

Highbury and Fisherton Concept Statement

Response to issues raised at City Area Planning Committee on Thursday 8th February 2007

No.	CAC comment	Officer comment	Change suggested
1	There is a need for pedestrian access between areas B and F of the Concept Plan	<p>Arrangements for creating pedestrian access to the school from Wilton Road were considered as part of one of the earlier options for developing the site. There are three potential issues around achieving this:</p> <ul style="list-style-type: none"> ○ Comments were received through the public consultation process that the road is very busy and there was concern over young children being encouraged to use it at peak travel times. ○ The Highways Agency raised concerns that if uncontrolled pedestrian access was allowed into area B from adjoining areas to the south, this could add to the potential for increasing congestion problems on Wilton Road during peak travel times, as parents would be more likely to drop their children off in this area. ○ Respondents to the public consultation questioned the suitability of encouraging school children to walk past the Courts of Justice site and the Foyer. <p>However, through the preparation of a School Travel Plan, the possibility of providing for a pedestrian access to the south could again be considered. A secure pedestrian gate could be provided and if problems arise in the future the issue of pedestrian access can be reviewed.</p>	Include reference in the Concept text for potential for controlled pedestrian access from Area E or F in the context of the School Travel Plan.
2	The possibility of a drop-off/collection point should be revisited	Such a drop-off /collection point may encourage parents to drive their children to school, thereby increasing traffic movements on Highbury Avenue and encouraging greater use of the private motor car. National, regional and local policies seek to promote more sustainable travel. The preparation of a School Travel Plan should include measures to promote sustainable travel. The County Council will be expected to submit a transport assessment which will consider the benefits and impacts of different options for car-borne access to the school	Amend text to state that the school travel plan will promote sustainable forms of travel to school, and that a detailed transport assessment would evaluate the merits and disadvantages of different options.
3	The Concept Statement should not encourage housing of an excessively high scale and density	<p>The aim of the document is to establish a framework for development principles on the site. Detailed issues have not been considered and will be addressed through the planning application process in accordance with Salisbury District's Local Plan and the design guide, "Creating Places" (April 2006).</p> <p>The document proposes a maximum height of three storeys for new housing.</p>	<p>Amend text on page 5 of document (paragraph 2 of "residential capacity, layout and form" to read as follows,</p> <p><i>"The site has significant level changes which will affect the form and layout of development. A mixture of flats</i></p>

		<p>The identified residential capacity for this brownfield site is above the minimum 30 dwellings per hectare (dph) explained in <i>Planning Policy Statement 3: Housing</i>, and within the range of 30-50 dph advocated in existing regional planning guidance for the South West.</p> <p>However, there is scope for some clarification in the document that the height and massing of development should respect the characteristics of the locality and not adversely impact on adjoining uses.</p>	<p><i>and housing would be appropriate, rising to a maximum of 3 storeys <u>where this would not adversely impact on adjoining uses. As a principle, the height and massing of development should respect the characteristics of the locality and take account of level changes and relationships with adjoining uses.</u></i></p>
4	The Council should be encouraged to negotiate for planning gain for the nursery site	The provision of a pre-school is subject to the potential occupant securing separate funding and planning permission. The role of the Concept Statement is to establish the principle that a pre-school could be accommodated on the area of the site identified - how this could be delivered is a detailed matter to be addressed through the planning application process.	None
5	Consideration should be given to the existence of a pair of Victorian houses.	The site is within a Conservation Area and hence the conservation of beneficial existing features will be an important factor affecting future planning applications. Policies CN1 to CN12 of the Local Plan are of relevance to Conservation Areas and Listed Buildings, whilst Policy G1(iii) is a generic consideration required in order to conserve the cultural heritage of the District.	Amend statement to strengthen the references to conservation policies.
6	Consideration should also be given to the provision of playground facilities in such a way as not to cause problems to local residents	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.	Amend document to refer to the requirement to include provision for children's play in accordance with Local Plan policy.