

CLIFTON APPENDICES

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.

CLIFTON APPENDIX ONE
Survey Additional Comments

Site Allocations, Issues and Options Consultation

Appendix one lists additional comments submitted using the consultation survey form. Some surveys were submitted by individuals on behalf of a company, agency or organisation. As a point of clarification we list below (where details are held) the names of consultees who submitted these surveys, the bodies they represent and the sites commented on.

Submitted by	Company / agency / organisation	Sites comment on
Miss Angela Smedley	DLP Planning	H119, H136, H206, H223, H224, H251, H261, H222, H235, H298, H302
Mr Mark Hyde	DLP Planning o.b.o. Taylor Wimpey Developments Ltd	H351

Site Allocations, Issues and Options Consultation

Ref Number: H1 19

These additional comments were made by respondents who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Hogarth	Surely a likely candidate, these smaller developments are able to dovetail nicely, causing little or no impact.
M. Green	2 houses maximum.
Mrs Lianna Chivory Zulus	I find the housing show lack of respect for the owners of Clifton community park. They when sticking the park dare they stuck basket ball courts and children playing fields on the back of plp garden. Out asking the people whom live in the close were should be placed. And when the plp on the close complain the parishes council refuse to do anything about this to make the and is terrible for the plp of the close. And also that's we have in counter problems with youths throwing football into are garden and breaking into a properties And this is all to do with the parished council lack of respect.

These additional comments were made by respondents who feel that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
J. A. Rixon	Whilst this site has the potential for a few houses it is considered that since it is within a conservation area the number of new houses should be strictly controlled and should be considerably less than the maximum number of nine, sited in the housing plan.
Mrs L A Bowen	I think 9 dwellings would be far too many for this location as the surrounding houses are generally larger and detached and they wouldn't be in keeping with the local area. 5 dwellings would be a maximum.
W. Jowett	Traffic is already heavy in Church Street and speeds down the road. An additional road junction would increase road congestion and a development of this density would not be in keeping with the current environment and is in the conservation area.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
A Mleake	Clifton has not the facilities for additional housing as there is not the volume of places in schools, roads inadequate, shops not available.
A Welson	Clifton is a village and has a lack of shops as it is. Doctors' surgery is very busy now with an influx of families it would be worse. In any event, the fields seem to be disappearing now. Find brownfield sites instead of greenfield.
Aaron Smith	Development will be totally out of character and keeping with its surroundings. The propensity for this housing to accommodate dysfunctional family units is too high and will be damaging to the community as a whole.

Submitted by	Comments
Anthony John Tobitt	The site falls within the heart of the Clifton Conservation area. As such the policy laid down states that only development which makes a positive contribution to the character of the area will be considered. High density development in particular would be detrimental to the surrounding rural environment, already seriously diminished in Clifton. Moreover, the conservation area document produced at the time of the establishment by the County Planning Officer of Beds. C.C. states that substantial development would place unwelcome traffic load on Church Street and therefore no new estate access should be allowed in that street.
B Livesey	Development should only be allowed in the conservation area if it enhances. Demolishing an existing house and site packing could not possibly enhance the conservation area.
Clifton Improvement and Preservation Society	1. The Society relies on the General Representation attached. 2. This property, although not listed includes a house extended in the last hundred years but in part dates from the seventeenth century. It was occupied in the mid twentieth century by a former President of the Clifton Improvement and Preservation Society who planted up the site with a well chosen collection of trees, all of which are within the Conservation Area, or listed trees. The front abuts the street with a mature hedge continuing that in front of the house. 3. Development of the site would neither preserve nor enhance the Conservation Area. It would harm Church Street, as the recent permitted new development has already done by the removal of trees and shrubs from the front of the houses. 4. Any new development would require a new access road. The Conservation Area Document notes that the access of Clifton House Close interrupts the Street scene and should not be repeated. The Society supports that view particularly for the request for up to 9 houses. Given the damage already done by new development on the west side of Church Street the Society believes that this site should be retained as now and its development would be a significant breach of Government Policy on Conservation Area, neither preserving or enhancing the area, but causing serious visual harm.
Colin Paine	I object to this proposed development on the following grounds: The dwelling enhances the conservation area in which it stands; church Street is a very busy road and at times it is clogged with parked cars, further dwellings would add to this unsatisfactory situation.
Deborah page Browne	This proposed site seems to be in the conservation area and it would significantly affect the current use of such a site. Adding so many houses would also affect the parking on church street. Where are the children to go to school? Can the road cope with the traffic.
Debra Seymour	Church st is already heavily used by local and through traffic. We need measures to slow vehicles down, not increase road usage. The local school is full. Could planners please stop granting permission to build wherever there is a space?
Elaine Shell	I am totally opposed to the building of new houses in the villages conservation area.
F.D Needham	Any density above 2 or 3 houses would be totally inappropriate for the area.

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Ian Saunders	This site is within the conservation area and this type of back land development is totally out of keeping of the area. Particularly when so many other sites are available locally with better road and transport links. If we are to worry about our heritage and sustain the conservation areas we should concentrate on ensuring the likes of Clifton House and the adjacent Coach House are restored and or converted before they are lost through neglect and dilapidation.
John and Jane Mortimer	This site is in the Conservation Area & new development needs to preserve or enhance the character /appearance of the area. I do not believe the proposed development would do this but would cause visual harm. In urban settings using a driveway between adjacent houses, as access to properties behind may be acceptable, e.g. a mews. Here it is inappropriate & in serious contrast to the overall character & appearance of Church St. where the emphasis is on open space, grass, hedges & trees. While acknowledging the advantages of intensification of existing residential areas to increase housing supply, I believe it is inappropriate & unnecessary within the Conservation Area, the main visual amenity of Clifton when so many other sites are proposed. The proposal states that the houses in front, which are to be retained, will conceal any houses built behind. However, houses at the rear will be visible from the road at certain angles & this will seriously detract from the street scene.
Linda Paine	I strangely agree with parish councils comments that the dwelling proposed to be demolished is one of a pair of dwellings which enhance the conservation area in which they stand and it should not be demolished. church street is the centre of a busy village and is frequently full of parked vehicles attending the church, school, pub and church hall. Further houses on this site would just add to the chaos.
Liz Durrant	Concerned about impact on village life especially schools and roads.
Makr Rowe	This village will no longer be a village if you keep forcing housing on us. I moved here 4 years ago to live in a village. I have worked hard to be able to move to a village. If I wanted to live in a town I would not have moved out of one. I see no plans to increase investment in our infrastructure only in making money for the builders and tax man. Where are the plans for new facilities? Upgraded Park, new library, doctor, and chemist? Where are the plans to improve bus services and road connections? Where are all these people going to work and how will the A507 cope it's already jammed at rush hour. This is ill conceived and unacceptable.
Miss Angela Smedley	Development of this site would involve the demolition of Cherry Tree Cottage on the Church Street frontage to make way for an access road to the garden land beyond. Cherry Tree Cottage is one of seven properties that are clustered together adjacent to the Church and immediately across from Clifton House. All such dwellings have similar sized plots with substantial garden lengths to the rear of the properties. The proposed development at this site would constitute back land development that would be out of character in this location. The sites development would destroy the cluster of seven properties by allowing the demolition of Cherry Tree Cottage to create an access. The character of the conservation areas and street would change to its detriment with a new access being created serving dwellings to the rear of one frontage property. Views to and from the Churchyard would be blocked by the sites development which would also be to the detriment of the listed buildings setting.

