



**Salford Seven  
Neighbourhood  
Development Plan  
2015 to 2031**

incorporating the settlements  
of Salford Priors, Abbot's  
Salford, Dunnington, Iron  
Cross, Pitchill & The  
Bevingtons

**Referendum Version**

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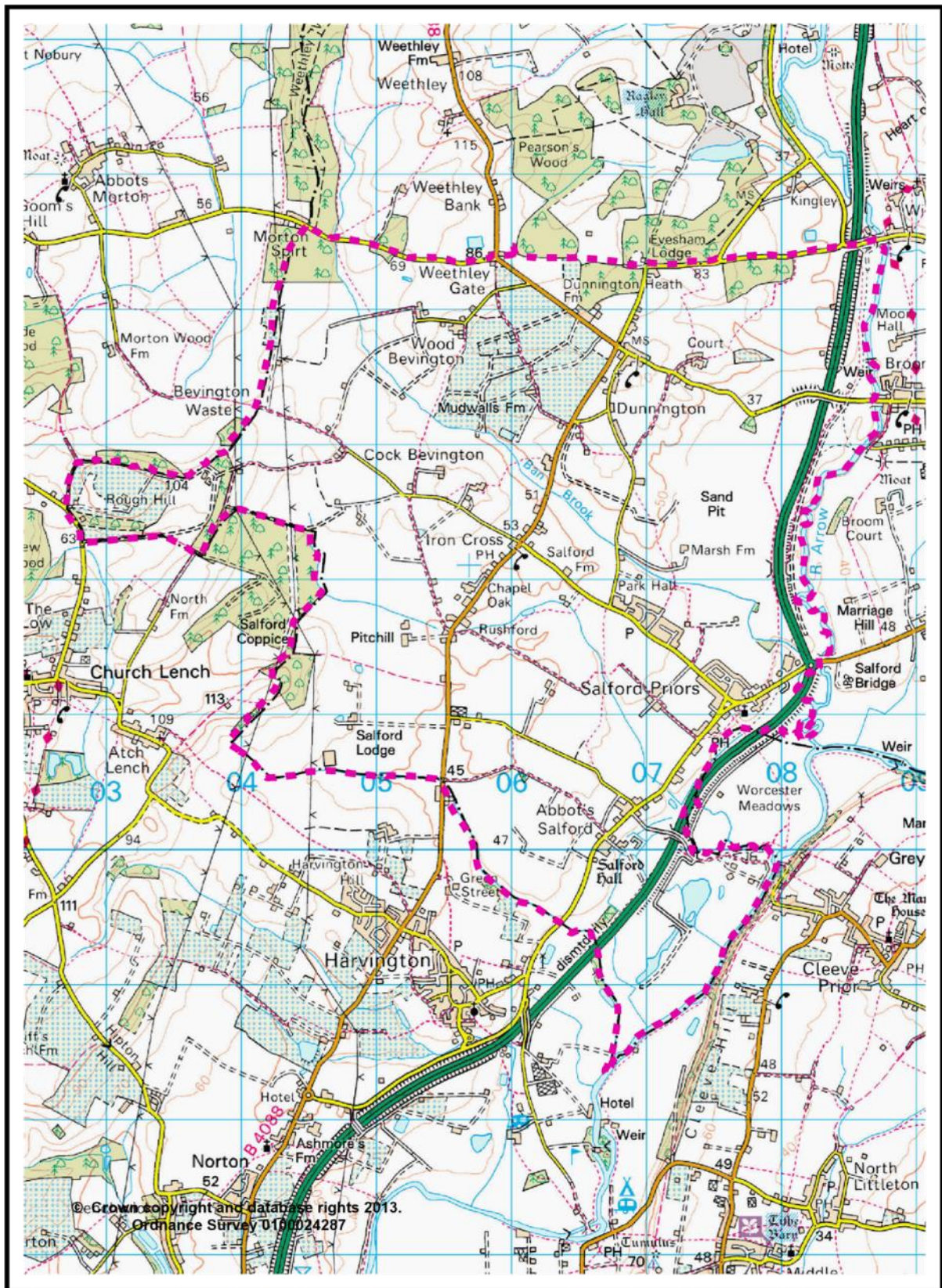
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### Figure 1 – Salford Seven Neighbourhood Development Plan Area

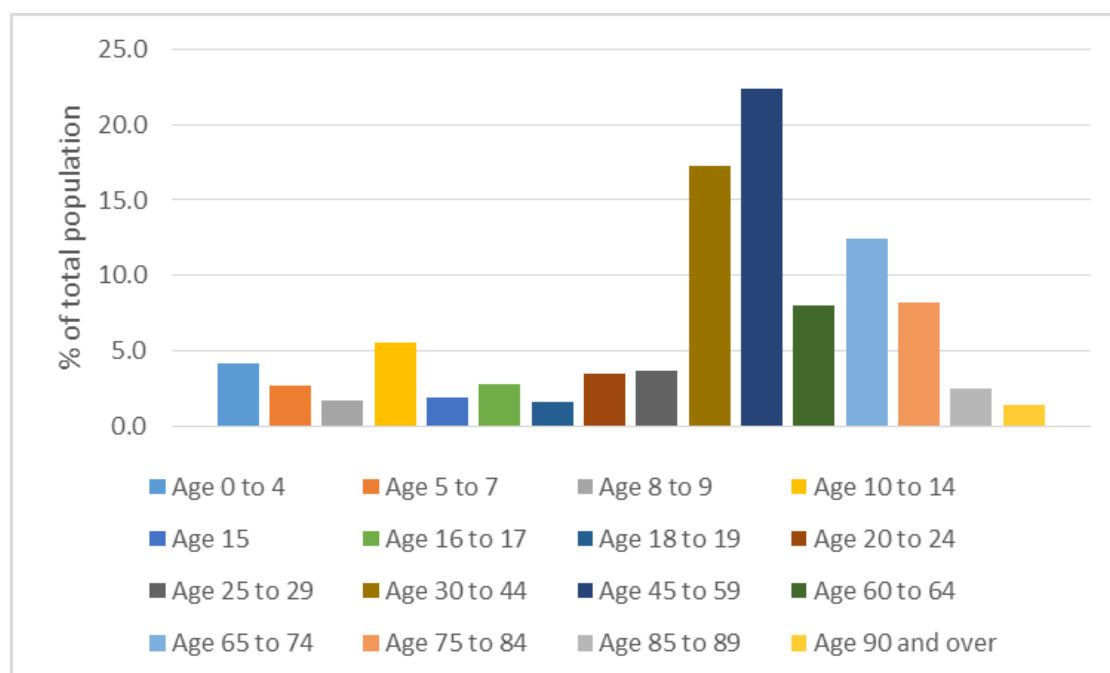
[produced on behalf of the Parish Council by Stratford on Avon District Council]



## 1.0 Introduction and Background

- 1.1 Salford Priors (Figure 1) is a diverse parish made up of the following villages and hamlets: Abbot's Salford, The Bevingtons, Dunnington, Iron Cross, Pitchill, Rushford and Salford Priors. Collectively known as the 'Salford Seven'.
- 1.2 The population of the Parish is 1,546 residents living in 621 households (2011 Census)<sup>1</sup>. The average age of residents in the parish is just under 46 (the average for the district is 37). At the time of the 2011 Census, see Figure 2, there were 135 residents under 10 living in the parish (8.7% of the population); 186 10-19 year olds (12.0%); 378 people aged between 20 and 44 (24.5%); 357 aged 45-59 (23.1%); and 502 over 60s (32.5%). This older population than the local and national average is typical of many villages in the rest of England.

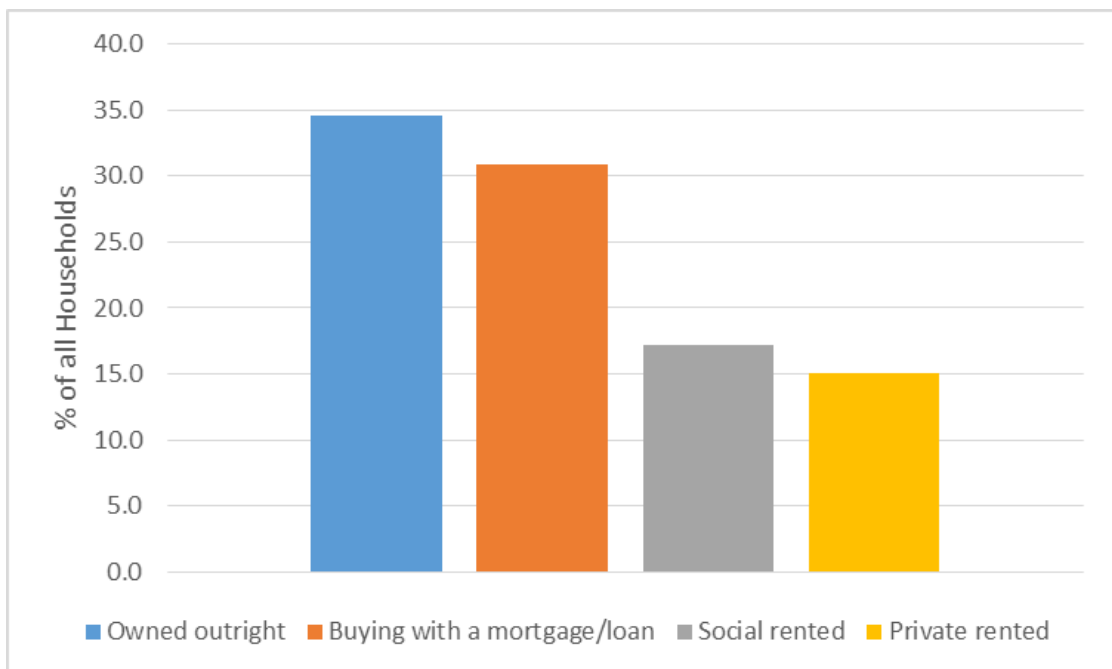
**Figure 2 – Salford Priors Parish Age Structure (2011 Census)**



<sup>1</sup> 2011 Census, Office for National Statistics  
<http://neighbourhood.statistics.gov.uk/dissemination/>

- 1.3 Of the 1,109 residents who were over 16, 72.4% were economically active<sup>2</sup>; most of these were in full time employment, with only 27 people unemployed in 2011. There were only 23 full time students (2.1% of the population). The economically inactive made up 27.6% of the population. This figure reflects the relatively older population in the parish.
- 1.4 In 2011, the Census showed tenure to be split three ways with about a third of households owning their home outright; about a third buying their home with a mortgage; and just over a third renting from either a private or social landlord, see Figure 3.

**Figure 3 – Household Tenure, Salford Priors Parish (2011 Census)**



- 1.5 Car ownership levels in the parish are high. In 2011, 92% of households had at least one car. There were 1,044 vehicles owned in the parish at this time.
- 1.6 Salford Seven has the following local facilities:

The Vineyard Public House, Abbot’s Salford.  
 Dunnington Church of England Junior and Infant School.  
 Dunnington Baptist Church & Church Hall.  
 The Queens Head Public House Iron Cross.  
 Pitchill Residential Nursing Home.  
 Salford Priors Church of England Junior and Infant School.  
 Salford Priors Post Office & Village Store.

<sup>2</sup> 69.7% of people in England and Wales are economically active (2011 Census).

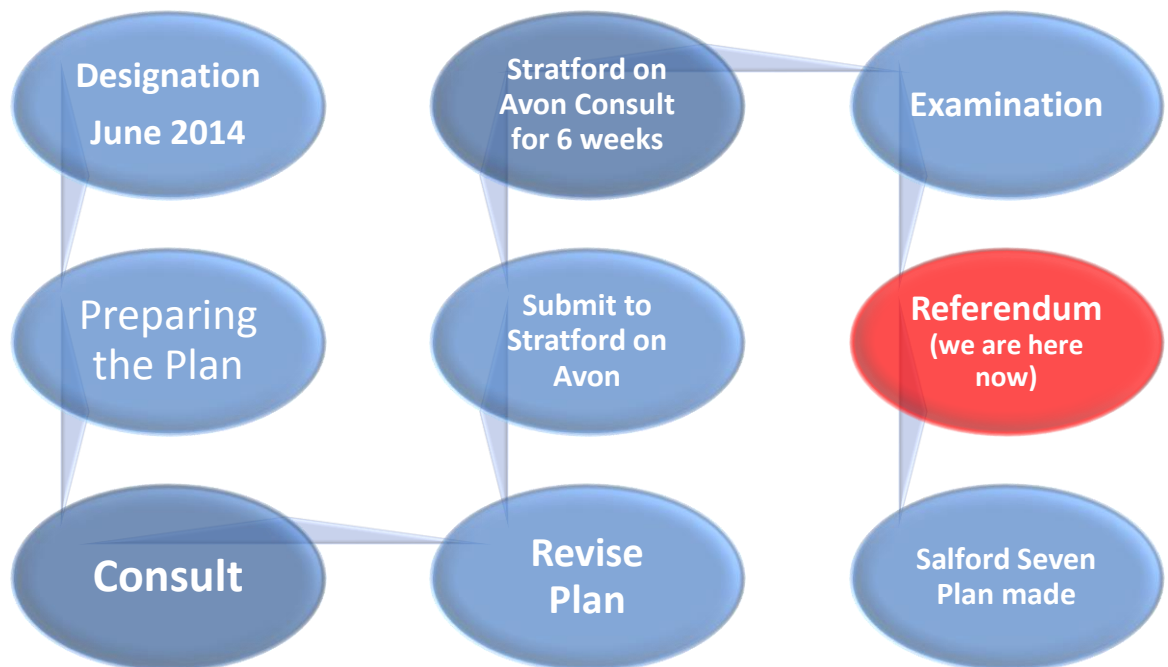
The Memorial Hall.  
St. Matthews Church of England Church.  
The Other Place Salford (TOPs) Community Building.  
The Bell Public House.  
Salford House (Residential Home).  
Scout Building.  
Community Allotment Gardens off Ridsdale Close.

## 2.0 A Neighbourhood Development Plan for Salford Seven

- 2.1 The Localism Act 2011 gives Parish Councils the power to prepare a statutory Neighbourhood Development Plan. Such a plan will be used to help promote, guide and control development in the local area.
- 2.2 These new powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and Neighbourhood Development Plans form part of this framework.
- 2.3 In January 2014, Salford Priors Parish Council applied to Stratford-on-Avon District Council for designation as a Neighbourhood Development Planning Area. This designation was approved on 16<sup>th</sup> June 2014 for the whole of the parish, see Figure 1 on page 3.
- 2.4 The Salford Seven Neighbourhood Development Plan has been prepared by a Steering Group of local residents and Parish Councillors. The Plan identifies a number of key themes which are considered significant to the Salford Seven, and these have been used to inform the content of the Neighbourhood Development Plan.
- 2.5 The Salford Seven Neighbourhood Development Plan has been prepared in accordance with the Neighbourhood Planning Regulations set by Government. Figure 4 briefly outlines the main steps within the Neighbourhood Plan process and confirms the stage which the Plan has now reached.
- 2.6 The Salford Seven Neighbourhood Development Plan was subject to independent examination in August 2016. The examiner recommended, with some modifications, that the plan should proceed to local referendum. The referendum will be held on [insert date] and if local people vote “yes”, Stratford on Avon District Council will make the plan part of the development plan for the area.



