



# South Wiltshire Core Strategy

**Topic Paper 17:**

*Infrastructure*

July 2009

# **Topic Paper Number 17**

## **Infrastructure Requirements**

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## 1.0 Executive Summary

- 1.1 The purpose of this Topic Paper is to collate and present evidence that demonstrates the impacts of the growth strategy as set out in the South Wiltshire Core Strategy on infrastructure that have been thoroughly researched, considered and taken into account.
- 1.2 The delivery of infrastructure is vital to ensure that any new community, both residential and commercial, that is delivered is supported by essential infrastructure that is provided in a timely manner to support any development from day one of occupation and to ensure that the delivery of infrastructure does not 'hold up' housing and employment delivery through non or late provision.
- 1.3 This Topic Paper firstly looks at the measures that have been introduced to try and increase awareness of the core strategy to essential infrastructure providers and to ensure that they understand their responsibilities, through engagement and joint working. The Topic Paper then identifies how interdependencies between infrastructure providers have been managed and explains the feasibility work that has been undertaken. Finally the main body of the report identifies the main infrastructure requirements of the following providers and when and how these will be delivered.
- 1.4 The essential infrastructure to be provided and covered within this Topic Paper includes:
  - A. Water – Supply and Sewerage
  - B. Primary Care Trust – provision of doctors surgeries, dentists and additional hospital facilities
  - C. Emergency Service – Fire, Police and Ambulance
  - D. Education
  - E. Transport
  - F. Open Space
  - G. Archaeological Protection
  - H. Green Infrastructure including ecology and biodiversity
  - I. Flooding Infrastructure
- 1.5 **Engagement with Infrastructure Providers included:**
  - a) Setting up a Consultative Technical Group (CTG) comprising statutory and other key stakeholders to meet at regular occasions to review the emerging strategy and input into specialist infrastructure areas (see below for more details and composition of group)
  - b) Individual partnership working with key infrastructure providers such as the modelling and review of the Salisbury Transport Plan
  - c) Convened and participated in working group meetings to address specific infrastructure areas, such as water management with Wessex Water, Environment Agency, and Natural England.
  - d) Consultation as part of the wider consultation on the Core Strategy process (see Methodology and Output Report at [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk))
- 1.6 **Applied approach**
- 1.7 The specialist input received from the infrastructure providers was applied to the Core Strategy in the following way:
  - a) Identification of barriers that would prevent delivery of the strategy e.g cumulative development within the upstream catchment at Old Sarum, Hampton Park and Beehive developments will trigger significant works with new relief sewer to ensure that risk from sewer flooding is resolved
  - b) Identification of any insurmountable barriers to specific sites (so called 'showstoppers'). This would rule out strategic sites from inclusion
  - c) In all other cases measures needed to overcome the barriers were identified (identification of mitigation)
  - d) Feasibility work and costings to assess the impact of infrastructure on the viability and therefore deliverability of the strategy and in particular, strategic sites.
  - e) Production of 'Development Templates' which collate the infrastructure requirements necessary to allow strategic sites to be successfully developed.
  - f) Discussions with prospective developers regarding infrastructure requirements.

- g) Setting standards for delivery on strategic sites (eg level of affordable housing) based on feasibility study in relation to essential infrastructure requirements. That is, justification of development standards.

**1.8 Feasibility Work**

1.9 In order to assess the effect of the infrastructure on site delivery, and to set realistic standards for planning gain delivery, an independent feasibility assessment has been undertaken by consultants Adams Integra.

1.10 This approach has been applied to ensure that the reality of the situation can be identified. However it should be noted that the infrastructure detailed currently in this topic paper is the more 'aspirational' requirements, and some areas will need to be negotiated with either developers and/ or infrastructure providers, in the months coming up to submission and EIP.

1.11 As described in Paragraph 4.10 of PPS12, every effort has been made to ensure that the outcomes of critically linked studies carried out by other agencies provide information in a timely manner to help underpin delivery of the plan. In the majority of cases this has been successfully achieved, however it is only transparent to acknowledge that the review of the Salisbury Transport Plan is yet to finalise its conclusions. In this case it has been necessary to commission a separate transport study (MVA consultants) to identify accessible strategic sites. Findings have been taken from the ongoing Salisbury Modelling as they emerge. As such a precautionary principle is being followed and applied to sites that may come forward prior to the transport plan being finalised. This approach provides enough certainty that there are reasonable prospects of infrastructure provision to allow the Strategy to progress.

**1.12 Integrated Delivery Plan**

1.13 Sitting alongside this Topic Paper is the Integrated Delivery Plan that forms Appendix E of the proposed submission core Strategy. This Topic Paper should be read alongside the Integrated Delivery plan. The Integrated Delivery Plan identifies the strategic objective and desired outcomes and relevant target from the Core Strategy together with the delivery mechanism and agency together with timescales and phasing of delivery and how this will be monitored.

## 2.0 Processes undertaken to ensure Infrastructure Delivery

### 2.1 Methodology

2.2 A range of measures were taken to ensure that a systematic approach was taken to identifying the infrastructure barriers and requirements that might exist to support development and identifying, where infrastructure is needed and how this will be facilitated. This is now detailed below.

### 2.3 (a) Engagement

2.4 Numerous measures were introduced at the beginning of the Local Development Framework and Core Strategy process back in 2007 to ensure that essential infrastructure providers were given the opportunity to help shape the Core Strategy and that they understood their responsibilities for delivery from the outset. This included the setting up of a 'Consultative Technical Group' (CTG), individual partnership working, working group meetings to address specific infrastructure areas, and consultation as part of the wider Core Strategy process.

### 2.5 Consultative Technical Group

2.6 The CTG, is a technical consultation group made up of specialist bodies including the following parties:

- a) Natural England
- b) Environment Agency
- c) Wessex Water
- d) Highways Agency
- e) Wiltshire County Council Planning
- f) Wiltshire County Council - Highways
- g) Wiltshire County Council - Archaeology
- h) Wiltshire County Council - Ecology
- i) Wiltshire County Council - Landscape
- j) English Heritage
- k) National Trust
- l) Defence Estates
- m) Salisbury District Council - Portfolio Holders
- n) Salisbury Joint Transportation Unit
- o) South Wiltshire Strategic Alliance
- p) Salisbury District Council, Strategic Housing
- q) Salisbury District Council, Community Initiatives
- r) Salisbury District Council, Legal
- s) Salisbury District Council, Environmental Health
- t) Salisbury District Council, Forward Planning

2.7 The CTG was set up as a series of meetings that occurred either prior to ordinary consultation with the following remit being set at the first CTG meeting:

- a) *The meeting was set up to identify the main infrastructure related issues facing the district over the next 20 years, which will be identified through the Core Strategy.*
- b) *The meeting is part of the first stage in the preparation of the Core Strategy, which will provide the overarching planning policy framework for the district and the central policies of the new Local Development Framework.*
- c) *The creation of such a group provides the opportunity for expert knowledge, which can be used to inform the consultation and shape future planning policies. It is envisaged that the group will meet at each stage of the process of creating the LDF and will provide specialist input and scrutiny of the LDF.*

2.8 Three CTG meetings have been held either during or before consultation periods and were held on the following dates:

- a) 3<sup>rd</sup> September 2007
- b) 3<sup>rd</sup> April 2008
- c) 4<sup>th</sup> June 2008

2.9 A further meeting will be held in the summer of 2009 to discuss the submission draft Core Strategy.

2.10 Copies of the minutes of meetings are attached in appendix 1 to this Topic Paper, the presentation made to the CTG on 4<sup>th</sup> June 2008 is attached in appendix 2. These documents are also available in the document library referenced CTG 01, CTG 02 and CTG 03. A summary of issues discussed at the meetings are:

### 2.11 Meeting 3<sup>rd</sup> September 2007

- a) Potential issues with air quality
- b) Confirmation that Strategic Flood Risk Assessment work had commenced
- c) Acknowledgement that Salisbury Transport Model needs to be undertaken, possible issues with timing
- d) Identification that Salisbury is well equipped (park and ride) and needs to make the best use of what it has rather than creating new infrastructure. Increase in demand management.
- e) Potential for developer contributions to be taken for the environment.
- f) Archaeology investigation will need to be taken into account within the areas of search

### 2.12 Meeting 3<sup>rd</sup> April 2008

- a) Confirmed that GOSW has asked that 'strategic sites' are included in the CS.
- b) Given CS will now contain strategic sites, a detailed transport assessment will need to be made. Also that given the A36 has not been de-trunked, HA will pay particular attention to Capacity issues on the Trunk Road Network (TRN).
- c) Nature conservation should be 'enhanced' not just mitigated. Biodiversity is not mentioned
- d) Sites have to be taken though the HRA/AA
- e) Sites within 'black book' or preferred options consultation were gone through individually with stakeholders, who were asked to come up with any specific issues, most issues raised were associated with archaeology and biodiversity representing those attending.
- f) Large allocations south of Salisbury (Alderbury) would attract an objection from the HA on the basis of impact on the TRN
- g) Amesbury, Bulford and Durrington in Stonehenge Community Area - best sites, in terms of Highways would be south of the A303.
- h) The emphasis should be on reducing the reliance on the car.

### 2.13 Meeting 4<sup>th</sup> June 2008

- a) Presentation was made to show how strategic sites have been identified. Presentation is available in appendix 2 of this document.
- b) Stakeholders were then shown how strategic sites were selected and then taken through each identified site and asked to highlight infrastructure constraints. The following were identified.
  - i) **Fugglestone Red** - there are A36 issues which will need early attention, there is now much greater emphasis on alternatives to private car. Concerns about adding traffic to Devizes Road which is almost an AQMA, one of the areas incorporates a Ground Water Supply and also pumping station which could be an issue when considering specific sites so consideration will also need to be given to a water strategy.
  - ii) **Old Sarum** -It is better to develop up along the A345, rather than along the Portway in historical terms, development here potentially raises the Northern link road, there are constraints associated with the airfield and that aircraft come in very low.
  - iii) **Hampton Park** - there is a County Wildlife site to south of this area, Castle Hill is very elevated landscape. There is potential to improve the wildlife site and reduce its isolation. There would potentially be a lot of issues to consider in terms of archaeology to the western side.
  - iv) **Harnham** - commented that the RSS panel report is saying growth is necessary and that the Harnham bypass is necessary but is not providing any money to do this, because roads are based on need. Harnham road might go up the list because its need would increase if development were to go here. There is lots of archaeology around this area.

- v) **Around Salisbury Hospital** - English Heritage would have comments about the setting of Little Woodbury. The general accessibility to a range of services is not great here.
- vi) **Alderbury** - confirmed that the HA would oppose strategic growth here
- vii) **Amesbury and Ditchampton (wilton)** - were also discussed, although these discussion did not highlight any further information.

2.14 These meetings gave infrastructure providers an opportunity to be engaged in the Core Strategy process and understand that the Core Strategy was allocating sites, together with the timescale and to provide an impetus for the infrastructure providers to ensure that their funding streams tie in with Core Strategy delivery. The meetings should have provided the impetus for infrastructure providers to ensure that infrastructure would be either therefore delivered or decide what facilities needed to be provided by developers. Similar meetings will be held at the publication of the submission draft Core Strategy to ensure that the infrastructure committed to within this topic paper together with the timescales is delivered. In addition this meeting will be widened to include other infrastructure providers such as the PCT, Fire and Rescue Service and Wessex Water. Although these parties had not been included within the CTG, they have provided used and substantial information to support their infrastructure needs.

## 2.15 (b) Applied approach

2.16 As well as the CTG an applied approach has been undertaken in order to scope infrastructure requirements of the development strategy put forward within the Core Strategy, the outcomes of this approach has been used within the development templates of the Core Strategy. The initial stage was 'Scoping Infrastructure requirements' and within this a 5 step process has been taken to identify the infrastructure necessary for site delivery. The core Strategy development templates should show clearly to the developer, stakeholders and planning Inspector what infrastructure is required, who will delivery it and when. These steps are detailed below.

**Table 1: Steps to scope infrastructure requirements**

### ***Step 1 - Establishment of the Baseline Situation***

Working with statutory consultees and service providers, it is necessary to establish a picture of the current infrastructure position in the area and where the pressures are upon it. Examples include the assessment of the water infrastructure requirements.

### ***Step 2 - Identify the barriers and challenges for each strategic site***

Drawing on the baseline situation, it was necessary to focus down to the individual strategic sites to identify what infrastructure barriers need to be overcome in order to allow the site to be delivered. This was at two levels. Firstly any strains that the site development will place on the wider infrastructure network, meaning off-site work is required, for example, on wider traffic flows or sewage treatment. Secondly there is a need to identify what infrastructure barriers there are immediately on or adjacent to the site to allow delivery. This may be an inadequate road junction, lack of mains drainage, presence of overhead power lines etc. At the same time any insurmountable barriers to specific sites (so called 'showstoppers') were identified that would rule out a strategic site from inclusion within the Core Strategy.

### ***Step 3 - Try to quantify and justify the infrastructure requirements for each site to overcome the barriers identified in step 2.***

Agree with service providers (highways, education, health, drainage etc), what tangible measures are required to overcome any barriers identified. For example if a new primary school is required, agree what size or whether this provision can be provided through an extension to an existing school. This is an important piece of work and reasonable steps were taken to try as far as possible to resolve the following:

- Identify the improvements required to deliver the site
- Quantify them wherever possible, (e.g. number of school spaces)
- Try and get some approximate costs if possible (e.g. what would be the cost of connecting to mains drains or providing school spaces?)
- What contribution is required for strategic infrastructure provision and how is this calculated and justified in relation to the quanta of new development proposed?

If necessary, building on the work in Step 3, discussions were had with the service providers and

developers when the infrastructure is required in the context of the timing site delivery. It may be for example that the education provision will be fine up to a trigger point of a certain number of new houses, whereas a new access may be a prerequisite. The timing of provisional and contribution needs should be, as far as possible, be established and clearly explained in the Master Plan to the site.

#### **Step 4 - Environmental improvements necessary to deliver a high quality environment**

The place shaping agenda and local policies, as for example encapsulated in Salisbury District Council's Creating Places SPG, mean that high quality places to live and work need to be created. These will be bespoke, contextually empathetic developments with no standard house or employment types. To deliver this it will be necessary to identify environmental impediments and clarify the action necessary to overcome them. One example would be the need to underground overhead cables. These measures need to be identified, agreed with service providers and developers, costed and timed.

#### **Step 5 - Feasibility Work**

Having established the infrastructure requirements, additional work is needed related to the viability of the site. Whilst essential infrastructure is non-negotiable, there needs to be an evaluation of the level of additional planning gain that can be expected. A balance needs to be identified between the imperative to deliver benefits against rendering it uneconomic to the developer. This is being undertaken by one of the council's private sector partners, Adams Integra, who have more specialist modeling capabilities. The commentary will include implications of feasibility on affordable housing levels, community benefits and special environmental measures related to delivering high quality outcomes.

2.17 Once the staged process above had been completed the information was collated into the 'development templates' which form an appendix to the Core Strategy submission draft. In addition an integrated Delivery Plan has been produced which identifies how strategic objectives and outcomes of the core strategy will be delivered, who is responsible for delivery together with timescales. Discussions with prospective developers as well as the infrastructure providers will then be continued to ensure continued viability.

#### **2.18 Consultation**

2.19 All infrastructure providers have been formally consulted with during the formal statutory consultation stages. The Core Strategy, through Issues and Options, Preferred Options and an 'evolved' Preferred Options has led to three separate consultation period. Details of this comprehensive consultation period are provided in the Methodology and Output report available on the council's website. [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk).

#### **2.19 Direct discussion**

If consultation and CTG failed to elicit a response from a key consultee, then proactive chasing measures were taken. No tick-box and CTG mentality was applied. A lack of response to initial consultation was not assumed to equal to satisfaction with the strategy. Separate organisations clearly have their own pressures and priorities and it is not necessary the case that a single or a number of consultations, amongst many, will engage the attention.

2.20 Therefore all organisations, whether they responded to the consultation or not were individually contacted, briefed and a positive working relationship cultivated. This was especially important for those infrastructure providers that had not yet positively engaged with the process. As a result either individual partnership working with key infrastructure providers was initiated such as working with the former Wiltshire County Council on the traffic modelling of Salisbury, or working group meetings were convened such as that to resolve water management within the area, where a working group was convened between Wessex Water, the Environment Agency, Natural England and the council to resolve issues.

#### **2.21 Managing Interdependencies between service providers and stakeholders**

2.22 A major effort has been made to ensure that the key infrastructure providers have aligned their own projects so that they have the information to be able to identify the infrastructure requirements of the Core Strategy and to be able to justify the degree of mitigation asked for. A good example is the production the Historic Landscape Assessment by Land Use Consultants of behalf of English Heritage, which the agency commissioned in order to inform the strategic site mitigation work. In addition the Wessex Water Water Resources Management Plan is due to be

signed off by Ofwat in the first half of 2009 and provides a clear audit trail of the water management requirements, the implications for growth and justified mitigation.

- 2.23 As described in Paragraph 4.10 of PPS12, and detailed above, every effort has been made to ensure that the outcomes of critically linked studies carried out by other agencies provide information in a timely manner to help underpin delivery of the plan. In the majority of cases this has been successfully achieved, however it is only transparent to acknowledge that the review of the Salisbury Transport Plan is yet to finalise its conclusions. In this case it has been necessary to commission a separate transport study (MVA consultants) which looks more into the accessibility of settlements and strategic sites and demand management techniques. Findings have been taken from the ongoing Salisbury Modelling and incorporated into the Core Strategy Submission draft as they emerge. As such a precautionary principle is being followed and applied to sites that may come forward prior to the transport plan being finalised. This approach provides enough certainty that there are reasonable prospects of infrastructure provision to allow the Strategy to progress.

### **3.0 Infrastructure to be delivered**

- 3.1 The following sections will now identify what infrastructure is to be delivered. It shows this on 'infrastructure type' basis showing what is required to support development on the individual strategic sites put forward within the Core Strategy. The information provided is for Core Strategy strategic sites and does not include existing local plan allocations, many of which already have the benefit of planning permission. Major infrastructure projects that are also planned or where the council will support them are also highlighted.

### **4.0 Water – Supply and Sewerage**

- 4.1 This section deals with the logistical delivery of water supply and sewerage infrastructure, it does not provide details of water efficiency and quality measures that will be introduced to meet the requirements of the Habitats Regulations, this is dealt with through Topic Paper 18 – Water.
- 4.2 Wessex Water have undertaken a detailed review of their demand projections to take account of population growth, housing developments, changing patterns of household water use and changing demands from commercial customers in order to ensure water supply through to the end of the AMP (Asset Management Plan) 5 period (2010-15). This is encapsulated within Wessex Water's Water Resources Management Plan (WRMP) which is currently in draft form, although indications are this will be approved by OFWAT in the first half of 2009. The WRMP is available from <http://www.wessexwater.co.uk/water-and-sewerage/threecol.aspx?id=578>
- 4.3 At the same time as undertaking the above work, Wessex Water, reviewed potential changes to the yields available from their water sources, including assessing the potential impacts of climate change and river flow and reservoir modeling.
- 4.4 By comparing their updated demand and supply forecasts Wessex Water have identified that in the south and west water resource zones they have enough available water resources to meet demands over the coming years. In the north and east zones (south Wiltshire lies predominantly within the east zone), however, some deficits are likely to occur resulting from expected reductions in permitted groundwater abstraction volumes arising from the low flows project (details available at <http://www.wessexwater.co.uk/environment/twocol.aspx?id=488>) and population growth.
- 4.5 Wessex Water therefore appraised a range of options that could potentially overcome the imbalance between supply and demand including demand management options, such as leakage reduction or water efficiency, and supply side options, such as new resource development or infrastructure improvements.
- 4.6 A Strategic Environmental Assessment (SEA) was also undertaken in conjunction with the water resources management plan (available from <http://www.wessexwater.co.uk/water-and-sewerage/threecol.aspx?id=578>). The process has helped Wessex Water consider the potential social and environmental impacts of proposed options and has helped inform the decision making process.
- 4.7 In August 2008 Wessex Water submitted their draft business plan to their regulator OFWAT and submitted their final business plan in April 2009 (both available at <http://www.wessexwater.co.uk/about/threecol.aspx?id=2984>). The water resources management plan (WRMP) is key part of the business plan and so water resource issues cannot be looked at in isolation. Therefore, rather than addressing water resource and other issues individually Wessex Water are proposing to take a more holistic approach with the following strategy:
- a) development of a more integrated water supply grid
  - b) progressively metering customers when properties change ownership
  - c) encouraging and enabling our customers to use water wisely
  - d) protecting groundwater resources from pollution.
- 4.8 The Wessex Water Resources Management Plan identifies both the deficit in water provision and proposes how this will be dealt with. The main deficit does not occur until 2015/2016 when the abstraction licences are reduced by the Environment Agency. Licences affecting the Salisbury

area (east of the Wessex Water region) are Clarendon and Newton Toney where there will be a 11MI/d and 1.5MI/d reduction respectively (both the river Bourne). It is predicted that over the lifetime of the water plan (25 year plan 2010 to 2035) the deficit at Clarendon would increase to 12MI/d. Wessex Water propose several options to meet this deficit including developing a new groundwater source in Downton (Hampshire Avon) to cover the loss from Clarendon and / or an increased output of the Blashford source (Ringwood). However they conclude in the management plan that the preferred and most effective means would be to further develop the distribution system to integrate the resource zones more fully rather than develop the first two options. The strategy, involving further development of an integrated water supply grid, would successfully address each of the issues because, even with the license reductions proposed from the low flow project, the water company suggest that they have sufficient water resources in the region as a whole to meet the needs of their customers but are unable to move the water to where it is required. Wessex Water put forward the grid as having the following advantages:

- a) It would ensure that their customers can receive their water supply from more than one source, so that should one source fail an interruption to their water supply is unlikely
- b) Improve the security and reliability of water supply across the water region
- c) Be an important part of security and emergency planning to limit the severity of incidents like flooding and associated water supply disruption
- d) Enable alternative water supplies that are low in nitrate to be delivered to areas that are currently supplied by groundwater sources at risk of reaching the maximum permitted limit of nitrate in drinking water
- e) Enable to 23.5 MI/d reduction in abstraction licenses proposed for the low flow project to be accommodated without developing any new sources of water provided the current sources remain available for temporary use in operational emergencies
- f) Improve the robustness of the supply system against climate change so should even the dry scenario predictions be accurate, the need for future resources development would be minimised.

- 4.9 The integrated grid option has been carried through into Wessex Water's draft business plan submitted to OFWAT in August 2008. They have allocated 3.1% of £500m (£15.5m) investment into this integrated system. It will be implemented over two AMP (Asset Management Plan ) periods (2010-2015 and 2015 – 2020).
- 4.10 Wessex Water have already invested heavily for more than 20 years, to develop a grid system which enables water to be transferred from areas of surplus to areas of deficit. In 1990 a major link was completed which enabled water from Wiltshire to be transferred to Somerset during dry summers when storage in reservoirs can drop rapidly. Further reinforcement of the grid system was carried out during 1995-96 at a cost of £5 million.
- 4.11 However, climate changes and the increasing demand for water means new investment has been needed to ensure Wessex Water continue to offer a restriction-free supply while safeguarding the water environment for the future.
- 4.12 Situated near Ringwood in Hampshire, Blashford Lakes are a series of water storage reservoirs created from worked-out gravel pits. The lakes store water for use during the high demand summer period and act as a back up to other sources in the event of an emergency. They are filled with water from the nearby River Avon when river conditions are suitable, usually during the winter months
- 4.13 The integrated grid proposed within the next two AMP periods will provide a pipeline link integrating the Wessex Water water system fully as shown below.



**Map 1:** The Wessex Water supply area and outline of the proposed integrated grid  
**Source:** Wessex Water Services Limited, Securing Water Supplies, SECURING WATER SUPPLIES, The development of a more integrated water supply grid, June 2008

- 4.14 With respect to sewage infrastructure the business plan states that Wessex Water 'do not anticipate having to invest significant sums to comply with the water Framework Directive during the next five years. Their work with the AM indicates that the emphasis in AMP5 will be on studies to identify steps and solutions to deliver good ecological status in AMP6 and beyond, however, the EA is not due to publish the final programme of measures until December 2009. This places uncertainty around Wessex Water's investment proposals and future price limits' They also state that 'There are a number of quality outputs that were identified too late for us to include in this plan, or have yet to be resolved with the environmental regulators. We do not think that these are significant to our proposals but we will adjust for these outputs in our final plan next April'.
- 4.15 As a result discussions have occurred between Wessex Water and the council with regard to certainty with water infrastructure provision. Wessex Water have provided an appraisal of what will be required on each strategic site put forward within the core strategy detailed below: This will be supported by the water infrastructure required by the Habitats Regulations work detailed within Topic Paper 18. The summary outlined below provides indicative infrastructure needs for water supply and sewerage services provided by Wessex Water. Sewage treatment capacity and improvements are considered with different design parameters. Wessex Water have also undertaken some indicative costing of requirements which has been taken into account within the viability modelling.
- 4.16 **Water conclusion**

4.17 Although it has been identified that there maybe a small shortfall in water supply after 2015 due to the reduction in abstraction licenses, a solution has been carried through into Wessex Water's draft business and asset management plans submitted to OFWAT in august 2008. They have allocated 3.1% of £500m investment into this integrated grid system to ensure supply over the forthcoming AMP periods. It will be implemented over two AMP periods.

#### 4.18 South Wiltshire Core Strategy provisional water requirements and cost of water provision

4.19 Wiltshire Council is consulting on a draft strategy with a number of proposals to satisfy RSS targets, these generally fall into the following geographical areas.

- a) Salisbury & Wilton Areas
- b) Amesbury Community Plan
- c) Southern Area

4.20 The core strategy is developing strategic sites and Wiltshire Council (previously Salisbury District Council) has updated previous information with additional sites and allocations of residential units and areas of employment land.

4.21 This now includes a total of 6270 new homes and approximately 38 hectares of employment land located around Salisbury and Amesbury. These sites are listed below;

##### Core Strategy - Strategic sites

1. Fugglestone Red – 1250 dwellings & 8ha Employment land
2. Hampton Park – 500 dwellings
3. Longhedge (Old Sarum) Ph 1 – 500 dwellings & 8ha Employment land
4. Longhedge (Old Sarum) Ph 2 – 500 dwellings
5. Churchfields Ph 1 - 200 dwellings
6. Churchfields Ph 2 – 800 dwellings
7. Churchfields – 5ha Employment land
8. UKLF – 600 dwellings & 3 ha employment land
9. West of Downton Road – 60 dwellings
10. South of Netherhampton Road – 500 dwellings & 10ha Employment land (+ 5ha)
11. Wilton Middle School – 60 dwellings
12. Central Car Park/Maltings – 200 dwellings (retail mixed use)
13. King's Gate (Archers Gate) Ph 1 – 500 dwellings
14. King's Gate (Archers Gate) Ph 2 – 500 dwellings
15. Imerys (quarry site) – 4 ha Employment land
16. Land at Salisbury Hospital – future areas of search

4.22 A general review of these areas of search has been carried out and a high level assessment prepared for each area (by Wessex Water). This assessment does not form a definitive review of strategic options to serve development proposals. It is understood that not all of the development sites may progress to planned development within the period to 2026, those sites that are promoted through the planning system will be confirmed through the proposed submission draft Core Strategy.

4.23 When preferred options are agreed a detailed engineering appraisal can be carried out to develop a robust sewerage strategy to satisfy capacity planning for South Wiltshire.

4.24 Summary details are outlined for each site below with indicative infrastructure costs based upon the high level assessment and a characteristic requirement for improvements to water supply and waste networks. Refer to **Table 1 Characteristic Costs** below.

- 1 £ 0 – 250k
- 2 £ 250 – 500k
- 3 £ 500 – 1,000
- 4 > £ 1,000

- 4.25 Sewage treatment capacity and improvements are considered with different design parameters – No costs are provided for sewage treatment.

<b>1 - Fugglestone Red</b>	
Options allow for 1250 homes & 8 ha employment land	
Water	<ul style="list-style-type: none"> <li>• Elevation of site will require boosted supply from existing local reservoir</li> <li>• Capacity for a development of this scale will require a dedicated spine main to serve local distribution mains</li> <li>• Network modelling required to confirm required capacity improvements</li> </ul>
Waste	<ul style="list-style-type: none"> <li>• On site sewers provided by developers with separate systems of drainage</li> <li>• Off site surface water disposal to local land drainage systems with attenuated discharge to satisfy PPS25</li> <li>• Incremental phasing of this development from the downstream catchment will provide the most sustainable solution for sewerage infrastructure</li> <li>• On site foul water pumping station with rising main to Devizes Road</li> <li>• Long off site connecting sewer ( 2 km) to agreed point of connection, where planned capacity is available to accept future foul flows.</li> <li>• The developer will be able to requisition off site sewers from Wessex Water</li> </ul>
STW	<ul style="list-style-type: none"> <li>• <i>Existing catchment drains to Petersfinger STW – see note below</i></li> </ul>

<b>2 - Hampton Park</b>	
Draft options allow for 500 new homes	
Water	<ul style="list-style-type: none"> <li>• Low probability of additional capacity with off site reinforcement</li> <li>• Dedicated spine main to provide capacity to serve local distribution mains</li> </ul>
Waste	<ul style="list-style-type: none"> <li>• On site sewers provided by developers with separate systems of drainage</li> <li>• Limited capacity in local networks for developments of this scale</li> <li>• Off site surface water disposal to local land drainage systems with attenuated discharge to satisfy PPS25</li> <li>• Off site link sewer and extensive downstream improvements subject to engineering appraisal</li> <li>• Incremental phasing of these developments from the downstream catchment will provide the most sustainable solution for sewerage infrastructure</li> </ul>
STW	<ul style="list-style-type: none"> <li>• <i>Existing catchment drains to Petersfinger STW – see note below</i></li> </ul>

<p><b>3 &amp; 4 – Longhedge (Old Sarum)</b> Assumed area of search south of existing P &amp; R site</p> <p>Draft options allow for</p> <p>Ph 1 - 500 homes &amp; 8 ha employment land</p> <p>Ph 2 – 500 homes</p>	
Water	<ul style="list-style-type: none"> <li>• Additional capacity required with off site reinforcement to provide local capacity</li> <li>• Network modelling needed to confirm scope and extent for off site network reinforcement</li> </ul>
Waste	<ul style="list-style-type: none"> <li>• On site sewers provided by developers with separate systems of drainage</li> <li>• No available capacity in local networks for developments of this scale</li> <li>• Off site surface water disposal to local land drainage systems with attenuated discharge to satisfy PPS25</li> <li>• This site may require dedicated pumping stations to drain site with off site rising main to gravity sewer and phased improvements to provide downstream capacity.</li> <li>• Engineering appraisal and network modelling needed to confirm scope of downstream improvements</li> </ul>
STW	<ul style="list-style-type: none"> <li>• <i>Existing catchment drains to Petersfinger STW – see note below</i></li> </ul>

Note; cumulative development within the upstream catchment at Old Sarum, Hampton Park and Beehive developments will trigger significant works with new relief sewer to ensure that risk from sewer flooding is resolved

<p><b>5, 6 &amp; 7 - Churchfields</b></p> <p>Draft options allow for</p> <p>Ph 1 - 200 homes</p> <p>Ph 2 – 800 homes</p> <p>5ha Employment land to remain on site</p>	
Water	<ul style="list-style-type: none"> <li>• Existing supply mains will provide capacity for Phase 1</li> <li>• Phase 2 will require network modelling to confirm any additional capacity requirements</li> </ul>
Waste	<ul style="list-style-type: none"> <li>• On site sewers provided by developers with separate systems of drainage</li> <li>• Capacity available for foul water disposal - may require network modelling to confirm</li> <li>• Sewer diversions may be required to accommodate development proposals</li> <li>• Surface water disposal to local land drainage systems with attenuated discharge to satisfy PPS25</li> <li>• Redevelopment in central areas will provide opportunity to reduce flood risk from sewers and overflow spills. However cumulative development within the catchment will increase risk of pollution from existing overflows.</li> <li>• Risk of improvements required to downstream overflows to reduce risk of pollution and maintain water quality</li> </ul>
STW	<ul style="list-style-type: none"> <li>• <i>Existing catchment drains to Petersfinger STW – see note below</i></li> </ul>

<b>8 - UK Land Forces</b>	
Draft options allow for 600 new homes and 3 ha employment land	
Water	<ul style="list-style-type: none"> <li>Limited capacity available for a development of this size – network modelling required to confirm scope and extent of any necessary capacity improvements</li> </ul>
Waste	<ul style="list-style-type: none"> <li>Existing site served by private sewers</li> <li>On site sewers provided by developers with separate systems of drainage</li> <li>Off site surface water disposal to local land drainage systems with attenuated discharge to satisfy PPS25</li> <li>Off site foul sewer to agreed point of connection to public sewer system</li> <li>High probability that downstream capacity improvements will be required to Wilton Trunk sewer link into Salisbury. Network modelling required to confirm development trigger for improvements.</li> <li>Existing railway at the southern boundary may restrict gravity discharge from the site</li> </ul>
STW	<ul style="list-style-type: none"> <li><i>Existing catchment drains to Petersfinger STW – see note below</i></li> </ul>

Note cumulative developments at Fugglestone Red and UKLF are likely to trigger capacity improvements for water supply

<b>9 - Land west of Downton Road</b>	
Draft options allow for 60 new homes	
Water	<ul style="list-style-type: none"> <li>Low probability of capacity improvements for a development of 60 units</li> <li>Increased levels of development in this location will require network modelling to confirm capacity and any necessary improvements</li> </ul>
Waste	<ul style="list-style-type: none"> <li>On site sewers provided by developers with separate systems of drainage</li> <li>Capacity in local network for foul water disposal</li> <li>Off site surface water disposal to local land drainage systems with attenuated discharge to satisfy PPS25</li> </ul>
STW	<ul style="list-style-type: none"> <li><i>Existing catchment drains to Petersfinger STW – see note below</i></li> </ul>

<b>10 - South of Netherhampton Road</b>	
Draft options allow for 500 homes & 10 ha employment land (+ 5ha)	
Location of site not confirmed - Area of search assumed at Netherhampton Rd/Foxmore Drove	
Water	<ul style="list-style-type: none"> <li>High probability of network reinforcement required to serve a development of this scale.</li> <li>Network modelling to confirm scope and extent of improvements</li> </ul>
Waste	<ul style="list-style-type: none"> <li>On site sewers provided by developers with separate systems of drainage</li> <li>A pumped discharge may be required from this site</li> <li>Marginal capacity available in local foul water network for development of this scale</li> <li>Network modelling required to confirm satisfactory point of connection to public sewer system and phased improvements to serve this development</li> <li>Off site surface water disposal to local land drainage systems with attenuated discharge to satisfy PPS25</li> </ul>

STW	<ul style="list-style-type: none"> <li>Existing catchment drains to Petersfinger STW – see note below</li> </ul>
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### 11- Wilton Middle School

Draft options allow for 60 new homes

Water	<ul style="list-style-type: none"> <li>Capacity available for a development of 60 dwellings</li> </ul>
Waste	<ul style="list-style-type: none"> <li>On site sewers provided by developers with separate systems of drainage</li> <li>Limited capacity for foul water disposal – local upsizing may be required</li> <li>No surface water discharges permitted to foul sewer</li> <li>Off site surface water disposal to local land drainage systems with attenuated discharge to satisfy PPS25</li> </ul>
STW	<ul style="list-style-type: none"> <li>Existing catchment drains to Petersfinger STW – see note below</li> </ul>

### 12 - Central Car Park/Maltings

Draft options allow for 200 homes in mixed use development

Water	<ul style="list-style-type: none"> <li>Existing capacity available to serve these development proposals</li> </ul>
Waste	<ul style="list-style-type: none"> <li>On site sewers provided by developers with separate systems of drainage</li> <li>No spare capacity in local networks for a development of this scale</li> <li>Off site surface water disposal to local land drainage systems with attenuated discharge to satisfy PPS25</li> <li>This development may require a pumped discharge</li> <li>Off site link sewer to agreed point of connection subject to engineering appraisal and network modelling to confirm the scope and extent of capacity improvements</li> <li>High probability of capacity improvements associated with downstream overflows to reduce risk of pollution and maintain water quality</li> </ul>
STW	<ul style="list-style-type: none"> <li>Existing catchment drains to Petersfinger STW – see note below</li> </ul>

### 13 & 14 – King’s Gate (Archers Gate), Amesbury

Draft options allow for

Ph 1 – 500 dwellings

Ph 2 – 500 dwellings

Water	<ul style="list-style-type: none"> <li>Spare capacity available for initial stages of additional development at this location.</li> <li>Network modelling needed to confirm proposed demand, reservoir storage and network performance for both phases.</li> </ul>
Waste	<ul style="list-style-type: none"> <li>On site sewers provided by developers with separate systems of drainage</li> <li>Downstream foul sewer network has limited spare capacity and constraints relating to pumping capacity. Pumping station upgrade may require phased improvements to the downstream network during the second phase of development. Network modelling will confirm the scope and extent of future improvements.</li> <li>No surface water discharges permitted to foul sewer</li> <li>Off site surface water disposal to local land drainage systems with attenuated discharge</li> </ul>

	to satisfy PPS25
STW	<ul style="list-style-type: none"> <li>Existing catchment drains to Amesbury STW – see note below</li> </ul>

### 15 – Imerys (Quarry Site)

Draft options allow 4 ha Employment Land

Water	<ul style="list-style-type: none"> <li>No supply mains close to this development.</li> <li>Development at this site will require off site connecting supply main from agreed point on the existing network</li> </ul>
Waste	<ul style="list-style-type: none"> <li>On site sewers provided by developers with separate systems of drainage</li> <li>Limited spare capacity available in local foul network. Off site link sewer to agreed point of connection subject to engineering appraisal</li> <li>There is no recorded public surface water sewer system in this area. No surface water discharges will be permitted to foul sewer.</li> <li>Off site surface water disposal to local land drainage systems with attenuated discharge to satisfy PPS25</li> <li>Network modelling to confirm the scope and extent of capacity improvements to downstream network.</li> </ul>
STW	<ul style="list-style-type: none"> <li>Existing catchment drains to Petersfinger STW – see note below</li> </ul>

### 16 Land at Salisbury Hospital

Draft options allow for future redevelopment

Water	<ul style="list-style-type: none"> <li>Low probability of capacity improvements required to serve this redevelopment.</li> </ul>
Waste	<ul style="list-style-type: none"> <li>On site sewers provided by developers with separate systems of drainage</li> <li>No spare capacity in local networks for any significant development</li> <li>Surface water disposal to local land drainage systems with attenuated discharge to satisfy PPS25</li> <li>Capacity improvements to foul water system subject to engineering appraisal when development proposals are identified in more detail</li> <li>Cumulative development within the urban catchment will require downstream improvements to ensure water quality does not deteriorate from overflow discharges</li> </ul>
STW	<ul style="list-style-type: none"> <li>Existing catchment drains to Petersfinger STW – see note below</li> </ul>

**Petersfinger STW** – There are no planned improvements to this works during the next 5 year period. There is satisfactory hydraulic capacity to treat predicted flows. Future works depend upon process capacity, any future consent review and replacing mechanical and electrical apparatus.

