

H119 - 33-35 Church Street, Clifton							
Size (ha)	0.4						
Proposal	1-9 dwellings						
Description	Located to the west of Clifton and to the west of Church Street. The site is currently a dwelling and garden.						
Issue & Options Consultations							
Consultation Responses	Yes	13%	No	79%	Maybe	8%	
Consultation Comments	<ul style="list-style-type: none"> Negative impact on the conservation area Increase road congestion Development will result in the demolition of a building of value Infrastructure in Clifton cannot sustain the development 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	143						
Rank	1st ranked in settlement out of <u>56</u>						
Conclusion	<p>The site scores very highly within Clifton <u>and the Rural Area</u>. <u>This site is within the Settlement Envelope and therefore the principle of residential development is already established. It is however considered that as a high ranking Large Village, Clifton can accommodate a larger number of new dwellings within the plan period. For this reason site H206/H261 is the favoured site for development and H119 has not been taken forward to Stage 3.</u> However, as the site is considered too small to allocate within the settlement, the site has not been taken forward to Stage 3.</p>						
Stage 3							
<u>Access Highways Agency</u>	Not applicable						
<u>Highways Authority</u>	Not applicable						
<u>Environment Agency</u>	Not applicable						
<u>Archaeology</u>	Not applicable						
<u>Built Conservation</u>	Not applicable						
<u>Contaminated Land</u>	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
<u>Environmental Health</u>	Not applicable						
<u>English Heritage</u>	Not applicable						
<u>Landscape</u>	Not applicable						
<u>Natural England</u>	Not applicable						

<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable
Final Decision	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	

H136 - Land at Stockbridge Road, Clifton							
Size (ha)	1.1						
Proposal	20-30 dwellings						
Description	Located to the east of Clifton and to the north of Stockbridge Road. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	12.5%	No	75%	Maybe	12.5%	
Consultation Comments	<ul style="list-style-type: none"> • Development will erode the gap between Clifton and Henlow • Increase road congestion • Infrastructure in Clifton could not sustain this development 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	Yes	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
<u>Access Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	Not applicable						
<u>Environment Agency</u>	Not applicable						
<u>Archaeology</u>	Not applicable						
<u>Built Conservation</u>	Not applicable						
<u>Contaminated Land</u>	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
<u>Environmental Health</u>	Not applicable						
<u>English Heritage</u>	Not applicable						
<u>Landscape</u>	Not applicable						
<u>Natural England</u>	Not applicable						
<u>Anglian Water</u>	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H206/H261 - Land to the East of Hitchin Road, Shefford Land at New road, Clifton							
Size (ha)	6.174-8						
Proposal	H206: 50 dwellings H261: 100-130 dwellings, including employment use						
Description	Located to the south of Clifton and to the east of New Road. The site H206 has a dwelling and garden located on it and H261 is vacant grassland. These sites have been assessed as one.						
Issue & Options Consultations							
Consultation Responses	H206	Yes	0%	No	88%	Maybe	12%
	H261	Yes	1%	No	92%	Maybe	7%
Consultation Comments	<ul style="list-style-type: none"> • Increase road congestion • Detrimental impact on the character of Clifton • Infrastructure in Clifton could not sustain this development • <u>Loss of countryside</u> • <u>Development will erode gap between Clifton and Shefford</u> 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	1090						
Rank	2nd ranked in settlement out of 56						
Conclusion	This site scored well within the settlement and the Rural Area. It is considered that as a high ranking Large Village, Clifton can accommodate a significant number of new dwellings within the plan period. Nothing to prevent progression to stage 3 For these reasons the site has progressed to Stage 3.						
Stage 3							
Access/Highways Authority	Two acceptable access points, although access onto New Road should be discouraged						
Highways Agency	No comments made						
Environment Agency	No site specific comments made						
Archaeology	No comments made						
Built Conservation	No comments made none						
Contaminated Land	none - Mid to low risks						
Internal Drainage Board	No comments made none						
Environmental Health	RAG rating green						
English Heritage	No objection, however would like to see careful design and a design brief						

Landscape	Backs of gardens should not face the open land to the south
Natural England	none <u>No comments made</u>
<u>Anglian</u> Water	RAG rating is green
Conclusion	A few issues need to be taken into consideration when making a decision. This site shall be part of a larger site, including site H261.
Final Decision	
The Council has included the site within the Site Allocations Development Plan Document <u>for a reduced number of 80 dwellings</u> . There have been no exceptional issues identified within the three stages of assessment.	

