collaboration with <u>and approval from Highways England</u>'</p>
<ul style="list-style-type: none"> • Phase 4A: Land at MCCP (south) -) 	No change – responses showed a significant level of support for the phase.
<ul style="list-style-type: none"> • Phase 5A: Rivers edge and riverside walk to rear of High Street - 	<p>Responses showed a significant level of support for the phase. However, the following change to the masterplan has been made in order to add reference to the opportunity for improving linkages with High Street as set out in the Salisbury Central Area Framework.</p> <p>Add new bullet to page 38, phase 5A to read '<u>seek opportunities to improve linkages and legibility with the High Street as set out in the Salisbury Central Area Framework</u>'.</p> <p>Amend terminology to better reflect the scale of development/street furniture that is likely to be delivered in this phase and amend list on page 39 and delete area 7 as this area is not wide enough for the proposals, as follows:</p> <p>A strong landscape strategy is key to the success of public spaces. This indicative plan shows potential proposals which could be developed to enliven the urban realm.</p> <ol style="list-style-type: none"> 1. Gateway entrance sign/art work. 2. High quality paving materials and street furniture. 3. Informal timber terraced seating.

Phase	Change proposed
	<p>4. Opportunity to use building facade for public art/projected imagery.</p> <p>5. Naturalised river's edge - marginal planting.</p> <p>6. Linear park - naturalistic planting/rain gardens.</p> <p>7. Amphitheatre seating and steps leading to bridge.</p> <p>78. Stone stepped seating.</p> <p>89. Informal lawn area with high-quality street furniture.</p> <p>910. Moveable bistro furniture and high quality moveable planters.</p> <p>911. Footpath</p> <p>Remove area 7 from the map, and re-number areas accordingly.</p>
Phase 6A: NHS buildings and Tesco service yard	No change – responses showed a significant level of support for the phase.
<i>Phase 6B – The Maltings parade / Bishops Mill -</i>	No change – responses showed a significant level of support for the phase.

9.8 In addition, there were a number of responses to question 5 that were not specifically associated with the phases but are still relevant. Most responses mainly resulted in some clarification being provided rather than changes being proposed to the masterplan. One response has resulted in some additional landmark annotations to be added to maps.

10.0 Habitat Regulations Assessment

10.1 As the River Avon SAC is the main focus of the Salisbury River Park masterplan a Habitats Regulations Screening report was published alongside the consultation on the River Park masterplan. As a result of comments received on the screening amendments have been made to the masterplan and the screening. Since the consultation and as a result of the conclusion of the screening, the draft masterplan was subject to an 'Appropriate Assessment' stage of the Habitats Regulations Assessment. The Appropriate Assessment stage has been an iterative process with Natural England and has resulted in further amendments to the masterplan associated with ecology. This is to ensure the river habitat is protected and mitigated during and after any construction works that occurs within the integrated zone. These amendments are detailed in section 7 of the consultation report (see **Appendix 2** to this report). The final Habitats Regulations Assessment screening and appropriate assessment is provided at **Appendix 3 and 4** to this report.

11.0 Safeguarding Implications

11.1 There are no direct safeguarding implications arising from this report.

12.0 Public Health Implications

12.1 Public health bodies will continue to be consulted on planning matters, including in relation to any subsequent planning applications that come forward, where appropriate. Overall the river park project is felt to have a positive impact on public

health due to the provision of improved and greater amounts of public space and improved pedestrian and cycle links.

13.0 Environmental and Climate Change Considerations

13.1 Statutory bodies including the Environment Agency, Natural England and Historic England have been consulted on the draft masterplan. Consultation with environmental bodies will continue to take place on planning matters in any subsequent planning applications. The phase 1 planning application for the Salisbury River Park scheme is being led by the Environment Agency and Natural England are in support of the scheme.

14.0 Risk Assessment

14.1 By endorsing the masterplan, this helps to have a shared vision for the future of the Salisbury River Park. The masterplan includes many projects that will involve some significant planning matters which will need careful management and the masterplan will provide a shared framework for considering how the area and the River Park will develop in the future.

15.0 Financial Implications

15.1 In endorsing the masterplan there are no financial implications to the council at this time. However, it should be acknowledged that the council were successful at bidding for £5.2m from the Swindon and Wiltshire LEP (SWLEP) LGF fund towards phase 1 of the River Park scheme. This has been passed over to the Environment Agency as lead delivery organisation with construction expected to start in 2022. Back to back grant agreements have been signed between the council and the SWLEP and the council and the Environment Agency. Obligations placed upon the council regarding the delivery of the project in its grant funding agreement with the SWLEP have been passed through to the Environment Agency in the corresponding grant funding agreement between it and the council, such that the council is not placed under any financial risk in that regard as a consequence of providing the grant to the Environment Agency.

16.0 Legal Implications

16.1 Once the masterplan has been endorsed by Committee, full regard must be had to its content in decision making, including as a material consideration in determination of planning applications. However, endorsement will not predetermine any such applications, which will still have to be considered on their own merits, taking account of the issues identified in the masterplan.

17.0 Options Considered

17.1 The masterplan sets out proposals that can form an agreed basis for decision making in future years. It complements the WCS and the Maltings and Central Car Park masterplan and endorsement of the Masterplan by Committee gives the document weight in this future decision making.

18.0 Conclusions

- 18.1 Salisbury's River Park will be a lasting legacy of riverside green space and urban wildlife habitat for the people of Salisbury and its visitors to enjoy well into the future. The vision is to connect and enhance the linear riverside route from the Fisherton Recreation Ground and Ashley Road Open Space towards Elizabeth Gardens, north to south through the centre of Salisbury along the margins of the River Avon. The River Park will enhance the setting and quality of the river while delivering essential flood risk mitigation to protect existing and future residents and businesses, building resilience to the effects of climate change as well as delivering important biodiversity improvements. In addition, the area strategy for Salisbury as set out in the WCS recognises the contribution that the regeneration of the Maltings and Central Car Park will make to the economic vitality and resilience of the City. The delivery of the river park and its essential flood mitigation will enable the Maltings and Central Car park site to be delivered. The WCS aims to ensure that Salisbury continues to be vibrant in order that it continues to make an important contribution to Wiltshire's economy, environment and quality of life.
- 18.2 The endorsement of this masterplan will guide the future development of the Salisbury River Park enable the delivery of the Maltings and Central Car Park site, Salisbury and therefore complements the WCS.
- 18.3 The masterplan at **Appendix 1** has been subject to public consultation with members of the public, stakeholders and statutory bodies. Subject to the changes that are identified at paragraph 9.4, 9.6 and 9.7 & HRA changes described at para 10.1 of this report and incorporated in **Appendix 1**, the masterplan represents an agreed basis for decision making in future years.

19.0 Recommendation

- 19.1 It is recommended that the masterplan for the Salisbury River Park, as attached at Appendix 1 together with any other minor alterations required to improve its clarity, is endorsed as a material planning consideration for the purposes of development management.

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The following documents have been relied on in the preparation of this report: Wiltshire Core Strategy

Appendices

Appendix 1 – Salisbury River Park Masterplan

Appendix 2 – Consultation Methodology and Output Report including schedule of comments received and officer responses

Appendix 3 – Salisbury River Park Masterplan HRA Screening

Appendix 4 – Salisbury River Park Masterplan HRA Appropriate Assessment