**Amesbury STW** – Planned improvements between 2010 - 2015 will provide capacity for future development within the catchment.

**Table 2 – Characteristic Costs**

<b>South Wiltshire - Strategic Sites</b>	<b>Indicative Costs*</b>	
	<b>Water</b>	<b>Waste</b>
Fugglestone Red – 1250 dwellings & 8ha Employment land	£500k +	£ 1,000 +
Hampton Park – 500 dwellings	£ 250k	£250 –£500k
<u>Beehive(Old Sarum)</u>		
Ph 1 – 500 dwellings & 8ha Employment land		
Ph 2 – 500 dwellings	£250 - £500k	£250 - £500k
Churchfields Ph 1 - 200 dwellings		
Churchfields Ph 2 – 800 dwellings	£250k -£500k	£250k
Churchfields – 5ha Employment land		
UKLF – 600 dwellings & 3 ha employment land	£0 - £250k	£250k - £500k
West of Downton Road – 60 dwellings	£0 - £100k	£0
South of Netherhampton Road – 500 dwellings &10ha Employment land (+ 5ha)	£250 - £500k	£250 - £500k
Wilton Middle School – 60 dwellings	£0	£0 -£100k
Central Car Park/Maltings – 200 dwellings (retail mixed use)	£0	£250k - £500k
Stockport (Archers Gate) Ph 1 – 500 dwellings		
Stockport (Archers Gate) Ph 2 – 500 dwellings	£500k +	£250 - £500k
Imerys (quarry site) – 4 ha Employment land	£250k +	£250 +
Land at Salisbury Hospital – future area of search	£0	£500k +

\*Characteristic costs

- 1 £ 0 – 250k
- 2 £ 250 – 500k
- 3 £ 500 – 1,000k
- 4 £ 1,000k

#### **4.26 Other proposed Core Strategy Sites**

4.27 The scale and timing of future development is uncertain, however the following indicative comments are included to provide some further guidance on capacity.

#### **4.28 2 Engine Shed Site**

4.29 Water – low probability of network improvements required to serve the indicative development of 100 dwellings.

4.30 Waste. - On site sewers provided by developers with separate systems of drainage. Engineering appraisal required to confirm scope and extent of any capacity improvements to the foul system.

#### **4.31 Porton Down – Employment Land**

4.32 Water – Significant off site reinforcement will be required to service any future development at this location.

4.33 Waste – This site is currently served by a private Sewage Treatment Works and connection to the public sewerage system may require engineering appraisal to establish the nature and volume of flows discharged before consideration of capacity improvements.

#### **4.34 Water delivery timetable**

4.35 The water supply grid will be delivered over 2 AMP periods between 2010-2015 and 2015 – 2020)

4.36 Delivery of water infrastructure for individual sites will be delivered and negotiated at the time of the Section 106 Agreement. Engineering and network modeling to confirm scope of down stream improvements to be carried out during site master planning of Strategic Sites. Additional

infrastructure will be secured through either a section 98 requisition procedures with Wessex Water, agreed developer contribution to Wessex Water scheme , off-site improvement works carried out by developer or Wessex Water own improvement schedule (detailed within AMP4).

- 4.37 Many measure still need to be delivered upfront, unless there is comfort room within the system, as shown by the Engineering Appraisal. If there is comfort room, measures can be phased.

## **5.0 Primary Care Trust – provision of doctors surgeries, dentists and addition hospital facilities**

### **5.1 Background to Salisbury Primary Care Development**

5.2 In 1999 Wiltshire Health Authority (WHA) commissioned a survey of GP Practice facilities which highlighted a number of issues with premises in Salisbury. WHA and later South Wiltshire PCG and then South Wiltshire /PCT worked with these practices to improve the situation, this involved advice and, where appropriate, the use of Primary Care Improvement Grants available at the time.

5.3 Four practices were identified as falling considerably below required standards Castle Street, New Street, Grove House and Endless Street. Work was carried out to upgrade within the limitations of the buildings, but it was recognised that without major changes and investment only minor upgrading was possible.

5.4 In 2001, South Wiltshire PCT put forward a bid for a LIFT project to include development of the four GP Practices, the Central Health Clinic at Avon Approach and Wilton and Amesbury Health Centres. The final business case in 2004 included the re-location of the 4 GP Practices and re-development of 2 community health sites at Fountains Way and Avon Approach. The plan was that two GP surgeries would re-locate to each site integrated with PCT services and a children's centre. The bid was accepted by the DH.

5.5 In 2005, Wiltshire County Council – a major partner in the scheme, decided to conduct a procurement review and having concluded that LIFT was not a cost effective way of providing their required services in South Wiltshire they withdrew from the scheme – developing their own facilities in the form of a separate Children's Centre and Social Care Team facilities within Salisbury. 4.5 In 2007, the reconfigured Wiltshire PCT agreed to take forward the residual schemes as part of the Reforming Community Services programme but later that year concluded that LIFT procurement did not represent value for money and withdrew from the LIFT programme, resolving instead to use the GP-led model adopted for the other proposed PCC developments across Wiltshire.

5.6 On 23<sup>rd</sup> September 2008 the board were provided with outline costs for facilities that had been included within the medium term financial strategy and option recommended would be within the existing envelope and value for money. The September meeting minutes indicated that the PCT would be able to afford either of the options put forward by the time the new facility was built as this was likely to take two to three years. The PCT was still in recovery and needed to maintain a prudent approach for the next couple of years. The board papers (available as Appendix 4) identify that the community health services plan in Wiltshire are set out in the PCT's Strategic Framework 2009-2011, identifies Salisbury as being within the Reforming Community Services Programme with development programmed by the end of 2011.

### **5.7 GP Practices – current position**

5.8 From the four GP surgeries originally identified as requiring re-location to new premises, one (Endless Street Surgery) has withdrawn from the discussions preferring to make adjustments to their services and upgrade their premises. The remaining three - Castle Street, New Street and Grove House – have confirmed their intention to pursue the primary care development(s) and, in doing so, to work together.

5.9 Each of the three surgeries is operating in premises substantially under the prescribed allowances and which are not fully compliant with standards for modern practice. They are operating in cramped accommodation and are unable to offer a full range of enhanced GMS services to their patients. All want to recruit additional GPs and nurses to provide better access to services, all want to work in a truly integrated way with community health service staff, and all want to increase their GP training capability.

### **5.10 Changes to GMS Funding**

5.11 In 2004 the new GMS contract came into force which substantively changed the way GPs were funded and created opportunities for primary care to provide a range of services that had

previously been provided by, for example, acute hospitals. Realising these opportunities requires premises which are fit-for purpose and compliant with a range of statutory and regulatory requirements such as disabled access, infection control and clinical governance.

- 5.12 Due to the statutory and regulatory requirements and the enhanced service provision offered by surgeries, the GMS allowance to GPs for rent reimbursement has risen over the past 3 years by 50% with a corresponding rise in the non-domestic rate reimbursement.
- 5.13 Preferred Option 2: Two Primary Care Centres.**  
Two separate GP- led developments, with no PCT capital investment:
- 5.14 Development 1 – of approximately 3600m<sup>2</sup> and located on the Old Manor Hospital site (Fountains Way). The development would incorporate two GP practices, Grove House and New Street and the majority of the PCT services currently offered from Central Health Clinic and Salisbury Hospital (Nunton Unit).
- 5.15 Development 2 – of approximately 1500m<sup>2</sup>, situated on spare ground alongside the Central Health Clinic at Avon Approach and utilising the current site for car parking. The development would incorporate Castle Street Surgery and some of the services currently offered from CHC, specifically the services that require generic clinical space.
- 5.16 Patients from all Salisbury Practices and the wider South Wiltshire area (including military personnel and their dependants) will be able to access enhanced primary care and community health services offered in these centres.
- 5.17 Development 1  
The GPs from Grove House and New Street practices have been in discussion with the PCT over a period of time and are keen to work together to develop new primary care facilities to provide safe, modern space and facilities offering a wider range of services to their patient populations.
- 5.18 The GP development will provide flexible accommodation to enable future commissioning/provision of community based care according to the identified needs of the local community. The practices also aspire to attract the voluntary sector to the site so that they are able to offer services to the local population from a central hub.
- 5.19 Wiltshire Community Health Services will share the space which will provide accommodation on a lease basis for the re-location of some of the services currently offered from The Central Health Clinic at Avon Approach and Salisbury Hospital (Nunton Unit). Space will be provided for the neighbourhood teams. Space could also be provided for use of other Salisbury practices to offer some specific services to their patients from the PCC.
- 5.20 Salisbury is well served by the existing Pharmacies throughout the town. As part of the PCC development, the GPs hope to attract a local pharmacy to relocate to the site, subject to the requirement within the Pharmacy Regulations.
- 5.21 This will enable patients to access a range of Pharmacy services at the site, offering patients the convenience of being able to obtain pharmaceutical advice, medication advice, Pharmacy Advanced Services and collect medication during a visit to the practice or PCC.
- 5.22 Within the GP Practice and community health service areas, patients will benefit from additional and improved consulting and treatment rooms offering high quality space which meets all infection control, decontamination and confidentiality standards. There will be improved reception and waiting areas providing space and comfort for patients and allowing Health Promotion advice opportunities.
- 5.23 The development will provide space for training medical students, GP Registrars and nurse practitioners, in a modern safe environment.
- 5.24 Commissioning intentions – Option 2 - Development 1:**

## **5.25 GP Practices**

5.26 There will be individual practice areas and areas shared by both practices. There will be accommodation for a total of 11 doctors, 2 Registrars, 2 F2 doctors (GP Trainees), medical students, nursing staff, management and support staff with space for future expansion allowing the development of GP enhanced services.

- a) Pharmacy
- b) Space for voluntary groups
- c) Life style management and/health promotion facilities
- d)
- e) Community Health Services:**
- f) Accommodation for community staff including space for Neighbourhood Team,
- g) Dental Access Centre and Special Needs Dentistry
- h) Podiatry
- i) Physiotherapy
- j) Occupational Health
- k) Audiology
- l) Outpatient Clinics
- m) Drug and Alcohol Service
- n) Diagnostics
- o) Community Learning Disability Team
- p) Space for other Salisbury Practices to offer specific services to their patients.

5.27 Development 2.

5.28 Castle Street Practice have been in discussion with the PCT for a number of years and are keen to work with the PCT to develop new primary care facilities to provide safe, modern space and facilities offering a wider range of services to their patient population. The GP development will provide flexible accommodation to enable future commissioning/provision of community based care according to the identified needs of the local community. The practice also aspires to attract the voluntary sector to the site so that they are able to offer services to the local population from a central hub.

5.29 Wiltshire Community Health Services will share the building with the practice on a lease basis, it will provide accommodation for the re-location of some services offered from The Central Health Centre and Salisbury Hospital (Nunton Unit). Space will also be provided for use of other Salisbury practices to offer some specific services to their patients from the PCC.

5.30 The patients will benefit from additional and improved consulting and treatment rooms offering high quality space which meets all infection control, decontamination and confidentiality standards. There will be improved reception and waiting areas providing space and comfort for patients and allowing Health Promotion advice opportunities.

5.31 The development will provide space for training of medical students, and nurses in a modern safe environment.

5.32 Developing on the 'spare' ground adjacent to Central Health Clinic would enable services currently offered to continue during the building process, the existing premises would be demolished and utilised as car parking after the relocation of services.

## **5.33 Commissioning intentions – Option 2 - Development 2.**

### **5.34 GP Practice.**

5.35 There will be accommodation for 5 GPs, plus nursing staff, medical students, management and support staff with space for future expansion allowing for the development of GP enhanced services. Space will be allowed for voluntary groups, and life style management/health promotion facilities.

- a) **Community Health Services:**
- b) Accommodation for community staff
- c) Accommodation for school nurses
- d) Community midwifery for post natal services

- e) Health Visitors.
- f) Baby and child health clinics
- g) Family Planning & Sexual Health Service
- h) Outpatient clinics
- i) Lifestyle management
- j) Space for other Salisbury Practice to offer specific services to their patients.

**5.36 Pros:**

- a) Both sites are recognised as sites of healthcare provision
- b) Healthcare services will be delivered from premises that comply with DDA requirements
- c) Healthcare services will be delivered from premises that comply with the latest Infection Control and Decontamination standards
- d) Healthcare services will be offered from premises that are in good repair and fit for purpose
- e) The increase in GMS space will allow all practices to offer improved access to their patients.
- f) Community health services and outreach services may be accessed by all NHS patients.
- g) Co-locating GP and community health services will encourage and facilitate integrated working
- h) The new PCC developments will allow for and encourage service development
- i) There will be on site parking at both sites
- j) There will be improved patient facilities
- k) There will be improved staff facilities
- l) Avon Approach is a central site and would offer a 'family' orientated service from a city central position.
- m) Fountains Way site is central to the patient populations of all Salisbury Practices
- n) Flexibility in the design and positioning would allow further developments on the site.
- o) Both sites are served by main bus routes and arterial roads into the city.
- p) There will be no disruption of services during the building.
- q) Services offered from the developments would be provided for all South Wiltshire residents.

**5.37 Cons:**

- a) The relocation of practices will involve some patients in additional travel to access their GP Surgery.
- b) Additional revenue for GMS rents and rates in line with new DH guidelines.

**5.38 Outline cost: Option 2 – Two development(s).**

5.39 Total GMS 2762 m<sup>2</sup> (existing and proposed) inc. shared areas (3 practices)

Total GMS rents	£580,020
Total rates	<u>£100,375</u>
	£680,395
Minus, current costs per option 1	£100,013
£580,382	
Total Community health services rent (2100 m <sup>2</sup> )	£441,000
Minus, current costs per option 1	<u>£377,293</u>
	<u>£ 63,707</u>
<b>Grand Total (net additional cost)</b>	<b>£644,089</b>

**5.40 Affordability statement – PCC development(s).**

5.41 Through any PCC development the PCT is supporting an expansion of service provision, improvement in standards, increased flexibility and the integration of services. The development(s) allow for the co-location of services currently offered by GP Practices and Wiltshire Community Health Services. The development(s) will encourage partnership working and allow better access to primary care and community health services for the patient population of Salisbury and the surrounding areas.

**5.42 Disposal of existing sites:**

#### **5.43 Fountains Way, Salisbury**

5.44 If the decision is taken to develop this site for the PCC development, the site would be declared surplus to PCT requirements according to the NHS Estates Code and marketed to attract a Third Party Developer for the development of the Primary Care Centre.

5.45 If the site is marketed for mixed development i.e. healthcare/care home/residential development, it will allow the realisation of approximately £5.5m in Capital Receipts.

#### **5.46 Avon Approach, Salisbury.**

5.47 If the decision is taken to develop this site for the PCC development, the site would be declared surplus to PCT requirements according to the NHS Estates Code and marketed to attract a Third Party Developer for the development of the Primary Care Centre

5.48 If the site is marketed for mixed development i.e. healthcare/care home/residential development, it will allow the realisation of approximately £750k in Capital Receipts.

5.49 It is the PCT's duty to obtain best value for money from these assets in accordance with the NHS Estate Code.

#### **5.50 Conclusion**

5.51 Two of the proposals set out in this Outline Business Case will deliver significant and sustainable improvements to the provision of healthcare services in Salisbury and the surrounding areas; the third proposal will maintain the status quo.

5.52 Option 1 makes no change to the existing provision of care, but does resolve the position of Fountains Way and produces a recurrent saving of £162, 059.

5.53 Option 2 with an additional cost of £644,089 deals with many of the existing deficiencies, but does not offer benefit to the wider Salisbury community.

5.54 Option 3 with a recurrent additional cost of £610,469 offers the widest range of benefits and has the most potential as a "hub and spoke" model as well as offering some future proofing.

5.55 Whatever option is chosen, service changes across the Salisbury neighbourhood have been widely discussed over a number of years and have been the subject of much consultation and debate. The real prospect of Primary Care Centre development(s) in Salisbury represent(s) a significant step forward.

5.56 It allows for partnership working between GPs and the PCT for the betterment of patient care for Salisbury and the wider Wiltshire patient population.

5.57 At the Board meeting of the Wiltshire Primary Care Trust on 16<sup>th</sup> December 2008 (minutes provided as Appendix 3) the board approved two developments in Salisbury City: A re-provision of Castle Street Surgery and the development of a primary care centre ('super surgery') incorporating Grove House and New Street surgeries on fountain Way site.

#### **5.58 Implications for the South Wiltshire Core Strategy Strategic Sites and timeframe for delivery**

5.59 This provides detailed information with regard to the requirements of the PCT over the forthcoming period in Salisbury with regard to GP surgeries and Primary Community Care (PCC). What it does not provide at this stage is the cost of the change in service provision and the proportion of this cost that will be required to be provided by developers of the Strategic Sites in Salisbury. This information is due during May 2009.

5.60 The Wiltshire PCT's Strategic Framework 2009-2014 makes commitment to the PCT centre (para 7.5 and 11) and sets a target for delivery in 2010/2011.

## 6.0 Emergency Service – Fire, Police and Ambulance

### 6.1 Fire Service

6.2 The Fire service have provided a comprehensive assessment of their needs in south Wiltshire over the forthcoming LDF period. This is attached in Appendix 5, within a document entitled 'Wiltshire Fire and Rescue Service's community Risk Strategy for Salisbury and South Wiltshire from 2006-2026'.

6.3 The Wiltshire and Swindon Fire Authority (WSFA) is the Fire and Rescue Authority (FRA) that provides fire and rescue services for the communities of Wiltshire and Swindon through the Wiltshire Fire & Rescue Service (Wiltshire FRS). Wiltshire FRS serves two local authority areas – Wiltshire and Swindon and the delivery of service in each local authority area is managed from a corresponding FRS Area. The Wiltshire Area is further divided into 4 Groups, these being Wiltshire North, Wiltshire South, Wiltshire East and Wiltshire West, mirroring the boundaries of the former district councils (Figure 1).

Figure 2: Wiltshire FRS, the Wiltshire Area and its Four Groups



- 6.4 The FRA must provide suitable and sufficient operational provision to mitigate the risk from fire and other emergencies in the area that it serves, such as flooding. The FRA have provided the long term vision, aims, processes and requirements of the FRA for the Wiltshire FRS to contribute towards the development of safe, strong and prosperous communities in the Wiltshire South Group.
- 6.5 The FRS, along with key partner agencies such as the local authority, is a category one responder under the Civil Contingencies Act and must plan for major incidents; must provide a suitable major incident response; must be seen to have effective business continuity measures in place and must promote business continuity within its area.
- 6.6 In the recent Pitt Review into the major flooding events of 2007, it was recommended that FRAs should be recognised as the main local flood emergency response agency. Already, Wiltshire FRS responds to numerous flooding incidents each year and also carries out water rescue activities at flooding incidents and at unrelated incidents.
- 6.7 Wiltshire FRS is set up to promote community safety and to help to develop strong, prosperous and sustainable communities. It is one of the public service partners signed up to deliver the outcomes within the Local Area Agreement and the Local Agreement for Wiltshire. It is an essential part of the community infrastructure that is necessary if sustainable residential and commercial development is to be delivered within the aforementioned community areas.
- 6.8 Wiltshire FRS is a modern FRS that provides a broad range of services to improve quality of life, to support the business community, to promote community safety, to provide resilience and to save lives and property across the four community areas. Some of those services have been included in figure 3:

**Figure 3: Some of the Activities Currently Undertaken by Wiltshire FRS**

Flooding response	Fire response	Water rescue and water safety work	Miscellaneous rescues – including from tower cranes or from trenches/ collapsed structures.	Road safety, including extrication work	Line (rope) rescue
Community safety and education work, including Salamander courses and Safe Drive Stay Alive events	Rural safety, including animal rescue work	Major incident response	Fire investigation	Co-responding with the Ambulance Service	Other humanitarian services
Home safety work	Business safety work	Public event safety work	Environmental protection work	Hazardous materials incident response	Business continuity promotion

- 6.9 These diverse examples of the work of Wiltshire FRS demonstrate the significant contribution that the FRS plays within the provision of essential community infrastructure.
- 6.10 The FRA does not receive Central Government funding for the capital cost of growth- related infrastructure. Whilst the FRA seeks to optimize the management of its existing infrastructure, in the absence of Central or Local Government funding for capital infrastructure, it must rely on local funding through developer contributions through Section 106 of the Town and Country Planning Act 1990.
- 6.11 The additional monies received through local taxation will not be realized until the new occupants move in to the new dwellings to be developed within the area. Yet additional fire and rescue service resources will be required from the very first stage of construction. When all of the new

occupants have arrived, the additional contributions through local taxation will be required to pay for the salaries of the additional employees required to provide the additional fire and rescue services and to maintain the additional equipment and related infrastructure.

6.12 Already, Wiltshire FRS is serving a large, mainly rural area with a few main centres of population and many much smaller communities that are spread out and are some distance away from the main centres of population. The system that is currently used to provide the bulk of the fire cover, particularly to the rural communities, is the retained duty system and that system is increasingly difficult to resource given the commitment required from individuals and their employers, a reduction in employment opportunities within the rural communities and the busy lives that are often the norm for people now in our society. As the population increases across community areas, with the new developments that are proposed, this situation will reach breaking point and will require new solutions that will, in some cases, require additional infrastructure.

### **6.13 Proposed Growth across south Wiltshire**

6.14 In line with Policy HMA11 of the Government's Regional Spatial Strategy (RSS) for the Salisbury and South Wiltshire's growth over the period to 2026 is expected to increase to provide 12,400 new dwellings. In addition, the RSS envisages the provision of circa 13,500 additional jobs in the Salisbury travel to work area including 37 hectares of new employment development land, with 13,900 additional jobs in total across the south Wiltshire area. The anticipated spatial arrangement of new development is shown on the RSS inset map below (figure 6) taken from the Secretary of State's proposed modifications to the RSS.

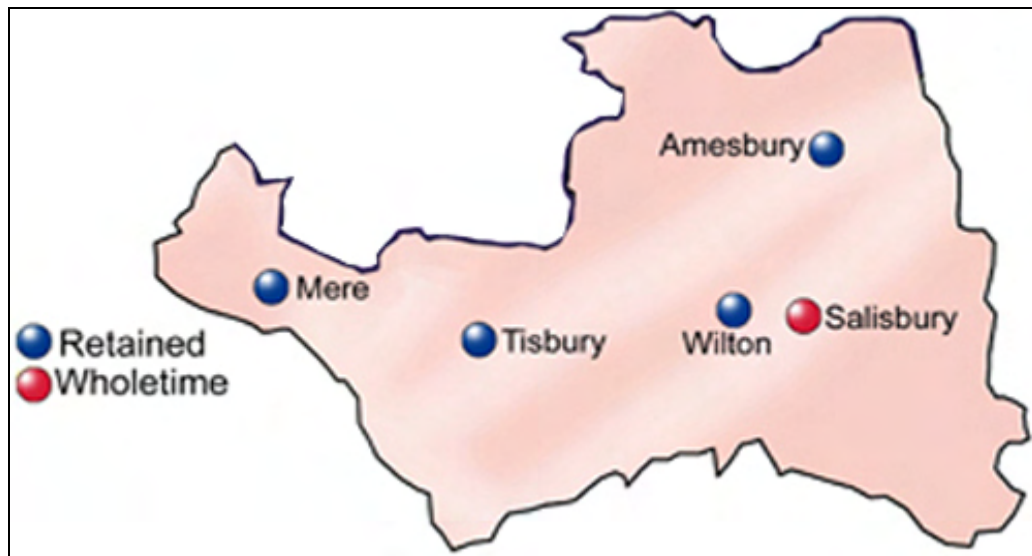
6.15 The information below sets out the operational model through which Wiltshire FRS plans to meet the additional requirements placed on it within these publicized growth figures.

### **6.16 Review of Operational Response for the Expansion and Development of Salisbury and South Wiltshire**

#### **6.17 Existing Provision**

6.18 Many of the proposed developments in the Core Strategy are within the more populated eastern part of the Wiltshire South FRS Group. Currently, the only fire station in that Group that is staffed by wholetime duty system (WDS) firefighters is Salisbury Fire Station. That station is also the location of the Group Management Team offices and the managers in that team not only manage the Group's resources day to day, but also provide FRS supervision and management at the larger and more complex incidents that occur across the Group. The remaining four fire stations (Amesbury, Wilton, Tisbury and Mere) and many of the vehicles at Salisbury Fire Station, are crewed by retained duty system (RDS) firefighters. Those RDS firefighters must live and/ or work within a few minutes of their local fire station and have other jobs and commitments. They only work for Wiltshire FRS when there is an emergency call, when they are training or when they are doing certain preplanned work. Nationally, it has been recognised that the RDS system is becoming increasingly stretched. The people, property and environment across the area are protected by a total of 127 operational personnel.

#### **Figure 4: FRS sites across South Wiltshire**



- 6.19 The current standard of service provision to an incident in Wiltshire provides for: 2 fire appliances, with a minimum of 9 firefighters for a domestic house fire; 2 fire appliances, a special appliance and 11 firefighters for all road traffic collisions and 2 fire appliances, a special appliance and a minimum of 13 firefighters to all water rescue incidents. Wiltshire FRS is currently able to attend incidents that occur immediately near its main fire stations of Salisbury and Amesbury with two fire engines within a ten minute response time. Much of the land area in the Wiltshire South Group falls outside the main population centres and can be reached within a 20 minute response time, often by one fire engine initially within that time period. The number of firefighters that attend is crucial so that when the FRS personnel are in attendance, they can implement safe systems of work for FRS personnel, other emergency service personnel and for the general public. Larger incidents will of course require the attendance of many more resources.
- 6.20 Across south Wiltshire, the operational resources of the FRS based on current operational policy are currently maximised and will require capital investment to maintain the current levels of service provision during the current planned expansion. We will inevitably see an increase in the number of incidents during both the construction and completion phases and without enhancement of the provision of fire cover they will not receive the 2 fire engines within 10 minutes within the main population centres and within 20 minutes in the remaining more rural areas. Any delay in the attendance of appropriate resources could be a major contributory factor in the increased risk of additional fatalities and injuries from fire related incidents and could allow significant property damage to occur. This is also true of emergency special services such as road traffic collisions (RTC), trench collapse and flooding incidents of which there are a significant risk across the four community areas.

### **6.21 Future Fire & Rescue Service Provision**

- 6.22 An operational risk model has been used to predict the future requirements of Fire Service provision in Salisbury and South Wiltshire for the next twenty years this has resulted in the following preferred development model

### **6.23 Preferred Operational Model**

- 6.24 This operational response model has been produced to show the preferred fire cover arrangements that are considered reasonable and achievable, given the many constraints imposed on the FRS. This document refers to Wholetime Duty System (WDS) shift personnel being personnel at the station, on duty with immediate availability 24/7, 365 days a year. Day-crewed WDS personnel are available at the station during office hours and will attend the station within 5 minutes at all other times. Retained Duty System personnel (RDS) refers to personnel who respond to an incident from home or a place of work to the station, which delays the emergency response by 5 minutes. It is recognised nationally that societal changes and possible changes to the working time directive mean that the RDS system requires careful management to

ensure that it is sustainable and to ensure that RDS remain competent in their sphere of activities.

- 6.24 The proposed developments will increase the population by 25 per cent over the next twenty years. This operational model meets the increased demand on services that will be produced by the increase in population and the increase in employment across the Group. It provides for at least two WDS-crewed fire engines and two special appliances to be available immediately during the day across the main population and employment centres on the eastern side of the Wiltshire South Group. The third WDS-crewed fire engine can be used across the Group to carry out preplanning work, training, community safety or other education work or can be used to bridge gaps in the cover provided by RDS firefighters. This extra provision will allow an attendance time for the first two fire engines to the main population and employment centres of 10 minutes, with the remaining, more rural parts of the Group getting two fire engines within twenty minutes. The latter being resourced from the existing RDS stations but supported by WDS firefighters where required, An additional fire engine and crew will provide the increased resilience that is required across this large, dispersed Group. In order to achieve these response times it is felt the following changes in service provision is needed
- 6.25 Central Amesbury** – close station, RDS personnel respond to new Kings Gate fire (and possibly also ambulance) station.
- 6.26 Kings Gate**
- 6.27 A new community fire station should be opened at the Kings Gate development on the south side of Amesbury. From the new site, Wiltshire FRS will provide good coverage of the main new developments such as Kings Gate, Solstice Park and at Porton and will benefit from good transport links to serve the increasing traffic levels on the area's roads. In addition, the FRS will be able to put an additional fire engine into the centre of Salisbury to support other appliances in the event of a large incident occurring. A number of special appliances will be located at this new station. These will include the Emergency Support Unit (ESU) that carries heavy rescue equipment for road traffic collision and related work and a new Command Support Vehicle (CSV), providing improved incident command and communications support for incidents across the Wiltshire South Group. The ESU would be moved from its current location at Salisbury and would be much closer to the main routes for LGV traffic. A new CSV for the Group would also be sited at the station. The rural safety (including animal rescue) unit is to be moved here from the Amesbury fire station.
- 6.28 The station will be served by the RDS personnel from the Amesbury site. They will crew the second fire engine and will help to crew the special appliances. There will also be an additional compliment of WDS firefighters working on a day-crewed basis. The WDS personnel will crew the first fire engine and, also, they will crew the two special appliances – whichever is required first.
- 6.29 There will be 20 WDS firefighter posts and 12 RDS posts allocated to the new station. The site would incorporate Group and Area offices and community use facilities.
- 6.30 Central Salisbury** – the site is to be maintained and there is to be an increase in the number of fire engines by one with a move of the water rescue unit here from Amesbury. This option could be partly resourced by reducing the number of WDS shift firefighters to 28 and then providing 20 WDS day-crewed firefighters to crew the aerial, the water rescue unit or the decontamination disrobe vehicle, whichever is required first. The existing RDS compliment would be retained at the station. It is acknowledged that the station falls within the flood plain in the event of a severe flooding event. However, FSEC modelling has shown that, in the normal course of events, it is sited appropriately for the main risks in the Group, such as those at Bemerton Heath, St Martins, the historic city centre and in the many communities along the routes out of the city.
- 6.31 Wilton** – station to be changed to become combined library and community safety drop in centre. RDS personnel respond to a new fire station (and possibly ambulance) on what is currently the UKLF site. The current Wilton site is next to the river and this does not provide for a resilient response in the event of a severe flood condition and so is unsuitable for a category one responder. The WDS and RDS resources at the UKLF site would provide a similar response to

Wilton and would help to provide a speedy response in to the Fugglestone Red development and Harnham developments.

