

Site Allocations, Issues and Options Consultation: Clifton

Final Revision – December 12th 2008

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***Please Note:** that the Consultation Report is a collection of all comments received during the consultation process. Comments included within this document are those of individuals and organisations and do not necessarily represent the views of the District Council.*

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4.3.7 Clifton

Round one consultation - Twelve sites have been submitted for potential development in Clifton: 11 residential sites and one employment site.

A public exhibition of these sites was held at Shefford Community Hall, on Thursday 13th March 2008, between 1.00pm and 8.00pm. The exhibition was attended by 265 residents. **Round two consultation** - Two additional residential sites/proposals have been submitted for consideration for potential development in Clifton.

A public exhibition of these sites was held at Stotfold Memorial Hall, Hallworth Drive (off Hitchin Road), Stotfold on Thursday 10th July, between 2.30pm and 7.30pm.

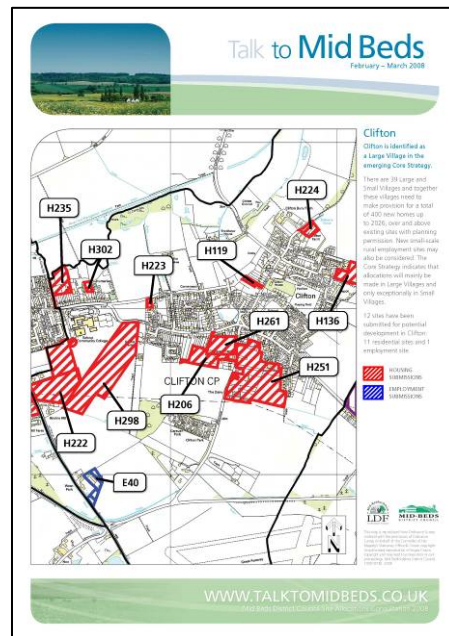


Figure 1 - Round one consultation sites

Public response - From the Talk to Mid Beds website going live in February 2008 there were 1415 visits to the Clifton parish pages (up to end of 22nd September 2008) while 15 postal packs were distributed during the two rounds of consultation.



Figure 2 - Round two consultation sites

821 surveys and representations were received on sites in the parish.

General issues with development in Clifton

A number of issues have been raised by residents and the parish council which they feel should be taken into consideration for all potential sites in the parish.

These can be summarised as follows:

- Prevention of coalescence of Clifton with neighbouring villages Henlow and Shefford
- Traffic – volume and speed. A survey commissioned by Clifton Parish Council shows that 60% of traffic moving through the village exceeds that speed limit
- Parking – the traffic situation is made worse by the fact that many village

- residents have no other option than to park their cars on the road
- Schools and Doctors– Clifton and Henlow Lower Schools, and Henlow Middle School have no capacity. The Chairman of All Saints VA Lower School Governing Body wrote to confirm this was true of his institution

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- Loss of agricultural land – concerns that loss of agricultural land is likely to have a negative impact on food supplies and prices.

The Clifton Parish council also made some general comments which relate to all sites in the parish and are summarised here (the council's full response is shown in Appendix Three):

- The first concern has to be to maintain Clifton as a village, and prevent the village joining with neighbouring settlement
- More houses equates to more traffic in a situation where traffic flowing through the village is totally unmanaged. Action has to be taken to reduce, and slow down, traffic before any further development should be considered
- More houses mean more children, and more pressure on the schools. Where will additional children go to school? How will they get there? Parents moving into the village need answers to these questions now!
- The Mid Beds consultation document refers to a couple of sites that are in Clifton but says that that they are really a part of Shefford. Clifton Parish Council objects strongly to this approach. There is no clarification as to if these sites were used whether the dwelling numbers would be put against Clifton's 15 – 50 quota or Shefford's 50 – 250 quota
- The current use of the major sites is listed as "agriculture". In the current situation where people are facing sharply increased food prices due to a shortage of supplies it should not be forgotten the "agriculture" equals food production.

Clifton Improvement and Preservation Society also made some general comments which are shown here (the Society's full response is shown in Appendix Three):

- There is no justification for further development in the village
- Any such development would be inconsistent with the emerging options in the Local Development framework
- No new development for housing is required to sustain existing facilities
- Further traffic would impinge detrimentally on the village centre and the southern end of the Conservation Area
- Releases of land outside the existing settlement envelope will be contrary to the Spatial Development Principles in the Preferred Option policies and policies for protection of the countryside national and local (CS6 and CS22).

