

Planning Application 26/01700/OUT – Parcel 8966, Manor Road, Saltford
Saltford Parish Council (SPC): Supplementary representation following publication
of the B&NES Pre-Submission Draft Local Plan 2025–2043

Saltford Parish Council (SPC) refers to its detailed objection to planning application 26/01700/OUT submitted to B&NES Council following consideration of the application at its meeting on 2 June 2026.

SPC maintains that objection in full and continues to consider that planning permission should be refused.

This supplementary representation does not indicate support for the proposed development and does not seek the allocation of the application site for development. Rather, it addresses a significant new planning consideration arising from the publication of the B&NES Pre-Submission Draft Local Plan 2025–2043 and, in particular, Policies 3.7 (West Saltford) and 3.8 (South Saltford).

1. Changed strategic planning context

The Pre-Submission Draft Local Plan proposes substantial strategic development around Saltford, including approximately 960 homes at West Saltford and 330 homes at South Saltford, together with associated transport, education, healthcare, green infrastructure, public open space and other infrastructure.

The land subject to application 26/01700/OUT has not been allocated for development within the Pre-Submission Draft Local Plan. Indeed, the decision not to allocate the site forms part of the context in which the emerging Local Plan proposes comprehensive planning of development around Saltford.

Nevertheless, the Draft Local Plan demonstrates that the Manor Road corridor has a direct functional relationship with the proposed strategic development.

In particular, the Draft Local Plan identifies Manor Road as an important part of the movement and green-infrastructure network serving the strategic allocations.

South Saltford is proposed to be accessed from Manor Road and the Draft Local Plan envisages Manor Road becoming a Quiet Lane, using a modal filter or other restrictions to maintain sufficiently low traffic flows and speeds for active travel.

The West Saltford proposals similarly envisage walking and cycling connections towards Manor Road.

The strategic green-infrastructure proposals for the area also expressly relate to Manor Road Community Woodland, the proposed Country Park and adjoining strategic development areas.

SPC considers that these relationships materially strengthen the need for development affecting Manor Road to be considered comprehensively rather than incrementally.

SPC's references to Policies 3.7 and 3.8 in this representation are without prejudice to its separate representations on the Draft Local Plan. SPC continues to object to those proposed allocations and seeks their removal from the Plan. However, while those policies form part of the emerging planning framework and are capable of being material considerations, SPC considers that their implications for the planning of the Manor Road corridor must be addressed when determining application 26/01700/OUT.

2. Maintaining the rural character of Manor Road

Of particular relevance to application 26/01700/OUT is the landscape strategy contained within Policy 3.8 for South Saltford.

Policy 3.8 requires development to conserve and enhance the landscape setting and character of Saltford and specifically requires the creation of a:

“well-treed edge to the development along Manor Road to maintain its rural character”.

The policy additionally requires well-treed parkland at the main entrance to the South Saltford development, intended to contribute positively to the character of Manor Road and provide landscape mitigation.

SPC considers this important because application 26/01700/OUT would introduce a separate substantial residential development, vehicular access, footways and cycleways directly onto the same Manor Road corridor.

The application proposes outline residential development with all matters reserved except access and includes a new vehicular access from Manor Road.

If 26/01700/OUT were permitted and implemented independently of the strategic masterplanning process, part of the future character, landscape treatment and

movement function of Manor Road could therefore be established before the comprehensive arrangements envisaged by the Draft Local Plan have been determined.

B&NES should therefore explain how approval of 26/01700/OUT would be compatible with its emerging strategy to maintain the rural character of Manor Road, including the well-treed development edge required by Policy 3.8.

3. Risk of piecemeal development

The Draft Local Plan recognises the benefits of jointly planning infrastructure between the strategic development areas around Saltford and Keynsham.

SPC considers that permitting a substantial additional development at Manor Road independently of that process could potentially constrain or prejudice the comprehensive planning of:

- * Manor Road itself, including its proposed Quiet Lane function and walking, wheeling and cycling connections;
- * highway and A4 corridor improvements;
- * education provision;
- * healthcare and community infrastructure;
- * drainage and flood-risk infrastructure;
- * strategic green infrastructure;
- * ecological connectivity and biodiversity net gain;
- * Manor Road Community Woodland;
- * the proposed Country Park;
- * public open space and recreation; and
- * the landscape setting and rural character of Saltford.