**6.32 UKLF Fire Station Site** - A new community fire station (possibly combined with an ambulance station) would be opened at the new development on what is currently the UKLF site. The station would be located above the expected worst flood water levels and could be used as a resourcing centre for the FRS for Salisbury in a severe flooding event. The new station would have a fire engine and a water carrier and the same compliment of firefighters as are located at the current Wilton station.

**6.33 Mere and Tisbury Stations** - These two fire stations are to be maintained in their current locations. There is the possibility that the vehicles sited at these stations could change in the future to allow more firefighters to reach incidents in the early stages, given the long travel distances and the dispersed population.

**6.34 Caveat**

6.35 The measures detailed above must be viewed as a package that as a whole gives the most flexible and resilient solution, for the Fire Service, to the prevention, protection and response responsibilities for the four community areas based on both the information currently available and the professional judgement of Wiltshire FRS managers. Should part of this package become unattainable then all the other aspects would require re-assessment.

**Costings - DRAFT WORK IN PROGRESS**

<b>ARCHERS' GATE COMMUNITY FIRE STATION</b>				
New 3 bay station + Area offices	9000	sq ft		Station & Accommodation Station perimeter ground
Site area	43560	sq ft		
Estimated build cost	150		£ 1,350,000.00	
additional PPE			£6,000.00	
<b>Sub total</b>			<b>£1,356,000.00</b>	
<b>SALISBURY COMMUNITY FIRE STATION</b>				
Existing floor space	18,081	sq ft		Station & Accommodation Station perimeter ground
Existing site area	43,900	sq ft		
Estimated cost of conversion			£250,000	
additional fire engine and kit			£300,000.00	
<b>Sub total</b>			<b>£550,000.00</b>	
<b>NEW WILTON COMMUNITY FIRE STATION ON UKLF SITE</b>				
New two bay fire station	2,225	sq ft		Station & Accommodation Station perimeter ground
Site area	16,117	sq ft		
Estimated build costs			£500,000.00	
<b>Sub total</b>			<b>£500,000.00</b>	
<b>Total cost</b>			<b>£2,406,000.00</b>	
Sale of Amesbury Fire Station site	Estimate		250,000	Station & accommodation
Existing Site Area	22,216			

Existing Floor Space		2,880			Station perimeter ground
Sale of Wilton Fire Station site	Estimate			200,000	
Existing floor space		2,225	sq ft		Station & Accommodation
Existing site area		16,117	sq ft		Station perimeter ground
	<b>Sub total</b>			<b>£450,000.00</b>	
<b>Funding gap</b>				<b>£1,956,000.00</b>	

### 6.36 Conclusion and Implications for the South Wiltshire Core Strategy Strategic Sites.

6.37 At the time of writing, although the council is grateful for this information it must be noted that the population projections used in this comprehensive study are too great by approximately 14,000 so the study needs to be re-worked. In addition it does not take account of other land uses such as retail and employment which will put additional pressure on the fire services and should be looked at for fire service sites and for potential section 106 contributions.

6.38 Although this option put forward by the Fire Authority is commendable, some aspirations may not be realistic or deliverable for the following reasons:

- a) There is potentially not enough land available for a fire station on the UKLF site
- b) Initial discussion with the Fire Authority had suggested that the site at Harnham/Netherhampton Road would be appropriate, this would give access to both the north and south of the city in times of heavy flood. Employment areas on this site could be explored further.
- c) Employment sites are considered more appropriate for fire use than housing sites due to environmental health considerations, for example Solstice Park rather than Archers Gate.
- d) The cost of provision may have impacts on viability
- e) Some equipment and extension to Fire Services is based on the need to attend incidents on the strategic highway network (A303 in particular) and is not considered to be reasonable in terms of Section 106 legislation.

6.39 It is therefore considered that other options need to be explored and negotiated up to submission. Consequently the Integrated Delivery Plan's aim is to ensure that the Response time from 2 appliances within 10 minutes for the call being lodged for Amesbury and Salisbury is maintained and the continued delivery of response time of 2 appliances and a response within 20 minutes in the rest of south Wiltshire.

### 6.40 Police and Ambulance

6.41 Unfortunately at the time of writing the council have not received requirement information from the Police or Ambulance service.

## **7.0 Education**

- 7.1 Numerous meetings have occurred throughout the Core Strategy process in order to determine the correct education provision for the future and to meet the education needs of the new developments.
- 7.2 Meetings have occurred on the following dates:
- a) 16<sup>th</sup> August 2006
  - b) 17<sup>th</sup> October 2007
  - c) 28<sup>th</sup> October 2008
  - d) 13<sup>th</sup> January 2009
- 7.3 Minutes of all meetings held are available within appendix 6.
- 7.4 Secondary Schools**
- 7.5 Within Salisbury City, there has been a continuing issue of poor quality Secondary School provision. In particular the secondary schools at Laverstock (St Josephs, Wyvern and St Edmunds) and Salisbury High School (Bermerton Heath) all perform badly, in addition the built fabric of the schools are in poor condition. Poor performance is possibly enhanced by the strong Grammar School system that still survives in Salisbury.
- 7.6 Various options were explored over the period by the education authority. The final option to be pursued by the council is to see a re-build of both schools whilst also acquiring 'Academy' status for them.
- 7.7 The provision of these academies should provide additional secondary school places to meet the needs of the new development into the future as approved by the RSS. An issue was highlighted at the meeting on 28<sup>th</sup> October 2008 that indicated that although using the standard multiplier of 21 secondary pupils per 100 houses, would suggest 1200 additional secondary places (and therefore a new secondary school) population forecasts suggest that only a couple of hundred places are in fact required.
- 7.8 The provision of academies should increase pupil numbers from:
- a) Salisbury High School – increase from 1000 to 1200 plus post 16 pupils
  - b) Laverstock –1350 pupils plus a 300 pupil sixth form (possibly no net increase)
- 7.9 Elsewhere in south Wiltshire the education authority have plans to expand the secondary school at Downton, Trafalgar School to include a 6<sup>th</sup> form (potentially increase pupil numbers from 450 to 1050) and In Amesbury, the long term aspirations are to expand the existing secondary school – Stonehenge School from 800 pupils to 1200.
- 7.10 Therefore if these proposals were all to be taken forward this could provide for the additional couple of hundred required, if a secondary schools is then needed in the later stages of the plan period a site will need to be found.
- 7.11 The council has now received the go ahead to look at both academy proposals in greater detail, and an Expression of Interest will be sent to the Department for Children, Schools and Families by June / August 2009 for a decision to be made. Should the Government decide to agree the plans, the academies could open in 2010 and have new buildings by 2013. If this expression of interest is accepted by the departments' minister, a feasibility study on the project will need to be undertaken. This will involve wide consultation within the local community, including parents and pupils. At the time of writing therefore the education authority do not yet know if government will fund the academy at the larger size that the education authority know they will need to accommodate the planned housing in Salisbury.
- 7.11a At its meeting on the
- 7.12 Therefore a secondary section 106 financial contribution will predominantly be required to contribute to support the continued expansion of secondary schools. In working this out a

strategic approach will be used. The number of spare places will be calculated and these will be apportioned across all developments within the Core Strategy to get an equitable share and contribution. This is a more equal way. Previously secondary schools places would normally have been 'netted off' against the planning application when it is made, however, this would result in possibly the first application receiving full netting off and subsequent applications receiving no netting off of spare places.

### **7.13 Primary provision**

7.14 Primary provision will predominantly be provided on-site, as detailed on a site specific basis below. However, on small sites of say less than 400 dwellings, contributions will be required where capacity exists in nearby primary schools.

7.15 For a primary school the following space requirements are necessary (as per Building Bulletin 99):

- a) 1 Form Entry Primary School (210 pupils/7 classes) is between 11,045 m<sup>2</sup> minimum and 12,185 m<sup>2</sup> maximum.
- b) 2 Form Entry Primary School (420 pupils/14 classes) is between 19,550 m<sup>2</sup> minimum and 21,530 m<sup>2</sup> maximum

7.16 For small sites a primary contribution will be required, however at the time of writing the education authority cannot identify a contribution on a per dwelling basis for smaller sites for primary. The education authority will have to do an assessment on each site at the time of the planning application to identify which school serves that area, how many spare places it's got, and whether or not the pupil product from the development can be accommodated. If not we then request a financial contribution. The answer will be different for different sites and at different times.

### **7.17 Site specific requirements**

7.18 Each strategic site will now be gone through to determine individual education requirements where known.

### **7.19 Fugglestone Red / Devizes Road**

- a) **Secondary** - Aspirations to re-build Salisbury High School, possibly as an Academy. The school serves one of the most deprived areas in the county and therefore should be successful in gaining funding. If this is successful funding could be in place by 2012, otherwise, if looking at other funding streams looking at starting the re-build in 2016 through building schools for the future programme. In addition to provide for Fugglestone Red pupils the school will need to expand to take 1200, for this need it will be necessary for the developer to provide a secondary contribution from developer, possibly through land. Agreement is needed as to how existing spare secondary places can be apportioned to provide a consistent and equitable approach to secondary places and 106 contributions.
- b) **Primary** – a 2 form entry (420 places) primary school will be required at the commencement of development.
- c) **Pre-school** – investigate need for pre-school provision.

### **7.20 Hampton Park**

- a) **Secondary** - Secondary contributions required from developer. . Agreement is needed as to how existing spare secondary places can be apportioned to provide a consistent and equitable approach to secondary places and 106 contributions.
- b) **Primary** - need one form entry primary school (210 places) site for the 500 dwellings at commencement of development plus financial contribution towards the establishment of the primary school.

### **7.21 Land to the south of Salisbury at Harnham / Netherhampton Road**

- a) **Secondary** - Secondary contributions required from developer. . Agreement is needed as to how existing spare secondary places can be apportioned to provide a consistent and equitable approach to secondary places and 106 contributions.

- b) **Primary** - need one primary school (210 places) site plus contributions, at the commencement of development or possible expansion and relocation of existing primary schools to elsewhere in Wilton requiring a financial contribution.

**7.22 Kings Gate, Amesbury**

- a) **Secondary** – Require secondary contribution from Kings Gate to expand Stonehenge School. Phased payments will be acceptable
- b) **Primary** – require new wing of existing primary school (7 additional classrooms), taking it to a 2 Form Entry school, plus the possibility of a additional 1 Form Entry (210 place) primary school on 1.2 hectares. However this may be dependent upon where the unallocated homes within the community area are established.

**7.23 Churchfields and other Salisbury city centre sites**

- a) **Secondary** – contributions required on all sites. Agreement is needed as to how existing spare secondary places can be apportioned to provide a consistent and equitable approach to secondary places and 106 contributions.
- b) **Primary** – City schools are currently pretty much at capacity. 2 FE primary school would be needed on this site with primary contributions to be received from other city centre sites coming forward. Primary School will be required at the commencement of development.

**7.24 Longhedge / Old Sarum (Beehive)**

- a) **Secondary** – financial contributions. Agreement is needed as to how existing spare secondary places can be apportioned to provide a consistent and equitable approach to secondary places and 106 contributions.
- b) **Primary** – 800 – 1000 would need 2 primary schools equivalent site and a financial contribution towards primary provision. The school could then be phased if the site was also phased.

**7.25 UKLF**

- a) **Secondary** – financial contributions. Agreement is needed as to how existing spare secondary places can be apportioned to provide a consistent and equitable approach to secondary places and 106 contributions.
- b) **Primary** – 1 Form Entry primary school (210 places) to be provided at the commencement of development or possible expansion and relocation of existing primary schools to elsewhere in Wilton requiring a financial contribution or financial contribution to Fugglestone Red primary.

**7.26 Longhedge and Old Sarum (H2D Local Plan allocation)**

- a) **Secondary** – financial contributions at commencement of development. Agreement is needed as to how existing spare secondary places can be apportioned to provide a consistent and equitable approach to secondary places and 106 contributions.
- b) **Primary** – 2 Form Entry primary school on Long hedge site, Old Sarum (H2D) additional dwellings to make financial contribution towards the 2 FE primary school at Longhedge. To be made at commencement of development

**7.27 Maltings and Central Car Park**

- a) **Secondary** – financial contributions at commencement of development. Agreement is needed as to how existing spare secondary places can be apportioned to provide a consistent and equitable approach to secondary places and 106 contributions.
- b) **Primary** – financial contribution at commencement of development

## 8.0 Transport

- 8.1 Transport is a key issue that came up regularly during consultation on the south Wiltshire Core Strategy. An important aspect to congestion of the Salisbury City Road network and due to be completed shortly is the Park and Ride initiative, where the 5<sup>th</sup> and final park and ride site will be completed at Petersfinger (Southampton Road) by the Autumn on 2009. This means that there will be a Park and Ride on each arterial route entering Salisbury city. This is key strategic infrastructure that can then be positively used and at Salisbury a range of demand management measure can be introduced.
- 8.2 The Salisbury Transport Model**
- 8.3 Wiltshire County Council commissioned Atkins in 2008 to develop a suite of transport models known as the Salisbury Transport Model. The multi modal and micro simulation model provides an up to date forecasting tool that is able to analyse the impact of changes in land use and activity on the transport system. The model is a detailed representation of the road and public transport networks covering Salisbury and Wilton. Having established an appropriate analytical tool to robustly assess the impact of new development it is possible to use the model to assist in developing the transport strategy.
- 8.4 The building of the model is the first stage that was completed in May 2009. A further explanation of outcomes are provided in Topic Paper 15 – Transport and its addenda. In addition specific to the strategic road network the following area are identified as area where development may create additional pressure, these are:
- a) The Ring Road
  - b) The A36 (especially Southampton Road)
  - c) The Harnham Gyrotory,
- 8.5 The next stage of the study is to test the Core Strategy elements in the Salisbury Transport Model (STM). The model can robustly test interventions that relate to highway and public transport changes. The STM does not internally model the impact of smarter choices although manual/offline adjustments could be made to the highway matrix to reflect reduced highway trips as a result of smarter choices. This aspect will be complete by December 2009.
- 8.6 The overall strategy will aim to facilitate the LTP3 objectives of:
- a) To support and help improve the vitality, viability and resilience of Wiltshire's economy and market towns.
  - b) Introduction of a range of demand management measures, particularly in Salisbury
  - c) To provide, support and promote a choice of sustainable transport alternatives.
  - d) To reduce the impact of traffic on people's quality of life and Wiltshire's built and natural environment.
  - e) To minimise traffic delays and disruption, and improve journey time reliability on key routes.
  - f) To improve sustainable access to a full range of opportunities particularly for those people without access to a car.
  - g) To make the best use of the existing transport infrastructure through effective design, management and maintenance.
  - h) To enhance Wiltshire's public realm and streetscene.
  - i) To improve safety for all road users and to reduce the number of casualties on Wiltshire's roads.
  - j) Strategic Objectives To reduce the impact of traffic speeds in towns and villages.
  - k) To encourage the efficient and sustainable distribution of freight around Wiltshire.
  - l) To reduce the level of air pollutant and climate change emissions from transport.
  - m) To support planned growth in Wiltshire and ensure that new developments adequately provide for their sustainable transport requirements and mitigate their traffic impacts.
  - n) To reduce reliance on the private car.
  - o) To encourage people to improve their health by walking and cycling.
  - p) To reduce barriers to transport and access for people with disabilities and mobility impairment.

- 8.7 With respect to Salisbury, the transport model has highlighted that although future growth will have an impact on the highway network, with a commitment to demand management interventions, this strategy can be implemented and there are likely to be no insurmountable barriers to delivery. The council is currently producing a detailed Salisbury Transport Strategy which will define a set of transport initiatives that will address the impacts of the additional transport demand. The strategy will be published in December 2009.
- 8.8 Key strategic actions specific to Salisbury should also include:
- a) Optimisation of benefits from the five Park and Ride sites
  - b) Additional measures to treat additional pressures on the Ring Road
  - c) Improvements to the coverage and linkages of the cycle and footpath network.
  - d) Support for Network Rail's long term plans to increase the capacity of the railway between Salisbury and Exeter
  - e) Review of the parking strategy to seek a balance between providing adequate spaces for visitors and shoppers, while realising major regeneration schemes which may mean a loss of spaces at the Maltings/Central Car Park and the Market Place.
  - f) The careful planning of the major growth sites around Salisbury based on the mixed-use strategy, to provide jobs, services and shops that are locally accessible via a range of means including walking, cycling and bus.
  - g) The exploration of access linkages between major new strategic sites to maximise benefits of community infrastructure and new job opportunities
- 8.9 Further details of the Transport Model can be found within Topic Paper 15: Transport and its addenda.
- 8.10 Kings Gate**
- 8.11 The highways authority have provided details of additional requirements required at Kings Gate to meet the needs of the additional development proposed. This proposed development site is outside of the Salisbury Transport Model area and is an extension to existing development phases. Infrastructure requested include:
- 8.12 Amesbury Byway 20  
Total width of the byway should be 5-6 metres. This includes a 1-1.5 metre verge either side of the hardsurfaced byway.
- 8.13 Public Transport
- 8.14 The three key objectives of WC's public transport plan are:
- a) To provide an alternative route to serving the Boscombe Down main gate
  - b) Provide local buses to penetrate Kings Gate
  - c) Provide funding for bus services that will be available once Amesbury's supermarket options are confirmed (either Asda or Tesco or both)
  - d) No new residential dwelling should be more than 400 metres from a bus stop
- 8.15 Wiltshire Council need to consult with the local bus companies to understand how much money would be needed.
- 8.16 A public transport strategy for serving the estate was needed. This is within the existing ES, however WC wish to see this on a road plan.
- 8.17 The following would also be required:
- a) Two bus season tickets per house be made available upon occupation so that people get used to using the buses rather than buying a second car
  - b) The bus service is in place once the houses are complete, meaning that the main circulation route through the site should be constructed as early as possible in the development
  - c) A bus shelter be funded on Underwood Drive.
- 8.18 The cemetery access road should be widened and extended north towards the internal public transportation circulation route to provide an additional exit point for buses back onto the Amesbury link road

8.19 Primary schools will require a 53 metre coach site access and a turning loop within the school site.

8.20 TA should include the following:

- a) An updated SATURN Model
- b) Updated traffic counts and traffic generation impact assessments on the local network including the links to the site and the town centre. Porton Road is likely to be an area of contention because the local community think that it is narrow, inadequate and unsafe.
- c) An assessment of the effectiveness of the double-mini roundabout on the junction of Underwood Drive and Boscombe Road
- d) An assessment of committed development, including the development at Solstice Park, the impacts of an Asda and/or Tesco supermarket
- e) The potential development of the Z-blocks at Boscombe Down and the potential to provide a bypass of the link road through Boscombe Down.
- f) A pedestrian and cyclist audit of the link between Byway 20 and the town centre.

**8.21 Implications for the south Wiltshire Core Strategy**

8.22 The transport model for Salisbury SSCT is obviously running behind the production of the Core Strategy. In this case it has been necessary to commission a separate transport study (MVA consultants) that identified accessible strategic sites through accession modelling. Findings will be taken from the ongoing Salisbury Modelling as they emerge. As such a precautionary principle is being followed and applied to sites that may come forward prior to the transport plan being finalised. This approach provides enough certainty that there are reasonable prospects of infrastructure provision to allow the Strategy to progress and will require all developers to provide a full Transport Assessment at application stage if there is a position where the transport model is delayed further and sites are allocated for development. Unfortunately due to the status of the transport model, costings are not yet available for any transport infrastructure that may be needed.

## 9.0 Archaeological Protection

- 9.1 Chris Blandford Associates were commissioned by the council to carry out a Landscape Character Assessment and Settlement Setting Assessment (SSA) of south Wiltshire to inform and assess a number of proposed development sites published for consultation in February 2008 and again in September 2008. However English Heritage was of the view that consideration of the impact on the historic environment was only partial (as this was not the primary focus of these two studies).
- 9.2 In view of the national significance of south Wiltshire's historic landscape, English Heritage is anxious to ensure strategic spatial decisions are not made without a clear understanding of the effect on the historic environment.
- 9.3 In late January 2009, in order to strengthen the existing evidence base and ensure the emerging choices are the most appropriate, English Heritage commissioned Land Use Consultants (LUC) to provide an independent review of the potential effects of the spatial options put forward by SDC and their impact on the historic environment. This study is available within the LDF document library at STU/37 or on the council's website.
- 9.4 A summary of proposed mitigation measures, as suggested by Land Use Consultants for each site detailed within the study is now provided below.

### 9.5 Kings Gate

- a) Careful site design and planning to maintain the rural feel of the area with green corridors retained to break up the building mass.
- b) Use of tree clumps on higher ground to help soften the development
- c) Limit of building height to two storey's along the northern boundaries to protect views form Amesbury Abbey.
- d) Retention and strengthening of existing tree screens to the north of the site including the trees along the river bluff
- e) Lighting not to exceed the height of the development and designed to minimise light pollution and sky glow

### 9.6 Bulbridge, Wilton

- a) Limit of building height to two storey's
- b) Lighting not to exceed the height of the development and designed to minimise light pollution and sky glow
- c) Softening of the development edge with tree planting
- d) Maintenance of the perimeter tree belt to Wilton Park
- e) No road widening of the Avenue or other road improvements that detract from its rural setting

### 9.7 Central Car Park

- a) Archaeological investigations are undertaken prior to finalisation of the site design with the design responding to finds, as required by English Heritage
- b) Views to the Cathedral are an integral part of the design
- c) Overall development height is limited to three storey's
- d) Massing of buildings is sympathetic to the historic core of the City
- e) Lighting does not exceed the height of the development and is designed to minimise light pollution and sky glow
- f) Opportunity taken to enhance the setting of the site by emphasising the rivers that surround the site – the site was once water meadows.

### 9.8 Churchfields

- a) Views to the Cathedral are an integral part of the site layout and design as are low level views to the city centre
- b) Overall development height limited to three storey's
- c) Massing and design of buildings are sympathetic to the historic core of the City and the adjacent conservation area
- d) Lighting does not exceed the height of the development and is designed to minimise light pollution and sky glow

- e) Opportunity taken to enhance the setting of the site by emphasising the river, so
- f) enhancing the setting to Salisbury along the line of the river.

#### **9.9 Engine Shed site**

- a) Views to the Cathedral are an integral part of the site layout and design
- b) Lighting does not exceed the height of the development and is designed to minimise light pollution and sky glow
- c) Landscaping to soften the setting of the site

#### **9.10 Fugglestone Red**

- a) Archaeological investigations are undertaken prior to finalisation of the site design with the design responding to finds, as required by English Heritage
- b) Building height should not exceed two storey's, except in carefully identified areas that do not affect views from Wilton Park, Wilton conservation area and from Old Sarum.
- c) Overall building mass should be in keeping with the setting to Wilton conservation area
- d) Significant tree planting is undertaken to protect key views from Wilton Park, namely by reinforcing the existing tree belts along the southern end of the proposed development site, running at right angles to the Avenue and along the northern boundary of the chalk pit (development site 6)
- e) by planting the majority of the south eastern part of the site to provide a screen to existing development and /or there is significant planting on the eastern flank of the valley excluded from the development, to provide a screen between new development on the eastern side of the proposed site and views out from Wilton Park
- f) The Avenue is not widened or subject to major road improvements
- g) The visual gateway into Salisbury from the A360 is conserved and enhanced
- h) A significant green buffer is retained between the built up areas of Salisbury and Wilton
- i) Lighting does not exceed the height of the development and is designed to minimise light pollution and skyglow.

#### **9.11 Hampton Park**

- a) Archaeological investigations are undertaken prior to the site allocations as currently undiscovered archaeology could be of sufficient importance to significantly affect the development.
- b) Design of development on the eastern half of the site, if taken forward, avoids affecting views to and from Old Sarum, is kept back from the Roman road and is not visible on the skyline when viewed from Salisbury city centre.
- c) Building height does not exceed two storey's,
- d) There are no alternations to the line of the Roman road and it is only expected to carry light traffic.
- e) Overall building mass is in keeping with the rural setting.
- f) Lighting does not exceed the height of the development and is designed to minimise
- g) light pollution and sky glow. Lighting should not impinge on the views from Old Sarum.

#### **9.12 Imerys**

- a) Archaeological investigations are undertaken prior to finalisation of the site design with the design responding to finds, as required by English Heritage
- b) The tree screen is retained between the development and the road, helping screen views from Wilton Park and providing a green break between the built up areas of Wilton and Salisbury
- c) Visibility splays at the entrance do not require major tree loss
- d) Development is shelved within the chalk pit and does not exceed the height of the current development on site (which is not visible in views from Wilton Park)
- e) Lighting is low level and does not intrude above the height of the tree screen and is designed to minimise sky glow

#### **9.13 Old Manor Hospital**

- a) The design and site layout ensure the refurbishment of the Listed Buildings, provide an appropriate setting to them and retain views through to the Cathedral.
- b) Lighting is in keeping with the context of the site and of a scale appropriate to the listed buildings.

- c) Historic building assessment
- d) Review of the development brief (2000) for the site

#### **9.14 Old Sarum**

- a) There is no development of any form (including access) on the northern two thirds of the site visible from Old Sarum.
- b) Archaeological investigations are undertaken prior to the site allocations as currently undiscovered archaeology could be of sufficient importance to significantly affect the development.
- c) Design of development on the southern part of the site, if taken forward, avoids affecting views to and from Old Sarum, maintains the rural setting of Old Sarum and is kept back from the Roman road.
- d) Building height does not exceed two storey's and at no point intrudes into the view from Old Sarum,
- e) There are no alternations to the line of the Roman road.
- f) Overall building mass is in keeping with the rural setting.
- g) Lighting does not exceed the height of the development and is designed to minimise light pollution and sky glow. Lighting should not impinge on the views from Old Sarum.
- h) Strengthening of the existing tree belt
- i) Site investigations prior confirmation of site allocations
- j) Detailed analysis of views from Old Sarum to identify the area of land where housing development could be hidden from the views from Old Sarum
- k) Detailed lighting plans to demonstrate how the impact of sky glow on views from Old Sarum can be minimised

#### **9.15 Salisbury Hospital**

- a) Archaeological investigations are undertaken prior to the site allocations as currently undiscovered archaeology could be of sufficient importance to significantly affect developments on parts of the site.
- b) Building height does not exceed two storey's.
- c) Overall building mass is in keeping with the rural setting of the site
- d) Careful design and landscaping creates a soft development edge along the site's southern boundary where it falls into the Odstock Valley.
- e) Lighting does not exceed the height of the development and is designed to minimise light pollution and sky glow.

#### **9.16 South of Netherhampton Road**

- a) Archaeological investigations are undertaken prior to the site allocations as currently undiscovered archaeology could be of sufficient importance to affect developments on parts of the site.
- b) Development on the higher southern part of the site is restricted to two storey
- c) Potential to incorporate the medieval drovers road into the site layout
- d) Landscaping is used to link to the water meadows and enhance the setting of Salisbury and frame views of the Cathedral
- e) Lighting is low level and does not intrude above the height of buildings and is designed to minimise sky glow

#### **9.17 UKLF**

- a) Site design and massing of buildings enhances views from Wilton Park and the setting of Wilton
- b) Building height is limited to two storey's as the site is located on rising ground
- c) The existing tree belt along the southern road frontage is retain and enhanced as a backdrop to Wilton Park
- d) Lighting does not exceed the height of the development and is designed to minimise light pollution and sky glow
- e) The open character of the land to the east of the development site is maintained as it also features in views from Little Park.

#### **9.18 West of Downton Road**

- a) Archaeological investigations are undertaken prior to the site allocations as currently undiscovered archaeology could be of sufficient importance to affect developments on parts of the site.
- b) Building design and massing respect the edge of settlement location
- c) Lighting does not exceed the height of the development and is designed to minimise light pollution and sky glow

**9.18 Wilton Middle School**

- a) Building height on higher ground within the site does not exceed two stories
- b) The massing and layout of buildings does not create a solid built edge when viewed from the south
- c) The site layout is softened with tree planting
- d) The tree belt along the railway line is retained and managed
- e) Lighting does not exceed the height of the development and is designed to minimise light pollution and sky glow.

**9.19 Implications for the South Wiltshire Core Strategy**

- 9.20 Although most aspirations here can be accommodated into masterplanning, there are some areas where the outcomes detailed above are difficult to achieve whilst ensuring an efficient use of land.

## 10.0 Open Space and Green Infrastructure including ecology and biodiversity

### 10.1 Open Space

10.2 Policy R2 of the existing Local Plan will continue to be saved. This provides for new outdoor sport and recreation facilities. The policy states:

*New residential development will be required to make provision for recreational open space (comprising facilities for communal outdoor sport and children's play) in accordance with a standard of 2.43 hectares per 1000 population. Additional amenity open space (including landscaped areas, public gardens and roadside verges) will be sought as appropriate.*

*The Local Planning Authority may consider reducing this requirement where developments comprise accommodation for those with special needs.*

10.3 This policy has been in place within south Wiltshire for well over 15 years, it has been hugely successful at meeting quality needs of open space for all age groups.

10.4 All new residential properties will therefore be required to meet these needs. If physical infrastructure is not provided on site, a financial contribution will be required by the council to provide for the improvements to quality and quantity of open space within the relevant parish area. The current rate of these contribution for 2008/2009 is as follows:

Number of bedrooms in dwellings	Section 106 contribution
1	846.30
2	1329.30
3	1812.30
4	2235.45

10.5 These levels change on an annual basis tracked using the Retail Price Index.

10.6 Due to the sensitivity with European Natura 2000 sites and requirements of the Habitats Regulations some strategic sites may be required to deliver additional open space beyond the requirements of policy R2 as detailed below. This is as detailed in Core Policy 23. The Green Infrastructure Plan should be delivered by 2010. Further work will need to be undertaken at the time of the production of the Site Specific Allocations DPD to determine Green Infrastructure requirements in the Southern and Amesbury Community Area.

### 10.7 Green Infrastructure including ecology and biodiversity

10.8 The county/district ecologist has provide a comprehensive assessment of the ecological and biodiversity requirements, however in the table below it should be noted that:

- No consideration taken here of any costs associated with meeting standards for water conservation required as part of the HRA for the River Avon SAC, this is looked at after the table.
- Costs provided below are extremely rough. Its difficult to cost ecological surveys without visiting the site and costs will be higher if survey is undertaken on a piecemeal basis, as may occur if the site is split between developers. Planting costs are a stab in the dark but should allow comparisons between sites to be made. Costs for other green infrastructure e.g. around Wilton House and Gardens – not possible without further guidance from yourselves.

Site	Requirement	Cost of meeting this requirement?
Hampton Park (500 houses)	1. Retain adequate buffer to River Avon SAC 2. 1 in 10 dwellings to have facilities for roosting bats. 3. Green infrastructure link between Old Sarum and Bishopdown CWS - 1 ha of	1. Size of buffer will affect housing number/density – loss not assessed here. Size of buffer to be to be determined through HRA – estimated to be a strip 20m x 500m. (HRA report cost - £5K) 2. Bat boxes within lofts – assume £100 per

Site	Requirement	Cost of meeting this requirement?
	<p>chalk grassland on land closest to old Sarum</p> <p>4. New woodland, hedges and standard trees to enhance habitat along River Avon and buffer impacts of development</p> <p>5. Surveys of protected species, especially botanical, in June/July.</p>	<p>house = £5K</p> <p>3. Ground prep, seeding and two year aftercare £10K (ask WWT)</p> <p>4. Plant up an area 20m x 500m (1ha) as buffer for River Avon £10K</p> <p>5. Surveys £20K depending on findings</p>
<p>Fugglestone Red Phase 2 (1250 houses, 8 ha employment land)</p>	<p>1. Retain existing woodland and shelter belts</p> <p>2. New woodland, hedges and standard trees to connect retained hedges and woodland and ultimately link River Avon.</p> <p>3. Mitigation for existing bat roosts</p> <p>4. 1 in 10 properties to contain features suitable for roosting bats</p> <p>5. Mitigation to offset recreational impacts to Camp Down CWS and SSSI.</p> <p>6. Ecological surveys and impact assessment.</p> <p>7. Site should look to minimise recreational impacts on the New Forest European protected species.</p>	<p>1. Retention may affect housing number / density for the development – loss not assessed here.</p> <p>2. Equivalent to 2 ha of planting £20K.</p> <p>3. Don't know what bat roosts exist and therefore hard to estimate how much mitigation will cost.</p> <p>4. bat boxes within lofts – Assume £100 per house = £12.5K.</p> <p>5. Possibilities include creating alternative recreational areas e.g. Wilton House Historic Park and Garden and improving Camp Down CWS / SSSI to offset any impacts (depends on ownership) Costs unknown and related to scale of predicted impacts.</p> <p>6. Ecological surveys, including bat surveys, and impact assessment £35K</p> <p>7. Improved linkages and contributions towards improvements to Wilton House Historic Park and Garden. Not costed here</p>
<p>Land at Maltings and Central Car Park (200 houses )</p>	<p>1. Incorporate buffer strips adjacent to river, limited tree planting, mostly semi-natural grassland</p> <p>2. SUDS to be designed to improve quality of runoff and moderate flows into the River Avon SAC</p> <p>3. Restrict lighting near river to keep unlit corridors for wildlife</p> <p>4. Construction method statement required with application.</p> <p>5. Ecological survey along river</p>	<p>1. Buffer adjacent to both branches of the R. Avon approximately 10m wide – may affect housing number / density, loss not assessed here</p> <p>2. SUDS not costed here, may require additional landtake and therefore affect housing number / density</p> <p>3. No costs provided this requirement is built into the constraints at the earliest design stages</p> <p>4. Construction method statement – costs incurred before planning permission granted rather than afterwards – less than £1000</p> <p>5. Ecological survey £2000</p>
<p>Land at Churchfields Industrial Estate, Salisbury (1000 dwellings, 5 ha employment land)</p>	<p>1. Central green corridors to enhance biodiversity across the site</p> <p>2. Off site contributions may also be required.</p> <p>3. Retain existing habitat adjacent to River Nadder (currently about 100m wide).</p> <p>4. Increase width of tree planting along other sections of the river in order to act as a buffer for the river against public pressure.</p> <p>5. 1 in 10 properties to contain features suitable for roosting bats, in addition to mitigation for lost bat roosts</p> <p>6. SUDS to be designed to improve quality of runoff and moderate flows into the River Avon SAC</p> <p>7. Survey buildings for bats, extended</p>	<p>3. May affect housing number / density – loss not assessed here</p> <p>4. New tree planting along about 1.1km, average 15m wide (1.65 ha) £20K</p> <p>5. bat boxes within lofts – Assume £100 per house = £10K. Not possible to quantify cost of mitigation for lost bat roosts</p> <p>6. SUDS not costed here, may require additional landtake and therefore affect housing number / density</p> <p>7. Ecological surveys – bats. Difficult to estimate, depends on suitability of buildings, say £10K</p> <p>8. Other ecological surveys, £10K</p>

Site	Requirement	Cost of meeting this requirement?
	phase 1 survey and surveys for other protected species,	
West of Downton Road, Salisbury (60 houses)	<ol style="list-style-type: none"> <li>1. Risks to River Avon low</li> <li>2. Site should look to minimise recreational impacts on the New Forest European protected species.</li> <li>3. Extended phase 1 and protected species surveys, including bats in school buildings</li> <li>4. 1 in 10 properties to contain features suitable for roosting bats</li> <li>5. Additional planting to develop the sites green infrastructure</li> </ol>	<ol style="list-style-type: none"> <li>1. Site is 800m from River Avon SAC, impacts unlikely</li> <li>2. Proportionate to total impacts expected from the South Wilts Core Strategy – see HRA.</li> <li>3. £5K</li> <li>4. bat boxes within lofts – Assume £100 per house = £500</li> <li>5. 400m x 10m of tree planting £2.5K</li> </ol>
UK Land Forces Head Quarters, Wilton (600 houses, 3 ha employment land)	<ol style="list-style-type: none"> <li>1. Large number of buildings and mature trees to be assessed for bats. Mitigation as necessary.</li> <li>2. New woodland, hedges and standard trees to connect retained hedges and woodland and ultimately link River Avon.</li> <li>3. Other ecological surveys, extended phase 1 and protected species, and impact assessment.</li> <li>4. Site should look to minimise recreational impacts on the New Forest European protected sites.</li> </ol>	<ol style="list-style-type: none"> <li>1. Estimated cost of surveys - £15K, not possible to quantify mitigation for lost bat roosts</li> <li>2. Equivalent to 0.5ha of planting £5K</li> <li>3. £5K</li> <li>4. Improved linkages and contributions towards improvements to Wilton House Historic Park and Garden. Not costed here</li> </ol>
Land South of Netherhampton Road, Netherhampton (400 homes, 10 ha employment land)	<ol style="list-style-type: none"> <li>1. New woodland, hedges and standard trees to connect retained hedges and woodland and ultimately link River Avon SAC.</li> <li>2. Improved linkages and contributions towards improvements to Wilton House Historic Park and Garden to assist reducing recreational impact on New Forest SAC, SPA, and Ramsar.</li> <li>3. Extended phase 1 and protected species surveys</li> </ol>	<ol style="list-style-type: none"> <li>1. Not costed here</li> <li>2. Not costed here</li> <li>3. £5K</li> </ol>
Land at Longhedge, Old Sarum, Salisbury (1000 houses, 8 ha employment land)	<ol style="list-style-type: none"> <li>1. Retain existing hedgerow running SW-NE through middle of the site and link new planting into this (for green infrastructure)</li> <li>2. Extended Phase 1 and protected species surveys</li> <li>3. Masterplan required to ensure opportunities to improve views from Old Sarum and across the aerodrome are greatly improved, through the screening of existing functional employment buildings.</li> <li>4. The strengthening of existing tree belts at the site.</li> </ol>	<ol style="list-style-type: none"> <li>1. May affect housing number / density – loss not assessed here</li> <li>2. Ecological survey and impact assessment – £15K</li> <li>3. Not related to ecology</li> <li>4. New planting across 2 ha - £20K</li> </ol>
Land at the Engine Shed site, Salisbury (100 homes)	<ol style="list-style-type: none"> <li>1. 1 in 10 properties to contain features suitable for roosting bats.</li> <li>2. Adequate land to be set aside for treatment of surface run-off. This could also be used as green infrastructure and as refuge for translocated reptiles</li> <li>3. Extended phase 1 and protected</li> </ol>	<ol style="list-style-type: none"> <li>1. bat boxes within lofts – Assume £100 per house = £1000</li> <li>2. Assume strip of planting and habitat creation 250m x 10m £5K</li> <li>3. £5K but could be £10K with reptile translocation</li> <li>4. HRA and construction method statement</li> </ol>

Site	Requirement	Cost of meeting this requirement?
	species surveys, reptiles could be a particular issue 4. Site lies within 50m of the River Avon SAC, need site specific HRA, construction method statement, mitigation etc	following contaminated land assessment £3K
Kings Gate (500 homes)	1. Green infrastructure - Incorporate linear strip into new native woodland planting to connect to River Avon 2. extended phase 1 survey and protected species surveys 3. 1 in 10 dwellings to have facilities for roosting bats.	1. Equivalent to 2 ha of planting £20K 2. ecological surveys and impacts assessment £10K 3. bat boxes within lofts – Assume £100 per house = £5K

### 10.9 Implications of Habitats Regulations Assessment

10.10 As detailed within Topic Paper 18 water, the Habitats Regulations Assessment has highlighted possible issues with water quantity and quality within the River Avon. The result of work has resulted in the following mitigation being agreed by Natural England and the Environment Agency.