H223 - Land South of Pedley Lane, Clifton							
Size (ha)	0.14						
Proposal	2 dwellings						
Description	Located to the west of Clifton and to the south of Pedley Lane. The site is vacant						
Issue & Options Consultations							
Consultation Responses	Yes	15%	No	67%	Maybe	18%	
Consultation Comments	<ul style="list-style-type: none"> Development will erode the Important Countryside Gap between Clifton and Shefford Increase in road congestion Infrastructure in Clifton could not sustain this development 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	Yes	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
<u>Highways Authority Access</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	Not applicable						
Contaminated Land	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglian Water</u>	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H224 - Clifton Farm Yard, Church Street, Clifton							
Size (ha)	0.56						
Proposal	9 dwellings						
Description	Located to the north of Clifton and to the east of Church Street. The site is occupied by farm buildings.						
Issue & Options Consultations							
Consultation Responses	Yes	14%	No	65%	Maybe	21%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Infrastructure in Clifton is insufficient • Poor access • Development will have a detrimental impact on the conservation area and settling of a listed building 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	64						
Rank	6th ranked in settlement out of 56						
Conclusion	Even though the site scored reasonably well within the r Rural a Area, there were far higher scoring sites within the Settlement. For this reason the site was not taken forward. As site H206/H261 is the favoured location for development in Clifton, no further allocation is required within the village.						
Stage 3							
Access Highways Authority	Not applicable						
Highways Agency	Not applicable						
Environment Agency	Not applicable						
Archaeology	Not applicable						
Built Conservation	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Anglian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H251 – Land to the West of Hitchin Lane and to the East of New Road, Clifton							
Size (ha)	6.7						
Proposal	235 dwellings						
Description	This proposal is located to the South of Clifton, close to the central area. The proposed land is situated between the existing sporadic housing. The site includes some gardens, greenhouses and agricultural land.						
Issue & Options Consultations							
Consultation Responses (%)	Yes	2%	No	93%	Maybe	5%	
Consultation Comments	<ul style="list-style-type: none"> • Detrimental impact on the conservation area • Infrastructure, services and facilities in Clifton cannot sustain this development • Increase in road congestion • Large scale development out of character with Clifton • Loss of countryside and Greenfield 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	84						
Rank	5th ranked in settlement out of <u>56</u>						
Conclusion	Even though the site scored reasonably well within the <u>rural area</u> , there were <u>far</u> higher scoring sites within the settlement. <u>As site H206/H261 is the favoured location for development in Clifton, no further allocation is required within the village.</u> For this reason the site was not taken forward.						
Stage 3							
Highways <u>Authority</u>	Not applicable						
<u>Highways Agency</u>	Not applicable						
<u>Environment Agency</u>	Not applicable						
<u>Archaeology</u>	Not applicable						
<u>Built Conservation</u>	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Anglian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							

The site has not been taken forward as part of the Site Allocations Development Plan Document.

H261 – Land at New Road, Clifton Combined with H206							
Size (ha)	4.37						
Proposal	100 – 130 dwellings, including employment use						
Description	The site, located to the South of Clifton, is currently vacant grassland.						
Issue & Options Consultations							
Consultation Responses (%)	Yes	1%	No	92%	Maybe	7%	
Consultation Comments	<ul style="list-style-type: none"> • Infrastructure, services and facilities in Clifton could not sustain this development • Increase in road congestion • Loss of countryside • Scale of development is out of character with Clifton <ul style="list-style-type: none"> • Development will erode the gap between Clifton and Shefford 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	100						
Rank	3rd ranked in settlement out of 6						
Conclusion	Nothing to prevent progression to stage 3						
Stage 3							
Highways	Two acceptable access points, although access onto New Road should be discouraged						
Conservation	none						
Contaminated Land	Mid and low risks						
Internal Drainage Board	none						
Environmental Health	RAG rating green						
English Heritage	No objection, however would like to see careful design and a design brief						
Landscape	Backs of gardens should not face the open land to the south						
Natural England	none						
Anglian Water	RAG rating is green						
Conclusion	A few issues need to be taken into consideration when making a decision. This site shall be part of a larger site, including site H206.						
Final Decision							
The Council has included the site within the Site Allocations Development Plan Document. There have been no exceptional issues identified within the three stages of assessment.							

H324 – Land rear of 12-16 Hitchin Lane, Clifton							
Size (ha)	0.31						
Proposal	20 - 30 dwellings						
Description	The site is currently vacant and featureless.						
Issue & Options Consultations							
Consultation Responses (%)	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> The level of development is too great for Clifton Local facilities and infrastructure will be overstretched 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore the site has progressed to Stage 2.						
Stage 2							
Score	8594						
Rank	4th ranked in settlement out of 5th						
Conclusion	Even though the site scored reasonably well within the r Rural a Area, there were far -higher scoring sites within the Settlement. <u>As site H206/H261 is the favoured location for development in Clifton, no further allocation is required within the village.</u> For this reason the site was not taken forward.						
Stage 3							
Highways A Authority	Not applicable						
Highways A Agency	Not applicable						
E Environment A Agency	Not applicable						
A rchaeology	Not applicable						
B uilt Conservation	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Anglian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							