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**In Attendance:**

Sir Christopher Benson	Chairman	Richard Walters	Salisbury Vision – Director
Cllr John Brady	Wiltshire Council	Cllr Mary Douglas	Salisbury Community Area Board
Cllr Su Thorpe	Salisbury City Council	Alistair Cunningham	Director Economy and Enterprise – Wiltshire Council
Reg Williams	Salisbury City Council	Jack Wills	South Wiltshire Economic Partnership
Robert Newman	Salisbury and District Chamber of Commerce and Industry	Ian Newman	Salisbury City Centre Management
Alastair Clark	Salisbury Civic Society	Mark Elcomb	Salisbury Cathedral
Peter Edge	Business Representative	Scott Anderson	Economic Development Administrator – Wiltshire Council

**Members of Public in Attendance: 57**

**Total in Attendance: 71**

<b>Agenda Item N<sup>o</sup></b>	<b>Summary of Issues Discussed</b>
<b>1</b>	<p><b>Apologies for absence</b></p> <p>Apologies for absence had been received from</p> <ul style="list-style-type: none"> <li>• Cllr Richard Beattie (observer) – Wiltshire Council</li> <li>• Debrah Biggs – Salisbury City Community Area Partnership</li> </ul>
<b>2</b>	<p><b>Chairman’s Introduction</b></p> <p>Sir Christopher Benson welcomed everyone present to the first Salisbury Vision Board Meeting held open to the public.</p> <p>He outlined the following relevant background to the Salisbury Vision:</p> <ul style="list-style-type: none"> <li>• Salisbury Vision in its various guises has been in existence since 2005.</li> <li>• It started as an initiative of the then Salisbury District Council, Wiltshire County Council and the Regional Development Agency.</li> <li>• A steering group was established in 2006 when the Vision was launched.</li> <li>• Approximately 200 people attended the launch of the Salisbury Vision and the accompanying drop in events and exhibitions.</li> </ul>

- During 2006, 11 workshops and surveys had been conducted.
- In 2007 there was a comprehensive public consultation exercise as part of the “Our Place in the Future” consultation.
- As a result, the composition of the then Vision Steering Group was as set out on page 9 of the Vision Document of 2008.
- Although the Vision Document had originally identified 24 projects for evaluation, the Chairman had highlighted (by representations to Wiltshire Council’s Core Strategy) a further eight ‘eyesores’ in need of improvement, and the need for a coherent policy on streetscape, signage and fascias.
- The Salisbury Vision has since moved on, including the appointment of Richard Walters as Director in 2009.
- A Planning Application has now been lodged for the Market Place improvements, work is ongoing to move forward the Central Car Park and Maltings proposals, along with work on the civilisation of Churchfields plus exploratory work on many of the other projects listed in the report, together with other locations which have since been identified as in need of improvement.

The Chairman outlined the following matters relevant to the Board and future Board meetings:

- The Salisbury Vision board members are all local residents, many of long standing. They are unpaid, claim no expenses and are not seeking public acknowledgement.
- The Vision’s quarterly Board Meetings are now open to the public and statements are invited from members of the public. These are limited to one statement each of no more than three minutes on each substantive Agenda item.
- The business of the present board meeting would also include the proposal that questions put in writing 48 hours before future Board Meetings would be addressed at meetings or, failing that, in writing within seven working days to those members of the public who would so request.
- However, while the Board is ready to share its thinking and reporting with the public, as a Board Meeting there is business to be carried out, and this and future Board Meeting will therefore constitute neither a tribunal nor a forum for debate.
- All members of the Board have signed a confidentiality agreement. Matters of confidence which might involve third parties will not form part of the public meeting.
- The Salisbury Vision Board is neither a decision making authority nor a fund holder. Relevant decisions are the function of Wiltshire Council, which has allocated finite funds for Salisbury Vision.
- The spend on the Market Place proposals and other investigative works will probably not be replaced, and so the Vision Board will be actively seeking private funding for appropriate projects, and will work hard to justify and secure public local or national funding for major works.
- By way of an example, the Chairman stated his personal view that Salisbury needs a heavy vehicle through traffic bypass and cited Newbury, Andover and Basingstoke as towns that had re-surfaced and flourished since being bypassed or benefited from established arterial routes that bypass the urban areas.

The Chairman concluded his welcoming address by stating his belief that the Vision Board was privileged to be able to contribute to the future prosperity, preservation and improvement of the built environment in the much loved city of Salisbury. As such, the Board was ready to deliver its message to the public, and to welcome the constructive help and advice of other well wishers.

Following his introduction, the Chairman noted that the minutes of the previous board meeting would neither be discussed nor signed off at this first public meeting, since the previous board meeting had been closed to the public and had dealt with matters of commercial sensitivity.

Following the Chairman’s welcoming address, a point of order was received from the floor, questioning whether Salisbury Vision was a limited company. The Chairman confirmed that it was not.

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### **Public Boards – Protocol and Procedures**

The Vision Director was invited to outline key points and issues concerning the protocols and procedures that are proposed to apply to future Board Meetings. The key points presented to the Board are outlined below.