- a) All dwellings to be built to Code for Sustainable Homes level 3 equivalent for water efficiency, it is expected that this will be a regulatory requirement by the time Core Strategy dwellings are built
- b) All developers to contribute to a study and the implementation of it to identify the source of phosphate pollution within the River Avon. The cost of this study is expected to be in the region of £100,000 split between all developers, work is continuing with the Environment Agency and Natural England to scope this study. Natural England have already pledged £10,000 towards the cost. The costs of implementation are currently unknown.

10.11 More detail is provided within Topic Paper 18 Water.

## 11.0 Flooding Infrastructure

11.1 The environment agency are in the process of producing a draft 'catchment management plan' for the Hampshire Avon catchment which will identify any flood prevention infrastructure which is needed.

11.2 In addition a Strategic Flood Risk Assessment level 2 has been undertaken for Maltings and Central Car Parks and Churchfields sites, at the time of writing this is still in draft format. This has identified the following requirements that will need to be incorporated into the masterplanning of these sites:

**11.3 Churchfields** - Much of the site is within FZ1. Future development should be situated in this zone. Highly vulnerable' uses in Flood Zone 2 will have to pass the Exception Test. If development is necessary to the north-west of the site, development should be directed towards the areas of lowest risk. On old landfill sites, contaminated land pose additional problems because of the risk that polluted groundwater/leachate may be generated. The proposed drainage system must not remobilise any contaminants' and infiltration therefore should not be used unless a full study of groundwater flow paths is undertaken. SUDS techniques that utilise infiltration should not be used here.

**11.4 Maltings and Central Car Park** - requirements of SFRA level 2 to be incorporated into design. No development in FZ3b, Development should be directed to the areas of lowest risk from flooding with lower flood depths and velocities. Old landfill sites should be avoided where possible due to the risk of potential contaminants, Culverts both at the site and upstream of the site need to be maintained. Model show that safe access / egress will be possible via both Churchill Way West and Avon Approach during a 1 in 100 year flood event with climate change. It will not therefore be necessary to develop a flood risk management strategy for the site to address safe access / egress.

## **Appendix 1**

### **Minutes of Technical Consultative Group**

## SALISBURY CORE STRATEGY ISSUES AND OPTIONS - CONSULTATIVE TECHNICAL GROUP

**Meeting:** Consultative technical group – meeting 1

**Date and location:** 3<sup>rd</sup> September 2007, Salisbury City Hall, 10am – 1pm

**Present:**

David Milton	Salisbury District Council – Forward Planning	Jacqui Ashman	Highways Agency
Natasha Styles	Salisbury District Council – Forward Planning	Andrew Purvey	Wessex Water
Vincent Albano	Salisbury District Council – Forward Planning	Michael Holm	Environment Agency
Helena Cave - Penney	Wiltshire County Council Archaeology	Geoff Hobbs	Salisbury District Council Joint Transportation Unit
Georgina Clampitt-dix	Wiltshire County Council Planning	Gianina Newell	Salisbury District Council Legal
Robert Murphy	Wiltshire County Council – Transport	Gary Thomsett	Salisbury District Council Environmental Health
Allen Creedy	Wiltshire County Council – Transport	Andrew Reynolds	Salisbury District Council- Strategic Housing
Charles Routh	Natural England		

**Apologies:** Eric Teagle, English Heritage, Maxine Russell, Louisa Kilgallen, Cllr Edge and Cllr Clegg

<b>1, 2,3,4</b>	<b>Purpose of meeting and progress to date and Role of the Group</b>
	<ul style="list-style-type: none"> <li>▪ The meeting was set up to identify the main infrastructure related issues facing the district over the next 20 years, which will be identified through the Core Strategy.</li> <li>▪ The meeting is part of the first stage in the preparation of the Core Strategy, which will provide the overarching planning policy framework for the district and the central policies of the new Local Development Framework.</li> <li>▪ The creation of such a group provides the opportunity for expert knowledge, which can be used to inform the consultation and shape future planning policies. It is envisaged that the group will meet at each stage of the process of creating the LDF and will provide specialist input and scrutiny of the</li> </ul>
<b>5</b>	<b>Discussion</b>
	<ul style="list-style-type: none"> <li>▪ An open discussion was held on the issues presented within the ‘Our Place’ documents.</li> <li>▪ <u>GT</u> (environmental health) raised issue of Air Quality and AQMA's within Salisbury. NOX is on the increase within the city and consideration is being given to an AQMA for the whole city and parts of the A36. Potential issues with Southampton Road Vision project and exposure of residential property.</li> <li>▪ Policies on noise need to be better as current local plan policies are too weak. These will need to be based on up to date information and there is a move towards quantified data.</li> <li>▪ <u>MH</u> (EA) SFRA is under way and new modelling may extend the flood plain.</li> </ul>

	<p>The areas water supply is served by ground water aquifers so water quality and abstraction will need to be considered. Also made the point that sustainability is more than just wind turbines</p> <ul style="list-style-type: none"> <li>▪ Clarification was sort over the actual number of dwellings required over the plan period. It was explained that this is yet to be finalised as RSS is not adopted.</li> <li>▪ Broad areas of search have been identified. Settlement strategy is key to distribution within the district.</li> <li>▪ <u>AC</u> transportation modelling needs to be carried out. Drew attention to work being undertaken by North Wiltshire in Chippenham. Question relating to timing of this</li> <li>▪ <u>RM</u> Salisbury is well equipped (park and ride) and needs to make the best use of what it has rather than creating new infrastructure. Increase in demand management. This will be required to achieve TR1 of the RSS.</li> <li>▪ Accessibility of services. How can services be more responsive. Needs to be worked out in partnership with service providers.</li> <li>▪ Reference was made to the A303 improvements and that these are bound up with Stonehenge. JA confirmed that they are awaiting minister’s decision.</li> <li>▪ <u>DM</u> potential to put a new settlement of eco housing near Porton Down to link in with employment. GCD- eco housing would be over and above RSS #'s so would not contribute to achieving target.</li> <li>▪ <u>CR</u> Making the most of the natural environment could be taken to mean exploitation rather than enhancement. Policy mechanism should be put in place for landscape to ensure enhancement. Potential SPD for biodiversity/landscape/environment is the best way of being specific. Proper monitoring will need to be established. Potential for developer contributes to be taken for the environment.</li> <li>▪ <u>DM</u> S106 arrangements are being looked into to see how far this could go</li> <li>▪ <u>AC</u> possibility of setting a formula but this will need to be grounded in evidence and easier if it is agreed with partners at an early stage. Example of the work being undertaken in NW where council and land owners have commissioned modelling work in order to inform the evidence base.</li> <li>▪ <u>HCP</u> could S106 money be applied to archaeology. Archaeology investigation will need to be taken into account within the areas of search.</li> <li>▪ <u>GCD</u> Is windfall being taken into account- is the district exceptional?</li> <li>▪ <u>NS</u> the Strategic Housing Land Availability Assessment is underway and this will identify capacity. This is not completed.</li> <li>▪ Questions were asked regarding the implications of Unitary Wiltshire. DM stated that work on the Salisbury LDF will carry on otherwise there would be a policy gap which would mean that housing would be ‘fought’ at appeal.</li> </ul>
6	<b>Any Other Business</b>
	<ul style="list-style-type: none"> <li>▪ None</li> </ul>
7	<b>Dates of future meetings</b>
	<p>The next Consultative technical group will be held in January 2008 in conjunction with the consultation on the preferred options, date and location TBC</p>

<b>8</b>	<b>Action points:</b>	
a)	Date to be circulated for next meeting	VA

## SALISBURY CORE STRATEGY PREFERRED OPTIONS CONSULTATIVE TECHNICAL GROUP

**Meeting:** Consultative technical group – meeting 2

**Date and location:** 3<sup>rd</sup> April 2008, Salisbury City Hall, 10am – 1pm

**Present:**

Jon Gatley	Salisbury District Council – Forward Planning	Reg Williams	Salisbury District Council
Sarah Hugues	Salisbury District Council – Forward Planning		
Vincent Albano	Salisbury District Council – Forward Planning		
Helena Cave - Penney	Wiltshire County Council Archaeology		
Gianina Newell	Salisbury District Council Legal		
Charles Routh	Natural England		
Jacqui Ashman	Highways Agency		
Louisa Killgallen	Wiltshire County Council Ecology		

**Apologies:** Eric Teagle, English Heritage, Maxine Russell, Louisa Kilgallen, Cllr Edge and Cllr Clegg, Andrew Reynolds, Andrew Purvey, Gary Thomsett, Robert Murphy, Allen Creedy, Georgina Clampitt-dix, Geoff Hobbs, Michael Holm

<b>1,</b>	<b>Apologies for absence</b>
	<ul style="list-style-type: none"> <li>▪ It was noted that attendance to this meeting of the CTG was poor</li> </ul>
<b>2</b>	<b>Purpose of meeting and introduction</b>
	<ul style="list-style-type: none"> <li>▪ SH reiterated that the purpose of the CTG is to provide an open forum where Statutory Consultees can discuss the emerging Core Strategy and LDF. The first meeting was held during the issues and options consultation on the 3<sup>rd</sup> September and it is envisaged that the group will meet regularly throughout the LDF process.</li> </ul>
<b>3</b>	<b>Update on LDF</b>
	<ul style="list-style-type: none"> <li>▪ Public Consultation on the PO document started on 28<sup>th</sup> February</li> <li>▪ SH Confirmed that the public consultation has been extended until the 24<sup>th</sup> April.</li> <li>▪ It is envisaged that the core strategy will be submitted at the end of June</li> </ul>
<b>4</b>	<b>Round table discussion</b>

- General Round Table discussion about the proposals in the PO document.
- JA- confirmed that, given CS will now contain strategic sites, detailed a transport assessment will need to be made. Also that given the A36 has not been de-trunked, HA will pay particular attention to Capacity issues on the Trunk Road Network. Also that there is likely to be a objection to significant allocations in Alderbury due to capacity issues.
- CR stated that transportation is a major issue for the Core Strategy.
- GN commented on the Community Infrastructure Level (CIL) and that this was still in draft format. Raise concern over what happens if CIL is not adopted and the nature of S106 agreements. E.G on site nature conservation is not really planning gain but makes development acceptable. Have to be clear over definitions.
- LK stated that the idea is that nature conservation is 'enhanced' not just mitigated. Biodiversity is not mentioned very much and is not brought out in the strategy at the start.

#### Housing

- SH confirmed that GOSW has asked that 'strategic sites' are included in the CS. These are listed in the document
- JA reiterated that detailed transport assessment/ travel plans would be required.
- RW as one of the strategic sites is Churchfields, where is it being displaced too?
- LK sites have to be taken though the HRA/AA

#### Fugglestone Red II

- HCP potential archaeology but this is likely to be dealt with at the application stage.
- LK no major environmental issues but officers the option for enhancement.

#### Land at Old Sarum

- HCP Archaeology to the NE and potential impact on the setting of the SAM

#### Land At Harnham

- HCP Archaeology
- CR North of the road would be significant in terms of landscape impact.

#### North Eastern Fringes

- LK Landscape impact offers the opportunity to retain the 'green finger' and
- CR improvements in green infrastructure
- HCP Investigations have stated around the Airfield, the closer you get to Old Sarum, the more potential for archaeology there is.

	<p>Land Close to the Hospital</p> <ul style="list-style-type: none"> <li>▪ HCP SAM in the area and potential for archaeology</li> </ul> <p>Central Car Park</p> <ul style="list-style-type: none"> <li>▪ LK HRA would need to establish impact of development. Potential for SUDS</li> </ul> <p>Engine Shed Site</p> <ul style="list-style-type: none"> <li>▪ JA Links b/w engine shed site and Churchfields development- possibility for road widening</li> <li>▪ The role of Network Rail, embankment safety, access etc</li> <li>▪ CR General need for ecological studies at this and all of the sites</li> </ul> <p>PO8</p> <ul style="list-style-type: none"> <li>▪ JA General level of support for jobs and housing at Porton, however 2500 dwellings equals 4000+ vehicle trips onto the network. There would be a need for substantial junction improvements and modelling. There is no money for large road schemes so we will have to build on what we have.</li> <li>▪ CR Potential impact on the SPA need be considered (HRA)</li> <li>▪ LK impact on SPA (and SAC) could be the increased recreation on Stone Curlews</li> <li>▪ HCP A Roman road exists near the Pheasant Hotel</li> </ul> <p>General</p> <ul style="list-style-type: none"> <li>▪ Large allocations south of Salisbury (Alderbury) would attract an objection from the HA on the basis of impact on the TRN.</li> <li>▪ JA Advised that there were no current funding schemes for the Southampton Road.</li> <li>▪ JA suggested that there should be an upper limit to the cluster around Amesbury, Bulford and Durrington in Stonehenge Community Area. Best sites, in terms of HA, would be south of the A303. Otherwise there would be an increase in vehicle movements over the A303.</li> <li>▪ JA Priority should be given to contributions which allow public transport between villages. The emphasis should be on reducing the reliance on the car.</li> <li>▪ CR Green Infrastructure plan is required by the RSS. General strategy for the natural environment – Who? What? Where?</li> <li>▪ LK this is better dealt with at County wide Level</li> </ul>
<b>5</b>	<b>Next Steps</b>
	SH confirmed that the revised close of consultation is the 24 <sup>th</sup> April
<b>6</b>	<b>LGR</b>
	<ul style="list-style-type: none"> <li>▪ SH Current situation is that Salisbury will carry on in order to guarantee a 5 year supply of housing</li> <li>▪ WCC, NWDC, WWDC, SDC and KDC are working towards a LDS for the Wiltshire wide core strategy and LDF</li> </ul>
<b>7</b>	<b>Action points:</b>
A)	Email Submitted SHLAA sites to All Attendees
	VA

B)	Date to be circulated for next meeting	VA
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## **SALISBURY CORE STRATEGY PREFERRED OPTIONS CONSULTATIVE TECHNICAL GROUP**

### **Meeting to discuss areas for strategic greenfield growth Salisbury District Core Strategy**

**10am, 4 June 2008, Meeting Room, City Hall, Salisbury**

#### **Minutes of Meeting**

##### Attendees:

- |                           |   |  |
|---------------------------|---|--|
| Charles Routh (CR)        | - | Natural England  |
| Jacqui Ashman (JA)        | - | Highways Agency  |
| Allan Creedy (AC)         | - | WCC Highways   |
| Helena Cave Penney (HCP)  | - | WCC County archaeologist for Salisbury District                  |
| Matthew Pearson (MP)      | - | WCC Planning   |
| Tim Slater (TS)           | - | WCC, Corporate Estates Manager                                   |
| Cllr Peter Edge (Cllr PE) | - | SDC, district councillor   |
| Gary Tomsett (GT)         | - | SDC, Team leader (Pollution and Housing), Environmental Services |
|                           |   |  |
| Jane Ferguson (JF)        | - | SDC legal  |
| Andrew Reynolds (AR)      | - | SDC Housing  |
| David Milton (DM)         | - | SDC, Forward Planning Team Leader                                |
| Natasha Styles (NS)       | - | SDC, Senior Forward Planning officer                             |
| Jon Gateley (JG)          | - | SDC, Forward Planning officer                                    |
| Vincent Albano (VA)       | - | SDC, Forward Planning officer                                    |
| Judith Cameron (JC)       | - | SDC, Forward Planning officer                                    |

##### Absent:

- |                       |   |  |
|-----------------------|---|--|
| Ariane Crampton       | - | SDC, Partnership Team Manager, Community Initiatives         |
| Cllr Paul Clegg       | - | SDC district councillor                                      |
| Eric Teagle           | - | SDC, Head of Service Unit, Forward Planning and Conservation |
|                       |   |  |
| Ian Wallis            | - | GOSW   |
| Georgina Clampitt-Dix | - | WCC Planning   |
| Gianina Newell        | - | SDC, Legal   |
| Louisa Kilgallen      | - | WCC Ecology  |
| Andrew Purvey         | - | Wessex Water   |
| David Rapley          | - | WCC Planning   |
| Geoff Winslow         | - | WCC Planning (Minerals)                                      |
| John Murry            | - | WCC education  |
| Mark Henderson        | - | WCC Planning (Minerals)                                      |
| Maxine Russell        | - | WCC Landscape  |
| Michael Holm          | - | Environment Agency   |
| Paul Shaddock         | - | SDC Highways   |
| Robert Murphy         | - | WCC Highways   |
| Robin Townsend        | - | Head of Community Initiatives                                |
| Ron Davies            | - | Highways Agency  |
| Ross Simmonds         | - | English Heritage   |

## **1. Apologies for absence**

None.

## **2. Introduction and purpose of meeting**

DM opened the meeting by stating that the purpose of the meeting was to explain the Forward Planning teams' approach to selecting areas for strategic growth, in the first instance for years 1 to 5 from the date the Core Strategy is adopted. The purpose of the meeting was then to ascertain everybody's views, concerns and issues if strategic growth were to take place in each of these areas.

Everyone around the table then introduced themselves.

## **3. Update on Local Development Framework progress so far**

DM updated the meeting on progress so far on the LDF.

## **4. Presentation on strategic site selection methodology**

JC gave a presentation setting out the approach adopted to identify areas for strategic growth. The Forward Planning team consider that areas 3, 7 and 8 around Salisbury are the most appropriate to deliver strategic housing growth in years 1 to 5. Areas 13 and 14 are considered to be the most appropriate to deliver strategic employment growth. In Amesbury, the most appropriate area for strategic housing growth is considered to be at Kings Gate, where there is a current local plan allocation.

## **5. Roundtable discussion on each strategic site**

JF began the discussion by asking if officers have looked at site ownership as there are issues of ransom around Old Sarum. There is a need to be careful where there is more than one landowner involved. DM explained that officers are talking to landowners and agents at the moment.

### **Area 3 - Fugglestone Red**

Cllr PE asked how many houses this area would deliver and commented that this site was thrown out at the last local plan inquiry. DM explained that every Local Plan takes the best sites at the time. Fugglestone Red is considered an appropriate area for growth: it is within the urban envelope of Salisbury and it will have in community facilities. The number of houses this area could be expected to deliver is about 1000 houses.

There was then a general discussion about the monopoly of Persimmon Homes in the district.

DM asked the group what they thought the potential problems with Fugglestone Red were. NS made the point that the consideration of these areas for strategic growth isn't just about housing but employment as well.

JA commented that there are A36 issues which will need early attention as the route already suffers from congestion at peak times and that additional development that results in any additional traffic movements will be difficult to accommodate, but that this shouldn't be a show stopper. If designed correctly, growth here could be sustainable. Lack of public transport knocked it out last time at the local plan inquiry. Guidance has changed since the inquiry and

there is now much greater emphasis on alternatives to private car and that developments need to be carefully positioned in terms of options which reduce the need to travel and which provide options for travel other than the private car. The HA is not currently seeking to improve the A36.

MP asked about housing numbers and if this area contributed towards housing numbers for Salisbury. DM confirmed that this area is being defined as Salisbury in terms of numbers. Officers will look at other opportunities in Wilton such as UKLF. UKLF announced this week that they will be moving in 2011.

CR confirmed that from a natural environment point of view, there is nothing outstanding with this site. JG stated that there is the option to provide new green infrastructure/ Strategic gap/park area.

Cllr PE referred to Churchfields and made the point that when considering housing allocations thought has to be given to accommodating employment relocations as well. DM confirmed that at the strategic growth areas the plan is to deliver employment as well. 14,000 jobs is in addition to all the land we have to finding for housing numbers.

GT explained that Environmental Services are currently writing an air quality action plan and he may have some concerns about adding traffic to Devizes Road which is almost an AQMA. GT emphasised the importance of delivering employment with housing to reduce commuting. The LDF will need to build in the Environmental Health strategy. GT commented that one of the areas incorporates a Ground Water Supply and also pumping station which could be an issue when considering specific sites so consideration will also need to be given to a water strategy.

### **Area 7 – Old Sarum**

DM explained that within this area there is an extant permission for about 600 houses but understood that Persimmon had still not started the development. As a strategic growth area, this area could provide for around 800 homes.

HCP commented that it is better to develop up along the A345, rather than along the Portway.

AC commented that the Northern link road raises its head if talking about this area. DM responded that this issue was considered to be dead and buried.

DM explained that the issue with this area is the fear within the community that development will take over a big open area.

AC commented that people need to have in mind that this strategic growth is for years 1 to 5 and beyond.

Cllr PE commented that it is important to look realistically at deliverability.

DM commented that Old Sarum was preferred by the local plan Inspector over the Fugglestone Red site. However, development here was a bit ill conceived. It is now important to look at how we can improve this area through the delivery of community facilities.

GT commented that there are constraints associated with the airfield and that aircrafts come in very low.

CR had no concerns with this area.

AC explained that it is important to improve the self-containment approach. If development has a significant impact on a trunk road, then arguably it is in the wrong place.

Cllr PE commented that there are gains to be had from development that could improve roads. DM responded that such issues will be considered in more detail at the site specific stage.

AC commented that the planning gain would relate to a whole range of planning gain, not just improvement to the roads, for example, the provision of a library.

On this issue, GT commented that it is necessary to consider whether a levy will pay for ongoing maintenance as well as the initial provision of a planning gain.

### **Area 8 - North East / Hampton Park**

DM explained that this area is quite a sustainable location and well planned. It is considered that strategic growth here could provide between 400 and 500 houses. There are concerns about sprawl to the north and the residents of Ford are nervous about being swamped so it would be necessary to incorporate strategic landscaping if growth were to take place here.

CR commented that there is a County Wildlife site to south of this area and that Castle Hill is very elevated landscape. There is potential to improve the wildlife site and reduce its isolation.

DM commented that the CBA Landscape Character Assessment highlighted this area as a very strategic area in landscape terms.

HPC commented that there would be a lot of issues to consider in terms of archaeology.

TS explained that in terms of deliverability, some of this land is owned by the County Council (the pig farm).

### **Areas 13 and 14 – Harnham**

DM explained that there are highways issues at Netherhampton Road. However, the LDF needs to find a major employment site and consideration is being given to land south of Netherhampton Road where such an employment site could go.

Cllr PE asked whether in master planning for the future of Salisbury, the Harnham bypass needed to be reconsidered to link into area 13.

DM responded that everyone is aware of the road issues associated with the Brunel Link / Harnham Road and that and we need to take advice. The principle issue would be funding.

AC commented that the RSS panel report is saying growth is necessary and that the Harnham bypass is necessary but is not providing any money to do this. DM also confirmed that the Government are not putting money into strategic infrastructure.

AC commented that because roads are based on need, Harnham road might go up the list because its need would increase if development were to go here.

Cllr PE suggested allocating land in the area but making clear that development would be unable to go ahead here unless the necessary infrastructure is provided. DM questioned whether the Government would respond to this. DM went on to state that if growth in this area is not deliverable, a plan "B" would be necessary for the new business park.

CR asked where the road would go if the money was available and JG explained it would be approximately from the edge of Area 15 to the edge of Area 12.

HPC commented that there is lots of archaeology around this. Area 14 would be better if strategic growth had to go here, rather than area 13. This would involve expensive excavation.

CR commented that Area 13 as shown on the map spills over into the next valley. JG explained that the ridgelines are arbitrary and DM confirmed that growth would not spill over onto higher land.

CR commented that to the north of area 14, there is an area of grassland. If 14 is developed for residential there may be a lot of disturbance of the grassland to the extent that it is unviable.

### **Area 12 - Around Salisbury Hospital**

DM explained that this is quite a constrained area but strategic housing (rather than employment) growth here would match existing employment at the Hospital. It is not a field leader because of prominent landscape, but it may be a contingency area if any of the other areas hit a snag.

HCP commented that English Heritage would have comments about the setting of Little Woodbury. A Palaeolithic site of international importance has also been discovered to the east of Little Woodbury. English Heritage is likely to argue that this would need to be preserved on site. However, HPC commented that she couldn't see a problem with land to the east of area 12.

AC commented that general accessibility to a range of services is not great here. DM agreed but made the point that strategic growth here would provide the potential for a community centre.

Having discussed the preferred areas, there then followed a discussion on some of the other areas.

### **Area 1 - Ditchampton**

TS commented that part of this area is now available i.e. the redundant school.

Cllr PE is concerned about the effect that any development here would have on views. No one in the area would be happy with housing here and there would be objection to the impact development would have on the public footpath known as "Zig Zag". SDC want the redundant school to stay in education or to be used as a sporting centre.

TS explained that the school had not been earmarked for anything and that WCC are not counting on this site coming forward for money.

DM commented that this issue will be discussed at the Wilton Summit.

TS commented that if this area was one of the preferred areas, it would be daft for WCC to sell off quickly.

### **Alderbury**

DM asked the Highways Agency to confirm that this area could not take further strategic development.

JA confirmed that the HA would oppose strategic growth here. She explained that one of the local councillors had approached the HA as there were rumours of between 500 and 800

houses going here. JA explained that the growth of this level would be uneconomic and that the HA would just want enough development to keep the village ticking over JA went on to comment that if there is no new development in villages to keep services viable, this will be an issue in the future as people will then need to use their cars to access services and facilities in main centres. If any large site did come forward, a detailed look at how people access facilities would be needed.

## **Amesbury**

DM explained that Kings Gate already has a range of facilities and that it is self contained development that is quite comprehensive already. This is why this has been put forward as the preferred area for strategic growth in Amesbury.

HPC commented that she had concerns about strategic growth in areas 5,6,8,4,2,1 around Amesbury. There is also a lot of archaeology within area 7 although this is under control.

DM commented that growth in area 9 would constitute urban sprawl and is further away from the centre of Amesbury.

CR asked what the potential is for these other areas around Amesbury to come forward, because Natural England is currently investing a lot of money into these areas. JG responded that the Landscape study is pretty unequivocal about the importance of these areas in landscape terms. DM also commented “never say never”, but that it would be very unlikely that these other areas around Amesbury would be put forward for strategic growth.

AC asked whether there is a need for more employment in Amesbury. DM responded it depends on what happens at Solstice Park. Growth at Solstice Park would balance employment provision with housing growth at Kings Gate but that there could also be some scope for employment within Kings Gate as well.

## **6. Next Steps**

DM explained that the Forward Planning team are currently meeting with landowners to ascertain how deliverable their sites are. If landowners can demonstrate their commitment that their site is deliverable, then it will be put forward as a strategic site in the Core Strategy. The Core Strategy will specify infrastructure requirements to give GOSW certainty.

DM also explained that the Forward Planning team will be carrying out an additional round of consultation. Full cabinet debate of the Core Strategy is likely to be in December, followed by submission to the Government just after Christmas.

## **7. LGR**

DM explained that a Local Development Scheme is being prepared for the whole of Wiltshire. SDC are continuing with the preparation of the Core Strategy for South Wiltshire so that this can be adopted in order to ensure housing delivery. A Core Strategy for the rest of Wiltshire will also be prepared. South Wiltshire’s Core Strategy will then dovetail into this Core Strategy, to become one Core Strategy for the whole of Wiltshire.

## **Appendix 2**

**Presentation made to CTG meeting on 4<sup>th</sup> June 2008.**

# Salisbury and South Wiltshire 'Our Place in the Future' – Moving towards Preferred Options

Forward Planning Officer



# What is the Local Development Framework?

## A quick refresher!

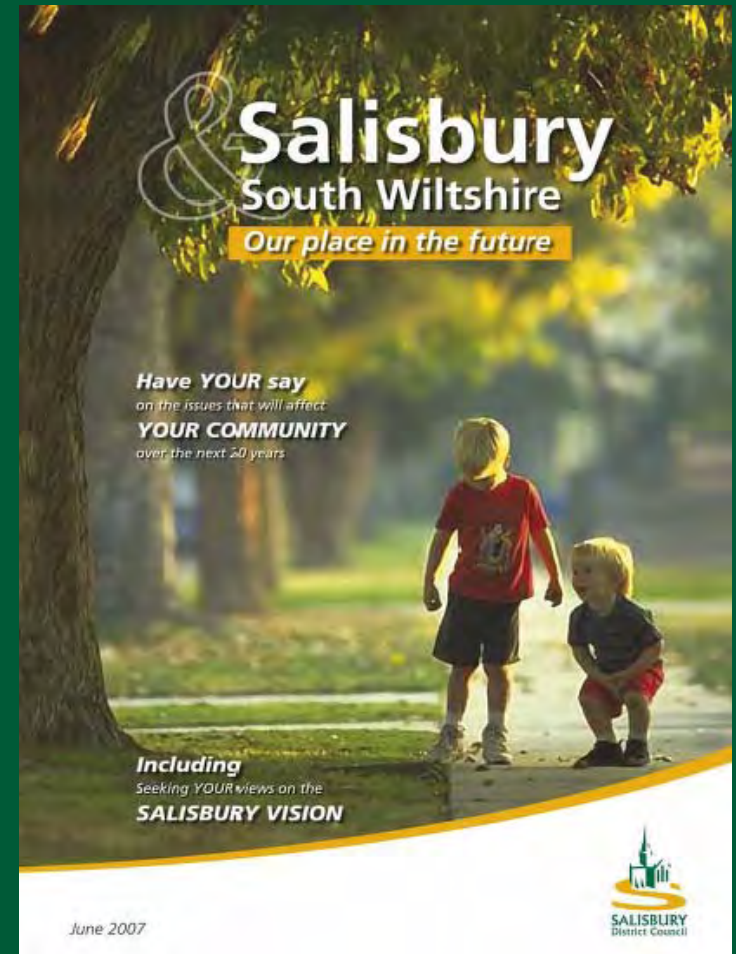
- The LDF will provide policies to control development which will replace those currently provided in the Local Plan
- It places much greater importance on ensuring that community aspirations are pursued
- Sets out spatial planning strategy for the District
- The LDF will consist of a portfolio of documents

# Core Strategy

- Key LDF document is the Core Strategy
- Sets out the overarching principles that will guide future development
- Scale and distribution of development across the district to 2026

# Consultation

- Several stages of public consultation
- First stage was called “Our Place in the Future”
- Summer 2007
- Key issues facing district
- Range of options to tackle issues



# Key messages from Our Place Consultation:

- More affordable housing
- Do not swamp existing towns and villages with new growth
- No convergence of settlements with each other or with Salisbury
- Quality of life of existing communities and attractiveness of villages must be protected

# Key messages from Our Place consultation cont'd:

- Housing development to be closely balanced with employment
- Necessary infrastructure to be provided as part of any development
- New development to be accessible by a wide variety of transport modes
- Natural environment to be protected and enhanced

# Next Version of the Core Strategy – Preferred Options

- “Our Place” responses analysed
- Consistency with national and regional planning policy guidance
- Sustainability objectives
- Preferred options to deal with issues

# Core Strategy – Preferred Options

- Spatial vision
- Specific actions and policies
- District wide solutions
- Area specific solutions
- 74 preferred options
- Beginnings of policy development

# Key issues addressed in Preferred Options: Housing

- 12400 new houses
- 725 football pitches
- Statutory requirement
- Growing population; living longer; smaller households
- Adequate supply of affordable housing
- But where?