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Submitted by	Comments
Mrs J OConnor	I came to Clifton village because it was a small village, for peace and tranquillity I do not want Clifton to be turned into a small town. We are quite alright as we are.
Mrs Scolah	I know there is a need for more housing eventually, but feel that maybe brown land would be of better use.
P Ames	This is in a conservation area, too many houses and it amounts to what is back garden development. Lower school is already oversubscribed.
P.E Livesey	This development does not enhance the conservation area in Clifton. The planners have already ruined a large section of church st with giving permission for unsuitable houses. Don't do any damage to our once pretty village.
Peter Topley	This proposal within the conservation area, is inappropriate. the existing building blends well in the environment and should remain.
R Sheppard	No more housing should be permitted in Clifton! The infrastructure - electricity, water, sewage, roads, NHS etc and schools are already too full. No more housing should be permitted in the Henlow/Clifton/[illegible] area until the infrastructure has been upgraded AND there is at least one good quality job available locally - without commuting - for each existing household. No more housing should be permitted in Clifton: The infrastructure - electricity, water, sewage, roads, NHS etc. & schools are already too full. At present, most residents have to commute - usually by car - to work, leisure, education and health facilities. In the light of the governments concerns about Global Warming and Climate Change, even this current pattern of commuting is unsustainable. Increasing the commuting by building extra homes - without first providing good quality jobs and facilities - would destroy the governments chances of meeting its targets to combat Climate Change. It would also destroy the fertile farming land which will become increasingly vital as food becomes ever more scarce and expensive. No more housing should be permitted in the Henlow / Clifton / Shefford area until after the infrastructure has been upgraded and there is at least one good quality job available locally - without commuting - for each existing household.
Robert A. Agass	This is a well established residential area part of the character of the village, additional houses in this location would increase the traffic through an already congested village.
Rosemary Byrom	This is a conservation area and it is disgraceful if even one house has to be demolished to erect more housing.
Stephen Melia	This site is within the only conservation area in Clifton. The character of which would change due to the removal of one dwelling to gain access.
T Walsh	Clifton should stay as it is. if i wanted to live in a built up area I would have stayed in London. I came here for quality of life not to live in a concrete jungle. This village has a low crime rate. Keep it that way. More people will mean more problems. I know the land owners who want to sell do not live in Clifton. Build near them not us.
Wendy Jowett	As the village currently has so few local services it is difficult to see how they might be supported by this site which would drastically change the character of Church Street.

Site Allocations, Issues and Options Consultation

These additional comments were made by respondents who did not answer the site suitability question on the survey:

Submitted by	Comments
Mrs C Dawson	Clifton is a great village, please keep it so with minimum development.
Paul A J Marshall	Regardless of site, unless accompanying proposals are produced re. schooling and other infrastructure, explanations on how access will be managed in terms of traffic, I do not see how it is possible to even propose such options. Clifton especially is a small village with facilities that match this criteria and o the highest standards. Unless someone can outline the above additional supporting plans, I do not have the vision to see how the impact could bring positive benefits.

Site Allocations, Issues and Options Consultation

Ref Number: H136

These additional comments were made by respondents who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Ian Saunders	This site is the former council depot. In my mind this site was large enough to ensure some better local services were provided. Small play spaces are little more than a nuisance and consequently are unnecessary particularly when this site is near to existing playing fields.
Miles	Would agree to extending the village at this point of housing space has to be found.
Sam Franklin	Reference Number H136 – Land at Stockbridge Road, Clifton. This site could provide a development of 20 – 30 dwellings. The site presents the opportunity to improve the entrance to the village and is a former gravel pit so is below adjoining land. It is of average quality in terms of agricultural classification but is in effect brownfield land as an un-restored gravel pit. Clifton is identified in the Core Strategy as a large village and small scale development would be considered here. The site is not within the flood plain and would therefore potentially present a useful addition to Clifton village.

These additional comments were made by respondents who feel that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
C.Campbell	At least these houses are being built on a derelict site that's no longer used - e.g. not on greenbelt. But, concerns are that the infrastructure will not be able to cope in the village e.g. roads, doctors, schools etc. Also there's not enough jobs to go around at the moment.
J. A. Rixon	The upper figure for the number of houses to be built on this site is rather high and should be kept to the lower end of the number specified in order to keep the housing density at an acceptable level.
John and Jane Mortimer	It concerns me that this proposal is on the edge of an important countryside gap separating the villages of Clifton and Henlow. However, I am persuaded that a sensitive design might actually improve the approach to the village, softening the appearance of the flats in Bilberry Road and giving the village a cohesive boundary, in line with the houses being built at the old Council depot on the other side of Stockbridge Road. Such a definition of the village boundary could emphasise the importance of the remaining important countryside gap and be adopted as a positive move to ensure its retention.
P Ames	Too many at 20/30 houses. Land is very low lying and liable to flooding. A development of houses is already proceeding and more traffic will impact on an already busy road, used by young children from Clifton going to Henlow Middle School.

