

Salford Priors Parish Council

The Parish Council held a Neighbourhood Planning Workshop on 20th September 2012. The workshop was attended by all the Parish Councillors together with nine residents. At the workshop the facilitator posed a series of questions and each group of residents and parish councillors gave their views as if they were the planners. The questions and the comments made are set out below. Comments are shown in red.

Levels of Development

The village of Salford Priors has been identified as a Local Service Village and as such meets the criteria for the village to be suitable for small-scale development. It is proposed in the SDC Core Strategy that approximately 70 new dwellings will be built in Salford Priors during the next 16 years.

Q1. What are your views on this proposal?

The current policy of Stratford on Avon District Council is that estate sizes should be less than 100 homes and no more than 2% of the existing housing stock, (Salford 435 dwellings – 2% would equal developments of 9 dwellings) however, consideration will be given to larger schemes if accompanied by a detailed Masterplan and/or are compliant with an adopted Neighbourhood Plan and supported by adequate infrastructure.

Comments:

C1: This is an acceptable number of dwellings

C2: In principle 70 dwellings is about right

C3: We would think 2 or 3 larger estates would be preferable than smaller pockets of development

C4: We would rather have larger estates than just 9 houses

C5: We would like only two storey high as a maximum

C6: We would like more affordable homes & more bungalows for the elderly

C7: Possible larger estates are OK

Q2. What are your views on this proposed approach?

Comments:

C8: Larger estates preferable

C9: We think 2 or 3 larger estates preferable

Q3. On the plan of the village identify three possible sites that you feel would be suitable for development & three sites that you would resist any form of development.

Comments: Support

C10: Land between Ban Brook Road & the School x 2

C11: Oak Tree Farm x2

C12: Between Alamo & Ban Brook Road x 2

C13: Land Opposite Park Hall Mews & off Tothall Lane

C14: Dunnington Farm Broom Lane

C15: Develop the playing field

C16: Opposite Cleeve View

C17: Development of Salford Farm

Comments: Oppose

C17: Further expansion to Park Hall

C18: Behind Ban Brook Road

C19: Worcester Meadows

C20: School Road opposite side to existing development

Employment - Rural Brownfield Sites

The following sites are identified as Rural Brownfield Sites:

Pitchill Industrial Estate

Rushford - Maybridge

Orchard Farm

Alamo

Q4. Do you have any views on these sites – is there an alternative use – should they be afforded protection to remain as employment sites?

Comments:

- C21: Only employment units at Pitchill Industrial Estate
- C22: Rushford Maybridge could be developed into apartments
- C23: Orchard Farm could be developed small scale housing development x2
- C24: Alamo site should be retained for employment x2
- C25: All four sites should remain as employment sites
- C26: Pitchill Industrial Estate could be developed in the future
- C27: Rushford Maybridge developed as apartments or as sheltered accommodation

Infrastructure

Consider the current provision and availability of the parish infrastructure Electricity / Gas / Water / Sewage / Telecommunication / Transport / Health Services / Education

Q5. Identify within the group the main infrastructure issue that you would make the highest priority and give three reasons to support your case?

Comments:

- C28: Sewage – Existing capacity compromised / Additional housing will increase the requirement / Flooding & contamination risk
- C29: Health Services – Ageing population / New Health Centre with local transport to & from / NHS Dental Treatment
- C30: Sewage / Electricity Supplies / Broadband

Gypsies & Travellers

The District Council has to find 55 pitches within the district for the Gypsy Traveller Community. These sites will fall predominately within rural areas either in open countryside or on the periphery of a settlement.

Q6. What criteria should be adopted for sites proposed on edge of settlement & open countryside?

Comments:

- C31: Totally Landscaped / Good access / Proper facilities / To be acceptable to local schools / Number in properties
- C32: Only 4 pitches in open countryside
- C33: Landscaped / Regulate number of travellers per site
- C34: If there are sufficient sites in the area, no further development should take place.

Looking towards the future

Planning shapes the places where people live & work and the country we live in. It plays a key role in supporting the Governments wider economic, social and environment objectives and for sustainable communities.

Q7. Should the Parish produce a Neighbourhood Plan?

Comments:

- C35: Yes x 3
- C36: Not totally convinced about it
- C37: When we did the Parish Plan we were told it would make a difference

Q8. What would you like to see in a Neighbourhood plan – agree three topics/issues not covered in the earlier questions?

Comments:

- C38: Adherence to our Design Statement
- C39: HGV Traffic Impact x2
- C40: New sports provision including golf
- C41: A new playing & recreational field opposite the Memorial Hall
- C42: Transport
- C43: School Provision
- C44: Recreation
- C45: Mineral extraction
- C46: Provision of accommodation for an aging population

Q9. The government has announced it intends to make householder developments easier (extensions, conservatories, garages, loft conversions etc) basically it is to relax procedures cutting through the red tape – what are your views on this?

Comments:

- C47: We would welcome this as an aid to the construction industry

C49: Very Bad idea

C50: Don't like new rules on extensions

Q10. Are there any other comments that you would like to make?

Have you considered – Extra Care accommodation / Affordable Family Homes / Redundant Rural Buildings Barns / Shops / Historic Character / Tourism / Flooding / Sports & Social Facilities / Agricultural / Alternative Energy / Live/Work / Bad neighbour sites?

Comments:

C51: Need to provide additional recreation facilities

C52: Need to develop barns

C53: No wind farms or solar power panel installations in open countryside

C54: More sports fields

C55: Full domestic use of redundant agricultural buildings