#### Summary Background and Key Points

The formal protocols of the Board, now that it is to be held in public, need to be confirmed. At its last meeting, the Board agreed that it would be appropriate for these matters to be presented and discussed at the first public Board Meeting.

It is proposed to use as a starting-point the procedures that apply by and large to Wiltshire Council's Full Council.

However, it was noted that unlike, Full Council, the Vision has no formal powers, being instead a Partnership with organisations where these powers were vested. The Director noted, for example, that whilst the Board might endorse the approach for the delivery of comprehensive development on the Central Car Park, ultimately decisions relating to this land rest with Wiltshire Council. As such the approach being taken has been endorsed at key stages by the Council's Cabinet.

The Director also noted, on a practical level, that the Vision Board is not resourced in the same way as the Council, and thus has a more limited capacity to administer public meetings. In this way it differed from Cabinet and Full Council which have a separate department of Democratic Services to deal with such administration.

Notwithstanding this The Director confirmed the Vision's intention to conduct itself in a professional and open manner with outputs commensurate with the resources available at its disposal.

#### Statements

- Up to three speakers will be permitted to make a statement of up to 3 minutes in length on any agenda item.
- Those wishing to make a statement are required to register to do so at least 10 minutes prior to the meeting by contacting the Vision director or his assistant.
- The minutes of the meeting will record the name and status (i.e. resident, business, representative of an organisation) of the person making the statement, and the subject matter and include a copy of the statement.

#### Questions

- Two questions only on all Agenda Items will be received from any one person or organisation.
- Questioners are required to deliver, in writing or by electronic mail, their questions to The Director of the Vision or his assistant no less than 48 hours before the meeting. The period of notice is necessary to allow sufficient time for a response to be formulated verbally or in writing.
- Questioners will be asked to include the name and address of the questioner (individual or organisation), and to identify to whom the question is to be put. In the absence of this the Chairman may, at his discretion, respond or nominate a responder.
- Previously submitted questions can be asked by the original questioner in person at the meeting, in which case the questioner will be allowed precisely three minutes.
- Responses may take the form of a direct oral answer at the meeting, a referral to where the answer is contained in a publically available document, or a written reply.
- No debate will be allowed on questions permitted or responses given except in exceptional circumstances determined by the Chairman at his absolute discretion.
- The minutes of the meeting will record the name and status of the person asking the question, the subject matter, and the name of the respondent.

	<p><u>Documentation</u></p> <ul style="list-style-type: none"> <li>• All agendas and reports will be made open to the public available for inspection on the Salisbury Vision website, and upon request, at least five clear days before the meeting</li> <li>• The Vision will make available copies of the minutes of the meeting and records of decisions taken, together with reasons; the agenda for the meeting; and where relevant reports relating to items discussed in the meeting</li> </ul> <p><b>Decision: The Board agreed that the protocols and procedures should be prepared on the above lines and presented as a paper to the Next Board for discussion and approval.</b></p> <p><b>In the meantime, these protocols are adopted as interim arrangements and will apply at the next Board meeting.</b></p>
4	<b>Current Project Updates</b>
4a)	<p><b>The Market Place</b></p> <p>The Vision Director provided an update on this project to the Board:</p> <p><u>Summary background and key points:</u></p> <p>The Market Place project is acknowledged as a key public realm improvement project for the Vision.</p> <p>Following on from earlier consultation on the wider Vision (relating to the development of the strategic vision for the city), the Vision has consulted with the public on the (emerging) current scheme on two separate occasions, first in connection with the RIBA design competition in 2008/09, and subsequently in connection with the preliminary design, inspired by the winning entry to the design competition, in November / December 2010.</p> <p>Significant changes were made in response to this consultation, to address concerns raised by stakeholders such as market traders and businesses, as well as comments from the public.</p> <p>The amended scheme, which in large part forms the basis of the proposal was submitted for planning approval, was issued on 9th February 2011.</p> <p>Further pre-application discussions have taken place since February with Wiltshire Council and other stakeholders.</p> <p><u>Planning Application</u></p> <p>Applications for planning, listed building and conservation area consent were submitted on Monday 4th April. Subsequent to this the architects continued to liaise with the Council's planning team on a few minor points of clarification.</p> <p>The Planning application was registered as valid by the Council on the 13<sup>th</sup> of April. The planning department confirming that the consultation period would formally begin on Monday 18<sup>th</sup>. The planning department has requested that comments be submitted to them within three weeks of this date.</p> <p>The planning application documentation comprises plans and illustrations of the proposed scheme, plus a detailed Design and Access statement which explains the background to the proposal, and provides a description of the scheme's components and design rationale.</p> <p>All these documents are available on Wiltshire Council's planning department's website. The Design and Access Statement is also available on the Vision website.</p>

The Director confirmed that a revised version of the architects' model would be placed on display in the Salisbury's main library from Monday 18<sup>th</sup> April 2011, along with a full copy of the planning application documents.