Potential development sites in Clifton

Ref Number: H119

Submission type: Housing

Site Name/Address: 33-35 Church Street, Clifton

Submitted proposal: Development of 1-9 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 53

Site assessment criteria

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly Disagree |
|---|--------------------------|--------------------------|----------------------------|-------------------------------------|--------------------------|
| The potential to support local services (shops, hostels, post office, cafes, restaurants etc) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Existing facilities within easy travelling distance | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Good public transport links | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to be developed for housing without creating traffic congestion problems in the vicinity | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to be developed for housing without significant impact on the countryside or local environment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Site development suitability

| | Count | Percent |
|-------|-------|---------|
| Yes | 6 | 12.5% |
| No | 38 | 79.2% |
| Maybe | 4 | 8.3% |
| Total | 48 | 100.0% |

Additional comments

39 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Development on this site will have a potential detrimental impact on the conservation area
- Development of the site has the potential to worsen the traffic flow on Church Street
- Development on this site would result in demolition of a building of value
- Infrastructure in Clifton could not sustain this development.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|---------------------------|---|--|
| Clifton Parish Council | Do not support | The Council disagrees with the MBDC assertion that smaller scale development could be considered here. The site is within the Village's only Conservation Area, and the property designated for demolition, whilst not being a listed building, contributes to the village character and appearance of the Area. The Conservation Area plan requires any new development within the Area <i>to enhance</i> the area. |

Ref Number: H136

Submission type: Housing

Site Name/Address: Land at Stockbridge Road, Clifton

Submitted proposal: Development of 20-30 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 42

Site assessment criteria

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly Disagree |
|---|--------------------------|--------------------------|----------------------------|-------------------------------------|--------------------------|
| The potential to support local services (shops, hostels, post office, cafes, restaurants etc) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Existing facilities within easy travelling distance | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Good public transport links | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to be developed for housing without creating traffic congestion problems in the vicinity | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to be developed for housing without significant impact on the countryside or local environment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Site development suitability

| | Count | Percent |
|-------|-------|---------|
| Yes | 5 | 12.5% |
| No | 30 | 75.0% |
| Maybe | 5 | 12.5% |
| Total | 40 | 100.0% |

Additional comments

33 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons respondents do not think this is site appropriate for future housing in Mid-Bedfordshire are:

- Development on this site would have a detrimental impact on the countryside; eroding the gap between Clifton and Henlow
- Development on this site will has the potential to have a detrimental impact on the road infrastructure and congestion, notably Stocksbridge Road
- Infrastructure in Clifton could not sustain this development.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|---------------------------|---|---|
| Clifton Parish Council | Do not support | The Council disagrees with the assertion that development of this site would present an opportunity to improve the entrance to the Village. Ignoring the current Local Plan designation of this area as an Important Countryside Gap would mean a reduction in the green open space between Clifton and Henlow. Also the Parish Council's funded traffic volume and speed survey shows heavy daily vehicle use of Stockbridge Road. The County Council has to date been unable to put in place any suitable traffic calming features; and the police, due to heavy work commitments in other areas, have been unable to institute any meaningful speed control. Any further development being served by this road would exacerbate the present situation. |

Ref Number: H206

Submission type: Housing

Site Name/Address: Harbrook Farm, 32 New Road, Clifton

Submitted proposal: Development of 50 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 94

Site assessment criteria

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly Disagree |
|---|--------------------------|--------------------------|----------------------------|-------------------------------------|-------------------------------------|
| The potential to support local services (shops, hostels, post office, cafes, restaurants etc) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Existing facilities within easy travelling distance | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Good public transport links | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to be developed for housing without creating traffic congestion problems in the vicinity | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| The potential to be developed for housing without significant impact on the countryside or local environment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Site development suitability

| | Count | Percent |
|-------|-------|---------|
| Yes | 0 | 0.0% |
| No | 78 | 87.6% |
| Maybe | 11 | 12.4% |
| Total | 89 | 100.0% |

