

## Clive Parish Council response to proposals re. CLV012 and CLV018

L Bardsley <clivepc@hotmail.co.uk>

Fri 27/03/2020 14:13

To:

- Eddie West <edward.west@shropshire.gov.uk>

Cc:

- Peter Slark <p.slark@pl-agriconsulting.co.uk>;
- Jon Jinks <jon@blackbirches.co.uk>

6 attachments (2 MB)

Clive Parish Council Preferred Sites consultation response Feb 2019.pdf; Response to letters re CLV012 and CLV018 27.03.2020.pdf; Parking issues count 26.03.2020.xlsx; Response to Berry's letter 29.01.20.pdf; [REDACTED] 25.02.20.pdf; Halls letter to Edward West - 09.03.20.pdf;

Hello Eddie,

I hope you are keeping well given the circumstances we all find ourselves in.

In the same way that the Parish Council responded to the offer from Berrys regarding site CLV010, I have been asked to write to you on behalf of the Parish Council in response to letters that you have been sent from the landowners of sites CLV012 and CLV018 (attached). I would be very grateful if you could please confirm receipt of this email (I've attached a PDF version as well).

As you know, the letters from the landowners of CLV012 and CLV018 put forward alternative proposals in support of their land as preferred sites of development in Clive. The crux of these proposals, i.e. providing dedicated school parking, and overflow parking for the medical centre as part of s.106 agreements, is something that will have an immensely positive impact on the village, and as such the Parish Council is very much in support of development taking place on sites CLV012 and CLV018.

These concerns about the lack of parking in Clive go back many years, and the Parish Council cannot emphasise enough how serious these concerns are. Having spent considerable time checking through council documents (e.g. council minutes, parish meeting minutes, newsletters, correspondence, consultations, etc.), I have found at least 62 separate mentions of concerns surrounding the lack of car parking provision in general and specifically for the school and medical centre (see attached list). I have only gone back as far as 2012 in my research, and this does not include the very many planning applications which provoked concerns about parking and pedestrian safety. Since at least 2012 (in reality it is likely to be much longer than that), the Parish Council has worked constantly to discourage dangerous on-street parking, through working with the school directly, community engagement (meetings, newsletters), Highways assessments (March 2018), and renewing road markings. All these efforts have sadly proven unsuccessful because there is simply not enough dedicated parking provision for the school and medical centre in Clive.

One of the main reasons the Parish Council originally resisted Community Hub status, and why the parish Council maintains that 25 dwellings is a more realistic and appropriate figure for Clive, is because of the impact that additional housing (and therefore vehicles) will have on these long-standing issues around parking and road safety. I have copied in the pertinent sections of our response to the Preferred Sites consultation (attached in full):

“Cars are often parked on the side of the streets, forcing pedestrians into the middle of the road to navigate round them. This is a challenge for the large number of senior citizens living in Clive, one of whom had a fall that required medical attention after trying to avoid a speeding vehicle.

There have already been several concerns raised to the Parish Council about the level of traffic parked in the village, the volume of traffic travelling through the village and the speed at which traffic drives through the village.

Given that several premises abut directly on to the road there seems little that can be done, other than to limit as far as possible vehicles coming through these congested parts of the village (Station Road and High Street). The proposed development of 40 dwellings would result in an increase in traffic, with potentially an additional 80 plus vehicles in the village on a day to day basis. We have grave concerns for the safety of pedestrians, and other road users, the safety of which would be put at risk if additional traffic were travelling through the village.”

At the time of our original response to the Preferred Sites consultation, no viable solution to the parking problem had been found. However, the landowners of sites CLV012 and CLV018 are now proposing to include provision for dedicated off-street parking for both the school and overflow parking for the medical centre. This would be an extremely welcome solution to alleviate these problems in Clive, and on this basis alone the Parish Council would be very much in support of these proposals.

