

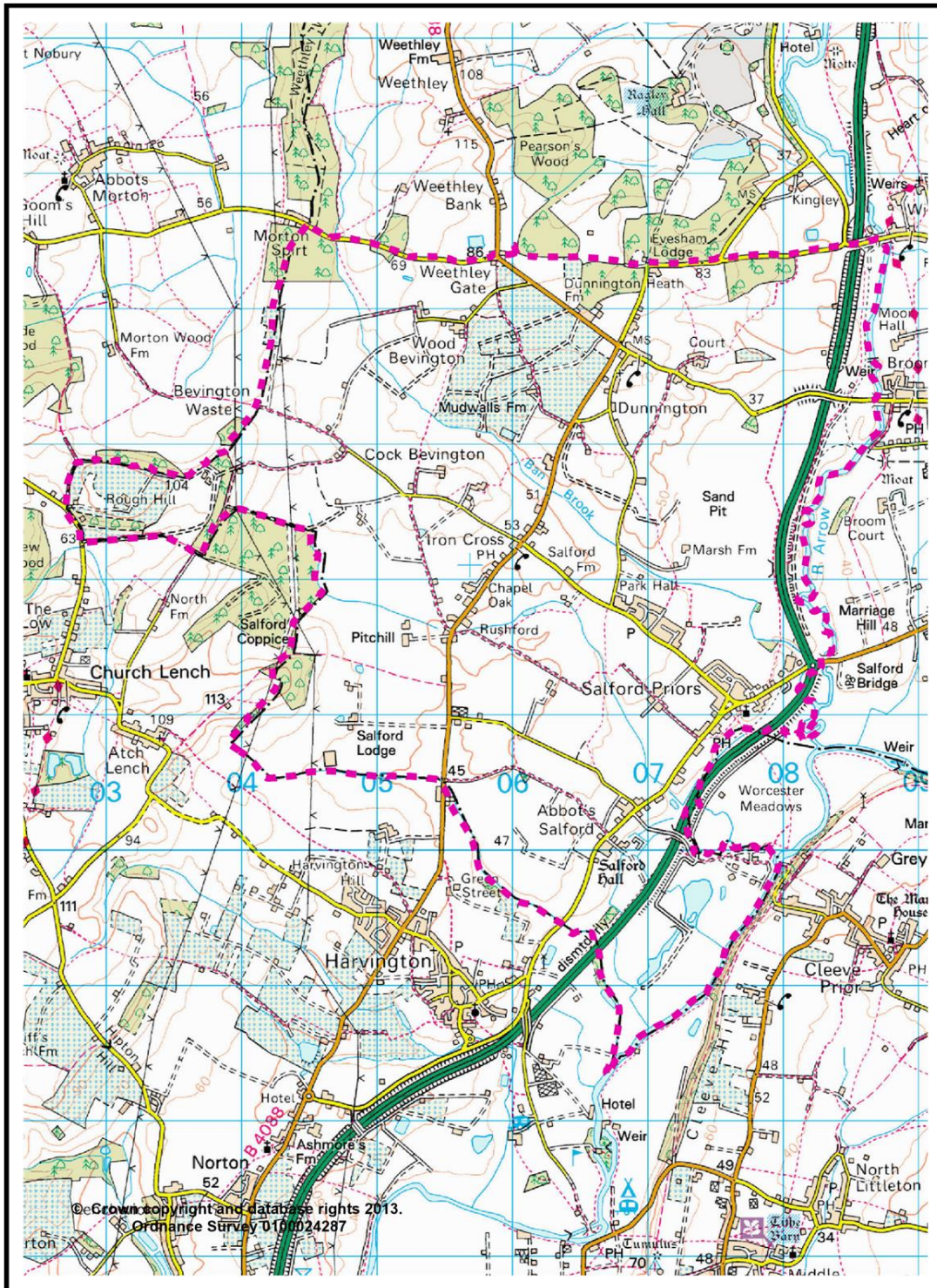
**Salford Seven Regulation 16 Submission
Neighbourhood Development Plan**

Consultation Statement

April 2016

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Map 1 Salford Seven Designated Neighbourhood Area (PSMA Licence no. 010054898)

1.0 Introduction and Background

1.1 This Consultation Statement has been prepared to accompany the Regulation 16 Submission Draft of the Salford Seven Neighbourhood Development Plan. This Consultation Statement should be read alongside the Basic Condition Statement and Environmental Report.

1.2 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)¹ which defines a “consultation statement” as *a document which:*

(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;

(b) explains how they were consulted;

(c) summarises the main issues and concerns raised by the persons consulted; and

(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.3 The Salford Seven Neighbourhood Development Plan has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These 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 plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.

1.4 In January 2014 Salford Priors Parish Council made the decision to prepare a Neighbourhood Plan for the Parish. The area was formally designated by Stratford-on-Avon Council on 16 June 2014 and is shown in Figure 1 above.

¹ <http://www.legislation.gov.uk/uksi/2012/637/contents/made>

2.0 Draft Neighbourhood Plan Development and Informal Public Consultation

2.1 On 23rd September 2013, a public meeting was held to raise awareness of the proposal to produce a neighbourhood plan for Salford Priors Parish. This was publicised in the Stratford Herald and Evesham Journal and flyers were delivered to every residence in the parish. A notice was also emailed out twice to the parish's e-news list and posters advertising the event were displayed on village noticeboards.

2.2 Around 75 residents attended the meeting and, as a result, seventeen residents expressed an interest in forming a Neighbourhood Development Plan Steering Group. The Parish Council then set up a NDP Strategic Steering Group consisting of councillors and residents and created a Neighbourhood Development Planning page on its website. A Facebook page (facebook.com/Salford7NDP) and a Twitter account were also set up

2.3 On 27th November 2013, the inaugural meeting of the Neighbourhood Development Plan Consultative Group was held. A steering group with various working groups was agreed:

Public Engagement & Communication (5 members)

Housing Development (10 members)

Industry & Commerce (6 members)

Environment and Transport (6 members)

Community Education & Leisure (6 members)

The Working Groups and Steering (Consultative) Group met on a regular basis to develop ideas and undertake research to support emerging policy areas for the Neighbourhood Plan. Residents were kept informed by regular newsletters as the Plan was developed (see Appendix 1). Poster versions of the newsletters and details of consultation events were also posted on the seven Parish Council noticeboards.

2.4 An Exhibition and Surgery was held in the Memorial Hall, Salford Priors on Saturday 5th April from 1:30pm to 4:00pm as the first public consultation exercise in the development of the Neighbourhood Plan. The three landowners/developers who were proposing sites within the village were invited to attend. A newsletter promoting the event was distributed to all households within the Parish. Posters were placed on the Parish Council noticeboards and in bus shelters. The event was designed to launch the neighbourhood plan process by raising

awareness about the Plan and gaining the initial thoughts of the public on the various aspects that the steering group were considering. Each working group had a separate area within the hall to display information. Over 100 people attended.

- 2.5 At this event, the Environment Group undertook a simple poll in order to ascertain areas of public interest. This found that the main concerns for those polled were conservation, the environment and wildlife with transport, cycleways and footpaths and Sites of Special Interest also of interest.
- 2.6 A housing questionnaire was also undertaken at the event on 5th April in order to gauge support for a number of housing site options, the type of housing that should be provided and views on provision for gypsies and travellers. A summary of the results of this is set out in Appendix 2.
- 2.7 Exit questionnaires were completed by 105 attendees. The vast majority who attended and completed a questionnaire were from Salford Priors (81.9%) with some representation from surrounding villages, except Pitchill. The majority were aged 51 and over (73.3%), with the next largest representation in the 31-50 age group (20.0%). No one under the age of 18 completed the questionnaire. There was representation from those employed in the parish (10.5%) and business owners (9.5%), but the majority were neither employed in the parish nor business owners.
- 2.8 Most wanted a maximum of 75 homes built (66.0%) comprising of medium (29.5%), small (26.7%) or mixed (25.7%) development and would like to see more employment opportunities within the parish (73.8%). This rose to 85.7% for those aged 18-30. The majority felt that public transport was adequate (58.3%). However, this figure was largely due to the satisfaction of those aged over 51 (64.9%). Those aged 18-30 felt that public transport was not adequate (85.7%). The majority felt that leisure facilities were inadequate (65.4%), with 100% of those aged 18-30 saying they were inadequate. The exit questionnaire summary is set out in Appendix 3.
- 2.9 These results informed the development of the Draft Neighbourhood Plan for the parish, enabling the local community to take the lead in setting out what they value, what development is needed and what could be changed for the better in the area.
- 2.10 In order to ascertain the overall aims, key issues and objectives to be addressed in the development of the Salford Seven Neighbourhood Development Plan, a workshop session was held on 7th June 2014. The workshop produced list of 23 issues and 15 objectives that needed to be addressed through the Plan.
- 2.11 A second newsletter was distributed to all homes in the Parish. The focus of this newsletter was to give an update on the progress, propose the question about whether Salford Priors is

a ‘village of two halves’, advertise the upcoming Business Breakfast, and formally issue notice of the Call for Sites action (see Appendix 12 for the “Call for Sites” report). A number of comments were received via Facebook in support of the connecting the two halves of the village of Salford Priors (Appendix 2).

- 2.12 From 9th August 2014 until 16th September 2014, sites within the parish could be put forward for development. A pro forma, along with a detailing letter, was posted on the Salford Priors Parish Council website and a contact number and postal address for the NDP Project Manager were included in the newsletter for those wishing to obtain the form that way. Throughout the NDP process the steering group was keen to engage and work with landowners in the parish. The Call for Sites exercise was one aspect of this.
- 2.13 To further inform the development of policies, the Industry and Commerce Working Group hosted a business breakfast for all local businesses on 2nd September 2014. One of the aims of this session was to engage local business representatives in the development plans for the future of the seven settlements of the Salford Priors Parish. 11 representatives attended the event (see Appendix 4).
- 2.14 The results of the above were considered carefully and used to inform the early work in preparing the Draft Neighbourhood Plan, along with the research and information gathering undertaken by the Neighbourhood Plan Steering Group and associated Working Groups throughout 2014.

Informal Public Consultation on the Emerging Draft Plan

- 2.15 An informal public consultation event was held on 15th November 2014 to present the emerging policies and receive comments. In addition, the ten sites put forward through the Call for Sites process were presented for comment. No formal surveys or questionnaires were undertaken. Instead, comments were written down by Steering Group members and Post-It notes were available for members of the public to leave comments. 45 people attended the events and left 44 separate written comments (see Appendix 5). Further consultation events were held at the Salford Hall Hotel, Abbot’s Salford on 22nd November and at the Baptist Church Hall, Dunnington on 26th November. 20 people attended each of the latter two events. All three consultation events were also advertised on roadside boards on all entrances into the Parish.
- 2.16 Following these consultations on the draft policies, changes were made to the draft NDP to reflect residents’ views. Within the Environment section, additional open space areas were

put forward for protection and others changed to Special Areas for Protection. Additionally, further important historic buildings were added. Comments made in terms of potential housing sites, along with an independent assessment of sites, informed those sites to be taken forward in the Plan. The table in Appendix 6 shows how the main issues raised during this consultation process have been addressed in the Neighbourhood Plan.

- 2.17 A coffee morning was organised by the Community, Education and Leisure Group on 29th November to discuss community issues and needs. Invitations were sent to around 20 community groups and notices were displayed at the three November consultation events. However, this event was poorly attended with only 3 people present.
- 2.18 On 16th February 2015, an informal meeting was held with representatives from neighbouring parish and town councils to discuss cross-boundary issues. Around 15 people from 6 nearby councils attended this event.
- 2.19 In April 2015, letters were sent to the churches and schools in the parish. The responses from Dunnington Baptist Church and Dunnington Primary School are set out in Appendix 7. No reply was received from St Matthew's Church and Salford Priors Primary School gave a verbal response to confirm current enrolment and capacity.

3.0 Regulation 14 Consultation on the Salford Seven Draft Neighbourhood Development Plan – 29 June to 10 August 2015

3.1 The public consultation on the Salford Seven Draft Neighbourhood Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:

Before submitting a plan proposal to the local planning authority, a qualifying body must—

(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area

(i) details of the proposals for a neighbourhood development plan;

(ii) details of where and when the proposals for a neighbourhood development plan may be inspected;

(iii) details of how to make representations; and

(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;

(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and

(c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.

3.2 The draft Salford Seven Neighbourhood Plan was published for 6 Weeks formal public consultation from 29th June to 10th August 2015. The Draft Plan was available for viewing and downloading from the Parish Council website (www.salfordpriors.gov.uk). Hard copies of the Draft Plan were available for viewing and could be obtained on request from the Parish Council Office on Tuesday mornings between 10.00 – 12.00 and on Thursday afternoons between 2.00 and 4.00. Hard copies were also available to view at Bidford on Avon Library.

3.3 The draft NDP and comment forms were circulated to the following:

Statutory Consultee – 132 copies

Parish Businesses – 43 copies

Residents – 61 copies

Local Groups – 5 copies

3.4 Public notices were placed in the Stratford Herald newspaper and on the 7 Parish Council noticeboards

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- 3.5 A letter was sent to all Consultation Bodies, providing information about the consultation dates, and the locations where the Draft Plan and accompanying documents could be viewed and downloaded. Copies of the letters were sent to local businesses and local community organisations. Respondents were invited to complete the Response Form and to submit completed forms / other comments by email or by post to the Parish Clerk. A copy of the letter is included in Appendix 8.
- 3.6 All homes in the Parish were circulated with a newsletter detailing the consultation process.
- 3.7 Public drop in sessions were arranged for:
- Saturday 18th July – Memorial Hall Salford Priors 11am to 1pm
- Wednesday 22nd July – Dunnington Baptist Church Hall 7pm to 8:30pm
- Wednesday 5th August – Parish Office Salford Priors 7pm to 8pm
- 3.8 Stratford on Avon District Council was advised of the publication and submitted detailed comments.

4.0 Summary of Consultation Responses to the Draft Neighbourhood Plan

- 4.1 37 representations were received, 16 from statutory bodies and 21 from residents.

Table 1 below sets out the responses submitted to the Draft Neighbourhood Plan, together with information about how these responses have been considered by the Parish Council and have informed the amendments to the Submission Neighbourhood Plan. Table 2 summarises the detailed comments from Stratford on Avon District Council.

- 4.2 During the six-week consultation on the Draft Neighbourhood Plan, a site at Orchard Close was proposed for housing development. It was agreed that the same process should be followed as that which was carried out during the previous 'Call for Sites' exercise. This involved an independent planning assessment and a public exhibition.
- 4.3 The exhibition was held at the Memorial Hall in Salford Priors on 21st November 2015. The event was advertised on the NDP Facebook page, via the Parish Council's e-news and on the noticeboards in the parish. Site outline maps and the detailed proposal documents submitted by the prospective developers of the site were displayed at the event and a feedback form was available for attendees to complete.
- 4.4 34 members of the public attended the event and 11 forms were completed. A summary of the feedback is attached in Appendix 9.
- 4.5 A further site at Orchard Farm had been included in the Draft Plan and a number of comments about the site were made but the total number of comments was very small in terms of the total population of the parish. The NDP Steering Group decided that, because of the scale of the proposal and the need to ensure that the Plan reflected the wishes of the community, a detailed survey would be carried out.
- 4.6 The questionnaire was delivered to every household in Salford Priors village during the week commencing 19th October 2015 and a copy was posted on the NDP website for those outside the village. During the week commencing 26th October, a team of volunteers collected the questionnaires. A card instructing people to submit their questionnaires via a box in the Village Stores or via email was left after two failed attempts to collect the questionnaire at the door. A copy of the questionnaire and the comments made is included in Appendix 10.

Table 1: SALFORD SEVEN NEIGHBOURHOOD PLAN REGULATION 14 CONSULTATION 29 JUNE – 10 AUGUST 2015

SUMMARY OF RESPONSES RECEIVED

Respondent	Policy/Section	Comments received	Parish Council Consideration
Planning and Development Group Warwickshire County Council	Policy SP16 Table 6 Figure 8 Pages 36 - 38	<p>“Open space” is not defined in the policy or the supporting text. It could cause confusion with defined “ public open space”. This is also private land. Paragraph 76 in the NPPF makes it clear that neighbourhood plans can only define “local green spaces”. If the policy is retained it should be labelled “ Protected Green Spaces”</p> <p>Areas C and D are currently owned by the County Council and are in agricultural use. The land benefits from “permitted development rights” under the Planning Acts which allows buildings, and structures to be erected without the need for planning permission. The policy, which seeks to protect open land cannot be enforced in relation to the use and development of agricultural land. The areas contain valuable mineral resources, which could be sterilised by the exclusion of development such as mineral extraction. This would be contrary to para 143 in the NPPF which requires locations of specific minerals resources not to be sterilised.</p> <p>Both areas cover land, which is defined in the draft Warwickshire Mineral Plan as being allocated for the future working of sand and gravel – Site 7 Salford Priors. The policy could prevent the delivery of the site and therefore the implementation of the Minerals Local Plan. Minerals provision is a strategic policy as defined in para 156 in the NPPF and therefore the Neighbourhood Plan needs to be in general conformity with this policy. A policy, which seeks to restrict minerals development, will not be in conformity. Areas C and D should be omitted.</p>	<p>Neighbourhood plans are not limited to only identifying local green space.</p> <p>Policy SP16 does not preclude appropriate development such as agriculture.</p> <p>Minerals is not neighbourhood plan matter</p> <p>No change.</p>

Respondent	Policy/Section	Comments received	Parish Council Consideration
Planning and Development Group Warwickshire County Council	Policy SP16 Table 6 Figure	<p>There is no plan defining the areas to be covered by the policy. The information is unclear. Marsh Farm Quarry is covered by an approved restoration plan for agriculture. The quarry pools, which currently exist to the north of the village, are not covered by the approved plan. While the developer is willing to change the approved plan this has to be agreed with the County Council as the mineral planning authority. The change of land use from agriculture to nature conservation brings increase costs and responsibilities. An additional policy requirement on the scheme may impact on the deliverability of the scheme for nature conservation.</p> <p>It is not clear from the policy who is responsible for monitoring and managing the newly created special protection area covered by policy SP17. By excluding permitted minerals operations from the definition of development in the policy and explaining in the text about monitoring and management the impact of the policy could be reduced.</p>	Figure 8 in the Submission Plan shows the areas.
Warwickshire Police and West Mercia Police	Paragraph 3.4 Page 10	<p>We suggest that the list includes the following additional point:</p> <p style="text-align: center;">14. Create safe, secure and low crime communities</p> <p>Paragraph 58 of the National Planning Policy Framework (NPPF) states that neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. The NPPF confirms that creating safe, accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.</p> <p>In addition to the above, all of the following confirm that creating a safe, secure and low crime area is an objective of the Neighbourhood Development Plan:</p> <ul style="list-style-type: none"> • Paragraphs 4.1, 5.1 • Objective 6 • Policies SP 6, SP 21 and SP 33 	Plan amended accordingly.

Respondent	Policy/Section	Comments received	Parish Council Consideration
		By including the suggestion in the list, it will ensure that the Plan is more closely tied with the NPPF and provide improved continuity and consistency between the different parts of it that seek to achieve this objective.	
Warwickshire Police and West Mercia Police	Paragraph 4.1 Page 14	We welcome and support the reference to the need for community safety to be addressed in the Plan area.	
Warwickshire Police and West Mercia Police	Vision Page 15	<p>We support the Vision and suggest that it be expanded to directly reference the need to create a secure low crime Parish; as follows:</p> <p><i>‘By 2031, the Parish of Salford Priors will be a safe, secure, low crime and thriving rural community with a strong voice, which conserves its natural environment and historic character.’</i></p> <p>Incorporating the suggested amendment would improve the Vision’s consistency with paragraphs 58 and 69 of the NPPF. It would also add support for the design measures and additional infrastructure that will be needed in the Parish to ensure safe, secure and low crime communities. More generally, including the suggested wording in the Vision would contribute to helping the Parish achieve the objectives contained within the <i>‘South Warwickshire Community Safety Partnership – Partnership Plan – April 2014 – March 2017’</i>.</p> <p>Finally, whilst the Parish has relatively low crime rates compared to other areas of the West Midlands, numerous surveys have shown that many people consider that maintaining low crime levels is the most important factor in making somewhere a good place to live.</p>	Vision not amended. Vision already consistent with national policy

Respondent	Policy/Section	Comments received	Parish Council Consideration
Warwickshire Police and West Mercia Police	<p>Policy SP6 – High Quality Design Pages 25 - 26</p>	<p>We welcome and support part (h) of this policy, which states that proposals should incorporate effective measures to reduce crime and the fear of crime, and measures to increase road safety measures for all users.</p> <p>We suggest though that the effectiveness of Policy SP6 would be significantly enhanced through a direct requirement for new development to adopt ‘Secured by Design’ standards; as follows:</p> <p><i>h) Incorporate Secured by Design 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.</i></p> <p>The principal problem with the use of ‘effective’ is that it will be interpreted differently by different developers, leading to an inconsistent and ineffective approach to this across the Parish. Secured by Design on the other hand is a single, consistent and measurable nationwide standard.</p> <p>In case the Parish Council is unaware, Secured by Design is a long-running flagship initiative of the National Police Chiefs’ Council (NPCC) (formally Association of Chief Police Officers). Its objective is to design out crime during the planning process. It is a highly respected standard in the sector, supported by numerous local authorities (including Stratford-on-Avon District Council) and professional bodies and is therefore, a vital guidance resource for planners. It is regularly updated and therefore there is no danger of it ceasing to exist during the lifetime of the Plan.</p> <p>Independent research has shown that homes with low level security suffer far more burglaries than those with Secured by Design level security, whilst criminal damage is reduced by 25%. In one year alone for example, some 700,000 burglaries nationwide could have been thwarted if appropriate Secured by Design measures had been installed, according to Professor Ken Pease OBE and</p>	<p>Now Policy H5 amended to take account of this comment at criterion (h).</p>

Respondent	Policy/Section	Comments received	Parish Council Consideration
		Professor Martin Gill of Perpetuity Research – an independent organisation which specialises in looking at crime reduction, community safety and security.	
Warwickshire Police and West Mercia Police	Policy SP21 – Traffic and Highway Safety Pages 44 – 45	We welcome and support this policy, which if implemented as described in the Plan, will improve highway safety throughout the Parish.	Support noted.
Warwickshire Police and West Mercia Police	Policy SP33 – Community Safety Page 53	<p>We are very supportive of the inclusion of Policy SP33 within the Plan. We would like to suggest the following to enhance its content further:</p> <p><i>To maintain and improve community safety in the parish developments must demonstrate that community safety measures have been included within the proposal and, where possible, improve the safety of the whole parish. Examples are such as, but not limited to, the following:</i></p> <ul style="list-style-type: none"> • <i>Design and layout enables emergency services vehicles to access all areas of the development swiftly</i> • <i>Ensure adequate water supplies are available in all areas for effective fire fighting; through the provision of dedicated fire hydrants</i> • <i>Create positive built and landscaped frontages that provide enclosure and natural surveillance onto adjacent streets, spaces, natural features and water features</i> <p>Ensuring developments are designed as proposed above will enable the emergency services to attend incidents and individuals quickly, helping to prevent crime and in some cases, save lives.</p>	Support noted.

Respondent	Policy/Section	Comments received	Parish Council Consideration
		<p>In relation to the second bullet point, it has been proven beyond reasonable doubt that deaths, injuries and property damage as a consequence of fire are significantly reduced with the above installed in developments.</p> <p>The third bullet point reinforces the provisions of Policy SP6 and further enhances the consistency of the Plan with paragraphs 58 and 69 of the NPPF.</p>	
<p>Warwickshire Police and West Mercia Police</p>	<p>Policy SP34 – Contributions to New Infrastructure and Facilities Page 54</p>	<p>We welcome and support the inclusion of policing within Policy SP34. This is in accordance with paragraph 156 of the NPPF, which states that local planning authorities should set out the strategic priorities for their area as part of their Local Plan. Paragraph 156 confirms that this should include strategic policies to deliver: -</p> <p style="text-align: center;"><i>‘...Health, security, community and cultural infrastructure and other local facilities.’</i></p> <p>The inclusion will also ensure that Policy SP34 meets the following objective for the planning system set by paragraph 58 of the NPPF, which states: -</p> <p style="text-align: center;"><i>‘...Planning Policies and decisions should aim to ensure that developments...create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.’</i></p> <p>The inclusion of the reference is also in accordance with National Planning Practice Guidance (NPPG). Paragraph 71 (Reference ID: 25-071-20140612) of the NPPG in its definition of infrastructure includes “<u>police stations and other community safety facilities</u>”. From this definition it is clear that police infrastructure constitutes community infrastructure and thus may be appropriately considered for funding where justified and in accordance with other policy requirements.</p>	<p>Support noted.</p>

Respondent	Policy/Section	Comments received	Parish Council Consideration
		<p>Finally, Planning Inspectors and the Secretary of State have also comprehensively found police infrastructure to be necessary to ensure sustainable development, and, compliant with the Community Infrastructure Levy (CIL) Regulations. Infrastructure in this context includes, but is not limited to, premises, equipment, vehicles and cameras. A summary of these decisions is enclosed as Appendix 1 for information.</p>	
Sport England		<p>Planning Policy in the National Planning Policy Framework identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process and providing enough sports facilities of the right quality and type and in the right places is vital to achieving this aim. This means positive planning for sport, protection from unnecessary loss of sports facilities and an integrated approach to providing new housing and employment land and community facilities provision is important.</p> <p>It is important therefore that the Neighbourhood Plan reflects national policy for sport as set out in the above document with particular reference to Pars 73 and 74 to ensure proposals comply with National Planning Policy. It is also important to be aware of Sport England’s role in protecting playing fields and the presumption against the loss of playing fields (see link below), as set out in our national guide, ‘A Sporting Future for the Playing Fields of England – Planning Policy Statement’.</p> <p>http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/</p> <p>Sport England provides guidance on developing policy for sport and further information can be found following the link below:</p>	<p>General comments noted and used to inform preparation of the plan.</p>

Respondent	Policy/Section	Comments received	Parish Council Consideration
		<p>http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</p> <p>Sport England works with Local Authorities to ensure Local Plan policy is underpinned by robust and up to date assessments and strategies for indoor and outdoor sports delivery. If local authorities have prepared a Playing Pitch Strategy or other indoor/outdoor sports strategy it will be important that the Neighbourhood Plan reflects the recommendations set out in that document and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support the delivery of those recommendations.</p> <p>http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/</p> <p>If new sports facilities are being proposed Sport England recommend you ensure such facilities are fit for purpose and designed in accordance with our design guidance notes.</p> <p>http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p>	
Warwickshire County Council (Resources Group)	Section 2 A Neighbourhood Development Plan for the Salford Seven Pages 7 & 8 Including Figure 4 (process flow chart)	Although the Preparation Process includes a stage to consult with Stratford District Council, it does not include a stage to formally “Consult with Warwickshire County Council”. I believe that the County Council policy planning section should have been formally consulted as part of the development plan process, particularly in light of the draft Mineral Plan proposals that affect Salford Priors.	WCC consulted at the Regulation 14 stage. Previous informal consultations and designation widely publicised (see Consultation Statement). WCC could have

Respondent	Policy/Section	Comments received	Parish Council Consideration
			been involved at any of these stages.
Warwickshire County Council (Resources Group)	Policy SP10 NEW HOUSING DEVELOPMENT ON NON-ALLOCATED SITES Page 29	The policy only currently permits 'infill' development. The NPPF does not prohibit village extensions / development on the edge of villages, or conversion of existing buildings / structures. Therefore I believe this policy is at odds with national policy, and would ask that this policy is expanded to widen the scope of development to include conversion of buildings and suitable extensions to the village of Salford Priors if supported by NPPF policy.	Comment noted. Disagree. No change.
Warwickshire County Council (Resources Group)	Policy SP13 CONVERSION OF REDUNDANT AGRICULTURAL BUILDINGS FOR HOUSING AND OTHER USES Page 31-33	I believe that conditions a – f are too restrictive and people should be given scope to incorporate wider design options. I request that point 6.22 is removed, because it carries additional requirements beyond national policy. I request that point 6.26 is removed, because this is too restrictive and beyond national planning policy requirements. In particular I strongly object to point b regarding the percentages of walls and roof structure that can be rebuilt / retained, which is not necessary and has no justification except for blocking development by making certain sites unfeasible.	Comment noted. Disagree. No change.
Warwickshire County Council (Resources Group)	POLICY SP15: PROTECTING THE BEST AND MOST VERSATILE AGRICULTURAL LAND	This section does not mirror the NPPF policy and is far too restrictive. Development should not be simply 'prohibited' on agricultural land Grades 1, 2, and 3a. In many instances, the effect of development can be mitigated to offset the permanent loss of some agricultural land. Can I recommend this policy be defined the same as the National Planning Policy Framework to allow more flexibility. <i>"112. Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is</i>	Policy amended to be brought in to line with NPPF.

Respondent	Policy/Section	Comments received	Parish Council Consideration
	Page 36	<p><i>demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.” NPPF Page 33</i></p> <p>In light of the draft Mineral Plan it may also be helpful to clarify that mineral development is regarded as a temporary activity in planning terms, and this policy should not be used to prohibit planned mineral development. Whilst this is a factor that needs to be carefully considered with any mineral application current restoration techniques are such that the land can often be returned back to agriculture to an equivalent or improved standard and therefore there should be little change.</p>	
Warwickshire County Council (Resources Group)	POLICY SP16: PROTECTED OPEN SPACES Pages 36-38 Including Figure 8	<p>As landowner and a statutory Smallholdings Authority, Warwickshire County Council strongly objects to sites C and D of the designation of land under SP16, particularly where it covers land owned by the Council. The Council also strongly objects to site B as a designation of adjacent / nearby land. These will compromise and impose new restrictions on the use, enjoyment and development potential of the land owned by the Council and other landowners and agricultural tenants.</p> <p>These sites are currently neither protected nor public open spaces, so this policy will impose a new blight that would have a serious effect on future uses and operations on this land. Except for certain linear public rights of ways, access is currently by permission so the landowner / occupier currently has rights to exclude public from these areas. The landowner and occupiers currently have Permitted Development rights to erect agricultural buildings, plant or remove trees that are not protected by TPO’s, and other permitted works, which this designation could compromise if this became a material planning consideration. The consequence of the designation will at least result in increased costs for the landowner and tenants when dealing with planning matters in the future. This would have an impact on the options to manage and expand the Smallholdings in the future, with the restrictions affecting the agricultural productivity and the earning capacity of</p>	Policy SP16 does not preclude appropriate development such as agriculture.