Site Allocations, Issues and Options Consultation

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
A M Leake	Stockbridge Road is not a major road more on a country lane and the amount of traffic this site would give the road would not be able to cope in a safely and would result in accidents.
A Welsford	Clifton is a village and has a lack of shops as it is. Doctors surgery is very busy now with an influx of families it would be worse. In any event, the fields seem to be disappearing now. Find brownfield sites instead of greenfield.
B Livesey	It would destroy a valuable space between villages and a green space at that. The site is very low lying and would not be attractive for development.
Clifton Improvement and Preservation Society	While the site might support local services, no weight should be attached to that given the harm done to character and amenity of the village and well established planning policies. 1. The Society relies on the General Representation attached. 2. This site if released would extend Clifton into the countryside gap between the village and Henlow. Its physical character is unlike the quarry to the south where the housing can be accommodated partly below grounds level for the main part. Although there was shallow quarrying on the west end it was limited and to a much less extent than the quarry to the south. Even though the quarry being developed is to a lower depth the grooves are conspicuous in the landscape. 3. The quarry has further special justification that it is being developed by a housing association for local affordable housing meeting local need. 4. The site forms part of open countryside and is prominent in the view on the Henlow to Clifton road forming part of a ridge visible from the shallow valley. Its housing use would be contrary to policy to preserve the countryside. 5. The release of the land for 20-30 dwellings would not be consistent with Preferred Options Policy CS6, not being small scale, not a proposal for needed affordable housing, or needed for the retention of any village facility and not the reuse of previously developed land, as was the quarry to the south.
Deborah page Browne	This land should continue to be farm land. My concerns are with the extra traffic and the extra children, where are they to be schooled? it further joins Henlow to Clifton.
Deborah Pugh	Development would blur the distinction between Henlow and Clifton thereby destroying each villages identity and uniqueness. the existing roads could not cope with increased traffic and quality of life for existing inhabitants would be greatly reduced.
Hogarth	The planners will soon have us merging Clifton, Shefford, Henlow and calling us the new town of Shetonlow.
Liz Durrant	Concerned about impact on village life especially roads and schools.
Mark Rowe	This village will no longer be a village if you keep forcing housing on us. I moved here 4 years ago to live in a village. I have worked hard to be able to move to a village. If I wanted to live in a town I would not have moved out of one. I see no plans to increase investment in our infrastructure only in making money for the builders and tax man. Where are the plans for new facilities? Upgraded Park, new library, doctor, and chemist? Where are the plans to improve bus services and road connections? Where are all these people going to work and how will the A507 cope its already jammed at rush hour. This is in conceived and unacceptable.
Michelle Scorah	I believe that the low and middle schools would be unable to cope.

Submitted by	Comments
Miss Angela Smedley	Development on this Important Countryside Gap would be to the detriment of both Clifton and Stock Bridge providing increased risk of the settlements coalescing causing significant impact on the countryside. The site is markedly lower than the Stock Bridge Road level due to its previous gravel pit use. A hedge along the site boundary masks this though the open fields are clearly visible and contribute greatly to the separation of built environments by virtue of its open nature. The site/proposal notes that the site represents an opportunity to improve the entrance to the village. However, the approach to Clifton village from the east is currently a pleasant approach with vegetation lining both sides of the road to the point where the settlement envelope begins and built development occurs. The development of this adjoining site would not improve this entrance to the village and in fact its development would be to the detriment of the existing situation.
Mrs E. Durrant	Concerned about impact on village life especially roads and schools.
Mrs J OConnor	I came to Clifton village because it was a small village, for peace and tranquillity. I do not want Clifton to be turned into a small town. We are quite alright as we are.
Mrs M Stevens	Any future development must have child play areas and adequate parking and must not be considered anywhere until infrastructure and doctors surgery to meet demand.
Mrs R Lawson	Conservation area is all being swallowed up with housing. I moved into a village not a town.
P.E Livesey	A valuable green space between Henlow and Clifton villages need to keep their own identity-they are all very different.
R Sheppard	No more housing should be permitted in Clifton: The infrastructure - electricity, water, sewage, roads, NHS etc. & schools are already too full. At present, most residents have to commute - usually by car - to work, leisure, education and health facilities. In the light of the governments concerns about Global Warming and Climate Change, even this current pattern of commuting is unsustainable. Increasing the commuting by building extra homes - without first providing good quality jobs and facilities - would destroy the government's chances of meeting its targets to combat Climate Change. It would also destroy the fertile farming land which will become increasingly vital as food becomes ever more scarce and expensive. No more housing should be permitted in the Henlow / Clifton / Shefford area until after the infrastructure has been upgraded and there is at least one good quality job available locally - without commuting - for each existing household.
Robert A Agass	This road is used as a cut through from Henlow to Stanford so these proposed additional houses would cause further traffic congestion through the village. Currently a development of between 40-50 houses is already being built near this location on the site of the old Mid Beds council depot.
Stephen Melia	Infrastructure of roads in Clifton (i.e.: Stockbridge Road) is seeing increased usage (even with the bypass), as Shefford and Henlow use Clifton as a rat-run (with an excessive volume of cars exceeding the speed limits). This site would increase further that traffic flow both through Clifton and Henlow. This area is also a countryside gap maintaining Clifton as a village and not joined to Henlow. Local schooling is also at capacity, and would mean additional transportation of schoolchildren.

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Submitted by	Comments
Suzann Wells	A current site on the other side of Stockbridge road does not look as though it will do anything to add to the entrance of the village, therefore I find it unlikely this will do the same. Increased traffic and pollution will occur in the village, Stockbridge road already has numbers of cars speeding down it from this end of the village - how will this make it any better? This will also further the bleed into Henlow. Does the council have an issue with villages remaining separate and having a separate character?
Trevor Tinley	Site is situated too close to busy cattle farm.

These additional comments were made by respondents who did not answer the site suitability question on the survey:

Submitted by	Comments
Mrs C Dawson	Clifton is a great village, please keep it so with minimum development.
Paul A J Marshall	Regardless of site, unless accompanying proposals are produced re. schooling and other infrastructure, explanations on how access will be managed in terms of traffic, I do not see how it is possible to even propose such options. Clifton especially is a small village with facilities that match this criteria and o the highest standards. Unless someone can outline the above additional supporting plans, I do not have the vision to see how the impact could bring positive benefits.

Site Allocations, Issues and Options Consultation

Ref Number: H206

These additional comments were made by respondents who feel that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
C Wischhusen	I am concerned about the access for this site; what is the sticky out bit denoting at the bottom left hand side of the site? If it is access through Alexander Close then that would be totally inappropriate.
David John and Maureen Ann Gurney	David Gurney was born in Clifton and has enjoyed living here. We realise progress has to be made. Our problem is the width and busyness already of New Road. We fear the speed at one direction and the hazards of passing all the parked cars - more housing in estates would need access - and this is restricted and the traffic would increase many times and parking get worse. These problems would needs need to be addressed to ease our worries.
Ian Saunders	This site is restricted by the access arrangements. New Road, without significant widening and alteration cannot be used. It cannot cope with traffic most times of the day now. The good point being it does currently act as a major traffic calming measure without humps. Access to this site from Shefford Road is also unsuitable as the proposed road width and the available vision splays will restrict the safety of any new or amended junction. The site is an obvious place for infilling and high density would accord with the properties previously built in the nearby Alexander Close area.
M. Green	50 dwellings way over the top. 10 more realistic.
M. Meadow	Considered with h261 and h251, this development represents 335 houses which this village cannot sustain. The traffic generated will bring this village to chaos.
Michael S Martin	Currently, our and adjacent properties are at risk of being flooded during times of moderate/heavy rainfall (evidenced by the enclosed photograph taken recently). We are concerned that full and proper provision be made to relieve drainage of floodwater when, or prior to any development on these sites. Whether these sites support or burden local services and infrastructure depends on these facilities being developed. At present they are oversubscribed.
Miles	Considerable infrastructure needed to bring this site within consideration of development plus facilities in (illegible) - impossible to use New Road for access to this site that if a new layout is given to this most dangerous and congested through glass.
Mr C R Heley	The landowner has carefully managed this site for over twenty years with a view to conserving wildlife etc. It would be a pity to lose this beneficial effect should the site be over developed. A few low density dwellings may not impact too greatly on both conservation or traffic congestion.
Mr W Cooke	Too many houses with surrounding hard surfaces, e.g. drives roads, patios etc, would leave very little open ground to take surface water run off. There is already a problem with this, even with the existing field, but if this is built upon it will be much worse. Also such a high density development would not be in keeping with the Clifton village. An increase in vehicles would worsen existing traffic problems caused by numerous parked vehicles on narrow village streets, leaving room for only one line of traffic at a time.

