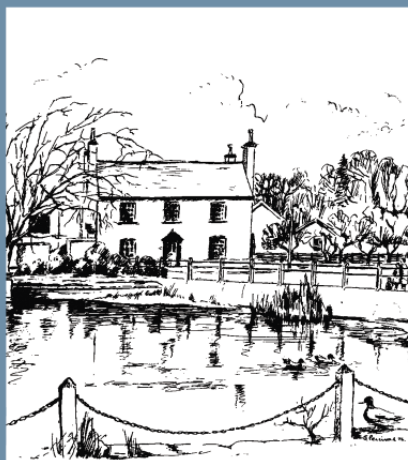




CLIFTON
NEIGHBOURHOOD
PLAN



CLIFTON



2020 - 2035

**CONSULTATION
STATEMENT**

MAY 2024

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1 Background

- 1.1 The Parish Council, in developing the Neighbourhood Plan, has consulted widely and regularly throughout its development to ensure that this is a Plan which the Parish will support because it is demonstrably created by the neighbourhood.
- 1.2 The first step in creating a wider consultation was to set up a steering group. An advertisement was placed in the Clifton Chronicles and the Parish newsletter for members of the community to join the steering group. The steering group was formed and originally consisted of two members of the Parish Council and five people from the Parish community. Whilst some individual members have varied, the Steering Group has throughout been a mixture of Parish Councillors and Clifton residents.

2 Process

- 2.1 The Steering Group developed a marketing toolkit to help with the promotion of the consultation to these groups which included:
- A logo and brand colour scheme.
 - A website with key information about the consultation:
<https://www.cliftonvillageplan.com/>
 - A Facebook page: <https://www.facebook.com/cliftonvillageplan>
 - An image bank of copyright agreed images of the village to use in our communications.
- 2.2 Prior to carrying out the Neighbourhood Plan survey, the steering group drew up a list of stakeholders to consult below. Those marked with a * were initially contacted by letter and all others, except landowners, were contacted directly to establish their specific areas of interest. Landowners were consulted by letter during the 'Call for Sites' phase of the compilation of the Neighbourhood Plan:
- **Schools**
 - All Saints Academy*
 - All Saints Academy PTA*
 - Samuel Whitbread Academy (BEST)
 - Woodlands Pre-school*
 - **Religious Groups**
 - All Saints Church*
 - Methodist Church
 - Providence Baptist Church*
 - Strict Baptist Chapel*
 - **Other Groups**
 - Clifton Residents Association*
 - Clifton Walking Group*
 - Women's Institute*
 - Clifton Mothers' Union*
 - **Clubs**
 - Clifton Cricket Club*
 - Football Club

- **Organisations**
 - Clifton Care Scheme*
 - Grand Union Housing Association*
 - Langford Parish Council
 - Henlow Parish Council
 - Shefford Town Council
 - Clifton Chronicles*
- **Ward Councillors**
- **Business**
 - Dancock Properties*
 - Baxters
 - Charles Simpson
 - Clifton Cuisine
 - Clifton Service Station
 - One Stop
 - Golden Lion
 - The Admiral
- **Landowners**
 - Clifton Bury Farm
 - Michael Watts
 - The Lakes
 - The Hales Trust
 - Knolls Farm
 - Stockbridge Farm

2.3 Several key themes emerged from this initial consultation. These were:

- Housing, particularly that considered to be an excessive development of the village
- Access to and preservation of the surrounding natural environment
- Access to schools for Parish residents
- Crime and anti-social behaviour
- Facilities within the village for its residents
- Traffic and parking
- Business facilities

2.4 From these consultations, the structure of the Residents and Business Survey was developed (see **Appendix A**). Two hard copies of the survey were delivered to each of the 1379 residences in the Parish. This was accompanied by a letter explaining the reason for the survey and how it would contribute to the Neighbourhood Plan.

2.5 All residents over the age of 16 were asked to participate as the Steering Group were keen to capture the views of young people even those aged 16 and 17 who would be ineligible to vote in the final referendum.

2.6 Posters, advertising boards and other encouragement to participate in the survey were placed at strategic locations around the village and on social media. The survey was also made available on line. Residents were given 8 weeks to respond to the survey. Branded collection boxes and residential houses were available for people to return hard copies of the survey at 8 locations around the village. To encourage completion of the survey, a draw was held with a prize of a £50 shopping voucher into which all completed surveys were automatically entered.

- 2.7 In total, 840 residents responded to the survey. This represents one third of all residents, which is a highly significant figure in representing the views of the Parish. The results of the survey are referred to throughout the Neighbourhood Plan as evidence for the decisions made during the preparation stage and the resulting objectives and policies.
- 2.8 Throughout the period of the survey, a number of consultations took place to assist residents and business to understand the purpose of the Neighbourhood Plan; to allow them to contribute their views and to assist those needing help to complete the survey. These consultations included:
- 2nd November 2019 – Clifton Community Centre – facilitated survey session
 - Attending 'Tea and Chat' at Clifton Park on 7th November 2019 to speak with residents and offer assistance to complete the survey
 - 9th November 2019 – Clifton Community Centre – facilitated survey session.
 - 30th November 2019– Clifton All Saints Academy – facilitated survey session plus games and activities for families to encourage discussion
 - 7th December 2019 – Clifton lights switch-on - facilitated survey session plus games and activities for families to encourage discussion.

3 Promotion of the Consultation

- 3.1 In addition to hand delivering the survey to every household, it was deemed important to raise awareness with the following sections of the village population:
- Children 4 – 16 (who couldn't complete a survey but who would be impacted by the results of the Neighbourhood Plan)
 - Young people aged 16-18.
 - Adults aged 18 – 70 and their families (single people, couples, families either working, unemployed or retired)
 - People, particularly the elderly, who may require help completing the survey.
- 3.2 An art competition was organised for children aged 4-16 living in the village and held at the local village school, Clifton All Saints Academy, to capture the views of the youngest members of our community. Children were asked to produce an artwork to respond to the theme of "My Favourite Place in Clifton". The artwork could be in any form they choose (painting, collage, sculpture, photograph, video etc) and there were three age categories, with a prize for the winning entry in each category. The art competition, together with the survey, were communicated to children and parents via:
- A talk at an afternoon assembly by a member of the CNP steering committee
 - Via the School's newsletter
 - Via the Clifton Chronicles (local newsletter delivered to each household)
 - Via the CNP website and Facebook page, and via the village's Facebook page.



Figure 1 Talk at afternoon assembly, All Saints Academy

- 3.3 The Steering Group monitored the return of the surveys throughout the eight-week period. It became apparent within two weeks that younger people, particularly those aged 16-18, were not responding. Specific targeting of younger people through the schools and clubs was initiated. Young people were asked to act as ambassadors for the survey, to promote it amongst their networks. One ambassador trialled a promotion of the survey via Instagram. The combination of these measures had an immediate positive effect of getting responses from that age group.
- 3.4 Targeted Facebook posts were also run to encourage young people aged 16-25 to complete the survey.

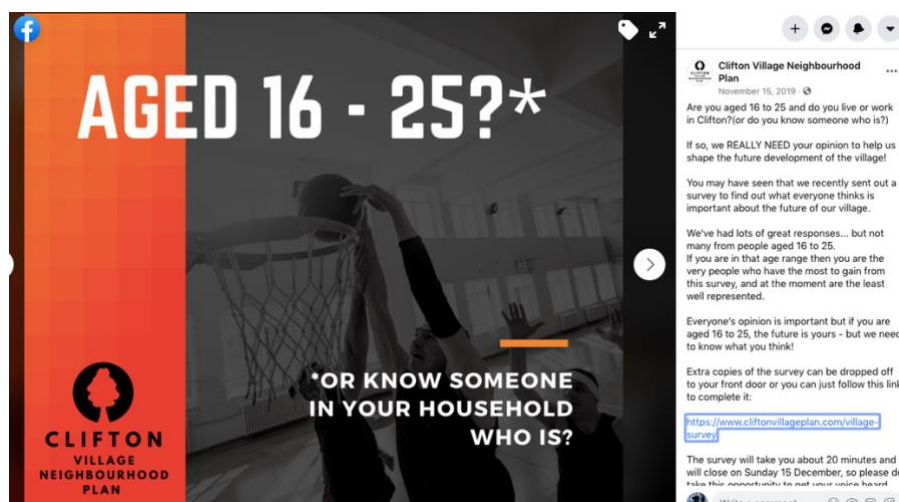


Figure 2 Screen print of Facebook Post to promote the survey

3.5 For adults aged 18-70 we raised awareness of the survey and the completion deadline through the following methods:

- Village signs - Posters and roadside placards throughout Clifton for the duration of the consultation period



Figure 3 Roadside signage

- Online Communication via the CNP Facebook page and via the village's Facebook page, was used to raise awareness of the consultation. This took place prior to and as regular reminders during the consultation process, 20+ times on each channel, and included themes such as:
 - Survey teaser – “Keep your eyes out for the survey...”
 - Survey launch
 - Look out for our signage
 - Thank you to our survey delivery volunteers
 - Returns updates (how many we’ve had and what we are aiming for)
 - Drop off point reminders
 - Targeted posts to encourage returns from a certain demographic
 - Promotion of consultation/facilitated survey events
 - Deadline reminders/last chance to complete reminders



