

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.

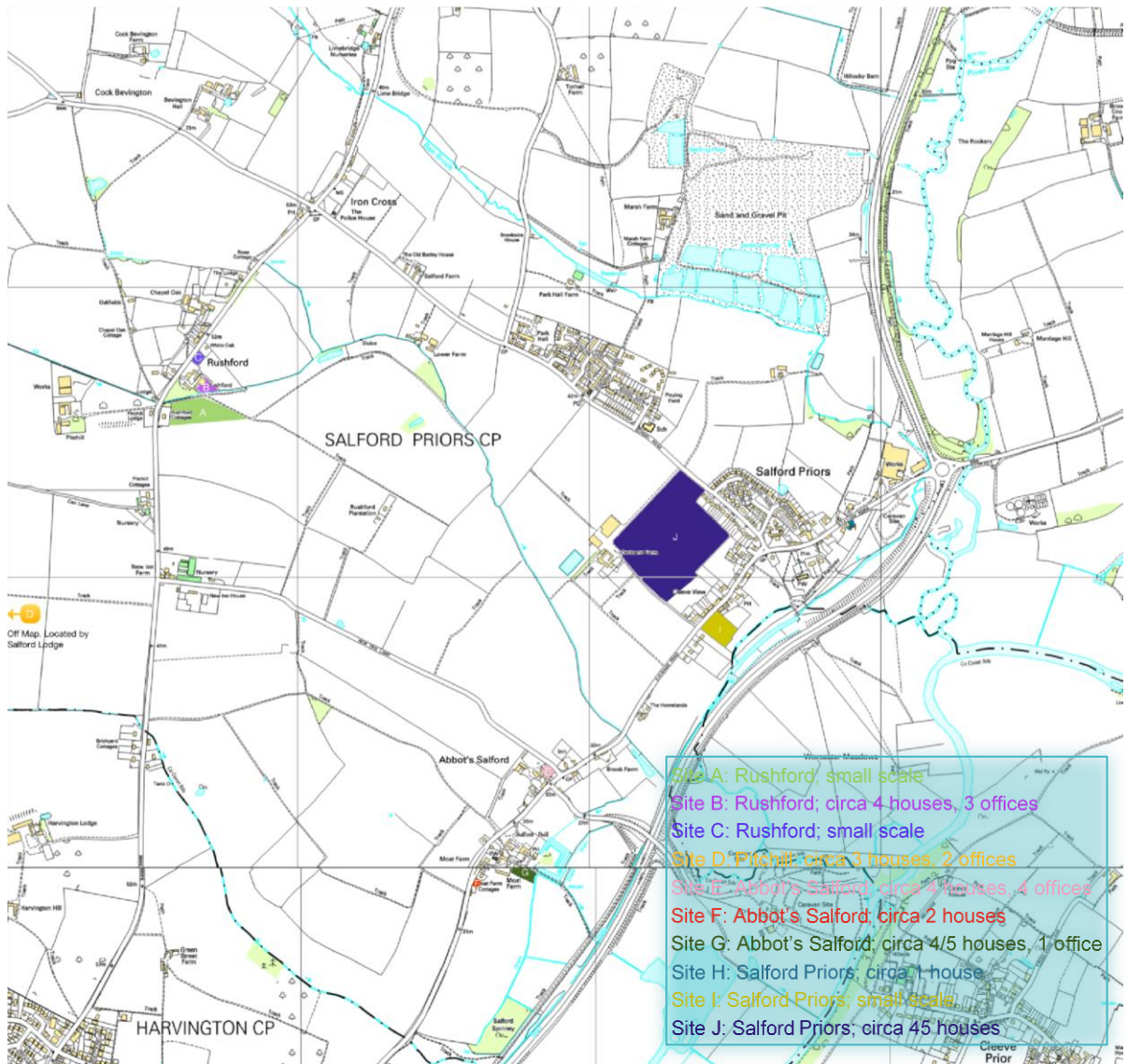
Total 19 dwellings. (48 dwellings)

- 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.

