

**Highbury and Fisherton Concept Statement Consultation**  
Response to issues raised by statutory consultees

No.	Respondent	Comments	Officer response	Change suggested
1	Highways Agency	The document in most part reflects the discussions and correspondence had on this redevelopment. We are broadly in agreement with proposals for Area A. We have some concerns regarding the residential development proposed for Area A as this would result in a significant proportion of the proposed residential development traffic using the Highbury Avenue/A36 Wilton Road Junction. These issues will need to be addressed in the Transport Assessment that will accompany the planning application.	A Transport Assessment would be expected to accompany any planning application for redevelopment of Area A for housing as proposed.	None
2	Salisbury NHS Foundation Trust	The Trust fully supports the County Council's proposal to develop a new school in the area defined in the draft Concept Statement. However, it is concerned about the proposals for Area C in relation to Area F, the omission of any reference to the adopted development brief for the Old Manor Hospital and the suggestion that a second access may be required to Area F.	<p>The terminology used in the document when referring to the relationship between uses in Area C and Area F emphasises the exploratory nature of the proposition for integrating the two sites and does not seek to impose an obligation on the Trust to incorporate the woodland in to any future proposal to redevelop the Old Manor Hospital site. In view of this measured terminology it is not considered that the text should be altered.</p> <p>We accept that a secondary access to the hospital site may not be necessary. Appropriate references to the adopted development brief will be included.</p> <p>The Concept Statement would not alter the status of the Brief.</p>	<p><i>"Access to Area F will be provided via the new junction with the A36 Wilton Road being provided as part of the Courts development in Area E." <del>A second access to Wilton Road may also be required</del></i></p> <p>The document will also refer to the adopted Old Manor Hospital Development Brief.</p>

3	South Wiltshire Agenda 21	<p>We would like to commend the developers on the following points:</p> <ul style="list-style-type: none"> <li>- The importance given to walking and cycling to school with safe and secure shared routes with limited car access to the school site</li> <li>- The design layout of the residential areas following 'home zone' principles</li> <li>- The retention of the woodland area and recognition of its potential as a learning resource</li> <li>-The mitigation methods to be taken to replace the loss of bat roosts with the provision of new roost sites.</li> </ul> <p>We hope that as the development progresses both the residential and school buildings will be designed to the highest energy conservation standards aiming for 'carbon neutral' status. Also that sustainable drainage systems will be incorporated into the hard surfaces.</p>	Agree	None
4	County Rights of Way Officer	No objections	None	None
5	Wiltshire Bat Group	We have no specific concerns about this development and are pleased to note that provision has been made for re-housing the bat colony.	Agree	None
6	Salisbury District Council Environmental Health Department	The development is likely to increase traffic flow in the area. Wilton Road is currently being considered as a potential air quality management area, as levels of nitrogen dioxide currently exceed the annual mean objective prescribed by the national air quality strategy and associated air quality regulations. I would be opposed to the introduction of development that is likely to increase nitrogen dioxide levels further and would advise that a thorough investigation of the likely impact on	It is acknowledged that air quality is an important issue, and an air quality assessment should support a future planning application for the residential development. However it should be reiterated that the residential nature of the adjoining and surrounding uses makes this brownfield, windfall site suitable for redevelopment for a residential use, which could make a considerable contribution towards meeting housing need in the District. Additional vehicle trips resulting	<i>"Wilton Road is currently being considered as a potential air quality management area, as levels of nitrogen dioxide currently exceed the annual mean objective prescribed by the national air quality strategy and associated regulations. A future planning</i>