Figure 4 Facebook posters encouraging residents to fill in the survey

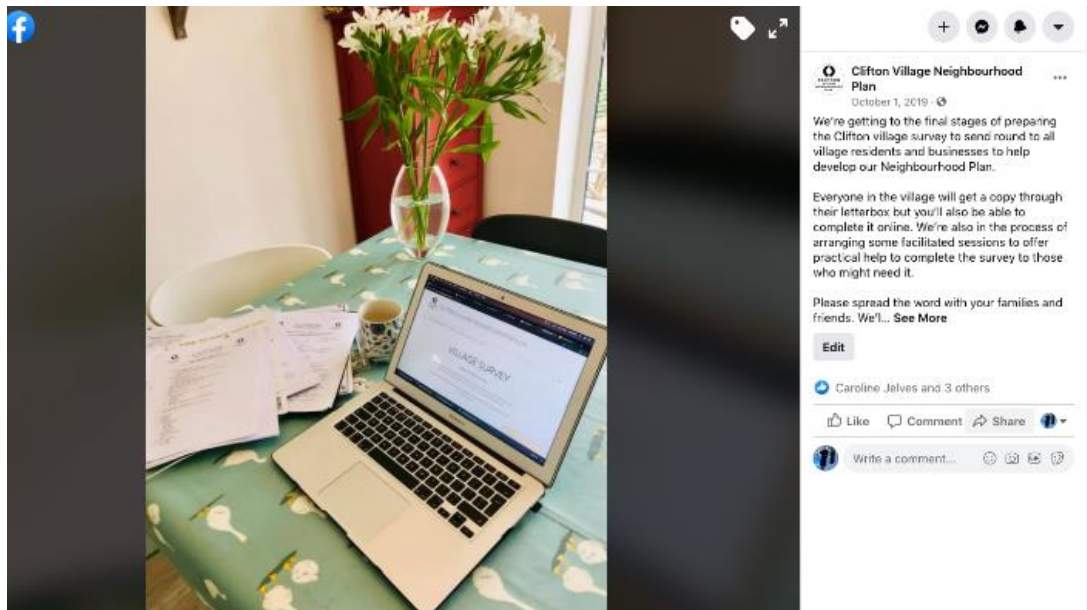


Figure 5 Facebook post promoting the upcoming survey

- Newsletter announcements in the following third-party newsletters to promote the survey and consultation events:
 - Clifton Chronicles - Monthly update in the Clifton Chronicles (village newsletter which goes to each household)
 - Clifton All Saints Academy – Two updates about the survey in the school's newsletter which goes to all families as well as information about the art competition
 - Woodlands Preschool - Two updates about the survey in the pre-school's newsletter.
- In addition to the consultation events listed above, we also raised awareness about the survey using exit advertising at the polling station during the December General Election.



Figure 6 Survey promotion at General Election 2019

- 3.6 We ran two consultation events in the Community Centre offering support to those who might need help in completing the survey. We also held a meeting with the Clifton Care Scheme as part of the initial consultation which, in addition to seeking the organisers views on the survey served to give us the opportunity to ask the volunteers to promote the survey to their clients and to secure their assistance for, inter alia:

- Help getting people to consultation events as required
- Providing assistance to complete the survey
- Future assurances to help get people to vote in the referendum.

4 Post Survey Consultation

- 4.1 The survey ended on 15th December 2019. From the beginning of 2020 the Steering Group continued to communicate via the website, Facebook, the Clifton Chronicles and the Village Newsletter, to keep residents and businesses updated of progress whilst the sections of the Plan were written.

- 4.2 As sections of the Plan were drafted, they were sent to the full Parish Council for their approval before being posted on the website with links from the Facebook page and advertised on noticeboards around the village. The sections were posted asking for comments on:

- Vision - September 2020
- Community Infrastructure - April 2020
- Housing - October 2020
- Green Infrastructure Plan - October 2020
- Travel, Transport and Parking - June 2020
- Socio-Economic – February 2021
- Character Assessment – February 2021
- Heritage – November 2020
- Business – September 2020



Figure 7 Promoting draft sections of the Plan

5 Regulation 14 Consultation

- 5.1 The Regulation 14 (Pre-submission) consultation was launched at midnight on 10th January and ran until midnight on 25th February 2022. It was extensively advertised in the village in addition to a summary document being distributed to each household. The summary document contained all the Neighbourhood Plan policies and the policies map, a response form, and information on the different ways responses could be returned. Responses could be posted, hand delivered or emailed. The 12 page summary document is attached as **Appendix B**
- 5.2 A drop in Open Day was held at Clifton Community Centre on Saturday 29th January between 10am and 4pm for residents that had questions or wanted help with filling in the form. A FAQ page was prepared to help with predicted questions. The drop in session was promoted on the village Facebook page, offering incentives to take part.



Figure 8 Facebook Posts

- 5.3 In addition to consulting local residents, a long list of consultees was compiled which included statutory consultees and local groups and organisations. This list is attached at **Appendix C**. Discussions were undertaken with Central Bedfordshire Council to ensure issues raised by them during the consultation were resolved.
- 5.4 Responses from consultees totalled 17 whilst a total of 71 residents responded. All responses were logged and analysed in detail. Some, for example, Central Bedfordshire Council's response ran to several pages whilst others simply supported a policy or gave their support to the Neighbourhood Plan as a whole. Responses were categorised. Some required no action whilst others made helpful suggestions on how to improve the policies in the plan. Residents and consultees responses were combined and then sorted by the type of action proposed and then by policy or page.
- 5.5 The analysis of the comments resulted in a large spreadsheet. Attached at **Appendix D** are the comments that lead to an amendment to the plan. A copy of the full spreadsheet is available on request from Clifton Parish Council.

6 Appendices

Appendix A : Residents and Businesses survey forms (front page full document available on the website).

Appendix B : Regulation 14 Pre-submission Summary Document

Appendix C : List of Consultees

Appendix D : Responses to Regulation 14 which resulted in changes to the plan

Appendix A Residents and Businesses Survey Form



Residents & Business Survey

Autumn 2019

Thank you for taking time to complete the following Residents & Business Survey for the village of Clifton, Bedfordshire.

We would ask that each person in your household aged 16 or over completes a copy of the survey. If you require further copies please email cliftonvillagenp@gmail.com or call 07711 687 456. Alternatively you can complete the survey online here: <https://www.cliftonvillageplan.com/village-survey>

Please can:

- EVERYONE complete questions 1 to 4 and then
- If you are a RESIDENT of Clifton complete questions 5 to 34
- If you own or work in a BUSINESS in Clifton complete questions 35 to 42

The survey will take you approximately 20 minutes to complete. If you are a resident and a business owner then please complete both sections.

How we process your data

This survey is being run and administered by the Clifton Village Neighbourhood Plan Steering Committee.

For information on how we process and store your data please visit our website to view our Privacy Policy: <https://www.cliftonvillageplan.com/> (Privacy Policy at bottom of homepage).

Alternatively please call Mike Talbot on 07711 687 456 and we will make a hard copy available to you.

Thank you for your time and for contributing to the future of our village.

1) Full name: _____
(Please enter your name. We need to know this to ensure that we only get one survey per person.)

2) Contact telephone number: _____
(We will use your contact number to notify you if you have won the survey prize draw. We will only use your telephone number for this purpose and no other)

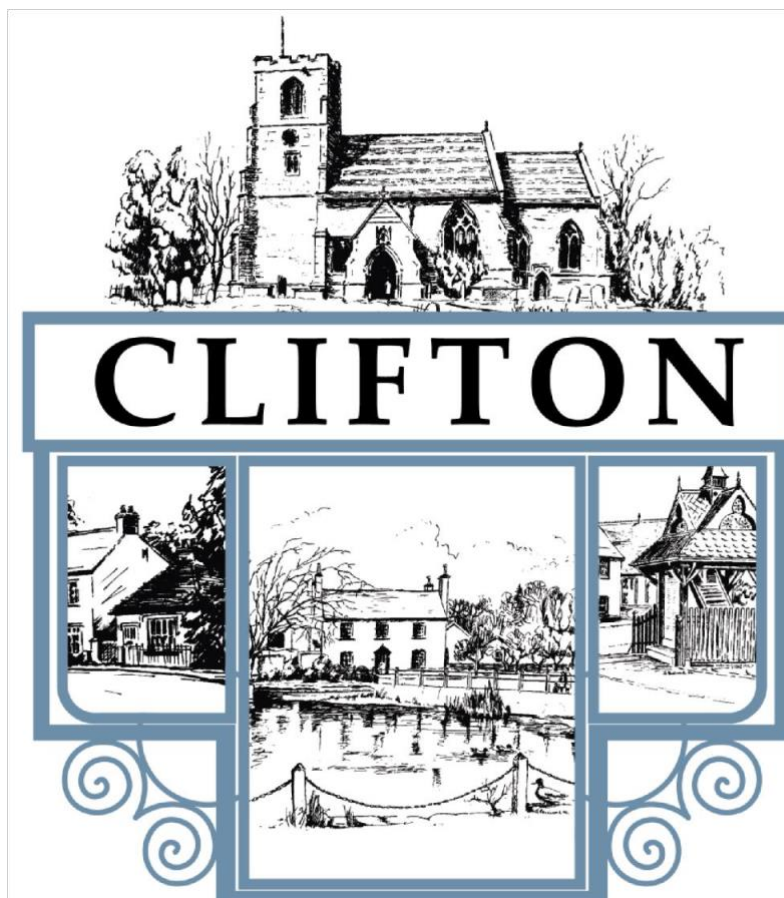
3) Please enter your home postcode (or business postcode if you run a business in the village).
SG17 _ _ _ _

4) What is your age range?