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

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

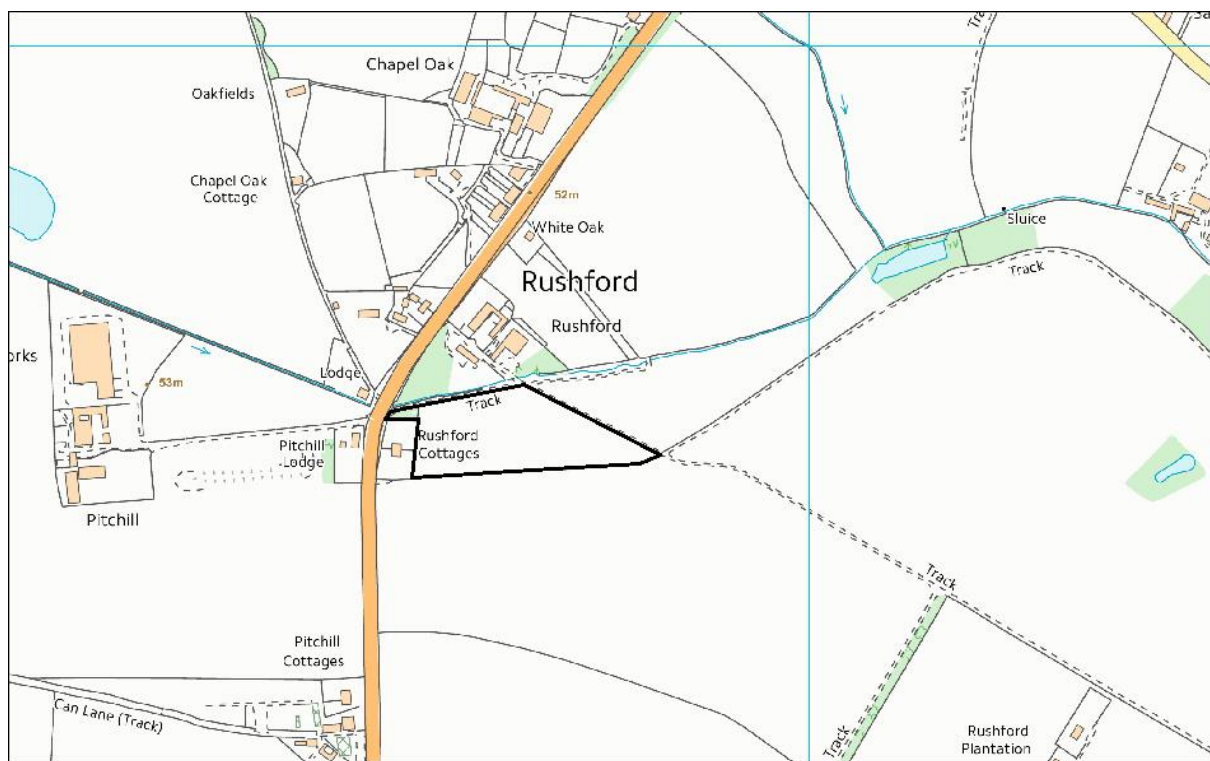
No listed building/conservation area

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

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

