

## **HS/Salisbury Vision /2901/3, 4 and 6 (Churchfields)**

### **Supplementary Statement no 2:**

#### **Project Delivery - Churchfields Industrial Estate.**

##### 1. Introduction

- 1.1 This statement is made on behalf of Salisbury Vision.
- 1.2 Salisbury Vision is a special purpose vehicle established to provide a private sector led approach to the regeneration of Salisbury. It has a Board comprising both private and public sector representation including Wiltshire Council and representatives of the local business community and organisations with an important stake in the success of the city. The Board is Chaired by Sir Christopher Benson.
- 1.3 The Vision has the stated objective *'for Salisbury to be a clean, green safe and friendly city; a place that is consistently acknowledged as being one of England's best places to live'*.
- 1.4 The Vision itself is focused on 24 key projects, encompassing strategic development sites, public realm and transport improvements as well as a number of site specific proposals. These projects are intended to be self-funding, and the Vision is tasked with drawing in private sector funding wherever possible to achieve this.

##### 2. Churchfields – within the Vision

- 2.1 The redevelopment of the Churchfields Industrial Estate to a high quality residential-led mixed-use quarter is an objective to which the Salisbury Vision Board is fully committed and is a key priority of the Vision.
- 2.2 The rationale for redevelopment at Churchfields is based on a number of key aims, which include the following;
  - (i) To relocate inappropriately sited businesses and remove associated HGV traffic from the city centre.
  - (ii) To develop a new city quarter that meets housing demand and provides space for additional office and light employment activities.
  - (iii) To make best use of Churchfields location – including its outlook and views to the Cathedral and close proximity to the Railway station.
  - (iv) To provide hotel and conference facilities
  - (v) To deliver affordable housing close to the city centre.

- 2.3 The Vision Board acknowledge that this project contains many challenges, including the need to provide appropriate relocation opportunities for existing businesses and establishing a delivery framework in which the private sector can invest in confidence. These aspects will be tested in the forthcoming masterplan.
- 2.4 Significant resources have been dedicated to this project and the past few months has seen substantial progress, including the creation of a project Implementation Team and steps taken towards the appointment of masterplanners.
- 2.5 The Vision is moving into a period of significant activity on this project over the next few months.

### 3. Project Status

- 3.1 As a key component of the Salisbury Vision, the Churchfields Project was an important strategic project for Salisbury District Council and one that it was committed to in partnership with Salisbury Vision.
- 3.2 This commitment remains under the new Unitary Authority and is demonstrated both through Wiltshire Council's formal decision-making processes and its continued commitment to provide both officer support and financial resources to the project.
- 3.3 Wiltshire Council's Implementation Executive on 16<sup>th</sup> March 2009 resolved to note the progress towards and the next steps required to deliver the Churchfields Project (Item 239 – 4).
- 3.4 By the time of the Examination in Public in March 2010, the implementation team will be in the process of appointing advisers to support it in the preparation of a masterplan.
- 3.5 It is intended that a further paper outlining the proposed delivery programme will be considered by the Council's Cabinet in February 2010. As the project progresses the Council's Cabinet will be advised when key milestones have been reached and relevant approvals will be sought as required.

### 4. Project Management

- 4.1 This project will be delivered through the Salisbury Vision. In support of this an implementation team has been established for the delivery of this project to be led by the Salisbury Vision Director – Richard Walters MRICS MRTPI. The team has extensive regeneration and development expertise and the ability to draw upon further external support where this is required.

- 4.2 The implementation team includes officers from the Council's Property, Legal and Planning teams as well as drawing upon other internal Council resources as required by the project. This may include (inter alia) Housing, Transport Economic Development and Procurement. The implementation team will also direct the involvement of external advisers (including masterplanners) to be appointed shortly.
- 4.3 We have been careful to assemble a team both internally and externally that has the capacity and experience to deliver a complex project of this kind.
- 4.4 In addition to the Implementation Team an Internal Vision Board has been established, which is chaired by the Council's Portfolio Holder for Economic Development with responsibility for co-ordinating the Chippenham, Salisbury and Trowbridge Visions. This Board – which is an internal group to Wiltshire Council comprises the Service Directors of the Departments of Economy and Enterprise, Housing, Development Services, Sustainable Transport and Major Projects. Its role is to ensure that the Council responds to the needs and opportunities of the three Vision areas on a corporate basis.

## 5. Viability and Delivery

- 5.1 The Salisbury Vision team recognises the strategic nature of this project and the complexities involved in its delivery.
- 5.2 The Vision Board anticipates that the redevelopment of Churchfields is likely to be delivered in a phased manner, but within the timescale of the Core Strategy. Its aim is to achieve regeneration as far as possible through a private-sector (landowner) led approach.
- 5.3 The practicalities of this will be tested as part of the forthcoming masterplan work.
- 5.4 The Vision team is liaising with Wiltshire Council and key landowners within the area to explore at an early stage issues surrounding land assembly and phasing and we anticipate that these aspects will be central to the forthcoming Masterplan.
- 5.5 Wiltshire Council itself is a key landowner on the Churchfields Estate. These landholdings will form part of the redevelopment project. The Council's position as landowner, provides important impetus to the project, and will facilitate the delivery of phased development on the site.

## 6. On-going Work Programme

6.1 The Salisbury Vision team and Wiltshire Council has progressed various work recently including:

- (i) Churchfields conference – January 2009 – a community engagement event chaired by Lord Marland.
- (ii) Established the Internal Vision Board – December 2009
- (iii) Appointment of a Vision Director – December 2009
- (iv) Established the implementation team – January 2010
- (v) Preparation of a draft brief to appoint Masterplan consultants – on-going
- (vi) Discussions with key parties (landowners and potential stakeholders) on the Masterplanning process – on-going
- (vii) Submission of a proposal to DCLG / DEFRA for resources in support of Masterplan work. – January 2010
- (viii) Establishing communications protocol with South Wiltshire Economic Partnership (SWEP) for liaison with Churchfields business community. – January 2010

## 7. Delivery Programme

7.1 We set out in the schedule below an indicative delivery programme.

<b>Stage</b>	<b>Tasks</b>	<b>Timescale (estimated)</b>
Stage 1	Assembly of Implementation team	Complete
Stage 2	Pre-Masterplan preparation <ul style="list-style-type: none"> <li>- Site appraisal work – collation of baseline information</li> <li>- Legal title review</li> <li>- Preliminary landowner liaison</li> <li>- Completion of Consultant Brief</li> <li>- Procurement of Consultant team (Masterplanners, commercial, engineering and other technical advisers)</li> </ul>	End June 2010
Stage 3	Masterplan <ul style="list-style-type: none"> <li>- Option identification and testing</li> </ul>	July 2010 to March 2011

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<b>Stage</b>	<b>Tasks</b>	<b>Timescale (estimated)</b>
	Site analysis Stakeholder engagement Financial review Phasing plan / decant strategy Implementation Strategy	
Stage 4	Implementation  - based on outcome of Masterplan	April 2011 - onwards