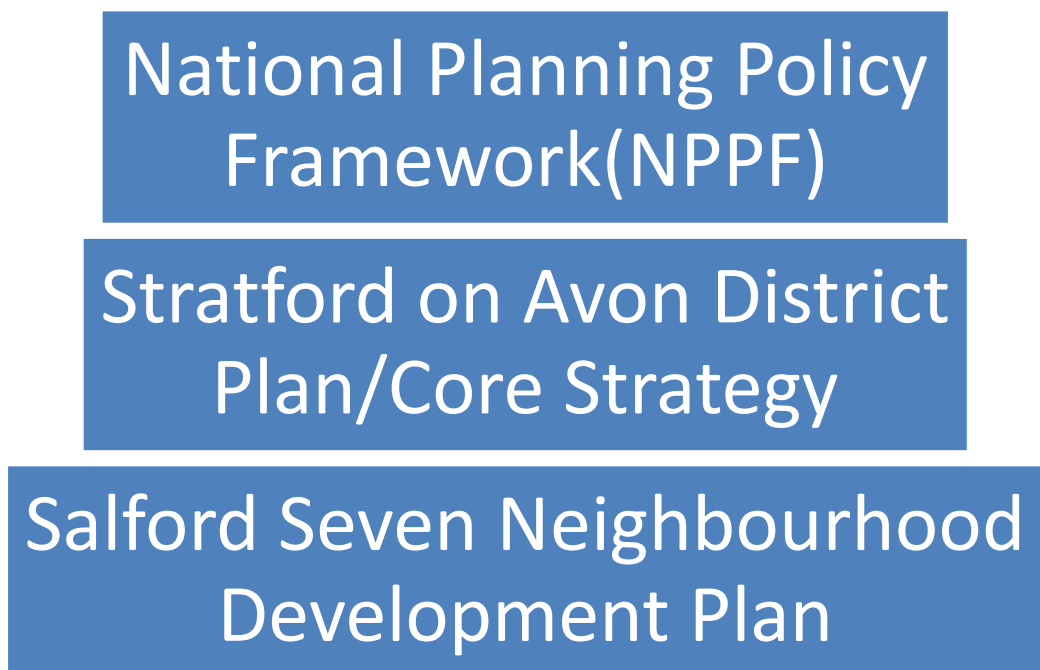
**Figure 4 – Salford Seven Neighbourhood Development Plan Preparation Process**



## 3.0 National and Local Planning Policy Context

- 3.1 One important thing anyone reading and using this document should know is that neighbourhood development plans must sit within, and take account of, the framework set by national and local planning policies. They must have appropriate regard to national planning policy and guidance and be in general conformity with the strategic planning policies of the local planning authority. There is a hierarchy of plans from national to neighbourhood, see Figure 5. This section of the plan summarises the principal national and local planning policies which provide the planning framework for the Salford Seven Draft Neighbourhood Development Plan.

**Figure 5 – National, local and neighbourhood plans**



### **National Planning Policy Framework (NPPF)<sup>3</sup>**

- 3.2 The NPPF sets out the national planning framework for England. The purpose of the planning system is to contribute towards sustainable development and to perform an economic, social and environmental role.

<sup>3</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

3.3 Our Neighbourhood Development Plan takes full account of the NPPF. Key paragraphs of relevance to the Salford Seven Neighbourhood Development Plan include the need to deliver sustainable development.

3.4 Paragraph 7 of the NPPF states that there are three dimensions to sustainable development: economic, social and environmental. To deliver such development plans should:

1. Build a strong, competitive economy
2. Ensure the vitality of town centres
3. Support a prosperous rural economy
4. Promote sustainable transport
5. Support high quality communications infrastructure
6. Deliver a wide choice of high quality homes
7. Require Good Design
8. Promote healthy communities
9. Protect green belt land
10. Meet the challenge of climate change, flooding and coastal change
11. Conserve and enhance the natural environment
12. Conserve and enhance the historic environment
13. Facilitate the sustainable use of minerals

3.5 When it comes to Neighbourhood Development Plans the NPPF advises that:

*“Neighbourhood Development Planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use Neighbourhood Development Planning to:*

- *set planning policies through Neighbourhood Development Plans to determine decisions on planning applications; and*
- *grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.” (NPPF, para. 183).*

3.6 And in paragraph 184, the NPPF goes on to state that:

*“Neighbourhood Development Planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood Development Plans must be in general conformity with the strategic policies of the Local Plan. To facilitate*

*this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood Development Plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood Development Plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.”*

- 3.7 But outside of these strategic elements set out in Stratford’s Core Strategy Neighbourhood Development Plans will be:

*“able to shape and direct sustainable development in their area. Once a Neighbourhood Development Plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a Neighbourhood Development Plan is in preparation.”*(NPPF, paragraph 185).

- 3.8 Significantly, paragraph 198 of NPPF states that **“where a planning application conflicts with a Neighbourhood Development Plan that has been brought into force, planning permission should not normally be granted”**.

## **Stratford on Avon District Council Planning Policy**

- 3.9 Our Neighbourhood Development Plan must be in “general conformity” (see para 3.7 above) with the adopted strategic planning policies for the area. At the time the Neighbourhood Development Plan was submitted for Independent Examination, the adopted strategic planning policies for the area were those saved policies within the Stratford-on-Avon Local Plan Review 1996-2011..
- 3.10 During the preparation of the Neighbourhood Development Plan, a replacement Local Plan (known as the Core Strategy) was being produced by Stratford-on-Avon District Council. The Core Strategy was submitted to the Planning Inspectorate in September 2014 for Examination. The Examination of the Core Strategy began in January 2015 but was adjourned pending further evidential work. The Examination re-commenced and concluded in January 2016 with the Inspector’s report being issued on 20 June 2016, recommended the Core Strategy be adopted in accordance with the Schedule of Main

Modifications produced as a result of the Examination. The Core Strategy was adopted by the District Council on 11 July 2016.

- 3.11 Planning Practice Guidance recommends that Neighbourhood Development Plans should take account of emerging plans. The Salford Seven NDP was prepared having regard to the policies in the (now adopted) Core Strategy, but in particular the following:

***Policy CS15 – Distribution of Development*** – This policy sets out a hierarchy of settlements to guide the distribution of future development: starting with Stratford as the main town; working down to main rural centres; and then Local Service Villages. This latter category includes Salford Priors.

The Local Service Villages include a wide range of settlements with different levels of available local services. The status of an individual settlement could also alter if the availability of services changes.

Development will take place in Local Service Villages:

- on sites to be identified in the Site Allocations Development Plan Document;
- on sites identified in a Neighbourhood Development Plan [our emphasis]; and
- through small-scale schemes on unidentified but suitable sites within their Built-Up Area Boundaries (where defined) or otherwise within their physical confines.

All other settlements in the parish (Abbot's Salford, The Bevingtons, Dunnington, Iron Cross, Pitchill, and Rushford) are considered to be only appropriate for development that is restricted to small-scale community-led schemes which meet a need identified by the local community.

Policy CS15 also allows for Local Needs Housing Schemes

***Policy CS16 – Housing Development*** - sets out the level of housing development considered appropriate for each category of settlement including the different types of Local Service Village. The Category 2 Local Service Villages, including Salford Priors, will provide approximately 700 new homes in total over the period 2011 to 2031. No more than around 12% of the 700 new homes should be provided in an individual settlement. As a Category 2 village Salford Priors will be expected to provide a proportion of this figure. Using the 12% figure as a guide this would mean 84 new homes in the village of

Salford Priors over the plan period 2011 to 2031. Our Neighbourhood Development Plan will set out how we intend to achieve this.

- 3.12 The Salford Seven NDP was Examined against the adopted Core Strategy, as confirmed in the Examiner's report of 31 August 2016

## 4.0 Key Issues for Salford Seven

4.1 The following key issues for the Salford Seven Neighbourhood Development Plan have been identified following public consultations and workshops and as a result of work undertaken by a Steering Group of volunteers and parish councillors. In no particular order of preference, the key issues identified are:

- The Neighbourhood Development Plan should give the parish council and local people a real voice in planning decisions;
- Sport and recreation facilities should be improved and enhanced;
- The village is split in two and needs a focal point;
- Traffic management issues need to be addressed;
- A safe network of footpaths and cycleways should be created;
- Greenspaces should be protected;
- Homeworking should be encouraged and communications improved;
- Development should have appropriate infrastructure in place, and existing infrastructure should be upgraded to take account of the impact of new development on the community;
- The population is ageing and the area needs to attract younger families;
- The rural aspect and landscape of the parish should be maintained;
- The impact of local gravel extraction should be minimised;
- Local services and facilities should be protected and improved e.g. the Memorial Hall;
- The type and tenure of new housing needs to be addressed;
- Development should be of a scale appropriate to the village;
- Potential impact on the area of Stratford on Avon's work on Gypsy and Travellers;
- Local businesses should be encouraged to grow;
- The best agricultural land should be protected;
- Cross boundary issues with other parishes should be addressed;
- County functions, such as education, need to be considered;
- Development should be well designed and sympathetic to the character of the area;
- Community safety should be addressed;
- The development of renewable energy (wind, solar etc.) needs to be encouraged in an appropriate manner; and
- The parish's built heritage needs to be protected and enhanced.

## 5.0 Vision and Objectives

### Vision

- 5.1 Working from the key issues we have identified a Vision, Aim and a set of key objectives for the Salford Seven Neighbourhood Development Plan.

#### **Our Vision for Salford Seven is that:**

**“By 2031, the Parish of Salford Priors will be a safe, secure, thriving rural community with a strong voice, which conserves its natural environment and historic character. Future growth will be diverse, sympathetic, well-designed and sustainable.”**

### Aim and Objectives

- 5.2 To achieve this vision our aim for the Neighbourhood Development Plan will be:

**To develop a Salford Seven Neighbourhood Development Plan that gives local people greater influence and control over future planning and future planning decisions in the parish.**

OBJECTIVE 1 - To preserve local built heritage and the rural character of the parish

OBJECTIVE 2 - To ensure all new development is of suitable, high quality, sustainable design that minimises energy use and consumption

OBJECTIVE 3 - To encourage the development of a suitable number, range and type of homes

OBJECTIVE 4 – To protect the environment of the parish

OBJECTIVE 5 – To make the parish a safer, more accessible place for all transport users

OBJECTIVE 6 – To support the growth of existing and new businesses

OBJECTIVE 7 – To protect and enhance community facilities and assets



## 6.0 Neighbourhood Development Plan Policies

6.1 This section sets out the planning policies of the Salford Seven Neighbourhood Development Plan. These will be used to help determine planning applications in the Parish and to help shape the future of the Parish as a place to live, work and visit. The Neighbourhood Development Plan will deliver the change needed by meeting the objectives identified. How policies relate to the objectives is clearly shown by listing each policy under the appropriate objective so that you can see how the Neighbourhood Development Plan will deliver the change we want.

### **OBJECTIVE 1 - To preserve the local built heritage and the rural character of the parish**

6.2 The historic environment of the parish will be protected and enhanced for its inherent value and for the enjoyment of present and future residents.

#### **POLICY SP1: PROTECTING THE HISTORIC ENVIRONMENT**

**To be supported development proposals must demonstrate how they reflect, preserve, and enhance the locally distinctive design attributes of the historic and cultural built heritage that contribute to the character and identity of the Parish by:**

- a) maintaining the distinctive and separate character of each of the seven settlements of the parish, including their settings, spaces and built form;**
- b) having particular regard to the parish's Listed Buildings and Conservation Areas;**
- c) preserving features that reflect the historic interaction of human activity on the landscape, including local vernacular building styles and traditional farm buildings;**
- d) making use of traditional building materials to maintain the rural character of the settlements;**

- e) ensuring roads, streets, lanes and other areas in the public realm are designed so that they make a positive contribution to the quality and historic value of the street scene; and
- f) protecting existing, and creating new, verges, hedgerows and tree planting so as to encourage wildflowers and wildlife and maintain the landscape and rural setting of the parish.

**Table 1 – Listed Buildings in the Parish**

Name	Location
70 Wood Bevington	70 Wood Bevington
73, 74 Wood Bevington	73, 74 Wood Bevington
9, 10 Evesham Road	9, 10 Evesham Road, Abbot's Salford
Arrow Bank	Station Road, Salford Priors
Bevington Lodge	64, 65 Dunnington
Church Cottages Teme Cottage	1 Station Road, Salford Priors
Church House	Station Road, Salford Priors
Church of St Matthew	Station Road, Salford Priors
Cock Bevington Farmhouse	Cock Bevington
Corner Cottage	School Road, Salford Priors
Cottage south of Periwinkle Cottage (Jasmine Cottage)	Evesham Road, Salford Priors
Dunnington Farmhouse	Broom Lane, Dunnington
Forest Thatch	37 Broom Lane, Dunnington
Gatehouse and Granary at Salford Hall	Evesham Road, Abbot's Salford
Godiva Cottage	1-3 Evesham Road, Salford Priors
Old Mudwalls Cottage	62 Dunnington
Orchard House	Station Road, Salford Priors
Periwinkle Cottage	Evesham Road, Salford Priors

Ragley Park	Evesham Lodge, Salford Priors
Salford Hall	Evesham Road, Abbot's Salford
Salford Lodge	Salford Priors
South Lodge	Weethley Gate
Thatch End	Evesham Road, Salford Priors
The Barns	Station Road, Salford Priors
The Cottage	Evesham Road, Salford Priors
The Orchard	71, 72 Wood Bevington
The Orchards	Salford Priors
The Orchards Barn	The Orchards, Salford Priors
The Red House	Evesham Road, Abbot's Salford
Turnpike Cottages	79, 80 Weethley Gate, Salford Priors
Wood Bevington Manor	Wood Bevington

## **POLICY SP2: BUILDINGS OF LOCAL IMPORTANCE**

The Buildings of Local Importance identified in Table 2 and shown in Appendix 1 will be protected.

Alteration and conversion will be supported when the building is retained and the proposed development is sympathetic to the heritage value of the building. The loss of these buildings will only be supported in the following circumstances:

- a) the loss of the building would not have a detrimental impact on the surrounding area;
- b) the building is in a poor state of repair and it can be clearly demonstrated that economic cost of bringing the building back in to use outweighs its value as a heritage asset; or
- c) the building can no longer sustain a viable use.

Where redevelopment leading to replacement is considered necessary, following assessment against criteria a to c above proposals will also have to demonstrate that the replacement development will make a positive contribution to the character of the local area.