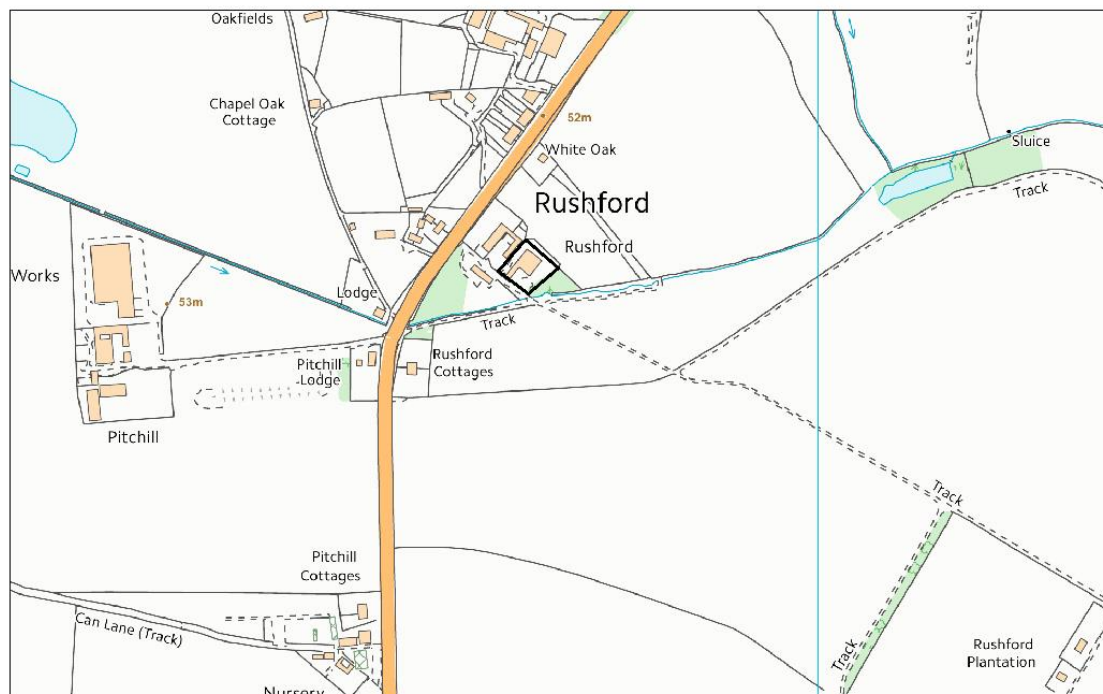
No listed building/conservation area

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

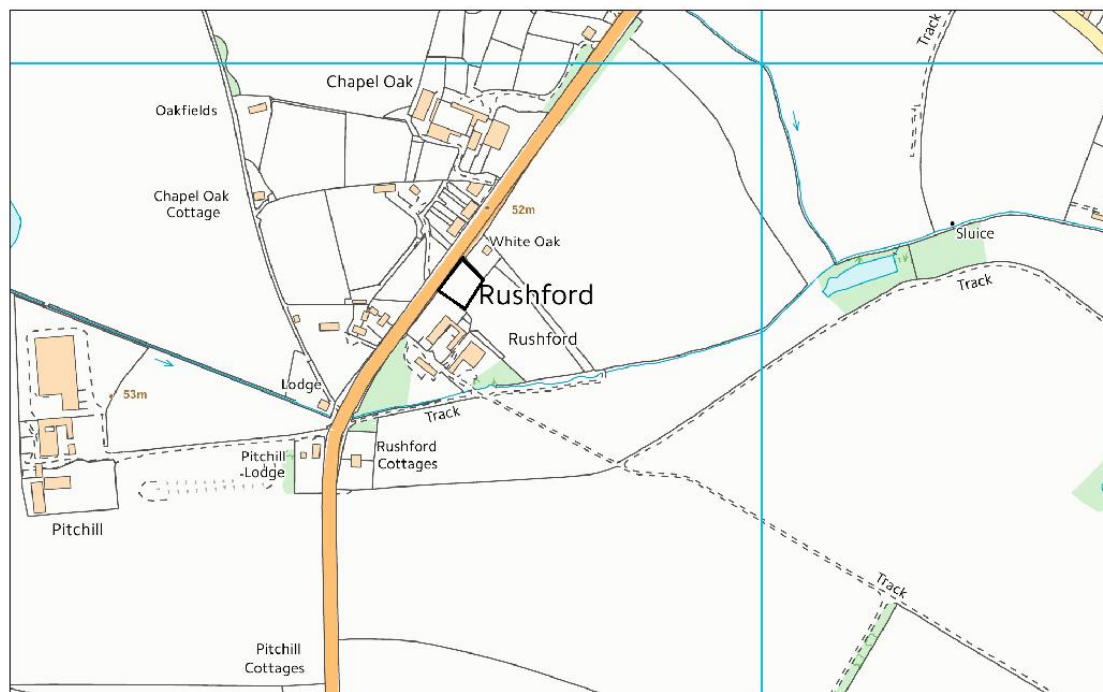
No listed building/conservation area

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