The main components of the scheme were noted to be as follows:

- The creation of a single unified flexible space comprising both the existing Market Place and Guildhall Square.
- The removal of parked vehicles.
- Re-paving with natural stone materials (Yorkstone flags and granite setts) – re-using existing wherever possible.
- An enhanced lighting scheme improving flexibility of use and security.
- The provision of above ground disabled access toilet facilities and the improvement of existing toilet entrances.
- The provision of a bin store (with removal of the existing mobile bins).
- The replacement of existing trees with large semi-mature native species planted in tree pits to protect the new surfaces and underground services.
- The re-orientation of the War Memorial and provision of a possible extension to include the fallen in later conflicts (subject to available funds).

The new scheme will allow for the twice weekly market to continue trading as normal. The future position of the stalls will be a matter for the City Council and the managers of the Market Place. The other activities within the space (i.e. funfair, St George's Day, Christmas Lights etc.) need not be affected.

Two of the main issues arising in pre-application discussions related to the trees and the War Memorial.

#### Trees

The Vision has sought specialist independent reports from tree experts – the findings of which are reported in the Design and Access Statement accompanying the planning application. The key points include:

- Some of the trees are diseased and / or have a short life expectancy and should be removed.
- Many others are causing damage to existing surfaces.
- Some have roots that are causing damage to the drains.
- Whilst some trees were healthy, the future life-spans of all existing trees are variable and limited.
- Pollarding is no longer an option in some cases, particularly for the larger trees. If it were attempted, it could lead to further root damage as root growth tends to surge following pollarding.

In practice, and drawing from the information contained within the report, the removal of only the currently diseased trees and those causing damage would leave a small number of randomly spaced trees, which would be impossible to incorporate into a coherent scheme. Also, over time these trees will themselves start to cause problems as they are not contained within tree pits.

Further to receiving the advice of the tree specialists, the Vision Board met on site on Thursday 24th March 2011 with the architect to inspect the trees, discuss the issues and verify these facts.

Taking the report and site visit into account it was agreed that the comprehensive approach, involving the removal of all existing trees and the re-planting of new trees in specially designed tree pits was the best and most sustainable way forward to deliver a long-term solution.

### War Memorial

It was acknowledged that the War Memorial is a most important and emotive monument and must be treated with the utmost respect.

The proposal remains to re-orientate the memorial around 90 degrees so that it faces into the Market Place.

This will have three key benefits:

- On Remembrance Day the parades will be able to line up facing the memorial using the full depth of the Square – a position supported by the Royal British Legion.
- The creation of a more flexible space in Guildhall Square will allow a much greater range of activities and uses.
- The opportunity to incorporate memorials to the fallen in subsequent conflicts (subject to the availability of funds).

The contractors will be required to carefully disassemble and reassemble the structure in a way that will also allow it to be cleaned and where necessary renovated. The Vision will work closely with the relevant bodies (including the War Memorials Trust, with whom the Vision is already in contact) to achieve this. The Vision and its partners will be treating the monument as though it were a listed structure, reflecting its belief that the structure should indeed be listed.

### Budget

The funding for the Market Place scheme is from Wiltshire Council via the overall budget allocated to the Salisbury Vision of £3m. Current cost estimates for the scheme are at around £2.5m. Significant cost savings have been achieved through on-going value-engineering throughout the design process, as well as the removal of some features.

### Programme

The Vision aims to obtain planning permission and Conservation Area Consent during the summer, and will be targeting a planning Committee in June or July. Beyond this the Vision is working with its advisers and Wiltshire Council's Transport projects team to appoint a suitably qualified contractor over the summer and into the autumn.

The aim is to start on site in January 2012. This will ensure that the key trading period for the Market in the run up to Christmas will be unaffected.

The Vision will also require its contractors to undertake the works in phases to allow for continuity of business for the Market throughout the construction period. The contractors will also be required to give consideration to the needs of businesses that surround the Square during the works phase.

The Vision aims to have the works completed by the early summer of 2012.

### Statements from the Public

Statements were received from the following individuals:

David Brown – Local Resident

Helen Farmer – Salisbury Wheelchair Awareness Group (copy attached)

Eric Hart – Local Resident (copy attached)

Duncan Wright – Carer

Trevor James – Market Trader

Copies of written versions of the statements made (where provided) are attached at **Appendix 1** to the Minutes.

David Brown made a statement in which he asked whether or not there were other examples of market towns where refurbishment of the market place had involved the use of differently shaded setts. The Chairman responded that he was able to give several examples. Please see **Appendix 2** for some examples of other towns and cities where differently shaded setts have been used in the regeneration of public spaces.

Duncan Wright advised the board that his statement, concerning issues surrounding disabled parking in the Market Place, was in support of and would be covered by the statement made by Helen Farmer.

Trevor James's statement set out his view that the market traders had been sidelined during the consultation process and that the traders were the group least supportive of the proposals. He stated his view that only 'lip service' had been paid to the traders. He claimed that The Director had been unwilling to meet and had cancelled meetings with them. He expressed his desire that the market traders should be consulted further about the eventual character and appearance of the market place, in particular the location of the stalls, and his anxiety over the images provided during the consultation which had in the past depicted orderly rows of market stalls.

Richard Walters, The Director of the Salisbury Vision challenged a number of aspects of Mr James' statement. He noted that far from sidelining the market traders, the Vision had consulted with their nominated representatives on numerous occasions and that this consultation remains on going.

