

Report

Subject : Draft Development Brief: Land at the Old Swimming Pool Site, College Street, Salisbury
Report to : City Area Committee
Date : 09 November 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 was released for public consultation for a period of 6 weeks from 11th September to 23rd October 2006.

1.4 This report now considers the issues raised in the consultation period and highlights changes to the Development Brief where it is appropriate and reasonable to do so. Subject to the acceptance that all the raised issues have been satisfactorily addressed and that the changes made are appropriate, the report concludes by seeking a recommendation from this Committee to the Cabinet that the revised Brief be adopted as Supplementary Planning Guidance. The document will then be used to assess planning applications relating to the site.

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. If fully adopted, the Development Brief will have the status of Supplementary Planning Guidance (SPG) in relation to the Local Plan.

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.



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2.3 A key part of the Development Brief preparation process is that appropriate public consultation is undertaken to inform those with interests and gain views, which can be taken into account in shaping the final Brief. The ultimate goal is to identify a development solution, which optimises the benefits of the development and minimises any negative impacts.

2.4 The Development Brief proposals have been subjected to consultation, and the views from that consultation exercise have been assimilated into the Brief wherever it is reasonable and appropriate to do so. Where officers have identified sound planning reasons for not acting on representations made, these are clearly set out in the Appendix. It is recommended that the document is adopted as Supplementary Planning Guidance (SPG) and although it does not have the same status as the Local Plan, it 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.

2.5 Work on the Development Brief has involved a number of meetings between the Consultants, Turley Associates, and Council Officers of the Local Planning Authority. In order to ensure that the proposals were exposed to as much public scrutiny as possible, Officers and the Consultants prepared a range of publicity materials, which included the delivery of leaflets to over 1000 local households and a press notice in the local paper. Two public exhibitions were held at Bourne Hill on 26th September and 3rd October 2006 where planning officers from the council were available to answer questions. Copies of the draft Brief were placed in Salisbury library and at Bourne Hill and Wyndham Road Council Offices. Responses could also be made online via the council's website.

3.0 Public Consultation

3.1 A formal 6-week period of consultation was undertaken in respect of the draft Development Brief between 11 September 2006 and 23 October 2006. As summarised above, every effort was made to ensure that local people were informed of the consultation and had the opportunity to comment.

3.2 At the close of the consultation period 67 responses had been received. Of the responses received 11 were in support of the proposal, 38 were in objection, 15 were neutral, 1 was an observation and 2 did not wish to comment. Officers have welcomed the inputs of all respondents to this exercise, which have improved the quality of the Brief in a number of areas.

3.3 A full summary of all the issues raised by respondents is set out in appendix 1 of this report. Minor changes to the Brief are set out in the appendix and have been incorporated into the version that is now presented to members.

3.4 At the previous City Area Committee, members resolved that a leisure or recreation use would be the most acceptable use on the site. The Brief welcomes such a use and makes provision for this type of use on the site. However, the Brief must accord with National, Regional and Local planning policy with regard to Brownfield sites and therefore to rule out other uses (such as residential or employment) would be unreasonable and contrary to policy. Therefore it is recommended that the Brief should now state that there is a local preference for community and leisure use, and the local planning authority would welcome such proposals. There may also be the opportunity for a mixed-use development that delivers an element of community use. However should other development come forward it must be determined on its own merits and the Brief must make an allowance for such an outcome. It must also be remembered that the previous leisure use on the site has not been lost, but has been replaced at the 5 Rivers Leisure centre.

3.5 The following sections now go on to examine key subject areas that warrant more careful consideration.

(a) Community or recreation use

With regard to the development site, Members of the City Area Committee and local people have stated that their preference for the site would be for a community or recreation use. This issue has been dealt with in para 3.4 above.

Action – The original Brief should be amended with the addition of a sub heading and text in DP2 to read ‘Local Community Aspirations - There is a local preference for community and leisure uses for the site. The brief supports such uses but can not rule out other uses including housing and employment as these uses will comply with all layers of planning policy related to brownfield sites.’