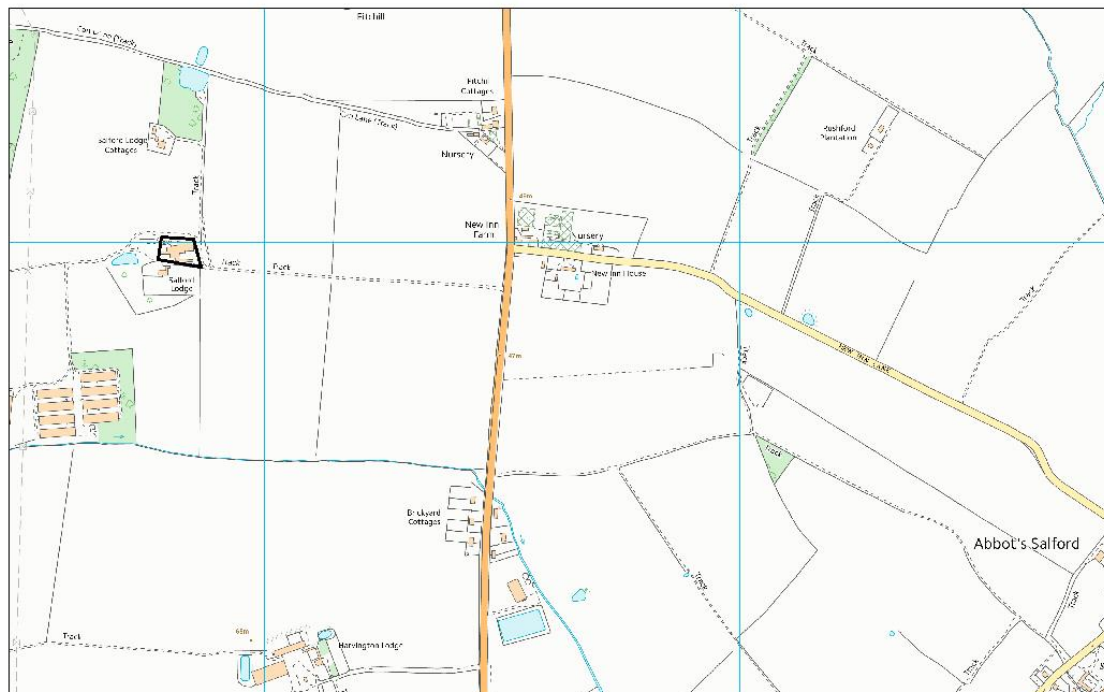
Adjacent to 2 Grade II Listed Buildings

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

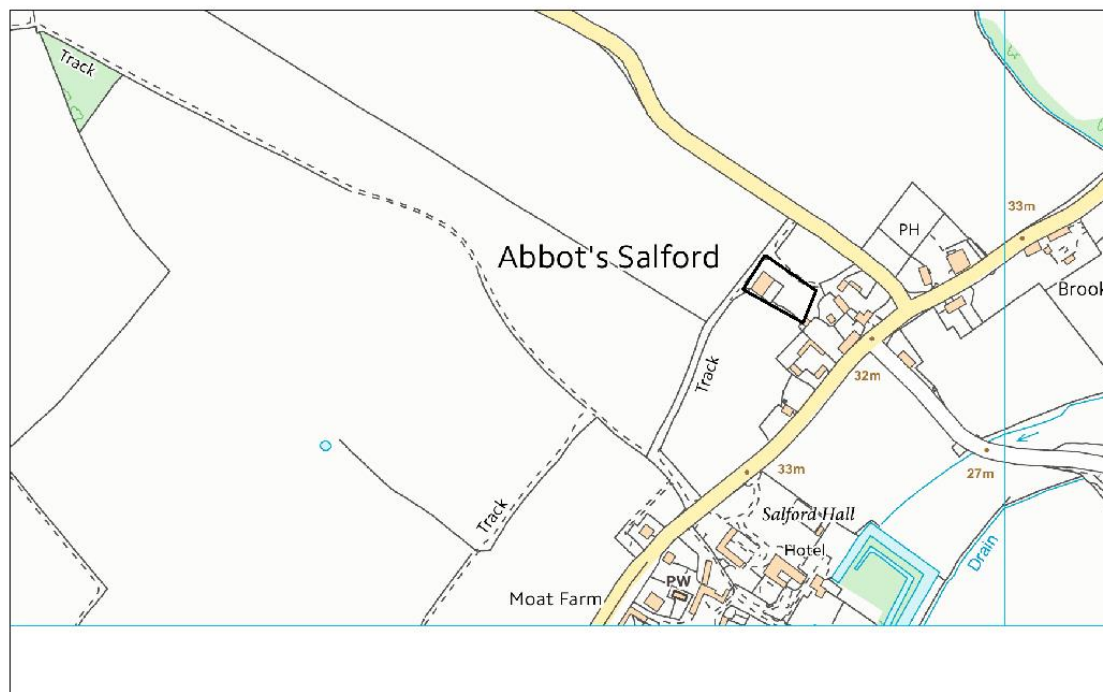
Adjacent to Grade II Listed Building (The Red House, Evesham Road) and Abbots Salford Conservation Area.

