

Item 10 (Pages 325 - 368) - CB/15/01657/OUT – Samuel Whitbread Community College, Clifton, SG17 5QS

Additional Consultation/Publicity Responses

Cllr Liddiard

I would of liked to of had the opportunity to address you in person at DMC on Wednesday but due to work commitments I am unable to make the meeting hence this email arriving to you before you carry out your site inspections tomorrow. As a ward member for Shefford for the last 5 months, traffic congestion and parking are a major concern for residents. Over 3500 children a day go to school in Shefford and Clifton and it at these times that severe congestion occurs despite the best efforts of the schools to educate parents and their pupils.

We all have a 'Place Making' responsibility to ensure that Central Bedfordshire is a great place to live and work and that proposals presented to the Council, wherever possible should significantly outweigh the impact caused. There is always a balance to strike between residents living close to schools and the fact that we want the best outcomes for children in Central Bedfordshire through our schools.

I have set out below my reasons below as to why DMC should debate this proposal afresh, to ensure that you are comfortable that the applicant has exhausted all avenues to prove that the proposal is the best that can be achieved and strike that fine balance. There might be alternative options.

Members also need to be aware of the following:

- I have 3 children attending all 3 tiers of schools in the town.
- Mark Liddiard is employed by The Football Association as a National Project Manager. The Football Association has commented upon this application to Sport England as part of its MOU Planning Agreement.
- Mark Liddiard is a director appointed Governor to the Local Governing Body of Robert Bloomfield Academy by BEST Directors but does not act as a BEST Director.
- Mark Liddiard is a Director at Shefford Sports Club, the club would receive investment into its facilities if the proposal is granted.

Clifton Parish Council

Clifton Parish Councillors have the often stated concerns with regard the lack of infrastructure particularly in Education with regard the introduction of so many more houses into this area.

However a particular concern of Clifton Parish Council with regard this site/ application is that it fails to link access with the adjoining proposed site of 64 dwellings and address safety issues.

At present Clifton and Shefford suffer from over 20 buses arriving and departing through the centre of our respective village / town taking children to and from SWCC. This presents a physical risk to other road users and pedestrians, as well as negatively impacting our quality of life as these aging vehicles emit high levels of noxious fumes.

An earlier proposal was for these vehicles to use the 64 house /SWCC development access road to enter / leave the school thus gaining close access to the bypass etc. This proposal was rejected by CBC due to the nature of the T junction onto Hitchin Road.

This latest application however shows no sign of the demolition of 99 Hitchin Lane and the proposed road to replace it, despite clearly showing the proposed properties. The new proposal access is via a large roundabout.

Clearly the issue of two separate access roads in such close proximity needs to be addressed whilst at this early planning stage, and the safest practical solution found that meets the needs of Transport to and from SWCC and the 64 homes as well as the needs of these 80 or so homes.

We believe that no further permissions should be given on either application until this Safety issue is addressed by CBC and the developers. I understand that there is a lack of cooperation between these developers but this should be overcome in the interests of all concerned, not least the Parishioners of Clifton, Shefford, SWCC pupils and of course the new residents.

Additional Comments

The comments from Clifton Parish Council relate to this site but also a site immediately south of this one which is currently subject to an outline application to be developed to provide 80 dwellings. In respect of the merits of this application the access from Hitchin Road is not considered to be technically safe for busses to manoeuvre into and out of the site. In respect of the adjacent site this will be considered separately under that application.

Additional Conditions

None