Additional comments

77 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Development of this size has the potential to have a detrimental impact on the village character of Clifton
- Development on this site will potentially have a detrimental impact on the road infrastructure and congestion, notably on New Road and Shefford Road
- Infrastructure, services and facilities in Clifton could not sustain this development
- Development has the potential to impact on existing overstretched water and drainage infrastructure increasing the risk of flooding.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|---------------------------|---|---|
| Clifton Parish Council | Do not support | <p>The Council disagrees with this high density development proposal. It also disagrees with the District Council proposal that it would consider smaller scale development on the site. The extreme narrow access/egress proposals for this site are totally inappropriate; especially on to two roads with traffic usage of between 1593 and 1772vpd – Monday to Friday with over 50% of the numbers speeding (New Road) and between 4922 and 5128vpd – Monday to Friday in Shefford Road. In addition the ‘run off’ of surplus water from this area into the Shefford Road remains a problem in inclement weather.</p> |

Ref Number: H222

Submission type: Housing

Site Name/Address: Land to the East of Hitchin Road, Shefford

Submitted proposal: Development of 120 dwellings

Period of consultation: Round one

Please note this site is located in Clifton adjacent to the boundary with Shefford.

Total number of surveys/representations submitted: 58

Site assessment criteria

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly Disagree |
|---|--------------------------|--------------------------|----------------------------|-------------------------------------|-------------------------------------|
| The potential to support local services (shops, hostels, post office, cafes, restaurants etc) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Existing facilities within easy travelling distance | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Good public transport links | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to be developed for housing without creating traffic congestion problems in the vicinity | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| The potential to be developed for housing without significant impact on the countryside or local environment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Site development suitability

| | Count | Percent |
|-------|-------|---------|
| Yes | 4 | 7.4% |
| No | 47 | 87.0% |
| Maybe | 3 | 5.6% |
| Total | 54 | 100.0% |

Additional Comments

44 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons respondents do not think this site appropriate for future housing in Mid-Bedfordshire are:

- Infrastructure, services and facilities in Clifton could not sustain this development
- Development of this site would result in a detrimental impact on the countryside through the loss of Greenfield areas and erode the gap between Clifton and Shefford

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- Development on this site will have the potential to have a detrimental impact on the road infrastructure and congestion, notably A507 and Shefford Road
- Development of this size has the potential to have a detrimental impact on the village character of Clifton
- Development has the potential to impact on existing overstretched water and drainage infrastructure, increasing the risk of flooding.

However, a couple of respondents thought that this proposal was a sensible use of land, particularly if development was accompanied by a new road to the Upper School.

Views of town/parish council and civic organisations

| Organisation / council | Support/do not support allocation | Comments |
|------------------------|-----------------------------------|---|
| Clifton Parish Council | Do not support | The Council disagrees with this particular proposal and with the District Council's assertion that some growth would be expected here as Shefford is being identified in the emerging Core Strategy as a Minor Service Centre. |
| Shefford Town Council | Support | This development although within the Clifton Boundary is a sensible use of land. The development when taken with the additional plot on site ref.H298 would provide approximately 50% of the community's contribution to the housing requirement. It will be located next to the proposed new medical centre and is immediately adjacent to the Upper School. The Middle and Lower Schools are some distance away and will no doubt add to traffic movements with parents taking children to these schools. Part of the 106 agreements for this site could be the provision of a new access road to the Upper School. This development is sufficient to support a small number of 'general' stores, as it is some distance from the shopping centres of Shefford and Clifton. Shefford's medical facilities are completely overwhelmed at present. A new facility is planned but is still some time away from being completed due to lack of funding by the Primary Health Care Trust. The provision of additional medical facilities will need to be completed before an increase in population such as H222 will cause. The Middle and Lower schools are full now. Any further population increase will need finance to be provided directly to the Middle and Lower schools so that additional classroom places and teaching staff can be provided. Should the school system change to a two tier system additional places will still required. The sewage disposal system that serves Shefford is insufficient for it present needs. Instances of sewage flooding gardens in areas of the town are regular events following just medium rainfall. Any additional housing will cause serious overflows accompanied by the associated health risks. Any new development will need to provide a completely new sewage system that flows directly away from the existing system in the town. Public transport to the area is minimal. |