**Table 2 – Buildings of Local Importance**

<b>Name</b>	<b>Location</b>	<b>Number in Appendix 1</b>
<b>1-3 Evesham Road</b>	Evesham Road, Abbot's Salford	15
<b>5 &amp; 6 Moat Farm Cottages</b>	Evesham Road, Abbot's Salford	10
<b>Barn S.W. of Red House</b>	Evesham Road, Abbot's Salford	14
<b>Brook Farm</b>	Abbot's Salford	18
<b>Cart-shed adjacent 5 &amp; 6 Moat Farm</b>	Evesham Road, Abbot's Salford	11
<b>Eystone Cottage</b>	Evesham Road, Abbot's Salford	13
<b>Hill View</b>	Evesham Road, Abbot's Salford	16
<b>The Moat House</b>	Abbot's Salford	4
<b>The Old Church House</b>	Evesham Road, Abbot's Salford	3
<b>The Vineyard</b>	Evesham Road, Abbot's Salford	17
<b>Baptist Church</b>	Dunnington	8
<b>Dunnington Primary School</b>	Dunnington	7
<b>Little Ragley</b>	Dunnington	5
<b>The Forge</b>	Dunnington	12
<b>The Old Post Office</b>	Dunnington	29
<b>Tothall Cottage</b>	Dunnington	30
<b>Pitchill House</b>	Pitchill	27
<b>The Lodge, Chapel Oak</b>	Rushford	9
<b>2-5 Station Road</b>	Salford Priors	20
<b>Cornerways</b>	Station Road, Salford Priors	2
<b>Hawkfield</b>	Salford Priors	28
<b>Old Barley House</b>	Salford Priors	26
<b>Old Vicarage</b>	Salford Priors	22

<b>Name</b>	<b>Location</b>	<b>Number in Appendix 1</b>
<b>Park Hall</b>	Tothall Lane/School Road, Salford Priors	1
<b>Salford Farm House</b>	Salford Priors	25
<b>Salford House</b>	Station Road, Salford Priors	21
<b>Salford Priors Primary School</b>	School Road, Salford Priors	6
<b>The Gables</b>	Station Road, Salford Priors	24
<b>The Old Forge</b>	Station Road, Salford Priors	19
<b>Vine Cottage</b>	Evesham Road, Salford Priors	23

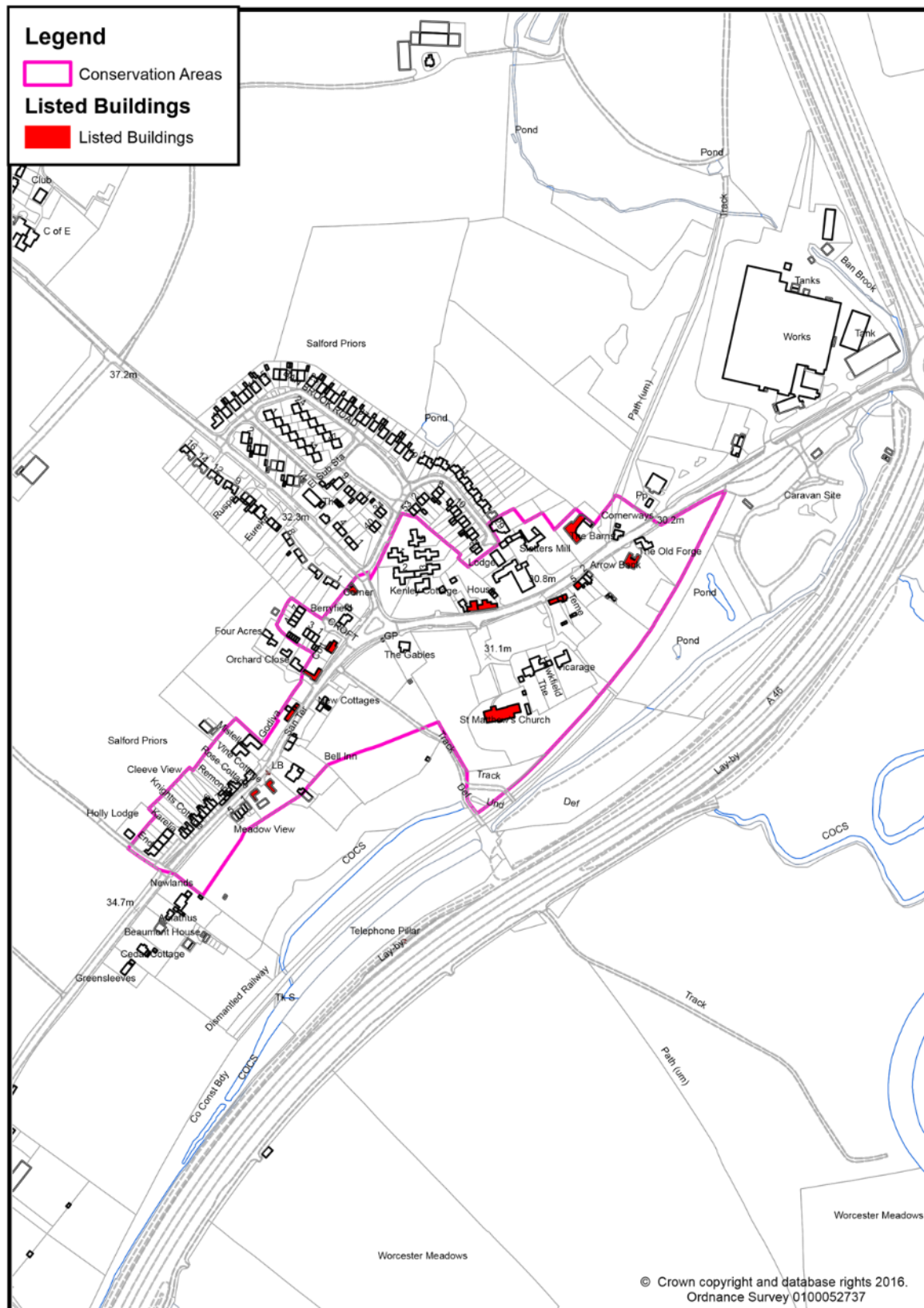
- 6.3 The historic character of the parish is evident in its buildings. The protection of these historic buildings is essential to retain the historic character, architecture and landscape of the parish.
- 6.4 There are 31 listed buildings in the parish, see Table 1, most of which lie within the Conservation Areas along the Evesham and Station Roads in Salford Priors village and Abbot's Salford. The historic buildings reveal the rich history of the parish that can be dated back to Roman times. The church of St. Matthew's in Salford Priors and Salford Hall in Abbot's Salford are Grade I listed. Originally Anglo Saxon, St. Matthew's Church has a Norman tower, and a Victorian roof and stone façade. The naves are 13<sup>th</sup> century and the sanctuary 15<sup>th</sup> century. Salford Hall is an imposing Jacobean mansion with a striking gatehouse.
- 6.5 Conservation Areas are defined as 'an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.' - Planning (Listed Buildings and Conservation Areas) Act 1990. Within the Parish of Salford Priors there are two Conservation Areas: one in Salford Priors and one in Abbot's Salford.
- 6.6 The Salford Priors Conservation Area is centred on the Church of St. Matthew's and runs along the Station and Evesham Roads in Salford Priors and Abbot's Salford. Maps of the Conservation Area are shown in Figures 6 and 7.
- 6.7 The charm and quality of the Conservation Areas in Salford Priors and Abbot's Salford depend primarily on the architectural character of the buildings. In Salford Priors, this includes a number of quality early half-timbered thatched cottages. In Abbot's Salford, where there is a greater use of brick, there is not

the same consistency of timber frame cottages but they are still a distinctive feature. Station and Evesham Roads run through the Conservation Area and impact greatly on its environment. The roads have dominated the form and the development of the village.

- 6.8 The recommendations of the 1997 and 1998 reviews into the Conservation Area in Salford Priors and Abbot's Salford were for enhancements and improvements to these roads to improve the character of the Area. The suggestions include: narrowing the carriageways, introducing a clear gateway feature, creating more generous and usable green verges and footways, and creating a focal 'village green' around the Station/Evesham/School Road junction. The review also identified that development in the Conservation Areas should:
- a) be restricted to small, sympathetic and well-designed developments that enhance the character of the Area; and
  - b) preserve the primary character of the Area created by the timber framed and thatched cottages.
- 6.9 A number of other local heritage assets also make a significant contribution to the parish's character. NPPF states that heritage assets are an "irreplaceable resource" (para. 126) and that they should be conserved in a "manner appropriate to their significance" (*op. cit.*). Policy SP2 identifies these Buildings of Local Importance and seeks to offer them a degree of protection from inappropriate development.
- 6.10 The buildings in Table 2 are considered locally important because of their age, historic and cultural associations, landmark status, social, community and rarity value and have been identified using Historic England's "*Good Practice Guide for Local Heritage Listing*". A summary of the reasons for identifying each of these buildings as locally important is contained in Appendix 1. These buildings include the Salford Priors Primary School built in 1860, Park Hall, Chapel Oak Lodge in Rushford built around 1830, and the Georgian Pitchill House in Pitchill.
- 6.11 Policy SP2 recognises the importance of giving local people the opportunity to identify local heritage that they would like recognised and protected. Whilst not a local list, the neighbourhood plan, through Policy SP2, is the best way to give local people, in association with the local planning authority, and in consultation with others, the opportunity to set out the non-designated heritage assets that should be the priorities for protection.

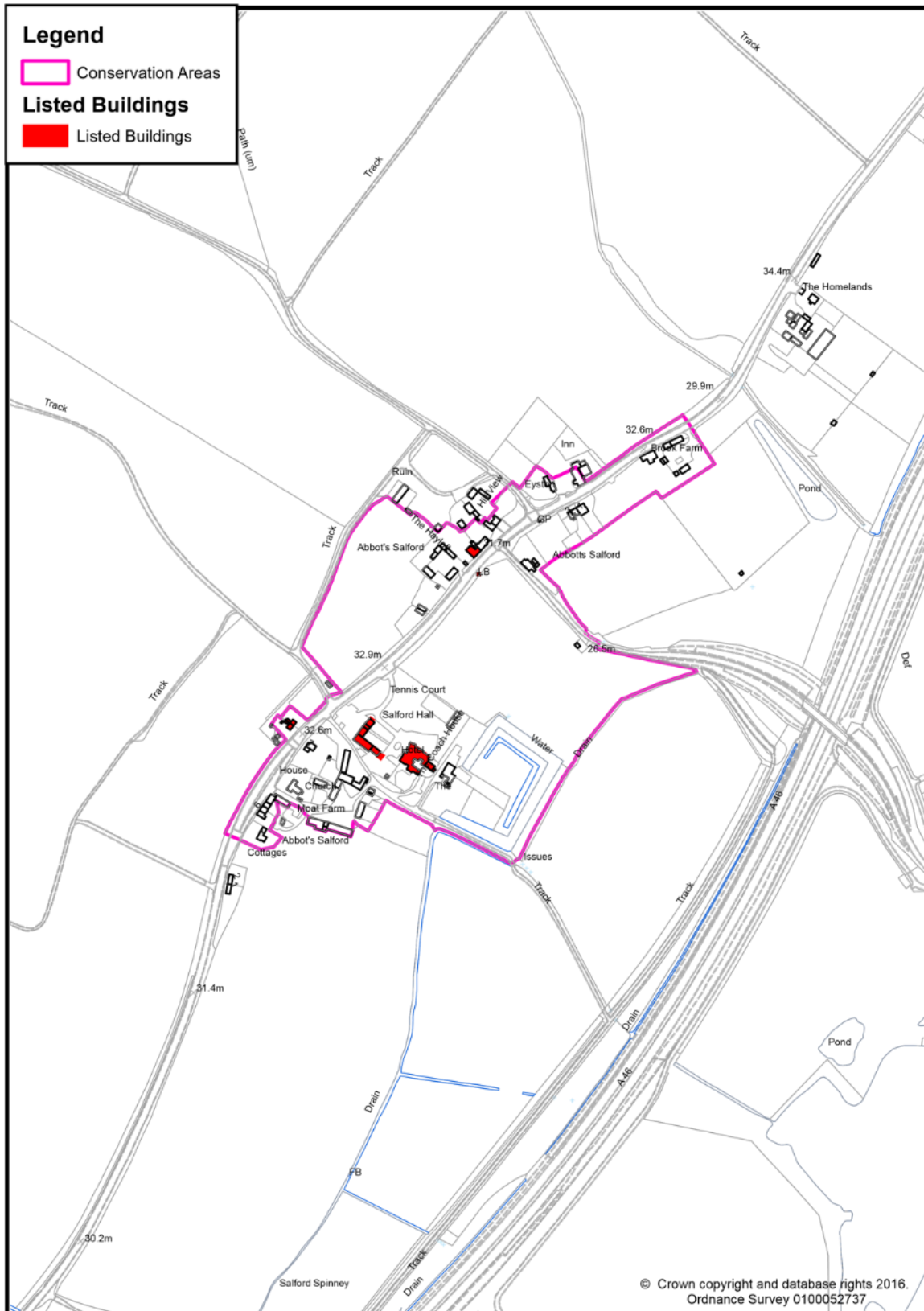
**Figure 6 – Salford Priors Conservation Area and Listed Buildings**

(Source: Stratford on Avon District Council).



### Figure 7 – Abbot's Salford Conservation Area and Listed Buildings

(Source: Stratford on Avon District Council).





## **POLICY SP3: PROTECTING THE RURAL CHARACTER AND ENVIRONMENT**

The rural character of the Parish will be preserved by ensuring that all new development minimises, and where appropriate, mitigates its impact on the rural character and landscape of the Parish.

In particular development proposals should:

- a) have appropriate regard to the local distinctiveness of the Parish and its rural character and landscape;
- b) protect the landscape of the parish and avoid any detrimental effects on features which make a significant contribution to the rural character and setting of the individual settlements of the parish;
- c) include suitable features to protect, and where possible, enhance the landscape character of the parish;
- d) include, dependent on scale, use and location, an assessment of the likely visual impact on the landscape;
- e) where harmful visual impacts are identified include suitable mitigation measures to minimise these impacts; and
- f) conserve and reinforce the form and setting of the hamlets and the village so that they retain their separate identities.

6.12 The character of the parish is also strongly defined by its surrounding countryside and landscape setting. The parish lies within National Character Area 106 – Severn and Avon Valley – as identified by Natural England. In this area the landscape is dominated by the lower valley of the River Avon. It is low lying open agricultural landscape with sparse woodland.

## **OBJECTIVE 2 - To ensure all new development is of suitable, high quality, sustainable design**

### **POLICY SP4: HIGH QUALITY DESIGN**

New development should be of high quality design, improve the quality of the public realm and maintain a strong sense of place, reflecting the character and the distinctiveness of the parish and its settlements.

**In particular proposals should:**

- a) be of a high quality design and incorporate appropriate landscaping;**
- b) use traditional and reclaimed tiles, slates, bricks and stone materials unless it is demonstrated that this is inappropriate;**
- c) use building styles and materials, including innovative design, which positively enhance the character and appearance of the surrounding environment;**
- d) have appropriate layout and orientation in the context of setting, existing built form, neighbouring uses, landscape and the topography of the site and the surrounding area;**
- e) be legible and easy to navigate, with buildings designed and positioned to define and enhance the hierarchy of the surrounding area, taking into account the relationship of space between buildings and their height;**
- f) where appropriate, have clearly defined public and private spaces;**
- g) be well integrated with the existing built form, connecting to and enhancing footpaths, streets, green infrastructure and retaining existing rights of way;**
- h) incorporate "Secured by Design"<sup>4</sup> measures to reduce crime and the fear of crime, and measures to increase road safety for all users. Proposals, where appropriate, should include pedestrian and cycle friendly access; and**
- i) be designed to ensure a good standard of amenity for existing and future occupiers.**

**In addition, high quality design innovation will be encouraged where it reflects or complements the immediate local environment.**

## **POLICY SP5: - SUSTAINABILITY AND RENEWABLE ENERGY**

**Large-scale commercial renewable energy installations, such as wind turbines and solar farms, will only be supported where the proposal can demonstrate, individually, and cumulatively:**

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<sup>4</sup> Secured by Design (SBD) is the UK Police flagship initiative supporting the principles of "designing out crime" through the use of effective crime prevention and security standards

- a) **The proposal does not adversely affect residential amenity;**
- b) **The visual impact does not adversely affect the rural and historic character and landscape of the parish;**
- c) **The noise impact is no greater than current noise levels within all inhabited areas of the parish;**
- d) **The land will be returned to its original use (i.e. agricultural) if the installation is removed. This should be made a condition of the planning permission;**
- e) **There are no significant adverse impacts on wildlife; and**
- f) **The installation does not affect a Listed Building or a Conservation Area and their setting**

**That any new pylons or substations required meet all of the above criteria.**

- 6.13 As well as seeking to conserve and enhance the existing built heritage and rural environment of the parish our plan will seek to ensure that new development is of a high quality, sustainable design and that it maintains and adds to local distinctiveness. That such design meets the needs of all in the local community, whatever their needs and whatever the stage in their life.
- 6.14 As a rural parish with a concern for the environment the Parish of Salford Priors will work towards a more sustainable future, recognising the threat posed by climate change. We will seek and promote greener energy production whilst, at the same time, preserving and enhancing our built heritage, wildlife, green spaces, woodland, hedgerows and watercourses. The historic rural landscape and buildings of the parish should not be severely impacted on by large infrastructure or by the loss of land, vistas, flora or fauna to achieve these aims.
- 6.15 Sustainable construction of well designed, energy efficient homes and commercial buildings will be supported. The impacts of climate change should be considered and developers will be encouraged to include measures to help cope with and reduce the impact of flooding.
- 6.16 Commercial renewable energy projects will be supported when individually and cumulatively they meet the criteria in policy SP5. In particular, when

assessing proposals decision makers will take in to account the Stratford District Renewable Energy Landscape Sensitivity Study (July 2014).

