

REPORT PC26.026b Land North East Old Sarum, Portway Salisbury

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1. REPORT SUMMARY

A report to councillors regarding proposed comments to be sent in for Planning Application PL/2025/02686 Land North East Old Sarum, Portway, Salisbury.

2. BACKGROUND

At the February Parish Council Meeting, the Council resolved (PC26.014) to submit a response 'no objection subject to conditions' with the details of those conditions to be finalised for this March meeting. The deadline for response is 17<sup>th</sup> March 2026.

3. SUMMARY

Cllr Barker, the Clerk and Deputy Clerk discussed the application with Wiltshire Council officers. The Deputy Clerk also followed up with the Planning Officer responsible for this application. It should be noted that, due to the situation with Wiltshire Council's local plan, the principle of development here will now have to be dealt with as part of the planning application process and assessment when the application is decided. The site will have to be considered on an individual and site by site basis taking into account where a local authority does not have a local plan in place and does not have a five year housing land supply that it must continue to grant planning permission for housing on individual sites providing there are no significant other planning issues that would prevent it from doing so. As a result of these meetings and information the proposed detailed response is below in Annex 1.

4. RECOMMENDATION

That the council resolves to submit the comments contained in Annex 1 as the conditions to the 'no objection subject to conditions' response agreed in Minute reference 26.014.

## ANNEX 1

The response of Laverstock and Ford Parish Council is 'No Objection subject to conditions' as set out below.

- Any education contribution arising from this development to be allocated to Old Sarum Primary School and Old Sarum Nursery (Charity 1147418) as the local service providers. Alternatively, towards the development of the previously proposed Longhedge Primary School site.
- This development further concentrates the desperate need for the delivery of a health care provision locally, without the requirement to travel into Salisbury. A contribution to delivery of healthcare services to be restricted to delivery in Old Sarum. If no surgeries are prepared to provide a satellite service, a pharmacy with associated services would be an acceptable second choice. Space with parking already exists at the Old Sarum Local Centre.
- The proposals provide no community buildings. The Old Sarum and Longhedge Community Centre would serve this development. To secure it's long term viability, contributions of £49,000 to instal solar panels and £20,000 to improve storage capacity are requested.
- The proposed use of a private management company is not supported by the Parish Council. The Parish Council already own and manage all the play areas and public open space in the vicinity. There is no reason residents of this development should bear the burden of private arrangements for areas which will be open to all.
- The Parish Council has particular concerns over the increase in traffic from this development and the impact on the wider road network. Including the airfield site, a further 600 properties would be using the routes from The Portway. A significant highways contribution towards major improvements on the wider network is necessary to support this level of development.
- There is poor visibility and a speed limit of 40mph at the proposed uncontrolled access point. This is a common route for HGVs. A reduction in the speed limit to 30mph should be funded by the development.
- The archaeology surveys highlight the Mustang crash site on the development. The Parish Council request a public art contribution is made to facilitate the provision of a memorial.
- The Parish Council strongly request that a MUGA/NEAP provision is made on the site to support more teen/young adult facilities in the area. This cannot easily be accommodated off-site in close proximity to the development and must be included here at the planning stage.
- The provision of energy efficiency measures (solar, heat pumps, ev charging) is welcomed and the Parish Council request a commitment to guarantee delivery of all three schemes to all properties is included in any permissions granted.
- The Parish Council do not support the proposal to exit the shared use cycle/pedestrian path onto The Portway at an un-controlled crossing. The Parish Council request consultation to agree a diversion across our land to allow the path to join the signal-controlled crossing proposed for the top of Green Lane.
- The Parish Council are aware there is a 'ransom strip' around part of the site, and proposed link paths cannot be joined to the wider network without permissions to cross. These permissions must be secured by the developer.
- The detailed specification of allotments must include fencing for security, parking and water.
- The Parish Council continue to highlight that the provision of a high percentage of tandem parking arrangements will result in increased on-road parking.
- A contribution would be supported towards costs of monitoring s106 delivery and the Parish Council request involvement in the agreement of s106 provisions.