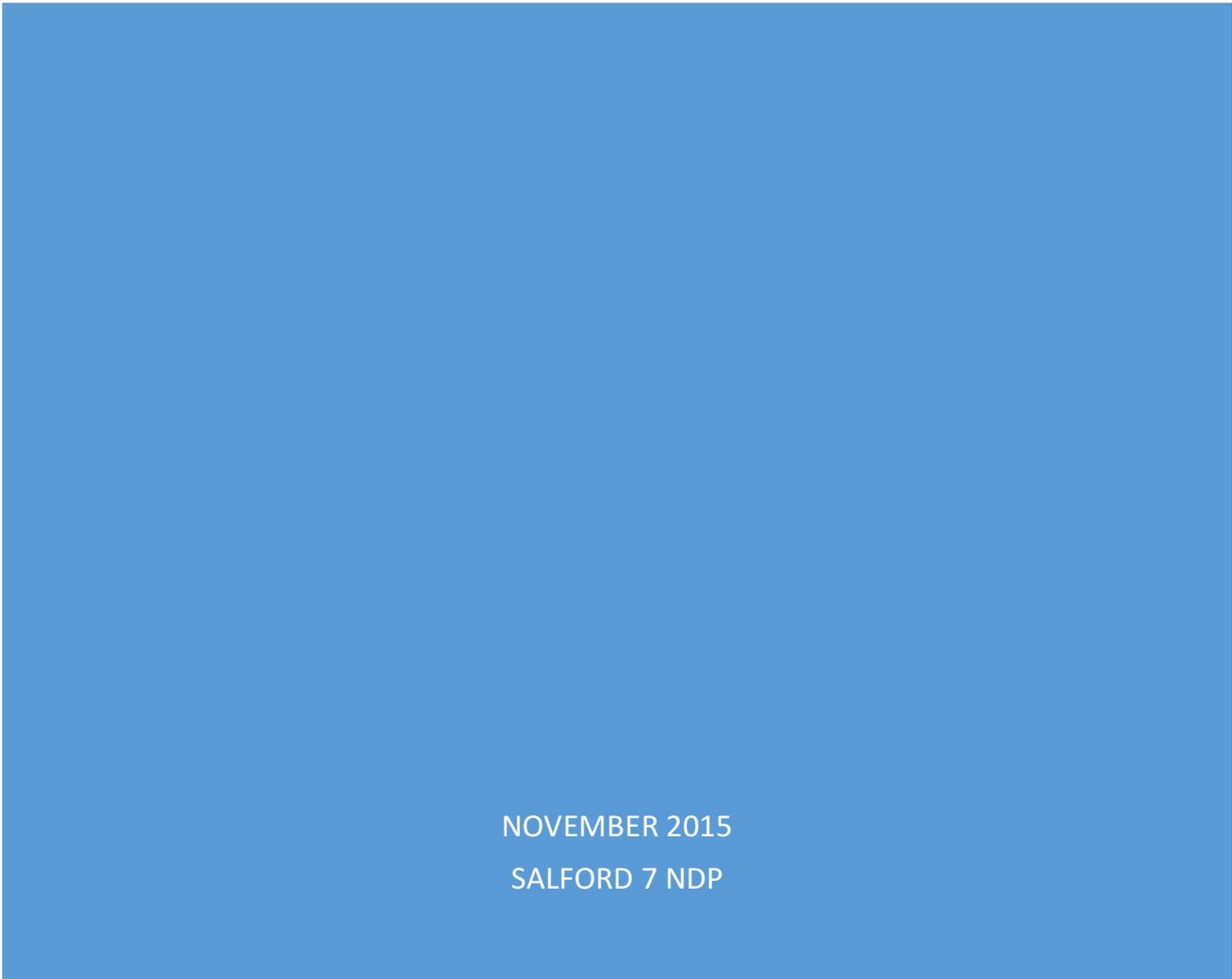


# ORCHARD FARM DEVELOPMENT PROPOSAL QUESTIONNAIRE RESULTS



NOVEMBER 2015  
SALFORD 7 NDP

## Introduction

The Salford 7 Neighbourhood Development Plan (NDP) group carried out a questionnaire survey during October / November 2015 to ascertain the level of support the Orchard Farm development site has.