☐ 16-17	☐ 45-54
☐ 18-24	☐ 55-64
☐ 25-34	☐ 65+
☐ 35-44	

If you are a RESIDENT please turn to page 2 and complete questions 5 to 34

Appendix B Regulation 14 Pre-submission Summary



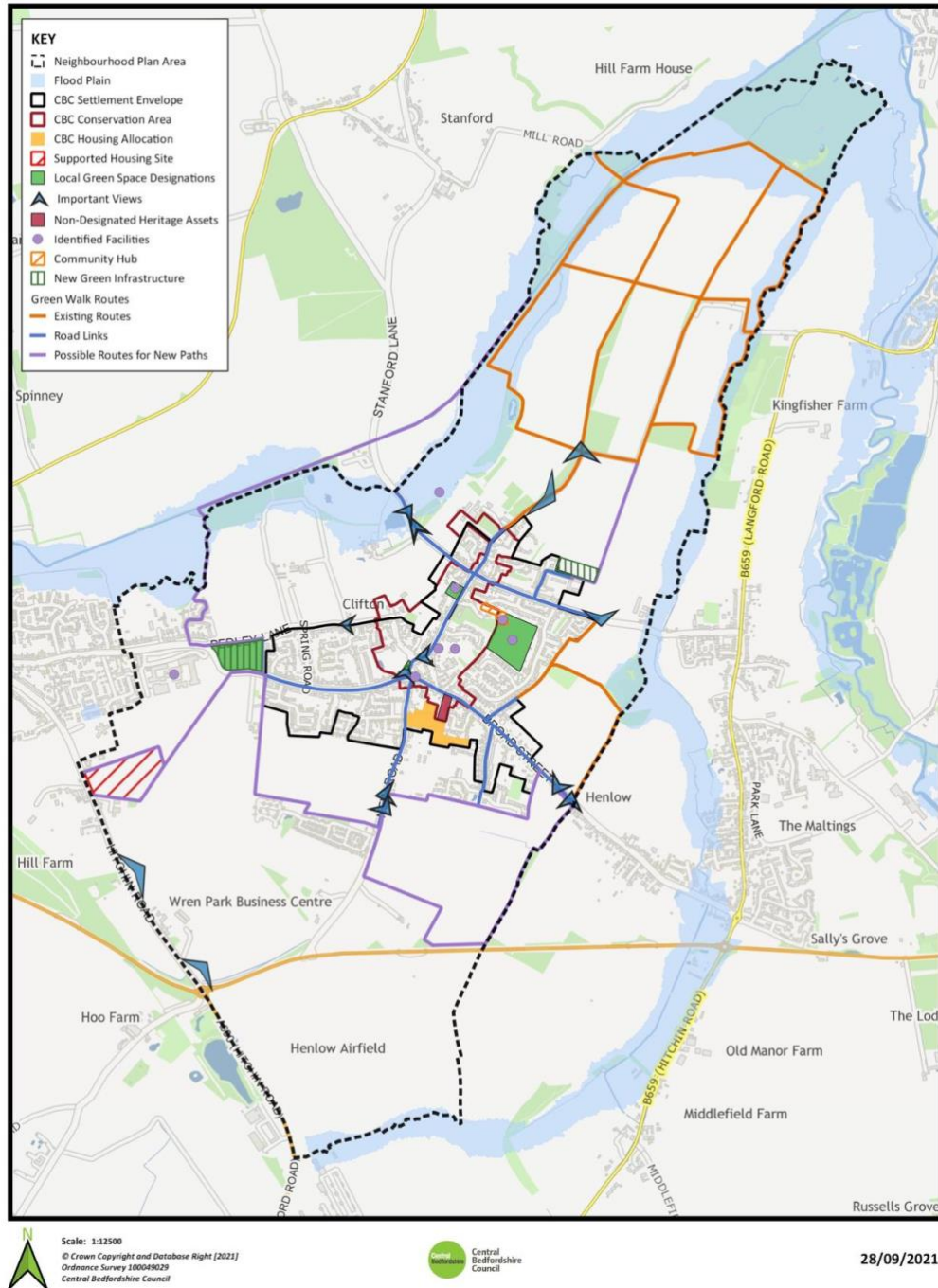
2020 - 2035

Regulation 14 Pre-submission Consultation

January 2022

Clifton Neighbourhood Plan

Policies Map



Background

Neighbourhood Plans have evolved from the Government's desire to ensure that local communities are involved and considered when decisions are being made which affect them. This is enshrined in the Localism Act 2011.

The Clifton Neighbourhood Plan Area was confirmed by CBC on 6th December 2017 and is the same as the Clifton Parish boundary. On 9th May 2019 Clifton Parish Council resolved to recommence work on a Neighbourhood Plan. The objective was to create a vision for Clifton which delivered the needs and aspirations of the Community whilst also being in accord with the Central Bedfordshire Council's emerging Local Plan. A Neighbourhood Plan is a statutory document which is incorporated into the Local Authority development plan framework and must be used when planning applications are being determined.

Clifton Neighbourhood Plan has been produced by the community of Clifton with assistance from Central Bedfordshire Council and Govresources planning consultancy. It covers a wide range of issues which influence the wellbeing, sustainability, and preservation of the community. Every effort has been made to ensure the policies and objectives contained in this Neighbourhood Plan reflect the views of most residents. The draft Neighbourhood Plan was made publicly available on our website as each section was completed. Reactions have been actively sought on social media, via the village magazine and posters placed around the village.

Pre-submission (Regulation 14) Public Consultation

We are now seeking your views on the pre-submission draft Clifton Neighbourhood Plan.

Commencing at midnight 10th January 2022 until midnight 25th February 2022, Clifton Parish Council is formally undertaking consultation in accordance with Regulation 14 of the Town and Country Planning, England Neighbourhood Planning, (General) Regulation 2012. This is slightly longer than the statutory six-week consultation period.

An Open Day will be held in the Community Centre, Whiston Crescent, on Saturday 29th January 2022, when members of the steering group will be on hand to answer any questions you may have. Hard copies of the Plan will be available to borrow.

We want to hear your views. Please use the form on the last two pages to respond. If you need additional copies, please refer to the submission guide on page 10.

Next steps

When the consultation period has ended and comments incorporated, the final draft will be submitted to CBC who will consider it and appoint an independent Examiner. Following acceptance of the Examiners report and amendments, CBC will hold a referendum, (like a general or other election). If more than 50% of those who vote are in favour of the plan CBC will adopt it and Clifton Neighbourhood Plan will be incorporated in to CBC's development plan framework.

Vision Statement

The Clifton Neighbourhood Plan Vision is:

Clifton will continue to be clearly defined in its rural setting. The community spirit in the village will be retained whereas we will share facilities and services with our close neighbours, Shefford, Henlow and Langford. Over the plan period, Clifton will preserve its scale and character whilst enhancing its diverse built form and identify new development opportunities. These will be in or adjacent to the village, guarding against inappropriate development in the surrounding countryside and meeting local housing needs. The most treasured green spaces and the wildlife they support will be protected. It will be a place where all residents can enjoy living safely, with facilities and infrastructure to support their daily activities.

Objectives

The following objectives are derived from the vision statement:

- A.** Maintain the physical separation of Clifton from nearby villages and ensure the village continues to be seen in its rural setting
- B.** Retain the sense of community and strong community spirit
- C.** Maximise accessibility, using sustainable transport, between Clifton and its neighbouring villages to share facilities and services
- D.** Identify new development opportunities which preserve Clifton's scale, character and heritage, and enhance its diverse built form
- E.** Provide guidelines for the provision of new homes to meet local housing needs including size, location, affordability, single level living and Lifetime Homes
- F.** Designate Local Green Spaces and provide new green infrastructure which supports wildlife and biodiversity
- G.** Highlight safety issues and design projects to improve safety, particularly for young people
- H.** Expand health provision including more opportunities for healthy exercise
- I.** Improve the choice of leisure and recreation facilities for the enjoyment of the community
- J.** Provide the infrastructure necessary to support existing homes, businesses and those who work from home.
- K.** Identify, preserve and enhance village assets.

For your convenience this pre-submission consultation document contains all the policies in your Clifton Neighbourhood Plan.

We strongly recommend that you examine the relevant section(s) in the full Neighbourhood Plan document, (the link address is on page 10), and consider the information and evidence upon which these policies are based before providing your comments.

Clifton Neighbourhood Plan Policies

Development Strategy

POLICY CPH1 Enlargement of Homes

I. Change of use of part of a dwelling house, extensions, and conversions of outbuildings within a residential curtilage will be permitted provided the following criteria are met:

- ☐ **If the proposal includes the loss of garage space, sufficient off-road parking is retained within the residential curtilage for the needs of the occupants.**
- ☐ **The use of the development is primarily for the occupants of the dwelling**
- ☐ **There are no adverse impacts on the residential amenity of neighbours**
- ☐ **All materials used, and the height, scale, massing and location of the development does not detract from the quality and character of other buildings on the site or within the setting of the residential property.**

POLICY CPH2 New Homes

I. Development to provide new homes must fulfil the identified local housing need and provide facilities and amenities identified in this Neighbourhood Plan commensurate with the size of the development.

II. Any development not already identified in Table 4 Homes Recently Approved or Currently Under Construction and Table 5 Housing Allocations in Local Plan will commence no less than five years after the adoption of this Neighbourhood Plan.

III. New proposals for residential developments should provide predominantly for the identified short fall of homes, to suit an aging population seeking to downsize or be better suited to their physical capabilities, such as bungalows, creating a mutually beneficial movement up and down the property ladder.

IV. Developer contributions (£106, CIL or other levies) should include funding for community assets identified in Section 8 Community and Leisure or any of the 10 Aspirations in Section 13 Clifton Green Infrastructure Plan.



Folkeshouse, Clifton, Beds. Sheila Ashton

Travel, Transport and Parking

POLICY CPTT1 Traffic and Transport

I. All major development proposals should include a Traffic Impact Assessment proportionate to the size of the development.

II. Measures that will be sought from new developments will include, but not be limited to:

- ☐ Speed reduction measures on roads impacted by traffic movements to and from the development.
- ☐ Provision for cycle paths within the development.
- ☐ Provision for S106 developer contributions for cycle paths within the Parish, subject to confirmation by the Parish Council that such provision is required.
- ☐ Provision of adequate footpaths within the development.
- ☐ Provision for adequate footpaths on routes to and from the village centre.
- ☐ Provision of leading-edge technology to achieve reduction in road usage.
- ☐ Provision of electric vehicle charging points in each new home.
- ☐ Futureproofing to take account of likely technological changes over the lifetime of this Neighbourhood Plan.

III. Improvements or alterations to existing infrastructure must take advantage of opportunities to include energy saving measures for road users, including the introduction of electric vehicle charging points adjacent to properties without off street parking and improvements to street lighting, including the use of LED light source and centrally monitored system management.

Business

Policy CPB1 Supporting Businesses

I. Sustainable small business growth in all areas within Clifton Parish will be supported and promoted to improve local employment prospects for its residents.

II. Through the Neighbourhood Plan Action Plan (Appendix 1), the Parish Council will work with businesses, the wider Clifton community and neighbouring Parish Councils, in particular Shefford and Henlow, to ensure this growth can be accommodated without causing unacceptable levels of increased traffic on local roads.