## **OBJECTIVE 3 - To encourage the development of a suitable number, range and type of homes**

### **POLICY SP6: NEW HOUSING DEVELOPMENT**

**Over the plan period 2011-2031 new housing development in Salford Priors will be supported on the allocated sites listed below and shown in Appendix 2:**

#### **Sites within Salford Priors**

SP6/1 Land at The Old Forge, Station Road, Salford Priors, approximately 2 units, subject to a flood risk assessment.

SP6/2 Land opposite Cleeve View, Evesham Road, Salford Priors, approximately 12 units, see Policy SP7, below subject to a flood risk assessment.

SP6/3 Land at Orchard Farm, School Road Salford Priors, approximately 60 units, see Policy SP8, below.

### **POLICY SP7: LAND OPPOSITE CLEEVE VIEW, EVESHAM ROAD, SALFORD PRIORS**

**The land shown in Appendix 2, Figure A12, opposite Cleeve View, Evesham Road, Salford Priors, is allocated for housing for approximately 12 new homes. Development proposals will be supported when they include:**

- a) good design that creates a sense of place, is distinctive and in keeping with the best of the surrounding vernacular; and**
- b) existing public rights of way being protected and integrated within open areas of the site's design and not diverted on to estate roads.**

### **POLICY SP8: LAND AT ORCHARD FARM, SCHOOL ROAD SALFORD PRIORS**

**The land shown in Appendix 2, Figure A13, at Orchard Farm, School Road, Salford Priors, is allocated for housing for approximately 60 new**

homes and a village green. Development proposals will be supported when they include:

- a) good design that creates a sense of place, is distinctive and in keeping with the best of the surrounding vernacular;
- b) a phasing plan and strategy in accordance with Table 3, below, that achieves incremental, organic growth rather than a single, short-term, estate type development;
- c) a village green of a minimum 3 hectares. The design and layout of the village green must include measures to prevent parking near to the junction with School Road. Landscaping with indigenous species and fencing should be provided around the village green. Suitable foot and cycle links should be provided to the green from the development to other parts of the parish. The surrounding built development should also create strong frontages to the green so that there is a strong sense of enclosure and a degree of natural surveillance;
- d) a footpath link from the northern most point along School Road to the eastern boundary to connect into the existing footpath network and suitable access for the existing commercial development;
- e) a suitably located pedestrian crossing point on School Road; and
- f) existing public rights of way being protected and integrated within open areas of the site's design and not diverted on to estate roads.

Development will only be supported when a planning application is submitted with a masterplan for the whole site together with a delivery statement to ensure open space and housing elements of the scheme are delivered in tandem.

**Table 3 – Orchard Farm Phasing**

Phasing Plan	Delivery
<b>Phase One</b>	<ol style="list-style-type: none"> <li>1. Between 6 and 10 affordable houses on the frontage of School Road Salford Priors from the boundary of number 16 School Road Salford Priors to the existing Orchard Farm Drive, turning the corner of the Orchard Farm Drive junction to form a feature property.</li> <li>2. Up to 30 market dwellings.</li> <li>3. Footpath &amp; cycle links to School Road and Evesham Road</li> <li>4. New access and internal access roads forming the crescent concept.</li> <li>5. Traffic calming measures on School Road &amp; drop-off School parking bay.</li> <li>6. A minimum of 3 hectares of public open space to form a Village Green.</li> </ol>
<b>Phase Two</b>	<ol style="list-style-type: none"> <li>1. Completion of the dwelling phase.</li> </ol>

6.17 The village of Salford Priors is identified as a Category 2 Local Service Village in the Stratford on Avon Core Strategy and so the following housing requirement applies:

Category 2 – approximately 84 new homes over the period 2011-2031.

6.18 The Salford Priors Neighbourhood Development Plan will provide a minimum of 134 new homes over the plan period 2011-2031. This includes 60 existing commitments (dwellings under construction or with planning permission), see Table 4. This figure is significantly above that in the emerging Core Strategy. The Core Strategy identifies a figure of 700 new homes to be developed in the Local Service Villages, with no more than 12% in any one village. This would give an indicative figure of 84 new homes for Salford Priors village over the period 2011 to 2031. The additional provision is being made to allow further growth in the village to support local services (such as the school); to meet local housing needs; and to provide an opportunity to physically link the two separate halves of the village. This approach whilst going beyond the level of development set out in the emerging Core Strategy is supported by national planning policy.

**Table 4 – Salford Priors Housing Trajectory Table**

Location	Phase 1 2016/2017	Phase 2 2017/2021	Phase 3 2021/2026	Phase 4 2026/2031	Total
Salford Priors	40*	50*	20	22	134

\* Includes 60 existing commitments i.e. dwellings with planning permission or under construction.

- 6.19 To meet the housing growth target for Salford Priors we have undertaken a site selection and appraisal exercise. A number of sites have been identified for development. These came forward following what is known as a “call for sites” exercise undertaken as part of the preparations for the neighbourhood plan. This exercise examined the suitability and deliverability of the allocated sites.
- 6.20 The largest of these sites is land at Orchard Farm, School Road, Salford Priors. Policy SP8 includes a detailed policy to manage the future development of this site, including access to the existing agricultural and employment uses at Orchard Farm. This includes a packhouse that was erected in the mid-1970s under agricultural permitted development rights that were in force at the time. The site was purchased by Bomford Limited in 1989, when the farm was already used for the growing and packing of vegetables. In June 2007, Bomford went in to administration. The site was then taken over by Sandfield Farms Ltd, and then in 2011 by the current occupiers Angus Soft Fruits Ltd.
- 6.21 Primary access to the existing uses at Orchard Farm is a concrete private drive from School Road and secondary access via an unmade track and public footpath from Evesham Road. Both accesses lead to the following properties:
- A dwelling house, Orchard House, a Grade II listed building;
  - A cooking school and associated dormitory accommodation at The Orchards; and
  - The packhouses.

## **POLICY SP9 AFFORDABLE HOUSING**

**All proposals for residential development on sites of 0.2 hectares or more and/or comprising 5 or more self-contained homes, will be required to contribute to the provision of affordable housing in accordance with Policy CS.17 of the Stratford-on-Avon Core Strategy (or**



replacement policy in a later Local Plan). Allocation of such homes should be in the following order of priority: existing residents of Salford Priors in housing need; residents of Stratford-on-Avon district in housing need; and residents of Warwickshire county in housing need.

Affordable homes should be designed to be well integrated with their surroundings and with new market homes on the site of which they are a part. The type and size of affordable homes should meet the identified and up-to-date housing needs of the parish. Applications should therefore be accompanied by an affordable housing statement. This should be produced in consultation with an appropriate Registered Social Landlord and be discussed and agreed with Salford Priors Parish Council in advance of any planning application.

- 6.22 Affordable housing - social rented, affordable rented and shared equity homes – is made available to local people who have an identified need for housing but who cannot afford to buy or rent a home at market rates. Local Authorities allocate social housing to local people who have a proven housing need and are on the Council Waiting List. These mainly comprise homes to rent, but there are other options such as shared ownership and other tenures. Affordable housing need was highlighted by the community during consultation.

## **POLICY SP10: CONVERSION OF REDUNDANT AGRICULTURAL BUILDINGS FOR HOUSING AND OTHER USES**

Conversion of redundant agricultural buildings for housing and other uses will be supported when proposals can meet the following - they:

- a) maintain the original character of the building and do not include substantial new structures, or re-building, that results in them being fundamentally new build development (see also criteria (g) to (m) below);
- b) maintain overall form and proportions of the existing buildings;
- c) use traditional materials (locally-sourced brick, tiles, stone, timber framing, etc.);
- d) retain any original architectural detailing;
- e) retain existing wall openings, and do not create inappropriate, or significant numbers of new openings; and
- f) retain existing roof structures and floor levels where Building Regulations permit.

**Applications to convert or re-use buildings which are not suitable for conversion will not be supported, including those which are:**

- g) structurally unsound;**
- h) roofless, missing substantial sections of wall, or so ruined that only vestiges remain of the original structure;**
- i) of temporary construction;**
- j) eyesores which should be removed in the interests of landscape conservation;**
- k) unsuitable in terms of size and form of construction;**
- l) at risk of flooding;**
- m) of insufficient floor area within the existing building to provide acceptable standards of accommodation (in the case of conversions to dwellings, this should be a minimum of 40m<sup>2</sup>) without the need for large and disproportionate extensions; and**
- n) proposals that involve rebuilding more than 10% of the walls if the roof structure needs to be rebuilt; or 20% of the walls if the roof structure is to be retained.**

**In circumstances where the building has no original or traditional features of merit, it is expected that the design of any conversion will reflect the vernacular character and appearance of other buildings in the locality. To support applicants a set of guidelines is included at Appendix 3 of this Plan.**

- 6.23 Historic farmsteads and their buildings make a fundamental contribution to the richly varied character of the Parish. They visually illustrate the long history of farming in the landscape and exemplify the crafts and skills associated with local building materials and techniques.
- 6.24 The best option for retaining the overall historic and landscape integrity of traditional farming landscapes is, wherever possible, to keep buildings in active agricultural use.
- 6.25 However, there is a varied range of buildings in the countryside which are no longer suitable for their original agricultural purposes.

- 6.26 Where re-use is inherently sustainable, these buildings represent a historical investment in materials and energy, and contribute to environmentally benign and sustainable rural development.
- 6.27 Many of these buildings make a positive contribution to the character and appearance of the area. Provided they are structurally sound, conversion of these buildings, for example to employment or community use, visitor accommodation or housing can safeguard their future.
- 6.28 Planning applications will therefore need to be accompanied by a supporting statement explaining why the building is no longer suitable; cannot be made suitable; or is now not required for agricultural purposes. The statement should also give the reasons why a conversion to a use other than housing is not practicable or desirable.
- 6.29 Conversions of agricultural buildings should seek to maintain the agricultural character and appearance of the existing structure. While this can normally be achieved by residential conversions, commercial uses may require the insertion of larger windows, delivery doors, air vents and the attachment of other external equipment. Only if the building could be adapted without needing major external alterations is it likely to be suitable for non-residential purposes.

## OBJECTIVE 4 – To protect the environment of the parish

- 6.30 This section of the plan includes the policies that will deal with the various environmental issues facing the Parish.
- 6.31 The parish of Salford Priors is a rural parish with a distinct character and history made up of a collection of hamlets and a village all with separate identities. The tranquil, open, rural nature of the parish must be preserved. A rich, thriving wildlife are equally important in a rural parish that conserves the natural environment. The retention of features such as trees, hedgerows, woodland, open spaces, and their associated biodiversity are essential to achieve these aims.

### **POLICY SP11: WOODLANDS, TREES AND HEDGEROWS**

**Development proposals should seek to retain existing trees, woodland and hedgerows. The trees identified in Appendix 3 are locally important. Any new development affecting these trees will only be supported when the need for, and benefits of, the development in that location clearly outweigh the loss of the tree(s).**

**Hedgerow replacement with other boundary treatments, such as fences, will not be supported unless biodiversity or visual amenity benefits are clearly demonstrated.**

- 6.32 The parish has many notable mature and beautiful trees, some with preservation orders (TPO) and some offered protection by being within the Conservation Area. Many others with equal character, landscape, visual and wildlife importance should be protected. The rural character of the parish should be protected through protecting the setting, and the approaches to the various settlements, including by protecting trees, woodland and hedgerows. Tree planting around development sites, or on existing wooded or green spaces, to help offset carbon emissions of new developments will be encouraged.
- 6.33 Appendix 3 and Figures A14 and A15 identify the important trees within the Parish of Salford Priors that are not currently protected by a Tree Preservation Order but should be protected.

## **POLICY SP12: PROTECTING THE BEST AND MOST VERSATILE AGRICULTURAL LAND**

**Development proposals resulting in loss of best and most versatile agricultural land (Agricultural Land Classification Grades 1, 2 and 3a) will only be supported where it is demonstrated that the impact of the loss of the land will not adversely affect the viability of the relevant land holding, and it is demonstrated poorer quality land is not available.**

- 6.34 The land within the Parish of Salford Priors is primarily agricultural land and the parish has a long history of farming: an economic and land management use that should be protected for the long-term. In particular, the best and most important agricultural land should be protected particularly if its loss would affect the viability of an existing agricultural operation.

## **POLICY SP13: WATERCOURSES AND WATER FEATURES**

**All development proposals will be expected to retain on-site water features, such as streams and ponds, and maintain access to watercourses.**

**Proposals to enhance, improve access, or improve informal recreational opportunities, near to water features, or along water courses will be encouraged.**

- 6.35 Ban Brook and the River Arrow run through the parish joining the River Avon on the floodplain formed by the Worcester Meadows to the south of Salford Priors village. The ridges and banks surrounding the Vale to the south and east of the parish are prominent on the skyline. The large pool next to Worcester Meadows is a haven for geese, swans, herons, wildfowl and cormorants. Their flight path to the gravel pit pools is directly across the parish. The gravel pit pools support many birds including herons. The pools at Bevington Waste are also important for wildlife, in particular dragonflies and damselflies. Other important pools include those at Wood Bevington.
- 6.36 The water features and courses in the parish are vital for wildlife and should be protected and maintained to encourage further wildlife while appreciating and retaining the current wildlife. A green corridor either side of the brooks in the parish should be maintained.
- 6.37 The larger waterways offer recreational activities and provide a setting for the village and holiday homeowners.



## **OBJECTIVE 5 – To make the parish a safer, more accessible place for all transport users**

### **POLICY SP14: FOOTPATHS AND CYCLEWAYS**

**All development proposals should retain public footpaths, cycleways, bridleways and rights of way. Where proposals include new routes these should provide direct, legible connections to the existing network of routes, with clear signposting (with distance and time markers) and full accessibility for all users except where it can be clearly demonstrated to be physically impossible.**

**Development should improve and not impede accessibility to existing routes, and any visual impact on existing routes should be minimised through screening, landscaping and planting.**

**The following proposals will be supported:**

- a) The creation of a cycleway linking the Parish of Salford Priors to Alcester and the neighbouring parishes.**
- b) The linking of cycle and path ways within the parish and with neighbouring parishes will be encouraged where possible.**

- 6.38 Development of a cycleway network to neighbouring villages and towns will promote a healthier lifestyle and help reduce carbon emissions as well as providing a recreational activity for all the family. A route for the creation of a cycleway from Station Road in Salford Priors along the old railway line to Alcester is preferred providing the important wildlife corridor around the route is preserved. Many parts of this route are already suitable for a cycleway and are frequently walked. The railway line is of historic importance to Salford Priors and bringing it back into regular use would secure significant benefits. The open fields and hedgerows along the old railway line must be preserved and the wildlife protected and encouraged in any cycleway creation.
- 6.39 The railway line from Station Road in Salford Priors heading towards Abbot's Salford and beyond to Harvington is not as accessible as the route towards Alcester. The old railway route also passes near very important wildlife areas, such as The Wetlands. The preferred cycleway route is therefore along the service road to east of the A46.
- 6.40 To support the policies and proposals in this Plan the creation and distribution of a guide detailing the public foot and cycle ways in the Parish

along with the Countryside Code for walkers and dog owners will be supported.