# Key issues addressed in Preferred Options: Housing cont'd

- New village to east of District?
- 2,500 houses over next 20 years
- Less housing to other villages
- Support for Porton Down scientific community
- Good communications – London Road P&R and Porton Station

# Key issues addressed in Preferred Options: Employment

- 14,000 new jobs or 59 ha of land
- 142 football pitches
- Statutory requirement
- Balance with housing growth
- Ensure district's economic prosperity
- Salisbury preferred location

# Other key issues addressed in Preferred Options

- Affordable housing – how do we provide more?
- Protecting Salisbury District's rural way of life
- Addressing climate change
- Protecting and enhancing the natural environment

# Consultation on Preferred Options

- Statutory 6 week consultation period on the preferred options beginning in February
- The document represents a genuine opportunity for communities to have another say
- Parish/Town Council's and elected Members are key consultees
- Every Parish/Town Council and all elected Members will be sent a consultation pack
- Exhibitions & public meetings in community areas
- Direct notification
- On-line discussion forum

# *Next Steps*

- Analysis of responses
- Review of Core Strategy
- Submitted to SoS
- Further 6 week consultation – summer 2008
- Examination
- Inspector's binding report
- Adoption – late 2009



# APPENDIX 3

**WILTSHIRE PRIMARY CARE TRUST**

**MINUTES OF THE MEETING IN PUBLIC OF THE BOARD OF  
WILTSHIRE PRIMARY CARE TRUST HELD AT 9.30 AM ON TUESDAY  
16<sup>th</sup> DECEMBER 2008 IN THE CITY HALL, SALISBURY**

**Present:**

<b>Tony Barron (TC)</b>	<b>Chairman</b>
<b>Ken Clark (KC)</b>	<b>PEC Chairman</b>
<b>Jeff James (JJ)</b>	<b>Chief Executive</b>
<b>John Holden (JH)</b>	<b>Non Executive Director</b>
<b>Peter Lucas (PL)</b>	<b>Non Executive Director</b>
<b>Charlotte Moar (CM)</b>	<b>Director of Finance &amp; Deputy Chief Executive</b>
<b>Roger Newton (RN)</b>	<b>Non Executive Director</b>
<b>Maggie Rae (MR)</b>	<b>Joint Director of Public Health PCT/WCC</b>
<b>Brian Stables (BS)</b>	<b>Non Executive Director</b>
<b>David Stevens (DS)</b>	<b>Non Executive Director</b>
<b>Lis Woods (LW)</b>	<b>Non Executive Director</b>

**In Attendance:**

<b>Jenny Barker (JB)</b>	<b>Managing Director of Provider Services</b>
<b>Paul Jakeman (PJ)</b>	<b>Medical Director</b>
<b>Alison Knowles (AK)</b>	<b>Director of Corporate Affairs &amp; Communication</b>
<b>Anne Rutland</b>	<b>Board Administrator</b>
<b>Sally Sandcraft (SS)</b>	<b>Director of Nursing, Midwifery and Allied Health Professionals</b>
<b>Suzanne Tewkesbury (ST)</b>	<b>Director of Human Resources</b>

**Observers:**

<b>Peter Biggs (PB)</b>	<b>Observer, Wiltshire Involvement Network</b>
<b>Cllr Mike Hewitt (MH)</b>	<b>Observer, Salisbury DC</b>
<b>Phil Matthews (PM)</b>	<b>Wiltshire Involvement Network</b>

**One member of the Public, two local general practitioners, and one member of the press were present.**

**191/12/08 – 09 APOLOGIES FOR ABSENCE**

Apologies were received from:

Christine Reid Non Executive Director  
Paula Winchcombe Observer, Kennet District Council

**192/12/08- 09 DECLARATIONS OF INTEREST**

In accordance with the National Code of Conduct and Accountability, members were invited to declare any interests they might have in any issues arising at the meeting which might conflict with the business of the Primary Care Trust.

Ken Clark, GP at the Castle Street Surgery declared an interest in item 196/12/08-09, Salisbury Primary Care Centre

**193/12/08- 09 MINUTES OF THE PREVIOUS MEETING HELD IN PUBLIC ON 18<sup>TH</sup> NOVEMBER 2008**

**AGREED – The minutes were accepted as a correct record.**

**194/12/08 – 09 MATTERS ARISING AND ACTION TRACKER**

Page 10 - JB asked that, although she had not attended the last Board meeting in public, it be noted that the Marlborough Neighbourhood teams would be operational from 7.00am to 6.00pm from February 2009 not December 2008.

Page 17/18 – SS said that with regard to the Safeguarding Children’s Report the PCT would be working with the recommendations following the serious case review of Baby P and would report to the Board in February 2009.

Page 13, 3<sup>rd</sup> paragraph – JJ confirmed that he would be meeting with James Scott, Chief Executive at the Royal United Hospital and other colleagues from BANES and the RUH to review the situation and action required re control management. It was confirmed that a great deal of work had been carried out by the PCT and its neighbours, with the RUH looking at the issues of control management eg different pattern of admissions and prescribing guidelines.

There were no additions to the tracker.

**AGREED – The Board noted the content of the Action Tracker.**

## **195/12/08 – 09      QUESTIONS FROM THE PUBLIC**

The Chairman confirmed that questions from the public would be dealt with at the appropriate item on the agenda.

The questions received regarding Pewsey MIU would be taken at Item 199/12 on the agenda. It was noted that no members of the public were yet present.

## **196/12/08 - 09      SALISBURY PRIMARY CARE CENTRE SITE DECISION**

AK introduced the paper and explained that in September 2008, the Board discussed the outline business case for primary care development in the City of Salisbury. The Board had unanimously agreed to adopt the single site development as the preferred option.

It was agreed that members of the public and patients from GP surgeries in South Wiltshire would be asked for their views on developing primary care centres in Salisbury. The survey took place during the two week period which ended on 14 November 2008 resulting in 723 questionnaires being returned to the PCT.

The survey included:

- How patients normally travelled to their GP surgery
- Use of community health services
- Patient views on Option One: two separate Primary Care Centres – one housing Castle Street surgery at Avon Approach and one housing Grove House and New Street surgeries at Fountain Way with community health services

or Option Two: One single Primary Care Centre at Fountain Way housing all 3 practices and community health services

The survey results showed a preference for Option One which would provide two separate developments – one housing Castle Street and one housing the Grove House and New Street Surgeries at Fountain Way alongside community health services for the city and surrounding area.

It was noted the Executive Team had discussed the proposals and were recommending two developments: a re-provision of Castle Street surgery and the development of a primary care centre incorporating Grove House and New Street surgeries on the Fountain Way site.

The Chairman explained that he would now break with protocol to invite people to speak.

Dr Jagger from Castle Street Surgery, Salisbury, was concerned that Avon Approach was not mentioned in the proposal. It was noted in response that there may be other suitable sites in the City that the GPs would want to consider.

LW commented on the fact that although she had been in favour of the one site option and did not want to see the services of the Wiltshire Community Health Care Services split. LW therefore supported the proposal seeking assurance that the costs remain the same as originally outlined.

KC expressed the same anxiety as his partner, GP partner Graeme Jagger, with regard to the proposal as he felt this left Castle Street in limbo as to where it might be located. In response, assurances were given that Avon Approach would be available.

DS acknowledged that he believed one site would have been a more efficient and better use of resources

JH explained that he supported the decision taken in September but had agreed to support the outcome of the survey from patients and public in Salisbury. However, whilst he was happy to support the recommendations if the following was inserted after the colon:

“In principle but subject to a full business case and value for money and those financial costs do not exceed those contained in the figures in the paper presented at the September Board meeting.”

JB explained that as the Managing Director of Provider Services she fully supported the proposal in the paper which bought an end to all the speculation regarding the future of services and was confident that there would now be up to date and modern premises.

TB confirmed that he had nothing but enthusiasm for the proposal and looked forward to the new development.

BS agreed with the process and expressed his thanks to the 720 people who returned the questionnaire and confirmed that along with CM, he supported JH's additional wording.

The Board were reminded that in September 2008 the outline costs for facilities had included a medium term financial strategy and the option recommended would be within the existing envelope and value for money.

RN confirmed he was happy that a decision had been made.

JJ thanked colleagues in Wiltshire PCT, particularly those who had been in South Wiltshire who had recognised the need for re-provision of services in Salisbury. Although progress had not been able to be made due to the LIFT initiative, it was extremely good news that the PCT were now able to continue with the work started by its predecessors in spite of the economic climate. He noted the comments made by the Non Executive Directors regarding meeting financial requirements.

It was agreed that the words suggested by JH be inserted into the paper with regard to a full business case and value for money as identified in September 2008.

**AGREED – The Board noted the survey results and approved the two developments: a re-provision of Castle Street surgery and the development of a primary care centre incorporating Grove House and New Street surgeries on the Fountain Way site.**

## **197/12/08 - 09      FINANCE REPORT**

CM introduced the report, the purpose of which was to bring to the Board's attention the current financial position and any issues of concern regarding the PCT's financial standing.

CM reported that at the end of October, the PCT overspend against budget had been reduced from almost £1M to £0.681M and recovery plans are in place regarding a risk to the forecast of £2M. There were no concerns on capital, cash or the balance sheet.

CM reported that the financial position had improved due to the work carried out on the prescribing and CHC budgets. With regard to the key risks, the PCT was in the middle of negotiation with its three providers to close down that risk.

CM explained that she was reasonably confident with regard to the performance of RUH and Salisbury Foundation Trust but that the biggest risk was Swindon and Marlborough Foundation Trust due to a continuing slip in elective activity.

JB reported she had meet with SS and CM around CHC issues to ensure the PCT had the right people, the right systems and the right time. There was still a small piece to work to finalise to make sure the resources were in place to undertake this to ensure targets set would be achieved.

With regard to dental services (appendix 1) it was reported that there was some slippage in getting services up and running following approval of the Dental Plan in the summer.

In response to a query with regard to the employment of agency staff (Appendix 6) it was reported that the PCT were scaling back on this use. JB reported that a person was being appointed to co-ordinate the use of bank and agency staff across Wiltshire and to put protocols in place.

It was confirmed that the Executive Team were currently focussing on targets which are at risk for year end as at page 2 (2.3).

MR explained that although she was disappointed to have seen a rise in teenage pregnancies, and this was an area for improvement, there was good progress being made between the PCT and Wiltshire County Council. A visit from the national support team was expected in March 2009 to see where improvements could be made.

MR pointed out that although we are underperforming with regard to the Chlamydia target, the PCT was the second best performer in the region.

AK believed that greater recognition should be made of the fact that achieving the 18 week target was a major achievement for the NHS in Wiltshire.

In response to a query from DS with regard to the reasons behind, and responsibility for, cancelled operations, CM talked through the stages in place to prevent this. These included pre-assessments and checking on the health of the patient at point of referral.

With regard to the underachievement by the Great Western Ambulance Service, CM felt that from her point of view there had been a significant amount of improvement and that GWAS was improving with its new CE and management.

In terms of Delayed Transfers of Care (DTOCs) SS confirmed the need to continue with the PCT's focus in this area particularly during winter months. Significant changes had been made in the care pathways which had enabled the improvements to be made. Salisbury and the providers are committed, with the provider services having their own infrastructure to support this.

**AGREED – The Board noted the current financial position and actions taken**

**198/12/08 – 09      PERFORMANCE REPORT**

CM introduced the report and drew the Board's attention to the current position on Healthcare Commission targets, vital signs and other key targets and actions being taken to improve the position.

Regarding the Healthcare Commission targets, CM gave the current position and planned actions, explaining that the current forecast is based on 2007/08 threshold as not all the 2008/09 thresholds had been published.

## **205/12/08 – 09 HEALTH & SAFETY POLICY**

All agreed with the Chairman to bring forward Item No 205/12/08-09 – Health and Safety Policy - as JB had to leave the Board meeting early.

JB introduced the Health & Safety Policy to the Board which describes the health and safety responsibilities of all staff and NHS Wiltshire's arrangements in place for the management of health and safety risks. The Policy covers both the commissioning and provider arms of the organisation. This Policy will be reviewed on an annual basis.

JB explained that this Policy had been presented today to seek approval from the Board. It was noted that comments had been received from PCT committees including the Audit and Assurance Committee, which had been incorporated in this final version.

With regard to a query from DS (4.1, 3<sup>rd</sup> paragraph) regarding the responsibilities of NEDs in the health and safety process, JB confirmed that any serious incidents were dealt with through the assurance process and the NEDs would be informed through the committee structure that is in existence at the present time.

It was confirmed with regard to 13.2, that health and safety was covered through the induction programme/NHS workbook for new staff which was organised by the Workforce Development Team.

TB informed the Board that NEDs had received health and safety training through their induction programme in their first year. It was agreed that ST would send the NEDs the timetable for staff inductions and invite them to attend where possible.

**AGREED – The Board noted the contents and approved the Health and Safety Policy**

## **199/12/08 – 09 ANNUAL REVIEW OF MIU SERVICE PROVISION**

SS said the purpose of the report was to update the Board on the MIU activity following services changes that took place on 1<sup>st</sup> October 2007 within the Reforming Community Services (RCS) programme.

The Update date included progress on the following points:

- MIU activity prior to services changes: 2006/07 audit of Cascards
- Impact of service change on MIU activity to end Sept 2008
- A & E Activity in Acute Hospitals
- GP Activity
- Service Quality
- Patient Experience
- Healthcare Commission review of urgent and emergency care

SS asked the Board to note the outcome of the review of the first year's data on activity and patient experience following the reconfiguration of Minor Injury Units in Wiltshire.

It was noted that as part of the Health Care Commission's assessment which included MIUs the PCT had come out favourably in that review, ranked at 15<sup>th</sup> overall out of 152 PCTs in England.

TB reported that the Board had received written questions from the Pewsey Community Area Health and Social Care Forum. It was noted that although no one was present from the Forum, replies to their questions would be given at this Board meeting in public.

In response to the questions, JJ commented that it was incorrect to state that all of the people who attended MIUs need clinical treatment for minor injuries, with a large number of those attending for conditions that could have been treated through self help, through GMS provision at GP practices and at pharmacists. It was felt that the people of Pewsey needed to be made aware of these alternatives.

It was brought to the attention of the Board that there was health provision at Andover, Salisbury and Swindon and that prior to the service reconfiguration most residents of the Pewsey area already travelled to these units for minor injury treatment.

It was explained that the GPs at Pewsey do not offer extended hours as they do not believe it is appropriate due to work/ life balance issues. It was reported that significant steps were being taken in acknowledging the needs of people and the PCT had talked to the surgery at Pewsey about enhanced hours but the surgery had declined to alter its current arrangements.

Peter Biggs reported that the Wiltshire Involvement Network had received a letter from the Pewsey Community Area Health and Social Care Forum with regard to MIU services, enhanced hours and the ambulance service. PB explained that it would be helpful for him to receive a copy of the Board's response to the Forum's letter before he replied.

The report was noted and thanks were given to those who had spent the time in pulling all the information together.

It was requested that a copy of the response letter be circulated to Board members.

**AGREED – The Board noted the data on activity and patient experience**

**200/12/08 - 09          MINUTES OF THE IM&T WORKING GROUP HELD ON  
19<sup>TH</sup> SEPTEMBER 2008**

The Board received the minutes of the IM&T Working Group held on 19<sup>th</sup> September 2008.

PL expressed his thanks of behalf of the Board for the work carried out by Catherine Orton (Assistant Director IM&T) and her team.

**AGREED – The Board received and noted the content of the minutes**

**201/12/08 – 09          WILTSHIRE ALCOHOL STRATEGY 2009-12**

MR introduced the Strategy explaining the aim to minimise the health and other hidden harms, violence and anti-social behaviour associated with alcohol, whilst ensuring that people are able to enjoy alcohol safely and responsibly.

The key objectives are:

- Reduce the level of alcohol related harm to children and young people
- Reduce the levels of chronic and acute ill health caused by alcohol, resulting in fewer alcohol related accidents and hospital admission
- Reduce alcohol related crime, particularly violent crime and anti-social behaviour
- Raise awareness of sensible drinking
- Reduce the percentage of people who perceive drunk and rowdy people to be a problem in their area
- Improve the management and planning of the night time economy

The Strategy will be reviewed on an annual basis, with progress against the implementation measured quarterly.

MR produced examples of how difficult it was to assess alcohol units due to the varying sizes of wine glasses which could at times exceed the daily limit. The PCT were committed, and had signed up to the LAA, to reduce A&E admissions from alcohol misuse. The PCT were taking a partnership approach to minimise health harm, looking at domestic violence and looked after children

with the police and County Council, working with them on their agenda for health and wellbeing.

JJ felt that the multi agency response was really encouraging and explained how he thought it was important to focus across the whole age spectrum and in all parts of society. JJ expressed the need for the social goals to be articulated explaining what it was the PCT and its partners wished to achieve in the county.

TB believed that a timetable should be produced to avoid the strategy being seen as a “wish list”.

SS expressed how heartening it was that the Board was having these discussions on health in Wiltshire and how it was starting to address these key complex health issues.

**AGREED: The Board approved the Wiltshire Alcohol Strategy and agreed the quarterly and annual reviews**

## **202/12/08 – 09 INFECTION CONTROL REPORT**

MR presented the report to provide the Board with an update on Infection Control including current data on healthcare associated infection (HCAI) on MRSA and Clostridium difficile.

After discussion on RUH performance, TB asked whether the Board should now write a letter saying it was not happy with the reported performance.

JJ felt that several aspects needed to be reflected upon, taking into account that BANES was the lead commissioner and the need to align with their approach.

It was agreed to write to lead commissioners regarding the PCT's concerns and send them a copy of the Infection Control Report.

### **Action: TB**

It was noted that all trusts should be aware of their position as data was prepared on a monthly basis although there might be the need to actively engage on what the numbers mean ie changing quality of care in every ward.

AK reported that a note was being sent to all staff to advise them that if they became unwell due to illness eg norovirus, what action to take to minimise the health risks for their colleagues and wider community.

**AGREED: The Board noted the contents of the Report**

**204/12/08 – 09 MINUTES OF THE PROVIDER SERVICES COMMITTEE MEETING HELD ON 23<sup>RD</sup> OCTOBER 2008**

The Board received the minutes of the Provider Services Committee meeting held on the 23rd October 2008.

**AGREED: The Board received and noted the contents of the minutes**

**206/12/08 – 09 CHAIRMAN'S REPORT**

TB thanked Terry White on behalf the NHS for all his hard work and commitment to patient and public involvement in Wiltshire.

LW also wished to express the same sentiments from South Wiltshire remarking that he had made a fantastic contribution and it was most appreciated.

TW thanked the Board for their kind words and said he had been involved with Salisbury patient forum since 1986 and had enjoyed his time in working with and understanding the work of the Board. DS also wished to thank TW for his very helpful contribution at the PBC committee meetings.

TB was delighted to inform the Board that SS had been accepted on to the top leaders programme for NHS South West.

**AGREED – The Board noted the Chairman's Report**

**207/12/08 – 09 PROFESSIONAL EXECUTIVE COMMITTEE CHAIRMAN'S REPORT**

KC reported that the meeting scheduled for December had been postponed as it was not quorate so that a large agenda was expected at its next meeting.

**208/12/08 – 09 CHIEF EXECUTIVE'S REPORT**

**NHS Operating Framework 2009/10**

Further to his report, JJ discussed the financial picture, and the emphasis on leadership throughout the whole network of care. World Class Commissioning assessment had provided areas for the PCT to focus on as well as targets.

## **Safeguarding Children and Young People**

JJ reported that there was need to consider further what part NHS organisations and clinicians can play in improving the effectiveness and use of the Common Assessment Framework. Further reports will be made to the Board as this work develops with SS making a report to the Board meeting in February 2009.

### **Action: SS**

It was noted that PJ was the named doctor for Safeguarding Children.

## **Review of Dentistry in England**

A review of NHS Dentistry would be published in spring 2009.

## **Judicial Review Savernake Hospital**

JJ confirmed that a date for the hearing has not been set and it was unlikely that this would take place before the latter part of March 2009.

## **209/11/08 – 09 UPDATE ON BUSINESS PLAN - 2008/09**

AK presented the review of the 2009/09 Business Plan to the Board which provides an update on the delivery of commitments relating to the Strategic Framework and Operational Plan for 2008/09 approved by the Board in February 2008.

DS commented on the much improved media coverage and asked that the excellent work by AK and her team on this should be noted.

**AGREED – The Board noted the progress made on delivering NHS Wiltshire' stated commitments for 2008/09**

## **210/12/08 – 09 REGISTER OF SEALINGS**

There had been no sealings since the last meeting.

## **211/12/08 – 09 ANY OTHER BUSINESS**

AK and her team were thanked for their work around the Salisbury PCC consultation.

TB and JJ thanked all the staff for their hard work in 2008 and wished everyone a merry Christmas and a happy new year.

The next Wiltshire PCT Board Meeting in Public will be held on Tuesday 20<sup>th</sup> January 2009 in The Conference Room, Southgate House, Devizes.

**In accordance with section 1 (2) Public Bodies (Admissions to Meetings Act 1960), The Board resolves that:**

Representatives of the press, and other members of the public, be excluded from the remainder of this meeting having regard to the confidential nature of the business to be transacted, publicity on which would be prejudicial to the public interest.

# APPENDIX 4

## Board Paper Summary Sheet

Agenda Item No: **123/09/08-09**

Date: **23<sup>rd</sup> September 2008**

Title: **Salisbury Primary Care Centre**

For: Approval  Discussion  Information to note

<b>Purpose/Summary</b>	This paper provides the Board the outline Business Case for a Primary Care Development in the City of Salisbury
<b>Link to PCT strategic objectives</b>	This proposal will fit with the Reforming Community Services Plans agreed by Wiltshire PCT in January 2007
<b>Human and Financial Resource Implications</b>	Potential issues depending on facility chosen.
<b>Risk Management/Other implications</b>	Potential issues depending on facility chosen.
<b>Equality issues</b>	The proposal seeks to improve services for the population of Salisbury and the surrounding area in line with the Reforming Community Services strategy.
<b>Consultation and Public Involvement</b>	The proposals for the development of Primary Care Centres in Salisbury have been extensively discussed among professionals and the local community in previous years. A communications plan will be developed to update patients and the local community on the new development(s). A community engagement group has already been established as a precursor to the full communications plan. The PCT proposes to conduct a patient survey to solicit patients view on the development(s) and services to be offered.
<b>Freedom of Information</b>	No Exemption
<b>Review of Progress</b>	
<b>Standards for Better Health</b>	Not applicable

<b>Legality Issues</b>	None
<b>Options/Recommendations</b>	The Board is asked to consider the options and determine which option should be pursued.
<b>Author (if different from Director)</b>	
<b>Sponsoring Director's signature</b>	John Williams, Director of Finance and Commissioning

**Option Appraisal**  
**for**  
**Salisbury Primary Care Development**

**1. Purpose**

- 1.1 The Board is asked to approve the outline Business Case for the development of Primary Care Centre(s) situated in the City of Salisbury.

**2. General and Registered Population**

- 2.1 Salisbury community area has a current population of 116,840. The Salisbury Area Plan includes proposals for 6,500 new homes by the year 2015 with 3500 of these being built within the city. This equates to around 7700 additional residents in the city and a further 6500 in the surrounding area that will travel in to access health services. In addition, the development of the super-garrison at Tidworth will significantly increase the number of service personnel and their families accessing health services in south Wiltshire.
- 2.2 Unlike most cities, Salisbury has a high concentration of residential areas close to the city centre concentrating public and commercial service provision in the city centre. Apart from one supermarket development on the southern outskirts all other supermarkets are towards or in the city centre, the main shopping area and twice weekly market are in the city centre. The bus and train stations are in the city centre.
- 2.3 The population of the city is used to travelling into the centre to access services. This pattern of service uptake is reflected in GP registrations for the eight city practices. With the exception of one practice (Bemerton Heath), the GP practices draw patients from across the city and there is no clustering of patients around localities (Annex 1).

**3. Commissioning Strategy**

- 3.1 The plans for the development of primary and community health services in Wiltshire are set out in the PCT's Strategic Framework 2009-2011. The Framework is based on the health needs of Wiltshire residents and describes a model of services with more investment in community and primary care-based services so that people can receive care closer to home – a preferred choice of most people. The Framework reflects the list of primary care developments described in the Reforming Community Services programme:
- Malmesbury - open June 2007
  - Westbury - OBC approved and site being identified

- Devizes – OBC approved and site options currently being considered
- Trowbridge - OBC approved and planning application underway
- Salisbury - for development by end 2011.

#### **4. Background to Salisbury Primary Care Development**

- 4.1 In 1999 Wiltshire Health Authority (WHA) commissioned a survey of GP Practice facilities which highlighted a number of issues with premises in Salisbury. WHA and later South Wiltshire PCG and then South Wiltshire /PCT worked with these practices to improve the situation, this involved advice and, where appropriate, the use of Primary Care Improvement Grants available at the time.
- 4.2 Four practices were identified as falling considerably below required standards – Castle Street, New Street, Grove House and Endless Street. Work was carried out to upgrade within the limitations of the buildings, but it was recognised that without major changes and investment only minor upgrading was possible.
- 4.3 In 2001, South Wiltshire PCT put forward a bid for a LIFT project to include development of the four GP Practices, the Central Health Clinic at Avon Approach and Wilton and Amesbury Health Centres. The final business case in 2004 included the re-location of the 4 GP Practices and re-development of 2 community health sites at Fountains Way and Avon Approach. The plan was that two GP surgeries would re-locate to each site integrated with PCT services and a children's centre. The bid was accepted by the DH.
- 4.4 In 2005, Wiltshire County Council – a major partner in the scheme, decided to conduct a procurement review and having concluded that LIFT was not a cost effective way of providing their required services in South Wiltshire they withdrew from the scheme – developing their own facilities in the form of a separate Children's Centre and Social Care Team facilities within Salisbury.
- 4.5 In 2007, the reconfigured Wiltshire PCT agreed to take forward the residual schemes as part of the Reforming Community Services programme but later that year concluded that LIFT procurement did not represent value for money and withdrew from the LIFT programme, resolving instead to use the GP-led model adopted for the other proposed PCC developments across Wiltshire.

#### **5. GP Practices – current position**

- 5.1 From the four GP surgeries originally identified as requiring re-location to new premises, one (Endless Street Surgery) has withdrawn from the discussions preferring to make adjustments to their services and upgrade their premises. The remaining three - Castle Street, New Street and Grove House - have confirmed their intention to pursue the primary care development(s) and, in doing so, to work together.
- 5.2 Each of the three surgeries is operating in premises substantially under the prescribed allowances and which are not fully compliant with standards for modern practice. They are operating in cramped accommodation and are

unable to offer a full range of enhanced GMS services to their patients. All want to recruit additional GPs and nurses to provide better access to services, all want to work in a truly integrated way with community health service staff, and all want to increase their GP training capability.

5.3 The registered population of the practices is shown on Annex 2.

5.4 Practice Profiles:

- Grove House Surgery has a patient population of 6991 and has experienced an increase of 2.2% over the past 4 years. The expansion of the patient population has been across all age groups.

The current premises occupy a large converted Victorian, two-storey house on a main arterial route into the city centre. The building is not fully compliant with modern standards i.e. Disability Discrimination Act (DDA), room sizes and facilities. The further development of healthcare services by the practice is curtailed because of severe space limitations. There is limited parking on the site, restricted to duty doctor parking and disabled patient parking. Staff park off site and the nearest public car park is over half a mile away.

There are 6 partners (5.25 wte), 2 registrar doctors and 2 F2 doctors (GP Trainees). The practice employs 8 practice nurses/HCAs (3.6 wte), and 9 administrative staff (4.4 wte) plus a Practice Manager.

- New Street Surgery has a patient population of 6141 and has experienced an increase of 7.4% over the past 4 years. The expansion of the patient population has been across all age groups.

The current premises occupy a converted, two-storey Georgian terraced house situated centrally within the city, close to the Cathedral. The building is not compliant with modern practice. The practice currently utilises a consulting room and treatment room in a local dental surgery to ease accommodation issues. The further development of healthcare services by the practice is curtailed because of severe space limitations. The premises open directly onto the pavement and there is no dedicated parking. There is paid parking in a multi storey car park approximately 100 yards from the front of the premises.

There are 4 partners (4 wte) 1 salaried doctor and 1 registrar doctor. The practice employs 3 practice nurses (2 wte) and 13 administrative staff (7 wte). The practice plans to employ 2 F2 doctors (GP Trainees) in the new development.

- Castle Street Practice has a patient population of 6303 and because of the severe space limitations the practice has not increased its list size over the past four years. The patient base covers all ages.

The current premises occupy a terraced building approximately 200 yards from the Market Square and on one of the main routes into the city centre. Parts of the premises date from the 17<sup>th</sup> Century, it has low ceilings some with beams, narrow corridors, steep stairways and small rooms. Further expansion on the site is not possible. The building is not fully compliant with modern practice standards. There are no on-site parking facilities. Further development of healthcare services is curtailed because of the severe space restrictions.

There are 3 partners (3 wte), 1 salaried doctor, 2 Practice Nurses (1.5 wte), 7 administrative staff (4 wte) and a Practice Manager. The practice takes medical students.

5.5 A summary of the other GP Practices in Salisbury is shown on Annex 2.

## **6. Changes to GMS Funding**

6.1 In 2004 the new GMS contract came into force which substantively changed the way GPs were funded and created opportunities for primary care to provide a range of services that had previously been provided by, for example, acute hospitals. Realising these opportunities requires premises which are fit-for-purpose and compliant with a range of statutory and regulatory requirements such as disabled access, infection control and clinical governance.

6.2 Due to the statutory and regulatory requirements and the enhanced service provision offered by surgeries, the GMS allowance to GPs for rent reimbursement has risen over the past 3 years by 50% with a corresponding rise in the non-domestic rate reimbursement.

## **7. Development Options:**

7.1 Three main options have been identified:

**Option 1: Do nothing**

**Option 2: Two Primary Care Centres**

**Option 3: One Primary Care Centre**

### **7.2 Option 1: Do nothing.**

7.2.1 Practices remain in their existing premises, the Central Health Clinic (CHC) remains in its existing building at Avon Approach and PCT staff and services continue to be located in rented accommodation at Salisbury Hospital (Nunton Unit).

7.2.2 The three practices are unable to carry out substantial refurbishment and will not be able to extend primary care services without relocation.

7.2.3 A recent Estates survey has identified that the Central Health Clinic at Avon approach is no longer fit for purpose. It cannot comply with disabled access requirements and has issues with infection control and decontamination standards. The age and construction profile of the building means that the fabric of the building is deteriorating. There is very limited parking on site. A prefabricated building on the site and adjacent to the Central Health Clinic was demolished a few years ago leaving an unsightly piece of 'spare' ground which in its present form cannot be put to use.

**7.2.4 Pros:**

- No disturbance to patients due to relocation of the practices.
- Healthcare continues to be offered from recognised sites
- No additional costs for rent and rate payments for practice areas.

**7.2.5 Cons:**

- NHS healthcare offered from premises that do not offer adequate disabled access.
- NHS healthcare offered from premises that do not comply with latest Infection Control and Decontamination standards.
- Existing CHC building unfit for purpose
- Lack of service development opportunity.
- Lack of improved patient access opportunity.
- PCT services operating from split sites hampers integrated working.
- Lack of parking for both PCT and Practice patients.
- Poor patient and staff facilities

**7.2.6 Outline costs: Option 1 - Do nothing**

3 practices total existing area 701m at existing rents		£ 79,638
	rates	<u>£ 20,375</u>
		£100,013
Nunton Unit (rent and rates)	£120,000	
Avon Approach (rates)	£ 7,000	
Capital Charges Fountains Way	£162,059	
Capital Charges CHC at Avon Approach	<u>£ 88,234</u>	
		<u>£377,247</u>
Current gross cost		£477,306
Less cost after sale of Fountains Way		<u>£315,247</u>
<b>Net reduction in cost</b>		<b>£162,059</b>

**7.3 Option 2: Two Primary Care Centres.**

7.3.1 Two separate GP- led developments, with no PCT capital investment:

- Development 1 – of approximately 3600m<sup>2</sup> and located on the Old Manor Hospital site (Fountains Way). The development would incorporate two GP practices, Grove House and New Street and the majority of the PCT services currently offered from Central Health Clinic and Salisbury Hospital (Nunton Unit).
- Development 2 – of approximately 1500m<sup>2</sup>, situated on spare ground alongside the Central Health Clinic at Avon Approach and utilising the current site for car parking. The development would incorporate Castle Street Surgery and some of the services currently offered from CHC, specifically the services that require generic clinical space.

7.3.2 Patients from all Salisbury Practices and the wider South Wiltshire area (including military personnel and their dependants) will be able to access enhanced primary care and community health services offered in these centres.

#### Development 1

7.3.3 The GPs from Grove House and New Street practices have been in discussion with the PCT over a period of time and are keen to work together to develop new primary care facilities to provide safe, modern space and facilities offering a wider range of services to their patient populations.

7.3.4 The GP development will provide flexible accommodation to enable future commissioning/provision of community based care according to the identified needs of the local community. The practices also aspire to attract the voluntary sector to the site so that they are able to offer services to the local population from a central hub.

7.3.5 Wiltshire Community Health Services will share the space which will provide accommodation on a lease basis for the re-location of some of the services currently offered from The Central Health Clinic at Avon Approach and Salisbury Hospital (Nunton Unit). Space will be provided for the neighbourhood teams. Space could also be provided for use of other Salisbury practices to offer some specific services to their patients from the PCC.

7.3.6 Salisbury is well served by the existing Pharmacies throughout the town. As part of the PCC development, the GPs hope to attract a local pharmacy to re-locate to the site, subject to the requirement within the Pharmacy Regulations. This will enable patients to access a range of Pharmacy services at the site, offering patients the convenience of being able to obtain pharmaceutical advice, medication advice, Pharmacy Advanced Services and collect medication during a visit to the practice or PCC.

7.3.7 Within the GP Practice and community health service areas, patients will benefit from additional and improved consulting and treatment rooms offering high quality space which meets all infection control, decontamination and confidentiality standards. There will be improved reception and waiting areas providing space and comfort for patients and allowing Health Promotion advice opportunities.

7.3.8 The development will provide space for training medical students, GP Registrars and nurse practitioners, in a modern safe environment.