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Submitted by	Comments
Mrs B Cooke	Too many houses with surrounding hard surfaces, e.g. drives roads, patios etc, would leave very little open ground to take surface water run off. There is already a problem with this, even with the existing field, but if this is built upon it will be much worse. Also such a high density development would not be in keeping with the Clifton village. An increase in vehicles would worsen existing traffic problems caused by numerous parked vehicles on narrow village streets, leaving room for only one line of traffic at a time.
Tim McGregor	Small appropriate developments are suitable allowing for growth in the schools and services, preferably on brownfield sites.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
A M Leake	New Road is a very narrow road with cars parking along the roadside which makes driving very unsafe as it is, the turning right out onto A507 has and does cause many accidents, and with an increased volume of traffic this would make the situation even more dangerous, so safety of people and drivers would be more at risk. I do not go up this road now for these reasons.
A Welsford	Clifton is a village and has a lack of shops as it is. Doctors surgery is very busy now with an influx of families it would be worse. In any event, the fields seem to be disappearing now. Find brownfield sites instead of greenfield.
Aaron Smith	New road already has significant traffic congestion and this will compound the problem and create associated hazards.
Alison Smith	This site would lead to further traffic congestion in an area which already experiences a problem of this nature. The school and local infrastructure are not able to cope with the potential increase in demands from such a site.
Anna Grist	Cause severe traffic congestion. Not enough room at schools for development. Severe impact on countryside.
Anthony John Tobitt	High density development as envisaged is alien for the surrounding housing stock. The practicality of relying on the envisaged access, which discharges between existing residential accommodation where the existing track accesses into Shefford Road is surely doubtful and should be avoided. The alternative if practical, to discharge on to Mew Road is worse still. The development into open country is unlikely to sit comfortably with substantial existing residents in the vicinity. If development there must be, significantly with surroundings surely its important, whilst variety in design is desirable.
B Livesey	New road cannot cope with this scale of development it would be choked with traffic.
Brian Hogarth	Strongly advise panel to listen to thoughts of locals, who are not totally opposed to change, are up in arms at the thought of the villages almost merging.
C Simkins	New road is already heavily congested. potential building would increase this, people do not adhere to speed limits now.

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Submitted by	Comments
Clifton Improvement and Preservation Society	While this site might support local services, no weight should be attached to that given the harm done to character and amenity of the village and well established planning policies. 1. The Society relies on the General Representation attached. 2. This proposal extends the village into open countryside. It is inconsistent with Preferred Options Policies CS6 not being small scale development and is not needed for a proven needs for affordable housing, to secure the retention of village facilities of is previously developed land. 3. The site will have a major impact on the countryside setting of Clifton which survives up to the Conservation Area boundary. The approach up New Road visually leads the user to an established village standing in traditional farmland. The development of the site would 'suburbanise' the setting of the village and close the historic siting of the south of the village, which leads to the sense of being in an old village right to the centre by the pond. The development is harmful to the village setting and the countryside. 4. Given the problem of parking in New Road access to the village itself is unsatisfactory and would involve the creation of traffic hazards for all residents using New Road. 5. The Reference in association with H235 and H251 would result in the total transformation of the countryside south of the village and its suburbanisation. The visual effect would be extremely damaging. 6. The development would be harmful to the visual amenities enjoyed by residents around the site. 7. It is thought that this site was proposed for housing in the context of the Mid Bedfordshire Local Plan and was rejected by the Inspector.
D J and M A Gurney	New road is grid locked with parked cars there is no room for an entrance to this site from new road.
D. Dewbery	The area would be accessed via the village centre causing major disruption, thus unsuitable for infrastructure. The area could not cope with this development. Although not in a flood plain, the area regularly floods. Development in the area will worsen this. The area already suffers power disruption, the existing facilities cannot support this type of development. This would be inappropriate for a village environment.
Deborah Pugh	Size of these developments are out of proportion for a village the size of Clifton. The existing roads would be unable to cope with the added traffic, which would occur due to the building of the site and the new inhabitants. the quality of life of existing inhabitants would be greatly reduced
Debra Page Browne	The road network is unable to cope. Where is the extra schooling coming from? Where is the NHS capacity? This is expanding Clifton away from the small village we moved into.
F.D Needham	The development of this site is only going to make the traffic/parking problems on new road even worse and as it is also a "rat run" it is not appropriate. The new road/bypass junction would need a roundabout.
Georgina Oxton	Village suffers from considerable traffic congestion. Shefford road not safe for children.
Helen Mitchell	Totally inappropriate access roads already congested with parked cars and access from New Road onto bypass would be dangerous - already an accident black spot.
Hugh Pratt	Existing road structure would not be able to cope. Loss of habitat for plant and wildlife. Would need new junior school. Community college already possibly too big. Already experiencing electricity supply problems.