Respondent	Policy/Section	Comments received	Parish Council Consideration
		<p>the farms and livelihoods of the tenant Smallholders. This would be in contravention to Objective 7 on page 15 “To support the growth of existing and new businesses”.</p> <p>It is also not clear how these sites were originally identified, shortlisted and assessed, and which qualified Landscape Architect has confirmed that these sites should take preference over other areas within the area.</p> <p>With regard to the draft Mineral Plan proposals on this land, it should also be borne in mind that mineral workings are a temporary activity, albeit often lasting for five to ten years and sometimes longer. In the case of Salford Priors the scheme will be designed as a progressive working (i.e. not all being actively quarried at the same time) and therefore there will continue to be an element of open space for this area, without the need for an additional designation. This would also be considered through the planning process, and again, the temporary nature of mineral extraction would mean that on completion the site would revert to open space, and possibly mineral extraction would be helpful in maintaining it as open space due to the opportunities for enhancing public access and biodiversity within the restoration schemes.</p>	
Warwickshire County Council (Resources Group)	POLICY SP 17: SPECIAL AREAS OF PROTECTION Page 39-40	<p>Warwickshire County Council as landowner objects to the inclusion of the row “The Brooks” in Table 7, regarding the five-metre border around Ban Brook and County Brook to be introduced to protect wildlife. These features are already recorded and would already be a planning consideration. I do not believe there are any overwhelming reasons why these should have protection above other, arguably more important natural areas within the region. These features area also more specifically covered in policy SP18.</p> <p>The effect of this designation will also impose an additional restriction for planning and use of the land for the landowner and occupiers in the same manner as I have described for the Protected Open Space designation, notably having a negative effect on agricultural productivity, farming livelihoods, and ability to develop nearby land.</p>	Noted. No change.
Warwickshire County	POLICY SP18: WATERCOURSES	As landowner Warwickshire County Council does not wish for any additional designations or restrictions be put on any such features that affect land owned by the Council. These features will	Noted. No change.

Respondent	Policy/Section	Comments received	Parish Council Consideration
Council (Resources Group)	AND WATER FEATURES Page 40	already be a planning consideration, and believe the introduction of such policies could be detrimental for the reasons I provide for policies SP17 and SP16. In particular I request that the following sentence be removed, because this would imply an area of restriction being imposed over land owned by the Council: <i>“A green corridor either side of the brooks in the parish should be maintained.”</i>	
Warwickshire County Council (Resources Group)	POLICY SP27: COMMERCIAL DEVELOPMENT AND HIGHWAYS Page 48	I object to the inclusion of a numerical threshold percentage of increased HGV traffic (currently 5%). Each development should be considered in isolation on its own merits and inclusion of an arbitrary figure will unnecessarily increase costs by requiring a study to be carried out in every case to determine the increase compared to this figure.	Noted. No change.
The Ramblers' Association, Warwickshire Area.	Policy SP20 – Footpaths and Cycleways Page 43	We welcome and support this policy. However, we do feel that there is some danger of your Allocated Housing Sites SP 7/7 and SP 7/8 being in conflict with it, and we will comment on these two allocated sites below.	Support noted. See below.
The Ramblers' Association, Warwickshire Area.	Allocated housing sites SP7/7 and SP7/8 Pages 65 - 66	Both these allocated housing sites contain public footpaths. As statutory consultees on path orders, Warwickshire Ramblers are consulted by Stratford on Avon DC on planning applications that affect public rights of way. In assessing such planning applications we look to see how the proposed scheme would impact on the public footpath network, and how well any existing public rights of way on the proposed site have been protected and integrated into open areas of estate design for the benefit of all path users. SITE SP 7/7. While not necessarily opposed to suitable residential development on this site, we would point out that public footpath SD96 runs through the site, and in the event of a planning application we would be looking to see how beneficially the path had been integrated into the scheme in the interests of all path users. Should developers propose mealy to divert an existing public footpath onto estate roads, without attempting to integrate the path into suitable open areas of the estate design, then it is likely that	Policies re-worded to take on board this comment.

Respondent	Policy/Section	Comments received	Parish Council Consideration
		<p>we would feel it necessary to object to any such application on these grounds. SITE SP7/8. Again, while not necessarily opposed to suitable residential development on this site, we would point out that public footpath AL213 runs from School Road partly across and then alongside the SE` boundary of this site. Also, public footpath AL4 runs along the SW boundary of the site. Again, we would be looking to see how beneficially these two paths had been integrated into the scheme in the interests of all path users. It is our view that in the interests of crime prevention all public footpaths should be as open to view as possible, and that footpaths enclosed by close-board fencing on both sides should be avoided at all costs (particularly 3 as this also introduces a claustrophobic tunnel effect for path users, who are denied any view out). General comments Thank you for inviting Warwickshire Ramblers to comment on the Salford Priors Draft Pre-submission Neighbourhood Plan. The Ramblers' Association is a National Charity, working to safeguard footpaths, the countryside and places where people wish</p>	
<p>The Ramblers' Association, Warwickshire Area.</p>	<p>General</p>	<p>Thank you for inviting Warwickshire Ramblers to comment on the Salford Priors Draft Pre-submission Neighbourhood Plan. The Ramblers' Association is a National Charity, working to safeguard footpaths, the countryside and places where people wish to walk, and as such we take a great interest in Neighbourhood Plans which have a bearing on these aims. We recognise that the adoption of strong Neighbourhood (Development) Plans should provide a parish with an excellent line of defence against the present uncontrolled multitude of speculative planning applications from developers, and we believe that the sooner parishes can get their Neighbourhood Plans up and running the safer countryside villages will be from such damaging predatory attacks. We do however recognise that villages need a certain dynamic to survive, and we would willingly support sensible, sustainable and appropriately sensitive small-scale developments which fit comfortably into a village environment, such as are allocated in your Neighbourhood Plan. We have also checked the Warwickshire County Council register of applications for definitive map modification orders (DMMO), but could find no claims for the addition of any unrecorded rights of way to the definitive map in your parish.</p>	<p>Noted.</p>

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Respondent	Policy/Section	Comments received	Parish Council Consideration
Public Health Warwickshire, Warwickshire County Council	Objective 1	Public Health Warwickshire support this objective as preserving local character is important for wellbeing. We recommend that the plan should specify that Building for Life 12 standards (Design Council) are used to as guidance to ensure that development respects local character.	Noted.
Public Health Warwickshire, Warwickshire County Council	Objective 2	Policy SP6 states that development should be of high quality design. We support this and recommend that housing should be built to meet Lifetime Home Standards, ensuring they are flexible and allow people to grow in their homes (Neighbourhood Development Planning for Health section 2.3.)	Support noted.
Public Health Warwickshire, Warwickshire County Council	Objective 3	Neighbourhoods should be designed with a good mix of housing types to enable people to be physically integrated into a community no matter what their living arrangement or family structure (Neighbourhood Development Planning for Health section 2). We support the plan in only considering proposals which contain 40% affordable housing stock, and recommend that affordable housing is equally dispersed throughout the community to facilitate community cohesion (Neighbourhood Development Planning for Health section 2.1).	Noted.
Public Health Warwickshire, Warwickshire County Council	Objective 4	Public Health Warwickshire supports Policy SP14 and recommend that you refer to section 6.2 of our Neighbourhood Development Planning for Health document for example costs that developer contributions could fund The environmental and health benefits of green space are well document (section 3.4. Neighbourhood Development Planning for Health). Public Health Warwickshire recommend that reference is made to national recommended standards for green space provision (section 3.4.1 Neighbourhood Development Planning for Health).	Support noted. No change. Evidence base is referenced elsewhere.
Public Health Warwickshire,	Objective 5	Sustainable active travel (walking and cycling) has substantial benefits for health and the environment. We recommend that the plan includes a section on the benefits of active travel	SP20 covers footpaths and

Respondent	Policy/Section	Comments received	Parish Council Consideration
Warwickshire County Council		(Neighbourhood Development Planning for Health section 3) and suggest that distance and time markers are included on any new signage to encourage and support active travel. Example costs that developer contributions could fund for improving active travel networks are detailed in our Neighbourhood Development Planning for Health document, section 6.2.	cycleways and SP23 public transport. No change.
Public Health Warwickshire, Warwickshire County Council	Objective 6	<p>Public Health Warwickshire supports the policy to retain public footpaths, cycle ways bridleways and rights of way. To encourage active travel throughout the parish, we recommend that distance and time markers are included on any signage. Example costs that developer contributions could fund for improving active travel networks are detailed in our Neighbourhood Development Planning for Health document, section 6.2.</p> <p>Public Health Warwickshire agrees that current car parking facilities should be well maintained as well looked after places can improve community safety. We recommend that new car parks should only be permitted where they will help reduce congestion; otherwise we recommend that the use of public transport and active travel is encouraged.</p> <p>Any new developments should be designed for good public transport access to ensure that nobody faces disadvantages from accessing sustainable transport modes because of where they live (Neighbourhood Development Planning for Health section 3). Public Health Warwickshire therefore supports Policy SP23.</p>	Support noted.
Public Health Warwickshire, Warwickshire County Council	Objective 7	Employment is associated with positive physical and mental health (Neighbourhood Development Planning for Health section 5.2). Public Health Warwickshire supports Objective 7 as it protects local employment opportunities, which is an important factor in reducing health inequalities.	Support noted.
Public Health Warwickshire,	Objective 8	We strongly support Policy SP30 and recommend that in order to unite the two halves, strong sustainable transport links are made, which include measured miles (Neighbourhood	Support noted.

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Respondent	Policy/Section	Comments received	Parish Council Consideration
Warwickshire County Council		Development Planning for Health 4.4.2).	
Public Health Warwickshire, Warwickshire County Council	General	<p>The comments given above are based around the evidence and guidance presented in our Neighbourhood Development Planning for Health document. Our document aims to assist in the process of neighbourhood development planning to ensure that, where possible the best health outcomes are achieved for communities.</p> <p>Public Health Warwickshire are pleased that elements that we would consider important to health have been included in the draft plan, particularly those related to the wider determinants of health.</p>	Support noted.
Hunter Page Planning on behalf of Bloor Homes Western	Land off Evesham Road, Salford Priors	<p>The site is essentially flat and measures approximately 1.23 hectares. The site is enclosed to the north east, east, and south east by existing residential development. The west and south west boundaries of the site adjoin agricultural land. Furthermore, land to the west is proposed for the development of 66 dwellings within the Salford Seven Neighbourhood Plan. The site is therefore well contained visually within the settlement of Salford Priors.</p> <p>The majority of the application site is a paddock with some planting around its boundaries.</p> <p>The site lies within walking distance to the village’s facilities and services which include a church, hotel, primary school, three public houses and a local shop. Other employment opportunities exist in the village and surrounding area such as the Alamo Manufacturing site. With regard to public transport, bus route number 28 (Evesham to Stratford on Avon) runs through Salford Priors every hour. The nearest bus stop to the application site is approximately 150 metres away along Station Road.</p>	<p>The NDP allocates land sufficient to meet strategic development needs.</p> <p>The allocations have been informed by, and are the result of an, open and transparent “call for sites” and</p>

Respondent	Policy/Section	Comments received	Parish Council Consideration
		<p>The site is not constrained by any landscape or environmental constraints. The site is situated on the edge of the Salford Priors Conservation Area. In terms of listed buildings, Godiva Cottage is located to the south east, Jasmine Cottage is located to the north east and The Orchards which comprises the farmhouse and the timber framed barn which are located to the north of the site. Only 'very limited harm' to the significance of Godiva Cottage has been identified by a Heritage Statement and the Council's conservation officer. And this would be partially mitigated by landscaped areas within the developable area to the rear of the cottage and the design of the dwellings (e.g. heights).</p> <p>The site is located within Flood Zone 1. We have been informed that some water collects in the north western corner of the site as run-off from the adjoining fields but the proposal provides a gravity drain to deal with this and potentially provide betterment over the existing situation.</p> <p>As part of what has been discussed with residents we have offered to provide Jasmine Cottage with its own access. All other properties to the north west will be accessed off the new access road.</p> <p>We have agreed to reduce numbers again to reduce the density on the site. Whilst the layout/ Design and Access Statement enclosed shows a total of 27 units Bloor Homes are suggesting that the site could accommodate 25-30 units with more smaller units provided if the higher end of the range is preferred.</p> <p>So in addition to those points and the site being well connected to the village, the proposal will also provide a total of 35% affordable housing (so 9 if 25 dwellings), 3 bungalows (for which we understand there is a need) and a contribution towards any local facilities (where appropriately justified).</p>	<p>site appraisal exercise.</p> <p>No change.</p>

Respondent	Policy/Section	Comments received	Parish Council Consideration
		The site is therefore suitable for the suggested residential use and can be delivered early within the Neighbourhood Plan period to help meet the housing needs of the local area. We therefore ask that you consider it being allocated for housing in the Plan	
Hunter Page Planning on behalf of Bloor Homes Western	Policy SP8	Policy SP8 details that land opposite Cleeve View, Evesham Road, Salford Priors is allocated for 12 dwellings. From an analysis of policy constraints within the site assessment report, the report states that the site is located within Flood Zone 2. National Planning Practice Guidance (Paragraph: 018 Reference ID: 7-018-20140306), aims to keep development out of medium and high flood risk areas (Flood Zones 2 and 3) such as the site allocated within Policy SP8. As part of the site is located within Flood Zone 2, any proposal would have to provide a Sequential Test to demonstrate that there are no alternative sites located outside the floodplain.	Comment noted. Site adjoins but is not in Flood Zone 2.
Hunter Page Planning on behalf of Bloor Homes Western	Policy SP11	<p>Policy SP11 details the housing density requirement for future residential development within the Salford Seven Neighbourhood Plan area. The policy details a maximum of 20 dwellings per hectare to preserve the rural character of the area.</p> <p>Upon analysis of the built form of Salford Priors, residential development to the north of the settlement and around the Salford Priors Church of England Primary School is quite dense (closer to 30dph) for a rural area.</p> <p>Combined with the existing built form seen in parts of the settlement and the requirements of the National Planning Policy Framework to make the most effective use of land, the housing density within Policy SP11 should be increased to up to 25 dwellings per hectare.</p> <p>Such a density would still reflect the rural nature of the settlement whilst also making efficient use of land.</p>	Noted. No change.
Hunter Page Planning on behalf of	Policy SP12	Policy SP12 requires development proposals of 11 or more new homes to provide affordable housing. A requirement of 40% is sought. However, it is suggested that this requirement is modified to reflect the requirement within the emerging Core Strategy – 35% This will ensure	Policy amended to be in line with

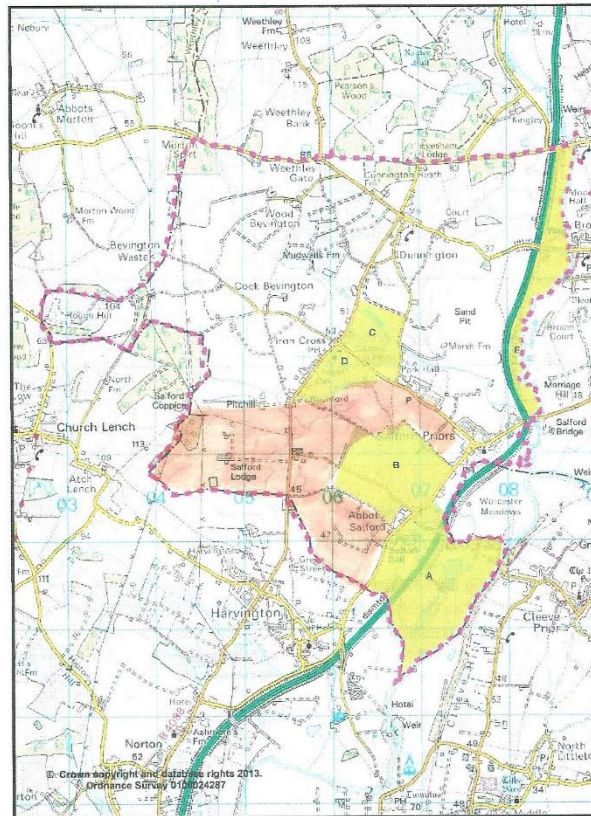
Respondent	Policy/Section	Comments received	Parish Council Consideration
Bloor Homes Western		that the Salford Seven Neighbourhood Plan is generally consistent with strategy and policies within the emerging Core Strategy which is likely to guide development control policies up to 2031.	strategic planning policy.
Hunter Page Planning on behalf of Bloor Homes Western	Policy SP15	<p>Policy SP15 states that the best and most versatile agricultural land will be protected. Development that would lead to the permanent loss of such land will not be permitted.</p> <p>The majority of the settlement of Salford Priors lies within Grade 2 agricultural land as are some of its allocation and therefore this currently policy would restrict potential residential development sites coming forward for development. In areas where the majority of a settlement lies within best and most versatile agricultural land, a more flexible approach should be taken to the potential loss of such land. Within the appeal decision APP/J3720/A/12/2176743, land rear of Salford Road, Bidford-on-Avon, the Inspector assessed the issue of best and most versatile land in the context of surrounding land uses and stated <i>“the land is bounded on two sides by existing housing and on a third, by public open space. This could create a tension between adjacent land uses if an intensive farming use was intended. Although not conclusive, it supports the argument that the designation of the appeal site as Class 2 agricultural land should be afforded relatively less weight....”</i></p> <p>Therefore, Policy SP15 should be reworded to give greater flexibility to allow housing development to come forward in areas of best and most versatile agricultural land within Salford Priors, where the said land adjoins existing residential uses.</p>	Policy amended to be in line with NPPF.
Stansgate Planning on behalf of Lone Star Land LLP	Policy SP9 Page 28	Lone Star Land LLP supports the broad direction of the Neighbourhood Plan and, as the promoter of site SP7/8 – land at Orchard Farm, School Road, Salford Priors, supports its inclusion as a strategic housing site	Support noted.

Respondent	Policy/Section	Comments received	Parish Council Consideration
Stansgate Planning on behalf of Lone Star Land LLP	Policy SP12 Page 31	<p>The suggested change is that the minimum 40% affordable housing requirement be changed to read '<i>a minimum of 35% affordable housing to meet local needs</i>'. The Neighbourhood Plan must be consistent with policies in the Stratford on Avon Core Strategy (when adopted). Policy CS17 of the latest draft Core Strategy (June 2015) states '<i>the affordable housing will comprise 35% of the homes, unless credible site specific evidence of viability indicates otherwise</i>'. Paragraph 5.3.7 of the draft CS reads '<i>The affordable housing thresholds reflect the distributional strategy set out in policy CS15 and evidence of development viability</i>'. There is no development viability evidence to justify a different threshold in the case of Salford Priors. Therefore the affordable housing threshold should be 35%</p> <p>Please also note that according to the draft CS schemes of between 6 and 11 houses in Salford Priors must also deliver affordable housing, with developers choosing whether to build the affordable houses on site or make a financial contribution towards off-site provision</p>	Policy amended to be in line with strategic planning policy with 35% threshold.
Coal Authority	NA	No comments to make at this stage.	Noted.
John Wright, resident		It is a balanced plan causing minimum distress to existing households and in keeping fields and ponds with important wildlife eg,owls,kingfisher, deer,newts etc the vision of enhancing the lives we lead in Salford Priors and keeping it a place we want to stay in and not used as a transit village which will not create a cohesive society.	Noted.
John Barlow, resident		Very pleased with a well-presented, 'professional' document. My concern, save for Section 4.0 'The impact of sand and gravel should be minimised' is that it appears not to refer to sand and gravel extraction which I believe to be one of the greatest-if not the greatest—threats to the NDP area. We know that almost all of the NDP area is underlain by sand and gravel with a major Area of Search in 1995 and several sand and gravel planning applications prior to that time. We cannot ignore the fact that Sand and gravel cannot be extracted where it does not exist, so pressure to extract more sand and gravel will inevitably come. We note in the Minerals Core Strategy 2009, Potential Minerals Sites for Consideration, Fig 4.2 Submitted Sites near Marsh Farm Quarry, Sites	Noted. Minerals is not an NDP matter.

Respondent	Policy/Section	Comments received	Parish Council Consideration
		<p>8, 9 and 10 at the northern end of the NDP area. Part of Site 9 area is in the Fig 8 Protected Open space but provision has been made within the bypass for the transfer by conveyor to the Marsh Farm Quarry. Clarification needed?</p> <p>I recommend that the NDP should more proactive and 'guide' future planners. Some past sand and gravel extraction proposals have been notable in the poor response from the area including the Parish Council. The timing of NDP could be critical as I understand from a WCC e-mail dated May 2015 that the Minerals 'Preferred Option and Policies' document consultation is due to take place in September 2015. The NDP should in effect be part of that response. From my recollection of the Area of Search and with no substantive comment within the NDP, the area shaded pink on the attached plan could be under threat—which would be devastating for Salford Priors and Abbots Salford.</p> <p>Clearly, this issue needs investigating/developing further and soon given the above. I would be prepared to help if available. I understand the NDP is a planning document for use by the district council-not the county council responsible for minerals—but to have next to nothing as in NDP 4.0 is an 'open door' to mineral extraction</p>	
Penny Bradfield, resident	Policy SP16, Page No. 36	<p>I wholeheartedly agree with this policy, but have noted that there is no mention of possible merging of the settlements of Abbots Salford and Harvington. I suggest that Open Space Area B be extended up to the county boundary to give this area the same protection as the other defined areas in the Parish. There are some new houses currently being built in Harvington, and also some large scale housing developments being proposed in the village. The expansion of Harvington is therefore a real threat to encroachment on the open space towards Abbots Salford.</p>	<p>Comment noted. Area B unchanged. Development management policies of the plan can deal with this issue.</p>

Figure 8 – Protected Open Spaces

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



Respondent	Policy/Section	Comments received	Parish Council Consideration
Nadhim Zahawi MP for Stratford on Avon		<p>Congratulations on the completion of the plan.</p> <p>Thank you for taking the time to contact me.</p>	Noted.
John Stedman, resident	<p>Page 14</p> <p>SP8d Page 28</p> <p>SP9a Page 28</p>	<p>The development of renewable energy (wind, solar etc.) needs to be encouraged in an appropriate manner; and I disagree with this statement as onshore wind power should not be encouraged and only considered on its merit This statement is contrary to policy SP4</p> <p>parking provision for 6 vehicles for properties known as Cleeve View. This should increase to 10 or more spaces to help the future of car ownership at Cleeve View</p> <p>a suitable mix of types and sizes of new homes, including single properties and terraces; Terraces are not in keeping with the local design as no others exist in the vicinity</p> <p>a village green of 5 hectares will be provided. A village green of 5 hectares is disproportionate to the village as the existing playing field is approximately 1.3 ha and this proposal is some 4 time larger. In consideration of future use and ongoing grounds maintenance costs, particularly if the Parish Council adopt the green, 3 hectares (6.7 acres) would be more than adequate. Perhaps dictating an actual size for a village green is not the correct approach and use “substantial” instead of an actual size.</p> <p>land, outside of the village green, for a community orchard opportunity.</p>	<p>Statement referred to was raised during early consultations and is matter of public record.</p> <p>Noted. No change.</p>

Respondent	Policy/Section	Comments received	Parish Council Consideration
	SP9e Page 28	This policy statement insists on a community orchard opportunity where it may be more appropriate to insist on an opportunity to include an orchard leaving the matter open for discussion with developers.	Noted. No change.
	SP9k Page 29		Village green area to be reduced to 3 hectares. Deleted.

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Respondent	Policy/Section	Comments received	Parish Council Consideration
Peter Rawlinson, resident	SP7/1	<p>I have consulted a number of my fellow Rushford residents, and without exception, they are unhesitatingly supportive of the development proposal SP7/1 (for two units land adjacent B4088) defined within the Draft NDP.</p> <p>The consensus I have gauged within the neighbourhood is that this measured, appropriate and empathetic development would have a most positive impact upon the hamlet. For example, it would serve to bridge the two halves of Rushford to create a potentially safer and united sense of community.</p>	Support noted.
A an M Wolfe, residents		<p>This is our response to the pre-submission draft of the Salford Priors Neighbourhood Development Plan: Your local team has spent time and effort creating a workable strategy for our community for the next fifteen years and beyond.</p> <p>The Plan seeks to protect the heritage and historic character of the Parish and its buildings of local importance. It defends the rural character and environment without dismissing the need for some local development. To work with a local developer to provide many new homes and open space and a village green is a bold and interesting move. On sites suggested by residents, the Plan proposes smaller discreet development, particularly in the six smaller settlement communities.</p> <p>Together with our neighbours, we have attended a presentation by Bloor Homes for a totally inappropriate development in the heart of the most historic part of our village. Your plan highlights the importance of retaining the historic character, architecture and landscape of the parish. Bloor's unsuitable, unrefined, scheme challenges all of that. We are delighted that the plan does not include the area of land proposed as suitable for mass development.</p>	Support noted.

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Respondent	Policy/Section	Comments received	Parish Council Consideration
		<p>We back the detailed efforts to protect the environment and open spaces of the parish; that traffic management issues be addressed; that green spaces should be protected; that local people should have a real voice in decisions that affect the development of the community.</p> <p>We support the passage of your plan and look forward to its acceptance as the guiding document by our local authority.</p>	
Iain Ballantyne, resident	Page 5, 1.3	Accepting the constraints of the Census data, the number of full time students might be understated as those attending university etc., and temporarily living away from home, may not have been included.	Comment noted.
Iain Ballantyne, resident	Page 25, SP6	Is there an over-emphasis on reclaimed materials which may result in an unnecessary constraint on achieving Objective? Might this be challenged? Presumably, there is a limited supply of such materials.	Comment noted. No change.
Iain Ballantyne, resident	Page 27, SP7	Elsewhere in the Plan, there is a mention of an aging / elderly population however is there a specific need to consider Sheltered Housing development to allow the older people in the Parish to continue to live economically, safely & securely in the locality?	Housing mix will be dealt with through SADC policies.
Iain Ballantyne, resident	Page 39, 6.36 Table 7	Use of the word “extreme” in two places – not sure why this is “extreme”. Also, re the Quarry Pools, are these not to be filled in as part of reinstatement of the land?	Use of “extreme” noted. No change. Reinstatement not an NDP matter.

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Respondent	Policy/Section	Comments received	Parish Council Consideration
Iain Ballantyne, resident	Page 41, SP19	Perhaps consider installing solar panels on the Memorial Hall and TOPS with the income from this being set against the cost of running the much-needed improved street lighting mentioned on Page 24, SP21c?	Comment noted.
Iain Ballantyne, resident	Page 42, 6.41	Recognizing the long-term nature of the Plan, is there a possible unintended consequence that, due to ongoing climate change, the “wetland features close to urban areas and new development” may result in developing a mosquito population?	Comment noted. No change.
Iain Ballantyne, resident	Page 43, 6.42	<p>I can't see anything in the Neighbourhood Plan that specifically addresses the challenges posed to the Parish by the A46 roundabout at Salford Priors. The current crossing point is a nightmare and a serious risk to the lives of anyone seeking to cross the road.</p> <p>How will the proposed cycle track cross the A46 at Salford Priors, will this be via the existing tunnel under the A46 accessible from the footpath that runs behind Alamo?</p> <p>Similarly, if the old railway track is to be used, how will the cycle track cross the A46 / A435 junction at the BP Petrol Station outside of Alcester?</p> <p>I imagine that the possibility of cycling (for example) to the Alcester schools is to be encouraged but would it be safer to route the cycle track west of the River Arrow and to link up with the existing bridge over the A435 dual carriageway at the Arrow / Alcester roundabout?</p>	Comment noted. No change.
Iain Ballantyne, resident	Page 43, 6.43	See above, how will access be obtained to the service road without endangering users?	Comment noted. No change.
Iain Ballantyne, resident	Page 46, SP23	<p>In addition to considering Public Transport, has any consideration been given to things like an innovative community car scheme:-Peer to peer car sharing, with communal car insurance arranged centrally under a Parish or scheme trustee policy. Use of a formal community car-sharing scheme – potentially for electric vehicles.</p> <p>Potential for a “zipcar” type of car club location:- http://www.zipcar.co.uk/</p> <p>Possible uses for the above would be for people who have no need for a car on an ongoing basis but only need one occasionally – an example would be non-car owning parents trying to get the</p>	Comment noted. No change.

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Respondent	Policy/Section	Comments received	Parish Council Consideration
		<p>Parents Evenings at the Alcester Schools in the evening, without a car or a bus service then how do they do this? Are any Grants available to support such initiatives?</p>	
Iain Ballantyne, resident	Page 48, SP26 Page 51, SP31 Page 53, SP 32	<p>Home / Remote Working & Community Buildings & Community Assets. From time to time, home based / remote workers need to meet up with colleagues and it is not always convenient / appropriate to meet at home. While, for example, Hillers Café at Dunnington is a useful informal meeting point, there are currently limited opportunities to have confidential meetings. The side room in the Memorial Hall is ok, but not when the Zumba class is in progress! Meeting rooms are available in Bidford (George Harborne House) and in Evesham (Basepoint) but is there potential for having short term / day rental / serviced offices within the Salford Priors Parish? Perhaps the Bell (listed on Page 53, SP32 as a Protected Community Asset) would be a suitable community resource as it also has parking availability. The Bell, in particular, is currently in darkness and it must be questionable if it can now support a viable public house activity. How long before it becomes an eyesore?</p>	Comment noted. No change.
Iain Ballantyne, resident	Page 53 SP33 Page 54 SP34	<p>To what extent does the Plan consider Resilience & Emergency Response as well as Community Safety & Infrastructure? With an increasing population, linked to geographical remoteness from A&E Facilities, would the Plan need to include clearly designated landing sites for the Air Ambulance, particularly the Warwickshire Air Ambulance which appears to be somewhat larger than the Midlands Air Ambulance aircraft? Is there a need to specifically address flooding response in greater detail than is mentioned on Page 41, SP19 in the light of incremental flooding risk from climate change</p>	Comments noted. No change.
M Stokes-Sheldon and A		With the above points being our main focus, we wish to voice our support in favour of the plan, whilst also voicing our delight that the Bloor Homes development on Four Acres is not included in	Support noted.

