

Development Management,
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Wiltshire Council
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**RE: Application PL/2021/04084 Land to the west of Roger Way
and Old Sarum Local Centre (Block C), Old Sarum, Salisbury, Wiltshire**

Dear Richard

I am pleased to provide a resubmission of the planning pack in support of the above application. Attached to this application is a 'Technical Consultee Response' sheet that outlines all consultee responses received in relation to the submission made in November 2023.

As you are aware through more recent discussions the application and amendments have sought to alleviate the concerns of the Public Protection Officer. The application has undertaken all reasonable endeavours to mitigate both noise and light from the neighbouring football club including the orientation and design of buildings including their location of windows and enhanced noise fencing where appropriate. We disagree with the conclusions drawn by the Public Protection Officer based on the evidence provided and consider the scheme suitably mitigates for noise and light.

Furthermore, we consider the continued objection of the Public Protection Officer to be inconsistent with principals previously deemed appropriate by the authority. However, in response to an email dated Friday 24th of May the Public Protection Officer stated that despite comments provided it is for the Planning Department to consider those comments in the planning balance.

When considering the planning balance, it is key to consider the following benefits the proposed development will provide:

1. 20 Affordable dwellings of a range of type, size and tenure that will significantly ease local pressures and waiting times for those in need of residential accommodation
2. The development of vacant land centrally located within a wider residential development that has been evidenced that there is no requirement for its current use
3. Development of an existing vacant ground floor unit that was not required for its intended use
4. Development of 49 dwellings without encroaching onto the open countryside or adding to urban sprawl beyond current boundaries
5. Open market dwellings brought forward at a wide range of size to facilitate not only families looking to upsize, but also first time homebuyers and other residents looking to downsize freeing up other properties within the wider area
6. An above policy compliant biodiversity net gain for both habitats and hedgerows
7. Creation of jobs in the local area to support the construction of the proposals

When considering the above and the national directive to increase the number of residential properties available to the market, the benefits of this development are clear.

We wish to reinforce the findings of our consultant in relation to noise that with the proposed mitigation measures internal noise does not pose a material constraint to the development of the site.

I trust the above is clear however please let me know any questions in relation to the application in due time.

Kind Regards

Barnaby Harris
(Planner)