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Submitted by	Comments
Iris Smyrk	Traffic on new road is already congested without making it worse. vehicles speed even though limit is 30mph.
J Godfrey	Access to and from site is not realistic. These roads are already congested and the proposed developments would make travel impossible.
J R Elliott	Drains are often blocked and roads flooded. There is heavy traffic going through the village already and lots of pollution. This beautiful village does not have the infrastructure to take on this development.
J. A. Rixon	This site together with other proposed sites in the area (H251 and H261) represent developments which are far too large and would completely destroy the rural aspect of Clifton as a village. These sites would all have access onto New Road which is already very dangerous and congested at certain times of the day due to the large number of parked cars, particularly at the North end. All of the proposed developments suggest that the proposed new Health Centre in Shefford would cater for the increase in population. However this would also have to cater for similar developments in surrounding villages, and it is extremely doubtful whether the new facilities would be able to cope with such a huge population increase.
John & Margaret Portess	The proposed development will change the character and environment of this rural location. Whilst there might be some increased use of local facilities, some are already oversubscribed e.g. All Saints lower school. There will be increased traffic entering New Road on a bend of limited visibility in either direction via a single width lane unsuitable for emergency vehicles or refuse collection. There is already traffic congestion at the North end of New Road due to the single vehicle width remaining from vehicles parked outside houses on the east side, and this requires reversing to allow through traffic.
John and Jane Mortimer	I strongly object to the building of up to 50 houses on the east side of New Road. Traffic flow in New Road is already a major concern in the village for several reasons. New Road is very narrow at the north end at the approach to the Admiral pub. The staggered junction onto Broad Street is difficult to negotiate. Residents of the attractive terraced cottages have to park their cars in the road, often resulting in single file traffic and obscured vision at the bend, resulting in severe traffic congestion. Road alterations would be totally inappropriate here because it is part of the Clifton conservation area. The cottages pay a major contribution to the character and architectural heritage of the village and are a major feature within the vicinity of the pond. The junction between New Road and the 507 is difficult to negotiate particularly if travelling to Hitchin. Many already view the whole road as dangerous and best avoided at peak times.
John Smith	Traffic is already a problem in this area and a potential 50 houses would mean a possible 100+ vehicles trying to access via new road. Local amenities such as the lower school are I believe are already almost fully subscribed and as such would not be able to accommodate increased demand from a site of this size.
Lauren Pitcher	New Road, Shefford Road and the A507 will not be able to sustain the additional traffic flow caused by this development.
Lin & Jeff Hurst	Until the infrastructure is sorted, there is not point in building houses. Electrical supplies. Sewage/water. Transport. Schools. JOBS.
Liz Durant	Concerned about impact on village life, especially schools and roads

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Mark Rowe	This village will no longer be a village if you keep forcing housing on us. I moved here 4 years ago to live in a village. I have worked hard to be able to move to a village. If I wanted to live in a town I would not have moved out of one. I see no plans to increase investment in our infrastructure only in making money for the builders and tax man. Where are the plans for new facilities? Upgraded Park, new library, doctor, and chemist? Where are the plans to improve bus services and road connections? Where are all these people going to work and how will the A507 cope it's already jammed at rush hour. This is in conceived and unacceptable.
Miss Angela Smedley	The site is visible on entry to the village from the south where a number of dispersed dwellings and farm buildings exist which are detached from the main built-up framework of the village. This provides an important transition between the open countryside and the built-up nature of the village. If this site was to be developed as proposed, the important rural edge would be lost through prominent new development on to the village boundary. The first proposed access is an existing access between the properties of 28 and 34 New Road serving one property at 30 New Road. The access is narrow with poor visibility to New Road. This track is not suitable for serving 50 dwellings as such would result in substantial highway safety issues. The second access illustrated is Harbrook Lane leading directly off Shefford Road. This access is again a narrow track. Access for 50 dwellings would not be appropriate from this lane causing highway safety issues to Shefford Road.
Mr F Murrill	Due to narrowness of New Street & congestion caused by parked vehicles at its northern end no development that would increase traffic in New Road is acceptable. Extra traffic from this site would add to vehicle movements at peak times to the One Stop Shop in Shefford Road causing further problems.
Mr K Christodoulou	New Road already has significant problems with the volume of traffic that uses such a narrow road particularly at peak times. Lack of off road parking at the top of new road makes the road dangerous as drivers attempt to force their way through. There are already a number of drive ways that open onto new road increasing the likelihood on accidents occurring. During heavy rain the road floods. The local lower school is oversubscribed as are the two nearest middle schools.
Mr S G Allen	Completely inappropriate site for development. High density housing at rear of 65 Shefford Road has already been refused twice by the planning committee and also refused on appeal. The reasons for refusal are still valid.
Mr. G. Leeson	Again, any increase in traffic entering new road would be unacceptable. New road at the village is normally only a two width due to unavoidable parking of cars. Also, i would increase traffic both into the village as through traffic, and to the dangerous junction with the by-pass.
Mr. William R Smith	1. Already there are problems with the sewerage in this area. 2. There is already considerable traffic congestion in New Road especially in early morning and evening rush periods. 3. There have been many near accidents with traffic travelling south on New Road and accessing the A507 by turning right. 4. Local primary (Church School) is full. 5. Recently expansion to local Secondary School just fits the present demand. 6. Increased power (electrical) failures, one reason is over demand.

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Mr/Mrs Cook	The combined sites would mean 100 new homes in the area that has no infrastructure to support them. If all requirements to satisfy a large estate of probably 400 to 500 people were built another village would become a town.
Mrs B Brown	No existing access to the site and new road is already extremely busy with parked vehicles making single lane traffic the only way through. As there is only a one stop store and a butchers shop in the village it is very doubtful they could sustain a large influx of new residents.
Mrs J O'Connor	I came to Clifton village because it was a small village, for peace and tranquillity. I do not want Clifton to be turned into a small town. We are quite alright as we are.
Mrs J Pratt	A very sad loss of plant and wildlife would occur with the loss of these green spaces. Road access not at all suitable - New Road in particular a great problem as it is also turning out onto bypass??? Estates of 266 plus turns Clifton into a town - not a village. Electricity supply problems occurring now. 3 in 2 months - what happens with more homes???
Mrs. P Wormald	Roads and drains - infrastructure insufficient access onto bypass extremely dangerous.
Mrs R Lawson	There are no shops, the doctors are overloaded, why build more houses, no middle schools nothing for children between 12-17.what facilities? and also for senior citizens.
Mrs. S. Masters	This proposal would have a severe impact on the adjoining properties. Local flooding is already a major problem from this land, which the council are well aware of. Clifton will become a town and lose all its village character which occupants moved here to enjoy.
P Ames	Together with 261 and 251 this creates 330 new houses, a ridiculous number. New Road and Hitchin Lane are already very dangerous especially New Road. A vast amount would also access the bypass at the top of New Road, a very dangerous junction. Schools could not cope, nor I suspect could sewage and water drainage.
P.E Livesey	Access a problem underground spring a problem traffic in new road a problem parking a problem parking in new road a problem.
Paul Masters	The proposed development would have a substantially adverse impact on the community of the adjoining properties. Traffic, school and local flooding will be aggravated. the village will lose its character.
Peter Topley	Site is inappropriate for such a high density development. I agree with parish councils comments and would reject proposal.

