



Abbots Bromley Parish Neighbourhood
Development Plan

Report of the Traffic and Parking Consultation / Housing site assessment approach feedback event

Wednesday 15th March 2017.

7pm,

Abbots Bromley Village Hall

1. Background

1.1 This report is to feedback to the community the points raised at the event on the 15th March 2017. A number of issues and questions were put to the group during the evening, other comments were left on feedback forms provided. We also received some e-mailed correspondence after the meeting. The following is a record of all of the issues raised.

Some of the points that the community have given us are statements, others are questions that where possible we have provided answers or opinion on. Some questions we are unable to answer at this time (perhaps because we have not got to that stage in the plan process as yet) however where that is the case comments have been given with regards to the process of seeking further clarity.

1.2 How do we solve the traffic and parking problems?

Peter Male (presenting) : Where is the biggest stress point:

- Car park on School House Lane (SHL). There is the Crown car park but what if that closes?
- Further up SHL - parking on lane itself outside surgery.
- All on-road parking throughout the village
- Pavement parking at various locations.
- Top of Bagot Street, round Goat corner, vehicles have to pull out to see and on-coming traffic cannot see those vehicles, so eastbound traffic has to go on pavement..... even coaches and farm vehicles have been on the pavement here!
- Need more parking in the village.
- On-road parking slows traffic.
- When there is an Abbots Bromley School (ABS) event vehicles get double-parked. ABS needs its own parking facilities.
- During the working day when there are fewer cars parked on the street speeding is a problem.

Peter Male: How can we slow traffic?

- There is an increasing volume, even compared to only a few years ago.

- Volume of traffic will increase with increased development.
- There are more and more heavy trucks - could there be a weight restriction through the village?
- Late at night there are a lot of fast cars down Lichfield Road and the Coach & Horses corner.
- How about traffic calming on the main street?
- The only place traffic slows is at the zebra crossing.
- HS2 is coming!

Peter Male: Could parking be re-organised to slow traffic?

- Power Point description was shown to explain this.

Peter Male: Do we agree a review of parking arrangements should be undertaken?

- There was some agreement to investigate this.

Peter Male: What about removing road markings?

- Huge lorries are kept in their place by white lines. A friend was involved in an accident and it was easier to determine which party was at fault thanks to the white lines.

- Not convinced by the science of no white lines. Or the legality? **(Check this)**

Peter Male: Remove signs and street furniture where?

- Wouldn't make any difference.
- Wouldn't know where they are going.
- Issue is road is too narrow in places. Were the pavements widened when the kerbs were last replaced?
- When you walk children down High Street the pavements need to be wider, not narrower.
- Raise pavements higher (to avoid vehicles mounting pavements).

(Agree to conduct a review of unnecessary signage / street furniture)

(Review the ratio of road width vs pavement width and attempt to determine where this could be adjusted to assist road users and pedestrians alike).

Housing Analysis

- How many people assessed the sites? (**Bryn Walters: 9 members of the Neighbourhood Development Plan ((NDP)) group assessed the site. The group has 10 members however Stephen Perrins was unavailable at the time of the assessment)**)

Abbots Bromley School (ABS) SITE (SITE 3)

- There is an access problem in Radmore Lane (RL) by the Coach & Horses PH.

A: This is an issue that would need to be resolved with the Highways Authority.

- Re-routing traffic on to RL create a negative effect with coaches meeting the bin lorry/milk tanker/farm traffic etc.

A: This is an issue that would need to be resolved with the Highways Authority.

- Development plans sound very appealing but the Lichfield Road development landowner made promises about what would be built and we're getting more executive homes.

A: The Lichfield Road site was a Local Plan initiative. An NDP site can be specific about development and can provide this power to the community through the plan.

- How can we guarantee promised types of dwellings are delivered?

A: An NDP site can specify (see above)

- How can we guarantee affordable/starter homes go to local residents?

A: A covenant can be produced through planning to support this.

- What is the significance of the colour mauve on the plan?

A: Land in the conservation area.

- At what point in the NDP team's work was site 3 identified as a suitable site for development?

A: It was assessed at the same time as other sites.

- Not opposed to development but RL is a busy road. This hasn't always been the case: children used to play in the road fifty years ago - couldn't [safely] do that now.
- The junction by the C&H PH is dangerous. Cars from homes in RL are already forced to reverse onto main road.

A: This is an issue that would need to be resolved with the Highways Authority.

- Where will traffic from ABS actually exit onto the main road?

A: No arrangement has been put forward yet. It will be fully investigated.

- Coaches will go to car park on RL to turn round.

A: No arrangement has been put forward yet. It will be fully investigated.

- This will simply transfer the SHL problems to RL.
- Only access will be RL to the proposed development of forty houses; the potential surgery and an unknown number of flats; Adding more car movements to RL and the overall result will be more traffic flows.
- If you need car parking for the small school and surgery, why not put it on the playing field? (eg Anglesey)
- There should be a camera placed at the C&H PH corner to see the current problems and gather data before the plans are progressed.

A: This will be referred to County Highways by the NDP Group.

- Very positive news that NDP wants more small, affordable homes and for the siting of the new surgery, too. Will there be any vehicle access to Swan Lane?

A: No vehicular access will be considered on to Swan Lane from any future development from the proposed ABS site.

- When a previous traffic survey was conducted there were in excess of 850 traffic movements each day in SHL and the amount of traffic has increased since then. Something has to give. (Keith Baker)

- How long before ABS sells the whole site for development?

A: By Ray Mansell: We are not property developers, we are in the business of educating children.

- The school will close in the near future - it will not be there in five years.