		air quality levels of the proposal is required. Full comments are reserved for any specific applications that are forthcoming.	from the new residential use should be considered in the context of the reduction in vehicle trips relating to the school use, as there will no longer be a Fisherton Primary School. Furthermore, it would be expected that by not providing a vehicle drop-off zone on Highbury Avenue or Wilton Road, parents would be discouraged from driving to the site and would consider using alternative, more sustainable forms of transport, such as buses, walking or cycling.	<i>application for the redevelopment of Area A for residential development should therefore be accompanied by an air quality assessment."</i>
7	Police Architecture Liaison Officer	I have already had a meeting at the school, with staff, the architects and council representatives. I have seen a draft copy of the plans and have already given some comments directly to the team. I have mentioned that Secure by Design accreditation could be achievable on the site with a few minor alterations. I mentioned to the team that there are no other schools in South Wiltshire that have achieved an SBD award and if they wished to take this further I would support and guide them in their application.	This constructive dialogue with the Police will continue in order to achieve positive outcomes for the site.	None
8	Salisbury District Council Parks Manager	Welcome the potential community use of the playing field area. Could part of any development include either a children's equipped play area and/or a sports wall facility? Either or both could be designed in such a way as to be available only to the school during school time but only to the public outside of this. If you view an aerial layout of the Highbury Ave area, there is a definite lack of play area / sports wall / skate park etc facilities - children currently must go to Bemerton Heath or over toward Fisherton Rec., a fair	Play provision will be in accordance with the Local Plan, which states that new residential development will be required to make provision for recreational open space (comprising facilities for communal outdoor sport and children's play) in accordance with a standard of 2.43 hectares per 1000 population. Contributions under the R2 policy would also be required of development proposals.	Amend document to refer to the requirement to include provision for children's play in accordance with Local Plan policy.

		<p>distance across several busy roads.</p> <p>Can we ascertain early on what of this WCC will be looking to SDC to adopt (from an open space etc perspective)</p> <p>Concerns over the woodland, which given its size could present dog fouling issues causing knock-on detriment to wildlife. Woodland areas are quite rare in the City. Believe there should be controlled access, with it in effect being part of the school and used for educational purposes - it therefore gets used but is also protected at the same time.</p>	<p>This can be considered at the planning application stage</p> <p>These concerns are recognised and the Concept Statement actively seeks to conserve the woodland environment whilst allowing for educational and community benefit from it.</p>	<p>None</p> <p>None</p>
9	Wiltshire County Archaeologist	<p>There are no known archaeological sites within the area of interest. The site lies between Manor Hospital, which is known to be an area of intensive extraction of clay for brick making between c.1750 and c.1850, and the site of a Brick, Lime and Whiting Works to the north-west. It is likely that this area was also used for the extraction of clay as Brick Kilns tend to be located near superficial brickearth deposits, and outside the city, as it would have been in the 18<sup>th</sup> and early 19<sup>th</sup> centuries. The extraction of brick in this area is likely to have removed any archaeological features in the area and as such I have no comments to make.</p>	None	None
10	Wiltshire Wildlife Trust	<p>The Trust was pleased to see the degree of importance attached to the bat roost within the existing Fisherton Manor School building to be demolished. We have already been consulted on the proposals for the new bat roost for the site, and believe it to be of an effective design. It should be noted that Natural</p>	<p>Comments noted and the inclusion of all such positive environmental measures will be strongly encouraged at the planning application stage. A brief section on surface water disposal will be included in the Statement. Sustainable design and construction will be addressed in</p>	<p>Change reference from DEFRA to Natural England</p>