Submitted by	Comments
R Sheppard	<p>No more housing should be permitted in Clifton! The infrastructure - electricity, water, sewage, roads, NHS etc and schools are already too full. No more housing should be permitted in the Henlow/Clifton/[illegible] area until the infrastructure has been upgraded AND there is at least one good quality job available locally - without commuting - for each existing household.</p> <p>No more housing should be permitted in Clifton: The infrastructure - electricity, water, sewage, roads, NHS etc. & schools are already too full. At present, most residents have to commute - usually by car - to work, leisure, education and health facilities. In the light of the governments concerns about Global Warming and Climate Change, even this current pattern of commuting is unsustainable. Increasing the commuting by building extra homes - without first providing good quality jobs and facilities - would destroy the governments chances of meeting its targets to combat Climate Change. It would also destroy the fertile farming land which will become increasingly vital as food becomes ever more scarce and expensive. No more housing should be permitted in the Henlow / Clifton / Shefford area until after the infrastructure has been upgraded and there is at least one good quality job available locally - without commuting - for each existing household.</p>
R Wolburn	New Road cannot take any more traffic.
R. Brown	Won't withstand traffic, an absurd proposal.
Ray Turner	It is not appropriate to have a high density development in the heart of the village.
Robert A Agass	This proposed area lies off a very congested route out of the village. Cars are already parked outside the houses in this narrow road making it difficult to enter and leave the village. This area would most definitely be unsuitable for development because of traffic congestions and also the strain on the local village resources.
Rosemary Byrom	It is ludicrous to build any further in these areas with the existing road system. New road already has too much traffic for such a narrow road, and the necessary parking on the road makes sighting difficult. Sewage and electricity would be overloaded too. We have had several power cuts in Clifton recently.
Rv. P. Smith	<p>There is no proper access from either Shefford Road (Approx 12 wide lane from this end) or from New Road (approx 18 wide lane at this point).</p> <p>Certainly New Road is dangerously over used now and permanent car parking in this road, keeps it saturated 24/7. There are too many blind spots for it to ever be clear enough to accept a lot more traffic. Access onto Shefford Road is too narrow.</p>
Stephen Melia	Infrastructure of roads (Shefford Road and New Road), drainage cannot support any development here. Access is also impossible. In addition the local facilities of schools and health are at capacity and cannot support any additional population of this type.
Susan Gunn	<p>This development would be out of character for the village and detract from the countryside feel this site provides. There is very little countryside left in the village now and we should preserve what we have left.</p> <p>It would also cause further congestion in the village with very limited access.</p>

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Suzann Wells	Clifton only has so many facilities and few roads. It is already being swallowed up by Shefford and Henlow - don't let it lose the charm it has.
Terry Wetherilt	Unsuitable site for the high density development proposed. The development would not be sympathetic to the character and appearance of the immediate area. Such large scale development would cause noise and disturbance and be detrimental to nearby properties. Out of keeping with the layout of existing nearby houses with long rear gardens and would be detrimental to the amenities of the area. Lack of local facilities e.g. schooling, to cope with such development. If the site is within the settlement envelope it is on the edge of the settlement which currently has a quiet rural aspect to the benefit of the local residents. This would be lost by such large scale development and this site should not be developed as proposed.
Trevor Eidmans	New road cannot support additional traffic or foot flow due to the lack of footpaths down either side of the road and very narrow nature of the road at the junction with Shefford road which is already single file due to resident parking and general narrow width of the thorough fare. Clifton has insufficient local services to support a significant increase in housing.
Trevor Tinley	Our village amenities are already overstretched, and development of these sites would only create more problems.

These additional comments were made by respondents who did not answer the site suitability question on the survey:

Submitted by	Comments
Mrs C Dawson	Clifton is a great village, please keep it so with minimum development.
Paul A J Marshall	Regardless of site, unless accompanying proposals are produced re. schooling and other infrastructure, explanations on how access will be managed in terms of traffic, I do not see how it is possible to even propose such options. Clifton especially is a small village with facilities that match this criteria and to the highest standards. Unless someone can outline the above additional supporting plans, I do not have the vision to see how the impact could bring positive benefits.

Ref Number: H222

These additional comments were made by respondents who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Mr Geoffrey C Barham	<p>This development although within the Clifton Boundary is a sensible use of land. The development when taken with the additional plot on site ref.H2298 would provide approximately 50% of the communities' 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.</p>
Paul FJ Mackin	<p>This development a sensible use of land. 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. Shefford's medical facilities are completely overwhelmed at present. The Middle and Lower schools are full now. The sewage disposal system that serves Shefford is insufficient for it present needs. Public transport to the area is minimal.</p>

Site Allocations, Issues and Options Consultation

These additional comments were made by respondents who feel that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Mrs Lorna McGregor	If this site was developed it MUST include sport or open countryside provision.
Phillips Planning Services LTD on behalf of Samuel Beadie (Investments) LTD	The promoted site seeks to utilise a new roundabout junction on Hitchin Road to gain necessary access. It would appear that reliance is placed on the roundabout junction approved under reference 01/01600/FUL and recently reviewed as reference 07/01082/FUL. Our client notes that the ability to deliver the access road depends upon the co-operation of our client as part of the roundabout location. No approach has been received by our client from the owner of this promoted site to link in with the roundabout. Any access to the roundabout would be subject to a successful negotiation of an agreement with our client. In the absence of such an agreement the promoted site will not have the benefit of the crucial access.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
No name given	I have opted to write my views on all the sites bar one on one sheet as I feel that Sheffords capacity to take more housing developments is already bursting at the seams. The sewage system can't take it - the infrastructure is not equipped for more housing, I don't agree with it at all.
No name given	People go out of Shefford for employment as there aren't the places, the set up for offices etc. I don't think that putting in new developments will help Shefford at all.
No name given	People go out of Shefford for employment as there isnt the places, the set up for (illegible) etc. I don't think that putting in new developments will help Shefford at all.
A Welsford	Clifton is a village and has a lack of shops as it is. Doctors' surgery is very busy now with an influx of families it would be worse. In any event, the fields seem to be disappearing now. Find brownfield sites instead of greenfield.
Aaron smith	Development will place strain on local infrastructure, schools and create significant additional traffic problems, in area that has problems already.
Anna grist	Important to maintain space between the 2 villages of Shefford and Clifton, and these developments would join them. Clifton is a lovely small village in the country and these developments would destroy this. Also this would cause even more congestion through Clifton.
B Livesey	An important green break between Clifton and Shefford.
C.Campbell	Shefford Road is already heavily congested and putting 120 more dwellings nearby is just plain crazy! Also the infrastructure is just not in place for the village, and where would people work?
Charmaine Rogers	There is already a heavy flow of traffic through Clifton. We have a site proposed within a flood plain. We do not have the infrastructure within Clifton to absorb any more housing. We have already had a huge building development with Clifton field's site.