Salford Seven Regulation 16 Re-Submission Neighbourhood Development Plan Consultation Statement, April 2016

Respondent	Policy/Section	Comments received	Parish Council Consideration
Sheldon, residents		<p>the plan. We feel this would challenge all the key points mentioned above that are in the plan. The suggested build proposed would be unsightly and in total contradiction to the heritage look and feel of the lower part of the village, also destroying a major part of the landscape and outlook.</p> <p>We whole heartedly back the efforts to protect the environment and the open spaces of the parish, that green spaces should be protected and that local people have a voice in decisions that affect the development of our community.</p>	
Mrs Jill Staples-Grantham and Miss Jessie Staples-Grantham) and Mrs Freda Staples, residents		<p>Just a short note in support of the content of the proposed neighbourhood plan. As you are aware, I have been involved in a similar project and appreciate the time and effort it takes to produce such a document and I send my thanks to all those involved.</p> <p>I note that the land known as Four Acres is not included in the plan as a potential area for development which I am more than pleased about as I am directly affected by any plans to build and reject any new proposals by Bloor or any subsequent developers.</p> <p>It is heartening to see that this Neighbourhood Plan has an excellent view. It has clearly been developed by a group of parishioners who care about our village and environment, and who wish to see its beauty, peace and history preserved and enhanced.</p> <p>I also understand that where any development might be tolerated, that the existing character of the village should be reflected in any design ensuring that it looks as though it has always been there.</p> <p>Just a point that needs to be double checked? You refer to Periwinkle Cottage...this cottage is now known as Victoria Cottage. Was it formally changed to this name? It is referred to twice in the draft document at least.</p>	Support and comments noted.

Respondent	Policy/Section	Comments received	Parish Council Consideration
		I trust that this document is adopted as soon as possible in order that we can send out firm messages to any individuals, including local land owners, who wish to see our village ambushed, that the answer is a resounding "NO!"	
Jane and Richard Corbett, residents		<p>We are in agreement of the proposals contained in the outline neighbour hood plan and the sites proposed along with the conservation boundaries being strictly adhered to so that no more external planning proposals for dwellings can be made outside of the plans proposed remit.</p> <p>We feel that the plans proposals back up agreement that green spaces should be protected and recognise and appreciate the exclusion of the Four Acres site from the plan thus highlighting the critical importance of maintaining the rural aspect and landscape of the parish.</p> <p>The plan will protect open spaces by not allowing development to take place which would have a detrimental impact on views in to and out of the open space in turn protecting the rural aspect which we all appreciate and enjoy so much.</p> <p>Finally we would like to congratulate the neighbour hood plan group on the draft plan and can appreciate this will have taken a considerable amount of time and effort to bring together.</p>	Support and comments noted.
J and R Sayce		<p>Page 38, Figure 8, protected area D. Shows an area, which would be protected which is a wooded area (near the old Rushford Cottages)</p> <p>Would it be possible to include the stream, the public footpath and the adjacent field in this protected area?</p> <p>Aswell as the trees, the surrounding area is important to wildlife and plants of interest.</p> <p>In one of your policies (on page 40) it states that a green corridor either side of the brooks in the parish should be maintained. The water features and courses in the parish are vital for wildlife and should be protected.</p>	Noted. No change.

Respondent	Policy/Section	Comments received	Parish Council Consideration
		<p>The field is an open green space, which is currently used for grazing and part of it is now being used as a hay meadow (which encourages wildlife, butterflies and insects). To the other side of the field there is a large hedgerow, which again houses wildlife of all kinds. Frequently in the area we see birds of prey, bats and other mammals. All of these are reasons why we would like to see it protected.</p>	
P Dare		<p>Having read the document produced by the NDP group, I am pleased to see that the future of our parish would be well protected. We all have to accept that housing development will take place, and indeed this is necessary to safeguard the future of our parish, but it must be appropriate and sustainable.</p> <p>I am happy to see that the importance of our community buildings is recognised, as these play an important part in the social life of our parish.</p> <p>I agree that a good public transport service is essential, and that an evening bus would be very helpful for those parishioners who do not have their own transport, and also to younger people who might wish to go to the cinema, for example, in Stratford or Evesham.</p> <p>I would like to congratulate the NDP group for the production of such an excellent document.</p>	Support noted.
P Dare		<p>On behalf of Salford Priors Readers' Group, which meets regularly at Tops, I want to say that our members are very pleased that the importance of the Tops building is acknowledged in the Neighbourhood Development Plan.</p> <p>Our group has been meeting at Tops for over six years, and very much enjoys the facilities on offer. It is likely that our group would come to an end if Tops were ever to close, as we are a small group and cannot afford to pay a high rent for our sessions. We feel that Tops is a wonderful asset to the parish, particularly for small groups and young people and we are glad that its future would be assured if the NDP was accepted.</p>	Support noted.
P Dare		<p>On behalf of the Salford Priors Youth Club Committee, I would like to state that we are all very pleased that the importance of the Tops building is being recognised in the Neighbourhood Development Plan. Both the committee and Youth Club members would welcome any possibility</p>	Support noted.

Respondent	Policy/Section	Comments received	Parish Council Consideration
		of the building being replaced by a more permanent structure in the future, thereby securing the future of the youth club. The proximity of the playing field is a great asset for youth club activities, and it is reassuring that any replacement building would also have to have adjacent outdoor facilities.	
S Baskett, resident	Policy SP8	<p>I am unable to download your questionnaire, so I hope this email is acceptable as an objection, on behalf of myself and the occupants of 5 Meadow View, to proposed building of twelve large houses on the field opposite Cleeve View. Past planning applications by Mr Pettifer, I understand have been refused, on the grounds that it is a conservation area, and we feel strongly that it should remain so, as a protected open space of natural beauty, and habitat of varied wildlife, and some protected species. there is also a public footpath to consider. The development of this land for twelve large houses would have a detrimental effect on the market value of surrounding property, but our main issue is the development of this field would be environmental vandalism. It is very disturbing to learn that just about all of the villages open spaces, and pasture land has been offered up for housing development</p> <p>There is an ongoing problem with the lack of parking, many residents of Cleeve View have to park on the grass verge in front of the field, housing of that era did not cater for vehicles, and especially not the multi car families we have today. If any development allowed on the aforementioned field it should be to create a small car park on the road side of the field, and the rest of the field left as the protected open space, conservation area it is listed as.</p>	No change. It is considered that Policy SP8 can deal with these issues, including existing car parking.
Isabel Burt, resident	Policy SP15	<p>The best and most versatile agricultural land (Agricultural Land Classification Grades 1, 2 and 3a) will be protected. Development that would lead to the permanent loss of such land will not be permitted.</p> <p>6.31 The land within the Parish of Salford Priors is primarily agricultural land and the parish has a long history of farming. This must be preserved. The best and most important agricultural land should be protected.</p>	No change. Whilst there is a need to protect agricultural land, there is also a need to provide

Respondent	Policy/Section	Comments received	Parish Council Consideration
		<p>Strongly agree with your statement above. It is for this reason that I think the development proposal at Orchards Farm is unsuitable. To build on some of England’s best agricultural land should be avoided if possible. (The village may need to depend on this land for food again one day!)</p> <p>I expect most residents in Salford Priors moved here because they wanted to live in a small village. Salford Priors has had/and is about to have a huge amount of development and it is in great danger of being spoilt. Could small, discrete developments fulfil the housing quota rather than making such a drastic change to a Salford Priors which way exceeds the number of houses that have to be built?</p>	<p>more housing through NPPF.</p>
<p>Lynne and Peter Young, residents</p>	<p>Policy SP7</p>	<p>Remove SP7/1 Land adjacent B4088, Rushford, 2 units; SP7/2 Land and buildings at Salford Lodge Farm, Pitchill, 4 units; SP7/3 Land and buildings at New Inn Lane, Abbots Salford, 5 units; SP7/4 Land between Nos. 2 and 3 Moat Farm.</p> <p>Replace with: A further five sites have been identified through a “call for sites” exercise. In the spirit of the Plan’s objective 3.2 on the hamlets (“Development is restricted to small-scale community-led schemes which meet a need identified by the local community.”), those sites will be appraised and considered by the hamlet communities in which they are situated.</p> <p>1b. REASONS/COMMENTS: We are not saying that we are against any of the sites in principle (although we clearly have direct interest in having the opportunity to comment on the ‘infill’ site next to our home). However, whatever the legalities of the “call for sites” exercise (Section 6.15, page 30), it seems to go against the ethos, objectives and spirit of the Plan, which aims to give local people the chance to have their say, since the “site selection and appraisal exercise” did not, and apparently will not, include any consultation with the communities within which these sites lie, despite the 3.2 ([page 12) claim:</p>	<p>No change. The approach set out in the NDP seeks to provide more housing in the smaller villages/hamlets. This based on sound evidence and community consultation.</p>

Respondent	Policy/Section	Comments received	Parish Council Consideration
		<p>“All other settlements (Abbots Salford, The Bevingtons, Dunnington, Iron Cross, Pitchill, and Rushford)</p> <p>Development is restricted to small-scale community-led schemes which meet a need identified by the local community.</p> <p>Local Needs Schemes</p> <p>In all settlements in this hierarchy, development may include smallscale community-led schemes brought forward to meet a need identified by that community”.</p> <p>That community led-schemes claim is repeated on page 29 “Abbots Salford, The Bevingtons, Dunnington, Iron Cross, Pitchill and Rushford - new housing development in these settlements will only be permitted when it is a small-scale community-led scheme which meets a need identified by the local community.”</p> <p>Not only did those communities have no say, or identify a need, it seems that we will never have any say or the opportunity to discuss the need, since it appears that these sites will go ahead whatever happens or what we think. Witness:</p> <p>“POLICY SP7: NEW HOUSING DEVELOPMENT IN THE PARISH OF SALFORD PRIORS</p> <p>Over the plan period new housing development in Salford Priors WILL (our emphasis) be permitted on the allocated sites listed below and shown in Appendix 1”.</p> <p>And worryingly:</p> <p>3.5 (p10) (3.0: National and Local Planning Policy Context ([page 9) “Neighbourhood Development Planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need.</p> <p>Parishes and neighbourhood forums can use Neighbourhood Development Planning to:</p> <p>* grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order. (NPPF, para. 183)”.</p> <p>And alarmingly:</p>	

Respondent	Policy/Section	Comments received	Parish Council Consideration
		<p>3.12 (p12-13) “Development WILL (our emphasis) take place on sites to be identified in the Site Allocations Development Plan Document; on sites identified in a Neighbourhood Development Plan [your 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”. We are not sure that resonates with a “shared vision”. It would also be useful if the Plan identified the “Built Up Area Boundaries”.</p> <p>There is also a conflict in statements 6.15 and 6.14 (page 30; Police SP11: Housing Density): 6.14: “Housing numbers delivered through the hamlets will not count towards the Category 2 Settlement figure total, but will count in the wider district count towards the rural area total”. 6.15: “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 a “call for sites” exercise undertaken as part of the preparations for the neighbourhood plan”.</p>	
Lynne and Peter Young, residents	Policy SP16	<p>Suggested changes: Table 6 (page 7): Either remove items b) and c) (protecting open space that separates Salford Priors from Abbots Salford, and from Dunnington and Iron Cross) or supplement with similar protective open spaces to ensure all hamlets are also kept separate. In Rushford and Pitchill’s case the separate identity would be protected from Salford Priors, Iron Cross and Abbots Salford.</p> <p>Reasons/comments: It is safe to say that people in all of the hamlets value their rural setting and their separation from neighbouring hamlets and the village and would wish to retain their separate identities. It does not seem fair that only three hamlets’ separate identities are protected.</p>	No change. The policies of the plan adequately deal with this issue.

Respondent	Policy/Section	Comments received	Parish Council Consideration
Lynne and Peter Young, residents	7.0 Next Steps (p56): 7.2:	<p>The Draft Plan has been informed by the results of various informal public consultations including questionnaires, a drop-in and the research and hard work of the Steering Group. The Draft Plan consultation process was further augmented by local community sharing through volunteer Plan Champions.</p> <p>Reasons/comments: It worries us that still some people don't know that the Plan is on the home-straight... unless they follow the Facebook page (just 41 followers at last count, out of the stated population of 1,546 residents. Please note: although we have liked the page, your posts don't, for some reason, appear on our page, and so we had no idea that there were drop in sessions on July 18th, for instance, until we went on to your page days later), or receive Councillor Kim James' or the Parish Council's updates. We realise it would be too expensive to ensure every household has a copy of the draft Plan and nigh impossible for the Steering Group volunteers to go door to door, but we are sure volunteer Plan Champions could be found to do that for a manageable number of houses to ensure the consultation is as comprehensive and as all-inclusive as possible. We would be willing to cover Rushford, for instance. Maybe that could happen after the end of this consultation stage, say end August through September?</p>	No change. The NDP has been through an extensive community consultation and this is documented separately in the Consultation Statement.

Table 2: Summary of Responses from Stratford-on-Avon District Council

This analysis contains a number of initial general comments about the Neighbourhood Plan, followed by a schedule of more detailed policy related points.

General Comments:

The plan is well presented and written with clarity and purpose. The policies are generally written 'positively' which is welcomed. However, some of the text in chapter 6 should be placed before the relevant policies rather than after them. This enables them to provide a useful context explanation for the policies that follow under each objective. Similarly, any tables and maps should sit alongside the relevant policy.

Policies SP5 and SP19 in the Salford Seven NDP are welcomed. The National Planning Policy Framework (NPPF) clearly states that addressing climate change is one of the core land use planning principles and is expected to underpin plan making and decision making. It emphasises that responding to climate change is central to the achievement of the economic, social and environment dimensions of sustainable development. The inclusion of the policies will help to demonstrate one of the basic conditions for NDPs, such that they will contribute towards the achievement of sustainable development.

More detailed comments on the policies are included in the table, below:

Policy related comments:

Section	Reference/page	Comment	Suggested Response
National & Local Planning Policy Context	Paragraph 3.12, p.12	Version of Policy CS.15 referred to does not include proposed modification at beginning of Local Needs Schemes section. Reference to Policy CS.16 is consistent with the proposed modified approach to LSVs. Salford Priors is a category 2 LSV for which the policy now states that no more than around 12% of an overall figure of 700 dwellings should be provided in an individual settlement, i.e. no more than around 84 dwellings.	Amend to take in to account latest proposed modifications to Core Strategy.
Objectives	Objectives 2 and 5	Objective 2 'To ensure all new development is of suitable, high quality, sustainable design' and Objective 5 'To promote sustainable design and reduced energy use and consumption' appear to be repetitive. Would it be more appropriate for them to be combined?	Combine objectives 2 and 5 as new revised objective 2 – "To ensure all new development is of suitable, good quality sustainable design that reduces energy consumption" - and move/combine Policy SP19 with polices under new objective 2.
Vision and Objectives	Paragraph 5.1, p.15	Suggest in the Vision that 'population' is replaced with 'homes' as some of the adjectives that follow are not applicable to people in this context.	Amend final line to "Future growth will be diverse, sympathetic, well-designed and sustainable".
3.0 National and Local Planning Policy Context	Paragraph 3.12, p.12-13	SDC agreed further amendments to Policies CS.15 and CS.16 on 20th July 2015. Although the NDP was published prior to publication of these amendments, it needs to take them into account as appropriate. In particular, the proposed changes to the indicative amount of	Amend to take in to account latest proposed modifications to Core Strategy.

Section	Reference/page	Comment	Suggested Response
		housing required in each of the Local Service Villages in Policy CS.16 may affect the content of the NDP.	
Section 6 – Objective 1	Policies SP1 and SP2, p.16-17	There is some degree of overlap, e.g. the first part of each policy uses pretty much the same wording.	Amalgamate SP1 and SP2.
Section 6 – Objective 1	Policy SP1, p.16-17	<p>Criterion (a) - It would be helpful for those particular elements or features that contribute to “distinctive character” to be identified. Otherwise, this Policy would appear to contribute little in the way of “added value” to emerging Core Strategy policies.</p> <p>Criterion (a) looks to maintain the character of the settlements of the Parish, including their settings, spaces and built form. How would the allocation of 66 new dwellings as set out in Policy SP9 achieve this?</p> <p>Criterion (d) The provision of roads and footpaths are covered by other legislation for provision by statutory undertakers and cannot be controlled through a NDP. Much domestic hardstanding is covered by permitted development rights. This requires re-wording or deleting.</p>	<p>Criterion (a) no change. In relation to the 66 dwellings Policy SP9, in particular, criteria (c), (e) and (f) would be used to achieve this.</p> <p>Criterion (d) amend to “encouraging new development that requires planning permission to use sustainable materials for roads, paths, hardstandings and other surfaces.”</p> <p>Criterion (f) and (g). Delete.</p> <p>Criterion (h). Delete.</p> <p>Criterion (i) – incorporate in Policy SP20.</p> <p>Criterion (j) – amend as suggested by SADC.</p> <p>Plan amended to have background/justification after policy.</p>

Section	Reference/page	Comment	Suggested Response
		<p>Criterion (f) looks to control signage but many signs are 'deemed consent' and cannot be controlled via policy in a NDP. This requires re-wording or deleting.</p> <p>Criterion (g) asks for the design and placement of signs to be restrained. Many signs are 'deemed consent'. For those that require planning permission, what does 'restrained' mean? What measurement can officers use to ascertain whether a scheme meets the policy?</p> <p>Criterion (h) - This criterion is too specific. In any case, the placing of benches and flower boxes are not deemed 'permanent structures' and do not require planning consent. As such, this cannot be controlled via the NDP and should be deleted.</p> <p>Criterion (i) - Do not disagree with the objective of creating new footpaths, cycleways and bridleways, but is this aspect of this criterion relevant to this policy? Could it be better placed elsewhere in the NDP?</p>	

Section	Reference/page	Comment	Suggested Response
		<p>Criterion (j) - Would query the use of the word "increased". Would the following be more appropriate and achieve the same aim: <i>"Existing verges, hedgerows and trees should be preserved and maintained and new verges, hedgerows and trees provided, so as to encourage wildflowers and wildlife, helping to maintain the rural setting"</i>.</p> <p>General – There is no justification or explanation for the Policy.</p>	
<p>Section 6 – Objective 1</p>	<p>Policy SP2, p.17</p>	<p>Does this policy add anything further than national or District policy? Could it be better incorporated into Policy SP1 either as introductory text or the second paragraph as a new criterion?</p> <p>Similar comments to Policy SP1 (criterion a) above in respect of Policy SP2 (criterion a). Indeed, there appears to be considerable overlap between SP1, SP2 and SP4.</p> <p>General – There is no justification or explanation for the Policy. Would it be</p>	<p>Add relevant parts of SP2 to policy SP1 and delete SP2. Also add in to Policy SP1 criteria (a) and (b) at para. 6.9, page 22.</p>

Section	Reference/page	Comment	Suggested Response
		beneficial for paragraphs 6.6 to 6.9 to be inserted here?	

Section	Reference/page	Comment	Suggested Response
<p>Section 6 – Objective 1</p>	<p>Policy SP3 and Table 1, p.17-19</p>	<p>Are the Buildings of Local Importance identified/officially recognised as being such? If not, the basis of this policy is questionable.</p> <p>This policy provides a useful local perspective that can be used to shape development proposals. However, you may want to satisfy yourselves that the criteria listed are fully in conformity with the NPPF.</p> <p>It would be helpful to show these sites on a map to avoid any potential confusion as to which sites/buildings are being referred to. Whilst the justification may not need to be included in the NDP itself, you will need to ensure that the buildings have been identified through a consistent and robust methodology in a supporting document. Reasons should be given as to why each particular building has been included – why is it locally important?</p> <p>It may be helpful to include a definition of 'locally important' at the beginning of this policy to provide some context for the subsequent list. This could include</p>	<p>No. But that is the whole point of this policy being in the NDP to use the NDP process to give these buildings such protection. Historic England produce guidance to this effect.</p> <p>SP3 criteria will be re-checked to see they meet NPPF.</p> <p>Sites to be mapped</p> <p>Amend policy to include definition of "locally important".</p> <p>Delete "from inappropriate development".</p> <p>General – see point above at SP1.</p>

Section	Reference/page	Comment	Suggested Response
		<p>local historic connection, fine examples of local vernacular/use of local material, important contribution to character/setting etc.</p> <p>What is meant by 'inappropriate development'? This needs to be expanded and explained.</p> <p>General – There is no justification or explanation for the Policy.</p>	

Section	Reference/page	Comment	Suggested Response
<p>Section 6 – Objective 1</p>	<p>Policy SP4, p.19</p>	<p>What is meant by “in a manner that is appropriate”? How can this be measured or assessed? Consider re-wording: “The rural character of the Parish will be preserved by ensuring all new development minimises and where appropriate, mitigates its impact”</p> <p>Criterion c) looks to restore the landscape. Development cannot be used to restore other parcels of land not associated with the proposal and the very nature of developing a site could not itself be classified as ‘restoration’ given its physical impact on the land. Consider re-wording: “Include suitable features to protect and where possible enhance the landscape character of the parish”</p> <p>Criterion e) delete the word ‘should’</p> <p>Criterion f) delete the words ‘proposals should’</p>	<p>Amend as suggested.</p> <p>Amend as suggested.</p> <p>Amend as suggested (typo).</p> <p>Amend as suggested.</p>
<p>Section 6 – Objective 1</p>	<p>Paragraph 6.5, p.20</p>	<p>This paragraph refers to buildings of local importance, which are listed at Table 1 at Policy SP3. Would it be more appropriate for this paragraph to be part of the</p>	

Section	Reference/page	Comment	Suggested Response
		justification/explanatory text to accompany SP3?	
Section 6 – Objective 1	Paragraph 6.9, p.22	The final part relating to development in Conservation Areas reads like a policy and should perhaps be included in Policy SP2.	See General comment above at SP1.

<p>Section 6 – Objective 2</p>	<p>Policy SP5, p.25</p>	<p>The requirement to exceed national standards may be contrary to national planning policy and the imposition of national standards. There is also some duplication with Policy SP19 – could the two policies be merged? (See also comments in respect of the Objectives).</p> <p>The Policy repeats policies in the Core Strategy relating to climate change and does not add a local perspective.</p> <p>Criterion (a) includes a reference to 'suitable measures' to reduce and adapt to the impacts of climate change. A definition of suitable measure is needed, either in the policy or in its explanation. This will enable the applicant to understand how to comply with the policy.</p> <p>Criterion c) How would a proposal demonstrate how it has been designed to cope with 'extreme' temperatures? What criteria/standards are they being assessed against? Why is this necessary/appropriate?</p> <p>Criterion (d) seeks to include measures to reduce energy consumption or provide energy from renewable or low carbon</p>	<p>Move/combine Policy SP19 with polices under new objective 2. Policy seeks to exceed national standards – not impose. Amend "New development will also be required to" to "In particular the following will be encouraged".</p> <p>No change.</p> <p>Delete "suitable".</p> <p>Delete criterion (c).</p> <p>Policy seeks to exceed national standards – not impose.</p>
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		<p>sources. Following the Government’s Housing Standards Review, these issues will not be covered by planning, but will be dealt with by Building Regulations. In March this year, the Government announced new housing standards which will deal with energy, water and access. This is in order to streamline the approach to housing sustainability standards, by replacing the numerous voluntary imposed by LPA across the country. As a result, it has phased out sustainability standards for housing such as the Code for Sustainable Homes and Life time Homes. This also includes Merton Rule style policies, which required a percentage of energy to be generated on-site. Energy and water efficiency measures and access will be covered by Building Regulations, in line with the Government’s Zero Homes approach. From 2016, all new homes will have to be built to zero carbon standards. To achieve this requirement, homes will have to be built using higher energy efficiency standards and renewable energy technologies on site, such as solar PV and ground source heat pump. Where it is not possible to achieve all the carbon emissions savings on-site, for development of 10 homes or more, the</p>	
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		<p>remaining carbon emission savings may be offset through the Government's allowable solutions. Building Control Part L ` Conservation of Fuel and Power in new dwellings relates to regulated carbon emissions only, i.e. heating and lighting; not unregulated which includes white goods. The policy should be amended to reflect this change.</p> <p>General – There is no justification or explanation for the Policy.</p>	<p>See General comment above at SP1.</p>
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Section	Reference/page	Comment	Suggested Response
<p>Section 6 – Objective 2</p>	<p>Policy SP6, p.25</p>	<p>Policy pretty much repeats Policy CS.9 in the Core Strategy – it would be helpful to incorporate a local perspective.</p> <p>Criterion (b) May be inappropriate for a NDP to require use of traditional or reclaimed materials on all sites as opposed to sites affecting a heritage asset. May be more appropriate for this criterion to seek to “<i>encourage the use of...</i>”. Need to be vary of unintended misinterpretation – suggest rewording: “<i>use traditional and/or reclaimed materials such as tiles, slates, bricks and stone that are appropriate to the local context</i>”.</p> <p>Criterion c) as written is potentially preventing innovative design, which may be appropriate in the right location...</p> <p>Criterion i) What is meant by the need to ensure that proposals include ‘a good standard of space’? What is a ‘good standard’? What would be an appropriate definition? Are there regulations to refer to? To what does it refer (i.e. garden</p>	<p>The policy seeks to add this local perspective.</p> <p>Amend to “where appropriate use traditional and reclaimed...”</p> <p>Amend to “c) use building styles and materials, including innovative design, which positively enhances the character and appearance of the surrounding environment”.</p> <p>Amend to “be designed to ensure a good standard of amenity for existing and future occupiers....”</p>

Section	Reference/page	Comment	Suggested Response
		<p>land)? If so, there are existing space standards. What would be the justification to insist on higher standards? The Policy as written is too ambiguous and requires further consideration and re-drafting, if it is to be retained.</p> <p>General – There is no justification or explanation for the Policy.</p>	<p>See General comment above at SP1.</p>
<p>Section 6 – Objective 3</p>	<p>Policy SP7, p.26</p>	<p>Core Strategy approach does not provide for dwellings in Rushford/Pitchill and Abbots Salford other than to meet a local need. A NDP can propose development in other locations to that specified by a Local Plan/Core Strategy but there should be clear justification for doing so based on local circumstances.</p>	<p>Further justification added as to why the NDP approach to Rushford/Pitchill and Abbots Salford differs from Core Strategy.</p>

Section	Reference/page	Comment	Suggested Response
		<p>With 60 dwellings already committed in Salford Priors, it is uncertain why a further large site on School Road for 66 units is being promoted in the NP as this would exceed significantly the scale of housing expected in the LSV according to Policy CS.16 as proposed to be modified, ie. no more than around 84 dwellings. Having said that, it is a matter of local choice if the community seeks to plan for a scale of development above that given in the Core Strategy.</p> <p>There is no reference to a settlement boundary for Salford Priors. Should this be defined and indicated on a map? Outside such a boundary, there will only be scope for "rural exception housing" (i.e. local needs schemes) falling within Part 6 of Core Strategy Policy CS.15.</p> <p>Replace the word 'permitted' with 'supported'.</p> <p>Each allocated site quotes a number of dwellings. Should each state 'up to...' or 'approximately...' since the sites may be</p>	<p>The Core Strategy is only emerging and in line with NPPF and most other Core Strategies being examined, I am not convinced the "no more" approach of SADC will be acceptable. As SADC comment you can plan for more in the NDP.</p> <p>Settlement boundaries are not something we have discussed. Is this something you wish to consider?</p> <p>Amend as suggested.</p> <p>Amend as suggested.</p>

Section	Reference/page	Comment	Suggested Response
		<p>able to accommodate more than the quoted figure.</p> <p>General – There is no justification or explanation for the Policy. Is there evidence to show that the quoted sites are deliverable?</p>	<p>See General comment above at SP1.</p>
<p>Section 6 – Objective 3</p>	<p>Policy SP8, p.27-28</p>	<p>Replace ‘permitted’ with ‘supported’.</p> <p>Criterion a) What is the ‘Jack Thompson Croft’ style site layout referred to? Does this need to be quoted?</p> <p>Criterion b) A minimum of 40% affordable housing is not consistent with the Core Strategy Policy CS.17 which states 35%.</p> <p>Criterion d) What is the reasoning/justification for providing parking for some existing dwellings?</p> <p>General – There is no justification or explanation for the Policy.</p>	<p>Amend as suggested.</p> <p>See General comment above at SP1.</p>

Section	Reference/page	Comment	Suggested Response
<p>Section 6 – Objective 3</p>	<p>Policy SP9, p.28-29</p>	<p>Replace 'permitted' with 'supported'.</p> <p>Criterion a) Not sure what is meant by 'single properties and terraces' in this context. Requires re-drafting or explanation.</p> <p>Criterion b) A minimum of 40% affordable housing is not consistent with Core Strategy. The phasing plan is very prescriptive although it is reasonable to expect development of the site and off-site works to take place concurrently. It is unclear whether points 3 and 5 of Phase One of the Phasing Plan can be achieved within public highway or on land controlled by site owner.</p> <p>Criterion e) 5 hectares is a large area for a village green. Is this correct? What is the justification for such a large tract of land to be put to this use? What land does it refer to (i.e. is there a preferred site in/adjacent to the village)? Does it need to be mapped?</p> <p>Criterion f) is very prescriptive. Is it really required?</p>	<p>Amend as suggested.</p> <p>Amend to "individual dwelling houses and terraces".</p> <p>Yes.</p>

Section	Reference/page	Comment	Suggested Response
		<p>Suggest the final paragraph of the Policy is amended as follows: "Development will only be supported permitted when a planning application is submitted with a master-plan for the whole site <u>together with a delivery statement</u> and when legal and funding agreements are in place to ensure both open space and housing elements of the scheme <u>are</u> can be delivered in tandem over an appropriate timescale".</p>	<p>Amend as suggested.</p>

Section	Reference/page	Comment	Suggested Response
<p>Section 6 – Objective 3</p>	<p>Policy SP10, p.29</p>	<p>There could be difficulties in identifying certain sites in hamlets that are not restricted to meeting a local need (see comment on Policy SP7 above) but restricting all other sites in this way. There needs to be clear evidence put forward to justify this approach.</p> <p>Whilst welcoming the possibility of rural 'exception' schemes, over and above whatever site-specific allocations may be included in this Plan, There is a need identified in the 2008 Housing Needs Survey commissioned by the Parish Council which remains unmet. In order to gain the confidence of Registered Providers, there will need to be an express commitment to support specific schemes on named sites. Is a more up-to-date Housing Needs Survey required to underpin evidence for such proposals?</p> <p>General – There is no justification or explanation for the Policy.</p>	<p>No change.</p> <p>I am very unconvinced that the 2008 HNS can be relied upon to say there is an unmet need. I would agree that such a survey is required to underpin future proposals.</p> <p>See General comment above at SP1.</p>

Section	Reference/page	Comment	Suggested Response
Section 6 – Objective 3	Policy SP11, p.30	<p>Setting a maximum of 20 dwellings per hectare (dph) is a very low density and does not necessarily reflect rural character. There needs to be clear evidence put forward to justify this approach.</p> <p>This Policy should clarify whether this is a gross or net figure. Accompanying text may be required to justify why 20 dph is the appropriate figure. Is it intended that this policy would apply to replacement or single dwellings? Is the figure appropriate in such circumstances?</p>	No change.
Section 6 – Objective 3	Policy SP12, p.31	<p>Policy SP12 seeks 40% affordable housing which is a higher requirement than set by the Core Strategy at 35%. NDP may need to justify this figure, particularly in viability terms to demonstrate that it is achievable and does not unduly affect the viability of schemes – including the allocated sites – coming forward for development.</p> <p>The threshold of 11 homes is also different from that proposed in the Core Strategy. It is unclear as to whether a NDP can depart from strategic policy in this regard.</p>	<p>Amended to 35% in line with strategic policy.</p> <p>Threshold was used to meet new policy in Written Ministerial Statement. This has since been quashed in the courts. Amend to bring in to line with Core Strategy.</p>

Section	Reference/page	Comment	Suggested Response
		<p>It is assumed this Policy will only apply in the case of market-led schemes mixed tenure promoted under Policy SP6 and thus will, by definition, only apply to Salford Priors village. For the avoidance of doubt, this Policy should clearly state whether it requires on-site provision. The reference to "exceptional circumstances" is unhelpful, but could be easily rectified by deleting the words "unless exceptional circumstances can be demonstrated" from the second line.</p>	<p>Amend to delete reference to "exceptional circumstances, and to clarify provision is on site. Now first line will read "...must provide affordable housing on site."</p>
<p>Section 6 – Objective 3</p>	<p>Policy SP13, p.31</p>	<p>The level of detail provided in this policy would seem to be extremely detailed.</p> <p>Is Policy SP13 unduly strict and would it have the unintended consequence of seeing applications for demolition and rebuild as opposed to conversion? As such, if Policy SP13 remains in its current form, does the NDP need to include a policy against the demolition of existing buildings?</p> <p>Paragraphs 6.25 & 6.26 appear to set policy requirements. As such, they may</p>	<p>Noted. No change.</p> <p>The policy does not allow for demolition. No change other than to replace "permitted" with "supported" in line 1.</p> <p>Para. 6.25 is by way of explanation as to why this policy is needed. Agree para 6.26 is policy and should be added to SP13.</p>

Section	Reference/page	Comment	Suggested Response
		<p>need to be included within Policy SP13 itself.</p>	
<p>Section 6 – Objective 4</p>	<p>Policy SP14, p.34</p>	<p>The wording of this policy may need to be clarified or strengthened to prevent circumstances where a tree/hedgerow was substantially cut down but left in situ, which would comply with the letter of this policy but not its overriding objective.</p> <p>Is it reasonable to require replacement if there are genuine safety reasons for removal? There is no obligation to replace trees/hedgerows unless they are protected.</p> <p>Can this policy legally be implemented? How will suitable alternative locations be found, particularly if the trees cannot be replaced elsewhere onsite, and additional land is in third party ownership? How would this policy be enforced to ensure</p>	<p>Revise first line to “Development proposals should seek to retain existing trees, woodland and hedgerows.” Delete criteria (a) and (b) and preamble. Then add:</p> <p>“The trees identified in Table 5 are locally important any new development affecting these trees will only be permitted when the need for, and benefits of, the development in that location clearly outweigh the loss of the tree(s)”.</p>

Section	Reference/page	Comment	Suggested Response
		<p>replacement trees/hedgerows were planted?</p> <p>Is Table 5 necessary if Policy SP14 applies to all trees? What additional protection does a locally important identification bring? Perhaps Policy SP14 could encourage the protection of all trees/hedgerows where appropriate and actively prevent loss of those locally important trees listed in Table 5.</p>	
Section 6 – Objective 4	Policy SP14, Table 5 p.35	These trees need to be shown on a map to avoid any potential confusion as to which trees are being referred to. It may also be necessary to provide some context as to why these particular trees have been identified (e.g. local character, rare species locally etc) and to ensure that a consistent methodology has been applied to their identification.	Trees to be named in table 5.