The site at Orchard Farm was proposed for housing development by the land owner in Spring 2014. The site, along with a number of others, was presented at the NDP launch event on 5<sup>th</sup> April 2014. There was some support for the site from those who attended the event.

The details of the proposal were altered following consultation with the NDP group and the resulting proposal was included in the early draft Plan after the developer formally submitted the site during the NDP 'call for sites' exercise in late Summer 2014. A series of exhibitions were held across the parish during November 2014 at which the site was displayed.

Following these informal consultations, the Orchard Farm site was included in the Pre-Submission Draft 6-week consultation during Summer 2015. A number of comments about the site were made but the total number of comments were very small compared to the population of the parish. The NDP decided that due to the scale of the proposal and the need to ensure that the Plan reflects the wishes of the community a detailed survey would be carried out.

## Questionnaire details

The questionnaire consisted of two pages of background information that outlined the current minimum number of new houses Salford Priors village needed to build to meet Stratford on Avon District Council's Core Strategy, the Alamo site development, and the pros and cons of the Orchard Farm Site. A copy of the questionnaire is given at the end of this document.

The questionnaire was delivered to every home in Salford Priors village during the week commencing 19<sup>th</sup> October 2015. A copy was posted on the NDP website for those outside of the village.

During the week commencing 26<sup>th</sup> October a team of volunteers carried out a door knock to collect the questionnaires. A card instructing people to submit their questionnaire via the box in the Village Stores or via email was left after two failed attempts to collect the questionnaire at the door was made.

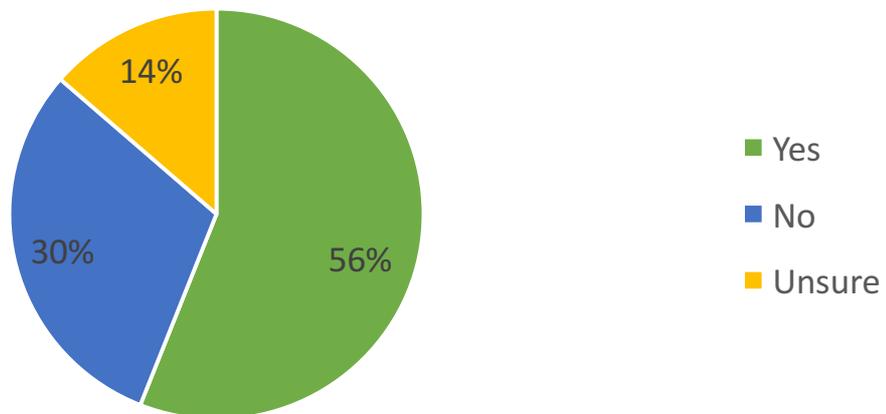
It is important to note that the questionnaire was limited to one per household and not on a per person basis. The results therefore do not necessarily reflect the views of population of the village. They are however a significant consultation exercise.

### Results

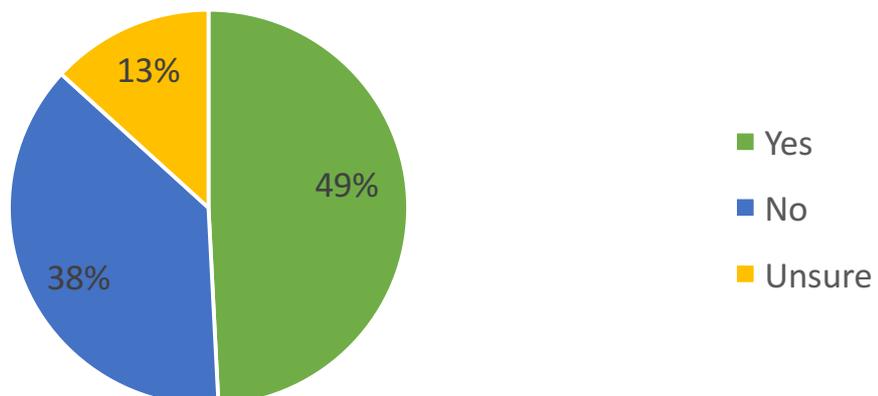
411 questionnaires were delivered in Salford Priors village. 251 responses were received giving a **response rate of 61%**. In addition, 101 written comments were left. No questionnaires were received from people outside of the village.