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Clifton Improvement and Preservation Society	While the site might support local services, no weight should be attached to that given the harm done to character and amenity of the village and well established planning policies. 1. The Society is of the view that the provision of sites for housing development in Shefford should pay special regard to the requirement of maintaining the identity of the villages of Shefford and Clifton. The Local Plan as approved firmly supported the provision of a gap between the settlements to maintain a rural barrier and a visual division. While that has been eroded by the extension of Samuel Whitbread School and a protruding dwelling on the recent development on the edge of Shefford north of Pedley Lane, the Society believes there is a strong justification for the maintenance of a rural gap on the boundary of Shefford. While it is acknowledged that Shefford is a Minor Centre, there are nine such centres and the requirement in CS13 is for only 950 dwellings. It is that figure which should be spread, no necessarily evenly. Arlesey with its station should be adopted as the major site for this development. 2. On the basis of an even spread of housing this site pre-empts the whole allocation for Shefford until 2026. 3. This site intrudes visually into the open countryside and affects the setting in Shefford. There are less conspicuous sites on the north and western boundaries of Shefford. 4. The site encroaches into the beginning of the rural gap and would urbanise views from the Southdown the hill from Wren Park towards Shefford from which there are wide country views. It is in conflict with national and local policy to protect the open countryside.
Deborah Pugh	Size of developments out of proportion. Existing roads could not cope with increased traffic. Quality of life be greatly reduced.
Hogarth	Surely another opportunity for greedy landowners and develops to make a mint, before leaving the locals with the aftermath.
J R Elliott	Drains are often blocked and roads flooded. There is heavy traffic going through the village already and lots of pollution. This beautiful village does not have the infrastructure to take on this development.
John & Margaret Portess	The proposed development will affect the character and environment of a rural location, fill the gap between and merge Clifton and Shefford, and cause unreasonable traffic congestion.
John Chalmers	This is too large a development to allow Clifton to keep its identity and not become merged with Shefford.
Lauren Pitcher	This development will add to traffic congestion on the A507 and Shefford Road.
Liz Durrant	Concerned about impact on schools and roads.
Mark Rowe	This village will no longer be a village if you keep forcing housing on us. I moved here 4 years ago to live in a village. I have worked hard to be able to move to a village. If I wanted to live in a town I would not have moved out of one. I see no plans to increase investment in our infrastructure only in making money for the builders and tax man. Where are the plans for new facilities? Upgraded Park, new library, doctor, and chemist? Where are the plans to improve bus services and road connections? Where are all these people going to work and how will the A507 cope its already jammed at rush hour. This is ill conceived and unacceptable.
Michael and Anne Harris	We strongly disagree with the development of this site as we feel the boundary between Clifton and Shefford would be lost with the result that Clifton would loose its identity and just become part of Shefford.

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Miss Angela Smedley	<p>The site is segregated from the town located amongst a small amount of dwellings with no relationship to the built-up area to the north. A large agricultural field lies between the town and the proposed site providing this severance. There are also no bus links along this route, which is subject to national speed limit.</p> <p>It is proposed that this site combined with further land to create community facilities. If so the combined sites should be considered together and not separately or the merits can not be assessed. Secondly, Shefford and Clifton should remain as separate entities and linking the residential developments undermines such.</p> <p>The development of this site within the open countryside would destroy the dispersed nature of built development at the settlement edge. The important transition between town and countryside that is present at this site would be lost through an allocation for residential development. Views would be lost to the school buildings across the site.</p>
Mrs J O'Connor	I came to Clifton village because it was a small village, for peace and tranquillity do not want Clifton to be turned into a small town. We are quite alright as we are.
Mrs L Bowen	Clifton should remain a SMALL village. The proposed site is farmland and should not be built on whatsoever. It will do nothing at all to enhance the lives of the people living in Clifton and will only put a strain on the existing facilities. It is not surprising that so many people are leaving the U.K. when Councils are taking away the green belt areas and destroying village life.
Mrs Michelle Pitiu	The village school is already full; there is no infrastructure in place. Drains in the village are always getting blocked. There is so much traffic, already on the roads through the village.
Mrs. P Wormald	Questionable whether within Clifton boundary.
Mrs rosemary Byrom	I am dismayed and angry to think of such a large swathe of countryside being developed, especially in view of the inadequate sewage and electricity capabilities of the area. In the past four months there have been several power cuts. Sewage has been a problem in shefford, and for years we have heard that our sewage system is inadequate. The school system is not geared for more students on such a scale.
P Ames	This with 198 320/360 new houses vastly too many. Enormous traffic impact on Hitchin Road and Shefford town centre. Neither Clifton nor Robert Bloomfield could cope with the expected increase in children taken with Shefford developments should be turned down.
P.E Livesey	An important green area to separate the village of Clifton from the town of Shefford.
Pauline Cocevar	<p>PLEASE build on infill sites, derelict and brownfield sites before paving over acres of green farmland!</p> <p>For this one, you talk of combined ownership of all the land surrounding to set up a housing development with complete infrastructure. Are you talking about a totally new town? The scale of this beggar's belief. Absolute madness!</p>

Site Allocations, Issues and Options Consultation

Submitted by	Comments
R Sheppard	No more housing should be permitted in Clifton: The infrastructure - electricity, water, sewage, roads, NHS etc. & schools are already too full. At present, most residents have to commute - usually by car - to work, leisure, education and health facilities. In the light of the governments concerns about Global Warming and Climate Change, even this current pattern of commuting is unsustainable. Increasing the commuting by building extra homes - without first providing good quality jobs and facilities - would destroy the government's chances of meeting its targets to combat Climate Change. It would also destroy the fertile farming land which will become increasingly vital as food becomes ever more scarce and expensive. No more housing should be permitted in the Henlow / Clifton / Shefford area until after the infrastructure has been upgraded and there is at least one good quality job available locally - without commuting - for each existing household.
R. Brown	Very concerned about drainage, and excessive traffic.
Robert A. Agass	The volume of additional traffic through this area plus the strain on local village resources make this proposed area of development totally unsuitable.
Stephen Melia	This is within the Parish of Clifton, and any development here would be closing in the countryside gap between Clifton and Shefford.

These additional comments were made by respondents who did not answer the site suitability question on the survey:

Submitted by	Comments
Lin & Jeff Hurst	Until the infrastructure is sorted, there is not point in building houses. Electrical supplies. Sewage/water. Transport. The Community College is already full - it needs space to expand. Why not save this site for the school!
Mrs C Dawson	Clifton is a great village; please keep it so with minimum development.
Paul A J Marshall	Regardless of site, unless accompanying proposals are produced re. Schooling and other infrastructure, explanations on how access will be managed in terms of traffic; I do not see how it is possible to even propose such options. Clifton especially is a small village with facilities that match this criteria and o the highest standards. Unless someone can outline the above additional supporting plans, I do not have the vision to see how the impact could bring positive benefits.