Section	Reference/page	Comment	Suggested Response
<p>Section 6 – Objective 4</p>	<p>Policy SP15, p.36</p>	<p>National policy is not framed in this way (see para. 112 in NPPF). Is there a detailed assessment of agricultural land quality for the NP area in any case?</p> <p>It would be helpful to map this classification. Is Grade 3a data available? Notwithstanding this, the implication of this policy is that development on Grade 3b, 4 and 5 land would be acceptable in principle. Would this result in development in locations that may otherwise be unsustainable? Would more appropriate wording be: <i>"the loss of Grade 1, 2 and 3a agricultural land will be resisted, as appropriate, to ensure that the best and most versatile land is retained for agricultural uses"?</i></p>	<p>Amend as suggested.</p>

Section	Reference/page	Comment	Suggested Response
<p>Section 6 – Objective 4</p>	<p>Policy SP16, p.36</p>	<p>The protection of large tracts of agricultural land in this way is not considered to be lawful. The areas are too far from the communities they serve, they are not demonstrably special or local in character (in accordance with NPPF para 77 – Local Green Space designation).</p> <p>The term ‘open space’ usually refers to land actively used for leisure and recreation e.g. parks and playing fields. It appears that this policy is seeking to designate land better termed ‘areas of restraint’ in order to protect the character of each individual settlement. As such, it may be more appropriate to move this policy under Objective 1.</p> <p>This policy may require justification to ensure that the land has been identified through a consistent and robust methodology in a supporting document. Reasons should be given as to why each particular site has been included – why is it important that this particular land is protected from development?</p>	<p>I think the word “lawful” is misused. If SADC have an issue they should be commenting as to whether they think the policy is in “general conformity”. The commentator assumes this is a “local green space” policy as defined in paras. 76 to 78. It is not, therefore, does not have to meet the same criteria.</p> <p>Keep under objective 1 but re-name “Protected Open Areas” throughout and in Table 6 and Figure 8.</p> <p>Revise justification to take account of this comment.</p>

Section	Reference/page	Comment	Suggested Response
<p>Section 6 – Objective 4</p>	<p>Policy SP17, p.39</p>	<p>This policy would be stronger if it used the wording of, and complied with, paragraphs 76 and 77 of the NPPF regarding Local Green Space. The evidence supporting the claims about local wildlife provided in Appendix 3 should be referenced (has this come from WCC records?).</p> <p>The Pool by Worcester Meadows Special Area of Protection (SAoP) lies within a Protected Open Space in Policy SP16 (Area A) so has duplicative protection. Also, part of pasture land (Area B) in Gerrard Close Pond SAoP has planning permission for residential development (see 14/01126/OUT).</p> <p>Again, this policy may require justification to ensure that the land has been identified through a consistent and robust methodology in a supporting document.</p>	<p>Agree. Revise to identify as local green spaces and. Add reference in Appendix 3.</p> <p>Need to decide which protection applies best to the “The Pool”.</p> <p>Revise Plan of Area B.</p> <p>This would be done if MNPPF “local green space” criteria applied.</p>

Section	Reference/page	Comment	Suggested Response
<p>Section 6 – Objective 5</p>	<p>Policy SP19, p.41-42</p>	<p>There appears to be some duplication of Policy SP19 with SP5. Perhaps they could be combined or would it be more appropriate to move some criteria listed under Policy SP19 to Policy SP5? (see also comments in respect of the Objectives).</p> <p>The NPPF recommends that development plans are positively framed. Development plans are to include positive strategy for low carbon and renewable energy schemes. Paragraph 97 of the NPPF states that policies should be designed to maximise renewable and low carbon energy development, whilst ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts.</p> <p>Policy Criterion (h) – The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 14 makes provision for permitted rights to erect small scale renewable energy schemes on dwelling houses. Under certain circumstances, this includes homes within Conservation Areas. For example, under Part 14,</p>	<p>See earlier comments on SP5.</p>

Section	Reference/page	Comment	Suggested Response
		<p>A.1(c) of the Town and Country Planning (General Permitted Development) (England) Order 2015, a solar PV or solar thermal panel may be installed on a dwelling house in a Conservation Area, provided it is not installed on a wall that fronts the highway. It is recommended that the policy criterion is amended to reflect the permitted development rights.</p> <p>Policy Criterion (i) states '<i>Larger scale renewable energy installations, such as full -sized wind and solar farms should not be supported...</i>'. It is unclear what is meant by full sized or larger. The size of commercial scale wind and solar energy schemes may vary in size. Recommend that the term is deleted and the text is amended to read '<i>Large scale commercial renewable energy installations, such as wind and solar farms...</i>'</p> <p>Bullet point (i) This could be strengthened further by amending text to include reference to landscape i.e. '<i>The visual impact is minimal and does not adversely affect the rural and</i></p>	

Section	Reference/page	Comment	Suggested Response
		<p><i>historic character and <u>landscape</u> of the parish'.</i></p> <p>There are a number of other issues such as cumulative impact, residential amenity, shadow flicker, direct and reflected light relation to commercial scale wind and solar energy schemes that could be helpfully included in the policy. These are set out in Section 3 'District Resources' Policy CS .3 ,part B and D of the Proposed Core Strategy. Furthermore, the policy could be strengthened by including reference to the Stratford District Renewable Energy Landscape Sensitivity Study (July 2014). The study was produced to assist decision makers in determining applications for the commercial wind and solar energy in our district.</p> <p>Bullet Point (iii) does not comply with Paragraph 98 of the NPPF paragraph, which states that '<i>when determining planning applications, Local Planning Authorities should not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy</i>'. It does not require the</p>	

Section	Reference/page	Comment	Suggested Response
		<p>need for renewable energy schemes to be justified.</p> <p>Bullet Point (iv) is equally onerous and unreasonable. There is nothing in the NPPF that precludes the development of energy generation for the applicant and not the UK Grid; in the same way that an applicant is not restricted to erect a dwelling for their own purposes and not to meet the needs of the UK housing requirements.</p> <p>It is therefore recommended that policy criteria iii) and iv) are omitted.</p> <p>Bullet Point (vii) – It would be helpful to specify what special area is referred to. If it relates to Policy SP17 ‘Special Area of Protection’, there should be a clear reference.</p>	
Section 6 – Objective 6	Policy SP20, p.43	<p>The second sentence needs more consideration as accessibility for all users will not always be appropriate. Suggested amended wording: “Where proposals include new routes these should provide direct, legible connections to the existing network of routes, with clear signposting when</p>	Not sure the suggestion is Equality Act 2010 compliant – no change.

Section	Reference/page	Comment	Suggested Response
		necessary, and full appropriate levels of accessibility for all users".	
Section 6 – Objective 6	Policy SP21, p.44	<p>This Policy requires discussion with WCC Highways to ensure it is appropriate and deliverable.</p> <p>Criterion (a) – This may not be appropriate as the speed limit could be changed to accommodate the new development.</p>	<p>Highways have been consulted but have not responded.</p> <p>Amend to "Existing and proposed..."</p>
Section 6 – Objective 6	Policy SP22, p.45	The car parking standards specified within the Policy are too prescriptive and are unlikely to be enforceable. Any policy on car parking should be consistent with Core Strategy policy CS.25C.	No change.
Section 6 – Objective 6	Policy SP23, p.46	The policy itself does not say anything specific to the area. Some points made in the explanation could usefully be included in the policy itself (i.e. point 6.54).	Incorporate elements of para. 6.54 in the policy to make more place specific.

Section	Reference/page	Comment	Suggested Response
<p>Section 6 – Objective 7</p>	<p>Policy SP24, p.47</p>	<p>A 12 month marketing period to demonstrate a site is no longer viable as an employment site may be unreasonably long in some circumstances. This might be overcome by replacing 'and' with 'unless' in that sentence.</p> <p>Typically, the term 'employment' refers to Class B Uses in the Use Classes Order. However, retailing and leisure uses, for example, also generate employment. For clarity and the avoidance of doubt, it may be useful to clarify which employment uses this policy applies to.</p> <p>Second paragraph – amend to read "Small-scale proposals for new employment opportunities...". Consideration should be given to what is meant by 'small-scale' in terms of assessing appropriateness of overall scale of development. This definition should be included within the Policy.</p> <p>General – There is no justification or explanation for the Policy.</p>	<p>Disagree. Suggest amending to "and after this the applicant can".</p> <p>Agree. Clarify by stating this refers to B1, B2 and B8 uses.</p> <p>Amend by defining "small scale" and adding in "new".</p> <p>See General comment above at SP1.</p>

Section	Reference/page	Comment	Suggested Response
Section 6 – Objective 7	Policy SP26, p.48	<p>This policy doesn't add much to Policy CS.21 in the Core Strategy. Also, there is a policy distinction between sites within a Local Service Village and other locations, in that new build dwellings are acceptable in the former so there isn't a policy preference towards conversion of existing buildings.</p> <p>There is a difference between live/work units and homeworking, in that live/work units will invariably require planning permission for either conversion or new build, whereas homeworking can be operating a business out of a room in an existing dwelling, not necessarily triggering the need for 'change of use'. Does homeworking need to be mentioned?</p>	<p>Disagree – CS.21 makes no mention of homeworking or live/work units.</p> <p>That is why SP26 distinguishes between the two. Not all homeworking can be undertaken without the need for planning permission. No change.</p>
Section 6 – Objective 7	Policy SP27, p.48	<p>The approach of this policy is similar to that taken in the Vale of Evesham Control Zone in Policy COM.11A in District Local Plan and Policy CS.14 in emerging Core Strategy. Only land south of A46 in the Neighbourhood Plan area lies within the Control Zone and there is no justification for applying this approach over the rest of NP area, particularly as various A and B class roads run through it.</p>	<p>No change.</p>

Section	Reference/page	Comment	Suggested Response
		<p>Criterion b) An existing business should not have to demonstrate that they have looked at the possibility of wholly relocating before having the opportunity to expand on their existing site.</p>	<p>Delete.</p>
<p>Section 6 – Objective 7</p>	<p>Policy SP28, p.49</p>	<p>Criterion c) encourages formal recreation proposals that would not require new buildings. However, new investment/facilities may require a small/discrete building (such as a pavilion) that may be deemed acceptable in the right location and constructed from appropriate materials. Is this policy too restrictive as drafted? Should consideration be given to the possibility of new infrastructure in appropriate circumstances?</p>	<p>Amend (c) to allow for small buildings as suggested.</p>

Section	Reference/page	Comment	Suggested Response
Section 6 – Objective 8	Policy SP30, p.50	<p>The aim of Policy SP30 is acknowledged although it is queried how the second half of this policy would work in practice. In a physical sense, allocated site SP7/8 will unite the two halves of the village and resolve this policy objective. How could other sites, unless they too were located in the same vicinity achieve this objective? Would deleting “to unite the two halves of the village” be more appropriate?</p> <p>As written, this is not a ‘land use’ based policy and is more aspirational in nature. Therefore, it will need to be put in a separate section of the Plan, since non-land use based policies are not examined against the Basic Conditions.</p>	Disagree – NPPF has a separate section on “healthy communities” in its widest sense. Amend to identify specific measures that developers could take e.g. footpaths, links, signage etc.
Section 6 – Objective 8	Policy SP31, p.51	<p>Slight contradiction in criterion (a), suggest inserting “level of” between “current” and “facilities”.</p> <p>The policy heading is ‘new and improved community buildings’ but the policy itself refers to possible replacement facilities or the renovation/improvement of existing facilities only. Should the policy be expanded to include potential provision of new (i.e. additional) facilities?</p>	<p>Amend as suggested.</p> <p>Amend as suggested.</p>

Section	Reference/page	Comment	Suggested Response
Section 6 – Objective 8	Policy SP32, p.53	<p>The community should seek protection of these buildings under the Assets of Community Value Regulations 2012, as set out in part 5 of the Localism Act 2011.</p> <p>This policy may wish to include the ability for the loss of an existing community asset site provided the asset can be relocated elsewhere on an appropriately located site and provided that the replacement provision is of the same or better quantity or quality (akin to Policy SP35(a)).</p> <p>It would also be helpful to map these assets.</p> <p>Suggest adding 'community' between the words 'alternative' and 'use' for clarity and avoidance of doubt.</p>	<p>The NDP protects the assets in planning terms.</p> <p>Amend as suggested.</p>
Section 6 – Objective 8	Policy SP33, p.53	<p>Is Policy SP33 necessary given criterion (h) in Policy SP6? If it is necessary, it may need to define what community safety measures are. Notwithstanding the above, the requirement that a development, where possible, improve the safety of the whole parish may be unduly onerous and unable to be implemented and enforced.</p>	<p>Supported by Police. Retain.</p>

Section	Reference/page	Comment	Suggested Response
		<p>There is no explanatory text. However, paragraphs 6.75 and 6.76 listed under Policy SP34 appear to refer to community safety issues.</p>	<p>See General comment above at SP1.</p>
<p>Section 6 – Objective 8</p>	<p>Policy SP34, p.54</p>	<p>It is assumed this policy refers to the collection of CIL receipts? Does the policy need to be more prescriptive, with mention of the CIL regime and the possible local infrastructure schemes the receipts could help fund?</p> <p>The explanatory paragraphs 6.75 and 6.76 do not appear to relate to the Policy. As such, there is no explanatory text to justify Policy SP34.</p>	<p>Amend to include reference to CIL.</p> <p>See General comment above at SP1.</p>

Section	Reference/page	Comment	Suggested Response
Appendix 2	p.67-70	<p>The list of design principles are prescriptive and numerous. As such, these guidelines may be too onerous if the building in question is not a listed building.</p> <p>Criterion e) requires previous alterations to the building deemed 'unacceptable' (by whom?) to be removed and replaced through the current proposal. It is not reasonable to insist upon this.</p> <p>Criterion r) states that any sub-division of a large internal space will not be appropriate. However, there may be circumstances where this is appropriate (i.e. in order to create bedrooms at first floor level in a barn). It would be worth talking this through with a Conservation Officer to ascertain whether this criterion is acceptable.</p> <p>Criterion s) assumes there were original rainwater goods, but does not consider the scenario where there were none originally.</p> <p>Criterion z) indicates that there is a presumption against the erection of new ancillary structures within the curtilage of</p>	Retain but amend as suggested.

Section	Reference/page	Comment	Suggested Response
		<p>a converted agricultural building and criterion aa) states that garaging must be met within the original building. This is onerous and impractical. By looking to comply with all other design criterion (relating to use of existing openings for example) there may not be opportunity to include a garage within the original structure. Attempting to 'shoehorn' a garage into a traditional barn may appear incongruous and destroy the character and appearance of the building, thus failing to uphold many of the other design criterion listed. The most appropriate solution may be the construction of a 'cart shed' style garage/storage building within the designated curtilage, which would complement the building. As such, these two criteria require re-thinking.</p> <p>General – the lettering system for the criteria appears unnecessarily complicated. Could they be bullet points or numbered?</p>	

Section	Reference/page	Comment	Suggested Response
Appendix 3	p.71-74	<p>The maps included are poor. They are difficult to interpret due to lack of detail/helpful features in order to confirm where they are (i.e. no buildings shown). There are many areas of different coloured shading on each map with no key to explain their significance.</p> <p>There is no explanation as to why these particular sites are of importance and are included within the Plan. Have they been chosen from a shortlist? If so, what is the list and who has provided it? What were the criteria for choosing these sites? Have WCC Ecology been contacted to provide advice/justification for including them? This section needs to be considered in more detail and provide both evidence/justification and better maps.</p>	Improve maps.

5.0 Strategic Environmental Assessment/Habitat Regulations Assessment

- 5.1 Neighbourhood Plans are covered by the Strategic Environmental Assessment Regulations and the Habitat Regulations Assessment process. Stratford on Avon District Council prepared an SEA Screening Report to determine whether the Salford Priors Neighbourhood Development Plan (SPNDP) should be subject to a Strategic Environmental Assessment (SEA), in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004 and/or a Habitats Regulations Assessment (HRA) in accordance with Article 6(3) of the EU habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended).
- 5.2 The Screening Report concluded that neither SEA nor HRA was required. It was subsequently sent to the relevant statutory bodies: Natural England, Historic England and the Environment Agency to clarify whether they agreed with Stratford on Avon District Council's findings as to whether the plan requires a full SEA and/or HRA assessment. These bodies agreed with the conclusions of the Screening Report. Copies of their responses are attached in Appendix 11

APPENDIX 1

Salford Seven Parish Neighbourhood Plan Newsletters

ISSUE
01
MARCH
2014



Salford Seven Parish Neighbourhood Plan Newsletter

The Echo

The Daily

Standard

Advertiser

In this Issue

- An introduction to the neighbourhood plan
- Our parish and who it affects
- What's being covered
- Get involved



What Is A Neighbourhood Plan And Why Should We Have One?

How do you want your village to look in years to come? Do you want it to change, develop and grow, and to give employment, housing, education and leisure facilities? Do you want us to preserve the look and feel of the parish, and protect its local fauna and flora? Do you want to have a voice in local decision making?

Under new legislation, we have the opportunity to influence the future of our area through adoption of a Neighbourhood Plan. For instance, the development of new housing is inevitable. The Local Authority foresee a need for around 100 dwellings in the next 15 years. As a community we can influence the location and nature of such housing. But a Neighbourhood Plan drawn up properly can influence so much more than just future housing, which is why we have formed a Strategic Policy Panel.

With your help and involvement we can put together a plan that covers

- Housing Development
- Industry Commerce & Agriculture
- Environment & Transport
- Community, Education & Leisure

The plan must get the backing of our community. This newsletter forms an important part of the process of announcing residents' hopes for the parish and its future generations. We need your involvement. Help to draw up the Neighbourhood Plan by offering your ideas and views.

**THE PLAN
WILL
COVER**

Housing Development

"To consult the community and present the people's choice for development. To offer future housing proposals which retains the character of the village and which supports local need."

Industry, Commerce & Agriculture

"To attract and maintain employment opportunities and to support, encourage and control agriculture, commerce and industry in the area"

Environment & Transport

"To preserve and improve the rural aspect of the Parish including flora, fauna, vistas and the views. Ensure transport infrastructure meets local needs"

Community, Education & Leisure

"To ensure educational and leisure needs are considered in future development by consulting stakeholders including residents, and service providers"

**YOUR
PARISH
NEEDS
YOU!**



**REGISTER
YOUR
INTEREST**

HOW TO GET INVOLVED

Visit the website salfordseven.gov.uk/neighborhoodplan.htm

Like us on Facebook [salfordseven.gov.uk](https://www.facebook.com/salfordseven.gov.uk)

Email us neighborhood-plan@salfordseven.gov.uk

Call the Clerk 01756 370 489

Your chance to let us know what you'd like to see in the Village and attend an information exhibition

Saturday 5th April 2014
Salford Memorial Hall
1.30 pm to 4.30 pm


With presentations from Developers looking at sites on Station Rd, Evesham Rd & School Rd, along with a chance to have your say in a ballot on where we should build

Our Parish
The plan will cover the area shown

The map highlights possible developments.


Have your own concerns, thoughts or ideas?
Get involved!











Barn conversions?

Affordable housing sites?

New quarry sites?

Housing developments?

New leisure facilities?

Flooding?

New travellers' site?

New businesses?

New industrial units?

Agricultural land?

Tree preservation?

Primary School closures?

This map is speculative and designed to raise debate. It does not necessarily relate to specific proposals or policies.

Is Salford Priors a village of two halves?

The NDP group is actively discussing the idea of a village focal point or village centre. We want your thoughts.



Where is the current village centre?

Where and what should the centre/focal point be?

“Neighbourhood plans are a key tool for those parishes and community groups wanting to shape the future of their town or village”

Forward planning consultants

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Salford Seven Parish
Neighbourhood Plan Newsletter

Salford
Plan

ISSUE 02
JULY 2014



in this issue

- Update
- Business breakfast
- Village centre
- Call for sites

WE'RE OFF and running...

with the NEIGHBOURHOOD PLAN that puts the power to shape future development of this Parish in the hands of the people who live here.

After our successful application to draw up a plan, Salford District Council has designated Salford Priors a Neighbourhood Planning Area. Neighbourhood planning gives us new rights to shape the development of the communities in which we live. This designation allows us to prepare our plan.

A leading planning consultancy, Kirkwells, has been appointed to support us in building a successful Neighbourhood Plan. It has pledged to work with us to put together a Neighbourhood Plan that is right for this area and enjoys the support of our local community. This will help guide future planning decisions in the Parish of Salford Priors.

Kirkwells met all members of the Parish Plan working groups on 7th June for a consultative workshop.

The consultants acknowledged that there is much for us all to achieve but considered an outline plan could be ready by late autumn.



More than 100 residents turned out for the Neighbourhood Plan Open Day on 5th April. The exhibition, highlighting all areas covered by the plan, was staged at the Memorial Hall. Those attending were asked to comment on a range of issues and provided valuable feedback to the groups now putting an outline plan together.

Housing update

Alamo is first in line with a plan to build 60 residential dwellings in the parish on land west of Alamo Group Europe Ltd. in Station Road Salford Priors. Their application includes new vehicle access onto Station Road.

The Housing Group on our Neighbourhood Plan has responded with their reaction to this Alamo planning application. As have the Environment group.

The groups observed that the site is isolated from the village community and has issues with pedestrian access and safety. Increased traffic to the A46 roundabout was also mentioned.

Feedback from the open day supported small-scale development and conversion of suitable farm buildings.

Do you know of any land that may be suitable for development?

The NDP group has created a form to register any land you would consider for development.

Download the form at salfordpriors.gov.uk or contact Mr Kim James on 07767 844 538 .

Education, Community and Leisure

The objectives of this group include

- to enhance existing facilities
- and to protect community assets.

The group intends to discuss with local children via the schools and Youth Club to hear how they see Salford Priors now and in the future.

Environment and Transport

The objectives of this group include

to protect and enhance Historic Sites, Listed Buildings & Tree Preservation Sites,

- to protect open spaces and maintain a rural aspect,
- and to ensure safe roads and a network of well-used foot and cycle ways.

The group intends to produce a map to highlight special sites in the parish for protection. This could be a view (e.g. fields in front of the church), a wildlife area (e.g. the wetlands), or a building.

We want your suggestions. Where in the parish is special to you?

Business Breakfast

The Industry and Commerce group are hosting a business breakfast for all local businesses on

September 2nd at 8.30am in the Memorial Hall.

Paul Lankester Stratford District Council Chief Executive is the invited speaker

and Cllr. Maurice Howse District Council portfolio holder for Business and Enterprise will also attend.

The aim is to invite the business community of the parish to an opportunity to hear about the District Planning Core Strategy and the support for Business from the District Council direct from the council's Chief Executive, and have a chance to ask him questions. We also hope to engage local business representatives in the development plans for the future of the seven settlements of the Salford Priors Parish.

Register your company details to ensure you receive your invite: fire.aliglines@btinternet.com 01789 480595

Mr P. A. Rigler, The Old Forge, Station Road, Salford Priors, M6 11 8UX

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NOVEMBER
2014

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**Salford Seven Parish
Neighbourhood Plan Newsletter**



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Consultation Exhibition

Saturday 15th November
2pm until 4pm
The Memorial Hall

The Neighbourhood Development Plan Group has been working hard to create draft policies to guide the future development of our Parish.

These policies, once adopted, will give us a stronger voice in local decision making. The authority of the Neighbourhood Plan comes from our local community. This is your Parish. This is your plan. Have your say.

Come along to our Exhibition in the Memorial Hall on Saturday 15th November to see what we have drafted and give us your comments.

Together we can shape the future of where we live and work.

The Vision...

By 2031, the Parish of Salford Priors will be a safe, thriving rural community with a strong voice, which conserves its natural environment and historic character. Growth in population and enterprise will be diverse, sympathetic, well-designed and sustainable.