III. Proposals to allow change of use of part of a dwelling, ancillary extensions, conversion of outbuildings or small freestanding buildings, within the residential curtilage of existing development to facilitate home working will be supported (see also POLICY CPH2 New Homes) provided the following criteria are met:

- ☐ If the proposal includes the loss of garage space sufficient off-road parking is retained for the residents and other employees (see also Policy CPH1).
- ☐ The use of the proposed development is primarily for occupants of the dwelling.
- ☐ There are no adverse impacts on the amenity of neighbours.
- ☐ All materials and the height, scale, massing and location of the development do not detract from the quality and character of other buildings on the site or its setting.

Community and Leisure

Policy CPCL1 New and Improved Recreation Facilities

Proposals which will improve health and social cohesion and provide space for individual and community outdoor activities, will be supported. New recreation facilities should meet or exceed the guidelines for best practice in design and are sustainable, appropriate, and accessible.

Policy CPCL2 Designated Local Green Spaces

I. Four Local Green Spaces have been identified on the Policies Map and are listed below:

LGS1: The Village Duck Pond

LGS2: The Recreation Ground

LGS3: All Saints Churchyard

LGS4: Chesalon

II. Development within these designated areas will only be permitted where exceptional circumstance can be demonstrated, in accordance with the National Planning Policy Framework.

Policy CPCL3 Provision of New Community Facilities

Clifton Parish Council will support a proposal to provide a Community Hub for Clifton that must include space for basic medical facilities to be run by the local PCN (Primary Care Network). It will also accommodate an office for Clifton Parish Council, a permanent location for a Clifton Museum and a room for local business meetings.

New community infrastructure must be designed to benefit the greatest number and broadest scope of ages and abilities.

Policy CPCL4 Improvements to Existing Facilities

I. Proposals to improve the viability of an established community use for the following buildings and land will be supported, provided that the scheme does not harm the amenity of neighbouring properties or the general amenity of village residents:

- (1) Samuel Whitbread Academy
- (2) All Saints Academy
- (3) Clifton Cricket Club
- (4) Recreation Ground and Sports/Play Facilities
- (5) All Saints Church and the adjacent Church Hall
- (6) The Golden Lion Public House
- (7) The Admiral Public House
- (8) Clifton Community Centre

II. Proposals that will result in either the loss of, or significant harm to a facility listed above will be resisted, unless it can be clearly demonstrated that the operation of the facility, or the ongoing delivery of the community value of the facility, is either no longer viable or that a similar replacement facility of equal community value and conveniently located will be provided prior to completion of the development.

Natural Environment

CPNE1 Conserve Biodiversity and Enhance Habitat

I. The most important area for biodiversity is along the route of the River Flit and the River Ivel Navigation Canal. Development should conserve and enhance biodiversity and seek to deliver net biodiversity gains of a minimum of 10% (as quantified by the most recent Defra Biodiversity Impact Calculator). Biodiversity mitigation or compensation, where necessary, can be situated onsite or offsite. Offsite compensation should be located within the Neighbourhood Plan area.

[The current Biodiversity Metric can be found at:

<http://publications.naturalengland.org.uk/publication/5850908674228224>]

II Any scheme adjacent to the River Flit or the River Ivel Navigation Canal should be designed with a naturalised buffer zone of at least 10 metres from the top of the bank to protect and enhance the conservation value of the watercourse and ensure access for flood defence and maintenance.

III. All new buildings bordering open space or beneficial habitat should incorporate integrated bat and bird boxes, in accordance with the Clifton Green Infrastructure Plan.

IV. Proposals to create new natural areas and wildlife habitats, or to expand or enhance existing provision, will be supported.

CPNE2 Green Infrastructure, Networks and Corridors

I. Existing Green Infrastructure (GI) is identified on the Clifton Green Infrastructure Network Map (2011). The most important green corridor in Clifton is along the River Flit and the most accessible site is the Recreation Ground in the middle of the village. All GI identified on this map should be protected from harmful development, managed and where possible enhanced to create increased public access to green space.

II. GI should provide permeability networks for wildlife and people. In accordance with the Clifton Green Infrastructure Plan in this document, significant new GI will be created:

- ☐ Community Orchard
- ☐ Allotments
- ☐ Clifton Green Walk, a series of interconnecting footpaths to circumnavigate the village with spokes that lead back to the centre to provide a variety of different length walks.

These areas of GI are identified on the Policies Map will be provided in accordance with the Action Plan (see Appendix 1) through developer contributions and other funds as set out in Policy CPIM1.

III. New GI should be included in all major development proposals where it is appropriate and practical to do so. Such GI should provide functional wildlife habitat linking habitats together, and where possible, public access.

Historic Environment

Policy CPHE1 Designated Heritage Assets

I. Proposals for development which affect designated heritage assets including Clifton Conservation Area will be permitted if they preserve or where possible enhance the significance of the asset and its setting. The Grade II* listed Church of All Saints is particularly significant.

II. The character of the Conservation Area is set out in the Clifton Conservation Area Appraisal. In addition, the character of the village is set out in Chapter 3 Clifton Character Assessment.

III. A statement setting out any adverse impacts on the asset and its setting, along with any proposed mitigation measures must be submitted with the development proposal.

Policy CPHE2 Non-designated Heritage Assets

I. Three non-listed buildings and structures have been identified as having local historic or architectural importance:

(1) Clifton Strict Baptist Chapel, including graveyard and border walls, Broad Street

(2) The inset post box in the front wall of the Old Post Office, Church Street

(3) The front wall of Clifton House, Church Street.

II. Development proposals which affect these, and other non-designated heritage assets, including archaeological remains, will be permitted provided that the scale of any harm or loss is balanced against the significance of the asset and an appropriate level of recording or/and mitigation is carried out.

Views

Policy CPV1 Important Views

I. The following fourteen views are identified on the Policies Map as Important Views:

View 1: East from the Baulk access path

View 2: North to the Clifton Bury Farm permissive paths

View 3: Northwest on Stanford Lane from the entrance to Clifton Manor

View 4: North from Pedley Lane towards The Lakes

View 5: West from New Road

View 6: East from New Road

View 7: South from Stockbridge Road

View 8: North from Broad Street

View 9: South from Broad Street

View 10: Clifton Cricket Ground

View 11: Hitchin Hill (1)

View 12: Hitchin Hill (2)

View 13: Clifton duck pond

View 14: Church Street/Grange Street junction

II. New development within the identified views listed above and indicated on the Policies Map must ensure that key features of the view can continue to be enjoyed including distant buildings, areas of landscape and the juxtaposition of village edges and countryside. Development proposals must, where appropriate, include an assessment of the impact that development will have on these Important Views.

Implementation and Monitoring

Policy CPIM1 Spending Priorities

I. Spending priorities will be delivered through S106 agreements, CIL or other funding streams which become available, in accordance with the priorities, identified actions and aspirations in the Neighbourhood Plan.

II. The Action Plan will be reviewed on a yearly basis by Clifton Parish Council to ensure it remains up to date and relevant.

Submitting your views on Clifton Pre-Submission Neighbourhood Plan

This consultation is open from midnight 10th January 2022 until midnight 25th February 2022. Responses will be considered from those aged 16 and above.

The full Neighbourhood Plan can be viewed at www.cliftonnp.org. Paper copies can be requested by emailing us and will also be available during our Open Day at Clifton Community Centre on Saturday 29th January 2022 between 10.00am and 4.00pm.

You can respond in one of the following two ways.

a. Complete the response section on the last two pages of this pamphlet and post or hand deliver it to one of these six addresses:-

- | | |
|------------------------------------|-----------------------|
| 1. Tesco Express, Shefford Road | 4. 47, Pedley Lane |
| 2. 70, New Road, Clifton. SG17 5JL | 5. 8, Alexander Close |
| 3. 45, Church Street | 6. 74, Broad Street |

b. Scan a completed copy and email it to planforclifton@gmail.com.

Additional response forms can be obtained by visiting our website www.cliftonnp.org and printing as many forms as required, by emailing us at planforclifton@gmail.com or calling us on 07711 687456.

All responses received by midnight on 25th February 2022 will be considered and may be used to amend the Pre-Submission Neighbourhood Plan. If you require help to complete the form or have any questions, please contact the Neighbourhood Planning team on 07711 687456, (weekdays, between 9.00am and 5.00pm), at our Open Day, or emailing planforclifton@gmail.com.



Old Post Office and War Memorial, Clifton, Beds. Sheila Ashton

Clifton Neighbourhood Plan Pre-Submission Consultation

This section must be completed in full for your response to be counted and considered. Responses will be available for public inspection. OUR OPEN DAY WILL BE HELD IN CLIFTON COMMUNITY CENTRE BETWEEN 10.00am AND 4.00pm. 29th JANUARY 2022.		
Name:		
Address:		
Postcode:		
Email address:		
Are you a resident or business living or based in Clifton? (Please tick as appropriate)	Resident	Business
If you are not a resident, please state the name of your company, organisation or client.		