		<p>England is now the organisation in charge of licensing rather than DEFRA. The statement that some provision will be made for bats in the design of the school building is to be supported. We would, however, like to see such measures extended out on a wider biodiversity scale, such as through the erection of bird boxes and the planting of native species of local provenance. All public bodies (including the Council) have a Biodiversity Duty under the Natural Environment and Rural Communities Act (NERC) 2006, to have due regard for conserving biodiversity. This includes restoring or enhancing a population or habitat.</p> <p>We were pleased to see the potential of environmental education discussed. As well as items of ecological interest, the school curriculum could perhaps be extended to incorporate issues such as resource efficiency and waste management. We would expect the design of the building and grounds to be in line with the recent government agenda on education for sustainable development and sustainable schools. Our Waste Education Team would be happy to work with the school to raise awareness of these issues.</p> <p>There is no mention of energy or water efficiency in the proposal, and the Trust would like to see measures adopted to reduce the amount or resource consumption. This could be in the form of appliances and equipment, such as energy-efficient light bulbs. and through staff/pupil</p>	<p>accordance with Salisbury District's Local Plan and guidance contained in the Council's 'Creating Places' design guide.</p>	
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11	HM Court Services	<p>The plan appears to show two separate access ways from the Courts development into the school playing field. One is shown at the extreme western end of the "blue land" and the other, at the east end, is shown coming off the private road which passes the Social Club to the north of the "blue land". There is no proposal which we are aware of that requires the latter access route.</p>	<p>The Concept Plan proposes two options for the position of a potential access to Area B from Area E. It is agreed that to show two options is not necessary, and only one will now be shown.</p>	<p>Delete option for potential controlled vehicular access to school site shown opposite the Social Club. Retain other option.</p>
12	Environment Agency	<p>We recommend that a brief statement for surface water disposal should form part of the concept statement document. A full Flood Risk Assessment (FRA) must also be undertaken which considers the whole site and addresses the risk of flooding associated with any increase in surface water run off from the site. Surface water run-off should be controlled as near to the source as possible using Sustainable Urban Drainage Systems (SUDs).</p> <p>The site is located in a sensitive location with regards to controlled waters, it is close to a public water supply borehole and within a Source Protection Zone 1. This borehole and designation should be acknowledged</p>	<p>A brief section on surface water disposal will be included in the document.</p> <p>The borehole and designation will be acknowledged in the statement, as will the need to assess the risk to controlled waters from contamination, as part of any planning applications, in accordance with the provisions of PPS23.</p>	<p>Include brief section on surface water disposal.</p> <p>Include the following text:</p> <p><i>"A public water supply borehole is located close to the site, which is in a Source Protection Zone 1. Surface water disposal would therefore require careful control, as close to the source as possible using SUDs. A Flood Risk Assessment must</i></p>

		<p>within the concept statement.</p> <p>In accordance with Planning Policy Statement 23: Planning and Pollution Control any planning application should not be determined until information has been provided to the satisfaction of the Local Planning Authority that the risk to controlled waters from contamination has been fully understood and can be address through appropriate measures.</p> <p>The entire proposed development must include sustainable design and construction measures, such as those given in the Building Research Establishment (BRE) standards or similar. The development should be aiming for BREEAM rating of Excellent for the residential and school developments.</p> <p>The development must also include water efficiency appliances, fittings and systems in order to contribute to reduced water demand in the area.</p>	<p>Sustainable design and construction will be addressed in accordance with Salisbury District's Local Plan and guidance contained in the Council's 'Creating Places' design guide.</p> <p>Control of these issues will be addressed at planning application stage.</p>	<p><i>accompany any planning applications. Risk to controlled waters from contamination must be assessed and addressed through appropriate measures."</i></p> <p>None</p> <p>None</p>
13	Salisbury Joint Transportation Team	<p>In order to encourage children to walk to school with parents from all parts of the school's catchment, consideration should also be given to providing a secondary entrance into the site from Wilton Road though site E.</p> <p>No mention is made of the need for a School Travel Plan to be developed to minimise congestion in Area A/Highbury Avenue caused by parents picking up or dropping off children by car. The redevelopment offers an opportunity to establish good sustainable patterns of school</p>	<p>The potential for a secondary entrance for pedestrians is to be included in the Statement.</p> <p>A School Travel Plan will need to be produced to promote sustainable forms of travel to school.</p>	<p>Refer to potential for a secondary low-key controlled access for children.</p> <p>Amend document to refer to the requirement for a School Travel Plan as part of any planning application to develop a school on Area B.</p>

