

1. REPORT SUMMARY

A report to councillors regarding updated plans submitted on this application.

2. BACKGROUND

This application was first submitted in May 2021 and has already been subject to two plans revision. The council have been consulted following a further submission of revised plans.

3. SUMMARY

The council have resolved to object to all versions of this scheme submitted so far. Our comments are below Annex One. Cllr Barker has reviewed the new plans and concludes there are minimal changes which would not overcome previous objections. The following proposed response has been drafted.

4. RECOMMENDATION

That the council resolves to OBJECT to this application and approves the response:-

Having looked at the plans it is very clear that nothing much has changed since September 2024.

Regarding residential development of the land to the west of Roger Way.

1. The Parish Council strongly supports the land remaining as employment land as defined in the 2007 S106 agreement, being "6ha of employment land principally comprising uses B1 and B2". No evidence has been provided of sufficient effort made in marketing or developing the land, to encourage take up for this use.

2. The noise and light from the neighbouring Salisbury Football Club, being immediately adjacent to the site, would have a significant adverse effect on any residential properties. We totally agree with the Public Protection Officers report as to the intrusion by light and noise, in summer there is no way to stop this as many properties will have their windows open. The Ray Mac is a well-attended stadium, a valued community asset and plays an important role within the wider South Wiltshire Area. Its operation should not be compromised by potential noise and light complaints by residents who may move in the proposed properties.

3. The roads approaching the site are already overcrowded. Many cars are parking along both sides of Sherbourne Drive, including near junctions and blind corners. The bus already has great difficulty negotiating this area, and concerns have been raised about access for Emergency Services. Tandem parking is still in the application despite evidence around various developments that this does not work as residents prefer to park on the road. Also, with the increase in some car sizes, the spaces are often compromised when opening car doors., again causing drivers to park on the roads. The traffic issues and parking on roads are getting worse and this development would potentially increase these issues.

4. This road is part of the route for many children to nearby Old Sarum Primary School. The lack of parking spaces, and poor parking on the road combined with the increase in traffic to a residential development would make this an extremely hazardous area.

Regarding the Old Sarum Local Centre.

Not enough has been done to make this area an easy enough option for any consideration of Community use. We have seen no evidence of any marketing of this area for Community use, and the units have been left empty and unmaintained for some time. Possibly if the units were properly fitted out, as in Longhedge Village, then the uptake would be greater. However, Persimmon seem unwilling to address this. Whilst they maintain this stance, I see no reason to alter the previous objection.

ANNEX ONE

30th June 2021

At its meeting on 21st June 2021, Laverstock and Ford Parish Council voted to OBJECT to the above application for the following reasons.

Regarding residential development of the land to the west of Roger Way.

1. The Parish Council strongly supports the land remaining as employment land as defined in the 2007 S106 agreement, being "6ha of employment land principally comprising uses B1 and B2". No evidence has been provided of sufficient effort made in marketing or developing the land, to encourage take up for this use.

2. The noise and light from the neighbouring Salisbury Football Club, being immediately adjacent to the site, would have a significant adverse effect on any residential properties.

3. The roads approaching the site are already overcrowded. Many cars are parking along both sides of Sherbourne Drive, including near junctions and blind corners. The bus already has great difficulty negotiating this area, and concerns have been raised about access for Emergency Services. Laverstock and Ford Parish Council believe the proposed design does not provide sufficient parking for residents and visitors and will add to the problems already evident.

4. This road is part of the route for many children to nearby Old Sarum Primary School. The lack of parking spaces, and poor parking on the road combined with the increase in traffic to a residential development would make this an extremely hazardous area.

5. The proposed design of the new homes in this area is over-dense, with too many properties in a small area. There is no provision of electric vehicle charging points and many of the properties have no provision for storage of refuse bins.

Regarding the Old Sarum Local Centre.

Not enough has been done to make this area an easy enough option for any consideration of Community use. We have seen no evidence of any marketing of this area for Community use, and the units have been left empty and unmaintained for some time.

22nd November 2023

Laverstock and Ford Parish Council had submitted the response 'OBJECT with reasons' to the original application. At its meeting on 20th November 2023, Laverstock and Ford Parish Council discussed the changes made and agreed that the provision of electric vehicle charging points and storage of refuse bins has been addressed in the new plans. However, the Parish Council do not believe any of the other objections have been addressed, and resolved to OBJECT to the updated application for the following reasons.

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Regarding the Old Sarum Local Centre.

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17th September 2024

Laverstock and Ford Parish Council had previously submitted the response 'OBJECT with reasons' to the original application. The council notes the revisions but continues to object to the unsuitability of this site, echoing the comments and issues raised by the Public Protection Officer. We note that tandem parking areas are being offered at the back of the houses between the boundary with the football pitch and the houses, this is likely to encourage homeowners to instead park on the road at the front of the housing due to the inconvenience of tandem parking. This road is a popular route for children crossing to and from schools, and to pick up buses on the Portway, Old Sarum, with or without additional cars parking there is increased risk from additional traffic. This is already an issue on Sherbourne Drive and elsewhere in Old Sarum due to narrow roads and a proliferation of parked cars on these roads, despite many homes having allocated parking spaces. The recent promotion of Salisbury Football Club also means that there will be an increase of noise and an increase in matches. The Football Pitch which was present before housing was built, and which is a valued community asset plays an important role within the wider South Wiltshire Area. Developing housing so close to the boundary of the pitch will inevitably create tension due to noise and light pollution between residents and the Football Club, the proposed amendments do not appear to satisfactorily address this other than to reduce some of the potential light pollution.