Ref Number: H223

Submission type: Housing

Site Name/Address: Land South of Pedley Lane, Clifton

Submitted proposal: Development of 2 detached village houses

Period of consultation: Round one

Total number of surveys/representations submitted: 37

Site assessment criteria

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly Disagree |
|---|--------------------------|--------------------------|----------------------------|-------------------------------------|--------------------------|
| The potential to support local services (shops, hostels, post office, cafes, restaurants etc) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Existing facilities within easy travelling distance | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Good public transport links | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to be developed for housing without creating traffic congestion problems in the vicinity | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to be developed for housing without significant impact on the countryside or local environment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Site development suitability

| | Count | Percent |
|-------|-------|---------|
| Yes | 5 | 15.2% |
| No | 22 | 66.7% |
| Maybe | 6 | 18.2% |
| Total | 33 | 100.0% |

Additional comments

24 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Development of this site would have a detrimental impact on the designated Important Countryside Gap, result in the loss of greenfield site and erode the gap between Clifton and Shefford
- Development on this site has the potential to have a detrimental impact on the road infrastructure notably Pedley Lane
- Infrastructure, services and facilities in Clifton could not sustain this development
- Development of this size has the potential to have a detrimental impact on the village character of Clifton.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|----------------------------------|--|---|
| Clifton Parish Council | Support (subject to conditions) | Subject to the landscaping of the adjoining field it was felt that this site could be considered for the proposed development of two detached village houses. |

Ref Number: H224

Submission type: Housing

Site Name/Address: Clifton Farm Yard, Church Street, Clifton

Submitted proposal: Eco-development of 6 terraced & 3 detached houses

Period of consultation: Round one

Total number of surveys/representations submitted: 40

Site assessment criteria

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly Disagree |
|---|--------------------------|--------------------------|----------------------------|-------------------------------------|-------------------------------------|
| The potential to support local services (shops, hostels, post office, cafes, restaurants etc) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Existing facilities within easy travelling distance | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Good public transport links | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to be developed for housing without creating traffic congestion problems in the vicinity | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to be developed for housing without significant impact on the countryside or local environment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Site development suitability

| | Count | Percent |
|-------|-------|---------|
| Yes | 5 | 13.5% |
| No | 24 | 64.9% |
| Maybe | 8 | 21.6% |
| Total | 37 | 100.0% |

Additional comments

24 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons respondents do not think this is site appropriate for future housing in Mid-Bedfordshire are:

- Development on this site will has the potential to have a detrimental impact on the road infrastructure, notably Pedley Lane into Grange Street and Church Street
- Infrastructure, services and facilities in Clifton could not sustain this development
- Poor access
- Development has the potential to have a detrimental impact on the conservation area and the setting of a listed building.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|---------------------------|---|--|
| Clifton Parish Council | Support (subject to conditions) | Subject to confirmation that the existing agricultural buildings are truly redundant and that plans are not in place to replace them elsewhere. The Council agrees that subject to the satisfactory resolving of the drainage problems in this area, the site could be considered for the development of a maximum of nine dwellings which should match in style the neighbouring Clifton Barns development. |

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Ref Number: H235

Submission type: Housing

Site Name/Address: Land off Shefford Road, Clifton

Submitted proposal: Development of 50 dwellings

Period of consultation: Round one

Please note this site is located in Clifton adjacent to the boundary with Shefford.

Total number of surveys/representations submitted: 83

Site assessment criteria

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly Disagree |
|---|--------------------------|--------------------------|----------------------------|-------------------------------------|-------------------------------------|
| The potential to support local services (shops, hostels, post office, cafes, restaurants etc) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Existing facilities within easy travelling distance | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Good public transport links | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to be developed for housing without creating traffic congestion problems in the vicinity | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| The potential to be developed for housing without significant impact on the countryside or local environment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Site development suitability

| | Count | Percent |
|-------|-------|---------|
| Yes | 3 | 3.8% |
| No | 68 | 87.2% |
| Maybe | 7 | 9.0% |
| Total | 78 | 100.0% |

Additional Comments

66 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Contamination from materials dumped by RAF Henlow;
- Development would compound existing traffic congestion, particularly around Samuel Whitbread School leading to concerns about safety of children attending the school
- The likelihood of the site flooding