If you are commenting on a policy, please quote the policy number and title, e.g. "CCL-001 NEW AND IMPROVED RECREATION FACILITIES". If you are commenting on other aspects of the full Neighbourhood Plan, please quote paragraph, page number or appendix. You may use continuation sheets.	
Policy/Para/Page/Appendix	Comments

Appendix C List of Consultees

TYPE	ORGANISATION NAME	CONTACT NAME	CONTACT DETAILS
Economic	SEMLEP	Hilary Chipping	info@semlep.com
Education	All Saints Academy	Rebecca Byrne	head@allsaintsacademy.co.uk
Education	BEST	Craig Smith	csmith@bestacademies.org
Equality	Citizen's Advice	General	manager@dunstablecab.org.uk
Equality	Bedfordshire Humanists	Charles Bailey	charles.baily@ntlworld.com
Equality	Health Inequalities	Diana Blackmun	diana.blackmun@healthwatch-centralbedfordshire.org.uk
Equality	Sensory Impairment	Carol O'Brien	carolobrien@sightconcern.org.uk
Equality	Gender Equality Issues	General	bellconsultancy@talk21.com
Equality	Disability Resource Centre	Melanie Hawman	melanie.hawman@drcbeds.org.uk
Equality	Citizen's Advice	General	manager@amphill.cabnet.org.uk
Equality	Bedfords Council of Faiths	Ms S Hooper	smhooper29@gmail.com
Equality	Mind BLMK (Mental Health)	Caroline Lewis	caroline.lewis@mind-blmk.org.uk
Equality	Housing	Elliott Stephenson	rachel.welbourn@guhq.co.uk
Equality	Faith & Poverty Issues	Nigel Taylor	nigel@hopecentral.co.uk
Equality	Learning Disabilities & Mental Health	General	pohwer@pohwer.net
Equality	Citizens Advice Bureau	David Wood	davidwood@leightonlinladedcab.org.uk
Equality	Older People	Jo Rising	jo.rising@ageukbedfordshire.org.uk
Government	Natural England	General	consultations@naturalengland.org.uk
Government	Historic England	General	eastplanningpolicy@historicengland.org.uk
Government	Health & Safety Executive	Jeanette Willows	jeanette.willows@hse.gsi.gov.uk
Government	Environment Agency	Neville Benn	neville.benn@environment-agency.gov.uk
Government	NHS England	General	england.contactus@nhs.net
Government	Highways England	Penny Mould	penny.mould@highwaysengland.co.uk
Government	Secretary of State for Transport	Rt Hon Grant Shapps	shappsg@parliament.uk
Government	The Homes & Communities Agency	Carol Cairns	carol.cairns@hca.gsi.gov.uk
Government	Homes England	General	enquiries@homesengland.gov.uk
Government	Defence Infrastructure Organisation (MOD)	General	dio-safeguarding-statutory@mod.gov.uk
Health	Bedfordshire CCG	Nikki Barnes	nikki.barnes@bedfordshireccg.nhs.uk
Health	Central Bedfordshire Council	Patricia Coker	patricia.coker@centralbedfordshire.gov.uk
Business	Bedfordshire Chamber of Commerce	General	info@chamber-business.com
Business	The Admiral	John Goodhew	-
Business	The Golden Lion	Sean	info@goldenlionclifton.co.uk

Appendices

TYPE	ORGANISATION NAME	CONTACT NAME	CONTACT DETAILS
Business	Clifton Cuisine	Raj	-
Business	Clifton Filling Station	Unknown	-
Business	Tesco	Unknown	-
Business	J W Baxter	Unknown	info@jwbaxterbutchers.co.uk
Landowner	The Hales Trust	Andrew Hale	andrewphale@aol.com
Landowner	Clifton Bury Farm	Don Brace	farmerdon@talktalk.net
Landowner	Stockbridge Farm	Alan Cooper	jsc@stockbridgefarm.co.uk
Landowner	The Lakes Equestrian Centre	Roger Newman	amelia_22@hotmail.co.uk
Landowner	Watts Dairy	Michael Watts	-
Landowner	Knolls Farm	Unknown	-
Landowner	Charles Simpson	Unknown	enquiries@csoparkhomes.com
Landowner	Daniels Bros.	Martin Daniels	mdan437081@aol.com
Local Environmenta 	Bedfordshire & River Ivel Internal Drainage Board	John Oldfield	john.oldfield@idbs.org.uk
Local Environmenta 	BRCC	General	info@bedsrcc.org.uk
Local Environmenta 	CPRE	General	info@cpre.org.uk
Local Environmenta 	Woodland Trust	General	campaigning@woodlandtrust.org.uk
Local Environmenta 	The Chilterns Conservation Board	Ms S Holden	sholden@chilternsaonb.org
Local Environmenta 	Wildlife Trust	General	bedfordshire@wildlifebcn.org
Local Environmenta 	RSPB	Amy Crossley	Amy.Crossley@rspb.org.uk
Local Environmenta 	Greensand Trust	General	info@greensandtrust.org
Local Environmenta 	Sustrans	General	eastofengland@sustrans.org.uk
Local Organisation	Clifton Cricket Club	Rob Davidson	cliftonbedsscc@gmail.com
Local Organisation	Clifton Care Scheme	Judith Hagger	jmhagger@hotmail.com
Community	Clifton Chronicles	Kathy Blackmore	chronicles@clifton-beds.co.uk
Local Organisation	Clifton Residents Association	Bob Smith	bob.smith@lineone.net
Local Planning Authority	Central Bedfordshire Council	Tom Price	tom.price@centralbedfordshire.gov.uk
Local Planning Authority	Bedford Borough Council	Jon Shortland	jon.shortland@bedford.gov.uk

Appendices

TYPE	ORGANISATION NAME	CONTACT NAME	CONTACT DETAILS
Town/Parish Councils	Shefford Town Council	Town Clerk	owncouncil@sheffordtown.co.uk
Town/Parish Councils	Meppershall Parish Council	Parish Clerk	clerk@meppershall-pc.gov.uk
Town/Parish Councils	Henlow Parish Council	Samantha Crawley	Clerk@henlow-pc.gov.uk
Town/Parish Councils	Southhill Parish Council	Maureen Strutt	clerk@southhillparishcouncil.gov.uk
Town/Parish Councils	Langford Parish Council	Sarah Gallagher	clerk@langford-pc.gov.uk
Police	Police and Crime Commissioner	Festus Akinbusoye	pcc@bedfordshire.pnn.police.uk
Police	Bedfordshire Police HQ	Peter Knowles	peter.knowles@bedfordshire.pnn.police.uk
Fire	Bedfordshire Fire & Rescue	General	bedfadmin@bedsfire.com
Race	Gypsy Council	Joseph Jones	joseph@jones.tf
Spiritual	All Saints Church	Rev Caren Topley	rector4clifton@gmail.com
Spiritual	Providence Baptist Church	Unknown	cliftonpbchurch@gmail.com
Spiritual	Clifton Strict Baptist Chapel	David Lawson	davidlawson.uk@gmail.com
Telecoms	Vodafone & O2	General	emf.enquiries@ctil.co.uk
Telecoms	Three	Jane Evans	jane.evans@three.co.uk
Telecoms	OpenReach BT	General	cbyd@openreach.co.uk
Telecoms	EE	General	public.affairs@ee.co.uk
Telecoms	Virgin Media	General	plant.enquiries.team@virginmedia.co.uk
Electric	National Grid	General	plantprotection@cadentgas.com
Electric	UK Power Networks	General	asknetworks@ukpowernetworks.co.uk
Gas	Cadent	General	wecare@cadentgas.com
Water	Anglian Water	Stewart Patience	spatience@anglianwater.co.uk
Water	Affinity	Daniel Yarker	daniel.yarker@affinitywater.co.uk

Note: where email addresses were unknown, notifications were hand delivered

Appendix D Responses to Regulation 14 that Resulted in Changes to the Neighbourhood Plan

Policy	Policy Name	Para	Page	Comment Summary	Action	Change Required
CPB1	Supporting Businesses			You do not need to repeat what has already been written in Policy CPH1	Policy change	Delete as per CBC request
CPCL1	New and Improved Recreation Facilities			Instead of the word 'are' in the last sentence, it should say 'should be'.	Policy change	Duplication and contradiction to other CBC comment - not actioned
CPH1	New and Improved Recreation Facilities			Proposals which will improve health and social cohesion and provide space for individual and community outdoor activities, will be supported. New recreation facilities should meet or exceed the guidelines for best practice in design and are be sustainable, appropriate , and accessible.	Policy change	As suggested
CPCL3	Provision of New Community Facilities			Include a community café - also include a craft or Arts workshop space	Policy change	Add "a Community Café and" before "a permanent location" in the first paragraph of Policy CPCL3.
CPCL4	Improvements to Existing Facilities			I. Proposals to improve the viability of an established community use for the following buildings and land will be supported, provided that the scheme does not <u>unacceptably</u> harm the amenity of <u>the occupants of neighbouring properties</u> or the general amenity of village residents.	Policy change	Use the same wording as CPH1 "there are no adverse impacts on..."?
CPCL4	Improvements to Existing Facilities			Schools should share their facilities with residents. In the past a wide range of evening classes have been based at school premises as well as sharing their sports halls/fields.	Policy change	Add to Policy CPCL4 as follows - III Development proposals should facilitate the sharing of school facilities with the community.

Appendices

Policy	Policy Name	Para	Page	Comment Summary	Action	Change Required
CPCL4	Improvements to Existing Facilities			1. What access to these facilities will residents have and how long will they remain available. The reason I ask is that many years ago, my parents and many other local residents contributed to the building of the Tennis Courts for Samuel Whitbread School. With this provision, access was permitted for the local people to enjoy, outside of school hours. When the last updates were made to Samuel Whitbread, access to these courts were ceased. What happened to the promise from the school to make these facilities available to the local Public. It's all very well being a public spirited person, but when things get revoked, it's a real kick in the teeth.	Policy change	Add to Policy CPCL4 as follows - III Proposals to share existing facilities more widely will be supported.
CPCL4	Improvements to Existing Facilities			Needs a footpath to the (Cricket) club. Dangerous if left as it is.	Policy change	Add to Policy CPTT1 II. Bullet 5, "including along Stamford Lane between the Church Hall and the entrance to the Cricket Club.."
CPCL4	Improvements to Existing Facilities			Include the building and site that currently is the Tesco Express & Post Office in the list	Policy change	Add "convenience store located at 27 Shefford Road" to item I.
CPH1	Enlargement of Homes			Point 1 covers the need for parking to be retained to meet the needs of the occupants of each dwelling. I would suggest this is altered to '...is retained within the residential curtilage, in accordance with the criteria set out in table 1.14 of the Central Bedfordshire Design Guide.' Stating that parking should meet the needs of the occupants is subjective and could cause future issues i.e. if current owners do not drive they would not require any parking to meet their needs and therefore no parking would be required on site, however when the house is sold, new owners with 3 cars may move in, which would then result in unacceptable levels of on -street parking in the future.	Policy change	As suggested