The Chairman noted that the market trader's representatives had been invited to the Salisbury Vision Board Meeting in December 2010 to present their case and discuss the issues with the Board, which they so did over the course of an hour and a half. Additionally, the Salisbury Vision Board had met at the Market Place itself, recently, to closely examine the issues existing at the location. He added that future management issues regarding the Market Place would be a matter for Salisbury City Council, rather than the Vision itself.

#### Discussion

Other Board members responded to the issues that had been raised so far in the public meeting. Cllr John Brady (Wiltshire Council) praised a number of the points that had been made, and made the assurance that these would be taken seriously by the Vision. Dealing with the issues of the trader's pitches, Cllr Brady recognised the great importance these held for the market traders.

He stated that there was no reason under the current design why the market could not continue its business in the same way that it does now but noted that this remains a matter for the City Council, not the Vision.

Cllr Brady also noted how on Thursday 24th March 2011, the Vision Board had spent one and a half hours walking around the Market Place and inspecting the situation. He noted that this visit made it clear to the whole Board how shabby the market Place now is and how a comprehensive solution is the best way to address these problems, particularly given the on-going costs of maintaining and patching up an area in such disrepair.

Cllr Su Thorpe (City Council) noted the importance of separating the arrangements for dealing with the continuity of trade during the works and those to look at the long-term layout of the Market. She noted that these discussions can take place separately, but the opportunity presented by the enhanced market place, provides an appropriate context in which to review the overall operation and layout of the traders' stalls.

	<p>Ian Newman (Salisbury City Centre Management) outlined his involvement with the Salisbury Vision. He dated the mandate granted by Salisbury District Council to the Salisbury Vision to 2004, and that mandate stated that the Salisbury Vision be led by commercial people. He made a variety of observations concerning the importance of safeguarding the economic vitality of the city through targeted investment and by actively promoting Salisbury as a place to visit.</p> <p>The Planning Application for the Market Place Improvement Project has been submitted and will be available for public comment for three weeks beginning on Monday, 18th April 2011. Members of the public wishing to comment on the application should do so by visiting Wiltshire Council's planning portal.</p> <p><b>Decision: Salisbury Vision to continue to progress the Planning Application and the necessary work towards appointing a suitably qualified contractor and to provide a further update report progress at the next Board Meeting.</b></p>
4 c)	<p><b>Central Car Park &amp; The Maltings</b></p> <p>The Vision Director provided an update on this project to the Board:</p> <p><u>Summary Background and key points:</u></p> <ul style="list-style-type: none"> <li>• The Central Car Park &amp; The Maltings (CCP&amp;M) is a site in the heart of the city used for both long and short stay car parking.</li> <li>• This has long been recognized as not being the best use for this land.</li> <li>• Salisbury is a thriving retail centre but loses much trade to competing towns and cities such as Southampton, Basingstoke and Winchester, and this is having a long-term effect upon the economic vitality of the city.</li> <li>• In recent years pressure has increased upon the Council, from retailers to soak-up excess retail capacity in edge and out of centre locations, such as Southampton Road and London Road.</li> <li>• This is a substantial threat to the vitality of the city centre.</li> <li>• Without action now on the CCP&amp;M site, there is a real prospect that this pressure will be difficult to resist – damaging the city's commercial centre for many years to come.</li> <li>• The site can be developed in a way that fully integrates it into the existing city through open streets.</li> <li>• The Vision would not support a covered shopping centre or “retail shed” development on this site which would be likely to drain business from other areas of the city centre.</li> <li>• Planning policy support for the retail-led development of this site is well established, first via a planning brief under SDC and more recently within the Core Strategy.</li> <li>• The Vision is responsible for taking forward delivery of this site.</li> <li>• The Vision appointed commercial and legal advisers to support it in 2010.</li> <li>• To ensure that the development delivered is one that meets the aims of the Vision it is necessary for Wiltshire Council and the Vision to retain an interest in the project at all stages.</li> <li>• Because of this, the Council must comply with a process that is prescribed by the European Union to appoint a development partner.</li> <li>• The Vision has been working with its advisers in recent months to define the correct route to take to select a development partner, which it has now confirmed.</li> <li>• A competition – that has been set in accordance with these rules – started on 14<sup>th</sup> April 2011, with an advert being placed within the Official Journal of the European Union.</li> <li>• This process has a number of formal stages, but in essence, the Vision aims to have identified a development partner by the end of 2011 calendar year and to have this partner under contract (via a development agreement) during 2012.</li> <li>• Once appointed the developer will be required to work up its proposals into a planning application which will be tested against the policies within the Core Strategy <ul style="list-style-type: none"> <li>○ This will include pre-submission engagement with the community and stakeholders</li> <li>○ The application will of course provide the community with further opportunities to</li> </ul> </li> </ul>

