

REPORT TO MELKSHAM AREA BOARD

RECREATION LAND AT LANCASTER ROAD ROUNDABOUT

SURVEY SUBMITTED BY MELKSHAM WITHOUT PARISH COUNCIL

JULY 2010

The Area Board has been requested by Melksham Without Parish Council (MWPC) to consider the results of its survey of residents and other interested parties regarding the future use of the 'Football Pitches' land (shown verged red on the attached plan), adjoining the roundabout at the southern end of Lancaster Road, Bowerhill.

The overwhelming response to the survey is that the land should remain in recreational use, rather than being developed for employment purposes.

The Board should note that the survey documents neglected to inform its participants that under current planning policies, Development Control would not grant planning consent for development without replacement playing fields being first provided elsewhere in the vicinity.

MWPC also refers to an agreement brokered with the former County Council a number of years ago in respect of this land. The spirit of that agreement, which was not completed, was for the land to be transferred to MWPC free of charge for recreational purposes once planning consent had been granted for employment development on the nearby 'Running Track' land (verged blue on the attached plan).

The extent of the land under the agreement would exclude that required for the link road between the A350 and Lancaster Road roundabout. The route of the link road means that the existing changing/youth building would have to be demolished. The agreement allowed for this to be replaced with a similar sized modern equivalent building, or payment to MWPC of a sum reflecting the construction costs.

It is deemed that through its request, MWPC is seeking a transfer of the football pitch land under the Council's Community Asset Transfer Policy, incorporating the terms referred to above.

The request is supported by officers in the Council's Strategic Property Department, subject to the views of the Area Board Members.

If the Area Board supports MWPC's request then it may wish to resolve:

To approve the transfer the football pitch land at Lancaster Road Melksham, extending to approximately 5.34 hectares (13.2 acres) to Melksham Without Parish Council in the sum of £1 and otherwise in accordance with the Council's Community Asset Transfer Policy.