Printed and published on behalf of Salford Priors Parish Council

APPENDIX 2

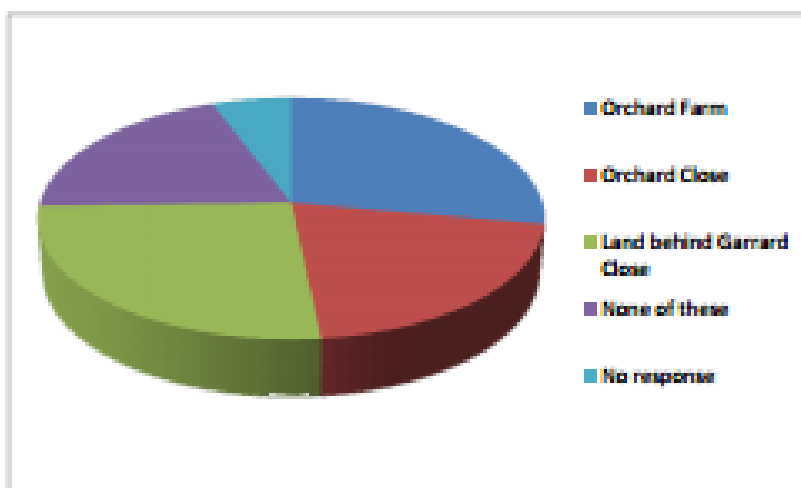
Salford Seven Parish Neighbourhood Plan Housing Questionnaire Results, 5 April 2014



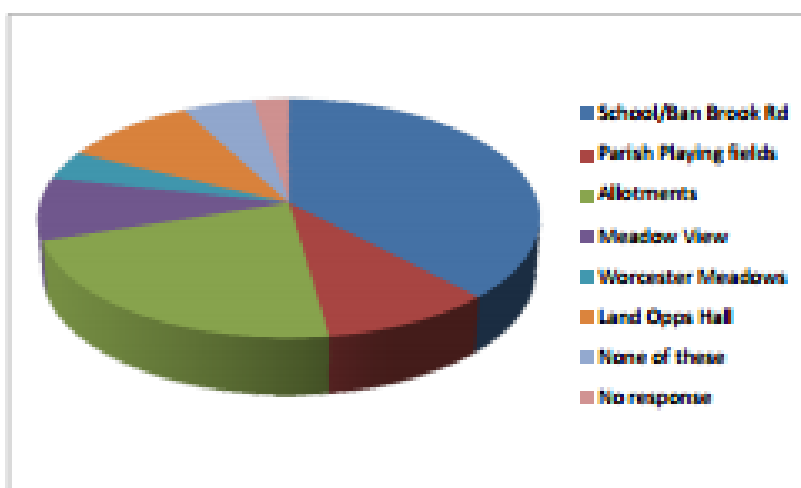
Salford Seven Parish Neighbourhood Development Plan

Results of the Housing Questionnaire carried out at the NDP Exhibition on
Saturday 5th April 2014

Q1 Salford Priors – I would support a residential development at:



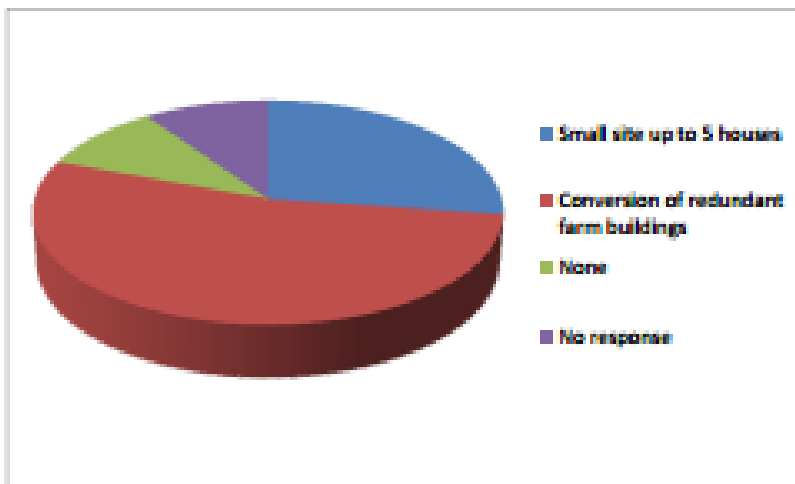
Q2 Salford Priors – I would support residential development at:



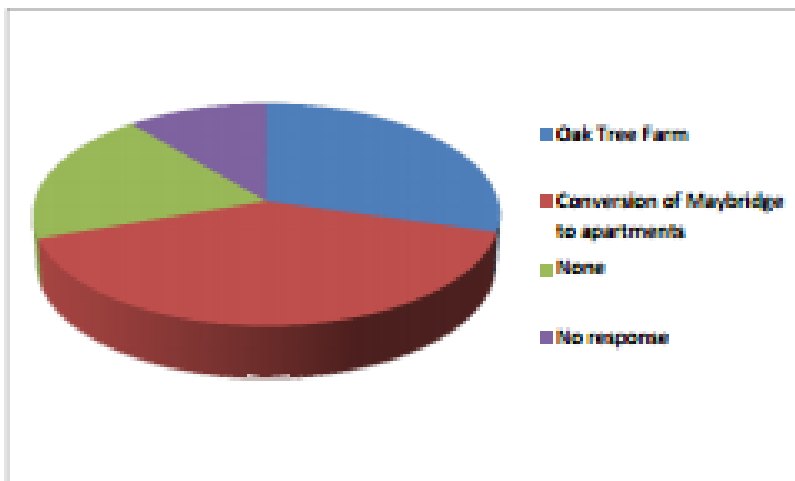


Salford Seven Parish Neighbourhood Development Plan

Q3 Dunnington – I would support residential development of



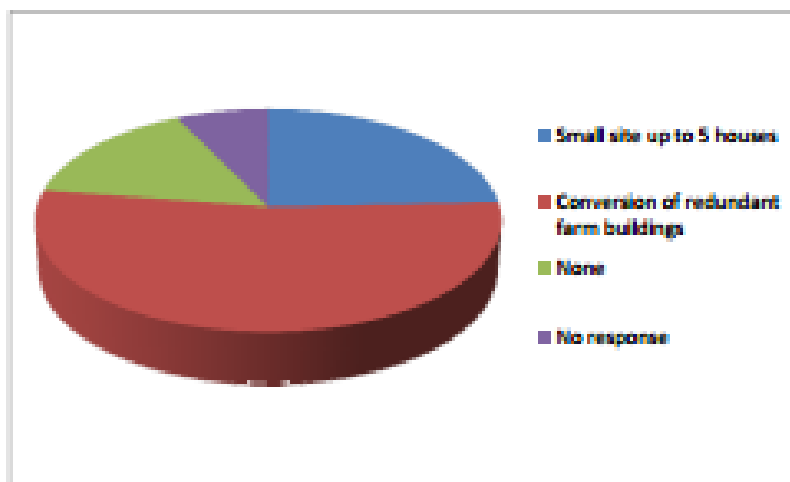
Q4 Iron Cross / Rushford – I would support residential development of



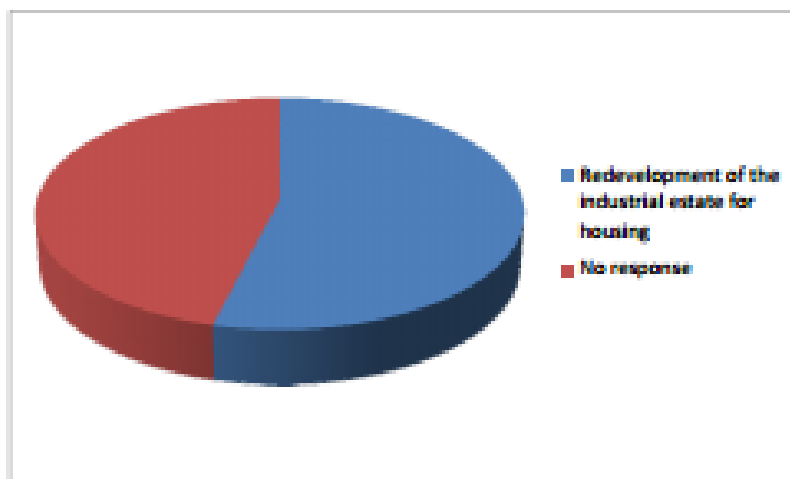


Salford Seven Parish Neighbourhood Development Plan

Q5. Abbots Salford – I would support residential development of



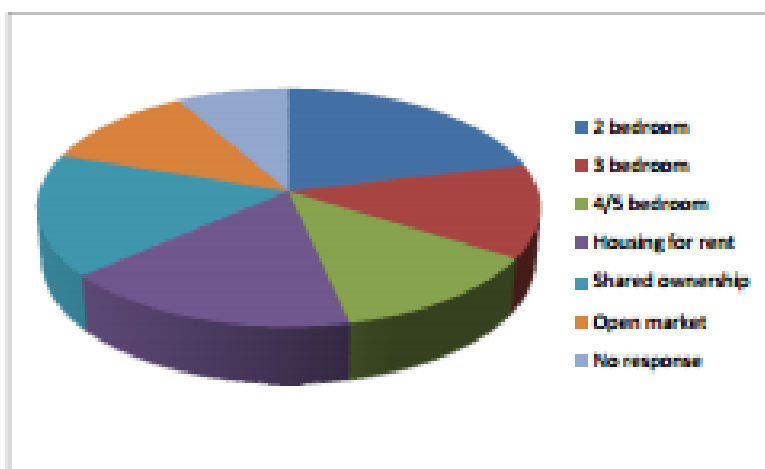
Q6 Pitchill - I would support



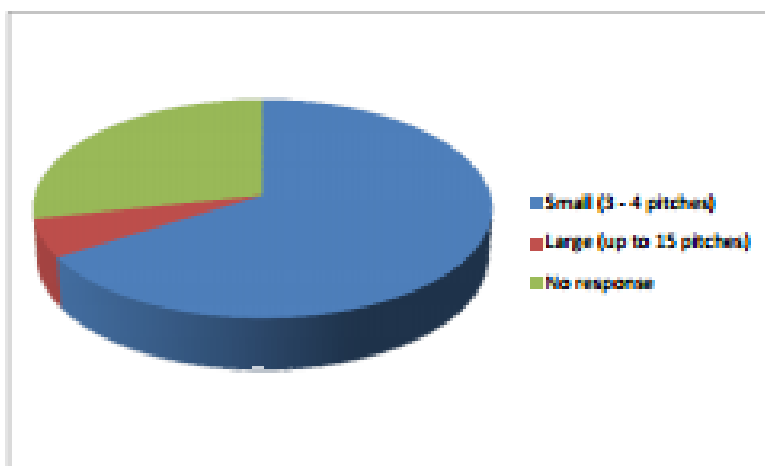


Salford Seven Parish Neighbourhood Development Plan

Q7 What type of housing is required in the Parish?



Q8 Do you think that the size of new Gypsy & Traveller sites should normally be:



APPENDIX 3

Salford Seven Parish Neighbourhood Plan Exit Questionnaire Summary, 5 April 2014



Salford Seven Parish Neighbourhood Development Plan

Salford Priors Consultation 5th April 2014
Exit Questionnaire Summary

105 Exit questionnaires were completed.

Attendee profile

The vast majority who attended and completed a questionnaire were from Salford Priors (81.9%) with some representation from surrounding villages, except Pitchill. The majority were aged 51 and over (73.3%), with the next largest representation in the 31-50 age group (20.0%). No one under the age of 18 completed the questionnaire.

There was representation from those employed in the parish (10.5%) and business owners (9.5%), but the majority were neither employed in the parish or business owners. The questionnaire did not separate those who were employed outside the parish from those who were retired. Looking at the responses from those aged under 50, the percentage of those employed within the parish rises to 20.0%. The business owners were all aged 31 and over.

Attendee views

Most want a maximum of 75 homes built (66.0%) comprising of medium (29.5%), small (26.7%) or mixed (25.7%) developments.

Most would like to see more employment opportunities within the parish (73.8%). This rises to 85.7% for those aged 18-30.

The majority felt that public transport was adequate (58.3%), however, this figure is largely due to the satisfaction of those aged over 51 (64.9%). Those aged 18-30 felt public transport was not adequate (85.7%). From the comments and feedback on the day this may be down the bus service only running during the daytime with no evening service. Further study into this should probably be carried out. Additionally, only 26.3% of those outside the village of Salford Priors thought that current public transport was adequate.

The majority felt that leisure facilities were inadequate (65.4%), with 100% of those aged 18-30 saying they were inadequate.

Q1. Where do you live within the Parish?

Salford Priors	81.9%
Dunnington	4.8%
Abbot's Salford	1.0%
The Bevingtons	3.8%
Iron Cross	1.0%
Pitchill	0.0%
Rushford	5.7%
Outside Parish	1.9%



Salford Seven Parish Neighbourhood Development Plan

Q2. What age group do you belong to?

Under 18	0.0%
18 to 30	6.7%
31 to 50	20.0%
51 and over	73.3%

Q3. Are you employed by a business within the Parish?

	All	Ages <50	Ages 18-30	Ages 31-50
Yes	10.5%	20.0%	42.9%	9.5%
No	80.0%	60.0%	57.1%	66.7%
Own own business	9.5%	20.0%	0.0%	23.8%

Q4. The Draft District Council Core Strategy identifies that Salford Priors needs a minimum of 75 houses built in the next 20 years. How many homes should be built?

	All	Ages 18-30	Ages 31-50	Ages >50	SP only	Outside SP
75	66.0%	57.1%	61.9%	66.2%	65.1%	63.2%
76-90	14.6%	28.6%	19.0%	11.7%	12.8%	21.1%
91-100	7.8%	0.0%	9.5%	7.8%	9.3%	0.0%
Over 100	11.7%	14.3%	4.8%	13.0%	10.5%	15.8%
No response	1.9%	0.0%	4.8%	1.3%	2.3%	0.0%

Comment

- Want way less than 75
- Don't want any new housing

Q.5 Ideally, how large should each new housing development be?

	All	Ages 18-30	Ages 31-50	Ages >50	SP only	Outside SP
Small up to 10	26.7%	50.0%	23.8%	25.6%	24.4%	36.8%
Medium 11-30	29.5%	16.7%	28.6%	30.8%	33.7%	10.5%
Large over 30	17.1%	0.0%	9.5%	20.5%	19.8%	5.3%
Mixed	25.7%	33.3%	33.3%	23.1%	20.9%	47.4%
No response	1.0%	0.0%	4.8%	0.0%	1.2%	0.0%

Comment

- 10 max



Salford Seven Parish Neighbourhood Development Plan

Q6. Do you want more local work opportunities in the Parish?

	All	Ages 18-30	Ages 31-50	Ages >50
Yes	73.8%	85.7%	52.6%	77.9%
No	25.2%	14.3%	42.9%	20.8%
No response	1.0%	0.0%	0.0%	1.3%

Q7. Do you think the current public transport adequate and meets the needs of the Parish?

	All	Ages 18-30	Ages 31-50	Ages >50	SP only	Outside SP
Yes	58.3%	14.3%	52.4%	64.9%	66.3%	26.3%
No	38.2%	85.7%	33.3%	20.8%	25.6%	36.8%
Do not use	13.6%	0.0%	14.3%	14.3%	8.1%	36.8%

Comments

- Don't use public transport because I can't get back if I work late.
- Need Sunday buses and buses after 6.30 pm
- Transport will be inadequate if reduced to hourly
- Evening late bus needed

Q8. Are the present leisure facilities adequate for the Parish?

	All	Ages 18-30	Ages 31-50	Ages >50	SP only	Outside SP
Yes	32.7%	0.0%	42.9%	32.9%	35.5%	21.1%
No	65.4%	100.0%	52.4%	65.8%	63.5%	73.7%
No response	1.9%	0.0%	4.8%	1.3%	1.2%	5.3%

Comments

- Need cricket and football pitch
- Extra park at bottom of village near church
- Woefully inadequate
- Don't use leisure facilities
- Don't use leisure facilities

APPENDIX 4

Salford Seven Parish Neighbourhood Plan Business Breakfast Summary, September 2014

Salford Seven Regulation 16 Re-Submission Neighbourhood Development Plan Consultation Statement, April 2016

Salford Priors Village Memorial Hall, Tuesday 02 September 2014, 8.30am.

Attendance:

Guest Speaker: Paul Lankester, Chief Executive Officer of Stratford District Council.
C and I members: Paul Rigler, John Bradfield, Karen Littleford, and Kim James.
NDP members: Walter Thompson, John Stedman, Ruth Rigler.

Other guests:

Active Renewables	Mr	Malcolm	Hughes
Financial Consultant	Mr	Iain	Ballantyne
Hillers	Mr	Richard	Beech
John Alexander-Head Architects	Mr	John	Alexander-Head
Julia Shale Home Design Services Ltd	Ms	Julia	Shale
Limebridge Rural Services	Mr	John	Stedman
Sandfields Farms Ltd	Mr	Derek	Wilkinson
Thomas Gilbey Interiors	Mrs	Karen	Littleford
Thomas Gilbey Interiors	Mr	John	Littleford
Stratford District Council	Mr	Paul	Lankester
Salford Seven Ladies Group	Mrs	Pamela	Seville

Refreshments were taken, and personal introductions made informally, from 8.30 – 9.00am.

Paul Lankester was introduced to everyone present and he then gave an overview of the emerging Core Strategy, covering aspects of its inception, present procedural progress, and possible future outcomes.

He gave some of the reasons why there is a need for present and future development, in identified areas, throughout the District:

- Nationally and locally, there is insufficient housing stock in comparison to the need and certain residential building targets had been set centrally. For the Stratford District this presently stands at 10.8K dwellings to be built between 2011 and 2031; this may seem a disproportionate number compared to the remainder of the County, but our District has over 40% of the identified appropriate developmental land in the County. This need would be addressed through public and private developments, but with additional encouragement and assistance being made available for Self-Build projects.
- A further matter impacting on general development in the County and District, but specifically in Salford Priors, is the increase in retirees as a substantial percentage of the community. At the same time there is a reduction in the 18-30 age group that presently results in insufficient people of working age and ability to fulfil local employment vacancies. The District is looking for Neighbourhood Development Groups to plan for a balance between housing and business to encourage 'economically active' people and families. Mr Lankester also pointed out that District planning authorities may "want a buffer zone around local communities" to prevent the joining of villages, like Salford Priors and Bidford.

- He accentuated the amount and variety of studies that had been made throughout the District to correctly identify appropriate sites. These have resulted in Salford Priors being classified as a Category 2 Service Village, suitable for housing development for 50-75 dwellings. He reinforced that this figure is neither a maximum nor minimum for development, but that it is highly unlikely to be reduced.
- Mr Lankester stated that the SDC believe they have a 5 year supply of housing, but many developers disagree and are challenging that belief in law. If it is shown there is not a 5 year supply, then the test for refusing planning permission is greatly varied, and 'significant harm with demonstrable evidence' becomes the primary criterion.
- The process for accepting the emerging core strategy continues and has completed the consultation and legal review stages. It will be submitted to the SDC Cabinet around 12 September, and thereafter it cannot be changed. If accepted this will be followed by examination in public around March 2015, with final approval being sought c. May 2015. These last schedules may vary depending on the actual date of the General Election.
- The Community Infrastructure Levy (C.I.L.) was briefly explained, in that it will partially replace planning/funding conditions that are part of a S. 106 agreement. The new homes bonus currently stands at £100 per dwelling, with £25 going direct to the parish. The remainder has been used in the overall Council Tax pot to reduce it, maintain it, or minimise any increase resulting from reduced central funding.
- From a business perspective, he pointed out that the District was good at providing facilities for starter businesses but was lacking in facilities and options for the next stage of intermediate sized companies.
- Mr Lankester also pointed out that, in all planning considerations, the SDC has a duty to co-operate with its neighbour councils, of which there are five. This lends itself to continuity of some services and responsibilities across the geographical/political boundaries, such as Highways.

He concluded his presentation by suggesting that in general any parish or community group should pick the battles it would have with planning decisions, but not to fight every decision as that course reduced credibility to objections. He further suggested that, in considering any planning application locally, it is best practice to identify the positive and negative aspects of an application, and then discuss with developers and other partners to extend those positives and reduce the number and impact of the negatives.

There was then a period of general discussion and questions:

Q: How is the SDC helping to reduce its own running costs?

A: When I became CEO, there were c. 1100 Full Time Employees. There are presently 255, and that will reduce later this year to 230 when parking enforcement is privatised.

Q: What percentage of planning applications actual gets to the Committee stage?

A: A majority, actual % can't give off the top of head. However if the Parish, District and Planning Officers all object, the application will be rejected.

Q: Is Salford Priors a dormitory village?

A: No. There is a community feel and spirit. There is action and activity that is obvious. From that perspective, it is in the top 5 of the 114 villages in the District, and having a coherent and accepted Neighbourhood Development Plan is a way to ensure it continues to thrive. The villages that are doing things together are less likely to become dormitory in practice.

Q: Why is the building of hamlets not happening or encouraged?

A: Simply because they are not popular with developers. However, if appropriate, a Neighbourhood Development Plan can identify that as a suitable type and style of building to meet the identified need.

Q: When will High Speed Broadband and good mobile signal strength come to the rural communities? Not having them is detrimental to existing small businesses, and puts off others from starting up.

A: The SDC is encouraging the suppliers to deliver, but it is mainly a commercial decision. However it is likely to improve in the next 3 years with central government support, and their supply would probably be a discussion point between Neighbourhood Planning groups and developers.

Q: Are there any present or likely applications for mineral extraction within this Parish?

A: No. If one were to be submitted, there are major requirements from the Planning Department to avoid impact on local communities. There may be a search for clay as the UK no longer has a sufficient home-made supply of bricks to fulfil the building need.

Q: What weight does the Neighbourhood Development Plan have?

A: The NDP has weight in planning decisions once it has been through the referendum process. Just the same as the SDC proposed Core Strategy has great weight after it has been adopted.

Q: Is the SDC considering an Empty House supplementary rate as some other councils' have adopted to encourage small developments, and the re-entry of dwellings into the housing stock?

A: No.

Q: Can the Conservation Area be reviewed or reversed?

A: Yes, but not through a NDP. It is a more complicated procedure than a very local decision.

After questions, Mr Lankester summarised some matters:

- The Revenue Support from Central government would probably be 0% as from 2019
- There would be a probable increase in housing need targets nationally, which would mean Salford Priors need increasing to 75-110 for the period of 2011-2031.
- There would be more businesses in the District in 2014, but mainly in the micro-employment or self-employment categories.

The meeting finished at 1030a.m., with thanks to Paul Lankester for his attendance, input and information.

APPENDIX 5

Salford Seven Parish Neighbourhood Plan Summary of Responses from Consultation Events, November 2014

Responses left at the Consultation Event at Salford Priors on Saturday 15th November 2014

Summarising the 44 comments left, there was strong support for the creation of cycle ways, and protecting open spaces. Two additional sites for protection were mentioned: Playing Field, land along School Road where Walter's plan is envisaged and opposite Park Hall. Additional trees for protection mentioned were the oak trees in Rushford/Mysis building and the cypress trees behind Alamo. The only additional buildings for protection mentioned were Salford Farm House and Old Barley House.

There was support for the village green concept, a request to restore street lighting, and a request that a focal point for the centre of Salford 7 was created possibly by the Queen's Head. There was more general support for the creation of a focal point. There was support the creation of a Welcome Pack.

The following community groups were requested: gardening, creative writing, and a group to maintain footpaths. The following leisure facilities were requested: table tennis tables, tennis courts, gym/exercise circuit, trim track, and facilities both inside and out and for a range of age groups. There were also requests to improved facilities at the Scout/Guide hut.

The following were left on the feedback stand by the Environment and Transport groups display boards:

- 1) Salford Farm House and Old Barley House – add to additional buildings for protection
- 2) I identify the centre of Salford Seven rather than Salford Priors. Perhaps a flag pole to complement the church tower opposite the Queen's Head. Links Dunnington to Rushford. Bevington to Abbot's Salford.
- 3) Establish clearly defined building lines to prevent spread beyond current limits.
- 4) TPO – the cypress trees that form the boundary between the proposed development by Alamo and the asparagus field behind Ban Brook Road
- 5) Strongly support cycle routes especially towards Alcester.
- 6) Plot different grades of farmland on the map.
- 7) Protect as Open Space – field opposite Park Hall, School Road.
- 8) Agree with protected areas but would also discourage development outside of current village boundaries.
- 9) Bus service: not enough people support this. We are fortunate to have a half hour service during the day. In the past the evening service has not been supported. If we don't use it we will lose it.
- 10) More than simply protecting existing trees (which have a finite life span). You should be planting many more!
- 11) TPO – Oak trees opposite former Mysis building
- 12) Love the village green idea

- 13) I would like to see all street lighting restored please for the feeling of safety of walkers/joggers/cyclists in Salford Priors.
- 14) Buses to Alcester would be good. – someone else wrote ‘agree!’ on this.
- 15) TPO – oak trees in Rushford
- 16) Protect as Open Space – the playing field
- 17) Support cycle routes to Dunnington and Alcester. Love the idea of a village green.
- 18) Need to clear, maintain footpaths to accommodate 2 people walking side by side – especially with children and buggies.
- 19) Protect as Open Space – the playing field
- 20) Protect as Open Space – the land along School Road from Tothall Lane to Orchard Farm drive

The following were left on the feedback stand by the Community display boards:

- 1) Gardening clubs
- 2) Table tennis tables
- 3) Table tennis tables
- 4) Tennis courts
- 5) Voluntary group to maintain footpaths and future cycleway
- 6) Cycle paths to Dunnington and Alcester
- 7) Leisure facilities for the young both inside and outside. Village green good for the old as well.
- 8) Cycle paths
- 9) Playing field
- 10) Scout and Guide hut plus outdoor facilities
- 11) Cycle paths
- 12) Welcome pack for new residents
- 13) Love the idea of a welcome pack for new residents, more information on child and baby groups in the village
- 14) Creative writing group

The following were left on the flipchart asking ‘what facilities would you like to see?’

- 1) Better play area/facilities for children. More things for older children gym/exercise circuit for adults. (see Crophorne)
- 2) New scout/guide facilities
- 3) A focal point
- 4) Trim track
- 5) Access to wetland cleared
- 6) Cycle paths
- 7) Cycle path towards Alcester
- 8) Better footpaths

Summary of responses from November Exhibition, Dunnington and Abbot's Salford

The written comments left at Abbot's Salford and Dunnington show there is support for better fitness facilities in the form of a running track or open-air exercise equipment. The Orchards in Dunnington and a field by Rushford Cottages in Pitchill were highlighted as areas for Open Space designation. Two buildings were noted as being important historic ones – Little Ragley and The Forge.

Responses left at the Consultation Event on Saturday 22nd November 2014 at Abbot's Salford

The event at Salford Hall Hotel, Abbot's Salford was well attended, with many making verbal comments, but not many written comments were left.

The only comment at the Environment stand said, 'promoting wildlife walks'.

On the 'what facilities would you like to see?' board the following were left:

- adult exercise equipment (open air facility) with combined walk/run + exercise stations along the way
- Local choir

Responses left at the Consultation Event on Wednesday 26th November 2014 at Dunnington

The event at the Baptist Church Hall, Dunnington was equally well attended, with many making verbal comments and some written comments were left.

Comments left at the Environment stand were:

- 1) Keep the Orchard in Dunnington
- 2) Orchards currently rented by George Bomford at Dunnington should be kept as an open space
- 3) Field in Pitchill by stream at back of Rushford Cottages – open space
- 4) Little Ragley, Dunnington – add building for protection
- 5) The Forge, Dunnington – add building for protection

Comments left at the Community Stand were:

- 1) Fitness track at recreation ground
- 2) Keep fit class

Comments left at the 'what facilities would you like to see?' board were:

- 1) Better play equipment for kids

APPENDIX 6

Salford Seven Parish Neighbourhood Plan Responses from Consultation Events, November 2014 and How They Have Been Addressed

Table of responses received and how they have been addressed

Issue raised	Supplementary comments received	How it is addressed
<p>Plan should give the parish council and local people a real voice in planning decisions</p>		<p>The adoption of a Neighbourhood Plan will give all those who helped to create it, i.e. local people, a real voice in planning decisions.</p>
<p>Sport and recreation facilities should be improved and enhanced</p>	<p>Fitness track at recreation ground Better play equipment for kids Adult exercise equipment (open air facility) Table tennis tables Tennis courts Leisure facilities for the young both inside and outside Better play area/facilities for children. More things for older children gym/exercise circuit for adults Trim track Need cricket and football pitch</p>	<p>Policy SP 36 Leisure and Recreation Facilities addresses this.</p> <p>In particular, this policy supports improvements to outdoor sports facilities to encourage local sports teams and new leisure facilities (such as those mentioned by the public during consultation e.g. run/trim track).</p> <p>Tennis courts are available in neighbouring Bidford.</p>
<p>The village is split in two and needs a focal point</p>	<p>Love the idea of a village green A green would provide a very picturesque 'heart' of the community The ideal development would bring the two halves together</p>	<p>Policy SP36 (d) supports the creation of a village centre/green to provide a focal point.</p> <p>Site Specific policy to support development of land that could unite the village and create a village green as a focal point.</p>

Issue raised	Supplementary comments received	How it is addressed
Traffic management issues need to be addressed	<p>Extra parking at bottom of village near church</p> <p>Stop speeding tractors</p>	<p>Policy SP 30 Commercial Development and Highways seeks to limit any increase in HGV traffic.</p> <p>Policy SP 25 Car Parking deals with car parking in new housing and community developments to ensure free flowing roads.</p> <p>Policy SP 24 Traffic and Highway Safety addresses this issue directly.</p>
A safe network of footpaths and cycleways should be created	<p>Support cycle routes to Dunnington and Alcester</p> <p>Strongly support cycle routes especially towards Alcester</p> <p>Better footpaths</p>	<p>Policy SP 23 Footpaths and Cycleways safeguards the extensive network and supports the creation of the cycleway.</p>
Green spaces should be protected	<p>Protect as Open Space – the playing field</p> <p>Protect as Open Space – the land along School Road from Tothall Lane to Orchard Farm drive</p> <p>Protect as Open Space – field opposite Park Hall, School Road.</p> <p>Discourage development outside of current village boundaries.</p> <p>Field in Pitchill by stream at back of Rushford Cottages – open space</p> <p>Very much like the playing field to be preserved</p>	<p>SP 18 Protected Open Spaces addresses this. Not all spaces identified by the public were taken forward.</p>
Homeworking should be encouraged and communications improved		<p>Policy SP 29 Live/Work Units and Homeworking addresses this.</p> <p>In particular, it support small scale development with a</p>

Issue raised	Supplementary comments received	How it is addressed
		<p>preference for conversion of existing buildings. Improvements to rural broadband mobile telephony networks are also mentioned.</p>
<p>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</p>		<p>This is addressed throughout the NDP in various policies.</p>
<p>The population is ageing the area needs to attract younger families</p>		<p>Policy SP 10 Affordable Housing ensures there are affordable homes for families. The Plan as a whole supports suitable housing development that should attract families to the parish. Policy SP 36 Leisure and Recreation Facilities aims to create a parish with attractive facilities that will encourage young families to the area.</p>
<p>The rural aspect and landscape of the parish should be maintained</p>	<p>TPO – oak trees in Rushford More than simply protecting existing trees (which have a finite life span). You should be planting many more! Access to wetland cleared Keep the Orchard in Dunnington</p>	<p>Policy SP 19 Special Areas of Protection aims to safeguard important areas within the parish. Policy SP 18 Protected Open Spaces limits development on areas within the parish to ensure the rural landscape is maintained. Policy SP 14 Woodlands, Trees and Hedgerows aims to increase and maintain these to protect the rural landscape.</p>

Issue raised	Supplementary comments received	How it is addressed
The impact of local gravel extraction should be minimised		This is not a neighbourhood planning matter.
Local services and facilities should be protected and improved	<p>Bus service: not enough people support this. We are fortunate to have a half hour service during the day. In the past the evening service has not been supported. If we don't use it we will lose it.</p> <p>Evening late bus needed</p>	<p>SP 41 Policy Statement Contributions to new infrastructure and facilities along with SP 34 Community Assets and SP 33 Community Buildings address the community facilities part of this.</p> <p>Policy SP 26 Public Transport supports the local public transport services.</p>
The type and tenure of new housing needs to be addressed		Policy SP 10 Affordable Housing aims to ensure there is a mix of housing development to meet the local need.
Development should be of a scale appropriate to the village		<p>Policy SP 8 Housing Density controls the density of housing developments.</p> <p>There is a preference for phasing of developments.</p>
Potential impact of Stratford on Avon's work on Gypsy and Travellers		This is not a neighbourhood development plan issue.
Local businesses should be encouraged to grow		<p>Policy SP 28 Farm Diversification supports farmers to diversify.</p> <p>Policy SP 27 Existing Employment and Business Uses promotes the rural economy and safeguards exciting employment sites.</p>
The best agricultural land should be protected		Policy SP 17 Protecting the Best and Most Versatile Agricultural Land addresses this.

Issue raised	Supplementary comments received	How it is addressed
Cross boundary issues with other parishes should be addressed		Consultation with the neighbouring councils was carried out in early 2015.
County functions, such as education, need to be considered		Education is included in the plan but no specific policy is made as this is addressed in the planning system.
Development should be well designed and “sympathetic” to the character of the area		Policy SP 11 Conversion of Redundant Agricultural Buildings supports barn conversions that are sympathetic to the area. Policy SP 4 Local Distinctiveness and SP 2 Protecting the Rural Character and Environment address this.
Community safety should be addressed		SP 35 Community Safety addresses this.
The development of renewable energy (wind, solar etc.) needs to be encouraged in an appropriate manner		Policy SP 22 Sustainability and Renewable Energy deals with this through the promotion of sustainable design and small-scale renewable energy installations.
The parish’s built heritage needs to be protected and enhanced	Salford Farm House and Old Barley House – add to additional buildings for protection Little Ragley, Dunnington The Forge, Dunnington	Policy SP 16 Local Buildings of Interest aims to protect important historic buildings from inappropriate development. Policy SP 15 Protecting the Heritage and Historic Character of the Parish ensures all development enhance the built heritage in particular that created by listed buildings and the Conservation Area.