	<p style="text-align: center;">comment on the scheme</p> <ul style="list-style-type: none"> <li>• It is not possible at this stage to determine when development may start on site. There are significant variables within the anticipated programme – but we will be aiming to move this project forward as quickly as we can.</li> <li>• A key step took place on Thursday 14<sup>th</sup> April 2011, with the commencement of the process to appoint a developer partner.</li> </ul> <p><u>Discussion</u></p> <p>Cllr Mary Douglas enquired about the consultation process the eventual developers would undertake.</p> <p>The Director explained that it is in the developers' interest to come forward with plans that have the best prospect of obtaining planning permission and it will be in their interests to consult with stakeholders and the public at the earliest stage. The Chairman cited his own experience with town centre redevelopment projects that, once appointed, the preferred developers would be very engaged with the public since for them it would mean maintaining good public relations and gathering a lot of useful information to help them develop their plans.</p> <p>Cllr John Brady wanted to know if there are many other projects similar to the Central Car Park and The Maltings currently being promoted in the country.</p> <p>The Director responded that the Vision's advisers have said that there are very few opportunities of such quality available in the market at the current time. This project represents a significant and exciting opportunity for developers and it is anticipated there will be strong interest the project.</p> <p>He also noted that the decision to seek a developer partner in this way places the Council (and its partners in the Vision) in control of the outputs much more than would be the case if a straight 'land sale' approach had been adopted. Whilst the selected route is likely to be more complex and time consuming, it offers a greater chance of delivering a high-quality outcome in line with the objectives of the Vision and the Core Strategy.</p> <p>Ian Newman (City Centre Management) spoke of a need to recognise that a city thrives on having a variety of different retail spaces, from the small to the large. As Chair of Salisbury City Centre Management he reported having spoken to larger retailers who had not been able to bring their businesses into Salisbury because of the lack of larger retail units within the city centre. He also emphasised the threat to Salisbury's centre posed by out of town retail warehousing.</p>
<p><b>4 c)</b></p>	<p><b>Churchfields Industrial Estate</b></p> <p>The Vision Director provided an update on this project to the Board:</p> <p><u>Summary Background and Key Points</u></p> <ul style="list-style-type: none"> <li>• The regeneration of the Churchfields Industrial Estate has been and continues to be a long-term project to transform that area of the city, as enshrined in the Core Strategy. <ul style="list-style-type: none"> <li>○ Currently it constitutes 60 acres of mixed employment uses.</li> <li>○ Significant HGV movements have a serious impact upon the city and local businesses.</li> <li>○ The Council's policy within its Core Strategy aims to transform the current industrial estate into a mixed use development, comprising 1,100 homes, 5 hectares (12 acres) of retained employment (light industrial and office), a new primary school, hotel and conference centre and open space for the public.</li> </ul> </li> <li>• Over the past 12 months the Vision has: <ul style="list-style-type: none"> <li>○ Secured £50,000 in funding from the Department of Communities and Local Government to test the scope for a regeneration project meeting the objectives of the Core Strategy.</li> <li>○ Engaged with the Homes and Communities Agency.</li> </ul> </li> </ul>

- Consulted with around half of the businesses on the estate via face to face meetings.
- Appointed consultants to advise on pre-masterplanning development options.
- Received initial advice from consultants on development issues and possible next steps.
- The outcome of this work has highlighted the following:
  - The land ownership and occupation position on the Estate is complex and there are no 'easy wins' in terms of developer-led regeneration opportunities.
  - The responses from businesses indicated clear and widespread dissatisfaction relating to problems at the estate including access, traffic parking and the incompatibility between many of the uses at the estate.
  - The delivery of a regeneration project in line with the objectives of the Core Strategy will require careful planning and consideration of both on-site and off-site factors – including the availability of suitable sites within and around the city for decanting.
  - Though not an insurmountable challenge, current market conditions will mean that the development of a strategy will need to be undertaken carefully, and in consultation with local landowners and businesses.
- As a result of this study, the advisers have highlighted the need to undertake some further targeted work to assess the scope and timing of a delivery and implementation programme which might involve:
  - Undertaking some further technical research to assess unknown risks that may affect the delivery of development (such as site contamination) .
  - Discussions with landowners at the estate (to complement those already undertaken with businesses).
  - Further review of the delivery timescales for potential relocation / decant sites.
  - Further liaison with Wiltshire Council on its future plans for the Depot and waste sites.

Discussion

Ian Newman (Salisbury City Centre Management) emphasised the importance of reassuring businesses on the site that the Churchfields regeneration project is progressing.

Robert Newman (Salisbury and District Chamber of Commerce and Industry) added that the site is occupied by a large number of family owned businesses with whom it will be necessary to engage, since the matter is not only potentially very complex but also deals with the livelihoods of those people, and as such consultation with them will be paramount in the proceedings.

Cllr Mary Douglas also stated that it is most important that relocation (or decant) sites should be identified, acknowledging that a better use for the Churchfields site is highly desirable but not at the expense of the businesses currently operating there.

Sir Christopher Benson noted that he was familiar with the work that had been undertaken to date on this project by the appointed advisers and noted the high quality of this work, which is a strong platform for the next stages.

Peter Edge (business representative) expressed his opinion that Wiltshire Council should lead by example as one of the largest landowners in Churchfields, by being among the first to decant from the site.

It was also noted that, of the views of the Cathedral available in Salisbury, it is a pity that one of the best was enjoyed by a waste transfer facility.

