

WILTSHIRE COUNCIL

SOUTHERN AREA PLANNING COMMITTEE

Date: 18th December 2014

Subject: Land to the north of Tryhorn Drive/Neal Close, Hampton Park, Salisbury.

Purpose of Report

1. To update members on the resolution of issues on the above land, which have arisen from use of land to the north by the developers of Hampton Park 2, to haul construction spoil to a temporary location.
2. This report follows a request from Members at the meeting of the Southern Area Planning Committee on 27th November 2014.
3. The land concerned is a strip of Council –owned land running to the rear of the existing housing development, partly used as a pedestrian pathway.

Chalk slurry run -off

4. The enforcement team was contacted in mid –November, regarding chalk slurry washing into the gardens of properties in Neal Close/Tryhorn Drive. This appeared to have arisen from vehicles using land to the north of the Council's land to reach the developer's construction spoil stockpile. The stockpile is located on land which will eventually become part of the country park.
5. There appeared to be little protection measures in place in respect of run-off down the hill over Council -owned land and into the rear gardens of residential property. The result was that chalk slurry was finding its' way along a convenient route, into gardens. Officers were advised that a similar incident had occurred previously in September 2014 and had been cleaned up by the developer, however preventative measures had not been undertaken and the problem had reoccurred. An existing bund on the developer's land, which could have limited the run -off into adjoining gardens, had partly been removed at some stage in the past and was considered to have contributed to the run-off problem.

6. Although not a planning enforcement matter as such, following discussions undertaken by the enforcement officer with the developer, the existing bund has now been reinforced at points where chalk slurry had passed into residential gardens. It is anticipated that this will reduce the impact of future reoccurrences of this issue whilst enabling the farmer to access the nearby barn; however this will also be dependent on weather conditions during the winter.
7. Officers have also discussed implementation of a further measure on the Council owned strip of land, to alleviate potential future problems. This consists of digging a one metre trench diagonally across the back fence of residential properties. A quotation for this work has now been sought, following which it will be carried out by the Council's contractor, with the cost to be reclaimed from the developer (unless the developer agrees to carry out the work at their own expense).

Fence/ gate

8. Officers are in the process of arranging for the existing pedestrian gateway in Tryhorn Drive to be closed and a new fence erected. The gateway in Neal Close has been inspected and is considered to be safe and solid and in a good state of repair. This will become the entry and exit from the path for local residents.
9. It is hoped that officers will be in a position to update Members on the likely timescales for carrying out the above works prior to the meeting.

Recommendation

That Members note the report.

Report Authors: Stephen Hawkins, Enforcement Team Leader; Mark Murnane, Facilities Delivery Manager South.

Date of report: 4th December

Background Papers

The following unpublished documents have been relied on in the preparation of this report:

None.
