

Report

Report subject : Draft Development Brief: Land at the Old Swimming Pool Site, College Street, Salisbury

Report to : City Area Committee

Date : Thursday 12 October 2006

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1.0 Report Summary

- 1.1 Following a series of meetings and discussions between the consultants, Turley Associates and Council Officers, [a draft development brief has been prepared for the Old Swimming Pool site](#).
- 1.2 The brief provides guidance on how the site should be developed in line with the relevant planning, design and access policies. It contains a set of development principles, which any future applications for the site will be assessed against. Although the brief illustrates two indicative layouts for the site, it does not prescribe to a particular use on the site. Rather the brief suggests that housing, retirement housing, office and community uses are all potentially acceptable uses for the site.
- 1.3 The brief is currently out for public consultation, which runs from 11th September to 23rd October 2006, and the draft development brief is presented to the City Area Committee for comment as part of the public consultation exercise.
A report will be brought back to this Committee on 9th November following the end of the public consultation where the committee will consider the representations and further amendments prior to its recommendation to Cabinet for adoption as Supplementary Planning Guidance (SPG).

2.0 Purpose of the Planning Brief

- 2.1 The purpose of the brief is to provide a framework for the development of the site in accordance with the requirements of the Local Plan. When fully adopted, the development brief will have the status of Supplementary Planning Guidance in relation to the Local Plan.
It will have no Local Plan status, but will carry significant weight as a material consideration in the determination of a subsequent planning application(s) on the site. It will provide guidance to developers, members of the public and other interested parties on the aspirations and requirements of the Local Planning Authority in respect of this site.



Awarded in:
Housing Services
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2.2 The development brief sets out the planning framework and identifies the requirements of the Local Plan and other SPG in respect of this site and how these should be achieved.

2.3 The development brief follows a standardised format with principal sections headed as follows:

- Introduction
- Appreciating the context – including the local area and opportunities and constraints
- Development Strategy – including the development principles
- Planning Application
- Contacts

3.0 Public Consultation and Next Steps

3.1 A 6-week Public Consultation on the content of this development brief commenced on Monday 11th September. In order that the brief be adopted as Supplementary Planning Guidance (SPG), this consultation has involved statutory consultees, local stakeholders and the public. The consultation period has been advertised in the local press and there will be two public exhibitions. These are to take place on Tuesday 26th September and Tuesday 3rd October 2006 in Committee room 1 at the Bourne Hill Council Offices. Information leaflets were delivered to local residents in the area. Representations have been invited by the closing date of 23rd October 2006.

3.2 The results of the consultation exercise will be reported back to this Committee together with an amended brief, and the Committee will be asked to recommend the revised version for adoption by Cabinet. The brief will be presented to Cabinet and if approved, will be adopted as SPG.

4.0 Recommendation

4.1 That members note the content of this brief, and suggest any amendments to be considered as part of this Formal Consultation exercise.

Background Papers:

Salisbury District Local Plan (June 2003) - available at www.salisbury.gov.uk/planning via the Forward Planning web page.

Implications:

Financial	: None at this stage
Legal	: None at this stage
Human Rights	: Article 6 (the right to a fair hearing) may apply. The consultation process contributes to compliance with this.
Personnel	: None at this stage
ICT	: None
Community Safety	: None at this stage
Council's Core Values	: Excellent service, thriving economy, fairness & equality, open council & willing partner, communicating with the public, supporting the disadvantaged, protecting the environment.
Ward Affected	: St Edmund and Milford