- 6.41 Footpaths are part of the parish's heritage having been trodden into existence over centuries. They take the walker into the countryside and are the finest way of getting to know it well. Salford Priors is fortunate in having a well-established network of 24 footpaths, totalling just over 27 km in length.
- 6.42 The large network of public footpaths across the parish is one of its greatest attributes. A rural parish must have a network of safe, well-used foot and cycle paths connecting the remote settlements, providing access to open spaces and wildlife, and providing a link to neighbouring parishes. The Natural England National Character Area document promotes 'maintaining and enhancing the high level of public access through the dense network of rights of way and long distance routes, woodland and open access land with clear signposting and better interpretation to improve the quality of understanding and enjoyment of the distinctive landscape and natural environment'.
- 6.43 The Neighbourhood Development Plan recognises the concerns of farmers and other landowners have about public footpaths and bridleways, and promotes responsible use of these rights of way. Education about the Countryside Code should be supported along with promoting the foot and cycle ways within the parish.

## **POLICY SP15: CAR PARKING**

**New housing developments must provide adequate parking per dwelling.**

**The car parking standard to be applied is as follows:**

- a) 2 bedroom properties 2 car parking spaces; and**
- b) 3 or more bedroomed properties 3 car parking spaces.**

**These standards do not include space allocation within garages.**

**New commercial development must demonstrate that the site has adequate parking for its needs and at a level suitable for a rural parish with limited public transport**

- 6.44 Large amounts of parking along roadsides can cause safety concerns through reduced footpath size, particularly if vehicles are partially parked on the footpath, and lead to obstructions and poorer visibility for other road users. It is noted that parked vehicles can act as natural limiters of vehicle speeds,



however, in the interests of safety of pedestrians new housing development should include adequate off-street car parking so that existing problems of on-street car parking are not made worse.

## **POLICY SP16: PUBLIC TRANSPORT**

**New development should be located and designed, wherever possible, to increase the use of public transport. Development generating significant numbers of journeys will be required to make appropriate contributions to introducing, or improving, existing public transport.**

- a) to improve the duration and frequency of bus services; and**
- b) to improve existing public transport links to key town centres and their wider range of facilities.**

- 6.45 The rural nature and demographics of the parish mean a good service of public transport is important. The 2011 Census revealed that 8% of households within the parish have no access to a car or van. The parish has a limited set of leisure facilities and, therefore, residents have to travel to neighbouring towns for access to gyms, swimming pools, cinemas, restaurants etc. The provision of an evening bus service would open up access to these. Public transport also has a role to play in a greener, more sustainable future, and should therefore be encouraged.
- 6.46 Better public transport services that serve the needs of the whole parish including all of the settlements must be supported. Additionally, bus stops, including shelters, should be provided near new housing and commercial developments that are located on an existing bus route. A regular bus service to the nearest GP surgery should be maintained.

## **OBJECTIVE 6 – To support the growth of existing and new businesses**

### **POLICY SP17: EXISTING AND NEW EMPLOYMENT AND BUSINESS USES (USE CLASSES B1, B2 and B8)**

To help promote and sustain the rural economy of the parish existing Business (B1), General Industrial (B2) and Warehousing (B8) (as defined in the Use Classes Order) employment sites within the parish will be safeguarded for B1, B2 and B8 uses. Any proposals requiring planning permission for a change of use on such sites to other uses would need to demonstrate that the site has been actively marketed for employment use for a minimum of 12 months and after this the applicant must clearly demonstrate that the site is no longer viable as an employment site.

New buildings for employment uses will be supported in the village of Salford Priors when they meet the following criteria:

- a) The proposed development is of a scale and form and in keeping with the size and character of the settlement and its setting;
- b) The development relates well to the built-form of the existing settlement;
- c) The scale of development can be clearly related to the employment needs of the local economy; and
- d) That proposals will not generate severe transport impacts on the parish rural road network.

### **POLICY SP18: FARM DIVERSIFICATION**

Proposals to diversify farm businesses will be supported when they meet the following criteria:

- a) the proposed use does not detract from, or prejudice, the existing agricultural operation or its future operation;
- b) the scale of activities associated with the proposed development is appropriate to the rural character of the parish;
- c) proposals for new built development must demonstrate that existing buildings cannot be used; and

- d) **open storage of goods, containers and equipment associated with the business is kept to a minimum and is appropriately located to reduce any impact on the landscape or the setting of the area.**

## **POLICY SP19: LIVE/WORK UNITS AND HOME WORKING**

**Development proposals will be supported for conversion of a building to live/work use; or the use of part of a dwelling for employment uses, and for small scale free standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for employment uses provided that:**

- a) **other than minor ancillary support, servicing and maintenance, all work activities are carried out only by the occupants of the dwelling;**
- b) **no significant and adverse impact arises to nearby residents or natural environment areas from traffic movements, noise, fumes, odour or other nuisance associated with the work activity;**
- c) **access arrangements and off-street parking can be satisfactorily provided without impinging on adjoining residential and non-residential uses; and**
- d) **any extension or free standing building should not detract from the appearance and character of the building to which they are subservient by reason of height, scale, or massing.**

**Proposals for new build live/work units will only be supported if it can be demonstrated no suitable conversion of an existing building can be achieved.**

- 6.47 The National Planning Policy Framework (NPPF) identifies the economic role of planning as contributing to building a strong, responsive and competitive economy.
- 6.48 Our Plan will support the retention of exiting business and employment premises; home-based working; rural diversification; and development of small-scale social enterprises and other businesses that meet the needs of the community. It will ensure that such enterprises are well integrated into and complement existing clusters of activity throughout the Parish.

## **POLICY SP20: TOURING CARAVANNING AND CAMPING SITES**

**Proposals for new touring caravan and camping sites will be supported where they have safe road access; are screened from view off-site; and**

**do not significantly adversely affect residential amenity or landscape character. Proposals for improvement of existing touring caravan and camping sites will be supported where they provide improved shops or recreation facilities serving the site occupants only; or improve site access; landscaping; or the appearance of the site.**

- 6.49 The Parish has many local attractions and natural resources such as the River Avon which attract visitors to the area, notwithstanding the proximity of the Parish to Stratford-upon-Avon itself and opportunities for outdoor recreation in the nearby Cotswolds. The Parish Council therefore wishes to support sustainable tourism and the neighbourhood plan aims to support the appropriate improvement of existing, plus the development of, new caravan and camping sites where appropriate.

## OBJECTIVE 7 – To protect and enhance community facilities and assets

### POLICY SP21: NEW AND IMPROVED COMMUNITY BUILDINGS

**Proposals for new and improvements to existing community buildings will be supported in order to help sustain a strong community.**

**In particular, the following will be supported:**

- a) TOPs being made into a permanent brick building, either on its current site or elsewhere, providing the current level of facilities are retained, there is improved access and the new building has direct access to a suitable open space.**
- b) The renovation of the existing Scout Building or the provision of new facilities for such a use either in a new building or within an existing building in the Parish.**

- 6.50 The Parish is fortunate to have a number of buildings for community use including TOPs (The Other Place Salford), the Scout Building, St. Matthew's Church, the Memorial Hall and The Baptist Church Hall. These buildings are well used for community activities. As of January 2015, there are around 20 groups that meet regularly within the Parish. These groups include: Scouts, Guides, an art class, the Over 60s group, a computer class, a reading group and the Youth Club.
- 6.51 The Memorial Hall is the most used community building with a large main hall and smaller side room and adjoining kitchen area. The Hall is well equipped and offers flexibility for a wide range of users. The large car park to the front of the building is another of its assets.
- 6.52 TOPs is the second most used community building. It consists of two rooms, a small kitchen area and toilet facilities. TOPs has a number of advantages for certain groups including its more informal style and its setting overlooking the Playing Field. This provides an attractive setting for groups during the summer and offers outside space for groups such as the Youth Club. The building has some disadvantages such as the accessibility and the two rooms cannot be hired out separately due to noise travel as a result of the building material.
- 6.53 The large number of groups that meet means that at popular times (weekday evenings and weekends) there is a lack of availability for one-off events and

for new groups to start up. Additionally, a number of the community buildings are not ideal for their purpose. The Scout Building is in need of renovation and TOPs is an aging wooden building that would be of better use to the parish if it were replaced with a more permanent brick building with a range of facilities suitable for multiple-purpose use.

- 6.54 The Baptist Church Hall is available for use by the community on any day apart from Sundays. The only restriction is on the use of alcohol on the premises. There is however no regular booking and it is only used for the occasional meeting, children's party or as an alternative to Broom Village Hall. The Baptist Church also uses it for Church social events and to hold occasional events (e.g. coffee mornings), to raise funds for local & national charities. Primarily, the Church's role within the community is as part of the Christian Witness together with the Church of St. Matthews. The Church has a regular weekly evening service of worship (more recently this has changed to an afternoon in the winter months due to the lack of any street lighting which makes it difficult for some of the older members). The church also conducts morning worship twice each month in Broom Village Hall (that service is attended by some Dunnington residents). It also conducts weddings, funerals and services of thanksgiving for children. The Baptist Church's greatest desire over the next 15 years is for a greater involvement with the community and to be of greater service to the folk of Dunnington and the surrounding villages.
- 6.55 There are two Primary schools and a nursery within the Parish. Salford Priors Primary School, located in Salford Priors provides education to 4-11 year olds and has a capacity of 105 pupils. It has a current enrolment of 66 (year 2014/15). The school has had a number of extensions over the decades and has capacity within the school to accommodate a further number of additional pupils from new housing development. However, as the Primary School in the neighbouring Parish of Bidford on Avon is over capacity and the Parish is also expecting new housing developments over the Plan period, there may be a knock-on effect of additional pupils seeking places at Salford Priors Primary School.
- 6.56 Dunnington Primary School, located in Dunnington, provides education to 4-11 year olds and has a capacity of 105 pupils. It has a current enrolment of 105 (year 2014/15) of which just 19% live within the Parish.
- 6.57 Both schools have hard and grass sport areas.
- 6.58 There are a number of classes that also meet at The Memorial Hall. Education is an important consideration and the two Primary schools must be supported to ensure they have the facilities they need. Additionally, the Parish should

seek to attract young families. The provision of new homes, good schools and leisure facilities is key to this.

- 6.59 The nursery school offers limited childcare due to its short opening hours during school term time and small age range. It has a capacity of 20 per session. It also offers before and after school clubs and tries to run a holiday club too. These clubs may not be viable if the number of children at the School continues to drop. There is no childcare provision within the Parish (or within the neighbouring Parish of Bidford on Avon) for those aged under 2 and limited provision for families that need childcare for the whole working day. This may discourage working families from living in the Parish.
- 6.60 Access to evening classes for adults and library services is limited. There are currently no evening classes but there is an Art class (run by Stratford College) and a computer class during the day. The nearest library is located in Bidford on Avon and is 'community managed'. The library has limited resources and opening times. There is also 3-weekly Mobile Library service. Support should be given to improve these services.

## **POLICY SP22: PROTECTING COMMUNITY ASSETS**

**Development for non-community use of assets designated by Stratford-on-Avon District Council as assets of community value under the Localism Act 2011 will only be supported where:**

- a) it is demonstrated the existing use is no longer viable; and**
- b) an alternative community use has not been found following an active period of marketing of at least twelve months.**

**Unless an alternative facility of at least equal community value, and accessibility to the community, is provided as part of the proposal.**

- 6.61 The Village Store and Post Office, and the local public houses are considered community assets as these buildings bring the community together and in the case of the Village Store and Post Office offer a valuable service.

## **POLICY SP 23: COMMUNITY SAFETY**

**To maintain and improve community safety in the parish applicants must demonstrate the following community safety measures have been addressed:**

- a) **Design and layout enables full access for emergency service vehicles; and**
- b) **Inclusion of built and landscaped features that provide enclosure and natural surveillance (such as window openings and overlooking) of streets, and spaces.**

## **POLICY SP24: CONTRIBUTIONS TO NEW INFRASTRUCTURE AND FACILITIES.**

**Financial contributions, including Community Infrastructure Levy, will be required, as appropriate from new development to mitigate the impact of development on essential infrastructure such as public utilities, libraries, policing, waste services, and the highways network.**

- 6.62 While the Parish is a safe community, further consideration of community safety in new development is important. The main community safety issues for rural villages are having suitable roadside pavements for safe access and appropriate, low-level, lighting where needed. For example, one area where some lighting would be beneficial to community safety is in the bus shelters.
- 6.63 To mitigate the impact of new development, wherever possible, appropriate financial contributions will be sought to ensure that the correct infrastructure is in place. These contributions will include Community Infrastructure Levy (CIL). A levy raised on certain types of new development by Stratford-on-Avon District Council and 25% of which will be made available to the Parish Council for having the neighbourhood plan in place.

## **POLICY SP25: LEISURE AND RECREATION FACILITIES**

**Current leisure and recreation facilities are to be retained or improved to offer an attractive range of facilities for all age groups. The following will be supported:**

- a) **The retention of the facilities currently provided by the Playing Field unless this is provided elsewhere in an accessible location in the settlement of Salford Priors to an equivalent or better standard;**
- b) **Improvements or additions to outdoor sports facilities;**



- c) To provide new leisure facilities - run/trim track, outdoor gym equipment, play equipment for children of all ages and cycle ways; and**
- d) The creation of a village green that provides a focal point to the Parish and offers flexible use as an open green space.**

- 6.64 Leisure and recreation facilities are important in any community as they encourage a friendly atmosphere, help reduce anti-social behaviour and crime and improve the well-being of residents, and enhance the attractiveness of the area to prospective residents.
- 6.65 The Parish of Salford Priors has a number of leisure facilities. The Playing Field with its football pitch, basketball hoop, skate park and young children's play area; and the community allotment gardens.
- 6.66 The Parish currently has no sports teams, which is partly due to a lack of changing room facilities. This severely limits outdoor sporting activities. There is limited provision for indoor sports.

## 7.0 Monitoring and Review

- 7.1 Plans are only valuable when kept up to date. The Parish Council will monitor the policies and proposals in the plan on an annual basis. A monitoring report will be prepared on the plan and presented to the Annual General Meeting in May each year.
- 7.2 Where the need for change is identified we will work with Stratford on Avon District Council to produce updates and amendments where necessary.
- 7.3 Should significant sections of the plan become out of date we will look to review the whole document by producing a new plan following the Neighbourhood Development Planning procedure.