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

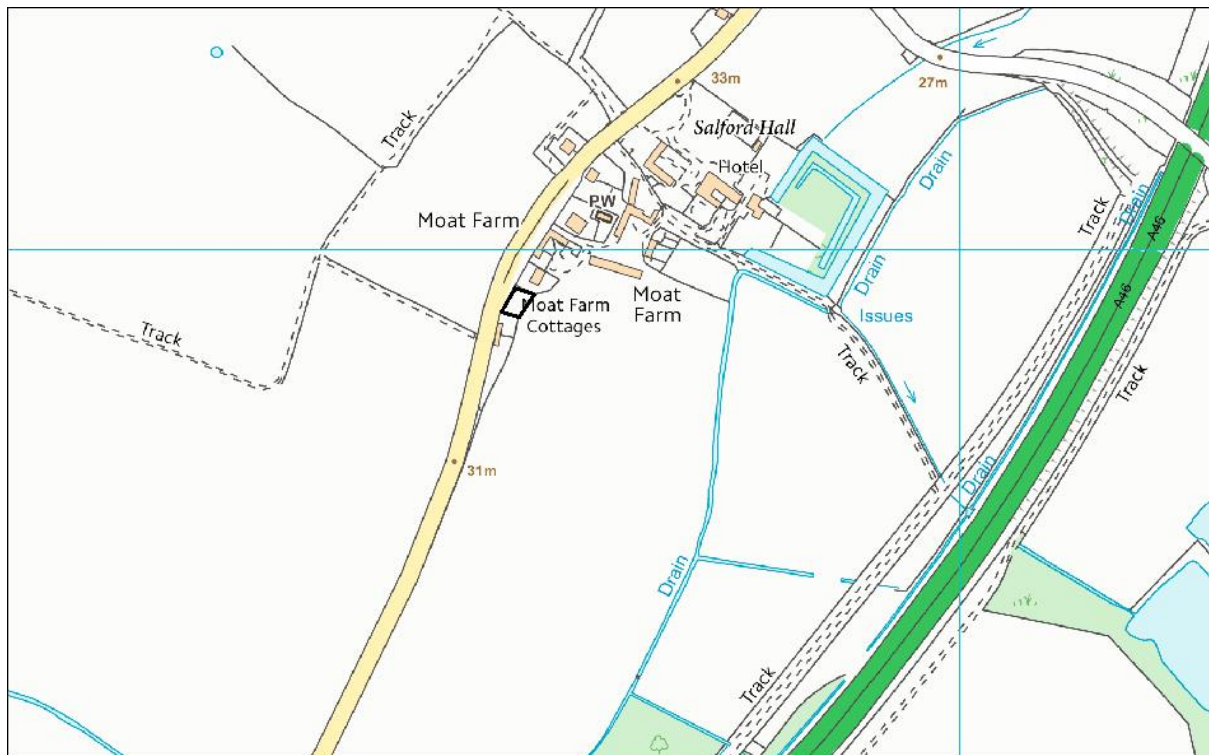
Adjacent to Abbots Salford Conservation Area

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.

