

**TOWN AND COUNTRY PLANNING ACT 1990**

**STATEMENT OF CASE ON BEHALF OF**

**SALTFORD ENVIRONMENT GROUP**

**AND**

**THE SALTFORD GREEN BELT CAMPAIGN**

Inquiry into the appeal by Crest Nicholson (South West Ltd) following the non-determination of their application for planning permission for a residential development of up to a maximum of 99 units, access and associated works at

**Manor Road, Saltford BS31 3AR**

**Planning Inspectorate Ref: APP/F0114/A/13/2195351**

**Local Planning Authority Ref: 12/05315/OUT**

## **1. Introduction**

1.1 Saltford Environment Group (SEG) is a local community organisation that was set up in 2011 in response to residents' concerns, expressed in a Parish Plan questionnaire, about pressures on the environment of the village. Its aims are, amongst other things, to raise awareness of environmental issues affecting the village and to encourage activities that make Saltford a more sustainable community. It has a current membership of over 180.

1.2. The Saltford Green Belt Campaign comprises a group of local residents that have come together to oppose the development of this site. The group is concerned about the potential loss of valuable Green Belt land and the need to protect the village from unplanned urban sprawl.

1.3. The two groups have joined together to present a unified case to the Inquiry, having been granted Rule 6 status by the Planning Inspectorate on 18 April 2013.

1.4 Our presentation to the Inquiry will draw on local knowledge. It will reflect the comments made by individual residents of the community during the collection of a petition against this development and in discussions with SEG's membership.

1.5. Our presentation will be made on behalf of:

- the 415 people and organisations who have submitted individual objections to the development;
- the nearly 1,000 local residents who signed the petition;
- the 156 residents who attended and voted against the development at the local public meeting held on 5 January 2013 which was organised by Saltford Parish Council; and
- the 93% of households responding to the Saltford Parish Plan questionnaire (1,002 out of 1,128) who said that they wanted Saltford's Green Belt to be protected, not built upon.

## **2. Focus of our Presentation**

2.1 Our presentation will focus on the case for protecting Saltford's Green Belt from development and whether the building of houses on this site constitutes a sustainable development.

2.2 We will refer to residents' concerns about the vulnerability of Saltford to pressure from housing developers and the damaging impact of unchecked urban sprawl.

2.3 We will challenge the developer's claim that the site meets national sustainable development criteria and demonstrate that the development would make Saltford a less sustainable place to live in.

## **Other Issues**

3.1 We acknowledge that the appeal raises complex issues regarding local plans and policies, the adoption of an approved Core Strategy, the availability of a 5 year supply of land for housing in the B&NES administrative area and the location of affordable housing. These are all matters for the Local Authority and we do not propose to comment on them in detail during our presentation.

3.2 Reference will be made to the Government's policy statements on localism. Whilst acknowledging the importance that the Government attaches to house building as a driver of national economic recovery, we will refer to the Government's stated commitment to protect the Green Belt and make the case that Green Belt boundaries must be decided by Local Authorities as part of the democratic Local Plan process rather than by developers' willingness and ability to build there.

3.3 Our presentation will refer to other concerns that have been expressed by residents, particularly as regards the additional traffic that the development would generate, the impact on the local primary school and on the local doctors' surgery.

## 4. Conclusion

4.1 In summary, our evidence will show that the development would be:

- i) contrary to the clearly expressed views and wishes of the local community;
- ii) inconsistent with Government policies for protecting the Green Belt and sustainable development; and
- iii) that it would damage the village character, rural setting and environment of Salford.

4.2 Accordingly we will ask the Inspector to dismiss the appeal.

### **List of documents to be referred to at the Inquiry**

The following are already in the public domain:

The National Planning Policy Framework March 2012

Salford Parish Plan 2010 (including the Questionnaire Results Report and Action Plan)

Localism Act 2011

Statement made by the Secretary of State for Communities and Local Government on 6 September 2011 about Housing and Growth

Bath and North East Somerset Draft Core Strategy 2010 (including Schedule of Proposed Changes March 2013)

Green Belt Review Stage 1 Report (report by Arup for B&NES Core Strategy, April 2013)

Bath and North East Somerset Supplementary Planning Document (SPD) on Planning Obligations (July 2009)

This document will be submitted before the Inquiry commences:

Sustainability Appraisal commissioned by Salford Environment Group

**Salford Environment Group & Salford Green Belt Campaign  
May 2013**