**Decision: Salisbury Vision to move forward with further targeted research to assess the scope and timing of delivering the Churchfields regeneration within the objectives of the Core Strategy, and to continue to report progress to future Board Meetings.**

<b>4 c)</b>	<b>Public Realm Strategy</b>
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The Vision Director provided an update on this project to the Board:

Summary Background and Key Points:

The Public Realm Strategy has been developed in recognition that the quality of the city's streets and public spaces is in decline and requires improvement.

There is an accepted need to look at the quality and consistency of surfacing materials, the amount of unnecessary street clutter, the quality of existing lighting, way finding, and the potential to improve the pedestrian environment, including shared surfaces. Many of these issues have already been highlighted by the Civic Society in its 2005 document 'Streetscape – Streets for All'.

The Vision and its partners see the need for a consistent approach to the delivery of enhancements to the public realm and to treat improvements within the public spaces in a holistic way, and not just in terms of individual projects as needs arise and funds become available.

In 2010, the Vision commissioned architects Letts Wheeler to complete its work on the Public Realm Strategy to bring it to a point where a detailed draft document can be taken forward for public consultation, and become the established formal planning document ('supplementary planning document') within the Local Development Framework.

That document is intended to become the first point of reference to Wiltshire Council and other parties involved in works affecting the streets and public spaces within the city.

That draft document was completed in 2010 and is currently available for inspection on the Vision [website](http://www.salisburyvision.co.uk/assets/assets/PRS_consultation_draft.pdf) ([http://www.salisburyvision.co.uk/assets/assets/PRS\\_consultation\\_draft.pdf](http://www.salisburyvision.co.uk/assets/assets/PRS_consultation_draft.pdf)).

The document deals with a wide range of aspects including:

- Street hierarchy – defining street types and proposing appropriate treatments for each
- Surface materials – palette
- Street furniture (benches, bins, tree guards etc.)
- Lighting strategy
- Signage and way finding

The principles within this document have been applied to the Vision's first key public realm project, in the Market Place.

The intention now is to take this draft document through a public consultation process, and for it to secure formal planning status. This will not guarantee funding, but it will ensure a statutory basis for the report and will require it to be a first point of reference for future works within the public realm.

Discussion

Sir Christopher Benson commented on the helpfulness of the Public Realm Strategy document to future partnerships bringing forward the core strategy's goals.

Ian Newman reported that Salisbury City Centre Management has secured funding for a City Ranger who is now in post. This, he said, represented a small indication but an indication nevertheless of forward movement on improving Salisbury's public realm.

Alastair Clark (Salisbury Civic Society) asked about the consultation process and specifically whether it would be a standalone consultation or in conjunction with other public consultations. Alistair Cunningham (Director of Economy and Enterprise, Wiltshire Council) noted that any consultation would be in line with Wiltshire Council's Statement of Community Involvement but could be brought forward separately from the Core Strategy. Alastair Clark also asked about the timescale for the project, to which Sir Christopher Benson responded that the aim is to commence

	<p>the consultation during the current year.</p> <p>Cllr John Brady noted that he had been extremely impressed when he saw the architects' presentation of the Public Realm Strategy. The strategy in his view will be of major benefit to Salisbury. He noted his wish to see the Public Realm Strategy presented to the public possibly at a future Public Board meeting. The Chairman noted that in his view there has been too much speculation over what the Salisbury Vision's plans are. He stated that it was important for the Salisbury Vision to first crystallise its ideas, and then present those for full public scrutiny and constructive criticism. In his view, the Public Realm Strategy has reached the stage where it is ready to be presented to the public.</p> <p><b>Decision: The Public Realm Strategy to be presented at a future Board Meeting.</b></p> <p><b>Decision: Salisbury Vision to undertake public consultation and work towards establishing the draft Public Realm Strategy as a supplementary planning document within the Local Development Framework.</b></p>
4 d)	<p><b>Transport and Movement Strategy</b></p> <p>The Vision Director provided an update on this project to the Board:</p> <p><u>Summary Background and key points</u></p> <p>It was emphasised to the Board that the need for an integrated approach to transport lies at the heart of the Vision and all its projects.</p> <p>The Vision team has at this point several ongoing initiatives it is working on with its partners within Wiltshire Council and the public transport operators.</p> <p>Those remain in development at this time, but the key principles that are being explored include:</p> <ul style="list-style-type: none"> <li>• Ensuring the Vision's transport objectives are considered in the context of any proposed works or alterations to traffic movement within the city.</li> <li>• The scope for reducing private car movements across the city.</li> <li>• Improving the quality of the pedestrian environment and where possible enhancing pedestrian priority within the city centre.</li> <li>• Improving public transport interchange and encouraging people to make better use of public transport and to become less reliant on their cars within the city.</li> <li>• Engaging with the public transport operators over the enhancement of service provision and tying this in with the Vision projects.</li> </ul> <p>The Vision team has recently met with key officers at Wiltshire Council and the bus operators to move these initiatives forward. An update of this work will be reported at the next Board.</p> <p><u>Discussion</u></p> <p>Sir Christopher Benson reported that although meetings with transport officers and operators had been held before by the Salisbury Vision, it had been difficult to progress a solution with them because the other Vision projects had still been in their infancy. Now that projects such as the Market Place regeneration and marketing of the Central Car Park and Maltings are being brought forward, much more encouraging progress has been made. The Chairman offered his thanks to the senior transport officers within Wiltshire Council for their continued cooperation.</p> <p>Alastair Clark reported that he had been very encouraged about the ongoing dialogue and that Salisbury Civic Society's work on the issue is being taken into account. He advised that Salisbury Civic Society remains concerned about the long term future, particularly around issues about cross city car movement and some key routes. He noted the changes taking place at the Market Place and the Central Car Park and the Maltings. In his view, at some stage there will need to be a more comprehensive pedestrianisation and that this is something that will need to be planned well in</p>