Appendices

Policy	Policy Name	Para	Page	Comment Summary	Action	Change Required
CPH1	Enlargement of Homes			The title of the policy refers to 'enlargement', however, this policy also provides guidance on conversions. Whilst conversions will increase floorspace, they may not increase the physical footprint of a building. A change to the policy name to "Residential change of use and conversions" would provide greater clarity and more accurately represent the thrust of the policy.	Policy change	Title changed to "Alternation of Residential Properties"
CPH1	Enlargement of Homes			<u>Suggested text:</u> Proposals for the Change of use of part of an existing dwelling house extensions, or and conversions of outbuildings within a residential curtilage will be permitted <u>where they meet all of</u> provided the following criteria are met :	Policy change	As suggested
CPH1	Enlargement of Homes			•If the proposal includes the loss of garage space, sufficient off-road parking is retained, <u>or provided for</u> , within the residential curtilage and <u>has regard to the Central Bedfordshire Design Guide and the Parking Strategy which forms part of the Local Transport Plan;</u> for the needs of the occupants	Policy change	Conflicts with other proposed amendments - see simpler wording
CPH1	Enlargement of Homes			• The use of the development is primarily for the occupants of the dwelling	Policy change	As suggested
CPH1	Enlargement of Homes			•There are no adverse impacts on the residential amenity <u>of the occupants</u> of neighbouring <u>properties</u> ; and	Policy change	As suggested
CPH1	Enlargement of Homes			We would encourage this section of the Plan to deter the loss of green space/drives in place of hardstanding, which could result in an increase in run off and localised flood risk, and encourage permeable surfacing is used.	Policy change	Include new bullet "Permeability of new surfacing should ensure no increase in run-off or localised flooding"
CPH1	Enlargement of Homes			Agreed with the proposal, but any changes should not impact parking requirements of Neighbours. Speaking from a personal point of view, it is often impossible to exit my drive for the plethora of cars parked on the roads, paths, grass & bends and sometimes on our drive... when it is delivery / collection time from All Saints School.	Policy change	See amendments in response to CBC comments

Appendices

Policy	Policy Name	Para	Page	Comment Summary	Action	Change Required
CPH1	Enlargement of Homes			The requirement that " sufficient off-road parking is retained within the residential curtilage for the needs of the occupants" is not definitive and needs to be related to the number of bedrooms and specifically referencing the car parking standards in the local plan. Any resident could argue they do not have a need for the spaces which could lead to uncontrolled on street parking. Could a criteria be added to support in particular extensions/enlargements for home working provided they meet with the other policies of the plan. This is helping to promote sustainable development by reducing daily travel.	Policy change	See amendments in response to CBC comments
CPH2	New Homes			"II. Any development not already identified in Table 4 Homes Recently Approved or Currently Under Construction and Table 5 Housing Allocations in Local Plan will commence no less than five years after the adoption of this Neighbourhood Plan." A neighbourhood plan cannot place a blanket ban over any development not already approved/ allocated for the next five years - this does not conform with the NPPF which looks to boost the supply of housing and promote sustainable development, nor does it comply with the CBC Local Plan. CBC strongly recommended that this point is removed from Policy CPH2.	Policy change	Amend to any major development
CPH2	New Homes			I don't think point II is well written. What if development proposals for individual or 2-3 dwellings come forward before that time. I don't think we could refuse them on the basis of this policy. I think this should be omitted	Policy change	Amend to any major development
CPH2	New Homes			The first criterion needs rephrasing to be clearer that an individual proposal is not required to meet all local need for the area and it may not be possible to meet all housing need.	Policy change	Amend I. "Development to provide new homes should reflect the identified local housing need ..."
CPH2	New Homes			The second criterion should be removed as a policy can not prevent development from coming forward in a certain timeframe as this is too restrictive and goes against the principles of sustainable development set out in the NPPF (para 15-16 and Chapter 5) and the CBC Local Plan.	Policy change	Amendments made to policy

Appendices

Policy	Policy Name	Para	Page	Comment Summary	Action	Change Required
CPH2	New Homes			The third criterion should be reworded to be clearer and more succinct, as well as being more flexible to changes in local need. This needs to be in conformity with Chapter 11 of the CBC Local Plan Housing Mix. Policies H1-H3 ensure there is an appropriate mix and range of development types to suit different needs. Although it is recognised that Policy H3 is only applicable to developments of 100 or more dwellings.	Policy change	Amendments made to policy
CPH2	New Homes			Recommended text: I. Proposals to provide new homes must provide facilities and amenities identified in this Neighbourhood Plan commensurate with the size of the development. II. New proposals for residential developments must demonstrate how they are contributing to meeting the identified local housing need. Homes designed to suit an aging population such as bungalows and low-level maisonettes, will be encouraged. III. Developer contributions (£106, CIL or other levies) must include funding for community assets identified in Section 8 Community and Leisure or any of the 10 Aspirations in Section 13 Clifton Green Infrastructure Plan.	Policy change	Amendments made to policy
CPH2	New Homes			The supporting text makes reference to a preferred allocation. However, it has not been referenced within the policy itself. If a preferred allocation is included in the plan it would need to set out more details such as numbers of dwellings that would be expected to be delivered on the site. The plan sets out some of the infrastructure aspirations for the site, however, it is not clear how these will be delivered.	Policy change	Reference to a preferred allocation has been removed
CPH2	New Homes			It is recommended that the reference to a preferred allocation is removed or further work is undertaken to support its inclusion within the plan. It is also recommended to do more consultation/surveys with local people on the chosen site and alternative site options.	Policy change	Reference to a preferred allocation has been removed

Appendices

Policy	Policy Name	Para	Page	Comment Summary	Action	Change Required
CPH2	New Homes			The trust supports, in principle, the criteria set out in this policy, subject to 1. The site selected is currently under consideration by the Samuel Whitbread Academy and Central Bedfordshire Council for the provision of a new access into the school from the recently constructed roundabout on Hitchin Road. The village plan places a five-year embargo on the development of this site, but this timing may come into conflict with that for the new school access and associated development.	Policy change	Reference to a preferred allocation has been removed
CPH2	New Homes			The trust supports, in principle, the criteria set out in this policy, subject to 2. The village envelope incorporates the eastern part of Shefford, which is physically separated from the main settlement of Clifton. The selected site, to the east of Hitchin Road, Shefford, is both suitable and deliverable for new housing and this could include most of the housing types identified as needed by the village. However, this site is some two miles by road from the centre of the village and the proposal for bungalows, to meet an aging population, could result in these residents feeling separated from the village amenities and social contact as well as having to live next to a secondary school, which is planning to significantly increase in size in the near future. A more appropriate location for bungalows could be at the end of Bilberry Road, currently identified in the plan for allotments. The trust owns both this site and the land to the rear and if bungalows were to be built on the frontage, the allotments could be relocated further back. Properly designed, this site could provide advantages for the older and still active village residents, as it is close to all village amenities, could have spacious grounds and benefit from the open views and access to the countryside beyond the edge of the village.	Policy change	Reference to preferred allocations has been removed
CPH2				3.1 We note that draft Policy CPH2 New Homes states: "Any development not already identified in Table 4 Homes Recently Approved or Currently Under Construction and Table 5 Housing Allocations in Local Plan will commence no less than five years after the adoption of this Neighbourhood Plan."	Policy change	Reference to preferred allocations has been removed

Appendices

Policy	Policy Name	Para	Page	Comment Summary	Action	Change Required
CPH2				3.4 This requirement of Policy CPH2 is therefore contrary to the recently adopted Local Plan and the provisions of the NPPF for the NP to impose what is, in effect, a moratorium on the development of non-allocated sites within the first 5 years of the NP being adopted (or any period).	Policy change	Reference to preferred allocations has been removed
CPH2				3.5 For these reasons we think Policy CPH2 criteria II should be deleted.	Policy change	Reference to preferred allocations has been removed
CPH2	New Homes			Para III - The word "predominantly" is unnecessary in my view. The paragraph reads well enough without it. Potential for achieving more than desired! And ties in with Objective E	Policy change	Remove the word "predominantly" from CPH2 III.
CPHE1	Designated Heritage Assets			We welcome the production of this neighbourhood plan, and are pleased to see that the historic environment of your parish features throughout. In particular we are pleased to note the inclusion of Objective D, and Policies CPHE1-3. We consider that policy CPHE1 may replicate the protections that are afforded to designated heritage assets in the Central Bedfordshire Local Plan and National Planning Policy Framework. We welcome part III, but suggest a minor rewording to "Where a development proposal is likely to have an impact on a designated heritage asset, a heritage statement setting out how any adverse impacts on the asset and its setting have been avoided or mitigated must be submitted.	Policy change	Use rewording as suggested by HE for part III of CHPE1.

Appendices

Policy	Policy Name	Para	Page	Comment Summary	Action	Change Required
CPHE1	Designated Heritage Assets			Point 1 is not in conformity with the CBC Local Plan and the NPPF, which states that '...201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss' & '202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.' As such, the current policy wording for Policy CPHE1, which states that development proposals affecting heritage assets will only be permitted if they preserve or enhance their significance is overly restrictive and does not conform with the NPPF. Therefore, to ensure the NP conforms with the NPPF, it is recommended that the policy is amended. An example of the potential wording is inserted below:	Policy change	Amend policy wording I. Proposals which affect designated heritage assets including Clifton Conservation Area will be assessed against the NPPF and Local Plan Policy HE3.
CPHE1	Designated Heritage Assets			Planning applications which will result in any harm to the significance of heritage assets (designated and non-designated) must consider the scale of the harm and the impact on the significance of the Heritage Asset. When determining such development proposals, they will be assessed against the relevant criteria in the National Planning Policy Framework and the Local Plan.	Policy change	As above
CPHE1	Designated Heritage Assets			Point II is not necessary in the Policy - this should be moved to the policy Pre-amble instead.	Policy change	On reflection this reference to the Conservation Area Appraisal has been strengthened
CPHE1	Designated Heritage Assets			I'm not sure this is in accordance with the NPPF or our own Local Plan, which allows harm to heritage assets if outweighed by the public benefits.	Policy change	See amended wording

Appendices

Policy	Policy Name	Para	Page	Comment Summary	Action	Change Required
CPHE1	Policy CPHE1 Designated Heritage Assets and Policy CPHE2 Non-designated Heritage Assets			Recommend that the 2 policies are combined under one policy ""heritage assets"". CPHE1 as currently written is too restrictive as the NPPF allows development where it achieves substantial public benefits that outweigh that harm or loss. Some of the text is not necessary for the policy and should be included within the supporting text. Policy could read: "Planning applications which will result in any harm to the significance of heritage assets (designated and non-designated) must consider the scale of the harm and the impact on the significance of the heritage asset. When determining such development proposals, they will be assessed against the relevant criteria in the NPPF and Local Plan. Proposals which affect designated and non-designated heritage assets will be expected to submit a heritage statement that sets out how the proposal impacts on an asset and its setting, along with any proposed mitigation and recording measures in a proportionate way. Proposals that preserve those elements of the setting of a heritage asset that make a positive contribution to the heritage asset will be treated favourably. Development proposals affecting a site with potential archaeological interest shall be accompanied by an archaeological desk-based survey and, where applicable, a field evaluation. Development proposals should demonstrate that they have considered the potential impact on above and below ground archaeology and identify mitigation strategies to ensure that evidence of past environments is not lost."	Policy change	Policies remain separate but include an additional criterion on archaeology.
CPNE1				It is very important that any future development does not harm the existing hedgerows and natural plants.	Policy change	Add to Policy CPNE1 "V Existing hedgerows within the village should be preserved and maintained. New hedgerow planting will be encouraged and where appropriate funding will be made available. Destruction of hedgerows will be resisted."