### 7.3.9 Commissioning intentions – Option 2 - Development 1:

#### **GP Practices**

There will be individual practice areas and areas shared by both practices. There will be accommodation for a total of 11 doctors, 2 Registrars, 2 F2 doctors (GP Trainees), medical students, nursing staff, management and support staff with space for future expansion allowing the development of GP enhanced services.

Pharmacy

Space for voluntary groups

Life style management and/health promotion facilities

#### **Community Health Services:**

Accommodation for community staff including space for Neighbourhood Team, Dental Access Centre and Special Needs Dentistry

Podiatry

Physiotherapy

Occupational Health

Audiology

Outpatient Clinics

Drug and Alcohol Service

Diagnostics

Community Learning Disability Team

Space for other Salisbury Practices to offer specific services to their patients.

#### Development 2.

7.3.10 Castle Street Practice have been in discussion with the PCT for a number of years and are keen to work with the PCT to develop new primary care facilities to provide safe, modern space and facilities offering a wider range of services to their patient population. The GP development will provide flexible accommodation to enable future commissioning/provision of community based care according to the identified needs of the local community. The practice also aspires to attract the voluntary sector to the site so that they are able to offer services to the local population from a central hub.

7.3.11 Wiltshire Community Health Services will share the building with the practice on a lease basis, it will provide accommodation for the re-location of some services offered from The Central Health Centre and Salisbury Hospital (Nunton Unit). Space will also be provided for use of other Salisbury practices to offer some specific services to their patients from the PCC.

7.3.12 The patients will benefit from additional and improved consulting and treatment rooms offering high quality space which meets all infection control, decontamination and confidentiality standards. There will be improved reception

and waiting areas providing space and comfort for patients and allowing Health Promotion advice opportunities.

7.3.13 The development will provide space for training of medical students, and nurses in a modern safe environment.

7.3.14 Developing on the 'spare' ground adjacent to Central Health Clinic would enable services currently offered to continue during the building process, the existing premises would be demolished and utilised as car parking after the relocation of services.

### **7.3.15 Commissioning intentions – Option 2 - Development 2.**

#### **GP Practice.**

There will be accommodation for 5 GPs, plus nursing staff, medical students, management and support staff with space for future expansion allowing for the development of GP enhanced services. Space will be allowed for voluntary groups, and life style management/health promotion facilities.

#### **Community Health Services:**

Accommodation for community staff  
Accommodation for school nurses  
Community midwifery for post natal services  
Health Visitors.  
Baby and child health clinics  
Family Planning & Sexual Health Service  
Outpatient clinics  
Lifestyle management  
Space for other Salisbury Practice to offer specific services to their patients.

### **7.3.16 Pros:**

- Both sites are recognised as sites of healthcare provision
- Healthcare services will be delivered from premises that comply with DDA requirements
- Healthcare services will be delivered from premises that comply with the latest Infection Control and Decontamination standards
- Healthcare services will be offered from premises that are in good repair and fit for purpose
- The increase in GMS space will allow all practices to offer improved access to their patients.
- Community health services and outreach services may be accessed by all NHS patients.
- Co-locating GP and community health services will encourage and facilitate integrated working
- The new PCC developments will allow for and encourage service development
- There will be on site parking at both sites
- There will be improved patient facilities

- There will be improved staff facilities
- Avon Approach is a central site and would offer a ‘family’ orientated service from a city central position.
- Fountains Way site is central to the patient populations of all Salisbury Practices
- Flexibility in the design and positioning would allow further developments on the site.
- Both sites are served by main bus routes and arterial roads into the city.
- There will be no disruption of services during the building.
- Services offered from the developments would be provided for all South Wiltshire residents.

### 7.3.17 Cons:

- The relocation of practices will involve some patients in additional travel to access their GP Surgery.
- Additional revenue for GMS rents and rates in line with new DH guidelines.

### 7.3.18 Outline cost: Option 2 – Two development(s).

Total GMS 2762 m <sup>2</sup> (existing and proposed) inc. shared areas (3 practices)		
Total GMS rents		£580,020
Total rates		<u>£100,375</u>
		£680,395
Minus, current costs per option 1		<u>£100,013</u>
		£580,382
Total Community health services rent (2100 m <sup>2</sup> )	£441,000	
Minus, current costs per option 1	<u>£377,293</u>	
		<u>£ 63,707</u>
<b>Grand Total (net additional cost)</b>		<b>£644,089</b>

## 7.4. Option 3: One Primary Care Centre

- 7.4.1 The development of one GP-led scheme to include the co-location of the three practices plus health services currently offered from the Central Health Clinic and Nunton Unit (Salisbury Hospital) to be situated on the Fountains Way site.
- 7.4.2 There would be flexibility built into the design to allow other Salisbury practices to relocate to the site in the future. Patients from all Salisbury practices (and the wider geographical area) would be able to access enhanced primary and community health services offered in this development.
- 7.4.3 As a GP-led scheme, this would require no capital investment by the PCT.
- 7.4.4 The three GP Practices have been in discussion with the PCT for a number of years and have agreed to co-locate if one development is the preferred option.
- 7.4.5 The GP development will provide flexible accommodation to enable future commissioning and provision of community based care according to the identified needs of the local community. The practices also aspire to attract the

voluntary sector to the site so that they are able to offer services to the local population from a central hub. Wiltshire Community Health Services will share the building with the practices on a lease basis.

- 7.4.6 Patients will benefit from additional and improved consulting and treatment rooms offering high quality space which meets all infection control, decontamination and confidentiality standards. There will be improved reception and waiting areas providing space and comfort for patients and allowing Health Promotion advice opportunities and promoting partnership working. There will be on site parking.
- 7.4.7 Salisbury is well served by the existing Pharmacies throughout the town. As part of the PCC development the GP practices hope to attract a local pharmacy to re-locate to the site, subject to the requirement within the Pharmacy Regulations. This will enable patients to access a range of Pharmacy services at the site, offering patients the convenience of being able to obtain pharmaceutical advice, medication advice, Pharmacy Advanced Services and collect medication during a visit to the practice or PCC. The development will also provide space for training of medical students, and nurses in a modern safe environment.
- 7.4.8 By the use of careful design and positioning of the PCC on the proposed site it will be possible to allow the flexibility to 'expand' the overall facility allowing future service and premises developments. This type of development also lends itself to acting as a hub with satellite "spoke" surgeries being developed to ensure equitable access to patients moving into the planned residential developments around the outskirts of the city. These satellite surgeries would offer a range of services dependent on the needs of the patients at that particular location and could be developed over the coming years possibly in conjunction with the residential developers and town planners.

#### **7.4.9 Commissioning intentions – Option 3**

##### **GP Practices**

There will be individual practice areas and areas shared by all practices. There will be accommodation for a total of 16 GPs, 2 Registrars, 2 F2 doctors (GP Trainees), medical students, nursing staff, management and support staff with space for future expansion allowing the development of GP enhanced services.

Pharmacy

Space for voluntary groups

Life style management and/health promotion facilities

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##### **To be commissioned by the PCT:**

The services currently offered at The Central Health Clinic and services currently offered from Nunton Unit, Salisbury Hospital:

Accommodation for community staff including space for Neighbourhood Teams, Dental Access Centre and Special Needs Dentistry

Podiatry

Physiotherapy Occupational Health Audiology Speech and Language Service Continence Service Outpatient Clinics Drugs and Alcohol Service Diagnostic facilities. Community Learning Disability Team Accommodation for school nurses Community midwifery for post natal services Health Visitors. Baby and child health clinics Family Planning & Sexual Health Service Lifestyle management – including smoking cessation, weight/obesity management, exercise referral and cardiac rehabilitation. Space for other Salisbury Practices to offer specific services to their patients
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#### 7.4.10 Pros:

- Fountains Way is recognised as a site of healthcare provision
- Healthcare services will be delivered from premises that comply with DDA requirements
- Healthcare services will be delivered from premises that comply with the latest Infection Control and Decontamination standards
- The increase in GMS space will allow all practices to offer improved access to their patients.
- Community health services and enhanced primary care services will be available to all NHS patients.
- Co locating GP and community health services will encourage and facilitate integrated working
- The new PCC development will allow for and encourage service development
- There will be ample on-site parking at site
- There will be improved patient facilities
- There will be improved staff facilities
- Fountains Way site is central to the patient populations of the three practices and all residents of Salisbury
- The site is served by main bus routes and arterial roads into the city.
- There need be no disruption of services during the development
- Flexibility in the design and positioning would allow additional developments on the site. The site could attract other practices to relocate to the site so improving the provision of services and the allowing 'joined up' working for the local population as this becomes a centre of excellence.
- The PCC could be developed as a 'hub and spoke' design allowing satellite surgeries to be built according to demand from planned residential developments.

#### 7.4.11 Cons:

- The relocation of practices will involve some patients in additional travel to access their GP Surgery.
- Additional revenue for GMS rents and rates in line with new DH guidelines.
- This would be a very large development and may seem impersonal to some patients.

#### 7.4.12 Outline costs Option 3: 1 Primary Care Centre

Total GMS 2740 m <sup>2</sup> (existing and proposed) inc. shared areas (3 practices)	
Total GMS rents	£575,400
Total rates	<u>£ 92,375</u>
	£667,775
Minus, current costs per option 1	<u>£100,013</u>
	£567,762
Total Community health services rent (2000 m <sup>2</sup> )	£420,000
Minus, current costs per option 1	<u>£377,293</u>
	£ 42,707
<b>Grand Total (net additional cost)</b>	<b>£610,469</b>

7.4.13 Further GP surgeries could be added in at an approximate cost of £229,500 per practice (based on 950m<sup>2</sup> and 6000 registered patients). Satellite surgery development would cost an estimated £61,250 based (based on GMS requirements of 250m<sup>2</sup>).

### 8. Site Options.

#### 8.1 Option A - Develop Land at Fountains Way, Salisbury

8.1.1 This site of 5.8 acres is owned by the PCT. It is situated on one of the main arterial routes into Salisbury and approximately ¾ of a mile from the city centre, with regular bus services passing the site. Pedestrian access from the city centre is via established pathways. The site is acceptable to all practices and is situated within patient catchments areas of all Salisbury practices.

8.1.2 It is situated within the conservation areas of the city and its environs and it is currently unused, parts of the site have been demolished and cleared. The few remaining buildings are listed and in a derelict condition, any development proposals would need to respect this in terms of position, scale, materials etc. Any development on this site would have to adhere closely to the Master Plan Guide issued for this site by the Local Planning Authority (LPA). The Planners would prefer to consider a plan for the total development of this site and would be looking for a plan which included the whole site. This site will attract developers who are prepared to look at multiple use development i.e. NHS development and independent sector care home.

## **8.2 Option B - Development land at Avon Approach, Salisbury.**

8.1.2 The PCT owns the land at Avon Approach which is currently partially occupied by The Central Health Clinic plus a vacant plot of land, the total site is approximately 0.9acre.

8.2.3 It is a known and well recognised site for the provision of healthcare services. The site is located in the city centre approximately 300 metres from the Market Place and 100 metres from Castle Street Surgery existing premises. There is level pedestrian access from the Market Place and it is 200 metres from the central bus station. There is a public car park adjacent to the site. The site is situated just off of one of the main arterial routes into the city centre.

8.2.4 Subject to sympathetic design and planning consent the new PCC Option 2: Development 2 could be accommodated on the existing empty plot and the existing building demolished to provide the car parking after the relocation of the services.

## **8.3 Option C - Development land currently occupied by Wiltshire County Council**

8.3.1 WCC has notified us of three possible future development sites within Salisbury. These sites are occupied by WCC Care Homes run under contract by The Order of St Johns Care Trust.

Willowcroft situated adjacent to Coombe Road and Odstock Road which is on the outskirts of the city. At 1.3 acres this site would be too small for the purposes required.

Bemerton Lodge situated just off of the Wilton Road over a mile from the city centre. At 1.8 acres this site would accommodate the proposal in Option 2: Development 1: but would offer no further development potential.

Stratford Court situated off of the Stratford Road approximately .6 of a mile north west of the city. At only 1 acre this site would not be suitable for either PCC development.

8.3.2 Having accessed the above sites they have been rejected for the reasons stated.

## **8.4 Option D - Development land currently occupied by Post Office, Coldharbour Lane. Salisbury.**

8.4.1 Situated off of the A360 Devizes Road to the North West of the city just under a mile from the city centre. The site is within the catchments area of all Salisbury Practices. At 1.3 acres this site would be too small for the purposes required. There are also significant Health & Safety issues and environmental issues due to the proximity of a working gasholder adjacent to the site.

8.4.2 Having assessed the site it has been rejected for the reasons stated.

## **8.5 Option E - Development of land occupied by Highbury & Fisherton Manor Schools off Highbury Avenue, Salisbury.**

- 8.5.1 Land currently owned by Salisbury District Council totalling approximately 13 acres, is due to become available for substantial re-development including a new Primary School.
- 8.5.2 The majority of rest of the site is already allocated for specific developments leaving an area of just over 4 acres which is set aside for residential development. The site is close to Wilton Road and only 100 m from the Fountain Way site (Old Manor Hospital site – Option A above). The main access to the site will be via a residential street, however this access would not be available until the new Highbury Primary School has been built and opened. Temporary access for construction vehicles will be created, until such a time as the main access can be opened, but the actual opening of the PCC could not take place until the school development was complete.
- 8.5.3 The site is set within the city conservation area, it has some existing buildings on the site which would need to be demolished. There is also a significant bat roost on the site which would require a licence from Natural England before demolition could commence, this would only be granted for specific times of the year and would restrict building works. There are Tree Preservation Orders in force on the site.
- 8.5.4 This land has been set aside for residential development and will command a high value; it would not represent good value for money for the PCT, especially as it is in such close proximity to a site in the PCT ownership.
- 8.5.5 Having assessed the site it has been rejected for the reasons stated.
- 8.5.6 No other site options have been identified. Building land within the city centre is extremely restricted, and within a conservation area with strict planning codes. The PCT retained the services of a property consultant who advise that, in their opinion, this situation will not ease in the foreseeable future.

## **8.6 Detailed Evaluation of Fountains Way and Avon Approach**

- 8.6.1 Benefit criteria have been used to assess and evaluate the two available options:
- Improvement of usable space
  - Functional and appropriate
  - Ease of access – vehicle and pedestrian
  - Integration of services
  - Flexibility and adaptability
  - Project implementation
  - Site availability

8.6.2 Available options were assessed against the benefit criteria and weighting applied uses a weighting tool developed by the Centre of International Microeconomics:

### 8.6.3 Appraisal of Site Option - A – Fountains Way

	Weighting	Score	Weighted score
Space	20	9	180
Function	10	9	90
Access	20	9	180
Integration	15	9	135
Flexibility	10	8	80
Implementation	10	8	80
Site availability	15	9	135
Total	100		880

8.6.4 This site scored well across most of the criteria. The site bordering Wilton Road, is available, is owned by the PCT and is a suitable size. The site is on main bus routes from the city centre and vehicle access is via a main arterial road into the city, there is good vehicle access to the site. Pedestrian access is via established, reasonably level footpaths.

8.6.5 The PCC development would use part of the site area available and the Local Planning Authority will expect the Developer to submit development plans for the whole of the site.

8.6.6 Other development issues would be the retention and possible renovation of the listed buildings on the site which are currently in a derelict condition. Despite these potential difficulties and because of the difficulty in identifying a suitable site within the correct area of the city for the patient population, the development limitations within a conservation area, and land costs associated with Salisbury City developments, this site is the only site identified as being available for the type of development proposed in Option 2: Development 1 and Option 3.

8.6.7 It would reflect value for money for the PCT.

### 8.6.8 Appraisal of Site Option – B – Avon Approach

	Weighting	Score	Weighted Score
Space	20	8	160
Function	10	9	90
Access	20	8	160
Integration	15	7	105
Flexibility	10	9	90
Implementation	10	9	90
Site availability	15	9	135
Total	100		830

- 8.6.9 The site scores well across most areas. The site is central to the city, is available, is owned by the PCT and is a suitable size for Option 2: Development 2.
- 8.6.10 There are no listed buildings on site. The site is within an area of historical interest and planning restrictions would apply so the design of the building would need to take account of the surrounding buildings.
- 8.6.11 The site is a recognised base for healthcare provision and is within the catchments areas for all Salisbury GP practices.
- 8.6.12 The potentially high cost of (alternative) city centre sites makes this the preferred option for Option 2: Development 2, and would reflect value for money for the PCT.

## **8.7 Development Options**

- 8.7.1 Developers have not yet been selected for PCC development(s) in Salisbury. The District Valuer will be instrumental in assisting the PCT and the practices in the selection of a developer. This process will include national advertising and a set selection process to establish the best use of the sites, building and value for money.
- 8.7.2 All PCC Developments will support the Wiltshire PCT Strategic aims set out in the Strategic Framework 2008-2011.
- 8.7.3 The proposals for the development of Primary Care Centres in Salisbury have been extensively discussed among professionals and the local community in previous years. A communications plan will be developed to update patients and the local community on the new development(s). A community engagement group has already been established as a precursor to the full communications plan. The PCT proposes to conduct a patient survey to solicit patients view on the development(s) and services to be offered.

## **8.8 Affordability statement – PCC development(s).**

- 8.8.1 Through any PCC development the PCT is supporting an expansion of service provision, improvement in standards, increased flexibility and the integration of services. The development(s) allow for the co-location of services currently offered by GP Practices and Wiltshire Community Health Services. The development(s) will encourage partnership working and allow better access to primary care and community health services for the patient population of Salisbury and the surrounding areas.

## **9. Disposal of existing sites:**

### **9.1 Fountains Way, Salisbury**

9.1.1 If the decision is taken to develop this site for the PCC development, the site would be declared surplus to PCT requirements according to the NHS Estates Code and marketed to attract a Third Party Developer for the development of the Primary Care Centre.

9.1.2 If the site is marketed for mixed development i.e. healthcare/care home/residential development, it will allow the realisation of approximately £5.5m in Capital Receipts.

### **9.2 Avon Approach, Salisbury.**

9.2.1 If the decision is taken to develop this site for the PCC development, the site would be declared surplus to PCT requirements according to the NHS Estates Code and marketed to attract a Third Party Developer for the development of the Primary Care Centre

9.2.2 If the site is marketed for mixed development i.e. healthcare/care home/residential development, it will allow the realisation of approximately £750k in Capital Receipts.

9.2.3 It is the PCT's duty to obtain best value for money from these assets in accordance with the NHS Estate Code.

## **10. Conclusion**

10.1 Two of the proposals set out in this Outline Business Case will deliver significant and sustainable improvements to the provision of healthcare services in Salisbury and the surrounding areas; the third proposal will maintain the status quo.

10.2 Option 1 makes no change to the existing provision of care, but does resolve the position of Fountains Way and produces a recurrent saving of £162, 059.

10.3 Option 2 with an additional cost of £644,089 deals with many of the existing deficiencies, but does not offer benefit to the wider Salisbury community.

10.4 Option 3 with a recurrent additional cost of £610,469 offers the widest range of benefits and has the most potential as a "hub and spoke" model as well as offering some future proofing.

10.5 Whatever option is chosen, service changes across the Salisbury neighbourhood have been widely discussed over a number of years and have been the subject of much consultation and debate. The real prospect of Primary Care Centre development(s) in Salisbury represent(s) a significant step forward.

It allows for partnership working between GPs and the PCT for the betterment of patient care for Salisbury and the wider Wiltshire patient population.

**11. Recommendation**

- 11.1 The Board are asked to consider the above and determine which option should be pursued.

**John Williams**  
**Director of Finance and Commissioning**  
5<sup>th</sup> September 2008

## Salisbury Practices

Practice Name	Map Identifier	List size	DDA / Infection Control (D/IC) compliant	Status – comments.	Involved in re-location discussions
Castle Street Surgery	C	6303	Not DDA compliant. Limited D/IC compliance	17thC Grade 2 listed terraced house in centre of city, no parking, low ceilings, small room sizes. Very severe space limitations, cramped patient and staff accommodation. Size restricting GP recruitment, list size and clinical service development.	Want to re-locate – in discussion with PCT
New Street Surgery	A	6141	Limited DDA compliance part ground floor Limited D/IC compliance	Georgian Grade 2 listed terraced house in centre of city, no parking, divided rooms sometimes accessed through other rooms. Cramped staff conditions. Size restricting access and clinical service development.	Want to re-locate – in discussion with PCT
Grove House Surgery	B	6991	Limited DDA compliance part of ground floor only. Limited D/IC compliance.	Victorian House situated just outside centre of city. Site parking limited to disabled and GPs, nearest public parking is .5 mile away. Space restriction and room layout limits patient access and clinical service development.	Want to re-locate – in discussion with PCT

Endless Street Surgery	3	8743	Good DDA compliance to ground floor consulting, treatment, rooms and patient /staff facilities. D/IC meeting minimum standards	Originally 3 buildings plus large rear extension added in 1996 Terraced Grade 2 listed building, close to city centre. Small parking area to rear, roadside parking to front and public car parks close by. Blue badge parking to front of building.	Was involved in re-location talks throughout 05/06/07.(LIFT scheme). Has address issues within existing building. Withdrew from discussions in February 2008.
The Three Swans	5	7858	Good DDA compliance to ground floor consulting, treatment, patient and staff facilities. D/IC compliance.	Large new building (1991) in centre of city, some on site parking, public car park 100 mtrs. Additional rent & rates revenue has been agreed to allow practice to take on the lease of the ground floor of the adjoining building, allowing practice development with connecting link.	No approaches to PCT regards re-location. Has expressed an interest in developing a branch surgery in the Harnham/Laverstock area after 2016.
St Anns Street Surgery.	4	7382	DDA compliance to ground floor consulting, treatment rooms and patient/staff facilities. D/IC compliance	18thC four storey Grade 2 listed building, possibly Georgian with modern extension added in 1999. On site parking for 15-20 vehicles, on road parking to front of building.	No approaches to PCT regards re-location
Harcourt Surgery	6	11575	DDA	Original building 19thC with large	No approaches to PCT

			compliance to ground floor consulting, treatment, patient and staff facilities. D/IC compliance	extension in 1986 and further extension and refurbishment in 1998. All patient service locate in newer part of the building. Access is via a public car park, some dedicated parking at front of building reserved for GPs and DDA.	regards re-location.
Bishopsdown - Branch Surgery.	1	Branch only.	compliant	10 year old single storey, purpose built as part of commercial block. Shared parking adjacent to building. Scope for further development.	No approaches to PCT regards re-location
Bemerton Heath Surgery	2	3416	compliant	Single storey, purpose built in 1990 and extended to provide further clinical space. Small car park and on road parking adjacent to building.	No approaches to PCT regards re-location

Disability Discrimination Act (2004): as it applies to buildings, in addition to minimum standards for width of doorways, corridors, facilities etc advocates independent access to medical services for all.

Decontamination and Infection Control NHS Guidelines: covers consulting and treatment room sizes, surfaces and finishes to allow adequate cleaning regimes, air circulation and storage. It also advocates separate clean and dirty utility rooms.

Listed building status: severely limits structural alterations allowed both inside and outside of listed buildings. It also applies to the 'environs' of the building inhibiting extensions, parking etc.

# APPENDIX 5

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1. **Forward**
2. **The Four Community Areas**
3. **Proposed Growth Across the Four Community Areas.**
4. **Review of Operational Response for the Expansion and Development of the Four Community Areas.**
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5. **Cost Model**

## **Appendix A**

The Wiltshire FRS approach to developer contributions to fund additional fire and rescue facilities under Section 106 of the Town & Country Planning Act 1990

## **Appendix B**

Technical fire safety workload estimates.

## **Appendix C – To Follow**

Fire Services' Emergency Cover (FSEC) – Risk Identification maps

## **Appendix D - To Follow**

Phased implementation of additional resources

## **Appendix E**

Capital Cost calculations for a Section 106 claim regarding the development across the four community areas.

## **Appendix F – To Follow**

Blue light timed runs relevant to the proposals.

## **Appendix G**

Existing FRS resources in the Wiltshire South Group

## 1. Foreword

The Wiltshire and Swindon Fire Authority (WSFA) is the Fire and Rescue Authority (FRA) that provides fire and rescue services for the communities of Wiltshire and Swindon through the Wiltshire Fire & Rescue Service (Wiltshire FRS). Wiltshire FRS serves two local authority areas – Wiltshire and Swindon and the delivery of service in each local authority area is managed from a corresponding FRS Area. The Wiltshire Area is further divided into 4 Groups, these being Wiltshire North, Wiltshire South, Wiltshire East and Wiltshire West, mirroring the boundaries of the former district councils (Figure 1).

**Figure 1: Wiltshire FRS, the Wiltshire Area and its Four Groups**





Following the introduction of the Crime and Disorder Act 1998, local authorities and other key service providers, including FRAs, must not only provide a range of services such as policing, fire and rescue services, planning and development control, consumer and environmental protection, transport and highways, they must also make a significant contribution to the reduction of crime and to the improvement of the quality of life within the communities by considering crime and disorder and community safety implications in all that they do. Community safety, a fundamental requirement for sustainable communities, covers a wide range of activities designed to reduce crime and disorder, antisocial behaviour, road casualties, fires and other emergencies (including flooding and environmental pollution) that can all impact on people's quality of life.

The FRS, along with key partner agencies such as the local authority, is a category one responder under the Civil Contingencies Act and must plan for major incidents; must provide a suitable major incident response; must be seen to have effective business continuity measures in place and must promote business continuity within its area.

In the recent Pitt Review into the major flooding events of 2007, it was recommended that FRAs should be recognised as the main local flood emergency response agency. Already, Wiltshire FRS responds to numerous flooding incidents each year and also carries out water rescue activities at flooding incidents and at unrelated incidents.

Wiltshire FRS is set up to promote community safety and to help to develop strong, prosperous and sustainable communities. It is one of the public service partners signed up to deliver the outcomes within the Local Area Agreement and the Local Agreement for Wiltshire. It is an essential part of the community infrastructure that is necessary if sustainable residential and commercial development is to be delivered within the aforementioned community areas.

Wiltshire FRS is a modern FRS that provides a broad range of services to improve quality of life, to support the business community, to promote community safety, to provide resilience and to save lives and property across the four community areas. Some of those services have been included in figure 3:

**Figure 3: Some of the Activities Currently Undertaken by Wiltshire FRS**

Flooding response	Fire response	Water rescue and water safety work	Miscellaneous rescues – including from tower cranes or from trenches/ collapsed structures.	Road safety, including extrication work	Line (rope) rescue
Community safety and education work, including Salamander courses and Safe Drive Stay Alive events	Rural safety, including animal rescue work	Major incident response	Fire investigation	Co-responding with the Ambulance Service	Other humanitarian services
Home safety work	Business safety work	Public event safety work	Environmental protection work	Hazardous materials incident response	Business continuity promotion

These diverse examples of the work of Wiltshire FRS demonstrate the significant contribution that the FRS plays within the provision of essential community infrastructure.

The Government document PPS 12 advises that core strategies should be prescriptive in terms of infrastructure requirements and this statement is intended to assist the Wiltshire Council in planning for the adequate provision of fire and rescue service infrastructure to meet the needs of the projected growth across the relevant community areas.

The FRA does not receive Central Government funding for the capital cost of growth-related infrastructure. Whilst the FRA seeks to optimize the management of its existing infrastructure, in the absence of Central or Local Government funding for capital infrastructure, it must rely on local funding through developer contributions through Section 106 of the Town and Country Planning Act 1990, or if adopted in the future, through the proposed Community Infrastructure Levy (CIL) system. Please refer to Appendix A for full details of the FRA’s approach to seeking development contributions. The additional monies received through local taxation will not be realized until the new occupants move in to the new dwellings to be developed within the area. Yet additional fire and rescue service resources will be required from the very first stage of construction. When all of the new occupants have arrived, the additional contributions through local taxation will be required to pay for the salaries of the additional employees required to provide the additional fire and rescue services and to maintain the additional equipment and related infrastructure.

Planning Authorities and developers play an important role in ensuring that the requirements of key delivery stakeholders, such as FRAs, are reflected within the emerging local development framework. It is intended that this document will assist the Wiltshire Council and the Local Planning Authority (LPA) to understand Wiltshire FRS's needs and requirements to manage emerging risks. It will assist the LPA to meet National (PPS12), Regional (RSS) and Local (Core Strategy) expectations, to fulfill its legal duties and to engage with Wiltshire FRS to recognise the risks and to realise the benefits of safer and more sustainable communities.

## **2. The Four Community Areas**

The four community areas form a gateway to the South West of England. They cover an area of 125,120 hectares and have a population of 116,000 people, living in more than 46,000 homes. The combined population of the areas has grown over the past 20 years and it is forecasted that it will grow to 146,000 over the next 20 years. This increase in population will present challenges for the FRS. Already, Wiltshire FRS is serving a large, mainly rural area with a few main centres of population and many much smaller communities that are spread out and are some distance away from the main centres of population. The system that is currently used to provide the bulk of the fire cover, particularly to the rural communities, is the retained duty system and that system is increasingly difficult to resource given the commitment required from individuals and their employers, a reduction in employment opportunities within the rural communities and the busy lives that are often the norm for people now in our society. As the population increases across the four community areas, with the new developments that are proposed, this situation will reach breaking point and will require new solutions that will, in some cases, require additional infrastructure.

There is a relatively high proportion of people aged over 50 and a relatively low proportion of people between the ages of 20 and 40 within the community areas. Across Wiltshire, the number of 80-84 year old people will increase by 22 per cent by 2016 and those between 85 – 89 years of age by 28 per cent, with those over 90 years of age increasing by 16 per cent (LTP App1, p 8.) The oldest and the youngest members of our communities are at an increased risk of death or serious injury in the event of fire occurring in their homes.

Despite the fact that much of the area is relatively affluent, there are still pockets of deprivation (15 per cent of the population fall within the lowest two quartiles in the national indices of deprivation.). Bemerton Heath and St Martins in the Salisbury Community Area are respectively the 5<sup>th</sup> & 6<sup>th</sup> most deprived areas in Wiltshire and are among the 30% most deprived areas in England. There is an increased risk of fire occurring in homes that fall within deprived areas. There is also a greater chance of anti-social fires and related anti-social behaviour occurring in the more deprived areas.

The historic city of Salisbury has a population of 43,000 and it forms the main population centre within the four community areas. Many more people access the city to take advantage of its facilities, either as local residents or as tourists.

'The retail centre is designated as a 'quality regional town' with a high quality image and good demand for retail units. Employment is expected to grow by between 10,800 and 13,600 jobs over the plan period in the TTWA, given Salisbury's location on the A36 route to Southampton, and its role as an important rail junction, with links to Waterloo. Potential for significant outward expansion of Salisbury is limited due to Areas of Outstanding Natural Beauty and flood risk factors. This will require the LDD to plan to enable Salisbury to continue to grow and prosper within the context of maintaining the integrity of environmental assets and flood risk areas.'

Extract from Sub-Regional Strategy Statements and Housing Distribution page 86.

There is a thriving commercial population situated mainly on the eastern side of the four community areas. There are 3,701 business premises and the main employers include Porton Down, Boscombe Down, Salisbury Hospital and the MOD bases. Prominent businesses include; Qinetiq (the largest science and technology organisation in Europe), GW Pharmaceuticals, James Hay, Defence Science & Technology Laboratories, Friends Provident, Health Protection Agency, Plantlife International and 4com, who are recognised as one of the UK's fastest growing companies. As more land is made available for business and commercial use, the risk of a large fire occurring increases.

The four community areas have a very high quality natural environment dominated by five rivers, a conservation area and an area of outstanding natural beauty. There is a wealth of historic and ancient monuments most notably Stonehenge and Woodhenge near Amesbury. Further to these, there are a number of large and impressive buildings such as Salisbury Cathedral, Wilton House and Stourhead House. All of these offer unique risks for the FRS due to their construction and use.

In the event of a large fire or rescue incident at either the commercial premises or at one of the heritage risks, the FRS would seek to deploy a relatively large amount of equipment and people to the scene to bring the incident under control. Those resources will need to be located within a reasonable distance of the site for them to be effective.

The four community areas served by the Wiltshire South Group contain a number of military or other Government establishments including the airfields at Boscombe Down and Netheravon, plus the garrison town at Bulford, the Military Research Establishment and the Health Protection Agency both situated at Porton Down and, for the time being, the Headquarters of UK Land Command at Wilton.

There are a number of major "A" roads, the A30, A36, A303, A338, A345 and A360 within the community areas. There are also many B roads and smaller, less accessible and often un-marked roads and farm tracks. There is also the main Penzance to London rail link. All of these form part of the main regional transportation links to London and the rest of the Country.

Across Wiltshire, whilst the likelihood of having a road traffic collision is lower than the national and regional averages, the likelihood of being seriously injured or killed in one of those accidents is higher than in any of the 15 other local authority areas in the region (Source: GOSW figures). This is a key issue for Wiltshire FRS and its partners and is one of the reasons why the FRS leads on the issue of road safety for Wiltshire's Community Safety Partnership.

Information received from the Amesbury Community Area Board meetings has indicated that the volume of large goods vehicle (LGV) traffic is due to increase significantly on the main 'A' roads, particularly in the eastern part of the four community areas. This increase in LGV traffic would be due to greater use of the Solstice Business Park, an increase in the size of the military contingent in the immediate and surrounding areas and an increase in the amount of LGV traffic using the facilities in the adjoining population centre of Andover. These increases in road traffic will create additional burdens for the FRS in that it will need to respond to more road traffic collisions (RTCs) involving heavy vehicles within the Amesbury community area. Increases in traffic levels could also lead to an increase in the number and severity of RTCs. A further issue could be longer response times due to traffic congestion – this was highlighted in a recent Government report as the main factor causing FRS response times to increase over the past few years – Source: CLG Review of Fire & Rescue Services Response times 1/2009'

There are 45 Sites of Special Scientific Interest within the four community areas, with 85% of the land used for agricultural purposes. The group covers most of the River Avon system catchment area; in fact five rivers converge in Salisbury which can pose a significant flooding risk.

Although floods occur naturally, the location, type and intensity of development can increase the risk of flooding and the effects should flooding occur. Flooding is not merely of concern to private properties and individuals, but also more generally to society as a whole, including business and economic development and key services such as health, education and transport. Over and above the existing flood risks, over future decades there is expected to be a significantly increased risk as a result of shifts in the climate, namely with wetter winters and a greater frequency of extreme weather events delivering high quantities of precipitation. It has been estimated that the risk of fluvial and coastal flooding will, at the very least, double by the 2080's.

The stunning natural setting across the four community areas derives in large part from its distinctive river valleys, several of which converge at or near the city of Salisbury (figure 4). The pattern of development is quite distinctive with a great many of the settlements, including most of the larger ones, situated within these valleys.