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- Increase in pressure on schools and health services which are already oversubscribed
- Lack of local shopping provision.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|---------------------------|---|--|
| Clifton Parish Council | Do not support | The Council disagrees with the proposal for development of this land. The access to the site is inadequate, especially on to Shefford Road with vehicle usage of between 4922 and 5128vpd – Monday to Friday; and the heavy pedestrian use by attendees of the Sam Whitbread Community College. Also at a time when the Government and local authorities are stressing the need for more environmental awareness development should not be considered on, or near, a flood plain. |
| Shefford Town Council | Maybe support | This development is within the Clifton boundary. It is partly on flood plane and has been flooded within recent years. A full flood risk assessment must be completed showing flood mitigation and prevention measures and be included in any planning application. It is located close to the Upper School. The Middle and Lower Schools are some distance away and will no doubt add to traffic movements with parents taking children to these schools. Shefford’s medical facilities are completely overwhelmed at present. A new facility is planned but is still some time away from being completed due to lack of funding by the Primary Health Care Trust. The provision of additional medical facilities will need to be completed before an increase in population such as H235 will cause. The Middle and Lower schools are full now. Any further population increase will need finance to be provided directly to the Middle and Lower schools so that additional classroom places and teaching staff can be provided. Should the school system change to a two tier system additional places will still required. The sewage disposal system that serves Shefford is insufficient for it present needs. Instances of sewage flooding gardens in areas of the town are regular events following just medium rainfall. Any additional housing will cause serious overflows accompanied by the associated health risks. Any new development will need to provide a completely new sewage system that flows directly away from the existing system in the town. Public transport to the area is minimal. |

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Ref Number: H251

Submission type: Housing

Site Name/Address: Land to the West of Hitchin Lane and to the East of New Road, Clifton

Submitted proposal: Development of 235 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 138

Site assessment criteria

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly Disagree |
|---|--------------------------|--------------------------|----------------------------|-------------------------------------|-------------------------------------|
| The potential to support local services (shops, hostels, post office, cafes, restaurants etc) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Existing facilities within easy travelling distance | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Good public transport links | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to be developed for housing without creating traffic congestion problems in the vicinity | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| The potential to be developed for housing without significant impact on the countryside or local environment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Site development suitability

| | Count | Percent |
|-------|-------|---------|
| Yes | 2 | 1.5% |
| No | 124 | 92.5% |
| Maybe | 8 | 6.0% |
| Total | 134 | 100.0% |

Additional comments

119 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons respondents do not think this site appropriate for future housing in Mid-Bedfordshire are:

- Development on this site will have a detrimental impact on the conservation area
- Infrastructure, services and facilities in Clifton could not sustain this development
- Development on this site and its access will have a detrimental impact on the road infrastructure notably Hitchin Lane and New Road
- Infrastructure, including power, sewerage and drainage, is overstretched

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- Development of this size has the potential to have a detrimental impact upon the character and nature of Clifton
- Development of this site has the potential to have a detrimental impact on the countryside through the loss of a greenfield site.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|---------------------------|---|--|
| Clifton Parish Council | Do not support | The Council disagrees with this proposal as parts of the site have already been refused by the District Council for housing development. Also, parts of the site are within the Conservation Area. In addition it was felt that Hitchin Lane, Fairground Way and New Road are inadequate highways to cope with such development; with the eventual additional traffic usage of Broad Street as one of the possible eventual recipients of most of the traffic was considered as potentially dangerous. |

N.B. Please see note in Parish council's subsequent comment made on site H351

Ref Number: H261

Submission type: Housing

Site Name/Address: Land at New Road, Clifton

Submitted proposal: Development of 50 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 85

Site assessment criteria

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly Disagree |
|---|--------------------------|--------------------------|----------------------------|-------------------------------------|-------------------------------------|
| The potential to support local services (shops, hostels, post office, cafes, restaurants etc) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Existing facilities within easy travelling distance | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Good public transport links | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to be developed for housing without creating traffic congestion problems in the vicinity | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| The potential to be developed for employment without significant impact on the countryside or local environment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Site development suitability

| | Count | Percent |
|-------|-------|---------|
| Yes | 1 | 1.2% |
| No | 74 | 91.4% |
| Maybe | 6 | 7.4% |
| Total | 81 | 100.0% |

Additional comments

59 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons respondents do not think this site appropriate for future housing in Mid-Bedfordshire are:

