

Planning Application 14/01126/OUT

Salford Priors Parish Council convened an extraordinary meeting on 4 June 2014 to consider this application. Several salient points raised during the meeting are outlined below.

1. The Parish Council recognises that Salford Priors is identified as a local service centre village which welcomes sustainable and appropriate development. The Council therefore resolved in principle to support the development proposals for the village as outlined in the emerging Stratford-on-Avon District Council Core Strategy.
2. The application site is Grade II Agricultural Land which has never been intensively farmed. The proposed site is isolated and outside the built up settlement boundary of the village, however, the site is in a sustainable location with direct access to public transport. National Planning Policy Framework policy state that if there is insufficient Brown Field sites within the development zone than in some cases it is permissible to develop a green field site immediately adjacent to a settlement boundary (Paragraph 52).
3. The proposed development site is located adjacent to the designated Conservation Area. Some parishioners are of the opinion that the site enhances the Conservation Area. Development of the site may endanger the habitat of several species of birds and animals including, adders, owls, bats and newts. However, there are many sites in the Arrow Valley which can accommodate any displaced species. Existing hedgerows and trees should be retained and wherever possible bolstered with native woodland planting to protect and enhance the habitat diversity.

Furthermore, the demolition of the 1960's building (former works canteen) and a new access are seen as an improvement to the street scene on the boundary of the Conservation Area.

4. The proposed site being located outside the development zone and near the A46, there is a possibility that the potential new residents will not integrate well into village life by using the shop, school, Memorial Hall and pub, the very amenities which make Salford Priors a sustainable village and an attractive location to developers. However, the site can be considered acceptable because it is of a discrete nature. There is no visual impact in planning terms. The visual impact on parishioners living on the nearest boundary to the site, Garrard Close, is considered minimal and the centre of the village is unaffected. In addition, this proposal is reflective of the historic development pattern within Salford Priors.
5. Whilst accepting that the site is in a sustainable location within easy walking distance of the principle amenities there are valid highway safety concerns for pedestrians using Station Road. Walking towards the village on the narrow pavements is an unpleasant and possibly dangerous experience. Pedestrians are forced to walk single file and be very aware of passing traffic. This situation encourages some residents to drive into the centre of the village and it is conceivable that new residents may do the same. It is even feasible that Bidford on Avon could become the hub for potential new residents. Should this application be approved, the Parish Council would be adamant that to mitigate the danger to pedestrians and to encourage new residents to integrate with the village, the pedestrian access into the centre of the village would require significant improvement.

6. In the past five years there have been only five reported accidents along Station Road and all involved the A46T roundabout. Sixty new homes would significantly increase the already troublesome traffic issues at the A46T roundabout. During peak times, it is very difficult to access the roundabout due to traffic coming from the direction of Evesham. As the location of the proposed site is ideal for commuters to nearby towns or Birmingham, the additional traffic will increase the risk of accidents. While it is clear that any access issues will be rectified, if the application is approved, the Parish Council would request that the Highway Authority address this issue.
7. House Types should be two storeys in height to reflect surrounding development and should seek to secure a high quality of design and a good standard of amenity. The Parish Council attaches great importance to the appearance and design of the parish built environment.
8. Replacement of the displaced car parking spaces within the Alamo Manufacturing site must be found and maintained within their site to prevent parking of vehicles on the B439 as was the situation when the factory was undergoing major refurbishment.
9. If the application is approved, the Parish Council would request that a number of up to sixty dwellings be written into a Town and Country Planning Act (1990) Section 106 Agreement. A significant percentage of the 106 funds are expected to be earmarked for Salford Priors; more specifically for the Salford Priors C of E Infant & Junior School and other projects such as the improvement to the pavement along Station Road and the junction at the traffic island on the A46T.