**Figure 4: The Hampshire Avon Catchment Area**



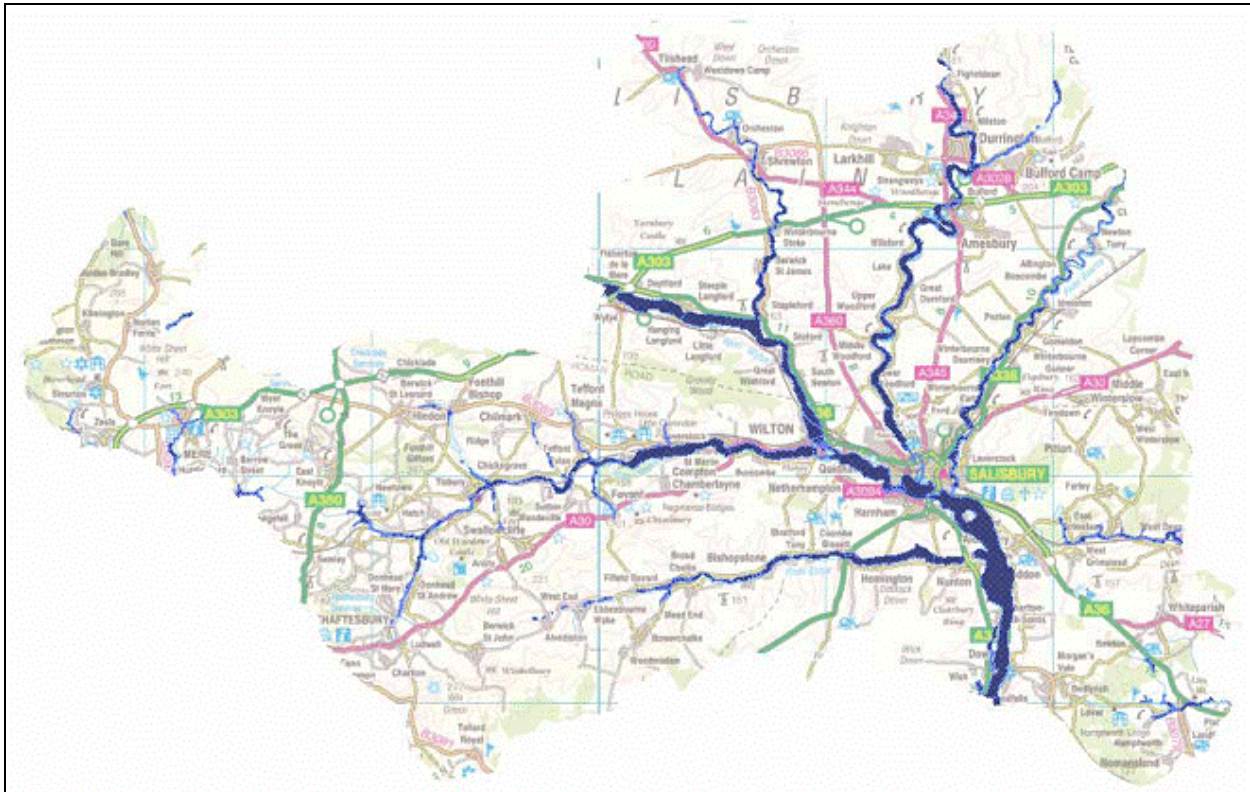
The Council's document entitled, 'Core Strategy Preferred Options: A Plan for Salisbury and South Wiltshire 2006 to 2026' contains the following aspiration for the four community areas:

'A place where challenges such as flood risk, waste and reducing pollution and providing transport choices have been tackled head-on and no longer represent a major difficulty for the area.'

Core Strategy Preferred Options: A Plan for Salisbury and South Wiltshire 2006 to 2026

The potential extent of disruption for many aspects of our communities in the event of a severe flooding is quite significant, as can be seen in figure 5. The effects would be particularly severe for the centre of Salisbury and for the many small communities that lie close to the five rivers that run through the four community areas. The FRS is the main local emergency response agency available to respond in the event of flooding, in collaboration with other local organisations such as the local authority, to help the most vulnerable across the four community areas.

**Figure 5: Extent of Flood Plains within the Four Community Areas**



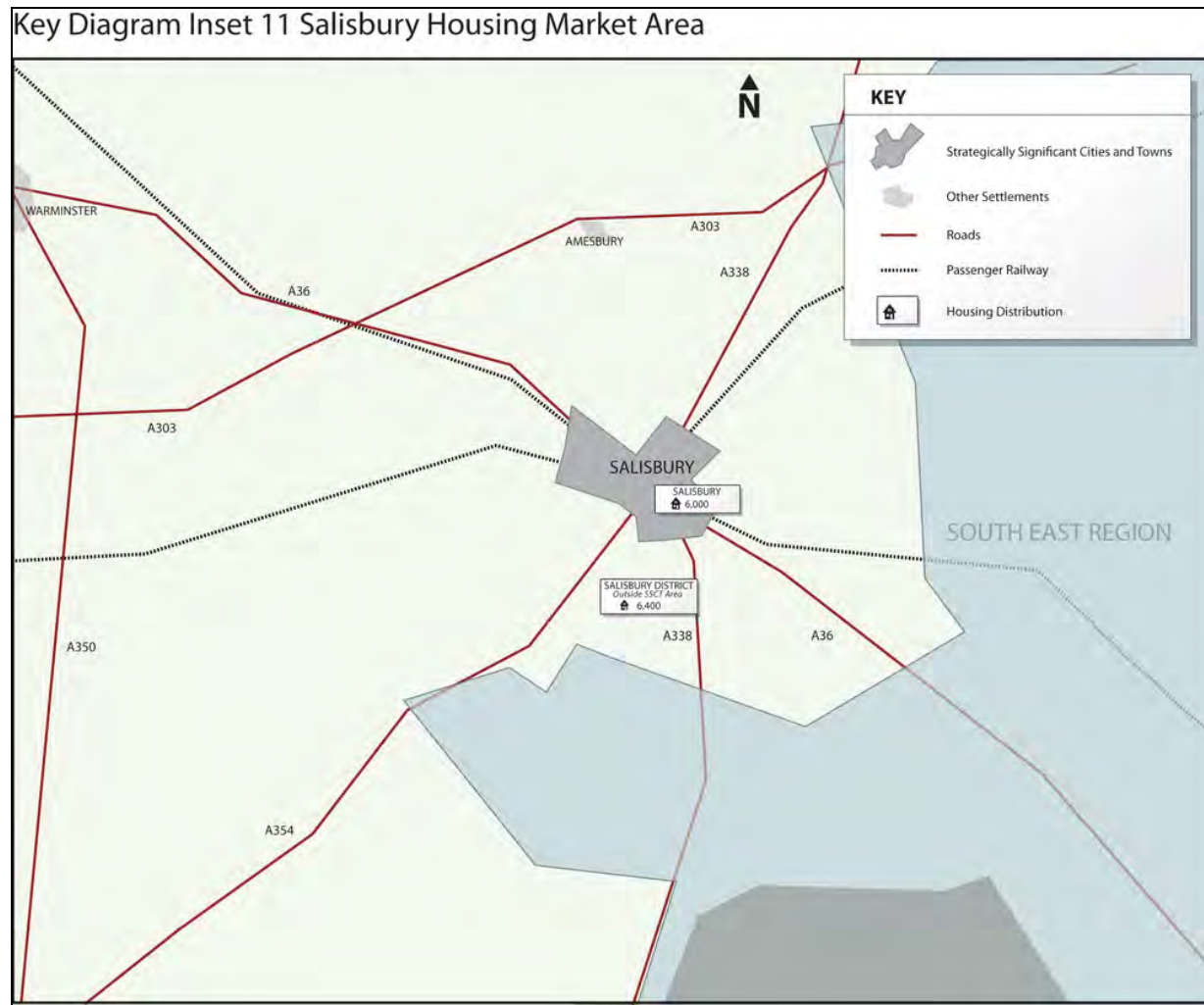
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### **3. Proposed Growth across the Four Community Areas**

In line with Policy HMA11 of the Government's Regional Spatial Strategy (RSS) for the Salisbury and South Wiltshire's growth over the period to 2026 is expected to increase to provide 12,400 new dwellings. In addition, the RSS envisages the provision of circa 13,500 additional jobs in the Salisbury travel to work area including 37 hectares of new employment development land, with 14,000 additional jobs in total across the four community areas. The anticipated spatial arrangement of new development is shown on the RSS inset map below (figure 6) taken from the Secretary of State's proposed modifications to the RSS.

This statement sets out the operational model through which Wiltshire FRS plans to meet the additional requirements placed on it within these publicized growth figures.

**Figure 6: Salisbury Inset Diagram**



**HMA 11**

**Policy HMA11: Salisbury HMA**

In the Salisbury HMA provision will be made for:

- growth of about 13,900 jobs
- growth of at least 12,400 dwellings distributed between the local authorities as:

Salisbury	12,400
-----------	--------

**HMA 11**

Provision will be made to deliver additional waste water treatment capacity in the HMA.

**Salisbury SSCT**

Salisbury will enhance its role as an employment and service centre by providing for:

- improvements to retail, cultural, educational and tourism facilities in the city centre
- higher-skilled employment, particularly in the office sector
- a reduction in traffic in the city centre
- improvements to the character and setting of the city

Provision for sustainable housing growth will comprise at least 6,000 new homes.

Planning for employment will provide for about 13,500 jobs in the Salisbury TTWA and the provision of about 37 ha of employment land.

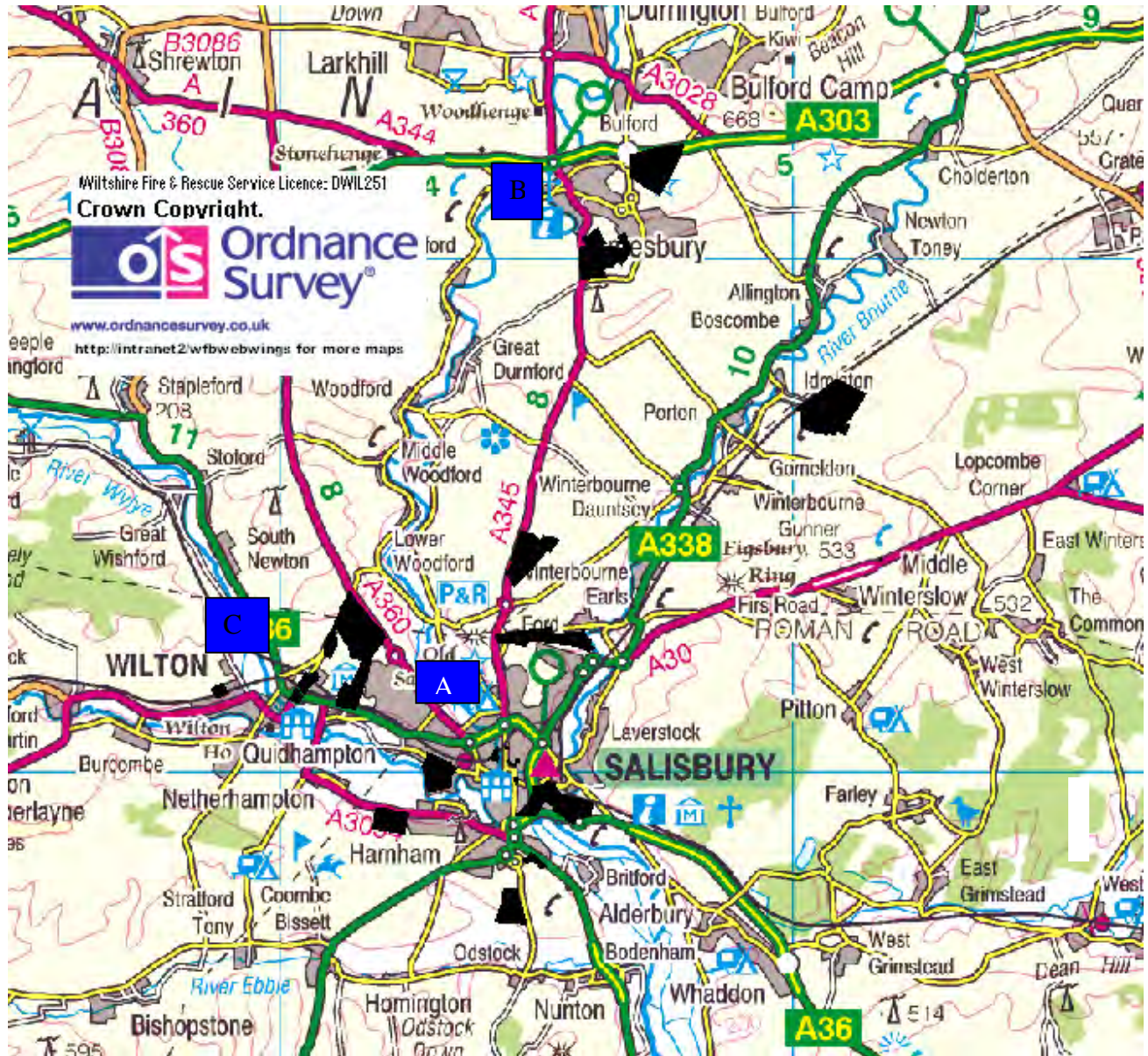
## **4. Review of Operational Response for the Expansion and Development of Salisbury and South Wiltshire**

### **a. Existing Provision**

The following map (figure 7) shows the locations of the some of the main developments proposed and also the locations of some of the current FRS sites. (N.B. Further fire stations are located at Mere and Tisbury (figure 8)).

Many of the proposed developments are within the more populated eastern part of the Wiltshire South FRS Group. Currently, the only fire station in that Group that is staffed by wholtime duty system (WDS) firefighters is Salisbury Fire Station. That station is also the location of the Group Management Team offices and the managers in that team not only manage the Group's resources day to day, but also provide FRS supervision and management at the larger and more complex incidents that occur across the Group. The remaining four fire stations and many of the vehicles at Salisbury Fire Station, are crewed by retained duty system (RDS) firefighters. Those RDS firefighters must live and/or work within a few minutes of their local fire station and have other jobs and commitments. They only work for Wiltshire FRS when there is an emergency call, when they are training or when they are doing certain preplanned work. Nationally, it has been recognised that the RDS system is becoming increasingly stretched. The people, property and environment across the four community areas are protected by a total of 127 operational personnel – see Appendix G.

**Figure 7: Proposed Development Areas and Current FRS Locations**



<b>Key:</b>			
Existing Fire Stations	<b>A – Salisbury</b>	<b>B – Amesbury</b>	<b>C – Wilton</b>

**Figure 8: FRS sites across the Four Community Areas**



Much proactive work has been carried out by Wiltshire FRS in recent years to drive down the number of fires and emergencies attended through community engagement. These initiatives have had a significant impact in reducing the number of fatalities and injuries from fire. Nationally, the number of fire deaths is at a fifty year low, but fire deaths are still occurring in Wiltshire. The chance of having a fire in a dwelling is greater in properties situated in areas that suffer from deprivation. The chance of dying in a fire is linked to the person – whether they suffer from a long term limiting condition, whether they live alone, whether they use drugs or alcohol, their age and of course whether they have working smoke detectors or fire suppression systems fitted in their homes.

In addition to preventative work through community safety initiatives, there will remain a need for Technical Fire Safety Inspectors to enforce fire safety legislation across the Group. Details of projected FRS Technical Fire Safety resource requirements are contained in Appendix B. Despite this preventative and protective work, there will always be a need for the FRS to respond to emergency incidents and the range of incidents that are attended and the competencies that go with that range of incidents are increasing as society and the local infrastructure develop.

The current standard of service provision in Wiltshire provides for: 2 fire appliances, with a minimum of 9 firefighters for a domestic house fire; 2 fire appliances, a special appliance and 11 firefighters for all road traffic collisions and 2 fire appliances, a special appliance and a minimum of 13 firefighters to all water rescue incidents. Wiltshire FRS is currently able to attend incidents that occur immediately near its main fire stations of Salisbury and Amesbury with two fire engines within a ten minute response time. Much of the land area in the Wiltshire South Group falls outside the main population centres and can be reached within a 20 minute response time, often by one fire engine initially within that time period. The number of firefighters that attend is crucial so that when the FRS personnel are in attendance, they can implement safe systems of work for FRS

personnel, other emergency service personnel and for the general public. Larger incidents will of course require the attendance of many more resources.

Across the four community areas, the operational resources of the FRS based on current operational policy are currently maximised and will require capital investment to maintain the current levels of service provision during the current planned expansion. We will inevitably see an increase in the number of incidents during both the construction and completion phases and without enhancement of the provision of fire cover they will not receive the 2 fire engines within 10 minutes within the main population centres and within 20 minutes in the remaining more rural areas. Any delay in the attendance of appropriate resources could be a major contributory factor in the increased risk of additional fatalities and injuries from fire related incidents and could allow significant property damage to occur. This is also true of emergency special services such as road traffic collisions (RTC), trench collapse and flooding incidents of which there are a significant risk across the four community areas.

The performance of the current FRS provision can be seen in the FSEC modeling maps, (figure 9) and in Appendix C.

# Salisbury Fire Cover Review FSEC Study March 2009

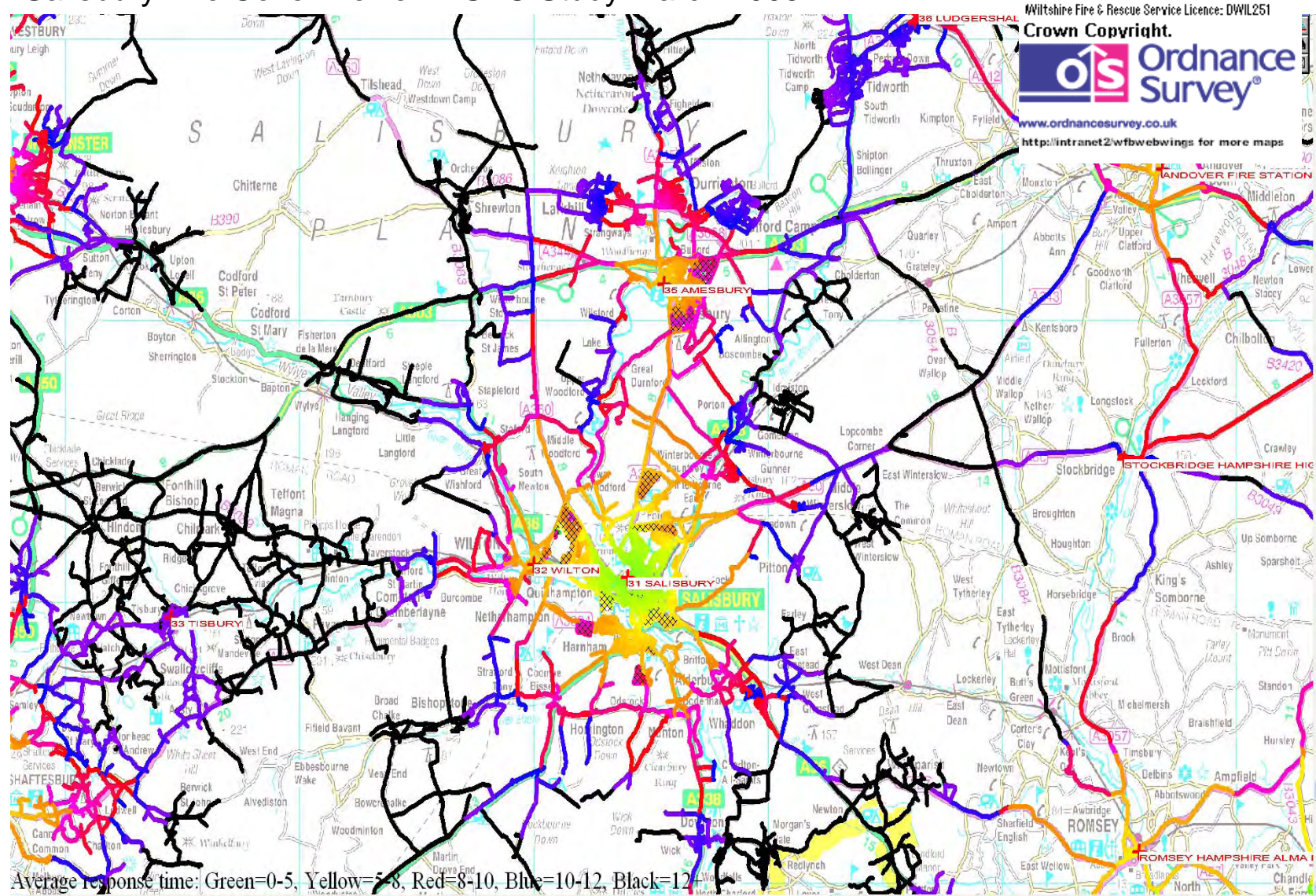


Figure 9: Average 2 pump attendance time for current distribution of fire stations

## **b) Future Fire & Rescue Service Provision**

The operational risk model used to predict the future requirements of Fire Service provision in Salisbury and South Wiltshire for the next twenty years takes into account the following points.

- Predicted housing and employment development across the four community areas 2006 – 2026 as envisaged in the RSS.
- Predicted population growth 2006 – 2026, based on Salisbury District Council (SDC) estimates.
- Population density increase due to Brownfield development, based on SDC estimates.
- Increase in non resident population with increased economic and social activity following future development.
- Increased traffic flows due to population and economic growth.
- Maintenance of an operational response that has provision for incident command and a safe system of work for fire-fighters. Notionally this will be 2 appliances attending within 10 minutes of the call being received plus supervisory officers as required for incidents within the main population centres and two fire engines within 20 minutes in the remaining areas.
- Community liaison infrastructure provision.
- Technical fire safety provision.
- Administration and support staff.
- The sustainability of the Retained Duty System (RDS)

Where Retained Duty System (RDS) crewing is to be utilised it is important to consider the maturity of the community within the catchment area as this will often dictate the recruitment and retention success rates. When considering commissioning a new RDS section the time to recruit sufficient numbers and subsequently train them to a competent standard to crew an appliance with their own watch officers must not be underestimated, particularly if this is at a new location. The project should be viewed as a medium term plan that will require intervention strategies such as personnel re-location to bring it to fruition.

Following an extensive number of timed runs under blue light conditions which were undertaken to ratify Fire Services Emergency Cover model (FSEC) data it has been confirmed that the provision of 2 fire engines within 10 minutes to the identified developments in the four community areas cannot be provided to all of the new developments.

Wiltshire FRS would like to provide a response of two fire engines within ten minutes to the more developed areas in this part of the FRS Group. It is not possible in the foreseeable future to provide the same level of FRS response to every community within the Group due to the travel times involved and the dispersed and very rural nature of much of the four community areas.

The model that best delivers the required level of provision has been identified as that incorporating three existing stations – Salisbury, Tisbury and Mere – and two new stations – one at Archer’s Gate and one at what is currently the UKLF site.

In implementing this model, Wiltshire FRS will be seeking to deliver new or to develop its existing buildings to support the FRS in moving confidently to the future with a new agenda and a commitment to providing public value from the money being spent. To achieve best value, any new buildings should;

- Make good use of the right site for Fire and Rescue Authorities, public and community needs and so provide public value.
- Be sited out of flood water so that the FRS, as a category one responder and the main flood emergency response agency, can respond when other sites have flooded.
- Provide and enhance good urban and public realm design both within and beyond the site boundaries
- Be functionally and operationally efficient throughout their life
- Provide good working conditions for fire fighters and other staff
- Provide for community access and use and/or be able to accommodate other public services as appropriate
- Be easy and cost effective to build, maintain and adapt
- Be sustainable with minimal environmental impact – e.g. achieve high BREEAM rating (‘good’ or ‘excellent’)
- Meet all statutory requirements and regulations such as DDA<sub>2</sub> and
- Be a pleasure to use, visit and observe

### **c. Preferred Operational Model**

Throughout all of these proposals, Wiltshire FRS seeks to work in partnership with other agencies in order to maximise the use of public resources for the benefit of local communities.

This operational response model has been produced to show the preferred fire cover arrangements that are considered reasonable and achievable, given the many constraints imposed on the FRS. This document refers to Wholetime Duty System (WDS) shift personnel being personnel at the station, on duty with immediate availability 24/7, 365 days a year. Day-crewed WDS personnel are available at the station during office hours and will attend the station within 5 minutes at all other times. Retained Duty System personnel (RDS) refers to personnel who respond to an incident from home or a place of work to the station, which delays the emergency response by 5 minutes. It is recognised nationally that societal changes and possible changes to the working time directive mean that the RDS system requires careful management to ensure that it is sustainable and to ensure that RDS remain competent in their sphere of activities.

The proposed developments will increase the population by 25 per cent over the next twenty years. This operational model meets the increased demand on services that will be produced by the increase in population and the increase in employment across the Group. It provides for at least two WDS-crewed fire engines and two special appliances to be available immediately during the day across the main population and employment centres on the eastern side of the Wiltshire South Group. The third WDS-crewed fire engine can be used across the Group to carry out preplanning work, training, community safety or other education work or can be used to bridge gaps in the cover provided by RDS firefighters. This extra provision will allow an attendance time for the first two fire engines to the main population and employment centres of 10 minutes, with the remaining, more rural parts of the Group getting two fire engines within twenty minutes. The latter being resourced from the existing RDS stations but supported by WDS firefighters where required, An additional fire engine and crew will provide the increased resilience that is required across this large, dispersed Group.

**Central Amesbury** – close station, RDS personnel respond to new Archer's Gate fire (and possibly also ambulance) station.

### **Archer's Gate**

A new community fire station should be opened at the Archer's Gate development on the south side of Amesbury. From the new site, Wiltshire FRS will provide good coverage of the main new developments such as Archers Gate, Solstice Park and at Porton and will benefit from good transport links to serve the increasing traffic levels on the area's roads. In addition, the FRS will be able to put an additional fire engine into the centre of Salisbury to support other appliances in the event of a large incident occurring. A number of special appliances will be located at this new station. These will include the Emergency Support Unit (ESU) that carries heavy rescue equipment for road traffic collision and related work and a new Command Support Vehicle (CSV), providing improved incident command and communications support for incidents across the Wiltshire South Group. The ESU would be moved from its current location at Salisbury and would be much closer to the main routes for LGV traffic. A new CSV for the Group would also be sited at the station. The rural safety (including animal rescue) unit is to be moved here from the Amesbury fire station.

The station will be served by the RDS personnel from the Amesbury site. They will crew the second fire engine and will help to crew the special appliances. There will also be an additional compliment of WDS firefighters working on a day-crewed basis. The WDS personnel will crew the first fire engine and, also, they will crew the two special appliances – whichever is required first.

There will be 20 WDS firefighter posts and 12 RDS posts allocated to the new station. The site would incorporate Group and Area offices and community use facilities.

**Central Salisbury** – the site is to be maintained and there is to be an increase in the number of fire engines by one with a move of the water rescue unit here from Amesbury. This option could be partly resourced by reducing the number of WDS shift firefighters to

28 and then providing 20 WDS day-crewed firefighters to crew the aerial, the water rescue unit or the decontamination disrobe vehicle, whichever is required first. The existing RDS compliment would be retained at the station. It is acknowledged that the station falls within the flood plain in the event of a severe flooding event. However, FSEC modelling has shown that, in the normal course of events, it is sited appropriately for the main risks in the Group, such as those at Bemerton Heath, St Martins, the historic city centre and in the many communities along the routes out of the city.

**Wilton** – station to be changed to become combined library and community safety drop in centre. RDS personnel respond to a new fire station (and possibly ambulance) on what is currently the UKLF site. The current Wilton site is next to the river and this does not provide for a resilient response in the event of a severe flood condition and so is unsuitable for a category one responder. The WDS and RDS resources at the UKLF site would provide a similar response to Wilton and would help to provide a speedy response in to the Fugglestone Red development and Harnham developments.

**UKLF Fire Station Site** - A new community fire station (possibly combined with an ambulance station) would be opened at the new development on what is currently the UKLF site. The station would be located above the expected worst flood water levels and could be used as a resourcing centre for the FRS for Salisbury in a severe flooding event. The new station would have a fire engine and a water carrier and the same compliment of firefighters as are located at the current Wilton station.

**Mere and Tisbury Stations** - These two fire stations are to be maintained in their current locations. There is the possibility that the vehicles sited at these stations could change in the future to allow more firefighters to reach incidents in the early stages, given the long travel distances and the dispersed population.

### **Caveat**

The measures detailed above must be viewed as a package that as a whole gives the most flexible and resilient solution to the prevention, protection and response responsibilities for the four community areas based on both the information currently available and the professional judgement of Wiltshire FRS managers. Should part of this package become unattainable then all the other aspects would require re-assessment.

#### **d) Current funding**

Refer to Appendix A

### **5. Cost Model**

At Appendix E, the preferred fire cover model costings are attached. It identifies the deficit between the sale of the land at the Amesbury and the Wilton sites and the costs of building the two new fire stations, redeveloping the maintained site and providing the additional fire engine and related equipment. These costings are based on the assumption that the land for the new fire stations will be made available through S106 Developer Contributions.

Wiltshire FRS is currently exploring opportunities of shared facilities with the Ambulance service for enhanced operational resilience and effectiveness within the expansion areas. This will provide value for money and economies of scale.

# **WILTSHIRE FIRE AND RESCUE SERVICE**

## **Wiltshire Fire & Rescue Service's Approach To Developer Contributions To Fund Additional Fire And Rescue Facilities Under Section 106 Of The Town & Country Planning Act 1990**

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## **1. Introduction**

## **2. Justification for the need for Fire and Rescue Service contributions**

- a. Policy background to the provision of an effective fire and rescue service
- b. Planning policy context
- c. The implication of additional development for Fire and Rescue Service resources
- d. Current funding
- e. Planning obligations

## **3. Criteria for seeking Fire and Rescue contributions**

## **4. Contributions in relation to land and premises**

## **5. Implementation of SPD**

- a. The need for liaison between the Fire Authority and Councils

## **6. Wiltshire Fire and Rescue Development Planning**

## **7. Fire Authority contacts**

## **8. Background documents and references**

## 1. Introduction

1.1 This appendix sets out the basis on which the Wiltshire Fire and Rescue Service (WF&RS) will seek to negotiate planning obligations towards policing by Developer contributions via Section 106 (S106) of the Town and Country Planning Act 1990 and through the Community Infrastructure Level (CIL) which is currently out for negotiation. Contributions will be sought from development schemes which increase the demand on the service within Swindon Borough Council.

1.2 The use of planning obligations has become a key mechanism in the planning system for addressing the impact of development proposals. Obligations can be used to secure contributions towards the provision of infrastructure and services. The tests for the use of a planning obligation require that the provisions must be:

- necessary to make the proposed development acceptable in planning terms;
- relevant to planning;
- directly related to the proposed development;
- fairly and reasonably related in scale and kind to the proposed development;
- reasonable in all other respects

1.3 The provision of adequate Fire and Rescue Service resources is essential in the delivery of a *safe, healthy and attractive place to live*, a key policy requirement of national planning guidance in Planning Policy Statement 1 (PPS1).

1.4 It is recognised that it is the role of the determining Local Planning Authority to negotiate S106 contributions through the planning process. This document provides the legal and policy basis for seeking contributions towards Fire and Rescue services from development proposals, outlines the scale of contribution which will be sought in various circumstances and explains how the funds will be secured.

## 2. Justification for the Need for Fire and Rescue Service Contributions

### ***a) Policy background to the provision of an effective Fire and Rescue Service***

2.1 WF&RS have a statutory duty under the Fire and Rescue Services Act 2004, via the Fire and Rescue Service's National Framework to prepare an Integrated Risk Management Plan. The IRMP sets out WF&RS's strategy, in collaboration with other agencies, for:

- Reducing the number and severity of fires, road traffic accidents and other emergency incidents occurring in Wiltshire and Swindon;
- Reducing deaths and the number and severity of injuries in fires, road traffic accidents and other emergency incidents;

- Reducing the commercial, economic and social impact of fires and other emergency incidents;
- Safeguarding the environment and heritage (both built and natural);
- Contributing to the development of stronger, more self-sufficient and cohesive communities;
- Providing value for money.

Community Safety is a key issue at all levels of society and government. Ensuring community safety, whether from crime or in its widest sense, is seen as a crucial aspect of achieving sustainable communities:

- Community Safety is **high on the list of local quality of life indicators** provided by the Audit Commission (Local Quality of Life Indicators – Supporting Local Communities to Become Sustainable, Public Sector National Report, AC August 2005) for use in monitoring local Sustainable Community Strategies (SCS's), Local Development Frameworks (LDF's) and Local Area Agreements (LAA's).
- Community Safety *is also recognised in DCLG's white paper: Strong & Prosperous Communities (Oct 2006) Vol 2 para A1, where **Government's stated ambition is to put community safety "at the heart of the place shaping role of local authorities"**- reflecting the high priority (often the highest) that local communities place on it.*

2.2 Underpinned by statutory obligations within the Fire and Rescue Services Act 2004, the Fire and Rescue National Framework document sets out the Government's expectations on Fire Authorities for reducing and managing community risk through proactive prevention and protection activity and through providing an efficient and effective emergency response.

2.3 Recognising that Local Authorities will have a greater leadership role in delivering growth, it is relevant to highlight that Local Authorities are legally required under section 17 Crime & Disorder Act 1998 to ensure they consider crime and disorder reductions and community safety in the exercise of all their duties and activities; this includes spatial planning. Planning Authorities should therefore facilitate the objectives of other legislation where land use considerations arise. Any omission or under-emphasis of community safety throughout LDF documents would clearly be contrary to this legal duty.

2.4 The above legislation imposes a requirement on Fire and Rescue Authorities and Local Authorities to ensure efficient and effective fire and rescue provision and that the Service contributes effectively to the wider community safety agenda. New development schemes place additional demand for Fire and Rescue resources, both in terms of the need for additional capital investment in new facilities and funding for additional firefighters, officers and support staff. It is therefore reasonable for Fire and Rescue Service needs to be taken into account by Local Authorities when determining planning applications relating to the provision of new development. There should not be an assumption that Fire and Rescue Services infrastructure will be provided outside the

planning framework. WF&RS have no sources of capital funding available that could contribute towards new infrastructure arising from growth. In view of our funding position, our reliance on developer contributions is therefore paramount to ensuring we can continue to provide an effective Fire and Rescue service as growth takes place.

If growth takes place, or is at risk of taking place, without fully taking account of community safety issues and requirements, and unless the appropriate policy statements are in LDFs to try and prevent this, Local Authorities are putting at risk Government and Swindon Borough Council's high level objectives of creating sustainable and safe communities.

Inevitably, as growth generates additional pressure on the Fire and Rescue Service, unless funds are secured to provide a level of infrastructure commensurate with that growth, the service provided will suffer and key planning objectives at the national, regional and local level will not be met.

### ***b) Planning policy context***

2.5 Policy support for securing effective and efficient Fire and Rescue services in order to create safe places is provided by national and regional planning policy guidance and Central Government publications.

2.6 Paragraph 5 of PPS1 states that planning should facilitate and promote sustainable and inclusive patterns of development by ensuring development supports existing communities and creates safe, sustainable, livable and mixed communities.

2.7 Paragraph 14 states that the Government is committed to developing strong, vibrant and sustainable communities by promoting personal well-being and social cohesion and inclusion.