	<p>advance.</p> <p>Mark Elcomb (Salisbury Cathedral) reminded the Board that there is significant sensitivity about coach traffic in particular, regarding drop-off and pick-up points which by necessity of the mobility issues of a significant number of coach users, not to mention way-finding issues for tourists, have to be at convenient locations to the large number of popular destinations in Salisbury.</p> <p>Peter Edge asked about the Salisbury Vision's dialogue with the rail operators. The Director reported that the Vision has met with Network Rail and that a dialogue is open. However, the Transport and Movement Strategy has both shorter and longer term dimensions and those relating to the rail network generally lie in the longer term.</p> <p><b>Decision: Salisbury Vision to continue its dialogue and discussions with Wiltshire Council's transportation team along with the public transport operators, and report progress at the future Board Meetings.</b></p>
<b>5</b>	<b>Matters for Report</b>
<b>5 a)</b>	<p><b>Communications and PR</b></p> <p><u>Advertising and Future Board Meetings</u></p> <p>The first public Board Meeting of the Salisbury Vision was advertised in a number of ways. These included radio advertisements as well as via the internet (Salisbury Vision <a href="http://www.salisburyvision.co.uk">website</a> (<a href="http://www.salisburyvision.co.uk">www.salisburyvision.co.uk</a>) and using public notices in the Library and Guild Hall.</p> <p>Future Boards will be advertised as above (with the possible exception of radio advertisements) and will also be advertised via the parish magazine, Community Area Network mailing list and Salisbury Vision's own public mailing list.</p>
<b>5 b)</b>	<p><b>Planning Applications</b></p> <p>There were no relevant planning applications to note, beyond the Market Place application already reported.</p>
<b>5 c)</b>	<p><b>Other Projects</b></p> <p><u>Friary Estate</u></p> <p>The Director reported on the progress being made on the Friary, identified within the 2008 Vision Document, and which is now considered appropriate to begin working on in more detail.</p> <p>He advised, however, that at this point the project remains in its very early stages.</p> <p>Despite the fact that the properties within the Estate are deemed to meet 'Decent Homes' standards, there is a well established recognition that the Estate is in need of improvement and possible renewal – and that many of the buildings are reaching the end of their design life, and are becoming increasingly costly to maintain.</p> <p>The role of the Vision at this stage is to assess what type of project might be possible and appropriate for the estate. Potential goals range from 'light touch' improvements through to more comprehensive renewal. A preliminary assessment to consider the issues affecting the estate from a physical standpoint has begun.</p> <p>The work will involve engagement with Wiltshire Council's housing team in the first instance to consider issues surrounding the physical condition and occupation of the estate.</p> <p>Beyond this, and dependent upon the outcome, there can be further work to assess the potential scope and likely cost of physical enhancements, at which stage the Vision will review the situation</p>

	<p>and decide how and in what way it can involve the local community in developing the ideas. An update on progress will be reported to the next Board.</p> <p><u>Discussion</u></p> <p>Cllr Su Thorpe emphasised that it will be very important to have a decant strategy in place from an early stage.</p> <p>Alistair Cunningham reported that as part of the Local Investment Plan (i.e. concerning projects which do not cover their own costs), Wiltshire Council is in consultation with the Homes and Communities Agency to formulate a business plan process, of which the Friary site is a part.</p> <p>Cllr John Brady (Cabinet Member for Economic Development, Planning and Housing) reassured the board and the public that this is a very long term project, and that there will be full consultation with tenants and occupiers within the Estate along the way. In his view, the project is clearly needed. He emphasized again, though, that at this stage the project is in its infancy.</p> <p>Peter Edge spoke about the scale of the project and asked if there would be a design or development brief, noting that architecturally any work to the Friary Estate will need to be tied in with the other Vision projects. The Chairman confirmed this and pointed out especially that the Friary's location on one of the major gateways into Salisbury made it a definite priority that the eventual design be sensitive and appropriate.</p> <p><b>Decision: Salisbury Vision to continue its preliminary investigations alongside Wiltshire Council's housing department in order to assess the issues relevant to the renewal of the Friary Estate, and report its progress at the next regular Board Meeting.</b></p>
<b>6</b>	<b>Any Other Business</b>
	No other business was brought to the Board.
<b>7</b>	<b>Next Meeting</b>
	June 30 <sup>th</sup> 2011, venue to be confirmed.

