

# **The Cabinet**

*15 December 2004*

David Neudegg, Policy Director.  
01722 434213  
dneudegg@salisbury.gov.uk

# **REPORT**

**Councillor K Wren : Leader of the Council and  
Councillor J Noeken : Cabinet Member for Planning & Economic Development**

---

## **CITY CENTRE – CREATING A VISION FOR THE FUTURE OF SALISBURY**

### **1. Matters for Consideration:**

Cabinet is requested to approve a process and timetable to develop a vision for Salisbury which will guide future planning, social and economic development of the City.

### **2. Introduction and Background:**

There are a number of significant development opportunities and drivers for change within the City Centre area which have the potential to have a significant impact on Salisbury for many years to come. These include:-

- changes in parking demand anticipated when further Park and Ride sites come on stream in 2005.
- rejection of the Central Car Park re-development proposals from Sainsburys/T.C.S.
- the Cathedral's proposals with regard to The Close in a way that is sympathetic to the needs of the City.
- the future use of The Guildhall and Market Square when the Magistrates vacate the building (subject of a recent consultation exercise and report to Cabinet).
- the Council's Office Project with the potential release of sites for alternative uses.
- a review of the future use of Churchfields Industrial Estate (the subject of separate paper to Cabinet).
- the risk of economic stagnation and long-term sustainability issues of the City.
- City Centre Management's recent thinking on the strategic direction of the City Centre.
- new rounds of local Transportation Plans.
- regional spatial strategy.
- changes in planning legislation with the advent of Local Development Frameworks effective from 2005 onwards.

Informal discussions with local interested groups and individuals have revealed a desire to consider a radical and forward thinking review of what Salisbury may look like not just in the short to medium term but beyond the anniversary celebrating 800 years of the City (2028) and into Salisbury's 9<sup>th</sup> Century.

Any new "vision" will need to be sufficiently detailed to inform redevelopment opportunities, without being overly prescriptive which would risk stifling innovation or tying the hands of the District Council or other partners.

The development of a longer term vision needs to be balanced with the need to move forward relatively quickly to take the greatest advantage of the opportunities available to us now and outlined above.

Everyone who lives, works, shops and visits Salisbury has an interest in the way that it develops in the future. If radical change is to be considered, then the collective support and agreement of the communities with an interest is essential to move forward. A Vision for Salisbury will need to be developed in partnership with local people and organisations. Any process developed should ensure that community engagement is at the heart of any proposals.

In order to progress the work, we will need to agree the following:

- the process and consultation timetable.
- the scope of the Vision in terms of the geographical area to be included and the time span to which the review will cover.
- the critical themes, issues and questions for public debate.
- a short discussion paper on what the vision for Salisbury might be like.
- indicative costs for specialist advisors and consideration of potential companies.
- an outline budget and sources of partnership funding to complete the development of the Vision.
- decision making and governance arrangements for the process.

### **3. Processes and Timetable:**

In broad terms it is considered the timetable will be as follows:-

Step 1 - to be completed by the end of March 2005 – agreement on issues set out in section 2 above.

Step 2 - to be completed by September 2005 – community consultation and feedback, seeking views on priorities for change and improvement and views on future direction for the City. This step may also include high profile events to prompt innovative and creative thinking about the potential for change.

Step 3 – to be completed by December 2005 – agreement on priority regeneration and redevelopment projects that will help achieve the Vision.

Step 4 – 2006 onwards project implementation of agreed priorities.

### **4. Recommendations:**

The Cabinet is requested to approve the following recommendations:-

- (1) approve the development of a vision for Salisbury as a key project for 2005.
- (2) authorises the Chief Executive to bring forward a report to Cabinet in March 2005 setting out proposals for the issues set out in Section 2 of this report.
- (3) defer any consideration of actions relating to current City Centre developments (including Central Car Park, Churchfields and The Guildhall) until a final report is published in December 2005.

**5. Background Papers:**

Cabinet reports on Churchfields Industrial Estate, Guildhall consultation.

**6. Implications:**

- **Financial** : None at this stage
- **Legal** : None at this stage
- **Human Rights** : None at this stage
- **Personnel** : None at this stage
- **Community Safety** : None at this stage
- **Environmental** : None at this stage
- **Ward(s) Affected** : City Wards
- **Consultation Undertaken:** Informal discussions, Five Economic Partners meeting, SWEP Board, City Centre Management.