APPENDIX 7

Salford Seven Parish Neighbourhood Plan Responses from Dunnington Baptist Church and Dunnington Primary School, April 2015

Letter from Dunnington Baptist Church

Many thanks for yours - I have discussed the questions you raised with some of my colleagues and hope that the following might be useful.

1. Is the Church/rooms within the Church available for community groups from the Parish? The Church Hall is available for use, generally we prefer it not to be used on Sundays as we do use it ourselves - the only restriction is on the use of alcohol on the premises. The Church could be available for appropriate activities.

2. How many community groups currently use the Church? no group has a regular booking, but the Hall is used for the occasional meeting (e.g. Parish Council etc.), it is also used as an alternative to Broom Village Hall by a local dancing group when that facility is double booked. In addition the Hall is used for number of children's parties as and when needed. The Church also uses it for Church social events and to hold occasional events (e.g. coffee mornings), to raise funds for local & national charities.

3. How does the Church see its role with the community of The Parish of Salford Priors? Primarily we see ourselves as part of the Christian Witness in the Parish together with our friends at St Matthews. The Church has a regular weekly evening service of worship (more recently we have changed this to an afternoon in the winter months due to the lack of any street lighting which makes it difficult for some of our older members). We also conduct morning worship twice each month in Broom Village Hall (that service is attended by some Dunnington residents). We also conduct weddings, funerals and services of thanksgiving for children and would welcome more involvement with the community.

4. Do you have any needs or issues that need to be addressed or foresee any over the next 15 years? Our greatest desire is for a greater involvement with the community, but have found it very difficult to ascertain how we might be of greater service to the folk of Dunnington & the surrounding villages.

I hope these comments will be of some help, but if you would like me to elaborate any or if you have any other questions, please do come back to me.

Many thanks for the opportunity to participate in this exercise,

Ernie Couchman
Pastor

Letter from Dunnington Primary School

Dunnington C of E Voluntary Aided Primary School, Dunnington, Warwickshire, B49 5NT.
Telephone (01789) 772200

27th January 2015

Tom Littleford
Salford 7 Neighbourhood Plan
10 Priors Grange
Salford Priors

Dear Tom,

Please find attached the information that you requested.

Dunnington CE Primary School

Capacity 105 pupils
Enrolment 105 pupils
Current school roll
Reception 15 15 in the class - full
Year 1 9 } 25 in the class - 5 vacancies Year 1
Year 2 16 }
Year 3 18 } 33 in the class - full
Year 4 15 }
Year 5 17 } 32 in the class - full
Year 6 15 }

19% of pupils live within the Parish of Salford Priors.

After School Club was successfully offered from March 2013 to September 2014. At the end of October 2014 the after school club was closed because of a lack of take up of places such that the school was incurring an ever increasing loss.

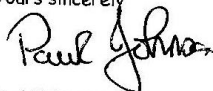
We have investigated the option of a breakfast club but cannot find a way in which to make it financially viable.

The actual catchment area for the Reception school places changes each September and the applications do not follow a set pattern. For this reason we do not anticipate that any new housing developments would impact upon the school, given that there are places available at Salford Priors School.

The questionnaire that was left in school for circulation to parents and carers has not been sent out, a decision made by the full governing body of the school. The questionnaire asks people about their childcare needs over the next 5 years, highlighting after school care between 3.30 and 6.00pm. It is believed that this question will raise expectations that this provision will become available in the near future. As explained above, the school has already lost a substantial amount of money running an after school club (offered on the most flexible arrangements possible). Numbers dwindled to an average of only five children per session. Similarly a breakfast club starting at 7.00am or even 8.00am would have the problem of financial viability.

I am willing to discuss these matters further if you would like to get in contact.

Yours sincerely



Paul Johnson
Headteacher

APPENDIX 8

Salford Seven Parish Neighbourhood Plan

Regulation 14 Consultation Letter

Your Ref

Our Ref:

Date:

Dear,

Salford Seven Pre-Submission Neighbourhood Plan Regulation 14 Consultation (Neighbourhood Planning (General) Regulations, 2012)

I am pleased to inform you that the Salford Seven Neighbourhood Plan has been published for public consultation. The consultation period runs from **six weeks [insert dates]**.

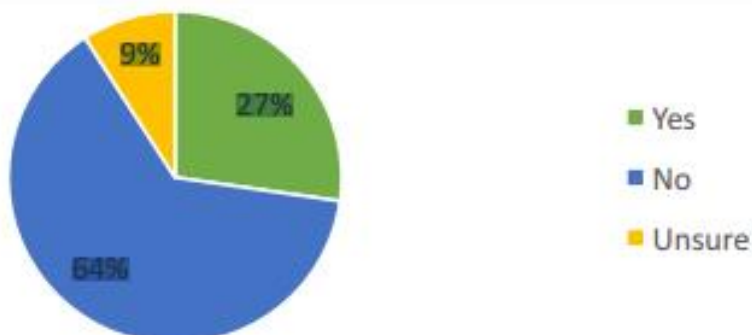
A copy of the plan is included with this letter. Copies of the plan and supporting documents can be viewed online at [insert web address] and at the following locations [insert locations].

Should you wish to make comments on the plan this should be done using the representation form available from online (at the web site above) or by requesting a copy from the parish clerk [insert contact details].

Yours sincerely,

APPENDIX 9

Orchard Close Development Proposal Feedback from Exhibition Event, 21 November 2015



Conclusion

The turnout was small but typical for the area. The figures show 64% vote against the site, however, the response was very small (just ten). It was important to note that only 32% of those who attended the event completed the feedback form.

Comments left on questionnaire

The following comments were left. Comments as written.

- 1) Natural growth site – attached to village green, 2) sustainable small development, 3) well shielding (visibly) from highway, 4) affordable homes included, 5) reasonably good density, 6) limited overlooking of existing properties
- Particular objection to "private drive" to serve Shamba and access "Street 1"
- 1) More traffic – cars speed too much – in 30, 2) more pollution, 3) services cannot cope i.e. schools/doctors, 4) must be tasteful, 5) Affordable Housing?? Housing Association!! Can be relocated to other places in the district, 6) Destroying Green Area's – and beauty of village.
- Will give a suburban aspect to a rural open space, clearly visible from a conservation area. Attenuation area will be deep put, filling with rainwater in very wet weather: hardly ideal next to family homes with adventurous children! Can sewers cope with even controlled release of water?
- Having examined the proposed Evesham Road site for development I consider this is a sustainable site and therefore I offer my support to the NDP including it in the Plan as a suitable development site. Close regard should be given to housing density and design as it frontage forms part of the village conservation area.

APPENDIX 10

Orchard Farm Development Proposals Questionnaire and Results November 2015

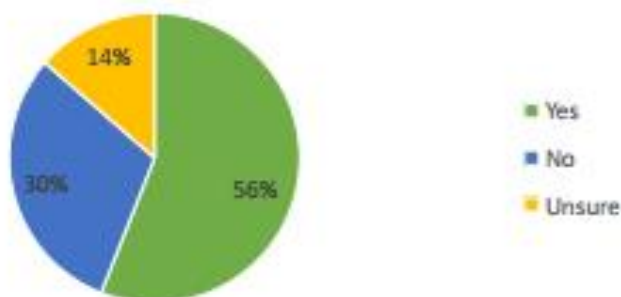
ORCHARD FARM DEVELOPMENT PROPOSAL QUESTIONNAIRE RESULTS

Results

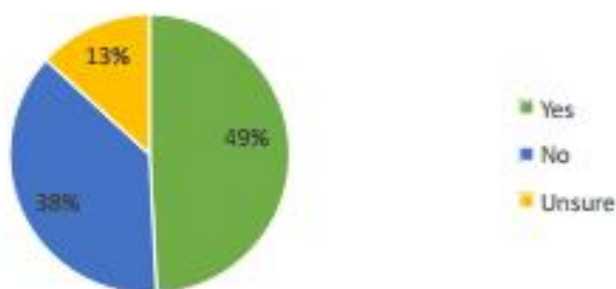
411 questionnaires were delivered in Salford Priors village. 251 responses were received giving a response rate of 61%. In addition, 101 written comments were left. No questionnaires were received from people outside of the village.

The results for the two questions asked are given in the figures below.

Would Salford Priors benefit from an ambitious project that provides a package of community benefits, including public open space and uniting the halves of the village?

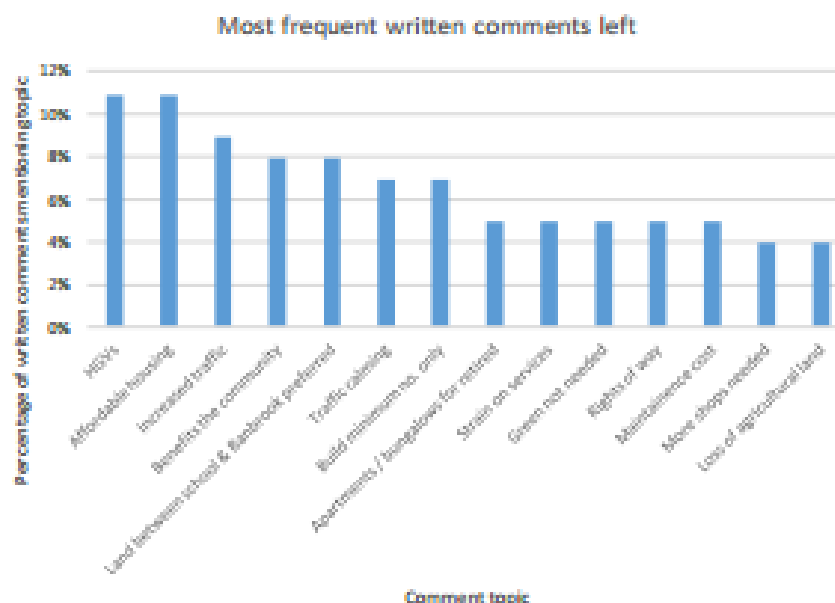


Would you support development of the Orchard Farm site as shown in the proposal (even though it may mean additional houses above the minimum)?



ORCHARD FARM DEVELOPMENT PROPOSAL QUESTIONNAIRE RESULTS

The most frequently made comments left are given below:



Conclusion

The results show that a majority of respondents agree that Salford Priors village would benefit from a project that offers community gain and unites the halves of the village. The support decreases slightly for achieving this with a development at Orchard Farm. Many comments left suggest that the site on the other side of School Road (between the school and Barbrook Road) would achieve these aims. This site is not viable however.

49% of respondents would support the Orchard Farm proposal against 38% who would not.

61% response rate is a good rate for the village and represents a significant consultation.

Comments left on questionnaire

The following comments were left on the questionnaires. Comments as written.

1. We came to this village to retire; as the years went by we had to [] with big foreign wagons along School Road; my bungalow windows shake every time they use the lane and you cannot hear yourself speak; when my family come to visit in the back garden. Also think you have had enough land already; its [] to be a growing area. The same thing happened in my village they spoilt (its not a village no more).

2. This is an important project that the village community must embrace. There is a desperate need for affordable housing especially in rural areas such as Salford Priors. This will breathe new life in the

village and will ensure the ongoing sustainability of the vital community spaces such as the Memorial Hall, shop, church and school.

3. It would be of huge benefit to the school and wider community.

4. It would be preferable not to have 70 homes built, I have answered 'yes' to question 2 if it means that we can have some input into the type of development being proposed and ensure that the whole village would benefit. Not sure if having an additional 50 homes will mean that less pressure is put on the village to accommodate additional homes over the next few years i.e. we have already had over and above our quota.

5. As the village has an ageing population, I detect no provision for older residents to downside – strange omission on the lack of it. Could the imposing corner house be apartments for the retired elderly? The village green needs a focal point as many picturesque villages in other parts of the country have – a decorative name board – have a competition?

6. Instead of wasting money on ha ha develop proper off road parking to replace verge at school. Use mini round about for traffic calming at drive entrance. Should include affordable rental homes.

7. We need more social housing for local people.

8. I would like to see a zebra crossing with lights so people can cross safely in School Rd. Calming measures without light is not going to slow traffic, it is a race now trying to beat the oncoming car by traffic calming measures.

9. Why do we need a village green when we got playing fields? Houses too far from bringing community together. More shops wont go amiss due to extra housing in area.

10. Increased traffic. Increased strain on services i.e. water, sewage, electricity and gas. Loss of green spaces and wildlife habitats. The reason for this kind of development will be to make large profits for the developers and are unlikely to be affordable housing for local people.

11. Will devalue our house greatly and traffic problems. School not big enough.

12. Why build 70 houses if only 24 are needed? Why do we need a village green / community space when we have playing field are parish council going to make more money for themselves selling off playing field? Light pollution the parish council got rid of light pollution by turning off lights. This development will make light pollution terrible. How does development half way up School Road supposedly unite village (didn't realise village needed uniting)? Anti social behaviour – congregating youths (damage like the old wooden bus shelter in School Road). How can you build a Ha Ha along the edge of School Road when there is an undersoil drainage gully there? And it will be used as an open air dustbin by people getting off busses (McDonalds wrappers). Why does the School need drop off area? This is a village kids should be walking to school. Parking on verge on School Road we park outside our homes will new car park give us reserved spaces! Housing for locals both our kids have moved away. Our daughter applied for a house in Perkins Close and was told she didn't have enough local connections. She had lived in Salford Priors all her life and her late grandmother was a parish

councillor. 70 new houses will only lead to 7 social house so there will be more coming in from out the village.

13. The committee will do as they please anyway!!

14. We don't believe that a new development would bring the village together, we already have an open green space for everyone to use, and don't think it really offers much to attract people to come up the top half of the village. However, we do think that a new school car park and access to the playing field from School Rd, would be beneficial to the whole community. We don't think that it would be wise to build on agricultural land, with the population growing and a future need for more food to be supplied.

15. Cant see the development plan very well so small.

16. To improve our village we could do with a supermarket or mini market store that provides more than the one we have at the moment.

17. We would like to be able to exercise our dog in the public open space. This is not permitted in the local park area and as so many people in the village have dogs I think this would be beneficial. With young children in prams etc. I am not able to access footpaths due to gates and stiles so would like a space where I could throw the ball for our dog. I think this would stop the many people with dogs using the park area.

18. Build affordable starter homes for the young. Build on the frontages on land between the school playing field and Ban Brook Road on the left side going down School Road (16 houses).

19. Because social housing is sold off and older people bought it at a low. Salford Priors Primary School is undersubscribed – I think (as a parent of children at Salford School) that this isn't the main reason for under-subscription at the school!! This is a complex problem and a very blanket statement doesn't show the reality of it at all. School management is the issue here! Affordable – how much? Affordable to who? Social housing? The school shouldn't have a drop off point – there's a car park by the playing field's now but lazy parents don't use it! Children from this side would have to cross main road. We already have a playing field. A scheme built in cooperation with owners/developers – what about residents? Why do we need additional houses above the minimum? Will it include any social housing at all? What price will the "affordable" housing be? Does the "ambitious project" include street lighting for the parts of the village that had street lightning removed or will just the new houses get street lights? Or will it remain a village of two halves – those with lights and those without? Is the proposed open space simply a means of separating the new houses from the existing ex-council houses further dividing rather than uniting the village? Why does the shop need a car park – it has one which is never full and again a 'con' not a 'pro'. The village already has a green that works well e.g. for Christmas lights switch on – see Parish Council minutes 2014. Is this being funded by the mineral extraction companies? How is this related to the mineral extraction?

20. The track which leads to Orchard House is a pedestrian right of way, if it is opened up to vehicular access more than currently i.e. gate is removed, it would be a serious hazard to the dogs and walkers which use it. It would also impact on the premises which lead onto the lane, pollution, noise, and sheer risk as some vehicles already drive much too quickly past the properties before they see the gate. It is also worth while noting that the verges are very narrow and the prospect of transit vans or bigger driving up/down the lane is not to be welcomed. If a new vehicular access road to the farm is to be opened up then all traffic could be routed this way, this would cause no problems to Orchard House residents or the cookery school, and remove the potential for a serious accident on a narrow country lane.

21. Would give greater input by SP into a substantial development. It would reduce the likelihood of an increase in housing required by S-O-A-D-C. Offer of a conditional gift of land is unusual from a developer, especially with a ransom strip around it held by SP Parish Council. Take the offer.

22. Not sure Orchard Farm would result in SP becoming more of a “community” likely to be filled by people commuting to B’ham etc. Do we want/need such a large scale development if this proves to be just another dormitory/commuter development. Great doubts as to whether existing infrastructure could cope. Developers’ ‘pros’ seem very tenuous. Far better to have small, sympathetic development of additional housing to maintain SP as a village. Grave damage of it becoming another Bidford – albeit on a smaller scale. As well as traffic calming in School Road we need it on Evesham Road as well.

23. As we are heading towards old age we have enjoyed the relative peace that we have in Salford Priors. Do we want another 150 houses and what’s lefts of our green fields turned into play area for the children that will become resident – the answer is no. The one thing that we can be sure of is that our opinions will count for nothing. We have just heard about the quarry – whoopie

24. I believe that there are not enough decently prices houses for the younger people, in fact there is no chance for the young people anywhere around the District including Bidford, what chance have the young people got? Nothing. Also what is going to happen in years to come with all the agriculture land being used up. There will not be enough food to go around for people to eat.

25. Make sure certain measures are put in place. Drainage – School Road and Evesham Road have suffered from flooding in the past. New drainage was installed in Evesham Road – is this sufficient? Traffic calming – Evesham road is already a ‘race track’. Will this development compound the problem?

26. I think it would depend on what the final development looked like and how many additional houses there were. How would you get developers to agree to build community space? With the existing housing development in that already being of a modern type wouldn’t it change the nature of the village completely to look like city suburbs. This has happened in a lot of areas here, which look part lovely village and part city suburbs. Its good to have affordable housing but the wrong kind makes an area rough and the area will not recover.

27. This assumes the infrastructure of the village (sewerage, drainage, water etc.) can take the extra demands placed upon it. Currently there is no centre to the village. This development must address this. Not sure if School Road can take the increased traffic that would result from this development.

28. In principle the development looks good, but there are some details that need further explanation/restrictions placed on them, or some level of modification. E.g. community car park looks too small. What sort of local employment site would it be? More lorries are unacceptable!

29. Thanks for giving us the opportunity to comment on the proposal for developments at Orchard Farm. We live on Evesham Road directly in line with Orchard Farm. Naturally we are always concerned about any developments as having lived here for 33 years we have seen many changes but also many failed attempts to make changes which we think would not have been improvements. We think that the proposal to join up the village is not so bad i.e. the School Road section of the village. However, we do think that the opposite side of School Road would be a much better site, joining Banbrook to the school. The industrial units as shown in the Orchard Farm Proposal will not sit comfortably next to residential development. The proposal to construct a new access road off the Evesham Road has already been considered at a public enquiry during Mr Roberts ownership of Orchard Farm and it was firmly rejected by the Inspector on the grounds of road and pedestrian safety. The provision of a Village Green seems to us unnecessary as Salford Priors already has sufficient green areas for play, fetes etc. and really how well utilised are they and we would also include the green space within the Banbrook estate. The total number of houses to be provided in the plan with the village seems to be a moving target with the Alamo development, the Cleeve View Evesham Road proposal and the individual private developments as shown in the NDP. These total approximately the 84 that are required? The NDP does not appear to have any mention of the minerals plan for sand and gravel in the area. Now we know that one of the option sites is at the top of school road. Who will buy houses near to a sand and gravel quarry?

30. I would be happy for this proposal to be included in the NDP.

31. Long overdue.

32. Consideration should be given to inclusion of sporting and play facilities for children and young people e.g. cricket ground etc.

33. Anything that benefits Salford Priors I will agree with.

34. The Orchard Farm site will not unite the two halves of the village. Building the houses on the land between the School and Ban Brook would most certainly make more sense. I really don't see that the Orchard Farm site will work looks like an 'I know lets build them there attitude'.

35. The village has a top and bottom end – no mix development at Park Hall and behind school have provided houses but there are 2 more enclaves not a real mix. The development as it stands is another chunk of housing that does not unite the village especially with the green space to grant. I doubt this would be used by whole village. The planned houses off Station Road another not connected cul de sac development. This plan opens up the field behind the houses on School Rd to

further development. This would be many more houses, that we do not need. The playground and field are underused at present – more thought to useful public space is needed. Access from Evesham Road would put more traffic past vulnerable buildings with narrow paths. This proposal does not in my mind resolve the gap between top and bottom of village. Concern also as to new use for packing station local employment site – what is envisaged? Drop of parking and crossing for school – if for local children why do they need to park or travel by car? If the road access is as drawing people would walk out either end and cross the road unlikely to cross open grass just to us a crossing. Public foot path links either end proposed site.

36. This form approach is too simplistic. Question 1 is a 'no brainer' but the details must not prejudice further development as your proposals do. Question 2 – No! (1) Residential development and public open space should be transposed. (2) The service road to the north with potential employment traffic would lead to HGV traffic through Evesham Road (with its narrow footpaths). (3) Given your proposals, further development to the east, would be difficult to defend – even more houses! (4) A village green would become a dog-walking area – would prefer sports facilities for football/cricket to be provided which been lost in the 20 or so years.

37. Believe the development of Orchard Farm as outlined would benefit Salford Priors providing many community benefits however should the pack house remain in operation there would surely be serious safety concerns regarding the transit of the large numbers of HGV vehicles to the site particularly regarding a substantial rise in the village population in close proximity to the site.

38. If it got rid of the very large transport in and out of Angus Soft Fruits plus traffic calming most definitely. Any kind of traffic calming through the village including Station Road can only improve village life.

39. The only thing I would query is the size of the shop and its contents. More often than not unless you can go round first thing on a morning they tend to run out of certain foods eg bread, milk which people use on a daily basis. There are a lot of elderly people living in the village and also disabled that have to rely on the shop for their needs.

40. Proper playing field for children included in the village green. Yes but only if this means no more building in the village if it is above the minimum required.

41. I agree that Salford Priors needs more houses. I would have preferred the village green to have been on the opposite side of School Road. I hope this will not mean that the existing playing field is no longer used for that purpose!! I wonder if the other field belonging to Mycroft Perry will eventually be used for housing some time in the future? I have concerns about the cost of establishing/maintaining a community orchard – will this mean that the parish council (i.e. rate payers) have to pay for this? Also, the same concerns about the village green? Who will have to pay for seeding/turfing this very large area?

42. Lets get on and put these proposals in place in order that the village and its villagers can [] down again to enjoy our beautiful Salford Priors. We are all so lucky to have the privilege of living here, so

lets welcome newcomers to the village in order that they too can enjoy the benefits we sometimes take for granted!

43. As long as there are affordable homes. Not properties that young people find hard to afford i.e. up to £150k. Maybe more social bungalows for the elderly then maybe relinquishing family homes?!!

44. I am all for making Salford Priors a complete village with the two halves joined. I think it would help and make a better community for everyone.

45. Salford 7 are all so parts of our parish of Salford Priors. Instead of building large groups of houses in the village itself I think we should be trying to make the other parts of the Parish feel more parts of Salford Priors.

46. Leave it as it is please.

47. The plan that I see is totally undetailed too small to read, the written detail and most of what I read is all about what people can benefit from. I know there is no mention of the corsican pines are they going to be disposed of? Hares and deers etc expected to find another home? No mention of this!! I live in Salford Priors because of the wildlife not because of people – leave us alone!!

48. I've been in the village over 53 years now, I loved it then and now still do. I've seen it triple in size which is good but my concern is the doctors which is Bidford which covers a wide area. Also sewers. It would be sad to see are fields go but that's progress, or not.

49. Clever use of question composition to (perhaps?) elicit the responses you are looking for to support your proposal. Please keep all footpaths and dog walking routes that have been long established and are well and regularly used throughout this village.

50. The above project offers a more thought out plan that will benefit the whole village rather than a number of smaller developments which offer very little to existing residents.

51. Question 1 – no – but if we are forced to accept it would want a say in where it is located i.e. no not develop the old (lower end) of the village. Question 2 – I think this a misleading statement. How can you expect residents to vote in favour without knowing the true facts. Therefore I would be in favour of this developed of 65 houses on the condition that this and the Alamo development of 65 is it! The village will accept no more. At its worst the increase of traffic of potentially another 100 cars will be bad enough. If we are forced to have this volume of houses ensure the residents are informed that this will mean no more development.

52. Possibly, but not there. The fields between the school and Ban Brook Road would more than adequately fulfil these needs if at all needed. The schools reputation is in need of building up. This is the reason for being undersubscribed and not a lack of families. The new leadership many very well turn this around. We don't need any ambitious projects – and we live in open public spaces already – its called Salford Priors. Leave it as it is. Any development at Orchard Farm will leave the door wide open to access for other potential sites to build on as I understand it, these sites are not claimed as favourite by the parishioners of this village or the NDP. No thanks. If we are to ensure a quarry in our

midst as well, then SDC can consider our obligation well and truly fulfilled by the development behind Alamo.

53. This is not required and would completely change the nature of the village. The shortfall should be made up of several small developments of 1 / 2 houses only.

54. The reason for no being is based upon why would we offer to take more housing than the required by the government plan as the landbank is only for 20 years the shortfall could be made up with very small scale development not doubling numbers.

55. It will never happen. The developer will go back on the deal and we will not get the village green etc because: - he needs to build more houses to make the whole thing viable, - he cannot afford to finance the village green, - planners change the rules and more houses are needed, affordable housing" and "uniting halves of village" are no-viable justifications. Let's stay with Alamo site, Station Rd. At least we know where we stand and it puts the onus back on District Council and Govt to push us for more!!

56. Provided that the residential development includes a significant proportion of bungalows as Salford Priors has an ageing community. This will allow existing family homes to be placed on the market to the benefit of young people wishing to live in the village. An employment site is as essential as new housing as Salford Priors will become no more than a commuter village.

57. No objections to new development as long as the builds are affordable for younger families!

58. This seems an ideal site for development. It is time the number of new houses are built throughout the country.

59. Village needs new life input to maintain sole of the village.

60. We think that the proposed development will both enhance the village and secure a better future for all village organisations.

61. Having lived in the village for nearly 25 years, it makes complete sense uniting the two halves of the village. The only reservation I have is housing targets. By all means set an upper limit, but if this reached or exceeded earlier than expected you can bet your bottom dollar that some future "politician" will see what was achieved and want to raise the target. So go for the 84+ dwellings (with an upper absolute limit of say 100) by a set year, but if this is achieved and other town/village have not 'do not' raise our limit to compensate.

62. If we must have a development, let's get as much for the local community as we can! A village green would be a fabulous addition to our village.

63. I realise that we require extra housing but I object to the developers always wanting to take the easy course and build behind existing housing thus impinging on their environment and reducing their value. There is plenty of land available ie. Orchard Farm and Marriage Hill, which does not affect current housing.

64. Proposed village green nearly as large as residential development – who will maintain? Will S. Priors really ever be united? To encourage younger people to live and stay later transport needed as they like to walk into a town to meet their friends.

65. Prior to receiving the information re the gravel pits we would have been in favour of the Orchard Farm site. However, we are unsure as to the effect these proposed works will have should the houses be built at Orchard Farm. Are people going to want to live in such close proximity to the proposed quarry site?

66. The reason I am unsure is because developers have a habit of wriggling out of various agreements. They would try to drop the community development of the site so that they could build on the land and so maximise profits. A recent example of such tactics is in Bidford on Waterloo Road, the developers, Taylor Woodrow had to provide land for a new doctors surgery, they delayed construction of the houses until such time as the doctors found a new site at Crabtree Farm. As soon as the doctors started construction, Taylor Woodrow started to develop the Friday Furlong site in Bidford. I cannot see the community project going ahead. In addition can the school cope with more children?

67. (1) Is Orchard Farm proposal in addition to Alamo Development? (2) Is Bovis also the Alamo developer? (3) Re '84 new homes' statement, is this figure definitive and what is the timescale/completion date? (4) "Unsure" because we would like to see an enhanced package of benefits, particularly for young people of school age/families.

68. We appreciate that 84 houses are needed in the village to accommodate the young people to be able to stay in the village that is fine. However we came to live here to be in a quiet environment, so why build even more housing, which would mean more facilities would be needed. This would mean more traffic, noise and the village would not be a quiet place any more. This is a problem, we first get told 84 houses and then slowly, slowly we are talking into even more and that leads to more, which is exactly what is happening around the country. No greenery, farm land just a small town. I doubt whether this will be listened to but I have tried.

69. Policy SP15: Protecting the best and most versatile agricultural land. The best and most versatile agricultural land (agricultural land classification grades 1, 2 and 3a) will be protected. Development that would lead to the permanent loss of such land will not be permitted. 6.31 This land within the Parish of Salford Priors has a long history of farming. This must be preserved. The best and most important agricultural land should be protected. I strongly agree with the statement above. It is for this reason I think the development proposal at Orchard Farm is unsuitable. To build on some of the England's best agricultural land should be avoided if possible (the village may need to depend on this land for food again one day). I expect that most residents in Salford Priors moved here because they wanted to live in a small village. S. Priors has had and is about to have a huge amount of development and it is in [] of being spoilt. Could small, discrete development fulfil the housing quota rather than making such a drastic change to the village which way exceeds the [] houses that have to be built.

70. The gift to the community of the 5 Hectares of green space is not the benefit it is purporting to be. Firstly 5Ha or 12.35 acres is larger than most town parks in the area servicing many thousands of urban residents, furthermore just what is a multi-functional green space? I am sure one of the functions will be dog exercising with the consequence of mess over a very large area. Making a well-informed estimate of ongoing maintenance costs I consider such a green space would currently cost in excess of £4,000 per year to mow and maintain to minimal standards and even more costly if multi-functional facilities were introduced. Such a gift will be a very considerable liability to the council tax payers of our spread out rural parish and it is totally disproportional to the parish's needs.

Added to this 5 Ha is a further 2.5Ha (6 + acres) of community orchard intended to be gifted to the parish. This sounds a wonderful offer but the parish will need to carefully consider its viability and ongoing maintenance costs which may be greater per hectare than just mowing a large green field. Each fruit tree will require annual attention with pruning, pest control and shape training otherwise it will not be a community orchard but a field of unproductive fruit trees and a haven for wasps. Again this excessive orchard space is totally disproportional to the parish's needs and will be a liability to the parish council tax payers. As a community orchard it will need community input and commitment from many parishioner's, based on past record of the parish allotment scheme this will not materialise on a scale to look after 2.5 Ha of orchard with many hundreds of fruit trees to look after, even 100 trees will need a lots of attention and leave a very large proportion of the site wasted and unused

Do we need to take on the responsibility of almost 20 acres of prime horticultural land and turn it into amenity land?

To suggest this scheme will unite the two halves of the village is very questionable as no evidence is available to indicate the village community is divided, perhaps only by the built environment which would be preferable to be retained in our rural settlement. As the proposed development stands in isolation in the middle of the field and is several 100's of metres from the lower end of the School Road built environment no unity will be gained with the build environment of the village.

