

# **REPORT**

## **Cllr Noeken : Cabinet Member for Planning & Economic Development**

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### **A Review of the Churchfields Industrial Estate**

#### **1. Purpose of the report**

- 1.1 To consider the completed report 'A Review of the Churchfields Industrial Estate', and to approve a process by which this work is taken forward.

#### **2. Background**

- 2.1 Cabinet approved the council's economic development strategy in September 2003. One of the three strategic priorities identified in this document was to undertake an options appraisal for the future development of the Churchfields Industrial Estate.
- 2.2 The first stage of this work, A Review of the Churchfields Industrial Estate, has now been completed and two copies have been placed in the councillors' room. Further copies are available from the Economic Development Manager.
- 2.3 This first stage of work has comprised an in-depth study of the current use of the site in terms of business type, employment levels, age of businesses and properties, tenure and condition of properties, planning use classes, traffic generation, parking, access and congestion, and land contamination. As such it is the most comprehensive review of any employment site ever undertaken in South Wiltshire.
- 2.4 This work is the result of approximately 70 person days of work. It has been produced internally by the council's economic development team with support from Forward Planning and Transportation, Environmental Health, and Legal and Property. A limited amount of work was undertaken externally by specialist professionals.

#### **3. Churchfields Industrial Estate in the wider economic and community context**

- 3.1 It is clear from the review undertaken so far that any future options for the Churchfields Industrial Estate must be considered in the wider strategic context.

- 3.2 There are a number of strategic documents for the Salisbury area that are due to be developed in the coming months. This includes the introduction of the Local Development Framework and the council's own Vision for the future of Salisbury. Other issues such as the additional allocation of local employment land in the replacement Wiltshire Structure Plan, could also impact on future considerations for Churchfields. Similarly any future redevelopment of the Maltings and central car park site is also likely to have an influence on development decisions for the Churchfields Industrial Estate.
- 3.3 The future of the Churchfields Industrial Estate should, therefore, not be considered in isolation from these key pieces of work, which together will provide a strategic and long term context for the site. It is therefore proposed that the second stage of the Churchfields Industrial Estate options appraisal – the identification and consideration of future development options - is considered as part of the development of these other key policies and plans.

#### **4. Recommendations**

##### **4.1 Cabinet are recommended to:**

- (1) receive the report A Review of the Churchfields Industrial Estate; and
- (2) confirm that any future development options for the Churchfields Industrial Estate are considered as part of the development of other key policies and plans, particularly the Local Development Framework and the council's Vision for the future of Salisbury.

#### **Implications:**

Financial:	None at this stage
Legal:	None
Human Rights:	None
Personnel:	None
Community safety:	None
Environmental:	None
Council's Core Values:	Supporting the disadvantaged; Promoting a thriving economy; Wanting to be an open learning Council and a willing partner.
Wards affected:	All but particularly all city wards
Consultation undertaken:	Head of Forward Planning & Transportation Services, Head of Development Services.