

Forward Planning
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Report

Subject : Draft Concept Statement: Highbury and Fisherton Manor School Sites
Report to : City Area Committee
Date : Thursday 08 March 2007
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1. Purpose of the Report:

- 1.1 A draft Concept Statement was prepared for the Highbury and Fisherton Manor School sites by consultants Terence O'Rourke on behalf of Wiltshire County Council, in partnership with Salisbury District Council. This was the subject of public consultation and exhibition during August and September 2006.
- 1.2 This committee, at its February meeting, endorsed the Statement and a range of amendments stemming from issues raised in the consultation period. It resolved that the Statement be taken forward for consultation with statutory consultees, towards adoption by the Cabinet. The committee also made comments to be considered in the revision of the Statement. Statutory consultees have now submitted comments, and officers have reviewed this committee's comments in liaison with Terence O'Rourke and Wiltshire County Council.
- 1.3 The appendices to this report consider the input from statutory consultees and this committee, and suggest amendments to the Statement as a result. This report seeks a recommendation from this committee that Cabinet formally adopt the Statement as a material consideration for future planning applications.
- 1.4 A copy of the draft Concept Statement is attached as Appendix 1. Appendix 2 contains a table setting out the input of statutory consultees, officer comment, and suggested amendments made to the Statement as a result. Appendix 3 gives a table in the same format responding to this committee's February comments.

2. Background

- 2.1 Wiltshire County Council is seeking to replace Highbury and Fisherton Manor schools with a single new school as part of the move towards the two-tier school system. Redevelopment of this site, as agreed at the February committee, is an opportunity to deliver a high-quality new Primary School, which would be a significant improvement on the existing premises.



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Housing Services
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- 2.2 The Concept Statement sets out key land use proposals on the site and broad principles for development, in order to act as a bridge towards future planning applications. The proposals deal with the re-use of the brownfield part of the site in a way which releases capital value to enable the new school to come forward earlier than would otherwise be the case.
- 2.3 During the 2006 public consultation period, 31 formal responses were been received, of which 17 were in support, 12 were in objection, and 2 were neutral or not clearly in favour or against. Many of the concerns raised were dealt with either through clarifications to the text of the Concept Statement, or through reference to adopted policies which would be applied to any future planning application. These amendments were endorsed by this committee at its previous meeting.

3. Statutory consultees' input

- 3.1 Comments have been received from a number of public bodies, utilities and other interested organisations in respect of the draft Statement, and these are considered in detail at Appendix 2.
- 3.2 In general the input was neutral or positive, and amendments, improvements and clarifications to the Statement are suggested in many areas, as detailed in the table. A number of the issues raised relate to the planning application stage, and do not necessitate action at this stage or amendments to the Statement.

4. Comments from this committee at its February meeting

- 4.1 This committee agreed the below comments at its previous meeting:
1. *There was a need for pedestrian access between areas B and F of the Concept Plan.*
 2. *The possibility of a drop-off/collection point on Highbury Avenue should be revisited.*
 3. *The Concept Statement should not encourage housing of an excessively high scale and density.*
 4. *The council should be encouraged to negotiate for planning gain for the nursery site.*
 5. *Consideration should be given to the existence of a pair of semi-detached Victorian houses in area E of the Concept Plan.*
 6. *Consideration should also be given to the provision of playground facilities in such a way as not to cause problems to local residents.*
- 4.2 These comments are considered in detail at Appendix 3. Several amendments of wording to the Statement are proposed as a result, and broadly the concerns previously raised by this committee can be accommodated.

5. Next Steps

- 5.1 The Cabinet is expected to consider the Statement for adoption at its next meeting, taking into account the input of the public, statutory consultees, and this committee.
- 5.2 If members of the Cabinet are minded to do so, this would enable a greater degree of control by this Authority over future development on the site. In the absence of an adopted Concept Statement, applications on the site could in any event be submitted, and there would be greater difficulty in ensuring the positive outcomes sought within the Statement, which have been broadly supported by the public, this committee, and statutory consultees.

6. Recommendation:

- 6.1 That members:
1. Note the input of statutory consultees and endorse the amendments made to the Statement as a result (as set out in Appendix 2).
 2. Note the amendments made to the Statement resulting from the committee's comments made at its February meeting (as set out in Appendix 3)

3. Recommend to Cabinet that it adopt the Concept Statement as a material consideration in the determination of future planning applications on the site, in the light of the above comments and amendments.

7. Background Papers:

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

8. Implications:

- **Financial** : None
- **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
- **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.
- **Parish Affected** : Fisherton and Bemerton Village