- Infrastructure, services and facilities in Clifton could not sustain this development
- Development on this site and its access will have a detrimental impact on the road infrastructure, notably Shefford Road and Harbrook Lane
- Development of this site will have a detrimental impact on the countryside through the loss of a greenfield site
- Development of this size has the potential to have a detrimental impact upon the character and nature of Clifton

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- Infrastructure, including power, sewerage and drainage, is overstretched
- Development of this site would result in the loss of greenfield site and erode the gap between Clifton and Shefford.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|---------------------------|---|---|
| Clifton Parish Council | Do not support | <p>The Council disagrees with the proposal. The Council presumed that access would be via Harbrook Lane or New Road. Access via Harbrook Lane considered inadequate and potentially dangerous. Access onto New Road was considered equally inappropriate and potentially dangerous. The highway layout and current parking problems in this part of New Road are not conducive to allowing any development of this land with access/egress to it. Equally the current width restraint of Harbrook Lane provides a totally inadequate access/egress to the site from Shefford Road, a busy through road, bus and pedestrian route to the Sam Whitbread Community College. The council also disagrees with the Council statement that smaller scale development would be considered here.</p> |

Site Allocations, Issues and Options Consultation

Ref Number: H298

Submission type: Housing

Site Name/Address: Land East of Hitchin Road, Shefford

Submitted proposal: Development of 230-266 dwellings and recreational facilities

Period of consultation: Round one

Please note this site is located in Clifton close to the boundary with Shefford.

Total number of surveys/representations submitted: 90

Site assessment criteria

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly Disagree |
|---|--------------------------|--------------------------|----------------------------|-------------------------------------|-------------------------------------|
| The potential to support local services (shops, hostels, post office, cafes, restaurants etc) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Existing facilities within easy travelling distance | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Good public transport links | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to be developed for housing without creating traffic congestion problems in the vicinity | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| The potential to be developed for housing without significant impact on the countryside or local environment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Site development suitability

| | Count | Percent |
|-------|-------|---------|
| Yes | 3 | 3.8% |
| No | 75 | 93.8% |
| Maybe | 2 | 2.5% |
| Total | 80 | 100.0% |

Additional comments

75 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Infrastructure, services and facilities in Clifton could not sustain this development
- Development on this site and its access will have a detrimental impact on the road infrastructure notably Shefford Road and Clifton Road
- Infrastructure including power, sewerage and drainage are overstretched

Site Allocations, Issues and Options Consultation

- Development of this size has the potential to have a detrimental impact upon the character and nature of Clifton
- Development of this site would result in the loss of greenfield site and erode the gap between Clifton and Shefford.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|---------------------------|---|---|
| Clifton Parish Council | Do not support | The Council disagrees with this proposal. The land should remain as a 'green wedge' between the two communities of Clifton and Shefford. Any development on land adjoining Shefford Road, Clifton would exacerbate the current problems associated with traffic volume, speed and safety of vehicles, passengers and pedestrians. |
| Shefford Town Council | Support | This development although within the Clifton Boundary is a sensible use of land. The development when taken with the additional plot on site ref.H222 would provide approximately 50% of the communities contribution to the housing requirement. It will be located next to the proposed new medic centre and is immediately adjacent to the Upper School. The Middle and Lower Schools are some distance away and will no doubt add to traffic movements with parents taking children to these schools. Part of the 106 agreements for this site could be the provision of a new access road to the Upper School. This development is sufficient to support a small number of 'general' stores, as it is some distance from the shopping centres of Shefford and Clifton. Shefford's medical facilities are completely overwhelmed at present. A new facility is planned but is still some time away from being completed due to lack of funding by the Primary Health Care Trust. The provision of additional medical facilities will need to be completed before an increase in population such as H298 will cause. The Middle and Lower schools are full now. Any further population increase will need finance to be provided directly to the Middle and Lower schools so that additional classroom places and teaching staff can be provided. Should the school system change to a two tier system additional places will still required. The sewage disposal system that serves Shefford is insufficient for it present needs. Instances of sewage flooding gardens in areas of the town are regular events following just medium rainfall. Any additional housing will cause serious overflows accompanied by the associated health risks. Any new development will need to provide a completely new sewage system that flows directly away from the existing system in the town. Public transport to the area is minimal. |

Ref Number: H302

Submission type: Housing

Site Name/Address: Land rear of 196 Shefford Road, Clifton

Submitted proposal: Development of 4 dwellings

Period of consultation: Round one

Please note this site is located in Clifton within the built up area of Shefford.