(b) Height of development

Many of the representations are concerned with the height of development and its impact on the landscape, views and light. As the development site is located within the Central Area of Salisbury, the site is subject to policy D6 of the Local Plan, which states that all new buildings within the Salisbury Central Area will be controlled to a height that does not exceed 12.2 metres (40ft). The brief also states that heights will not exceed three storeys and the height range across the site will vary in order to respond to surrounding buildings and enhance the character of the area. Several of the development principles in the brief deal with the height of the development to ensure that it will not restrict views or light. At the application stage, the applicant will also be required to submit a design and access statement, as pointed out on page 15 of the brief which will deal with the issue of scale and height.

Action – It is considered that the brief adequately addresses the issue of height and its potential impacts and therefore no change to the brief is required.

(c) Traffic impacts

Respondents expressed concern that any new development would lead to a higher volume of traffic around the area and an increased demand for parking. The brief does state in Development Principle 22 that car parking will be provided in accordance with the standards set out in Planning Policy Guidance 3, Manual for Streets (draft) and in the Salisbury District Local Plan. The brief also indicates that car parking could be provided underground, which would mean that on street residents parking permits or parking on the site would not be required.

There are also concerns over increased traffic congestion and any application on the site should be required to submit a transport assessment to deal with any potential issues and conflicts.

Action – new text should be added to the end of DP20 stating ‘Any planning application for the site will have to be accompanied by a transport assessment, the scope of which will be agreed with the Local Highway Authority.’

(d) Cycling

Respondents stated that secure cycle spaces need to be provided on the site to encourage sustainable modes of transport and reduce car dependency, especially due to the site's close proximity to the city centre. Development Principle 23 does encourage cycling but it is agreed that a commitment to providing these secure spaces should be included in the Brief.

Action - The text in DP23 will be amended to state ‘The proximity of the site to the city centre core increases the potential for short cycle journeys. Cycling is an essential part of promoting car reduction and covered and secure bicycle parking spaces will be provided in all new developments.’

(e) Potential conflict between recreation ground activities and the use on the site

Respondents expressed concern that activities taking place on the recreation ground such as ball games would conflict with any development on the site. There is concern over design issues and

whether such materials as toughened glass would be used. It is agreed that this is a concern and text should be added to the brief to address this issue.

Action - In section 4 add new text under Design and Access Statement stating 'Design - how will the proposed design of the development deal with any potential conflicts between the proposed use of the site and the activities taking place on the recreation site? It must also be ensured that development will not unreasonably affect the current recreational activities enjoyed by the community.'

4.0 Comments from City Area Committee Members

4.1 The draft Development Brief brought to this Committee on 12th October 2006 where members were asked to note the contents of the Brief and suggest any amendments as part of the formal consultation exercise. The committee made the following resolution:

Resolved – that a community or leisure use would be the most acceptable use on the site.

As a result it is recommended that the brief should be amended with the addition of a sub heading and text in DP2 to read '**Local Community Aspirations - There is a local preference for community and leisure uses for the site. The brief supports such uses but can not rule out other uses including housing and employment as these uses will comply with all layers of planning policy related to brownfield sites.'**

All of the recommended changes will be incorporated into the Development Brief, as detailed in appendix A to this report.

5.0 Next steps

5.1 Subject to the agreement of the changes set out in this report and the attached Appendix 1, members are asked to recommend the Brief to cabinet for adoption as Supplementary Planning Guidance (SPG). Subject to this agreement by the Cabinet, it is likely that a planning application will then be submitted for the development of the site.

6.0 Recommendation

That members note the changes in the revised Brief and recommend the Brief to cabinet for adoption as SPG.

Background Papers:

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

Old Swimming Pool, College Street Development Brief (draft for consultation) September 2006

Implications:

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| Financial | : Brief produced with existing budgets |
| Legal | : As set out in the report |
| 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 |
| IT: | 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 |