2.8 Paragraph 16 states development plans should promote development that creates social cohesion and inclusion, through delivering safe, healthy and attractive places to live. In addition existing Regional Planning Guidance states that development plan Policies should enhance community safety.

2.9 '*Safer Places - The Planning System and Crime Prevention*', published by ODPM in February 2004, states that the prevention of crime and the enhancement of community safety are matters that a Local Planning Authority should consider when exercising its functions under the Town and Country Planning legislation.

2.10 From within the Regional Spatial Strategy the Swindon Borough Core strategy (March 2008) forecasts a net increase of 36,200 dwellings within the Greater Swindon area by 2026, increasing the resident population of Swindon by 25%, with an additional 128 hectares of employment floor space for industry and commerce. By 2026, Swindon will have a population of 250,000.

2.11 The resulting increase in population will significantly increase the demands on Wiltshire Fire and Rescue Service resources.

### ***c) The implications of additional development for Service resources***

2.12 New developments and associated infrastructure attract people to live and work in the county and lead also to an increase in traffic movements and volumes. This inevitably results in an increase in incidents involving fire and non-fire rescue incidents. This places additional demands on Fire and Rescue resources to ensure safe places are maintained, consistent with national Government expectations and guidance.

2.13 The demands on Fire and Rescue resources manifest themselves in a variety of forms, dependent on the scale and nature of the proposed development, including the need to:

- acquire land and the capital costs of Fire and Rescue service buildings and associated facilities for the provision of new fire stations;
- extend existing fire stations;
- replace temporary with permanent accommodation;
- provide additional vehicles and other resources;
- extend communication infrastructures;
- reduce risk and demand through advice, enforcement and the provision of equipment e.g. improve fire suppression (sprinklers etc) systems in existing and/or new premises;
- Review staffing levels

### **d) Current funding**

2.14 Current funding for Wiltshire Fire and Rescue Service is provided from the following sources:

- Revenue Support Grant;
- Business Rates;
- Council Tax

2.15 In recent years, some additional funding has been provided by Central Government to support particular initiatives, for example, arson reduction , home fire safety checks and national/regional projects such as 'New Dimensions', but this has for the most part ceased.

2.16 The above funding streams fail to provide sufficient capital (or revenue) financial resources to meet existing Fire and Rescue Service needs for maintaining strategic provision at an adequate level to accommodate growth in new communities.

### ***e) Planning Obligations***

2.17 '*Planning Obligations*' (ODPM Circular 05/2005) provides Central Government advice on planning obligations under section 106 of the Town and Country Planning Act as substituted by the Planning and Compensation Act 1991. The guidance states the aim of planning obligations is to make acceptable development which would otherwise be unacceptable in planning terms. It states planning obligations can be used to mitigate a development's impact, for example through the need for increased public transport provision. It follows that, when development gives rise to increased demand for Fire and Rescue Services, it is reasonable to seek contributions from developers to mitigate that impact.

The existing policy and legislative context is changing as a consequence of the Planning Bill and CLG's recently published guidelines for CIL. If the Government proceeds with the adoption of CIL as currently proposed, then the expectation is that it will no longer be possible to secure Developer contributions towards community safety infrastructure under S106 agreements. CLG's August 2008 guidance on CIL indicates at paragraph 2.20 that police stations and other community safety facilities will be recognized within the description of Community Infrastructure.

PPS12 (2008) Local Spatial Planning makes it clear that in order to deliver new homes, to foster sustainable economic growth and regenerate or towns and cities, the provision of social, physical and green infrastructure is vital. The Government is committed to ensuring that the necessary funding is in place to support housing and economic development through the allocation of central resources and the introduction of CIL.

### **3. Criteria for Seeking Fire and Rescue Service Contributions**

3.1 Paragraph B5 of ODPM Circular 05/2005 states that contributions under section 106 should be directly related to the development proposal and fairly and reasonably related in scale and kind.

3.2 The provision of effective Fire and Rescue Services is dependent upon maintaining both a local and strategic approach. The value of the contribution required to mitigate the impact of development on Fire and Rescue resources will therefore need to take account of both of these factors.

3.3 Residential properties pose the highest risk to life from fire related incidents. For residential development a clear link can be established between the number of households and the expenditure of Fire and Rescue resources. The table set out in Appendix B calculates the implications of the total Swindon development in terms of the demand created for the associated capital requirements. On a local level, this means that when locally based resources are committed to an incident, alternative resources are available to maintain the Fire Authority's operational response standards within the local area.

3.4 The Fire and Rescue service attends a significant number of incidents other than fire. The other most significant area of activity is the extrication of persons/casualties from road traffic collisions (RTCs). Attendance to RTCs currently accounts for approximately 6% of all incidents attended. Whilst it is more difficult to align this activity with specific areas of growth, the impact on the Fire and rescue service cannot be ignored. Therefore whilst there

is no specific reference to this activity within the formulae in the appendices, all Fire and Rescue Service activity has been considered in terms of maintaining the strategic response capability.

## **4. Contributions in Relation to Land and Premises**

4.1 The formulae in the appendices do not take account of land costs. Where sufficient suitable space exists to increase the capacity of an existing fire station, contributions will only be sought for building and establishment costs, and not for the cost of land.

4.2 Where additional land is needed, the developer will also be required to either provide free land or facilities, or sufficient funding to acquire it. The cost of building may be estimated as above or provided on a bespoke basis. It may be necessary to negotiate an option to purchase additional land, not in itself solely necessitated by Fire and Rescue Service forecast from the development. This may be needed for a suitable sized fire station to be established or as a basis to seek further contributions from other developers arising from proposals for further developments which would be served by the same, but enlarged, fire station.

4.3 If land is required for a new Fire and Rescue facility, or an extension to an existing one, it should be provided free of charge by the developer to the Fire Authority. Before a master plan is produced for the proposed development, the size of the site area required should be agreed with the Fire Authority, as should the location, shape and orientation of the land. This information should be included in a Section 106 agreement.

## **5. Implementation of Supplementary Planning Documents (SPD)**

### ***a) The need for liaison between the Fire Authority and Swindon Borough Council***

5.1 The Fire Authority is aware that the provision of additional Fire and Rescue facilities represents only one of a range of community facilities and infrastructure that may be required to serve a new development. In conjunction with Swindon Borough Council (SBC), the Fire Authority will, therefore, liaise with SBC planning officers, as well as other core partners (e.g. Police and Ambulance Services) to ensure a coordinated approach to negotiations concerning planning obligations.

5.2 For future development within the 'Greater Swindon Area' the Fire Authority will alert SBC to the potential need for planning obligations at the earliest possible opportunity, usually through the Local Plan and/or Local Development Framework process. This will highlight the requirement for developer contributions so that Fire and Rescue Service needs can be built into the calculations of land costs or accommodation etc within a multi-agency facility.

## **6. Wiltshire Fire and Rescue Service Development Planning**

6.1 Wiltshire Fire and Rescue Service's growth planning will be subject to continuous review through the Integrated Risk Management process. The outcomes of this will be used to validate the calculations for developer contributions.

6.2 In order that the Fire and Rescue Service requirements of new developments should be adequately resourced it is proposed by Wiltshire Fire Authority that contributions should be made via Swindon Borough Council budgets by developers through the use of section 106. This would be managed in keeping with the guidelines agreed with SBC planning departments and the developers.

6.3 The matrix provided in appendices B outlines the Fire and Rescue Service capital calculation of a Section 106 claim for development of new dwellings across the Swindon Borough Council area. The Fire and Rescue Service calculates its capital requirement to be in the region of £3,570,000 (excluding VAT) which is gross of any capital receipts for sales of existing WF&RS sites. This also assumes that 2 new fire station sites are provided at nil cost. Wiltshire Fire Authority reserves the right to amend this matrix should the position change.

6.4 The Fire Authority wishes to work with Swindon Borough Council planning department to identify the most appropriate funding arrangements allowed within the new arrangements for developer contributions.

6.5 Additional planning considerations are included at appendix C. This includes details of essential Fire and Rescue Service infrastructure requirements and planning design considerations.

## **7. Fire Authority contacts**

### **DCFO Des Tidbury**

Fire and Rescue Service HQ  
Manor House, Potterne, Wiltshire Fire  
& Rescue Service SN10 5PP

Tel: 01380 731110

**email:**  
**des.tidbury@wiltsfire.gov.uk**

### **ACFO Simon Routh-Jones**

Fire and Rescue Service HQ  
Manor House, Potterne, Wiltshire Fire  
& Rescue Service SN10 5PP

Tel: 01380 731102

**email:**  
**simon.routh-jones@wiltsfire.gov.uk**

## **8. Background documents and references**

### **a) Background documents**

- The 'Town & Country Planning Act' 1990
- The Planning and Compensation Act 1991
- D of E 'Circular 05/2005'

- The Planning and Compulsory Purchase Act 2004
- The Crime and Disorder Act 1998
- National Census – National Statistics Office

## **Technical Fire Safety Workload Estimation.**

Without having specific information as to the number of commercial units expected in all the new developments a number of assumptions are made.

Currently the Technical Fire Safety establishment for the Wilshire South Group is two and a half flexible duty Station Manager posts. This leads to a figure of 1400 hours of direct time spent on technical fire safety activities per week.

Historically around 40-50% of this time is spent on statutory Building Regulations consultations and planning. The remaining time is available for essential auditing work to comply with our statutory duty as the enforcing authority for the Regulatory Reform Fire Safety Order 2005.

The office is currently at full capacity to cope with current workloads.

An estimation of between a 20-30% increase in the workload (caused by increased Building Regulations consultations, planning consultations and the requirement to undertake further audits to confirm regulatory compliance) would lead to a further 400 hours work per week.

Therefore to be able to cope with the additional workload and without losing capacity to deliver the number of audits that can be carried out at present, there is a strong case for increasing the establishment of the fire safety office in Salisbury by 1 full post.

This post ideally should be graded Station Manager A in order to deal with the complexity of work that can be expected.

Further information will follow as more detail on the number and scale of commercial and other (non-private dwelling) building developments becomes available.

## Appendix E: Costings DRAFT WORK IN PROGRESS

ARCHERS' GATE COMMUNITY FIRE STATION				
New 3 bay station + Area offices	9000	sq ft		Station & Accommodation
Site area	43560	sq ft		Station perimeter ground
Estimated build cost	150		£	
	additional PPE		1,350,000.00	
	Sub total		£6,000.00	
			<b>£1,356,000.00</b>	
SALISBURY COMMUNITY FIRE STATION				
Existing floor space	18,081	sq ft		Station & Accommodation
Existing site area	43,900	sq ft		Station perimeter ground
Estimated cost of conversion			£250,000	
	additional fire engine and kit		£300,000.00	
	<b>Sub total</b>		<b>£550,000.00</b>	
NEW WILTON COMMUNITY FIRE STATION ON UKLF SITE				
New two bay fire station	2,225	sq ft		Station & Accommodation
Site area	16,117	sq ft		Station perimeter ground
Estimated build costs			£500,000.00	
	<b>Sub total</b>		<b>£500,000.00</b>	
<b>Total cost</b>			<b>£2,406,000.00</b>	
Sale of Amesbury Fire Station site	Estimate		250,000	Station & accommodation
Existing Site Area	22,216			Station perimeter ground
Existing Floor Space	2,880			
Sale of Wilton Fire Station site	Estimate		200,000	Station & Accommodation
Existing floor space	2,225	sq ft		Station perimeter ground
Existing site area	16,117	sq ft		
	<b>Sub total</b>		<b>£450,000.00</b>	
<b>Funding gap</b>			<b>£1,956,000.00</b>	

## Appendix G: Existing FRS Resources

<b>Station</b>	<b>3/1 Salisbury</b>
Address	Ashley Road, Salisbury, Wiltshire, SP2 7TN
Appliances	2 Fire appliances 1 Emergency Support Unit 1 Aerial Rescue (high reach) appliance 1 Decontamination Re-robe Unit
Crewing	4 Full Time Shift Watches providing 24hr cover 365 days/yr each consisting of :- 1 Watch Manager - 2 Crew Managers - 9 Fire Fighters Retained section consisting of 1 Watch Manager - 4 Crew Managers - 14 Fire Fighters

<b>Station</b>	<b>3/2 Wilton</b>
Address	Minster Street, Wilton, SP2 0BH
Appliances	1 Fire appliance 1 Bulk Water Carrier
Crewing	Retained section consisting of 1 Watch Manager - 3 Crew Managers - 10 Fire Fighters

<b>Station</b>	<b>3/3 Tisbury</b>
Address	The Avenue, Tisbury, SP3 6JG
Appliances	1 Fire appliance
Crewing	Retained section consisting of 1 Watch Manager - 2 Crew Managers - 9 Fire Fighters

<b>Station</b>	<b>3/4 Mere</b>
Address	White Road, Mere, BA12 6EX
Appliances	1 Fire appliance
Crewing	Retained section consisting of 1 Watch Manager - 2 Crew Managers - 10 Fire Fighters

<b>Station</b>	<b>3/5 Amesbury</b>
Address	Salisbury Road, Amesbury, SP4 7HL
Appliances	2 Fire appliances 1 Water Rescue Unit
Crewing	Retained section consisting of 2 Watch Managers - 3 Crew Managers - 15 Fire Fighters

# APPENDIX 6

## APPENDIX 6 – MINUTES OF EDUCATION MEETINGS

### Laverstock Schools, meeting held 16<sup>th</sup> August 2006

#### **Attendees:**

Salisbury District Council: Cllr, Margaret Peach, David Milton, Natasha Styles  
Wiltshire County Council: Cllr Nancy Bryant, Nigel Hunt, Ian Ward

#### **Background**

Laverstock Schools are the poorest school stock in the County. Initially the refurbishment of the 3 schools on the current site was looked into. However this is too expensive. Including a decant this would cost approximately £50 million, it would also upset children for approximately 4 years which could result in poor educational standards during this time. DFES do not fund refurbishments and therefore WCC would need to pay for this.

The alternative is to keep one school on the Laverstock site and find a new site for a new secondary school in Salisbury. This is the preferred option. The intention would be to leave St Josephs and to relocate Wyvern and St Edmunds. Each school would contain 1,000 pupils and be single sex, this is the favourite choice of teachers and parents and provides for a better education.

#### **Site required**

A site of between 8.7 and 10.5 hectares would be required. WCC would be happy to entertain recommendations such as providing an even larger school and disposing of other school sites if this was felt more appropriate.

A number of sites were proposed by WCC including opposite Old Sarum Park and Ride (landscape issues) and Churchfields (too complicated land ownership issues), however neither of these are suitable. Another option would be to put a school adjacent to the college, which would enable the students to obtain a more vocational education. This could also provide the post-16 education. The DFES might like such an idea. There is potential to tie in with a future housing allocation and the Salisbury vision.

#### **Current site**

Due to the size of the site, the area currently occupied by St Josephs School would be surplus to requirements.

#### **Timeframe**

DFES have funding rounds every 2 years. The next rounds are 2007 and 2009. In order to bid for 2007 a site would need to have been identified. It is important to come up with the correct long term solution rather than rushing for the 2007 funding and getting it wrong. The Laverstock schools, if they know there is a solution in the pipeline will be happy to delay a few years.

**WCC Education meeting**  
**17<sup>th</sup> October 2007**  
**Minutes**

WCC having looked at alternatives have found them to be very little land available around Salisbury in the correct place for a new secondary school. Therefore they need to plan for:

- Rebuilding Laverstock with a school accommodating fewer pupils than what already attend the school on the site.
- Increasing the size of the Trafalgar School, Downton
- Use the capacity available at Salisbury High School

WCC education work on a further 220 secondary children for every 1,000 houses or 0.22 per dwelling.

Wilton Middle school site after undertaking viability study, feel just need to get rid of it, it probably is not suitable for housing.

If an enlarge Fugglestone Red phase 2 was to go ahead, there would be a need to increase the size of Salisbury High School. In 10 – 15 years the current buildings will be old and past their best. The ideal situation would be to undertake a land swap, for a larger site further to the west of the current school, where a new school could be built – would also resolve any decanting problems.

SDC to arrange for WCC to meet with Fugglestone Red developers at some point in order for them to understand educational requirements as a result of a large development.

SDC to let WCC know how many dwellings potentially would be built on Fugglestone red phase 2. This influences whether capacity at Salisbury High School will have capacity in the future to mop up some of the Laverstock pupils in the future or not.

Any new developments of 700 – 800 dwellings needs to provide a primary school, land area need for such a school is 1.3 ha. For a couple of thousand houses this increases to 3 ha.

**Downton** – the existing sports and leisure centre wants to move onto the school site as more accessible etc. This could be funded by the Longford estate (landowners of sports centre) and provide good sports facilities for the school.

The estate who currently own the sports centre would then promote that area for housing. However, there possibly would then be a limit to the expansion to the school. WCC are happy for this to occur as it would improve the sports facilities that the school can offer. The sports centre would also be available to the public to use.

**Amesbury** – 3 small secondary schools in Amesbury, Durrington and Pewsey – all have surplus places – 1 may have to close.

Stonehenge school is currently remote from its playing fields – there is a possibility to relocate the school within the playing fields – it could cope with the current capacity and a new 6<sup>th</sup> form but could not take additional pupils from additional development. – school has spoken to developers but this would leave them with a £5m shortfall. Which can't be filled.

**Alderbury** – WCC to investigate capacity and get back to SDC.

**Planning gain** – WCC to provide SDC with some information that can be used to inform a tariff based system – would be keen to have a clause saying pay tariff or provide on site.

**Education needs– 28<sup>th</sup> October 2008**  
**10am – SDC Planning Office**

**Present:**

Nigel Hunt, Wiltshire CC  
Clara Davies, Wiltshire CC  
Natasha Styles, SDC  
David Milton, SDC  
Sarah Hughes, SDC  
Richard Nash, SDC  
Julia Lawrie, SDC

NS introduced purpose of the meeting that was to discuss the educational requirements predominantly on the strategic sites to ensure the Core Strategy delivers this key infrastructure.

***Fugglestone Red / Devizes Road***

**Secondary** - Aspirations to re-build Salisbury High School, possibly as an Academy. The school serves one of the most deprived areas in the county and therefore should be successful in gaining funding. If this is successful funding could be in place by 2012, otherwise, if looking at other funding streams looking at starting the re-build in 2016. In addition to provide for the Fugglestone Red pupils the school will need to expand to take 1200, for this need to ask for a secondary contribution from developer. Wilton Estate and Persimmon homes seem positive and a land swap should be achievable to ensure continuation of the existing school buildings whilst the new are being constructed.

**Primary – for 1250 dwellings a 2 form entry (420 places) primary school will be required, Persimmon have thoughts that these could be designed around community facilities that could serve both Fugglestone Red and Bemerton Heath**

**Pre-school** – investigate need for pre-school provision – contact Sue Neild at WCC

**Hampton Park and Laverstock Schools**

**Secondary** - Problem with predicting pupil numbers as far ahead as 2026. Standard multiplier of 21 secondary pupils per 100 houses suggest the need for 1200 additional places where as population forecasts suggest that only a couple of hundred are needed, so it is difficult to predict. Need to highlight land for a new secondary school but it might not be needed until the end of the plan period – better to have a site identified. Barratt Homes approached WCC and said they would provide a secondary school site. This would involve a land swap, may need the site but don't know when. Even with this would need a secondary contribution from developer.

**Primary** - need one primary school (210 places) for the 500 dwellings. with developer providing site and S106 contribution.

**Laverstock** – Still talking with the 3 secondary schools – ideally would like to look at an academy, all 3 are not yet signed up. They need to be re-built as most are in a poor state. Re-build for between 1500 or 1350 pupils with a 300+ sixth form if an Academy. This will be achieved within the existing site.

**Trafalgar School – Downton**

Like to expand to include 6<sup>th</sup> form. School needs to have a sports hall. Discussions about moving Downton leisure centre to the school site and expanding school playing fields to land currently owned by the Longford estate. WCC have concerns over deliverability. Likely that the sports hall **may have to** go ahead separately without moving the leisure centre. If the leisure centre did move the landowner would then look towards redeveloping this site for housing. Contributions from Wick Lane, Downton development would part fund sports hall.

### **Land to the South of Salisbury**

SDC aware that south of Salisbury would be the ideal location for a secondary school. WCC confirmed this and informed SDC that if a site could be found, they would **look at** redeveloping the Laverstock schools and Salisbury High School to take less of a capacity. WCC confirmed that around the Hospital was too far south, and could result in Trafalgar school closing – this is a non-started. Possible not other options.

### **Archers Gate and Amesbury**

SDC confirmed that the 1025 was over and above the 550 in phase 1.

**Secondary** – Require secondary contribution from Archers Gate and other developments in Amesbury to expand Stonehenge School. Future would like to re-build Stonehenge school on the site of the Holders Road school playing fields (currently playing fields and school buildings are on a split site). Ideally would like contributions to be able to go to re-build for a larger school (1200 rather than 800) rather than extending the existing school and then a few years later these become redundant. Existing school site would like to free up for housing development. This is all likely to happen past year 5.

**Primary** – require new wing of existing primary school to be built plus an additional **1 fe (210 place)** primary school. Agent for site has suggested an area adjacent to the existing primary school. WCC education feel this is not an appropriate site as the schools should not be adjacent.

If there are other large sites in the Amesbury/Durrington area – 500+ these would require an additional primary school. Otherwise if housing is delivered in smaller pockets contributions will be sought with the intention of re-building the existing primary school in Amesbury.

### **Churchfields and other Salisbury city centre sites**

**Secondary** – contributions required on all sites

**Primary** – City schools are currently pretty much at capacity. 1 primary school would be needed on this site with primary contributions to be received from other city centre sites coming forward.

### **Old Sarum**

**Secondary** – financial contributions

**Primary** – 300 units presents a problem as this is not enough to provide a primary school. The primary school provision on the existing allocation does not have the ability for expansion. If numbers go up to 800 – 1000 would need 2 primary schools equivalent. The school could then be phased if the site was also phased.

Wilton Middle School **Probably not an appropriate site for an additional secondary school to serve Salisbury** and the access is very poor. WCC can't sell for housing due to poor access. Thoughts are that it could become a special needs school due to lower numbers. WCC unsure as to its future. Do regularly re-visit. Not going anywhere at the moment.

**Deliverability**

SDC provided information with regard to deliverability requirements that may be needed at EIP and encouraged WCC to push forward the schemes discussed. SDC would also ensure requirements are masterplanned into strategic sites and that requirements are included within relevant policies. WCC suggested that at the moment there was an issue with housebuilders finding that building schools was costing them more than providing contributions, therefore important that wording of core strategy ensures the schools are either provided or the full cost is met. After all the new demand is created by the development.

**AOB**

Other local centres were discussed briefly. It was agreed that NS would detail in an e-mail the housing units that could go into the local centres and WCC education would respond detailing requirements.

**Education Requirements: Follow up meeting  
13 January 2009  
SDC Planning Office**

**Present:**

Nigel Hunt, Wiltshire CC  
Clara Davies, Wiltshire CC  
??, Wiltshire CC  
David Milton, SDC  
Vincent Albano, SDC  
Judith Cameron, SDC

**1. Introduction and Update**

DM started the meeting by giving an update on current progress on the Core Strategy. The Implementation Executive has agreed the Local Development Scheme which includes the continuation of the south Wiltshire core strategy to adoption. Government Office for the South West are also pushing for south Wiltshire to finalise the Core Strategy.

DM went on to refer to the recent Inspector's frontloading visit. In line with GOSW and national planning policy advice, the Inspector strongly emphasised the need to prove deliverability of sites. It is therefore imperative the essential infrastructure for each site is scoped out, which includes educational requirements.

**2. Proposed housing sites**

NS explained that demand for school places will be led by what happens over the next 20 years and so education need to know not just what is being proposed in the first 5 years of the Core Strategy, but also what is being proposed for years 5 to 20.

It was agreed that Forward Planning will email a list of all the Local Plan Phase II sites that are being carried forward into the current plan period (2006-2026). Education will have already included these sites when calculating forecasts.

DM explained that contact is currently being made with the landowners/agents of these Local Plan Phase II sites to ascertain whether or not these sites will realistically be delivered.

A map illustrating the proposed strategic sites to be delivered in Years 1 to 5 (red sites) and those sites to be delivered after year 5 (yellow sites) was when tabled to assist in detailed discussion of each of these sites.

Before detailed discussion on the sites started, it was agreed that the following assumptions would be made:

- that Laverstock will have 1500 school places, whether it is successful in its bid to become an academy or not
- that given 8,500 homes are being planned for delivery in Salisbury in the first 5 years from adoption of the Core Strategy (i.e. adoption expected April 2010), an assumption will be made that about 1/5 of all the "red sites" would be delivered per year i.e. about 250 houses per year.

**Action: Forward Planning to confirm to Education the number of houses planned for delivery in Salisbury during the first 5 years of the Core Strategy.**

**a) Fugglestone Red**

1250 houses approximately are being proposed for this strategic site

**Primary:**

Education requirement would be a 2 form entry primary school upfront.

**Secondary:**

Reference was made to aspirations to re-build Salisbury High School, possibly as an academy. If the bid to become an academy is successful, funding would be in place by 2012. Otherwise other funding streams will be used which wouldn't be available until 2016. Education are still in talks with the Government and do not yet know whether or not the school will become an academy.

The rebuild of the High school (whether as an academy or not?) would entail a possible land swap whereby Permission provide land to the north of the current school site onto which new buildings could be put in return for land to the south for the school site on completion of the build.

In order to provide for the Fugglestone Red pupils the school will need to expand to take 1200, and therefore a secondary contribution will be required from the developer.

Would need an admissions policy to ensure that Fugglestone Red pupils have places at the school.

**b) Hampton Park**

500 houses proposed in first five years of Core Strategy. No subsequent phases are proposed after year 5.

**Primary**

1 form entry primary school (210 places) upfront for 500 houses. Financial contribution from the developers to pay for 4 classes, with Education topping up the other 3 classes. Developers also to provide site.

**Secondary**

Developers are offering a site for a secondary school. If this offer was accepted, the value of the site would need to be knocked off any financial contribution given to the secondary school site. Issue is what land value the site should be valued at – agricultural?

Education commented that this isn't a great site for a secondary school. However, there is a need to identify a secondary school site given the numbers of housing proposed for Salisbury over the 20 year plan period, and there are no other sites identified for a possible secondary school site.

There was then some discussion about the location of the secondary school site. This is proposed to the north of Hampton Park and to the east of the Pig Farm and would involve a land swap between the developer and Wiltshire County Council so that the Pig Farm becomes part of the proposed country park. There is a potential issue with the impact that this site would have on the landscape.

**Action:**

- Forward Planning to consider appropriateness of location of proposed secondary school.
- Education to consider what their position would be if this site was not supported by Forward Planning for a secondary school.

**c) Old Sarum**

300 houses proposed in first 5 years (phase I), followed by 500 houses after year 5 (phase II).

**Primary:**

A site for a 1 form entry primary school to be identified upfront. 4 classes would be required at the beginning of the development in phase I, to be expanded in phase II of development. (Check. Minutes of meeting dated 28 October indicate that there would be a requirement for the equivalent of two primary schools).

**Secondary:**

Financial contributions??

**d) UKLF**

Possibly 300 dwellings (tbc) in first 5 years of Core Strategy, plus 100 at Bulbridge (this is a Local Plan Phase II site and therefore the Education authority will have already taken this into account in calculating forecasts).

**Primary:**

**Secondary:**

Education would require a financial contribution upfront.

**Wilton Middle School:**

Education asked if there was a possibility of growth at UKLF beyond year 5. DM explained that this is a possibility and that this would likely to be a contingency site. If so, this would push capacity of the current school and there would be a requirement for a second site. However, this would raise questions as to why Education weren't therefore using the current empty school site (Wilton Middle School) / why did they close it!

**Action:**

- Education to do some work on Wilton primary school.
- Forward Planning to confirm the proposed housing numbers after team meeting on 19 January.

**e) Churchfields**

500 houses to be delivered in years 1 to 5. 300 houses to be delivered after year 5 (tbc).

**Primary:**

Education requirement would be a 1 form entry primary school upfront on site.

**Secondary:**

Secondary school contribution.

There was some discussion about the provision of a secondary school at Churchfields. Education commented that this would be an ideal site, and much better than providing one at Hampton Park.

**Action:**

- Forward Planning to confirm proposed housing numbers after meeting on 19 January.
- Education to provide Forward Planning with sites sizes for 1 form entry and 2 form entry schools.

**f) Harnham**

No housing proposed for delivery in Years 1 to 5. About 300 houses proposed for delivery after year 5. This is therefore a long term site.

**Action:** Forward Planning to confirm housing figures after meeting on 19 January.

#### **g) Odstock Hospital**

No houses proposed for years 1 to 5. 850 houses proposed for delivery after year 5.

**Primary:**

Education would require a primary school on this site.

Britford and Odstock primary schools are struggling at the moment. Education would want to talk to these schools about possibly moving them onto this proposed Odstock site and it therefore may be beneficial to study this site early on.

**Secondary:**

#### **h) Contingency Plan for Churchfields: Other smaller city centre sites**

There was some discussion about the deliverability of houses on Churchfields during years 1 to 5. If Churchfields doesn't ahead at all (ie not even beyond year 5) then the alternative for providing the houses needed would be developing on a cluster of smaller sites across the city e.g. the central car park (about 200 houses). Infill sites in the city would have to provide for about 800 houses.

**Primary:**

The educational requirement would be for a site to provide 1 form entry primary school, on Churchfields if possible although it was understood that if Churchfields is not a deliverable site it would be unlikely that a primary school could be provided on site to serve the alternative infill sites.

**Secondary:**

Education expressed concerns about the provision of a city centre secondary school – if Churchfields doesn't go ahead, then were else could a secondary school be located?

Education commented that they are aware of proposals for housing on the Highbury and Fisherton school site and on the Penruddock Close site and questioned whether these figures have been taken into account by Forward Planning?

**Action:**

- Forward Planning to provide Education with details about contingency sites and the proposed numbers of houses on each after meeting on 19 January.
- Forward Planning to check whether the Highbury and Fisherton School site and Penruddock Close sites.

#### **i) Archers Gate, Amesbury**

1025 houses to be delivered in years 1 to 5 of the Core strategy with no further development planned for beyond year 5.

**Primary:**

Education requirement would be provision of a site for a 1 form entry primary school. There is still some discussion between the agent and education about the exact location of this primary school.

**Secondary:**

Education requirement would be for a financial contribution towards the expansion of Stonehenge School. However, ideally Stonehenge School should be re-built on the Holders

Road school playing fields and financial contributions from developers would be sought towards this.

Education then expressed some concerns about post 5 year housing delivery across the district. For example, in addition to the 1025 houses to be provided on Archer's Gate in Amesbury, a further 1215 houses needs to be delivered in the settlements in this community area over the 20 year plan period.

**Action:**

- Forward Planning to provide Education with definitive housing numbers proposed in each community area following meeting on 19 January.

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**j) Downton**

200 houses are proposed in Downton over the 20 year plan period. This is in addition to the 850 houses proposed at Odstock after year 5 of the 20 year plan period.

**Primary:**

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**Secondary:**

Downton secondary school will have to expand. A master plan has been prepared looking at the expansion of the school to 900 pupils. The school is currently a 3 form entry school but it has ambitions to have a 6<sup>th</sup> form.

Financial contributions?

**Other issues**

Education asked whether there was any capacity for growth at Alderbury. DM explained that there is no capacity here for strategic housing growth because of road capacity constraints.

# APPENDIX 7

## Latest News

### Major investment plan for education provision in Salisbury

*Tuesday 05 May 2009*

**Area:** All areas

CHILDREN and young people in the Salisbury area could soon benefit from two new academies in the city after the Government gave permission for the projects to enter the next stage.

One academy will be a collaboration between the three secondary schools at Laverstock and the other will take the place of Salisbury High School. The proposal to build an academy at Laverstock has seen St Edmunds Church of England Girls' School, St Josephs Catholic School and Wyvern College exploring a range of options for the long term benefit of all the students in the local community.

Both proposals will now be looked at in greater detail, and an Expression of Interest will be sent to the Department for Children, Schools and Families within the next three months for a decision to be made. Should the Government decide to agree the plans, the academies could open in 2010 and have new buildings by 2013.

Before this happens Salisbury Diocese, Clifton Diocese and Wiltshire Council will be consulting with everyone involved with the schools. This includes parents, students, teachers, governors and the local community as a whole.

Carolyn Godfrey, director of children's services at Wiltshire Council, said: "This is a huge opportunity to change the landscape and enhance the educational provision for the young people of Salisbury for the future. We are delighted the Government has given us permission to proceed to the next stage, and are looking forward to listening very carefully to all views.

"We have had some very encouraging discussions with both the Catholic and Anglican dioceses to get to this point. The governors at each school have been informed of the possibilities. I hope this continues and we can reach a decision which will best serve the educational needs of the children of Salisbury for many years to come."

Chris Shepperd, director of education for Salisbury Diocese said: “David Stancliffe, The Bishop of Salisbury recently met Bishop Declan, Clifton Diocese together with members from Wiltshire Council, to confirm our support for these projects. We are all very excited to be involved in such a forward looking partnership. The Churches remain committed to offering each young person the very best learning both about themselves and about the world which they will be creating for their future.”

Mr. Ian McNiff, director of the Clifton Diocese department for schools and colleges, said "We welcome the opportunity to work with our partners in education in Salisbury, Wiltshire Council and Salisbury Diocese, to consider how we can best meet the future needs of young people in the city. Joint faith working in conjunction with the LA provides an opportunity for transformational, creative and innovative education for the school communities of St Joseph's Catholic School, St Edmund's Church of England Girls' School and Wyvern College."

#### Laverstock

The Salisbury Church of England Diocese and the Roman Catholic Diocese of Clifton are working in partnership with Wiltshire Council to support these aspirations and be sponsors for the academy.

In time the three schools would become a joint faith Church of England/Roman Catholic academy. The academy would be an 11 to 19 co-educational school and with a major investment in buildings and facilities including a sixth form. The new facility will be able to accommodate 1,350 plus post 16 pupils.

#### Salisbury High School

The Church of England Salisbury Diocese will work in partnership with Wiltshire Council to support these aspirations and be sponsors for the academy.

The new school would be an 11 to 19 co-educational school and with a major investment in buildings and facilities. The new facility will be able to accommodate 1,200 plus post 16 pupils.

#### Academies

An academy is a publicly funded, independent state school which follows many of the academic requirements of maintained schools, such as the National Curriculum and testing, but has more flexibility for innovation in a range of areas.

The benefits of becoming an academy include funding for improved facilities for current students and those of the future. It would also help enable a broader curriculum to be put into place.

The Expression of Interest will be submitted to the Department for Children, Schools and Families, which has been very encouraging in their initial response.

If this interest is accepted by the departments' minister, a feasibility study on the project will need to be undertaken. This will involve wide consultation within the local community, including parents and pupils.

Ends