

Summary of Public Meeting – Proposed Sansaw Housing Development (Clive Village)

Purpose of the Meeting

- The meeting was called to inform residents about the **Sansaw Estate proposal** to build **25 new houses** on land **south of Station Road, Clive**.
 - The aim was to share available information, ensure all views were heard, and consider possible community actions.
 - The session was chaired by **Sandy (Chair of the Parish Council)** in a *neutral capacity*; this was **not a formal Parish Council meeting**.
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Background

- The **Sansaw Estate** announced plans for new housing in the parish newsletter, prompting significant public concern and inquiries to the Parish Council.
 - Sansaw representative presented the proposal at a recent Parish Council meeting, claiming plans had been **submitted to Shropshire Council** and that a **second site** (at Flemy Park Farm) could also be under consideration.
 - The public meeting was called urgently because the application was expected to go live on the Shropshire planning portal soon, triggering a short response period.
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Planning Context

- **Planning authority:** Shropshire Council (not the Parish Council).
- The Parish Council acts only as a **statutory consultee** and can submit comments but does not make decisions.
- Residents can and should **submit individual comments** once the application is live.

Local Plan situation:

- The **draft Local Plan** (which classified Clive as a “community hub” with 30 planned new homes) was **withdrawn** in July after being found flawed by inspectors.
 - The **previous Local Plan** remains in force, under which Clive is classed as **open countryside**, where new housing is *not supported in principle*.
 - However, because **Shropshire Council lacks a five-year housing land supply**, national policy triggers a “**presumption in favour of sustainable development**.”
 - This means that developments can still be approved if their **benefits outweigh harms** and they are deemed **sustainable** (economically, socially, and environmentally).
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Details of the Proposal

- **25 new homes** proposed on **Station Road**, potentially adding around **120 residents** (a 23% increase on the village population of ~530).
 - At time of meeting, the application had **not yet been validated** by Shropshire Council.
 - Key issues identified by planners for consideration include:
 - Affordable housing provision
 - Landscape and heritage impact
 - Ecological constraints and biodiversity net gain
 - Highway safety and access
 - Drainage and flood risk
 - Sustainability in relation to local infrastructure and amenities
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Community Concerns Raised

Residents expressed significant concern about:

- **Infrastructure capacity:** roads, school places, parking, sewage, and drainage.
 - **Traffic and safety** along Station Road and near the railway.
 - **Scale and sustainability:** disproportionate population increase for a small rural village.
 - **Environmental impact:** on local wildlife and countryside character.
 - **Lack of prior consultation:** limited information before plans were submitted.
 - **Transparency and influence:** uncertainty about how much community input affects planning decisions.
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Actions Discussed / Next Steps

1. **Monitor the Planning Portal:**
 - Wait for formal validation and publication of the application on Shropshire Council's planning website.
 - Circulate information and reference number once available.
2. **Submit Coordinated Responses:**
 - Encourage all residents to send **individual objections or comments** highlighting material planning issues.
 - Coordinate messaging to ensure consistency and stronger impact.
3. **Seek Expert Advice:**
 - Discussed possibility of commissioning **professional planning advice** or a **planning consultant** to assist the community response.
 - Options considered: funding through the Parish Council (subject to approval) or voluntary community contributions.
4. **Possible Action Group:**
 - Proposal to form a **residents' action group** to coordinate research, communication, and responses once plans are public.
5. **Future Parish Council Involvement:**

- Council can formally submit comments but does not take the planning decision.
 - Meeting minutes and any agreed next steps to be reported to the Parish Council for discussion and ratification if necessary.
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Tone and Outcome

- The meeting was **well-attended**, with strong resident engagement and concern.
 - The overall tone was **measured but sceptical**, with residents keen to protect the village's rural character while ensuring fair process.
 - No final decisions were made, but there was **clear consensus** to:
 - **Stay informed**,
 - **Coordinate responses**, and
 - **Seek planning expertise** before the formal consultation period opens.
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