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

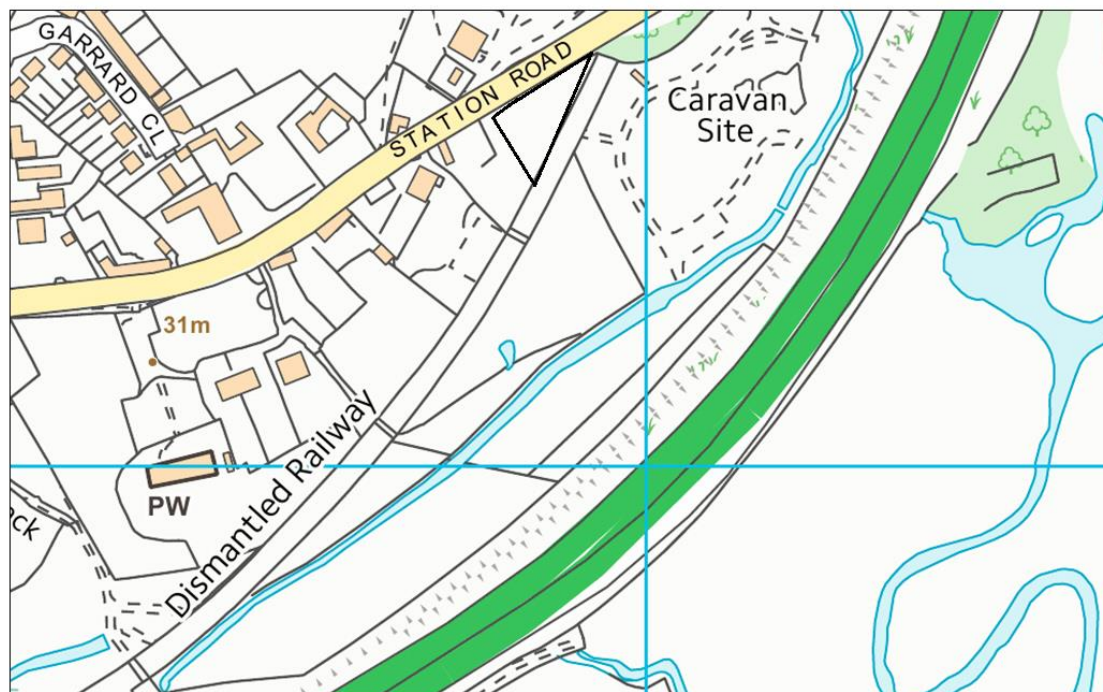
Flood Zone 2

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

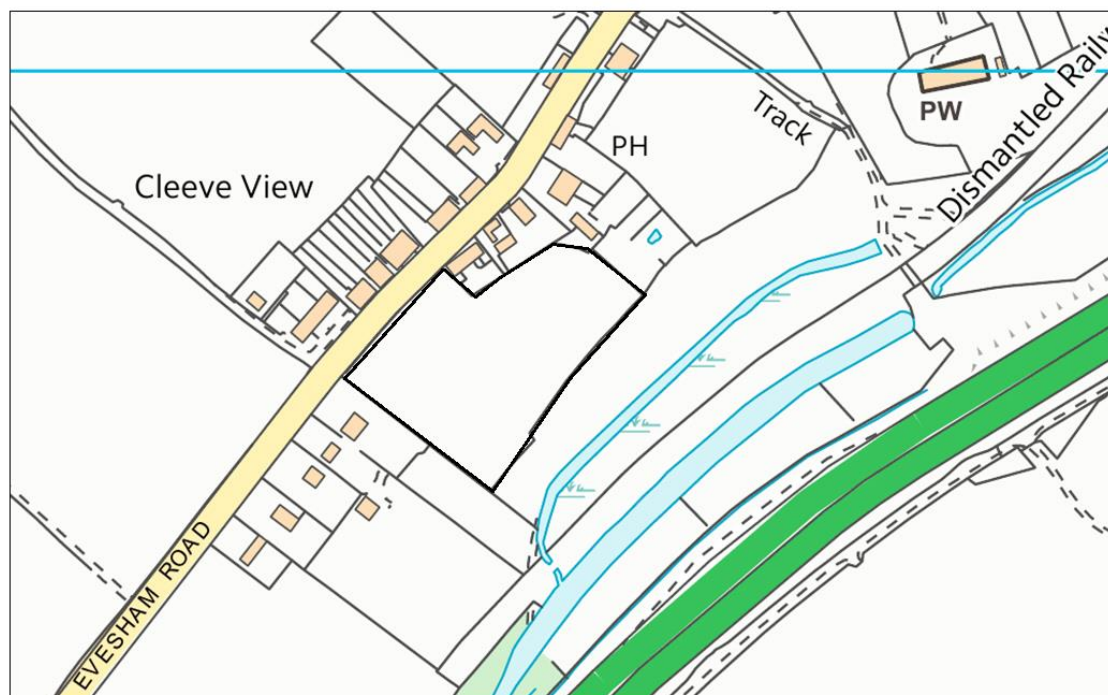
Flood Zone – part of site in FZ 2 (rear), remainder in FZ1

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