Appendices

Policy	Policy Name	Para	Page	Comment Summary	Action	Change Required
CPNE1	Conserve Biodiversity and Enhance Habitat			III - this should also include hedgehog highways. Now building rules state developers now have to consider the needs of hedgehogs when new homes are built. II Buffer zone 20m not 10m.	Policy change	Point III. Add" and hedgehog friendly fencing" after "bird boxes".
CPNE1	Conserve Biodiversity and Enhance Habitat			What is the point of bird boxes when so many trees and hedges have been removed? Every tree and hedge along New Road has been removed, as has the trees on the land behind N. 21. The barn owl, foxes and deer are all gone, how will a few bird boxes restore that habitat?	Policy change	Add to Policy CPNE1 "V Existing hedgerows within the village should be preserved and maintained. New hedgerow planting will be encouraged and where appropriate funding will be made available. Destruction of hedgerows will be resisted."
CPNE1	Conserve Biodiversity and Enhance Habitat	IV		Hedgehogs are now considered an endangered species. Hedgehog highways (holes in fences) would help to give them greater areas to forage without having to cross highways where they are in danger of being killed	Policy change	Policy CPNE1, point III. Add" and hedgehog friendly fencing" after "bird boxes".
CPNE1		9.8		Good to read about diversity we have. Can we include a plan to increase hedgerows. There are so many with gaps in that could be easily repaired to create wild "corridors" vital to our ecosystems. We could also support lots of tree planting. Utilise Wildlife Trust to help.	Policy change	Add to Policy CPNE1 "V Existing hedgerows within the village should be preserved and maintained. New hedgerow planting will be encouraged and where appropriate funding will be made available. Destruction of hedgerows will be resisted."

Appendices

Policy	Policy Name	Para	Page	Comment Summary	Action	Change Required
CPNE2	Green Infrastructure, Networks and Corridors			In the plan, the site at the end of Bilberry Road has been identified as suitable for allotments. Being fully serviced and accessible, this site has the potential to provide some of those housing types for which there is currently a shortage within the village, such as affordable housing or bungalows, see comments in 2 above. As the Hale Trust owns both this site and the land to the rear, the site could fulfil more than a single purpose with housing at the front and allotments at the rear.	Policy change	There is no preferred site or housing allocation in the NP, but the preferred site for allotments is still mentioned in the Plan.
CPNE2	Green Infrastructure, Networks and Corridors			Clifton Green Walk is very needed particularly a footpath to the Cricket Club & beyond to join up footpath by the river & the farmland north of Clifton.	Policy change	Add IV to Policy CPTT1. "A pedestrian pathway along Stanford Lane between the Church Hall and the entrance to the Cricket Club is a priority and will be encouraged and supported. "Text inserted but referenced as "including"
CPNE2	Green Infrastructure, Networks and Corridors			I'd love a cafe in the village which would be easy to walk to and somewhere to buy fresh bread and produce like a farm shop.	Policy change	Add "a coffee shop" after "museum" to Policy CPCL3.
CPTT1	Traffic and Transport			"• Futureproofing to take account of likely technological changes over the lifetime of this Neighbourhood Plan." It is recommended that this is removed, as it is difficult to predict what technological changes may take place. In terms of certainty and evidence, a proposal can only put in place what is known or required at the time.	Policy change	Bullet deleted
CPTT1	Traffic and Transport			III. Improvements or alterations to existing infrastructure must explore take advantage of opportunities to include energy saving measures for road users, including the introduction of electric vehicle charging points adjacent to properties without off street parking and improvements to street lighting, including the use of LED light source and centrally monitored system management.	Policy change	As suggested

Appendices

Policy	Policy Name	Para	Page	Comment Summary	Action	Change Required
CPTT1	Traffic and Transport	4.2.1		Objective 3 refers to "using sustainable transport between Clifton etc." Policy CPTT1 makes no reference to public transport or the potential for integration between different modes of public transport to access other localities and services. Policy CPTT1 should not be adopted in its present form.	Policy change	Add the following to Policy CPTT1 - "Future plans which seek to integrate public transport and improve connectivity will be supported.".
CPTT1	Traffic and Transport			Instead of saying traffic impact assessment could this read "Transport Assessment" or "Transport Statement", commensurate with the level of development that includes traffic impact. TA and TS will include traffic modelling and much more than just traffic impact.	Policy change	Replace "Traffic Impact Assessment" with "Transport Assessment"
CPTT1		6.7.1		A footpath from the Church Hall to Clifton Cricket Club and extending to the footpath from Stanford Lane to Shefford (by the river/navigation) would be an asset to the village.	Policy change	Add IV to Policy CPTT1. "A pedestrian pathway along Stanford Lane between the Church Hall and the entrance to the Cricket Club is a priority and will be encouraged and supported."
CPTT1		6.7.1		A footpath to Clifton Cricket Club is definitely needed + 30 miles/hr sign till after the bridge.	Policy change	Add IV to Policy CPTT1. "A pedestrian pathway along Stanford Lane between the Church Hall and the entrance to the Cricket Club is a priority and will be encouraged and supported."
CPV1	Important Views			It is recommended that the policy is reworded slightly as it is not clear when an assessment would be appropriate. II. New development within the identified views listed above and indicated on the Policies Map must ensure that key features of the view can continue to be enjoyed including distant buildings, areas of landscape and the juxtaposition of village edges and countryside. If a proposal would have an impact on the identified views, Development proposals must, where appropriate, include an assessment of the	Policy change	Change as suggested

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Policy	Policy Name	Para	Page	Comment Summary	Action	Change Required
				<u>effect that the that development will have on these Important Views must be submitted.</u>		
Other	Natural Environment			We would encourage this section of the Plan to take a strong stance on flood risk management and to establish policies which seek betterment of existing risk from pluvial and fluvial sources for existing local communities. The CBC Flood Risk Team has been in contact with the Parish Council, residents and spokespeople for the community on the issue of flood risk on multiple occasions over the past years, the community has at times been vocal on their stance that new development should be considered unacceptable on the grounds it would increase the existing risk of flooding to the community. We are surprised to see it has not been given due consideration in the Plan as it is currently proposed. The area itself has a network of non-main rivers (ditches and streams) which should be retained and not lost as a result of development or changes of land use, land drainage and surface water flow paths should be considered in conjunction to the flood plain and main rivers (which the Plan currently only considers).	Policy change	New Policy and accompanying text CPNE3 inserted

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Policy	Policy Name	Para	Page	Comment Summary	Action	Change Required
CPCL4				We are concerned that The Woodlands Pre-school isn't included/directly mentioned in either of these policies. As you know we are currently located in a temporary building on CBC land on All Saints Academy's school site. Our building is approaching the end of its life and is currently in desperate need of a new bathroom/kitchen. We don't know what the future holds for us premises wise but at some point in the next 5-10 years we will need a new building - either on the same site or at a different location within Clifton. Over the past few years our building design (one big teaching space) has become unfit for purpose partly due to the high level of children with SEN and the loss of the use a spare classroom at All Saints due to their expansion. We are also managed completely separately from the school and therefore are only linked by being located on the same site. We believe that having a preschool/nursery provision within Clifton is vital for the local community and therefore feel that The Woodlands should be named specifically and therefore supported by this Policy CPCL3/4 for any future developments which may arise.	Policy change	Add Woodlands Pre-School to list of listed facilities. (after (2) All Saints Academy)
CPCL1	New and Improved Recreation Facilities			Where is Chesalon LGS4? Well done -very in-depth.	Policy & Para change	Change policies, CPCL2, and paragraphs 8.3.3, 8.3.7, Figure 30, map on page 55 Appendix B, to add "(AKA the triangle between Pedley Lane and Shefford Road)" after "Chesalon".
CPH1	Enlargement of Homes			The text that precedes the policy largely focuses on design, yet the policy itself refers to changes of use and conversions within residential curtilages, only the last criterion refers to design. The main thrust of the policy appears to be the change of use from a building that is used incidentally to one that is used for ancillary accommodation.	Policy & Para change	New Policy added on Local Design Criteria
CPV1	Important Views			There is a mismatch between the arrow & photo for the view from Pedley Lane & the description which say it looks north. The photo and arrow are looking east or possibly northeast.	Policy change	Change description of Figure 36 View 4 to "Looking west from the north side of Pedley Lane towards The Lakes" and

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Policy	Policy Name	Para	Page	Comment Summary	Action	Change Required
						corresponding change in Policy CPV1
CPV1	Important views	Appendix A.1 Policies Maps	90	Map on page 76 has view 4 arrow pointing in wrong direction - should be North as stated on page 77. Map in P90 A.1 is similarly incorrect for view 4.	Para change	Arrow is correct. Change description of Figure 36 View 4 to "Looking west from the north side of Pedley Lane towards The Lakes"
Other				Fig 23, 31 and 47 have spelt Sheila Ashton's name incorrectly (it is shown as Shelia)	Photo change	Amend descriptions of photographs Fig 23, 31 & 47 to correct misspelt name
CPCL2	Designated Local Green Spaces			How were the 4 local green spaces identified? Paragraph 8.3.3 states the village survey asked residents to prioritise three green areas in Clifton for preservation and that 7 areas were offered.	Para change	Include more detail on selection
CPCL2	Designated Local Green Spaces			I think these spaces are very important to protect and be able to enjoy - maybe more beaches and maybe picnic areas in these spaces would be good. The new wildlife provisions are a positive. New footpaths are brilliant - I'd like to see a footpath up Stanford Lane past the church hall into the village. I think north of Pedley Lane should be a protected view.	Para change	Add " We will also survey potential sites for one or two picnic areas along the route" after the current end of the Action Plan in Aspiration 10 of the GIP.