# Appendix 1 – Buildings of Local Importance

Figure A1 – Abbot's Salford (OS Licence number 0100052737)



Figure A2 – Abbot's Salford (OS Licence number 0100052737)

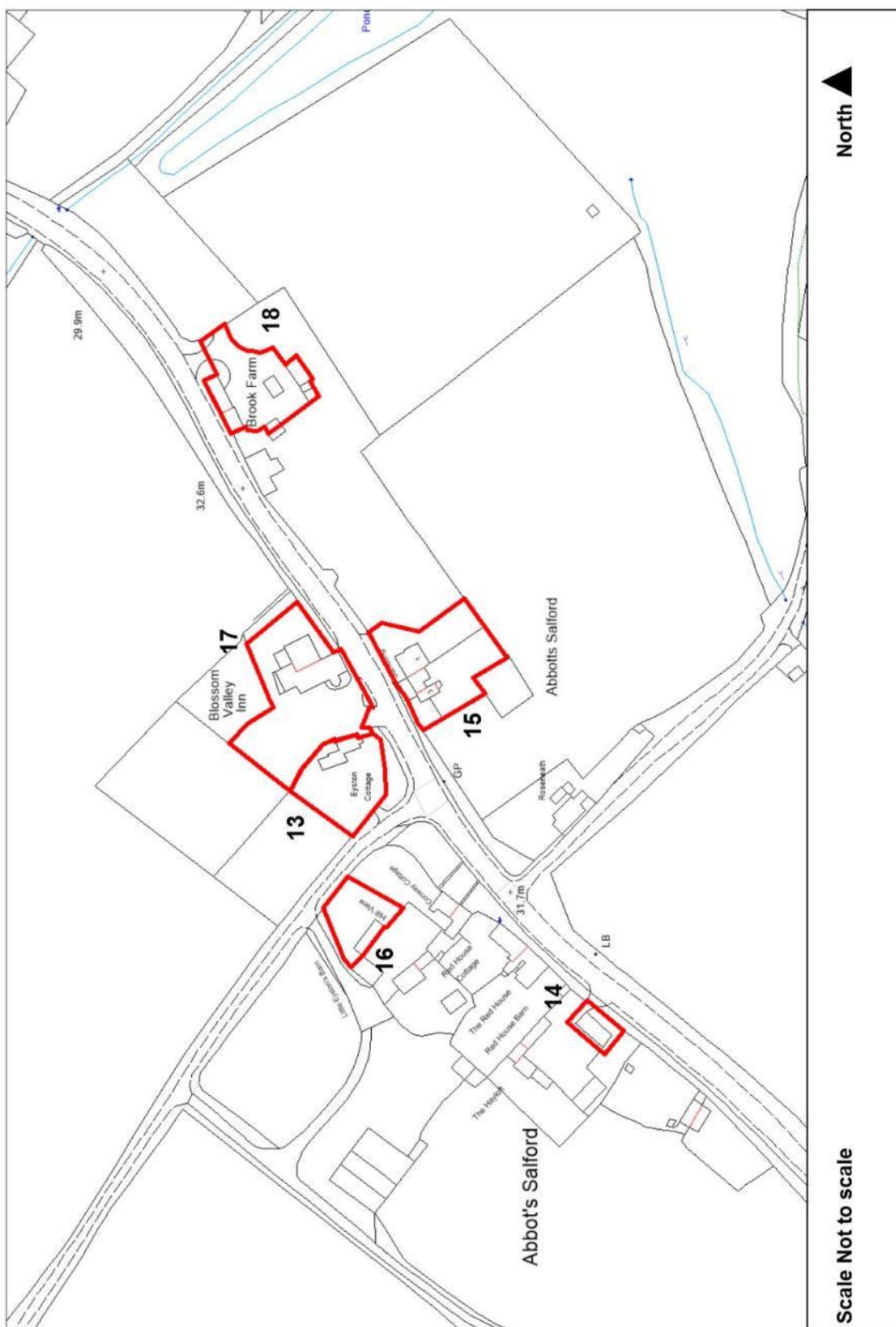


Figure A3 – Dunnington (OS Licence number 0100052737)

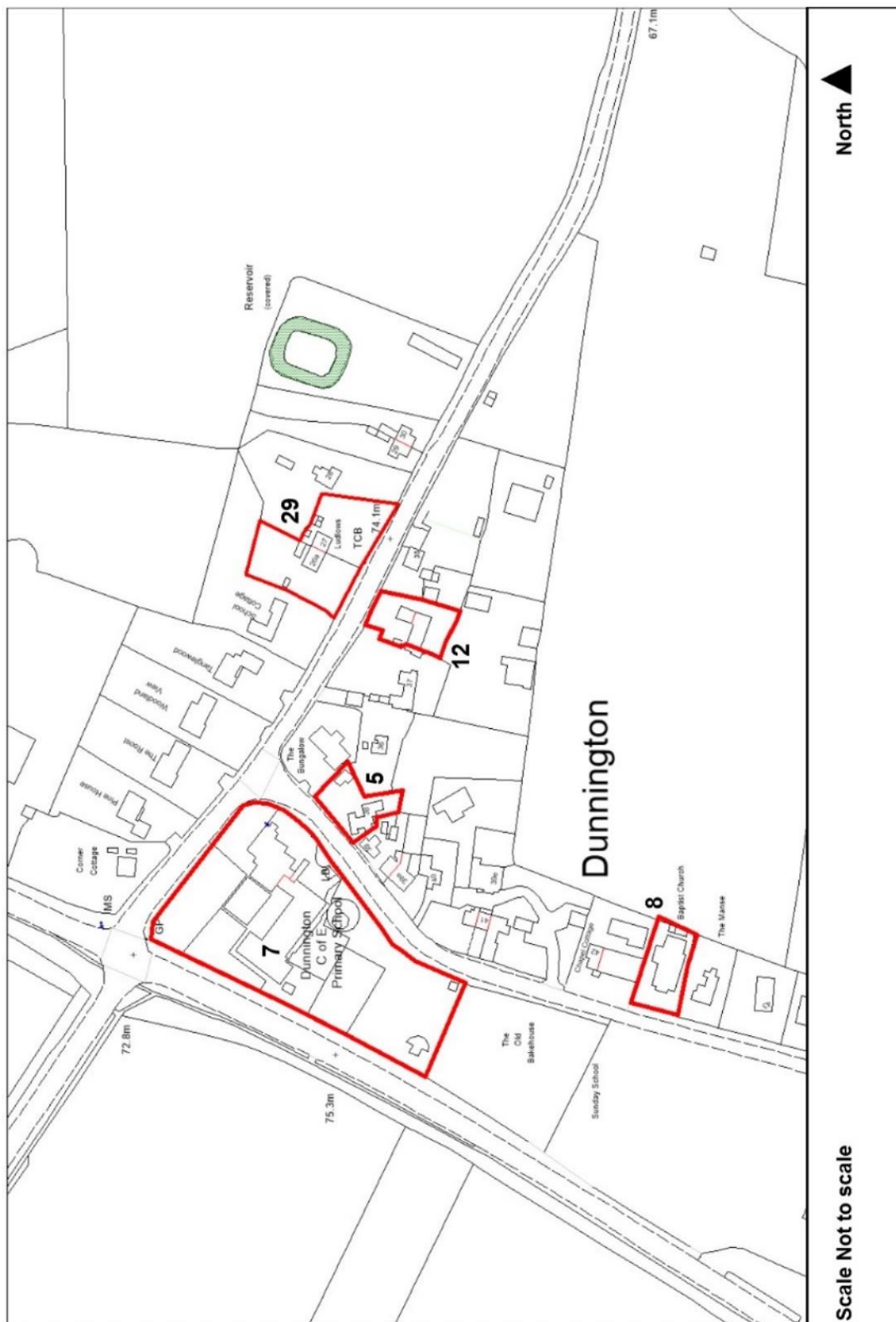


Figure A4 – Dunnington (OS Licence number 0100052737)



Figure A5 – Iron Cross (OS Licence number 0100052737)

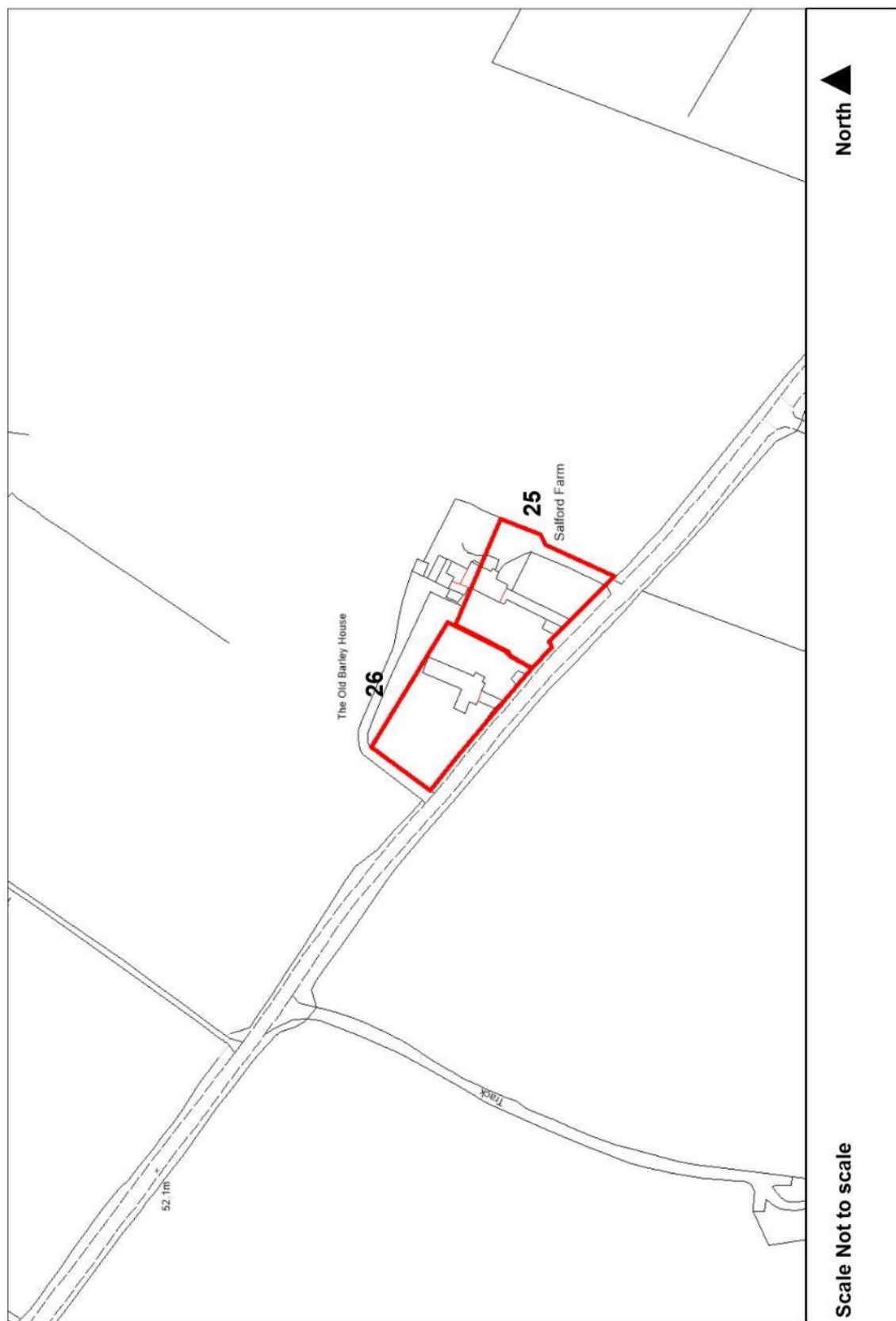


Figure A6 – Rushford (OS Licence number 0100052737)

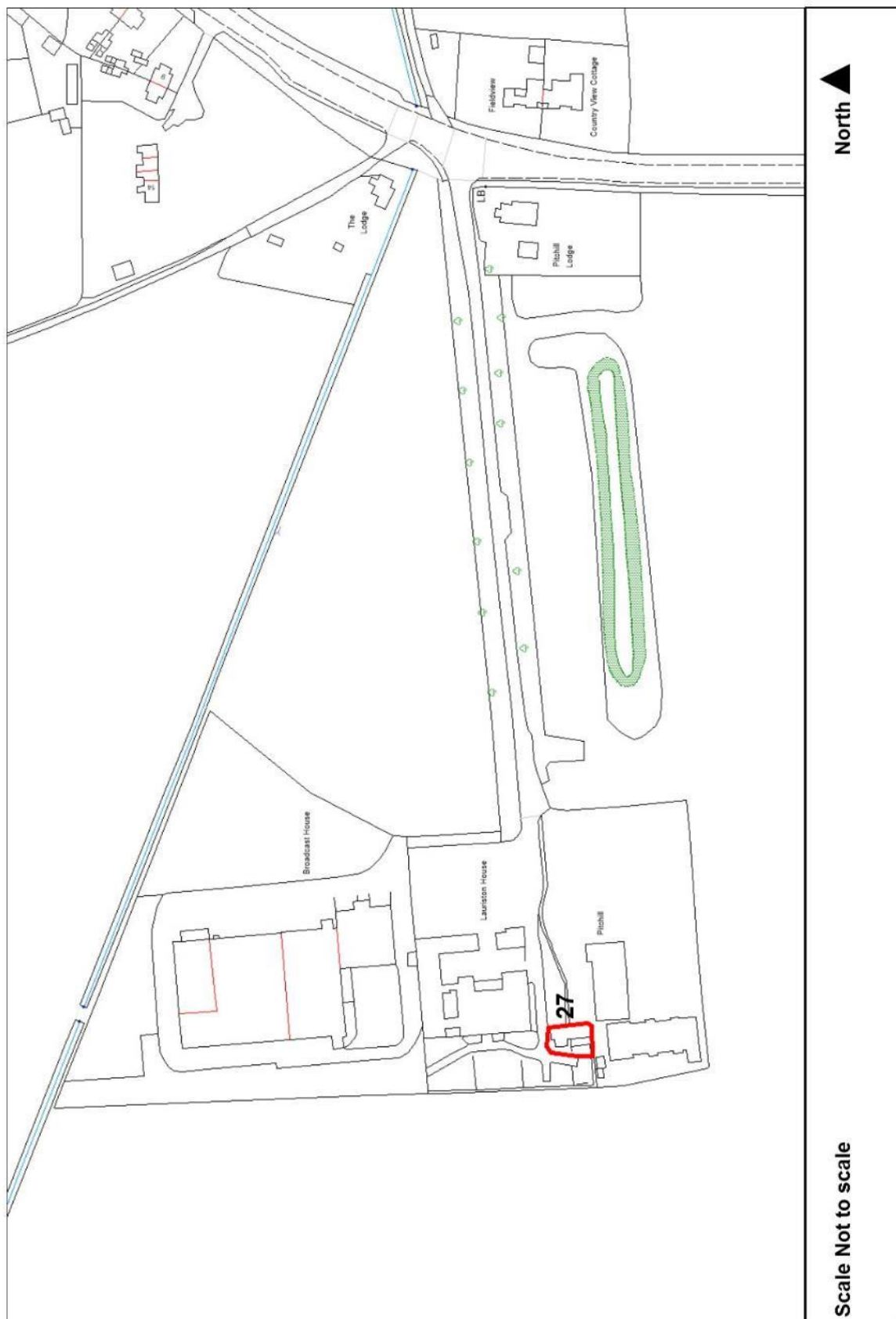




Figure A7 – Rushford (OS Licence number 0100052737)