Total number of surveys/representations submitted: 41

Site assessment criteria

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly Disagree |
|---|--------------------------|--------------------------|----------------------------|-------------------------------------|-------------------------------------|
| The potential to support local services (shops, hostels, post office, cafes, restaurants etc) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Existing facilities within easy travelling distance | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Good public transport links | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to be developed for housing without creating traffic congestion problems in the vicinity | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| The potential to be developed for housing without significant impact on the countryside or local environment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Site development suitability

| | Count | Percent |
|-------|-------|---------|
| Yes | 5 | 13.2% |
| No | 28 | 73.7% |
| Maybe | 5 | 13.2% |
| Total | 38 | 100.0% |

Additional Comments

32 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons respondents do not think this site appropriate for future housing in Mid-Bedfordshire are:

- Infrastructure, services and facilities in Clifton could not sustain this development
- Development on this site, and its access, has the potential to have a detrimental impact on the road infrastructure, notably Clifton Road

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- Infrastructure including power, sewerage and drainage is overstretched
- Development of this size has the potential to have a detrimental impact upon the character and nature of Clifton
- Development site adjoins floodplain.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|---------------------------|---|---|
| Clifton Parish Council | Do not support | The council disagrees with the proposal as no intelligent consideration of development on land can be given without first having an awareness of access proposals. The plan submitted showed no proposed access. |
| Sheffield Town Council | Maybe support | The effect of this development on local facilities would be negligible. However it is in Clifton and it does adjoin flood plane land. A full flood risk assessment must be completed showing flood mitigation and prevention measures and be included in any planning application. The sewage disposal system that serves Sheffield is insufficient for its present needs. Instances of sewage flooding gardens in areas of the town are regular events following just medium rainfall. Any additional housing will cause serious overflows accompanied by the associated health risks. Any new development will need to provide a completely new sewage system that flows directly away from the existing system in the town. Public transport to the area is minimal. |

Ref Number: H324

Submission type: Housing

Site Name/Address: Land rear of 12-16 Hitchin Lane, Clifton

Submitted proposal: Residential development of 20 to 30 homes

Period of consultation: Round two

Total number of surveys/representations submitted: 15

Site assessment criteria

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly Disagree |
|---|--------------------------|--------------------------|----------------------------|-------------------------------------|-------------------------------------|
| The potential to support local services (shops, hostels, post office, cafes, restaurants etc) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Existing facilities within easy travelling distance | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Good public transport links | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to be developed for housing without creating traffic congestion problems in the vicinity | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| The potential to be developed for housing without significant impact on the countryside or local environment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Site development suitability

| | Count | Percent |
|-------|-------|---------|
| Yes | 0 | .0% |
| No | 12 | 100.0% |
| Maybe | 0 | .0% |
| Total | 12 | 100.0% |

Additional Comments

12 people made additional comments about this site. All the additional comments were opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- The levels of development in Clifton are already too high, particularly when local infrastructure is overstretched
- Development of this size has the potential to have a detrimental impact on local services and facilities.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|---------------------------|---|---|
| Clifton Parish Council | Do not support | The Council objects to the proposal. This site forms part of land submitted in the first stage of the exercise (H251 Land to the West of Hitchin Lane and to the East of New Road, Clifton).The Council objects to the proposal on the grounds that the site is landlocked with no shown methods of access and access; no means of access for emergency vehicles; any access would be over land for which there is no planning permission; portions of the site are within a flood zone. These comments to be taken in conjunction with objections already raised to Site H251. |

Ref Number: H351

Submission type: Housing

Site Name/Address: Land at Pedley Lane, Clifton

Submitted proposal: Residential development of 60 dwellings

Period of consultation: Round two

Please note this site is located in Clifton adjacent to the built up area of Shefford.