The loss of some 14 Ha of high grade Horticultural land is not justifiable to build just 50-70 dwelling as the site is an area of high horticultural employment and has been for many generation. I am sure there are housing density guide lines in the SDC core strategy and in the NPPF and 50-70 dwelling on 14 ha is unacceptable. There are many sites on the periphery of the village build up areas which have not been in productive agricultural use in living memory and should take precedence over high grade Horticultural land. I.e. Land behind the Bell Inn from the Church to Pettifers field and the land north of the new Alamo development.

The proposals indicate that the Orchard Farm employment site (Angus Soft Fruits) will remain in operation and a new access created on the southern boundary of the development plan, clearly this will remove the burden of HGV's from School Road which will be most welcome and beneficial to the proposed new development and existing residents of School Road. The alternative re-routing of the HGV's along Evesham Road will have a detrimental impact on the Evesham Road conservation area

properties and will cause highway and structural problems at the pinch point just south of the Bell Inn. I am aware this site access has been explored in previous years and dismissed on highway safety grounds.

Offering a new public footpath link is not a reason to develop this land as I am sure the County Council who owns neighbouring fields to the west of the site would allow the creation of the new public footpath on their field boundary.

For the above reasons, and Neighbourhood Development Plan adopted policies, the proposal for Orchard Farm should be strongly rejected by the Neighbourhood Development Plan.

71. Leave this village alone!

72. With all the houses and the minerals plan just about ruins our peaceful village.

73. None of the development plans will help young people stay in the village. You need to rent not to buy, as long as we have greedy land owners and developers none of this will happen.

74. Orchard Farm artics now run almost all day now as it is – build houses near would be more vehicles on School Road as vehicles now travel more than 30 miles per hour all through School Road, Station Road, Evesham Road, get the speed down first before any more houses. This is a big problem for the three roads. Speeds is 6.00am to midnight 7 days a week more houses more cards going faster. Orchard Farm workers speed all the time plus through traffic. Accidents will happen I see it by walking.

75. More information needed. Must make into a village first (fill in the gaps). No quarry neer houses or school.

76. Sheltered housing for the elderly.

77. Q2 above appears to approve unlimited scope for the developer!

78. I do wonder why this document is so slanted towards this huge development. The development would not affect me but I believe it to be complete ill considered.

79. We need in the village a larger community to support the school, shop, pubs and to keep them viable.

80. Who will own, maintain, run and insure the 'new' open space? Will it be a burden on the council tax pagers? Or will it come with a "Dowry" from the land owners / developers?

81. My reservations regarding this proposal are the obvious ones for this rural area: (1) additional traffic on a narrow road (2) currently only 1 shop, people have to travel to get supplies etc. (3) lack of work opportunities in the near vicinity, so it would be a commuter area (4) what would the cost of the 'affordable' housing be? £100,000 is a starting price for a lot of young people, can't imagine developers would build for that shared ownership has a lot of drawbacks. (5) peace and quiet (one of the main reason I moved here) would be disrupted) (6) I don't believe it would unite village as

there would be a big age difference remaining, how would building extra homes and a village green help that? (7) yet more rural land would disappear (8) Greater strain on services such as drainage, sewerage etc. (9) More parking congestion, I already have 6 cars parked next o my house regularly. Building a small number of additional homes in the right location may be necessary if the social demographic required it but 84 is just too many.

82. An unwelcome intrusion into village life with an open invitation for travellers to set up sites on public open space.

83. Let's stop kidding ourselves here there is only one thing involved and that's money.

84. The health centre will be severely over-stretched. School road will need a "speed camera" it needs monitoring now especially early mornings. "wait for a bus and you will see".

85. I have marked no, as there is no information about the rest of Orchard Farm. Housing should be for younger residents of Salford Priors, who wish to live here in the village and bring up their children.

86. Community benefits will be ok but far to many houses to use School Rd as access considering the Alamo Site, plus the heavy trucks that use the farm and the proposal for extended quarry workings. To much for a village such as this.

87. The developer should work closely with the village to achieve a good solution for all – present and future.

88. Plan to improve School Road with extra traffic in mind?

89. I agree with the general proposal however I am slightly concerned about what the community amenities will be and want will be the cost of maintaining them.

90. Would like more information will all the pro's listed be 100% adhered to.

91. Sixty dwellings have already been granted permission in Station Road. Does this mean Salford Priors will then have 130 new homes? At the moment we have unobstructed views to Bredon Hill. Why would we want to look at 60-70 new houses. The village has existed as two halves for generations. How will it "benefit" the community building a lot of new houses. Salford school is undersubscribed because for the last few years it has under performed. When we moved to the village 11 years ago the school had 126 pupils. The school has lost half its pupils to other better schools. The land to the left of the farm access is unmarked. This land will become an island ripe for a developer to swoop in and build yet more houses.

92. We think the site would be much better situated on the ground opposite Orchard Farm (entrance into the two fields). We feel would also link the 2 halves of the village, and also be on the safer correct side of the road to walk to the shop and school. It would look aesthetically better.

93. Housing development at Orchard Farm would be very close to land included in the Draft Minerals Plan for Warwickshire. Affordable housing could be small scale developments.

94. We do not want to see agricultural land being developed. We do not see why we need to build many more houses than what is required. We are concerned about opening up the narrow land to Orchard House which is a public footpath. Orchard Cookery has been extended to house over 40 students plus staff, who will be using the land along with many delivery vehicles. The lane is not safe for pedestrian and vehicles it is not wide enough!

95. Even though I agree to the scheme we will still have a divided village with a gap in the middle of them and us.

96. Concerned that a new village green would mean that the original playing fields and childrens park would becomes surpluss to requirements giving way to the possibility of future development of housing in this area. Would also need to know how many houses planned for new site as wouldn't want a massive estate. Priority also needs to be given to existing housing needs i.e. desperate need for street lighting in School Avenue and School Road as very dark and becoming dangerous to walk in pitch black!!

97. I would support a development that would bring benefits to the community, but I am not sure about the size of the development and the amount of traffic it would bring to the village.

98. Would like to see the big trees stay.

99. Concerns over development as HGVs would want to come up Evesham Rod. School Rd is a lot wider and houses much further back. As I live on Evesham Rd and some of the HGV's come this way although they are not supposed to. I was nearly pushing into the hedge while walking my dog by the rushing of the air whilst it was passing. Houses virtual on the road and very small pavement would be at risk, as would pedestrians by HGV's. Our houses built late 1870 early 1900 would not be able to tolerate the large HGV's and could have problems with cracking.

100. The pro's listed do not totally relate to the development as proposed. To unite the 2 halves of the village it would be better to built on the fields between the school and Banbrook Road. This could be a smaller development to add to the 60 dwellings proposed on Station Road and therefore meeting the planning needs without placing a large strain on the village facilities. This alternative proposal is also close the school, shop and bus stop and a village green and drop off point can easily be worked into this plan. We should be encouraging people to walk to the shop, rather than providing further parking space to enable them to drive. If School Road needed traffic calming measures, which it doesn't, then they should be provided irrespective of the plan. Finally, this proposal open's up the possibility of further 'infill' between this site and Station Road. This village does not need such large developments; now or in the future.

101. The village needs joining up between the school and Banbrook Road not extending in 2 separate halves.

ORCHARD FARM DEVELOPMENT PROPOSAL QUESTIONNAIRE RESULTS

[Copy of the questionnaire](#)

The future direction of Salford Priors Village Questionnaire

Each local area has to meet a minimum number of new homes as set by national and district policies. Work on a Stratford Core Strategy is still unfinished. The suggested numbers for Salford Priors have been revised upwards several times. However, it is currently expected that the village may have to take **84** new homes.

A community group led by the Parish Council has been working hard to develop a Neighbourhood Development Plan (NDP) for the parish. This plan, amongst a wide range of topics, aims to shape the type, location and number of new housing developments. The results from this questionnaire will be used to direct the NDP.

Why does Salford Priors need more houses?

- We are an ageing community.
- Salford Priors Primary School is undersubscribed. To secure its future we will need additional family homes.
- The village shop, local pubs, businesses and Post Office would benefit from additional residents.
- Affordable / first time starter homes would allow young people to stay in the village.
- Salford Priors is required to build a minimum number of new homes.

Alamo site, Station Road

A planning application has already been granted for 60 dwellings on Station Road. On current figures this leaves a shortfall of 24 homes. It is possible that Salford Priors could meet the minimum number in the near future through small developments.

The Alamo site plus other small developments would meet the minimum number of homes but it would fail to provide an exciting long term vision for the village that offers real community gain.

This is our chance to make a positive difference to improve our village.

ORCHARD FARM DEVELOPMENT PROPOSAL QUESTIONNAIRE RESULTS

Orchard Farm development - the proposal for the land at Orchard Farm:



Pros

1. Creates a large village green that will be gifted to the local community which will act as a multi-functional green space and focal point in the village
2. Unites the two halves of the village
3. A scheme built in cooperation with owners/developers
4. A location close to the school, shop and bus stop
5. Scope for a wide mix of house styles and types including affordable homes
6. Traffic calming measures on School Road
7. Drop-off location for the school
8. Community car park near the shop
9. New public footpath links

Cons

1. Loss of agricultural land
2. A large scale development that may be above the minimum the village has to have
3. Increased road traffic

ORCHARD FARM DEVELOPMENT PROPOSAL QUESTIONNAIRE RESULTS

Taking into account the details set out please give your views on the following questions.

Question 1

Would Salford Priors benefit from an ambitious project that provides a package of community benefits, including public open space and uniting the halves of the village?

Yes No Unsure

Question 2

Would you support development of the Orchard Farm site as shown in the proposal (even though it may mean additional houses above the minimum required)?

Yes No Unsure

Please leave any comments below

APPENDIX 11

Salford Seven Parish Neighbourhood Plan

SEA/HRA Screening Report

Responses from Historic England, Natural England and the Environment Agency

Date: 11 August 2015
Our ref: 159669
Your ref: Salford Priors NDP/SEA



Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GU

T 0300 050 3000

Mr M Neal
Stratford-on-Avon District Council
Elizabeth House,
Church Street,
Stratford-upon-Avon,
Warwickshire,
CV37 6HX
matthew.neal@stratford-dc.gov.uk

BY EMAIL ONLY

Dear Mr Neal

Screening consultation: Salford Priors Neighbourhood Plan SEA and HRA

Thank you for your consultation on the above dated and received by Natural England on 14 July 2015.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Screening Request: Strategic Environmental Assessment

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

Neighbourhood Plan

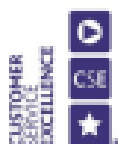
Guidance on the assessment of Neighbourhood Plans in light of the SEA Directive is contained within the National Planning Practice Guidance. The guidance highlights three triggers that may require the production of an SEA, for instance where:

- a neighbourhood plan allocates sites for development

We have checked our records and based on the information provided, we can confirm that in our view the allocations contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

We are not aware of significant populations of protected species which are likely to be affected by the policies within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and



biodiversity receptors that may be affected by this plan, before determining whether an SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

Habitat Regulations Assessment

Natural England is also in agreement that a HRA is not required for this neighbourhood plan. There are no European sites in close proximity to the neighbourhood area and it is not likely to lead to adverse effects on European sites.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Kayleigh Cheese on 0300 060 1411. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Miss Kayleigh Cheese
Sustainable Development Team
South Mercia Area



Stratford on Avon District Council
Elizabeth House
Church Street
Stratford-upon-Avon
Warwickshire
CV37 6HX

Our ref: UT/2016/115177/01-L01
Your ref: Salford Priors SEA
Screening Opinion

Date: 09 February 2016

Dear Sir,

SALFORD PRIORS NEIGHBOURHOOD PLAN SEA SCREENING OPINION

SALFORD PRIORS WARKS

Thank you for consulting us on this document.

I can confirm that there will be no significant effects on designated sites as a result of the Salford Priors Neighbourhood Plan.

Yours faithfully

Mr Martin Ross
Planning Specialist

Direct dial 020 3025 3055
Direct e-mail martin.ross@environment-agency.gov.uk



Parish Council Office

Our ref: 1442

Rear of the Memorial Hall

Your ref:

School Road

Salford Priors.

Telephone

WR11 8XD

0121 256887

31 July 2015

Dear Sirs

SALFORD PRIORS NEIGHBOURHOOD PLAN – CONSULTATION DRAFT

Thank you for the invitation to comment on the draft Neighbourhood Plan.

We are supportive of the content of the document particularly its' emphasis on local distinctiveness and the comprehensive approach taken to the wider historic environment, including non-designated heritage assets. We are pleased to see a specific policy (SP3) that sets out to conserve locally significant heritage assets and the need to ensure the sensitive conversion of historic farm and other rural buildings is clearly iterated in Appendix 2.

An outstanding concern that Historic England would wish to see addressed relates to the housing site selection process. We have looked carefully at the text of the Plan and we can see no reference to the Warwickshire Council Historic Environment Record (HER) having been consulted.

If the HER has indeed been consulted it would be very helpful to make explicit reference to this fact in the Plan and this would remove our concern. If a HER search has not been

undertaken in relation to the sites concerned then this leaves open the possibility that undesignated Heritage Assets and potential archaeological remains are present on the sites but have not yet been identified. It is important that any such sites should be evaluated and any potential development impacts be mitigated before firm allocations are made.

You will note that the HER Officer for Warwickshire Council has been copied in to the e-mail accompanying this letter for information and I'm sure he would be happy to be of assistance in this respect.

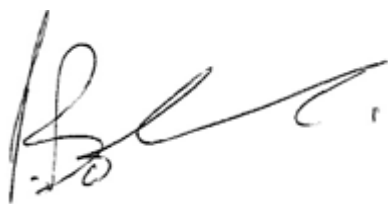
In the same vein it would in any case be appropriate to ensure that appropriate archaeological assessment work is undertaken in advance of any new development taking place. In our view this would most effectively be secured by incorporating a policy requirement that may best sit under Policy SP1: Protecting the Historic Environment, thus:

(k) New development must take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.

Subject to the comments above being addressed, Historic England consider the Plan to be a well-considered, concise and fit for purpose document that deals effectively with the historic environment and embraces the ethos of "constructive conservation".

Beyond these observations we have no other substantive comments to make on what English Heritage considers overall is a very good example of community led planning.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. Boland', with a stylized flourish at the end.

Pete Boland

Historic Places Adviser

E-mail: peter.boland@HistoricEngland.org.uk

APPENDIX 11

“Call for Sites”

Salford Priors
Neighbourhood
Development Plan

Call for Sites
Assessment Report

November 2014

Kirkwells

The Planning People

Salford Priors Neighbourhood Development Plan Call for Sites Assessment Report

1.0 Background

- 1.1 In August/September 2014 Salford Priors Parish Council carried out a Call for Sites exercise, as part of the preparation of the Draft Neighbourhood Plan. A leaflet was posted to all households advising of the Call for Sites, notices were placed on Parish noticeboards throughout the Parish, and the information was included on the Parish Council website.
- 1.2 The consultation period for submitting site proposals was 6 weeks, and the closing date for the submission of sites was 16th September 2014.
- 1.3 This report assesses the potential availability of the submitted sites for housing across the designated area up to the end of the plan period, explores any constraints that might affect their suitability, and/or deliverability, and recommends a proposed course of action.
- 1.4 The 10 sites put forward by interested parties and landowners are shown on Map 1 in Appendix 3.
- 1.5 This report also includes the methodology of how the assessment was carried out.

2.0 How much housing is required?

- 2.1 Salford Priors is identified as a 'Local Service Village' in the emerging Stratford upon Avon District Core Strategy.
- 2.2 Policy CS.15 of the emerging Core Strategy defines the distribution of development. The scale of housing development that is appropriate in each village is specified in Policy CS.16 - Housing Development. Development will take place:
- on sites to be identified in the Site Allocations Development Plan Document;
 - **on sites identified in a Neighbourhood Plan;** and
 - through small-scale schemes on unidentified but suitable sites within their Built-Up Area Boundaries (where defined) or otherwise within their physical confines.
- 2.3 Policy CS.16 states that a further strategic allocation of approximately 1,950 homes is identified for the Local Service Villages. Policy CS.15 identifies four categories of Local Service Village, to which the following housing requirements apply:
- Category 1 - approximately 76 to 100 homes in each;
 - **Category 2 - approximately 51 to 75 homes in each; Salford Priors fall within this category**
 - Category 3 - approximately 26 to 50 homes in each;
 - Category 4 - approximately 10 to 25 homes in each;
- 2.4 Policy CS.16 Section C. Site Allocations states that the Council is committed to giving local people the opportunity to influence where homes are built in their communities and encourages Parish Councils to prepare Neighbourhood Plans that identify sites to meet or exceed the housing requirements set out above. However, to ensure that the housing requirement for the Local Service Villages is delivered, the Council will prepare a Site Allocations Plan by 2016. Based on monitoring of housing supply and progress on Neighbourhood Plans, the Site Allocations Plan will identify and allocate sites to meet the housing requirement in the Local Service Villages.

3.0 Methodology

3.1 For this assessment, all submitted sites were visited, photographed, assessed and scored against the following criteria.

Location

Sites within the existing built form	3
Sites adjacent to existing built form	2
Open Countryside	1

Note - "Sites adjacent to existing built form" is defined as enclosed completely on more than one side by the existing built form.

Brownfield/Greenfield

Brownfield	2
Greenfield	1

Accessibility to services within the village

Less than 750m to village services	3
750-1500m to village services	2
1500-2000m to village services	1
More than 2000m to village services	0

Note - "Village services" are identified as the Public House/Shop etc. Pub (Evesham Road) Shop (School Road). This point is taken as being the junction of Station Road/School Road and Evesham Road.

Flood Zone

Flood Zone 1	2
Flood Zone 2	1
Flood Zone 3	0

Access to Utilities/Services

Yes	1
No	0

Integration

Can be integrated with existing built form	1
Cannot integrate with existing built form	0

Suitability/Constraints

Unconstrained	3
Minor Constraints	2
Significant Constraints	1
Totally Inappropriate	0

Appendix 1 and 2 to this report contains the detailed assessment and scores for each site. Appendix 4 is the Site analysis sheets for the 10 sites.

4.0 Recommendation

4.1 Whilst the following sites were identified as constrained, in terms of the scoring applied, they came out as the best sites for housing development.

Site H

Site Area - 0.1 ha

Potential Capacity - 2 dwellings.

Site G

Site Area - 0.2 ha

Potential Capacity - 5 dwellings.

Site I

Site Area - Front 0.23 ha, Total 1.43 ha

Potential Capacity - Front - 6 dwellings, total site - 35 dwellings.

Site F

Site Area - 0.07 ha

Potential Capacity - 2 dwellings.

Site C

Site Area - 0.17 ha

Potential Capacity - 4 dwellings.

Total 19 dwellings. (48 dwellings)

4.2 The recommendation is that the Steering Group consider if these sites should be taken forward in the Neighbourhood Plan. Consideration should also be given to including a criteria based policy for any further housing applications that would come forward during the plan period beyond these sites.

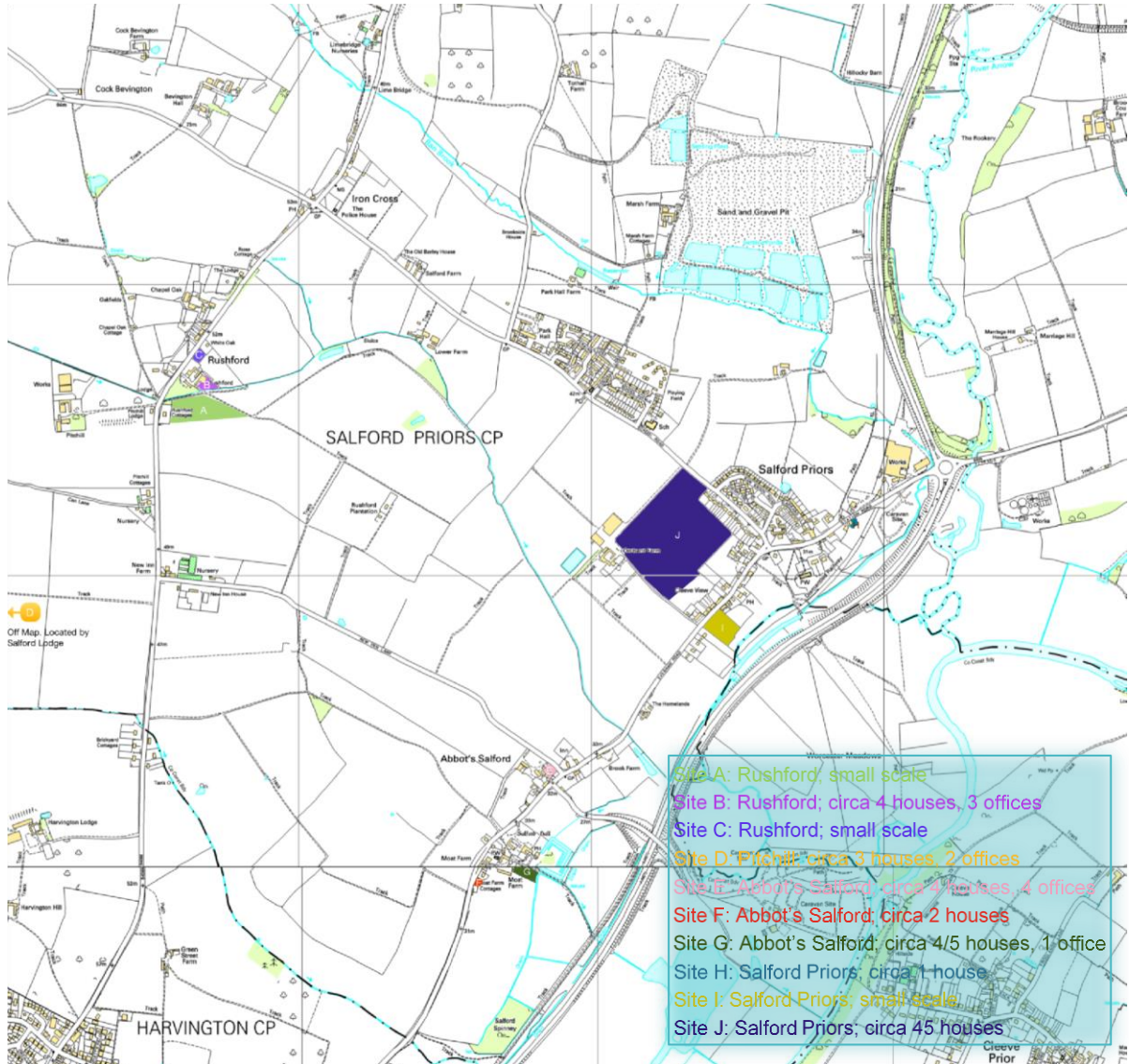
Salford Seven Regulation 16 Re-Submission Neighbourhood Development Plan Consultation Statement, April 2016

Appendix 1										
	Existing built form	Brownfield or Greenfield	Accessibility to services	Flood Zone	Services	Suitability/Constraints	Integrate	Availability	Site area (Ha)	Potential capacity (25dw per Ha)
Site A Land adj B4088, Rushford	Open Countryside	Greenfield	2.75km to Services	3	No - open countryside	Mature trees on access land. Adjacent to Public right of way. Flood Zone 3. Isolated in open countryside. Totally inappropriate	No	Yes	1.5	37
Site B, Land adj The Granary, B4088, Rushford	Adjacent	Greenfield	2.69 km to services	1	No - distance from B4088	Located to rear of existing buildings. Dilapidated agricultural buildings on site. Narrow access. Visible from adjacent PROW. Significant constraints	Yes	Yes	0.22	5
Site C, Land adj B4088, Rushford	Adjacent	Greenfield	2.68 km to services	1	Yes - to adjacent buildings. Main road frontage.	Infill site located between 2 existing dwellings. New access would be required. Trees would require removal (not worthy of retention.). Minor constraints	Yes	Yes	0.17	4
Site D, Land/buildings at Salford Lodge Farm, Pitchill	Open Countryside	Greenfield	3.99 km to services	1	Yes - to adjacent buildings via private road	More suited to conversion (where possible) than new build. Adjacent to two listed buildings. Open views into and out of the site. Totally inappropriate	No	Yes	0.395	9
Site E, Land/buildings at New Inn Lane, Abbots Salford	Open Countryside	Greenfield	1.29 km to services	1	No - open countryside	Isolated site. Adjacent to agricultural enterprise. Adjacent to Listed Building and Abbots Salford Conservation Area. Totally inappropriate	No	Yes	0.2	5
Site F, Land between Nos 2 and 3 Moat Farm Cottages, Evesham Road, Abbots Salford	Adjacent	Greenfield	1.68 km to services	1	Yes - to adjacent buildings. Main road frontage.	Infill site located between 2 existing dwellings. New access would be required. Issues due to adjacent layby. Trees would require removal (not worthy of retention.). Adjacent to Conservation area. Minor constraints	Yes	Yes	0.07	2
Site G, Land/buildings at Moat Farm, Abbots Salford	Within	Greenfield	1.53 km to services	1	Yes - to adjacent buildings	Flat site accessed via private road to farm yard. Existing buildings suitable for conversion? Adjacent to Grade I and Grade II Listed buildings. Within Conservation Area. Minor Constraints	Yes	Yes	0.2	5
Site H, Land at The Old Forge, Station Road, Salford Priors	Within	Greenfield	0.32 km to services	2	Yes - to adjacent buildings. Main road frontage.	Site located lower than main road. Accessed via existing drive to Old Forge. Within Conservation Area. Minor Constraints	Yes	Yes	0.1	2
Site I, Land adj Newlands, Evesham Road, Salford Priors	Adjacent	Greenfield	0.3 km to services	Front - 1 Rear - 2	No - open countryside	Site slopes away from main road. Front section in Conservation Area. Public right of way runs through site. Consider front of site. Minor constraints	Yes	Yes	Total - 1.43 Front - 0.23	6
Site J, Land adj School Road, Salford Priors	Open Countryside	Greenfield	0.2 km to services	1	No - open countryside	Large site accessed via private road to commercial business. Difference in levels. Adjacent to countryside. Totally inappropriate	No	Yes	3.85	96

Salford Seven Regulation 16 Re-Submission Neighbourhood Development Plan Consultation Statement, April 2016

APPENDIX 2									
	Existing built form	Brownfield or Greenfield	Accessibility to services	Flood Zone	Services/ Utilities	Integration	Suitability/Constraints	Total	Potential capacity
Site A	1	1	0	0	0	0	0	2	37
Site B	2	1	0	2	0	1	1	7	5
Site C	2	1	0	2	1	1	2	9	4
Site D	1	1	0	2	1	0	0	5	9
Site E	1	1	2	2	0	0	0	6	5
Site F	2	1	1	2	1	1	2	10	2
Site G	3	1	1	2	1	1	2	11	5
Site H	3	1	3	1	1	1	2	12	2
Site I	2	1	3	2	0	1	2	11	6
Site J	1	1	3	2	0	0	0	7	96

Appendix 3



Appendix 3

Salford Priors Neighbourhood Development Plan

Call for Sites September 2014

Site Analysis

Settlement: Rushford

Site Reference – Site A

Site Address: Land adj B4088, Rushford

Area: 1.5 Hectares

Description: Access to site adjacent to Public Right of Way, through area containing several mature trees. Existing use as grazing land with stable. Isolated position. One adjacent dwelling fronting B4088 (Traditional large rural dwelling). Flat access. No significant views into or out of site.

Existing Use: Grazing Land

Previous Use: Agricultural Land

Greenfield - Grassland

Adjacent Uses – Agriculture/Residential

Existing Policy: Open Countryside

Site is in open countryside. One dwelling to west and a group of three dwellings to north.

Access would require removal of several mature trees. No sign of contamination or any watercourses within the site. Stream runs alongside public right of way.

Site located close to bus route/bus stop

Public Right of Way adjacent.

Access would have to be created to adopted highway (B4088), subject to satisfactory junction improvements.

Distance to services (Junction of Evesham Road/Station Road/School Road) – 2.75 km

Isolated site. Difficult to integrate with surrounding built environment.

Surrounding buildings – traditional style, two storey. No other amenity issues.

Policy Constraints

Flood Zone 3

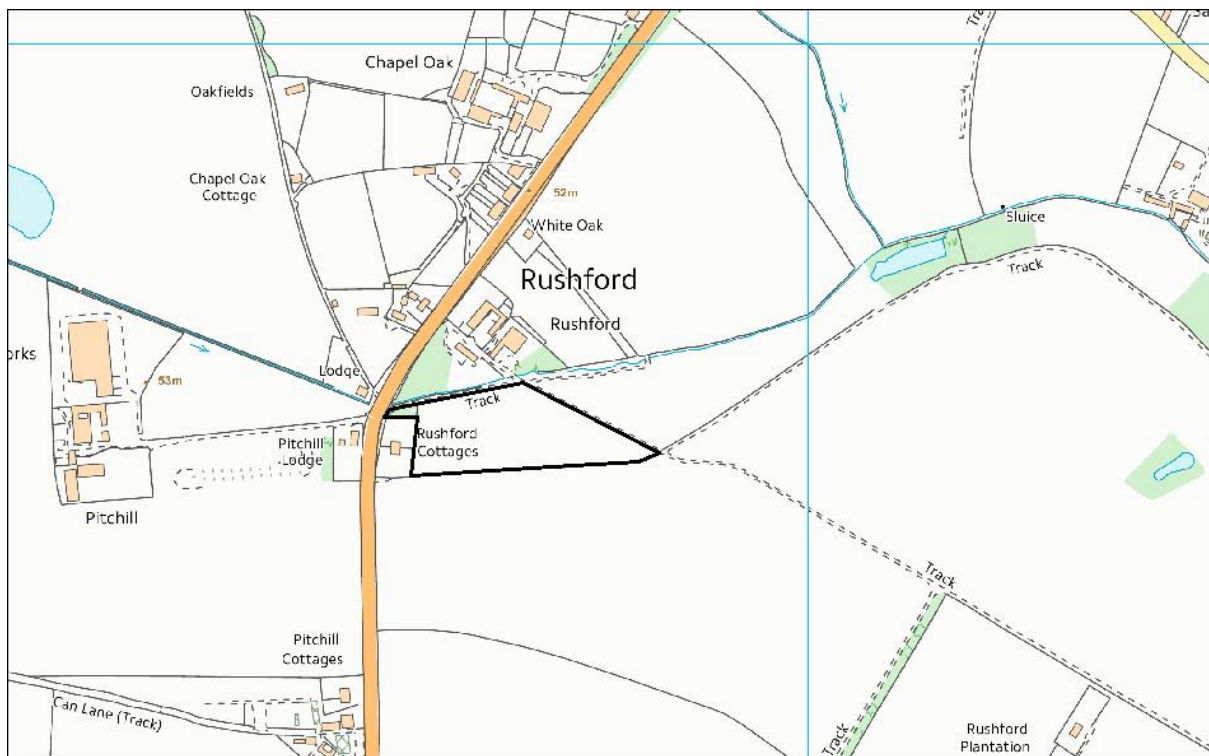
No listed building/conservation area

TPO – no details

Agricultural land Grade 2

No wildlife areas

Utilities would be required to service the site.