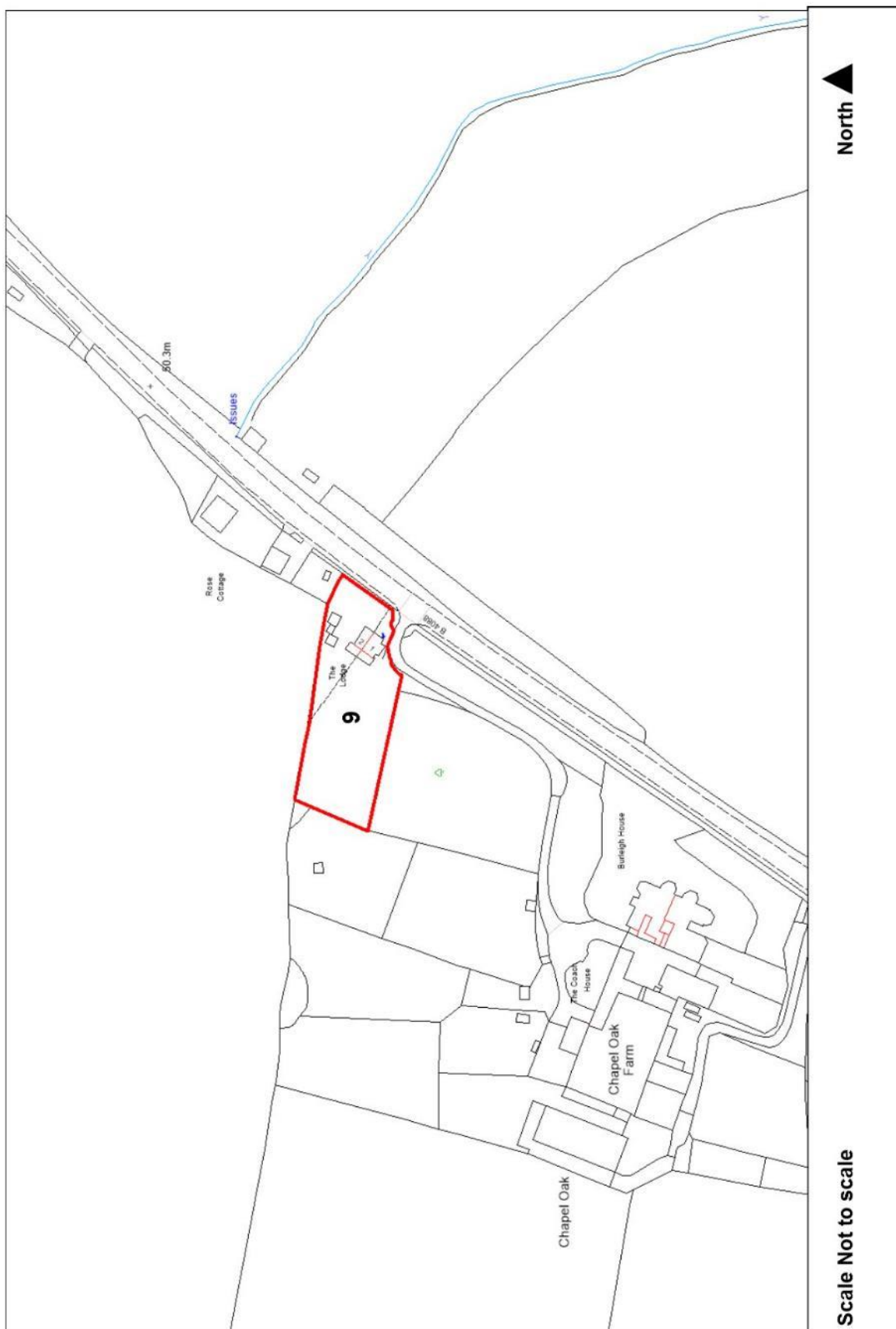
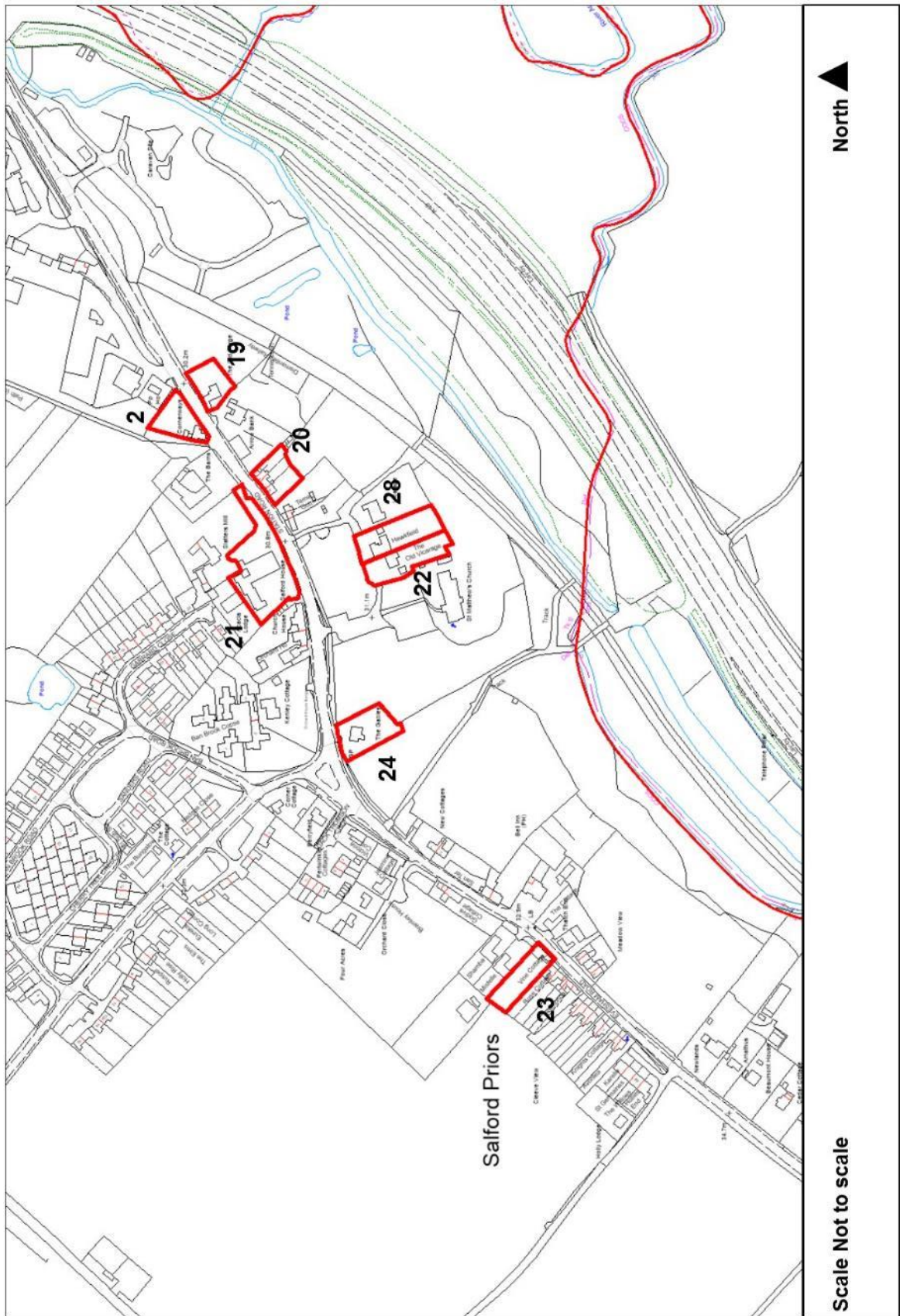


Figure A8 – Salford Priors (OS Licence number 0100052737)

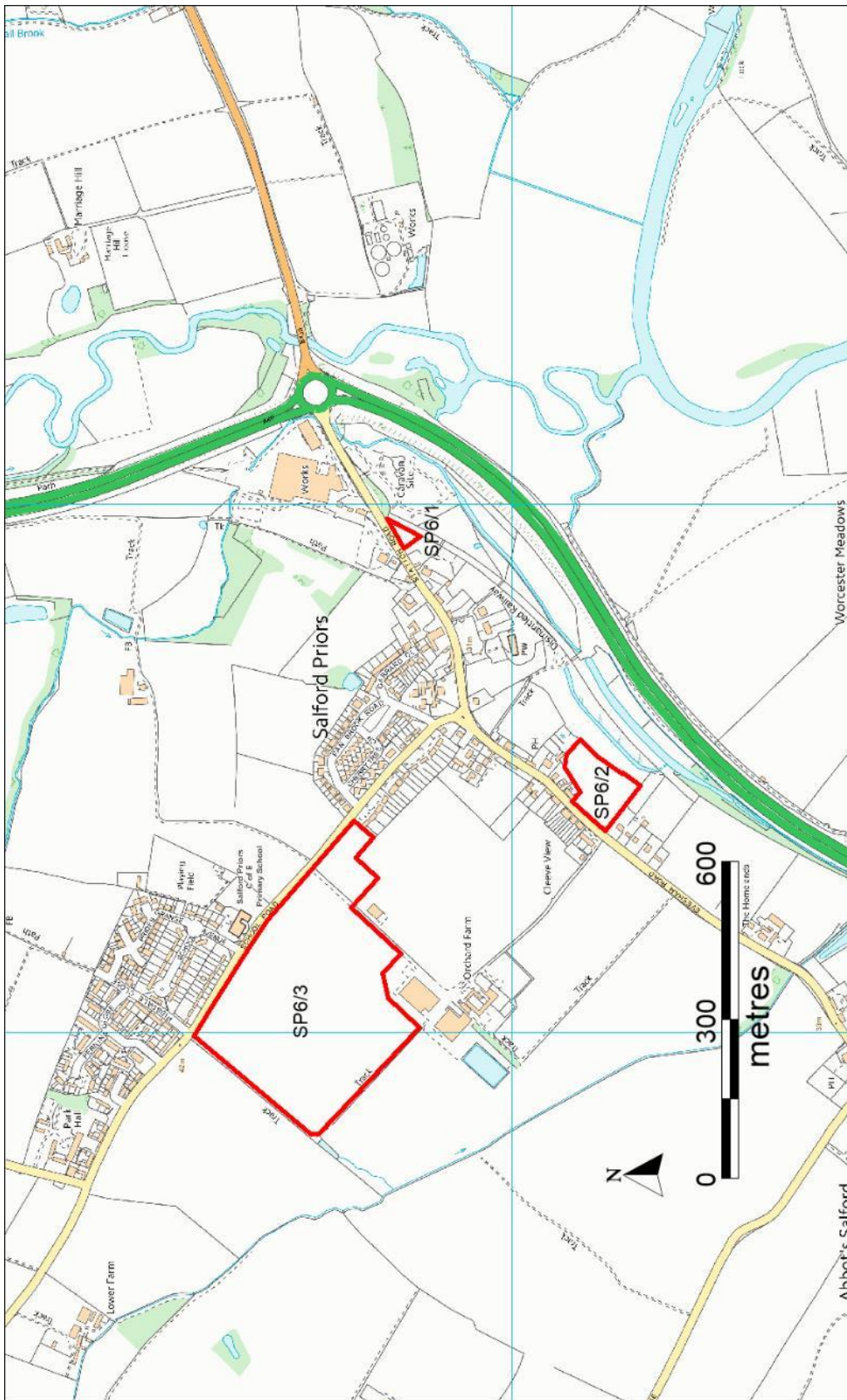


Figure A9 – Salford Priors (OS Licence number 0100052737)



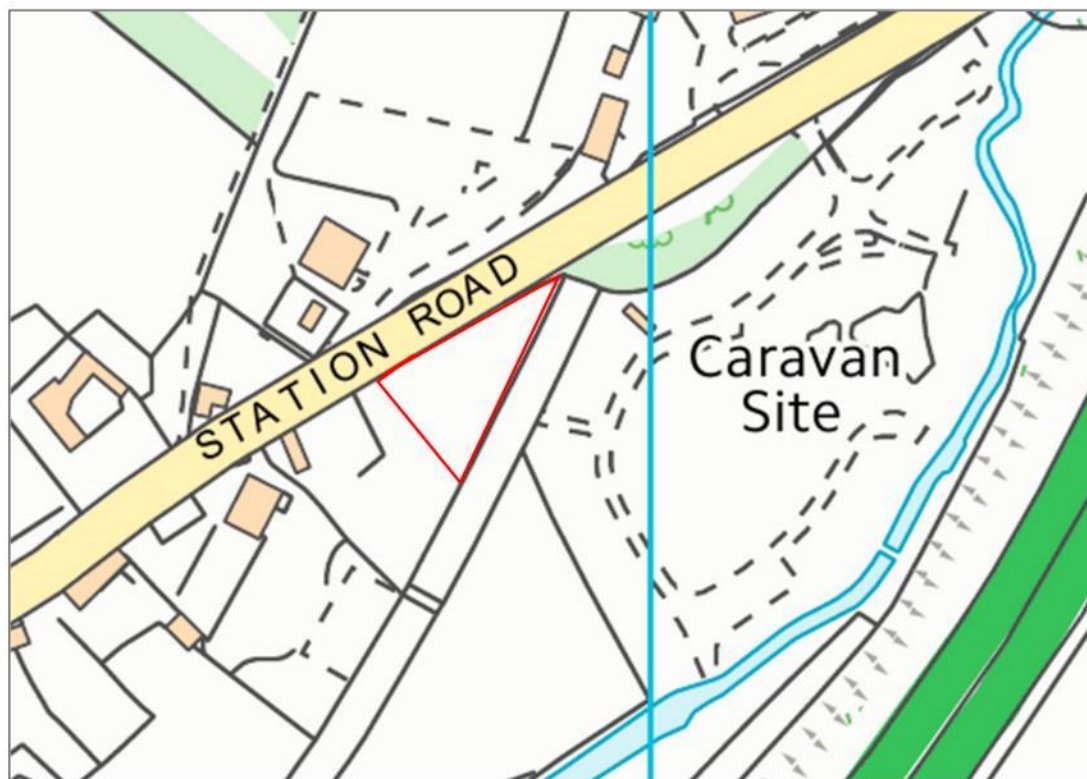
## Appendix 2 – Allocated Housing Sites

Figure A10 – Allocated Housing Sites Index Map (OS Licence number 0100052737)

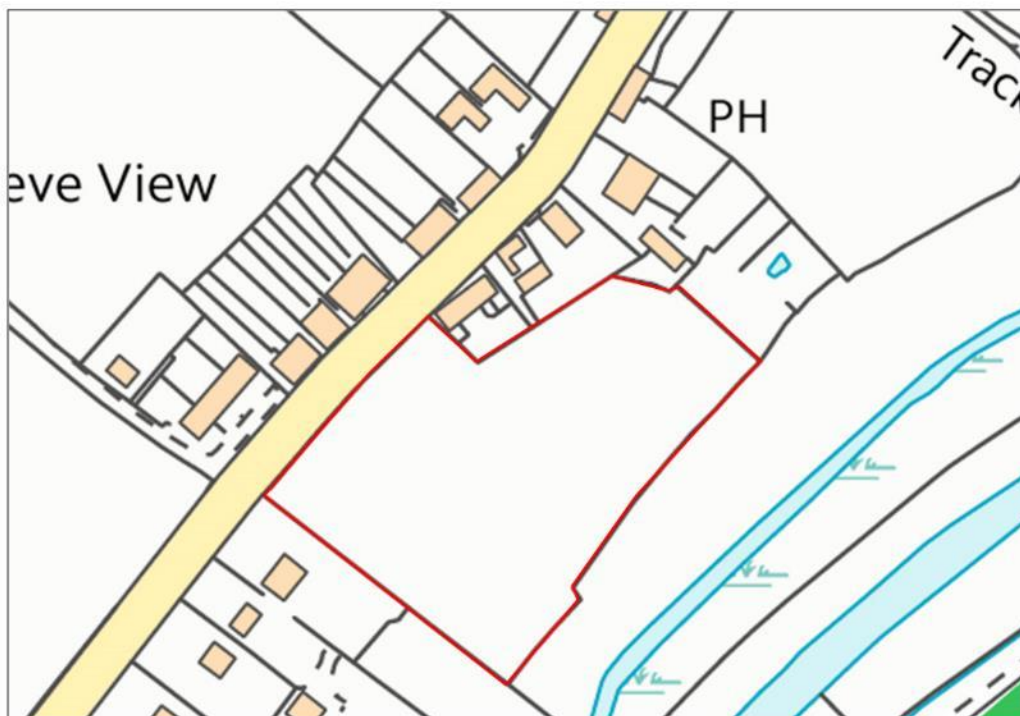


**Sites within Salford Priors**

**Figure A11 – SP6/1\_Land at The Old Forge, Station Road, Salford Priors, approximately 2 units. (OS Licence number 0100052737)**



**Figure A12 – SP6/2\_Land opposite Cleeve View, Evesham Road, Salford Priors, approximately 12 units, see Policy SP8. (OS Licence number 0100052737)**



**Figure A13 – SP6/3\_Land at Orchard Farm, School Road Salford Priors, approximately 60 units, see Policy SP9, above. (OS Licence number 0100052737)**



## Appendix 3 – Important Trees

Map Reference (Figures A14 and A15)	Name	Details	Location
<b>1</b>	Orchard Farm	Cedar	Orchard Farm Drive, Salford Priors
<b>2</b>	Banbrook Green	Group of 7 trees on Banbrook/Slaters Green	Banbrook Road, Salford Priors
<b>3</b>	Park Hall	Group of trees in grounds of Park Hall	Park Hall, Salford Priors
<b>4</b>	Pitchill	Group of Sycamore, Oak and Horse Chestnut	Pitchill House, Pitchill
<b>5</b>	Chapel Oak	Group of trees	Chapel Oak, Rushford
<b>6</b>	Station Road	Group of Oak, Horse chestnut, Birch and Maples	Roadside verge fronting Willow Park opposite Alamo Factory
<b>7</b>	Ban Brook Footpath	1 x Oak	Near the Pubic Footpath behind Alamo between Ban Brook and the Dew Pond
<b>8</b>	Evesham Road	Scots Pine	Near Orchard Farm entrance on Evesham Road
<b>9</b>	B4088	4 Scots Pines	Along the B4088

Note: Trees in the Conservation Area already have protection.