A: By Victoria Musgrave - Executive Head ABS: There has been a 40% increase in student numbers in the last four years, the sixth form has grown exponentially, we want to develop and grow, aiming for in excess of 600 students. The school wishes to continue to develop and flourish.

- Would it be considered to build a small number of dwellings for rent to supplement the existing alms houses?

A: This will be considered by the NDP Group

- Could all traffic to/from the development go from the main street through the school grounds, rather than using RL?

A: This will be considered by the NDP Group.

- What retail outlets are proposed?

A: As this is a proposal, it will need to be properly considered by the NDP Group.

- Development of retail outlets will also create increase in traffic.
- Plan seems to have focussed on site 3. Could more than one site be developed to split the traffic problems?

A: Sites 3 & 8 scored highest on the survey and are being considered at this time. The multiple site idea has been considered, and is not being pursued at this time.

- For what period of time are we making plans? Five years? Ten years? Fifteen years?

A: The NDP will be for the period up to 2031, alongside the same timescale as the Local Plan.

- Is there a target to build a certain number of homes?

A: No! The Community determines the need for the NDP.

- When (where? how?) does the community say how many new homes are required?

A: The HNA Survey indicated that there is a local housing need. Sites have been assessed to satisfy that need. The next stage is to determine the numbers required, and to create a scheme for presentation to the Community as part of the Draft Plan stage requirement. At that point the community can take a view on number, type of dwelling (etc) and make representations as to whether they agree/disagree with the NDP group proposals.

- Do the new homes built in the NDP count towards those required in ESBC's local plan?

A: No the NDP is a completely different process to the Local Plan.

- Does that mean we would have fewer new houses without the NDP?

A: In the short term allocating housing through the NDP will be in addition to those already allocated through the Local Plan. Longer terms if we have an NDP with local allocations this will mean we are less likely to receive significant increases at the next Local Plan review.

- What are the likely timescales for the new starter homes? Will it be me or my son benefitting? Currently paying a lot of money to rent in the village.

A: By Ray Mansell - ABS: Hopefully within 18 months to two years.

- The newly-renovated, school-owned houses on the main road (eg St Benets etc) - are they for sale?

A: By Ray Mansell - ABS: Renovation being carried out by a private contractor – anticipate that they will be rented.

GALLIMORES FIELD/BAGOT'S VIEW SITE (SITE 8)

- Site 8 is very small compared to Site 3. What style / type would be built here?

A: To be consulted on in order to determine but it would be with a view to providing for the local housing need, as per the housing needs assessment.

- Where is the pedestrian walkway on Schoolhouse Lane to support further development?

A: If further safe and effective walkways are required they will be determined by input from the Highways Authority.

- A developer will say we want to build similar properties to the current properties in Bagots View. What's driving this? And how does that meet with the NDP principles of 'affordable'?

A: The NDP Group do not know what is being proposed, so can't comment at this time.

- What is the possible use of Gallimore's Field?

A: Access to land behind village hall is beneficial for Community use. The NDP group would seek some guidance from the village hall trustees as to their planned use of the field as part of our work.

- Site 8 is outside the development boundary. You cannot dictate what is built. Would not meet ESBC's sustainability requirements, as there is no walking route to village.

A: The development boundary can be moved through the NDP process. The NDP process can stipulate precisely what is built and how it is designed (that is the whole purpose of a NDP).

The NDP process is not guided solely by ESBC's sustainability requirements. The sites (and the plan overall) will need to be subject to a sustainability appraisal. There is a walking route to the village (it could be improved upon).

- You have to persuade developer to build the type of homes you want.

A: The NDP can be used for that very purpose but any development has to be attractive enough for a developer to take on.

- Trade-off is use of common land, which is currently a glorified dogs' toilet.

A: The NDP process allows us to look at 'Open Spaces'. Measures would have to be put in place to prevent the misuse that you indicate.

- Village Hall Committee has no real ideas how to use this land.

A: Unable to comment on this but see comment above about seeking clarification.

- It can be used for family picnics and flying kites.

A: Great idea

- The land has to be valued by the community and used, not left as it is.

A: A similar great idea

Feedback Forms placed in the buckets:

There were 19 responses placed in the buckets, (inclusive of four that have been provided since the event).

The comments ranged from General; Traffic & Parking; Housing

Some personal details have been provided and will be responded to.

Comments made immediately after the presentation:

- Consider should be given to developments on a number of smaller sites, so spreading impact around the community.
- Tonight we have only discussed the two sites with the top marks in the NDP assessment. Why haven't we discussed the pros and cons of all other sites?
- Village will need more facilities if there is more development, for example the small school will need to expand if there are a large number of new starter homes.
- When/If we arrive at an agreed amount; type of housing development, can we wait until the next Local Plan review to submit the NDP process decisions? (eg allow the community to settle before commencement of more building work).

A: The Local Plan review (whenever it comes) will be Borough wide covering all of East Staffordshire and will focus on the delivery of a market housing need. The process is therefore completely different to the NDP where we have the opportunity to deliver housing that we as a community want to see alongside some significant community gain. Delivering local needs housing and community gain is far less likely through a local plan than it is through an NDP. Moreover, if the NDP is completed before the local plan review

then we are in a much stronger position to resist further market housing coming to the Parish as we will be able to show that we have met our own requirement (through the local plan) and gone above and beyond by meeting an identified local requirement through the NDP.

- Feedback to the community on issues raised during the Open Forum is requested.
- Advice to guard against perceived collusion with ABS (this comment was made to TW by 3 separate respondents).
- A number of positive responses were received for the work of the NDP Group and its initiatives.
- The T&P issues are very much intertwined with the Housing issues.
- Another meeting to discuss ALL the sites considered is requested.