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

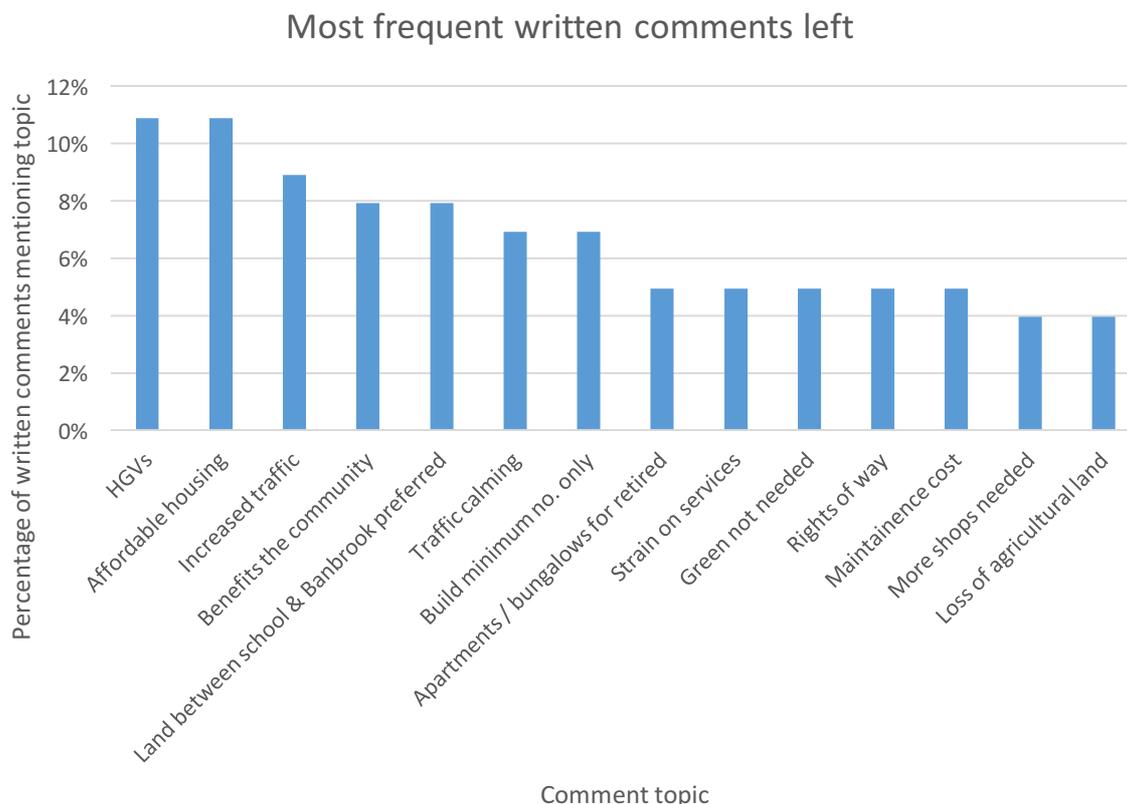
Would Salford Priors benefit from an ambitious project that provides a package of community benefits, including public open space and uniting the halves of the village?



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



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 Banbrook 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 spoil (its not a village no more).

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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 of 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

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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 lighting 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.

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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 left 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 – whoopee
24. I believe that there are not enough decently priced 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. It's 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.

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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!

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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, -

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“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 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 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 built 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 NPFF 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.

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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 antics 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 cars 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 near 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 payers? 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.

## ORCHARD FARM DEVELOPMENT PROPOSAL QUESTIONNAIRE RESULTS

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!!

## ORCHARD FARM DEVELOPMENT PROPOSAL QUESTIONNAIRE RESULTS

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 Road. School Road is a lot wider and houses much further back. As I live on Evesham Road and some of the HGVs come this way although they are not supposed to. I was nearly pushed into the hedge while walking my dog by the rushing of the air whilst it was passing. Houses very close to the road and very small pavement would be at risk, as would pedestrians by HGVs. Our houses built late 1870 early 1900 would not be able to tolerate the large HGVs and could have problems with cracking.
100. The pros listed do not totally relate to the development as proposed. To unite the 2 halves of the village it would be better to build 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 to 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 opens 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.

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 - 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

**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**