This issue is particularly important because the Draft Local Plan is seeking to plan substantial development around Saltford comprehensively.

4. Cumulative infrastructure

The Draft Local Plan identifies infrastructure that will be required to support the cumulative scale of development proposed around Saltford and Keynsham.

SPC considers that the cumulative implications of application 26/01700/OUT should therefore be assessed alongside the strategic development proposed by Policies 3.7 and 3.8 rather than treating Manor Road as an isolated development.

Where the Manor Road development would generate demand for, or derive benefit from, infrastructure required to support the wider strategic development, B&NES should consider whether appropriate contributions or other measures should be secured from 26/01700/OUT.

SPC recognises that any planning obligation must satisfy the relevant statutory tests, including being necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind.

5. Relationship with comprehensive masterplanning

SPC therefore requests that, before determining application 26/01700/OUT, B&NES expressly considers and addresses:

1. The relationship between application 26/01700/OUT and Policies 3.7 and 3.8 of the Pre-Submission Draft Local Plan.
2. Whether granting outline permission for 26/01700/OUT independently of the strategic allocations could prejudice or constrain comprehensive masterplanning of West Saltford, South Saltford and the wider Manor Road corridor.
3. How the development would relate to the Policy 3.8 requirement for a well-treed edge along Manor Road to maintain its rural character, including the proposed well-treed parkland at the entrance to South Saltford.
4. Whether the access, landscape parameters and other elements established through 26/01700/OUT could prejudice the ability subsequently to achieve a coherent landscape, movement and placemaking strategy for Manor Road as a whole.
5. How 26/01700/OUT would integrate with the proposed Manor Road Quiet Lane and wider walking, wheeling and cycling network.
6. How the development would relate to Manor Road Community Woodland, the proposed Country Park and the strategic green-infrastructure network identified by the Draft Local Plan.
7. The cumulative transport, education, healthcare, drainage, green infrastructure, public open space and community-infrastructure requirements arising from 26/01700/OUT alongside the approximately 1,290 homes proposed at West and South Saltford.
8. Whether 26/01700/OUT would generate demand for, or derive benefit from, infrastructure which the Draft Local Plan requires the strategic allocations to provide or fund collectively and, where the statutory tests are satisfied, whether an appropriate contribution should therefore be secured from the Manor Road development.
9. What conditions, Section 106 obligations, phasing arrangements, parameter plans or other lawful mechanisms would be necessary to prevent the Manor Road development from prejudicing the comprehensive planning and delivery of the wider area.

10. Whether determination of application 26/01700/OUT should be deferred if B&NES is not presently able to demonstrate satisfactorily how these matters would be addressed.

6. Requested consideration in the officer report

SPC requests that these matters are expressly addressed in the Planning Officer's report before application 26/01700/OUT is determined.

In particular, if officers are minded to recommend approval, SPC requests that the report explains how B&NES would ensure that development permitted under 26/01700/OUT would not prejudice the comprehensive planning and delivery of Policies 3.7 and 3.8 or the emerging landscape, movement and green-infrastructure strategy for Manor Road.

7. SPC's position remains unchanged

For the avoidance of doubt, this supplementary representation does not replace or weaken Saltford Parish Council's existing objection to application 26/01700/OUT.

SPC's primary position remains that the application should be refused for the reasons set out in its existing representation.

Nor does SPC seek through this representation to have the Manor Road application site allocated for development in the Local Plan.

The matters raised above are safeguards which SPC considers B&NES must address if, notwithstanding SPC's objection, the Local Planning Authority is minded to grant planning permission.

Saltford Parish Council, resolved 6 October 2026

NOTE: A copy of SPC's June 2026 Item 10.c resolution to Planning Application consultation 26/01700/OUT is available on the B&NES Council Planning Portal.

A copy is also SPC's website in its article at [SPC submits 'OBJECT' response to proposed development south of Manor Road, Saltford \(26/01700/OUT\)](https://www.saltfordparishcouncil.gov.uk/spc-submits-object-response-to-proposed-development-south-of-manor-road-saltford-26-01700-out/) at <https://www.saltfordparishcouncil.gov.uk/spc-submits-object-response-to-proposed-development-south-of-manor-road-saltford-26-01700-out/>