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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

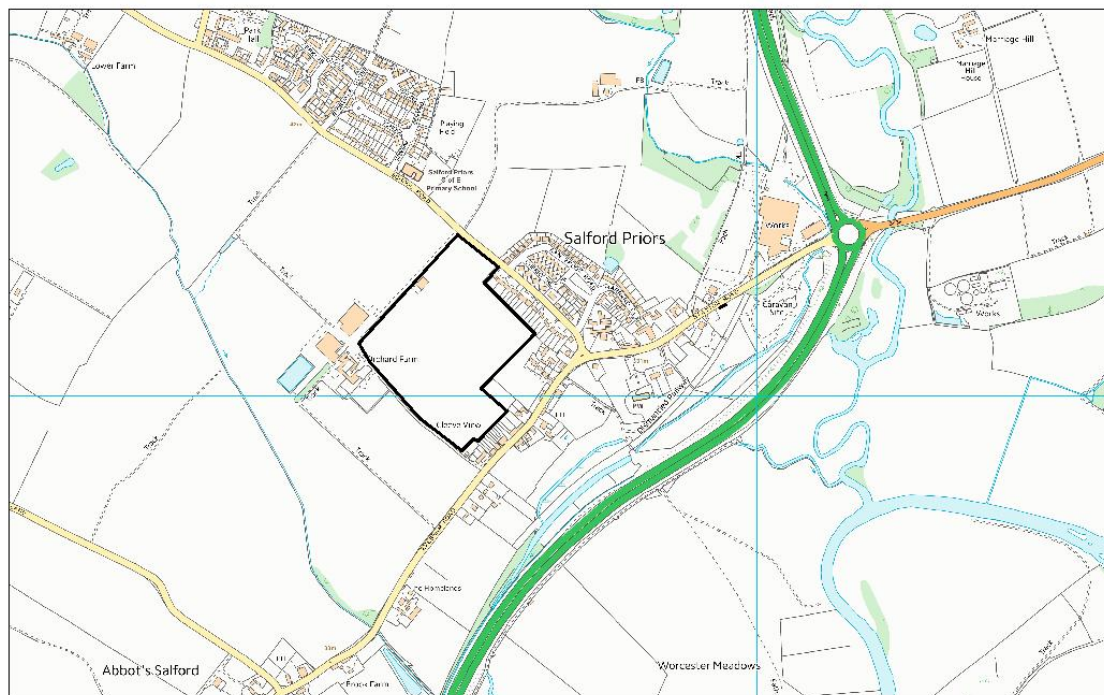
Flood Zone 1

Adjacent to Salford Priors Conservation Area

TPO – no details.

No wildlife areas

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



Kirkwells

The Planning People

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