Salford Priors Neighbourhood Development Plan

Call for Sites September 2014

Site Analysis

Settlement: Rushford

Site Reference – Site A

Site Address: Land adj B4088, Rushford

Area: 1.5 Hectares

Description: Access to site adjacent to Public Right of Way, through area containing several mature trees. Existing use as grazing land with stable. Isolated position. One adjacent dwelling fronting B4088 (Traditional large rural dwelling). Flat access. No significant views into or out of site.

Existing Use: Grazing Land

Previous Use: Agricultural Land

Greenfield - Grassland

Adjacent Uses – Agriculture/Residential

Existing Policy: Open Countryside

Site is in open countryside. One dwelling to west and a group of three dwellings to north.

Access would require removal of several mature trees. No sign of contamination or any watercourses within the site. Stream runs alongside public right of way.

Site located close to bus route/bus stop

Public Right of Way adjacent.

Access would have to be created to adopted highway (B4088), subject to satisfactory junction improvements.

Distance to services (Junction of Evesham Road/Station Road/School Road) – 2.75 km

Isolated site. Difficult to integrate with surrounding built environment.

Surrounding buildings – traditional style, two storey. No other amenity issues.

Policy Constraints

Flood Zone 3

No listed building/conservation area

TPO – no details

Agricultural land Grade 2

No wildlife areas

Utilities would be required to service the site.

Salford Priors Neighbourhood Development Plan

Call for Sites September 2014

Site Analysis

Settlement: Rushford

Site Reference – Site B

Site Address: Land adjacent The Granary, B40888, Rushford

Area: 0.22 Hectares

Description: Site flat. Narrow Access to site via a private unadopted road. Existing derelict agricultural buildings. Overgrown. No significant views into or out of site. Visible from adjacent public right of way.

Existing Use: Fallow/dilapidated buildings

Previous Use: Agricultural

Greenfield – Agricultural buildings

Adjacent Uses – Agriculture/Residential

Existing Policy: Open Countryside

Site is in open countryside

Narrow access. Visibility splays would be required. B4088 (50mph). No sign of contamination or any watercourses within the site. Stream runs alongside public right of way.

Site located close to bus route/bus stop

Public Right of Way adjacent.

Access would have to be created to adopted highway.

Distance to services (Junction of Evesham Road/Station Road/School Road) – 2.69 km

Salford Seven Regulation 16 Re-Submission Neighbourhood Development Plan Consultation Statement, April 2016

Located within an existing group of buildings. Can be integrated with surrounding built environment.

Surrounding buildings – traditional style, two storey. No other amenity issues.

Policy Constraints

Flood Zone 1

No listed building/conservation area

TPO – no details

Agricultural land Grade 2

No wildlife areas

Utilities would be required to service the site.



Salford Priors Neighbourhood Development Plan

Call for Sites September 2014

Site Analysis

Settlement: Rushford

Site Reference – Site C

Site Address: Land adjacent B40888, Rushford

Area: 0.173 Hectares

Description: Located between two dwellings in large plots. Site flat. No access. Large conifers front main road. Overgrown. No significant views into or out of site.

Existing Use: Fallow

Previous Use: Agricultural

Greenfield – fallow

Adjacent Uses – Agriculture/Residential

Existing Policy: Open Countryside

Site is in open countryside

Access would be required. Visibility splays would be required. B4088 (50mph). No sign of contamination or any watercourses within the site.

Site located close to bus route/bus stop

Access would have to be created to adopted highway.

Located within an existing group of buildings. Can be integrated with surrounding built environment.

Distance to services (Junction of Evesham Road/Station Road/School Road) – 2.68 km

Surrounding buildings – traditional style, two storey. No other amenity issues.

Policy Constraints

Flood Zone 1

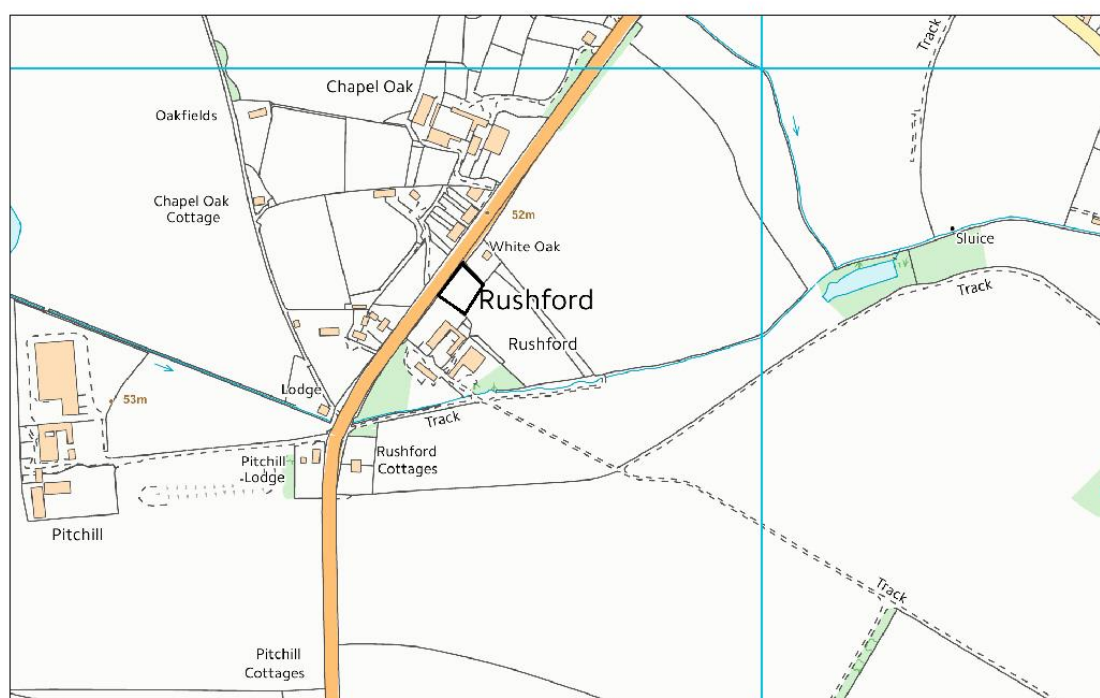
No listed building/conservation area

TPO – no details

Agricultural land Grade 2

No wildlife areas

Utilities would be required to service the site.



Salford Priors Neighbourhood Development Plan

Call for Sites September 2014

Site Analysis

Settlement: Rushford

Site Reference – Site D

Site Address: Land/buildings at Salford Lodge Farm, Pitchill.

Area: 0.395 Hectares

Description: Flat site. Isolated. Access via a private drive/road. Adjacent to agricultural enterprise. No trees/hedgerows or water courses. Dilapidated agricultural buildings. Long distance views into the site from B4088.

Existing Use: Dilapidated agricultural buildings.

Previous Use: Agricultural

Greenfield – Dilapidated agricultural buildings

Adjacent Uses – Agriculture/Residential

Existing Policy: Open Countryside

Site is in open countryside

Access via a private road/driveway. No sign of contamination or any watercourses within the site.

Site located a distance from bus route/bus stop

Existing private access.

Located adjacent to an existing group of buildings. Difficult to integrate with surrounding built environment.

Distance to services (Junction of Evesham Road/Station Road/School Road) – 3.99 km

Surrounding buildings – Historic traditional style, two storey. No other amenity issues.

Policy Constraints

Flood Zone 1

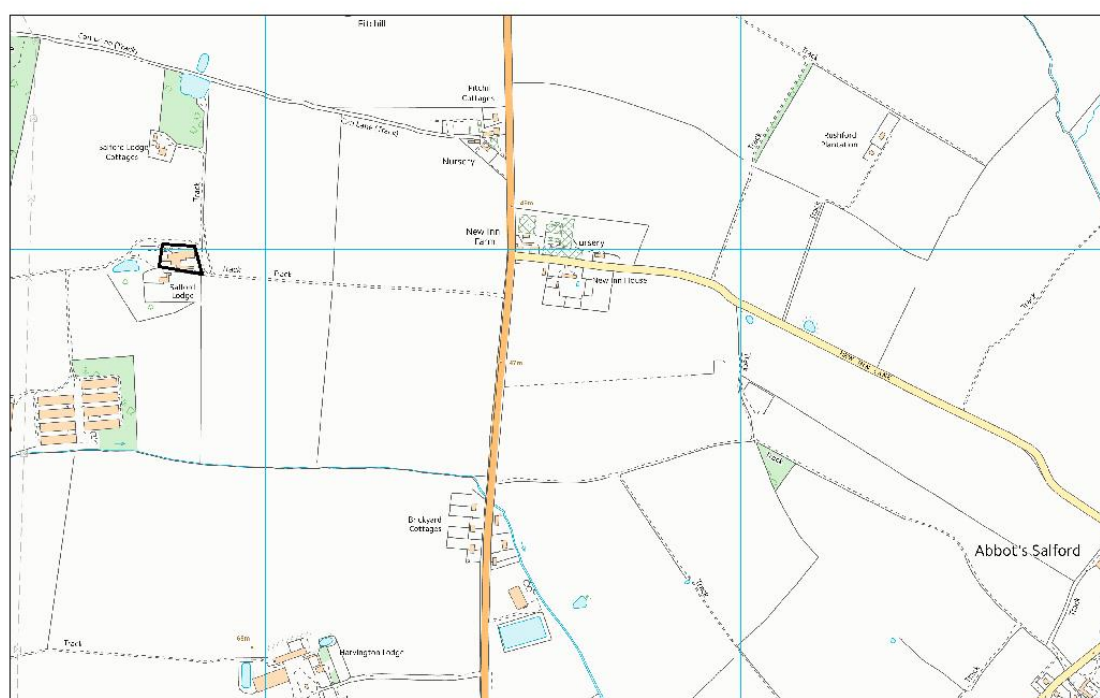
Adjacent to 2 Grade II Listed Buildings

TPO – no details

Agricultural land Grade 2

No wildlife areas

Utilities would be required to service the site.



Salford Priors Neighbourhood Development Plan

Call for Sites September 2014

Site Analysis

Settlement: Abbots Salford

Site Reference – Site E

Site Address: Land/buildings adjacent to New Inn Lane, Abbots Salford.

Area: 0.2 Hectares

Description: Flat site. Isolated. Access via a narrow private access from narrow lane. Set back from main road. Adjacent to agricultural enterprise. Residential properties fronting Evesham Road. No trees/hedgerows or water courses. Dilapidated agricultural buildings.

Existing Use: Dilapidated agricultural buildings.

Previous Use: Agricultural

Greenfield – Dilapidated agricultural buildings

Adjacent Uses – Agriculture/Residential

Existing Policy: Open Countryside

Site is in open countryside

Access via a narrow private access from a narrow lane. No sign of contamination or any watercourses within the site.

Site located a distance from bus route/bus stop

Existing private access.

Located adjacent to an existing group of buildings. Difficult to integrate with surrounding built environment.

Distance to services (Junction of Evesham Road/Station Road/School Road) – 1.29 km

Surrounding buildings – traditional style, two storey. No other amenity issues.

Policy Constraints

Flood Zone 1

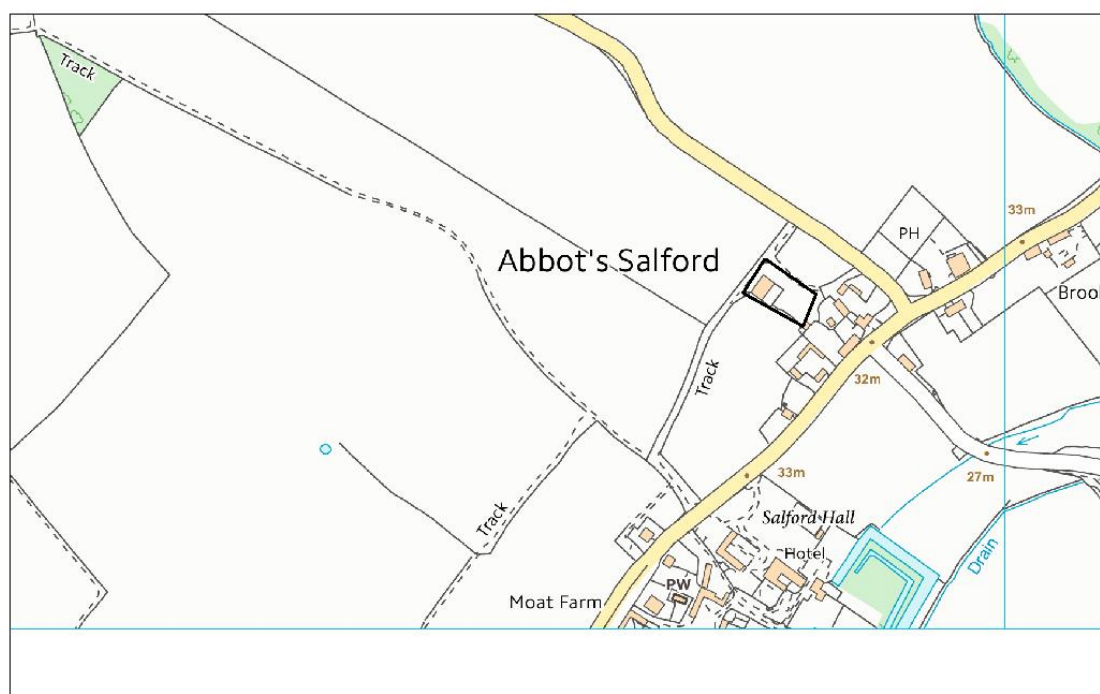
Adjacent to Grade II Listed Building (The Red House, Evesham Road) and Abbots Salford Conservation Area.

TPO – no details

Agricultural land Grade 2

No wildlife areas

Utilities would be required to service the site.



Salford Priors Neighbourhood Development Plan

Call for Sites September 2014

Site Analysis

Settlement: Abbots Salford

Site Reference – Site F

Site Address: Land between Nos. 2 and 3 Moat Farm Cottages, Abbots Salford.

Area: 0.07 Hectares

Description: Flat site. Infill plot located between 2 existing traditional farm cottages. No immediate access. Located close to layby serving a number of dwellings. Adjacent to main road. Adjacent to agricultural enterprise. . Trees to front not worthy of retention.

Existing Use: Vacant.

Previous Use: Vegetable garden

Greenfield - fallow

Adjacent Uses – Agriculture/Residential

Existing Policy: Open Countryside

Site is in open countryside

Access would be required from main Evesham Road (difficult due to adjacent layby). No sign of contamination or any watercourses within the site.

Site located a distance from bus route/bus stop

No access.

Located adjacent to an existing group of buildings. Difficult to integrate with surrounding built environment.

Distance to services (Junction of Evesham Road/Station Road/School Road) – 1.68 km

Surrounding buildings – traditional style, one and a half storey. No other amenity issues.

Policy Constraints

Flood Zone 1

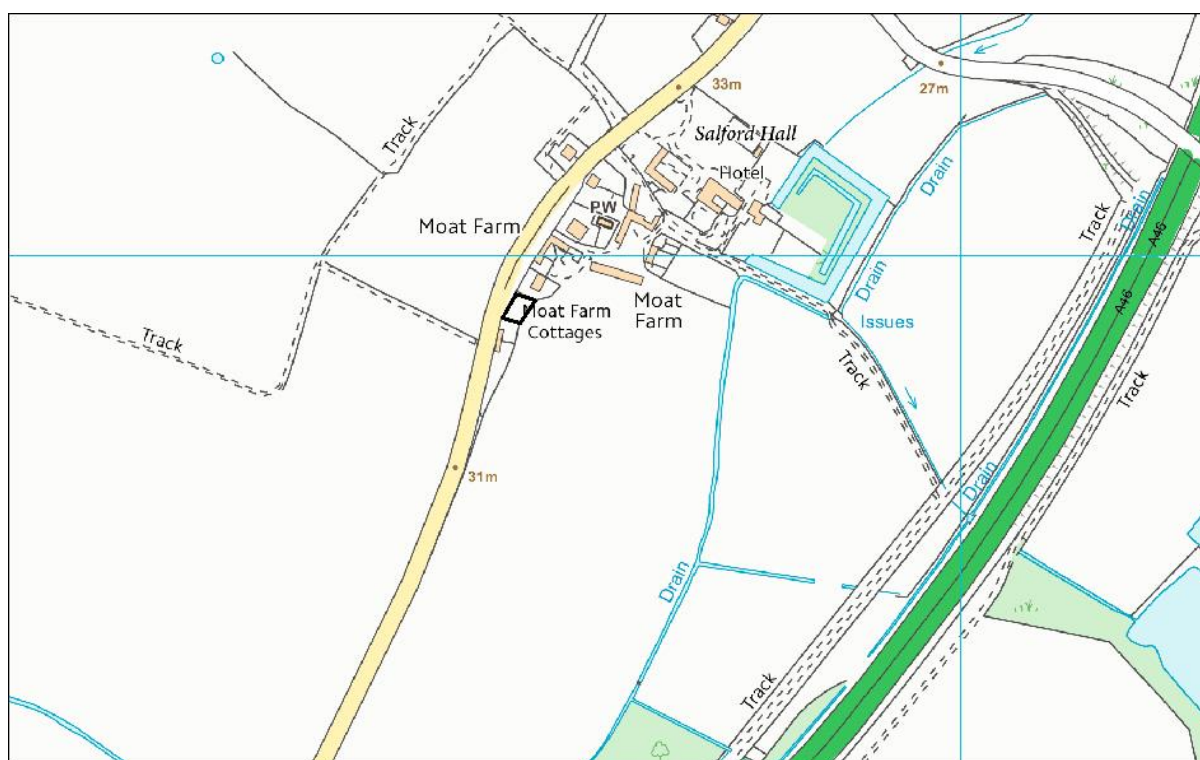
Adjacent to Abbots Salford Conservation Area

TPO – no details

Agricultural land Grade 2

No wildlife areas

Utilities would be required to service the site. Located in main road.



Salford Priors Neighbourhood Development Plan

Call for Sites September 2014

Site Analysis

Settlement: Abbots Salford

Site Reference – Site G

Site Address: Land/buildings at Moats Farm, Abbots Salford.

Area: 0.2 Hectares

Description: Flat site. Accessed via private road to farm. Plot located on edge of existing built form. Existing buildings suitable for conversion?. Adjacent to agricultural enterprise. Significant views of Salford Hall and gatehouse and granary adjacent.

Existing Use: Dilapidated agricultural buildings.

Previous Use: Agriculture

Greenfield - Dilapidated agricultural buildings

Adjacent Uses – Agriculture/Residential

Existing Policy: Open Countryside

Site is in open countryside adjacent to existing built form

Access is provided via a private road to farmyard. No sign of contamination or any watercourses within the site.

Site located a distance from bus route/bus stop

Located adjacent to an existing group of buildings. Can be integrated with surrounding built environment. Conversion would be more appropriate.

Distance to services (Junction of Evesham Road/Station Road/School Road) – 1.53 km

Surrounding buildings – traditional style farmhouse, two storey. No other amenity issues.

Policy Constraints

Flood Zone 1

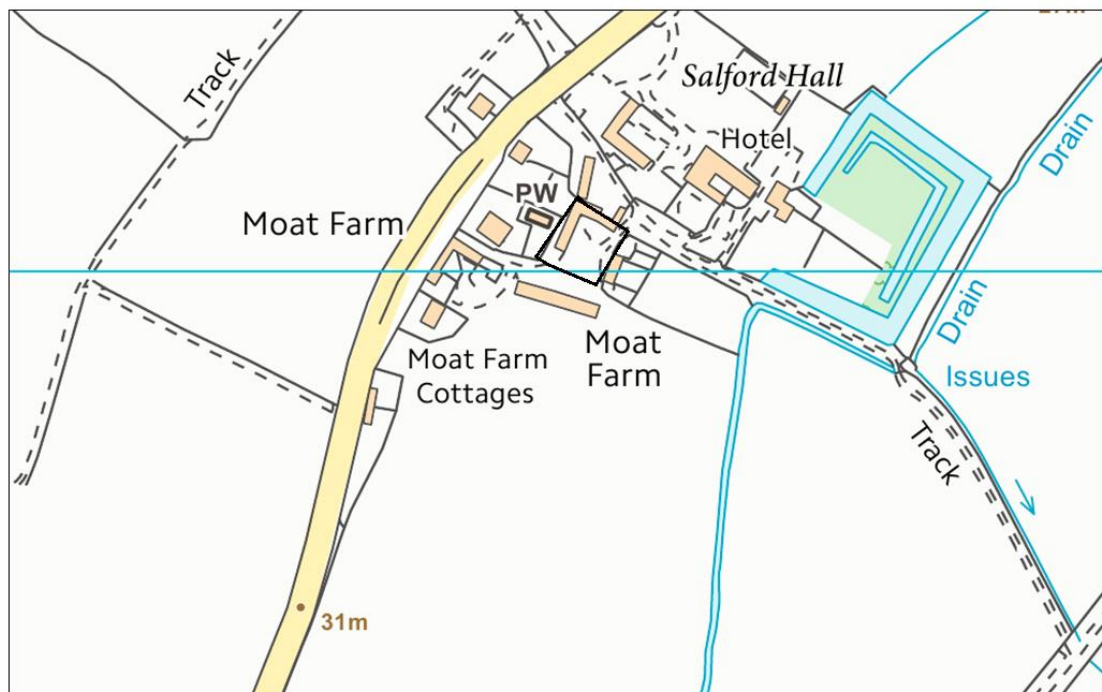
Adjacent to Salford Hall (Grade I) and The Granary and Gatehouse (Grade II). Within Abbots Salford Conservation Area.

TPO – no details

Agricultural land Grade 2

No wildlife areas

Utilities would be required to service the site. Located to adjacent buildings.



Salford Priors Neighbourhood Development Plan

Call for Sites September 2014

Site Analysis

Settlement: Salford Priors

Site Reference – Site H

Site Address: Land at The Old Forge, Station Road, Salford Priors.

Area: 0.1 Hectares

Description: Site located lower than main road. Existing garden area to Old Forge. Mature trees on boundary. Two storey adjacent. Views from main road into and out of the site.

Existing Use: Garden area.

Previous Use: Garden area

Greenfield

Adjacent Uses – Caravan site/Residential

Existing Policy: Open Countryside/Conservation Area

Site is in open countryside adjacent to existing built form

Access is provided through The Old Forge. No sign of contamination or any watercourses within the site.

Site located a distance from bus route/bus stop

Located adjacent to an existing group of buildings. Can be integrated with surrounding built environment.

Distance to services (Junction of Evesham Road/Station Road/School Road) – 0.32 km

Surrounding buildings – traditional style two storey. No other amenity issues.

Policy Constraints

Flood Zone 2

Within Salford Priors Conservation Area, on approach from A46

TPO – no details. Trees protected by Conservation Area status

No wildlife areas

Utilities would be required to service the site. Located to adjacent buildings.



Salford Priors Neighbourhood Development Plan

Call for Sites September 2014

Site Analysis

Settlement: Salford Priors

Site Reference – Site I

Site Address: Land adjacent to Newlands, Evesham Road, Salford Priors .

Area: 1.43 Hectares

Description: Site slopes away from main road (south east). Adjacent and opposite built form. Mature trees on boundary. Terraced dwellings opposite, two storey adjacent. Derelict wooden building on site. Views from main road into and out of the site. Existing access from main road. Public right of way runs through the site.

Existing Use: Vacant.

Previous Use: Agriculture

Greenfield

Adjacent Uses – Agriculture/Residential

Existing Policy: Open Countryside/Conservation Area

Site is in open countryside adjacent to existing built form

Access is provided through The Old Forge. No sign of contamination or any watercourses within the site.

Site located a distance from bus route/bus stop

Located adjacent to an existing group of buildings. Can be integrated with surrounding built environment.

Distance to services (Junction of Evesham Road/Station Road/School Road) – 0.3 km

Surrounding buildings – traditional style two storey. No other amenity issues.

Policy Constraints

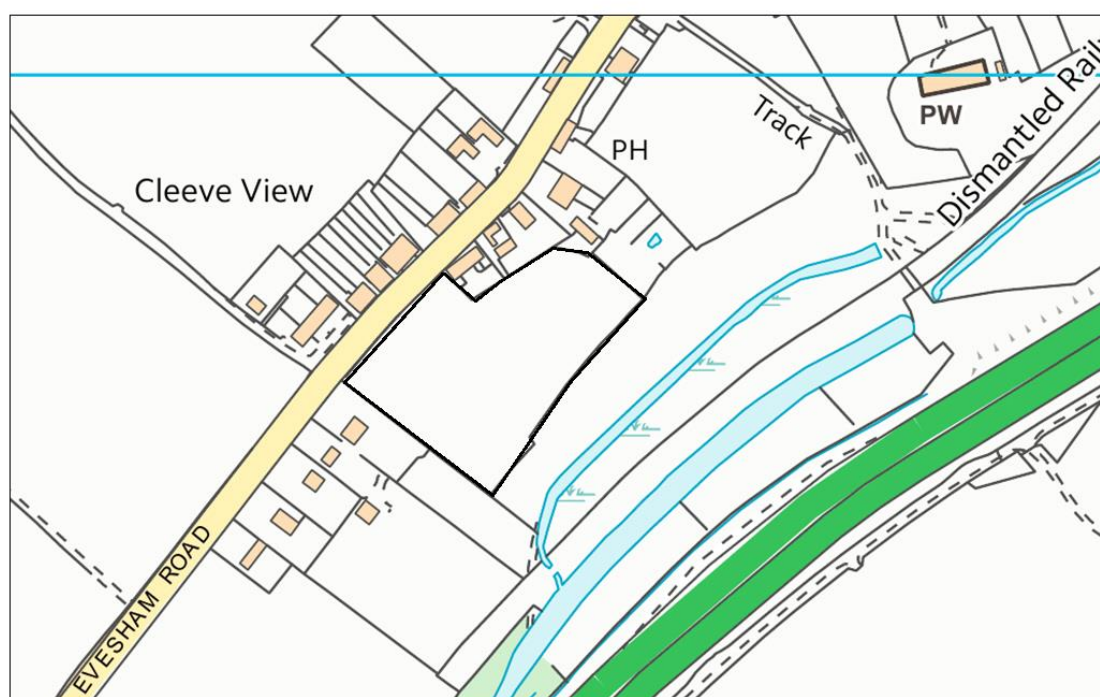
Flood Zone – part of site in FZ 2 (rear), remainder in FZ1

Front section of site within Salford Priors Conservation Area

TPO – no details. Trees protected by Conservation Area status

No wildlife areas

Utilities would be required to service the site. Located to adjacent buildings.



Salford Priors Neighbourhood Development Plan

Call for Sites September 2014

Site Analysis

Settlement: Salford Priors

Site Reference – Site J

Site Address: Land adjacent to School Road, Salford Priors .

Area: 11 Hectares in total (3.85 Ha for residential)

Description: Large flat site accessed via private road, agricultural. Located close to commercial fruit grower. Difference in levels between School Road and site. Adjacent built form set back from road frontage.

Existing Use: Agriculture.

Previous Use: Agriculture

Greenfield

Adjacent Uses – Agriculture/Residential

Existing Policy: Open Countryside/Conservation Area

Site is in open countryside adjacent to existing built form

Access is provided via existing private road from School Road. No sign of contamination or any watercourses within the site.

Site located a distance from bus route/bus stop

Located adjacent to an existing group of buildings. Difficult to integrate with surrounding built environment.

Distance to services (Junction of Evesham Road/Station Road/School Road) – 0.2 km

Surrounding buildings – traditional style two storey. No other amenity issues.

Policy Constraints

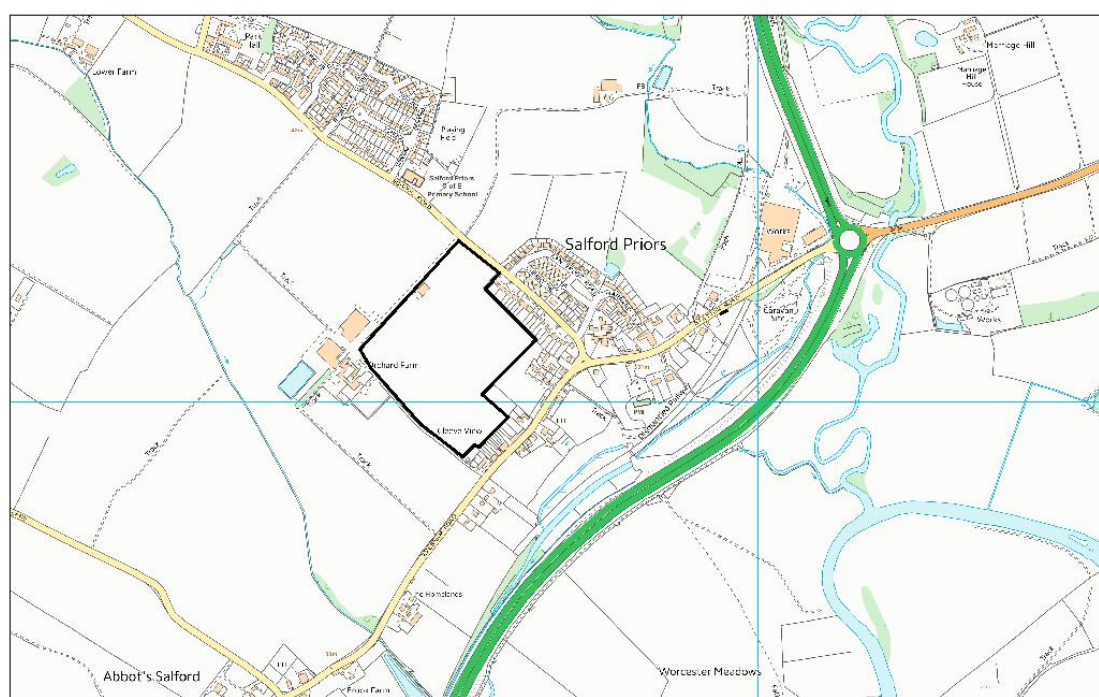
Flood Zone 1

Adjacent to Salford Priors Conservation Area

TPO – no details.

No wildlife areas

Utilities would be required to service the site. Located to adjacent buildings.



For further information on this document please contact:

Michael Wellock

Managing Director

Kirkwells

Lancashire Digital Technology Centre

Bancroft Road

Burnley

Lancashire

BB10 2TP

michaelwellock@kirkwells.co.uk

01282 872570