Figure A14 – Important Trees

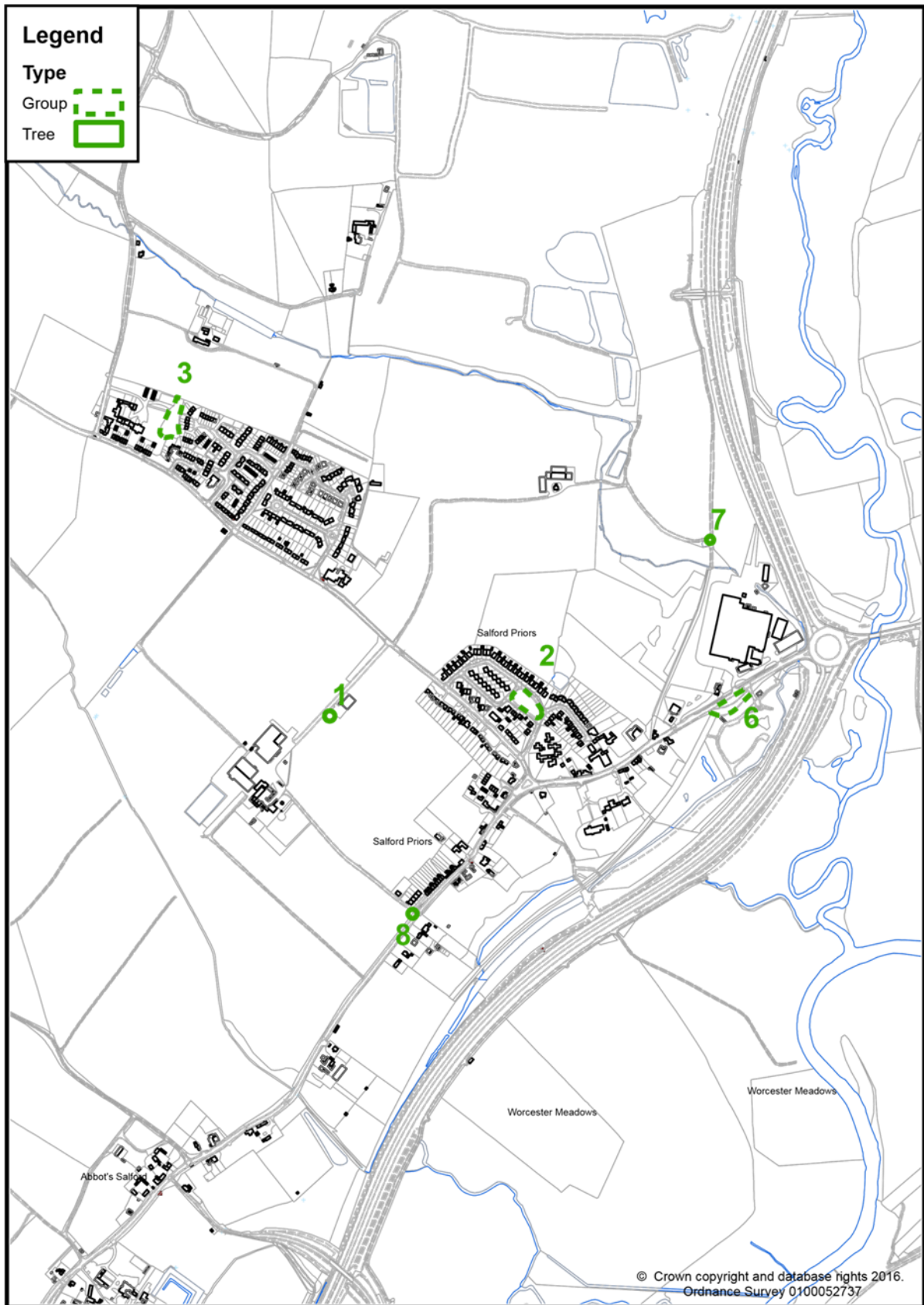
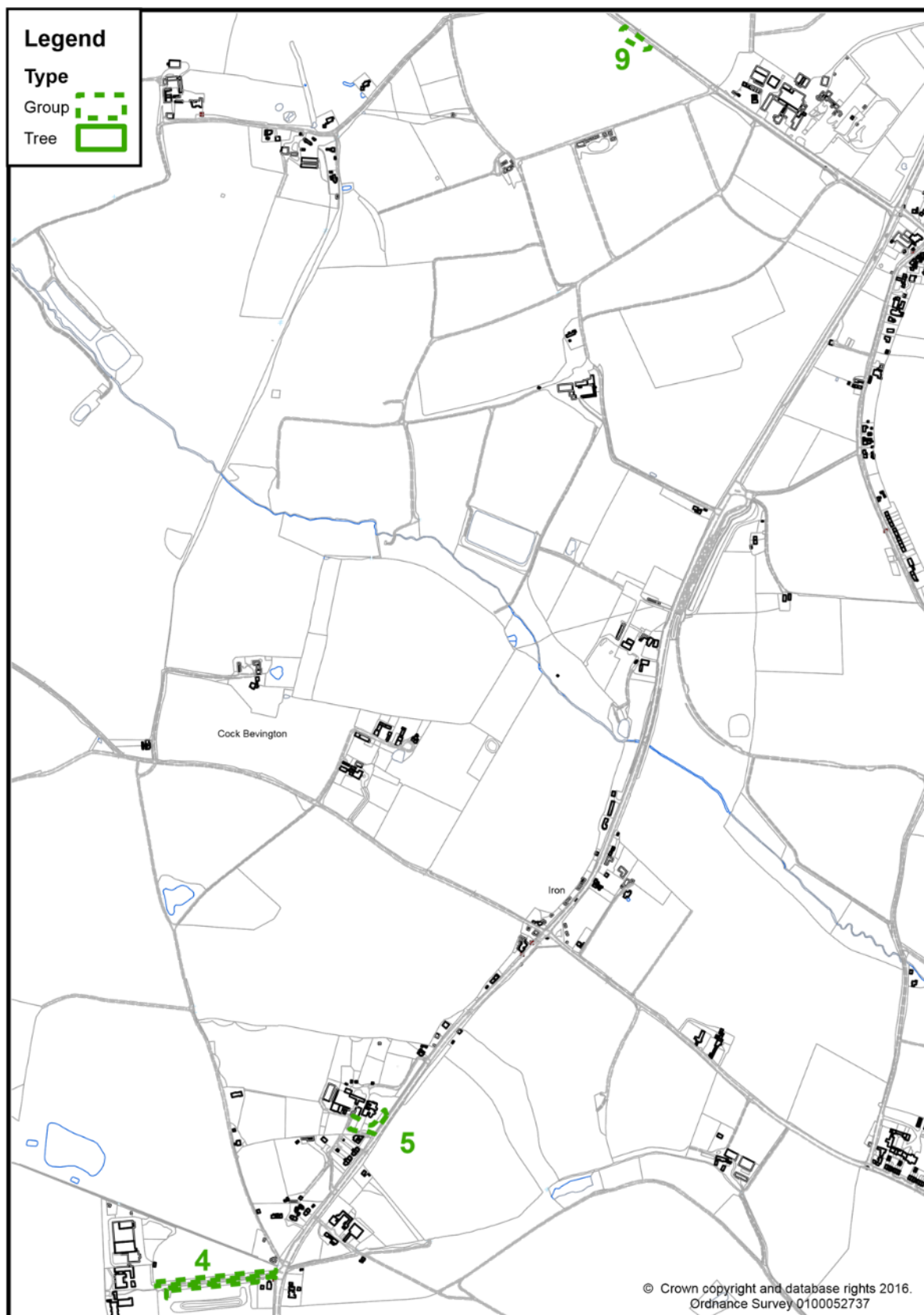


Figure A15 – Important Trees



## Appendix 4 – Conversion of Rural Buildings: Advice for Applicants

Applicants submitting proposals for the conversion of rural buildings are referred to the suggested design and layout principles set out below.

### Walls

1. Try to re-use any existing openings, this will help to retain a building's character and reduce the impact of any new construction work.
2. If you do have introduce new openings in existing walls, you should try to keep these to a minimum and take account of the proportions of any existing window and doors openings in the original building.
3. If an original opening needs to be blocked up, you should consider creating a recessed panel to show where the original opening was located.
4. For any works to walls, applicants should use materials and methods (e.g. traditional pointing techniques) which are appropriate to the original building and its setting.
5. Conversion also provides an opportunity to consider removing any unsuitable or inappropriate materials used in previous alterations, particularly if these were unsympathetic to the original building.

### Roofs

6. Proposals should seek to retain original rooflines and roof pitch. In exceptional cases, where , alterations to the roofline and pitch are necessary, these should be kept to a minimum and should aim to ensure that the overall character of the building is not significantly changed.
7. Proposals should, where possible, seek to restore missing or lowered sections of roof to their original appearance.
8. Where a roof needs to be rebuilt, traditional slates or tiles should be retained and re-used.
9. The installation of dormer windows is discouraged in favour of roof lights. Roof lights when used should be kept to a minimum, be flush with the roof surface and not disproportionate to the roof as a whole.

10. If solar panels or photo-voltaic cells are to be installed, care should be taken to ensure their number, positioning and size do not adversely affect the appearance of the building.

### **Windows and Doors**

11. If the building has traditional or vernacular windows and doors efforts should be made to retain, repair and re-use these.
12. If this is not possible, new or replacement windows and doors (including patio/French doors) should try to match the originals, or, if this is not considered practical, any new windows and doors should be appropriate to the character of the building. Standard designs primarily intended for use in modern buildings should be avoided.
13. Normally windows and doors should be painted or, in the case of sustainably sourced hardwoods such as oak, suitably treated.
14. When considering new window and door frames, it will be better if these are recessed within openings this will help to give depth to elevations.
15. Attention should be given to larger openings (e.g. garage doors) and the use of traditional solutions and materials rather than often inappropriate modern, off-the-shelf solutions. For example, modern up-and-over style garage doors will be inappropriate.

### **Internal Features**

16. Proposals should seek to incorporate and retain Internal features that form part the building's character. For example, exposed beams, rafters and purlins; floor joists; roof trusses; solid room partitions; floorboards; tiled or stone floors; and original fittings.
17. This can also include the spaces within a building and how they are considered and treated as part of a proposal. For example, the subdivision of a large internal space may not be appropriate if the space forms an integral part of the character of the building (for example, the threshing bay of a barn or the loft of a granary).

### **Drainage and Waste**

18. Try to retain, repair or suitably replace traditional cast iron rainwater gutters, downpipes and brackets.

19. Soil and vent pipes should be positioned internally and the number of vents kept to a minimum.
20. Vents should preferably be sited on a rear roof slope and coloured matt black to reduce their visual impact.
21. Sustainable treatment and disposal of waste water and other wastes should be incorporated in the conversion wherever practicable. The installation of septic tanks and cesspits may not always be appropriate in rural areas and other more environmentally acceptable methods of waste disposal should be considered.
22. Septic tanks, oil tanks and other ancillary equipment should be unobtrusively sited and/or screened.

### **Heating and Ventilation**

23. Heating system flues and extractors should have a minimal visual impact and galvanised materials are thus unlikely to be appropriate.
24. The use of suitably designed vent tiles which complement existing walls and roofs is encouraged.
25. Chimney stacks are not normally found on rural buildings and the inclusion of new stacks in a conversion scheme should be avoided.

### **Extensions and Additions**

26. The emphasis in any conversion scheme should be upon demonstrating that the building in its present form is suitable for the proposed new use. Large extensions to the existing building and the erection of new ancillary structures within and adjoining the curtilage should be avoided where possible.
27. In the case of residential conversions, garaging and domestic storage requirements should be met within the original building (or buildings). New buildings, detached from the original building for such uses should be avoided wherever possible.
28. Modern features such as porches and conservatories can adversely affect the original appearance of a building and its character. Where possible these should be avoided.

### **Building curtilage and Landscaping**

29. Curtilages (the land immediately surrounding a building and directly related to it) should follow, where possible, existing boundaries. If the proposal incorporates expansion of the existing curtilage this should be kept to the

minimum area required for normal occupation of the building and should avoid incorporation of adjacent open land and field areas.

30. When considering the external boundaries of a proposal, applicants should try to use existing boundary walls and hedgerows wherever possible.
31. The use of impermeable surfacing in hardstandings (such as concrete, or asphalt) should be avoided. The use of permeable materials such as gravel, permeable concrete block paving or porous asphalt will be supported and reduce surface water run-off from future development.
32. Where there is an existing access from the highway, this should normally be used for new development. Where a new access point is required, this should relate well to the existing built form in the immediate surrounding area. The construction of lengthy driveways in open countryside will be actively discouraged.
33. Entrances and gateways will be expected to be designed in keeping with the rural character of the area, using simple and traditional features (wood/soft landscaping). The use of suburban style brick walls with brick piers and wrought iron railings are inappropriate in the rural areas out of keeping with the rural nature of the parish. .

## Appendix 5 – Community Aspirations

Salford Priors is a small, rural parish that prides itself on its strong community. The Parish has a large number of community groups that meet regularly and there are frequent Parish-wide activities designed to bring the community together.

The strong sense of community is in part due to the nature and type of settlements and how they allow people to meet, regularly, face to face. There is a low crime rate and reasonable participation rate in community events. The community is committed to sustaining and developing these features.

The village of Salford Priors is often referred to as a 'village of two halves' due to the substantial separation between the built environment along School Road. Development to unite the village would encourage a stronger community and help strengthen the identity of the village and create a centre. Over many years' parishioners have identified the land between the school and Ban Brook Road as the ideal site to unite the village. Uniting the two halves of the village of Salford Priors would encourage a more inclusive community and give a stronger identity as a rural village with a centre. Such measures will complement the potential for physically developing the village in this way through the development of the land allocated under Policy SP8.

This strong community and close-knit neighbourly spirit is one of the greatest assets of the Parish that makes people want to live here. The Neighbourhood Development Plan will promote community, leisure and education that offer activities for all age groups and create a strong sense of a close, caring community.

To ensure this strong sense of community is retained new development should:

"seek to capitalise on opportunities to create a strong, healthy, neighbourly community by integrating with, and enhancing existing opportunities for social interaction within the various settlements of the parish. In particular, development proposals in the Salford Priors neighbourhood plan area should include design features such as footpaths, green infrastructure, and signage to unite the two halves of the village."

To help maintain and strengthen the sense of community, the Parish Council will produce a "Welcome Pack" this will provide details on local community groups, bus timetables, and other local information. This will be distributed to all new residents moving in to the Parish to ensure they are welcomed and can integrate into our community.

