

REPORT SUMMARY

In response to updated documents from the applicant, in early June councillors agreed, via email, the following additional response to this application. A resolution is required to approve this response:-

Laverstock and Ford Parish Council continue to OBJECT to this application and refer to our previous OBJECT responses lodged. Please find our additional comments below.

1. Salisbury Football Club

Salisbury Football Club is a hugely important asset, not just to Old Sarum but to the whole of the city and surrounding villages. We share the concerns submitted by the club that the construction of homes so close to the ground will adversely affect the club as it stands, and hamper any future development should the club continue to prosper and grow. Residents should not be expected to keep windows closed and blinds drawn in their own homes to mitigate noise and light from the ground. There are several inconsistencies and assumptions in the environmental report which are challenged by the club.

The officers report from the original application (s/2005/0211) for this estate notes:

‘This is a challenging site to develop because of the existing land uses around which it must take place. This is especially so in relation to Salisbury Football Ground, which has the potential to give rise to adverse noise conditions should houses be built right up to the boundary. This is confirmed by the applicants own Environmental Statement. It would clearly be imprudent of the council to grant permission for a development that would have the potential to give rise to a large number of complaints due to noise from the adjacent use. This would also be unreasonable on the Football Club, which should be allowed to continue within its legal uses unfettered by new and imposed constraints that it cannot address.

In order to overcome this potential problem the Master Plan has gone through several iterations and now is designed to keep residential properties away from the immediate vicinity of the Football Ground. On the west side this is achieved by the existing club car park and the proposed village green on the MOD land acting as a buffer. To the south is an area of existing undeveloped land within the same ownership as the football club. To the east, which is the contentious area, it is now proposed to site employment uses in the form of office buildings, which will be less noise sensitive than dwellings.’

This application seeks to explicitly reverse those commitments which were made by the applicant when negotiating permission for the estate.

Should the objections be ignored and permission granted, as a minimum we request that restrictive covenants are included in any legal sale or transfer of properties which prevent residents from raising complaints regarding noise or light nuisance in respect of Salisbury Football Ground.

2. Marketing

The applicant has stated that no interest has been received in purchasing the land at Roger Way for employment use, which has been marketed since 2006 at £300,000 per acre. We are unable find a listing on either Right Move or the agents own website. There is no evidence presented that consideration has been given to reducing the price to a more appropriate figure, given the acknowledged constraints of the site. There is no evidence that the applicant has considered construction of commercial units for lease, as can be successfully demonstrated on the neighbouring Longhedge estate.

The agent has stated that only one enquiry was made for the Roger Way land in 2015, but then refers to 'companies' and 'they' have always been concerned about access. Have there, in fact, been more enquiries, and if there are site 'negatives' such as access, why has it not been marketed at a lower rate than land with 'ideal' access?

3. Block C/Community use areas

There is no evidence of marketing or community use promotion for the vacant ground floor of Block C. No evidence of market rates or enquires for the retail units has been presented. With increased development at Longhedge, permission granted for development on the airfield and further large scale applications in progress or pending in Old Sarum, the need for community and healthcare facilities continues to grow. This is noted in both the Parish Council and Wiltshire Councils responses to applications in the vicinity. Conversion of the ground floor at Block C would provide only 7 homes, but the opportunity to house much needed services to a growing community would be lost forever.