Choosing sites CLV012 and CLV018 for development would also be consistent with the Parish Council’s stated preference for development to be on the eastern side of the village, which was the result of extensive engagement with the community for the Preferred Sites consultation. With respect to Site CLV018 specifically, in the Site Assessments for Clive (part of the consultation documentation), the main objection to this site was that it was considered to be “divorced from the main built form of the village”. However, the assessment also stated that; “Should development options come forward to the north of High Street and to immediate west, this site has the potential to become more ingrained into the built form.”

Since that time, as you will undoubtedly be aware, the proposed site development boundaries have now been altered, so that sites CLV012 and CLV018 would be adjoined. Were both sites CLV012 and CLV018 selected to be developed, these sites would no longer be ‘divorced’ from the main built form of the village, and would in fact help bridge the gap between Quarry View and the main built form of the village, and ‘balance out’ the distribution of housing in Clive.

Shropshire Council’s site assessments are clear that the distance between proposed development sites and village amenities is an important consideration. The Parish Council is in agreement on this point, not least because of the impact on traffic through the village. As we have emphasised in our response to the Berrys letter (attached) and the Preferred Sites consultation, the Parish Council feels strongly that site CLV010 is not close enough to the centre of the village, and, if developed, would lead to an increase in the volume of traffic and further exacerbate parking and pedestrian safety issues in the village, particularly at school drop off and pick up times.

By comparison, as the letter from Halls (promoting CLV012) states, site CLV012 is more central than CLV010, as it is only 115 metres from the Doctor’s Surgery, 365m to the School via High Street and Holly Close Lane, and 500m to the Post Office. By being naturally closer to these amenities, this would mean fewer families would need to drive children to and from school (or the medical centre), which would further reduce the demand for parking in Clive at peak times of day. In addition to this, and the extremely welcome offer of dedicated parking provision, the landowners of CLV012 and CLV018 have also proposed the possibility of a dedicated pedestrian access route to the school from the proposed car park through their land. This would remove the necessity of walking along public roads, where there are no pavements, and would further improve pedestrian safety in Clive.

Furthermore, the landowners are also proposing to make some land available for recreation for the community, in lieu of the bowling green which has been lost as a village amenity, as well as the possibility of land for educational facilities, perhaps for an outdoor learning space.

Whilst the Parish Council can understand that proposal from the landowners CLV010 would benefit the school in terms of offering space for future expansion, we maintain that this does not outweigh the disadvantages of this site that have been already stated on numerous occasions. What’s more, the school would still need to finance themselves any costs for site clearing and construction for their desired expansion. The Parish Council is aware from discussions with the Chair of the School Governors that there is no currently funding available for this. By comparison, if sites CLV012 and CLV018 were chosen as preferred sites for development, they propose to provide two dedicated, off-street cars parks, and pedestrian access to the school, which seems to

be an ideal solution to the problems of parking and pedestrian safety, particularly at school drop off and pick up times. The provision of recreational space is a further benefit to the both school and the community, and none of these proposals would require any financial contribution from the school itself.

To summarise, the benefits of choosing sites CLV012 and CLV018 for development are:

- consistent with community and Parish Council preference for development in the east side of Clive
- bridge the gap between main village and Quarry View
- naturally closer to village amenities, would reduce necessity of driving
- provision of dedicated car parking for school and overflow for medical centre
- provision of dedicated pedestrian access to school, avoiding public roads
- contribution to improved pedestrian safety
- provision of additional recreational space for school and community
- no financial contribution from school necessary

The Parish Council urges Shropshire Council to take these comments into consideration, as well as our objections to site CLV010, when making their decisions regarding preferred sites for development and development boundaries for Clive parish. The Parish Councillors are very willing to discuss this matter further with you, by whatever means is most convenient to yourself, e.g. phone, online meeting, in person (national guidance permitting).

Thank you very much, and please don't hesitate to get in touch if you require any further information.  
All the best,  
Lydia

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Kind regards,

Miss Lydia Bardsley  
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