Total number of surveys/representations submitted: 22

Site assessment criteria

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly Disagree |
|---|--------------------------|--------------------------|----------------------------|-------------------------------------|-------------------------------------|
| The potential to support local services (shops, hostels, post office, cafes, restaurants etc) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Existing facilities within easy travelling distance | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Good public transport links | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to be developed for housing without creating traffic congestion problems in the vicinity | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| The potential to be developed for housing without significant impact on the countryside or local environment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Site development suitability

| | Count | Percent |
|-------|-------|---------|
| Yes | 1 | 4.5% |
| No | 19 | 86.4% |
| Maybe | 2 | 9.1% |
| Total | 22 | 100.0% |

Additional Comments

21 people made additional comments about this site. In keeping with the table above additional comments were largely opposed to development. Key reasons respondents do not think the site is appropriate for future housing in Mid Bedfordshire are:

- Development of this site will encroach on the land which separates the settlements of Clifton and Shefford
- Development in this location would generate more traffic accessing onto an already busy road

- Development of this size has the potential to have a detrimental impact on local services and facilities.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|--------------------------|---|--|
| Clifton Parish Council | Do not support | <p>The Council objects to the proposal. The site is designated in the Current Local Plan as an Important Countryside Gap and is currently used for agriculture purposes. In the present climate of fuel and food shortages the site should remain as designated. Access to the site would either have to be direct onto Pedley Lane, which the District Council has already acknowledged is too dangerous by ensuring that the Clifton Fields development is only accessed directly onto Shefford Road, or via the Clifton Fields development. Access onto Pedley Lane would create a potentially dangerous area, especially in view of the fact that this part of Pedley Lane/Shefford Road is used as a congregating point by students of Sam Whitbread Community College; and is a pedestrian route to the local middle school. Access via the Clifton Fields would also be dangerous. The access/egress road is already being used for parking. I would now refer you the original consultation documents and in particular to Site Ref: H251 – Land to the West of Hitchin Lane and to the East of New Road, Clifton. Your original document made no reference to the site, or any part thereof, being in a flood plain. However in the current document (H351) you state that land along the southern boundary is within Flood Zone 2. This presumably means that the flood zone is within the land shown on site ref: H251? The Council wishes to have this fact added to its comments in respect of Site Ref. H251 made on 31st March.</p> |

Site Allocations, Issues and Options Consultation

Ref Number: E40

Submission type: Employment

Site Name/Address: Wren Park, Hitchin Road, Shefford

Submitted proposal: B1 (Business) and B8 (Storage and Distribution)

Period of consultation: Round one

Total number of surveys/representations submitted: 23

Site assessment criteria

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly Disagree |
|---|--------------------------|--------------------------|----------------------------|-------------------------------------|--------------------------|
| The potential to support local services (shops, hostels, post office, cafes, restaurants etc) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Existing facilities within easy travelling distance | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Good public transport links | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to be developed for employment without creating traffic congestion problems in the vicinity | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| The potential to be developed for employment without significant impact on the countryside or local environment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Site development suitability

| | Count | Percent |
|-------|-------|---------|
| Yes | 8 | 38.1% |
| No | 11 | 52.4% |
| Maybe | 2 | 9.5% |
| Total | 21 | 100.0% |

Additional comments

17 people made additional comments about this site. In keeping with the table above, the additional comments are mixed. Key reasons respondents think this site is not appropriate for future employment in Mid-Bedfordshire are:

- The development of the site has the potential to have a detrimental impact on the environment and wildlife
- Development could have a detrimental impact on the adjacent nursing home
- Development on this site and its access will have a detrimental impact on the road infrastructure.

Key reasons respondents think this site could support future employment in Mid-Bedfordshire are:

- The site already has commercial activities
- The site is close to existing facilities in Clifton and Shefford.

Views of town/parish council and civic organisations

| Organisation/ council | Support/do not support allocation | Comments |
|----------------------------|---|---|
| Clifton Parish Council | Support | On assumption that there will be no enlargement of site, maintenance of the existing tree screening and that any proposed use would be sympathetic to the adjoining users the Council raised no objection to this proposal. |
| Shefford Parish Council | Support | The effect of this development on local services would be insignificant. Public transport to the area is minimal. |

A full list of survey additional comments to sites in Clifton can be found in Appendix One. Representations made by email are shown in Appendix Two. Full written responses (letters and reports) are displayed in Appendix Three while a list of respondents' postcodes (where available) who completed surveys about sites in Clifton can be found in Appendix Four.