		<p>travel from the outset.</p> <p>Local councillors and local cycling groups have identified a need to provide a safe cycle route between Bemerton Heath and Salisbury City Centre. Route options for such a scheme is currently the subject of a WCC Feasibility Study, due for completion by the end of March. One possible solution would be to connect Highbury Avenue with Wilton Road via sites A, B and E (passing around the south of the proposed nursery site). The route could then continue across Wilton Road, via the Old Manor Hospital site into Windsor Road and Fisherton street. This would follow the NW to SE desire line of travel and provide a much more pleasant walking route into the city centre for residents of Highbury Avenue/Site A than offered by Wilton Road or Devizes Road. It would be worthwhile discussing with WCC (and developers of sites A and E) whether the school site could then be designed with a permeable West-to-East pedestrian and cycleway route around the southern edge of site B. This would be in line with good urban design principles and would serve to encourage more sustainable travel patterns across existing and future developments on sites A to G.</p>	<p>Options for improving sustainable routes through the site should be given due consideration in the light of the completion of the Feasibility Study referred to.</p>	<p>None</p>
14	Sport England	<p>As the proposed development would lead to the loss of, or would prejudice the use of, all or part of a playing field, or land last used as a playing field, Sport England will need to be consulted on the planning application as a statutory consultee. Sport England's Playing Field Policy states that we will normally oppose</p>	<p>The concerns over the changes to playing field provision are noted and Sport England will be consulted on the planning application. It is considered that the proposals in the Concept Statement provide benefits in terms of recreation provision that can outweigh the loss of part of the field.</p>	<p>None</p>



		<p>the loss of playing fields, or land last used as a playing field, unless one of the five exceptions to our Playing Field policy 'A Sporting Future for the Playing Fields of England' applies.</p> <p>In order for the proposals to be acceptable, we would need to be satisfied that the overall sporting benefits were sufficient to outweigh the loss of part of the playing field. With this in mind, I would suggest that the following need to be included as part of the development proposals:</p> <ul style="list-style-type: none"> <li>· The proposed hard court area should be built as a Multi Use Games Area (MUGA), preferably floodlit, and made available for community use (see below).</li> <li>· The playing pitches should be constructed to a specification in line with Sport England's Guidance Note: 'Natural Turf for Sport'</li> <li>· The school hall should be at least 180m2 and designed to enable sports use.</li> <li>· The indoor and outdoor sports facilities should be made available for use by the local community out of school hours.</li> </ul> <p>We would suggest that this should be achieved either through a S106 Community Use Agreement, or a condition attached to the planning permission.</p>		
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15	Wiltshire Fire and Rescue Service	<p>Recommend consideration and inclusion of the following fire safety measures: [n.b. detail abridged]</p> <ul style="list-style-type: none"> <li>• Fire appliance/ firefighting access</li> <li>• Water supplies for firefighting</li> <li>• Domestic sprinkler protection</li> <li>• Sprinkler protection to commercial premises</li> </ul>	Noted. Such matters would be a consideration at the detailed planning application stage.	None.
16	Wessex Water	<p>Foul Drainage: There are numerous public foul sewers in the vicinity of the site. The foul sewerage system should have adequate capacity to serve the proposals Flow calculations to be submitted in due course</p> <p>Surface Water Drainage: There are public surface waters sewers in the vicinity of the site. The SW system may not have the capacity to accommodate the proposed flows. Flow rates and calculations are to be submitted in due course so that capacity checks may be undertaken. Onsite attenuation may be required prior to discharge to the public sewerage system. The use of soakaways may be possible.</p> <p>Sewage Treatment: There is sewage treatment capacity available. There is adequate capacity at the terminal pumping station</p> <p>Water Supply: There are water mains in the vicinity of the site. There are two 6" mains which run through Plot A which are not suitable to serve the development. No building within 3m of the existing mains crossing the site. Plot A should be served by the 3" high pressure main in Highbury</p>	The comments are noted and will be taken up in further detailed discussions at the application stage.	None

		Avenue. A quote for domestic water to the proposed school at Plot B has already been supplied. Plot F can be supplied (depending on density) by the two mains in Wilton Road.		
17	Salisbury District Council Strategic Housing services	The reference made to affordable housing is rather weak and given the importance of these sites in delivering affordable housing should we not strengthen the section on page 5. The area around the city has the greatest need for affordable housing and therefore we "will" be seeking up to 40%, not "may". Should include "to meet affordable housing needs as demonstrated by the most recent Local Housing Needs and Housing Market study". PPS3 indicates minimum site threshold of 15 dwellings, not 25.	Agree	Amend text regarding Affordable Housing in line with the comments.