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Policy	Policy Name	Para	Page	Comment Summary	Action	Change Required
CPCL3				As Booking Clerk for the Church Hall I can advise that the hall is used 90% of the week for regular bookings by hirers. We consider the hall to be a comparable community facility to the community centre, albeit slightly smaller and we take exception to the use of the word "main" for the community centre. We are constantly being asked for hirings and would be able to fulfil this with additional hall space as well as giving our existing hirers more space/flexibility. This could be created through the covering of the courtyard and the extension of internal space. Furthermore we need additional car parking for both the church hall and funerals (the arrival of and departure of the hearse). A feasibility study has been undertaken and costings have been identified for phase 1 car parking. Phase 2 is the creation of additional floorspace. We would like a policy in the "New Community Facilities" which supports both the extension of the car park and the covering and inclusion of the courtyard that also includes S106 contributions. We could like to ensure that the objective to improve this community facility is on a par with the provision of the new community hub. so that S106 monies are distributed equally between the two community halls. With the village expanding we can only see more pressure on our two halls and therefore we should maximize the potential of them both in equal measure.	Para change	Amend paragraph 8.6.1 to reflect the relative importance of all venues as follows - The second and third sentences to read "Clifton Community Centre is located close to the playing field in the centre of the village. All Saints Church Hall is smaller but also well used".
CPH1	Enlargement of Homes			Criterion - 'the use of the development is primarily for the occupants of the dwelling' would mean that all ancillary accommodation proposals should be refused, which would be overly restrictive. Reference should be made to the existing CBC parking guidance. Remove reference to occupants as this refers to the people rather than the property, occupants and their needs will change over time so it is better to focus on the property.	Para change	Additional text on providing room to work from home included.

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Policy	Policy Name	Para	Page	Comment Summary	Action	Change Required
CPH2	New Homes			There appears to be inconsistency in the scoring of the sites, for example, at 2.8, Hitchin Hill scores 11 compared to Stockbridge Road which only scores 1. The site at Hitchin Hill is a considerable distance from Clifton and it is difficult to justify such a high score. In addition, at 2.15, the question 'Is the land part of a separation area between Clifton and Shefford or Henlow?' Hitchin Hill scores 15, however, it could be argued this area of land is part of an area that separates Shefford and Clifton. At 2.16 Hitchin Hill also appears to score higher than the other sites, but it is not clear why. At 2.5 'Will the development of the site result in loss of open space?' The sites appear to score relatively low. Although some of the other sites suggest they are currently farmland too. It would appear that this criterion has been scored on being greenfield, rather than being a designated open space. It would be helpful to include maps of the sites that were considered alongside the scoring so that it is clear where they are located in the village.	Para change	There are no site allocations of preferred sites in the Plan.
CPH2	New Homes	5.4	31	The table should be updated to reflect the current building out of HAS10: 20 dwellings south of Fairground Way. Numbers of new homes to be amended along with %.	Para change	Amend para 5.4.3 to read "Two schemes are part of the housing allocation for Clifton. These are listed in Table 5.
CPNE1	Conserve Biodiversity and Enhance Habitat			It is not clear what evidence there is to support a buffer of 10 metres.	Para change	Add to text the evidence that EA usually ask for had they responded
CPNE1				CPNE1, CPNE2. No mention of "RN Clifton" on New Road?	Para change	Add a sentence at the end of Para. 3.7.4 "There was, during World War 2, a small sentry box positioned on New Road this being known as RN, (Royal Navy), Clifton. It's exact position is unknown
CPNE2	Green Infrastructure, Networks and Corridors			I'd like to see a proposed picnic area in the village a bit like Baulk Wood in Henlow/Langford.	Para change	Add " We will also survey potential sites for one or two picnic areas along the route" after the current end of the

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Policy	Policy Name	Para	Page	Comment Summary	Action	Change Required
						Action Plan in Aspiration 10 of the GIP.
CPTT1	Traffic and Transport	6.5.1		There are now four bus services. Routes 9a and 9b plus a new daily service 9c provided by Stagecoach. The fourth, route 200, provided by Grant Palmer is routed from Flitwick to Biggleswade every two hours via a number of villages. This service does not run at weekends.	Para change	Amend to conform with comment.
CPTT1				Provision of safe road crossing on Shefford Road in the vicinity of Tesco Express needed and more expansion of schools will increase this need.	Para change	New Paragraph to be added - "6.2.4 There are a significant number of traffic movements on Shefford Road caused by vehicles entering and leaving the small car park in front of the village convenience store. Notwithstanding that it is outside the remit of a Neighbourhood Plan, the Parish Council have been pressuring CBC to install a pedestrian crossing at or close to this location and would support any proposal to install one. "
CPTT1				I see no reference to the improvement to New Road/A507 junction	Para change	Add to para 6.3.3 "Improvements to the junction at the southern end of New Road and the A507 which are likely to improve safety will be supported by the Parish Council"

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Policy	Policy Name	Para	Page	Comment Summary	Action	Change Required
Other	Development Strategy			Notwithstanding this, the site was the subject of a planning application in 2017 and was withdrawn following an email from the case officer, advising that there were issues with highway safety, distance from facilities, availability of school places and impact on the character and appearance of the area. Furthermore, the site came forward through the call for sites process for the CBC Local Plan (Site NLP145) and it was not allocated for the following reason 'The site does not relate well to the settlement and does not abut the settlement boundary. There is open space and a field separating the site and the settlement'. The site lies outside of the Shefford and Clifton settlement envelope, within the open countryside, and would not relate, or appear to have any relationship, with the settlement of Clifton. Therefore, this site would be in conflict with the CBC Local Plan. Moreover, reading through the detailed scoring methodology used to identify the site, contained within Appendix E, this is not considered to be a robust methodology and, apart from one resident scoring the site, does not appear to have undergone any community engagement regarding a preferred site of the 9 put forward by landowners. CBC also consider that there are significant inconsistencies in the scoring for the sites. Additionally, the supporting text to the allocation states that a road could be provided from Samuel Whitbread Academy to Hitchin Road, to allow buses and school traffic to access the school from Hitchin Road. However, this road would have to be built over land not contained within the site boundary and no evidence of the feasibility of this has been provided.	Para change	There are no site allocations of preferred sites in the Plan.
Other	Development Strategy			In order for Neighbourhood Plans to allocate sites, there needs to be a transparent, objective and robust methodology for assessing the sites, with an appropriate consultation exercise and it must be ensured that there is strategic infrastructure capable of serving the needs created by the allocation. The allocation also needs to be in line with the strategic policies of the Local Plan and all the sites put forward for development need to have been impartially assessed for sustainability, to ensure the most sustainable site has been selected. CBC does not consider this has been achieved and would therefore recommend the allocation is removed, or more work is complete to justify the allocation.	Para change	There is no housing allocation in the NP

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Policy	Policy Name	Para	Page	Comment Summary	Action	Change Required
Other		3.11.2		As of July 22 The Woodlands will no longer be providing out of hours care for school age or preschool children - so this statement is incorrect. We provide preschool education for 2½ 4 year olds. We share an entrance with All Saints Academy and do not have an entrance solely for our own use.	Para change	As suggested
Other		8.4.2		The Woodlands previously had numbers close to 70 children and not 90.	Para change	As suggested
Other		8.4.4		We have recently updated our Admission policy and are now only accepting children from within Clifton	Para change	As suggested
Other				Our Preschool provides education for 2 1/2 to 4 year olds from Clifton only. We will not be providing extended care (breakfast and afterschool clubs) as of July 22.	Para change	Amend Para 8.4.4 as necessary.
Other		3.11.3		Interesting reading, mind you I thought Samuel Whitbread opened in September 1973. It was an eyeopener to the history of Clifton still got plenty of pages to go yet.	Para change	Amend paragraph 3.11.3, second sentence to read "It was opened on the 4th September 1973 and caters..."
Other		8.4.1	56	Also refers to the school as a lower school.	Para change	Amend para 8.4.1 to read ... "All Saints Academy primary school..."
Other		3.11.1	22	Refers to Clifton All Saints Academy as a lower school. From September 2021 it became a Primary School. Also the photo in Fig. 12 on the same page (22) would be better taken from under the arch.	Para change	Amend para 3.11.1 to read "... was formerly a lower school and became a primary school in September 2021. It is situated ..."
Other		5.4.3	32	Amend table to reflect above.	Para change	Amend Table 5 by changing the status of 18/04067 to Construction underway.
Other		5.6.2		Suggests using Flemish Bond. This type of bond is for a 9" wall and not appropriate for a timber frame or cavity walls.	Para change	Amend para.5.6.2 last but one line, to include "a style similar to" between "...particularly" and "Flemish Bond..."

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Policy	Policy Name	Para	Page	Comment Summary	Action	Change Required
Other		3.7.4		Fails to mention new housing estate to the east of New Road as mentioned in 3.8.13.	Para change	Amend para. 3.7.4 line 3 to read "(Herbert's Meadow), a new 95 home development which now links New Road to Hitchin Lane, followed by..."
Other		9.5.6	62	Moorhens are often resident on the pond.	Para change	Amend para. 9.5.6 by adding "moorhen" after "Pintail" in line 3.



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