

# SALISBURY CITY COUNCIL

## Report

**Subject** : Rawlence Road – Social Housing Development Agenda Item 12a  
**Committee** : Full Council  
**Date** : 02 September 2024  
**Author** : Marc Read, Head of Environmental Services

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### 1. Report Summary:

- 1.1. In January 2022 a paper was presented to Full Council proposing for the disposal of a strip of land off Rawlence Road to Wiltshire Council to allow for the development of additional social housing. This recommendation was granted and the land returned to Wiltshire Council.
- 1.2. The briefing note supplied by Wiltshire Council, that accompanies this paper sets out the details of a request to Salisbury City Council for the granting of permission to construct a below ground soakaway on the City Council owned recreational ground at Westwood Road/ Rawlence Rd in Bemerton Heath. Without the City Council's assistance, this scheme cannot be taken forward as there are no other suitable locations for the soakaway.

### 2. Commercial Value

- 2.1. Case law (Stokes vs Cambridge) details that the party that is granting the rights (in this case Salisbury City Council) could seek up to a third of the increase in the value of the land created by the development, facilitated by the grant of rights.
- 2.2. Officers of the Council sought advice from Myddelton and Major in relation to the proposal put forward by Wiltshire Council and after thorough review concluded that there would be little or no uplift in the value over existing use.
- 2.3. Whilst no charge would be made for the land, legal costs would be recovered from Wiltshire Council.

### 3. Recommendations

3.1. It is recommended that the Committee:

- Approve Wiltshire Council's request and instruct Salisbury City Council Officers to draw up relevant agreements so that the soakaway can be installed and the social housing delivered.

1. **Wards Affected:** Bemerton Heath

2. **Background Papers:** DOC84838 Land off Rawlence Road & Briefing Paper Rawlence Road Salisbury (Provided by Wiltshire Council).

### **3. Implications:**

3.1. **Financial:** As outlined.

3.2. **Personnel:** Nil in relation to this report.

3.3. **Environmental Impact:** As outlined.

3.4. **Equalities Impact Statement:** Nil in relation to this report.