## **APPENDIX 1**

### **Members of the Public Making Statements Submitted in Writing to the Salisbury Vision:**

#### **Helen Farmer – Salisbury Wheelchair Awareness Group**

The 60 odd, general access parking spaces in the Market Square provide an essential service for many people; both those who consider themselves disabled and those, perhaps in later years, who are not 'disabled' but have limited mobility.

Salisbury Vision's plans for the square include removing ALL parking, both the general access parking bays in the Market Square and the current 10 disabled parking spaces by the war memorial; and replacing them by making the two areas of on street public parking on Blue Boar Row into disabled only parking.

Aside from the fact many consider it disrespectful to remove the War Memorial, and, that the current disabled parking spaces next to it, are viewed as a mark of respect to those who have lost limbs in the line of duty; there are several problems with planned site for the new disabled parking bays.

Firstly, their siting would mean disabled people having to get into and out of their cars next to traffic, rather than in the safety of the current car park.

Secondly, as the cars would have to park one behind the other, each space would have to be 6.6 metres in length, (over half the length of a double decker bus). How many spaces would fit into these two small areas?

And thirdly, these two areas are currently designated as 'loading bays' and used by market traders all day on Tuesdays and Saturdays. Just today, there being a 'mini' market of half a dozen or so stalls, these spaces were cordoned off with 'no parking' cones. Market traders have been assured that there need not be any change to the layout of the market. How is this compatible with the stated plans for disabled parking?

My main concern with the planned removal of parking from the Guildhall and Market Squares is the effect it will have on disabled or less mobile people, who, as well as having to walk or wheel further, would also lose access to the only cash point within the city which one can park right next to.

There would also be knock on effects. As the pressure on other parking spaces increased, everyone would find it much harder to find a parking space in the town centre. Especially those close to the market, library and post office. Particularly as a large number of 'informal' disabled parking spaces in the vicinity, (on the double yellow lines in New Canal), have very recently disappeared.

This isn't be a huge problem for able bodied people as they could walk, cycle, use other car parks, or even use the park and ride, or public buses to avoid the problem. However, most of these options are unavailable to many disabled people. Wheelchair users simply cannot rely on the Wilts & Dorset bus services at all, as the company has a policy of not prioritising Wheelchair Users for Wheelchair Spaces on the buses, and people using wheelchairs have repeatedly been denied access to buses due to the spaces being full.

The net result is that if these plans were implemented, Disabled people would be more far more severely affected than other people. This would result in 'indirect discrimination' - where a rule or policy has a greater impact on a particular protected group, than on others.

This is unlawful, and is not something that any publicly funded organisation should be promoting or condoning. It is also contra to the 'Public Sector Equality Duty' by which all organisations carrying out a public function are bound.

Helen Farmer

Disabled person with severely restricted mobility.  
Co-founder of Salisbury Wheelchair Awareness Group.  
Former Wiltshire PCT Assistant Commissioning Manager.

## **Eric Hart – Salisbury Resident**

Nobody would wish to suggest that our splendid and rather quaint city is not in need of a face lift and it is good to see the Guildhall close to completion. However, it is the proposals for the redevelopment of the Market Place and the Maltings that are of more immediate importance.

The public consultation that did take place reported that 6000 responses were received of which 80% supported the Vision's objectives. 6000 responses is less than 11.8% of the population of Salisbury and less than 5.2% of the Salisbury District. Hardly an earth shattering response and in any case it would be rather difficult for anyone to criticise those overall objectives.

Recently I was informed by Salisbury Vision that no public consultation took place on the brief that was given to the competition architects nominated by the RIBA to redesign the Market Place.

Those designers could not have known that the people of Salisbury did not want their Queen Victoria Jubilee trees to be removed, that the War Memorial should stay where it was rightfully constructed or indeed which features should remain, which features were expendable and, possibly, which historically discarded elements should be brought back. Good Old Sidney Herbert for instance!

The designers did not know because nobody consulted the public and therefore no one could properly inform the architects. That is the reason we now have the sterile and unsympathetic proposal that has been put forward for these vitally important visual features of our city.

It is my opinion, and I believe the opinion of many others, that an air of dismissiveness has been adopted with regard to the residents of Salisbury over these particular elements of the redevelopment programme and, in line with David Cameron's 'Big Society' view, I think it is time to redress that balance particularly as we have yet to see any proposals for the redevelopment of the Maltings.

There are real fears of a glass and concrete jungle, so beloved of the modern architect, being imposed upon Salisbury for commercial advantage. A possibility clearly demonstrated by the current Market Place proposal.

Many people of Salisbury would like to go on living with all the quaintness and splendour they have grown to love and respect. After all it is why we like living here.

Perhaps Salisbury Vision can now tell the public how it will achieve the necessary sensitive refurbishment while retaining our city's historic dignity.

Thank you.

## **Appendix 2 – use of differently shaded setts in public spaces**

The Vision asked its architects for examples of other public space schemes where differently shaded setts had been used for paving. They responded with the following non-exhaustive list:

- Courtyard, Somerset House
- Leicester Square, London
- Royal Mile, Edinburgh
- St John's Square, Blackpool
- Barker's Pool, Sheffield
- Upper and Lower High Streets, Merthyr Tydfil
- Cavern Quarter, Liverpool
- Trinity Gardens, Newcastle