Site Allocations, Issues and Options Consultation

Ref Number: H223

These additional comments were made by respondents who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Hogarth	Realise a certain amount of growth required whilst not upsetting the balance of community.
Miles	OK to add to that part of the village by adding 2 houses.
P.E Livesey	A total of two houses to even up the building line without encroaching on the green triangle would be acceptable.

These additional comments were made by respondents who feel that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
B Livesey	A small development of suitable houses might be possible.
John and Jane Mortimer	Taken in isolation this is a reasonable proposal even though it would intrude slightly into the important countryside gap. The offer of a landscaping scheme is noted.
	However there is also a proposal H298 extending from Hitchin Lane to Shefford Road and making big changes to the site of Samuel Whitbread Community College which would fill most of the same important countryside gap between Clifton and Shefford.
	We could envisage this important countryside gap being completely eroded by development and the gap between Clifton and Shefford disappearing.
R Sheppard	I believe it is important to retain the identity and important features of Clifton, a 'large Village'; and Shefford, a small market town, now designated a minor service centre.
	No more housing should be permitted in Clifton: The infrastructure - electricity, water, sewage, roads, NHS etc. & schools are already too full. At present, most residents have to commute - usually by car - to work, leisure, education and health facilities. In the light of the governments concerns about Global Warming and Climate Change, even this current pattern of commuting is unsustainable. Increasing the commuting by building extra homes - without first providing good quality jobs and facilities - would destroy the governments chances of meeting its targets to combat Climate Change. It would also destroy the fertile farming land which will become increasingly vital as food becomes ever more scarce and expensive. No more housing should be permitted in the Henlow / Clifton / Shefford area until after the infrastructure has been upgraded and there is at least one good quality job available locally - without commuting - for each existing household.

Site Allocations, Issues and Options Consultation

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
A Welsford	Clifton is a village and has a lack of shops as it is. Doctors surgery is very busy now with an influx of families it would be worse. In any event, the fields seem to be disappearing now. Find brownfield sites instead of greenfield.
Anna Grist	Clifton is a tranquil and peaceful village. Any future development will jeopardise this. Clifton doesnt have adequate infrastructure to support a large number of developments.
Casson	This site will block any views we have of the countryside from our house and we strongly object.
Clifton Improvement and Preservation Society	While the site might support local services, no weight should be attached to that given the harm doe to the character and amenity of the village and well established planning policies. 1. The Society relies on the General Representations attached. 2. The site which has been planted forms part of the gap between Clifton and Shefford. 3. Even with two houses the rural gap would be further narrowed exacerbating the intrusion already done by the extension to Samuel Whitbread School and the 'Shefford' housing site north of Pedley Lane west of the gap. 4. The Society regards the gap as an important break giving identity to Shefford and Clifton and it should be protected. 5. Two large aggressive modern buildings would not be a visually attractive development in any even in this location. 6. The site does not comply with the criteria in Policy CS6.
Emma Sewell	Pedley Lane is a narrowish road that has plenty of traffic travelling down it, generally going too fast. Further houses on this site would add to the number of vehicles using this road and another access point will make the road more dangerous. The lower school in the village is already overstretched and it is often unable to meet demand for places and therefore any further housing in Clifton will add to this problem.
Lucy Smy	This site is only a small field. It separates Shefford and Clifton from merging into one. I chose to move to Clifton because of this reason, that it was a village. The traffic in Pedley lane has increased and adding new houses will only create more traffic. As school children are often walking a path, there is a very tight space to create turning in or out of Pedley lane making it a hazard. I strongly object, these houses could be huge 5 bedroom houses. A field has already been used for more houses opposite the Clifton fields development, which has already been used agricultural land and lots of families moving in pushing school numbers to full capacity. There is no obvious benefit.
Marc Revell	Clifton is a tranquil and peaceful village. Any future development will jeopardise this. Clifton doesn't have adequate infrastructure to support a large number of developments.

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Mark Rowe	<p>This village will no longer be a village if you keep forcing housing on us.</p> <p>I moved here 4 years ago to live in a village. I have worked hard to be able to move to a village. If I wanted to live in a town I would not have moved out of one.</p> <p>I see no plans to increase investment in our infrastructure only in making money for the builders and tax man. Where are the plans for new facilities? Upgraded Park, new library, doctor, and chemist? Where are the plans to improve bus services and road connections? Where are all these people going to work and how will the A507 cope its already jammed at rush hour.</p> <p>This is ill conceived and unacceptable.</p>
Miss Angela Smedley	<p>This site is located within an area designated as a Important Countryside Gap. Any development within this land designated area would therefore reduce the existing separation the villages enjoy.</p> <p>The site has an existing dense hedge to the roadside boundary and its removal would reveal more views of the housing developments behind therefore increasing the harshness of the settlement boundary in this location. Views across the site and over the adjacent fields lead to the school buildings and this gap it vital in retaining the separation between village edges.</p> <p>It is outlined that the owners would be prepared to consider a landscaping scheme in the adjacent field to visually enhance the countryside gap though this does not inhibit coalescence.</p> <p>The development of this site for residential purposes would promote coalescence causing significant impact on the countryside.</p>
Mr and Mrs	<p>When we purchased No. 5 Chapel Close we were told the site to the rear of our property is legally protected by the Clifton / Shefford Natural Boundary and should therefore not have permission to be built on. This was a key reason in making our decision to purchase.</p> <p>The two properties Chapel Close Houses No. 4 and 5 are elevated to this plot and would therefore completely overlook any further properties that were built. Furthermore the superb countryside views enjoyed by these two properties would be ruined and this would undoubtedly have a negative impact on resale values.</p> <p>The Clifton Local plan would not benefit significantly from these two properties. The Village is already at a saturation point in terms of traffic flow and population . For a village community the facilities for local people are already being stretched with just one village shop.</p> <p>Further development anywhere in the village will only go to spoil what is a beautiful village.</p>
Mrs E. Durrant	<p>Concerned about impact on village life especially roads and schools.</p>
Mrs J OConnor	<p>I came to Clifton village because it was a small village, for peace and tranquillity. I do not want Clifton to be turned into a small town. We are quite alright as we are.</p>

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Pamela Pugh	We are fast losing the country feel of this village and the council is allowing the purchase and redevelopment of AGRICULTURAL land for more and more housing. The ordinary person cannot do this and it seems that there must be some sort of financial gain for the council in selling to redevelopers. We are strongly opposed to any redevelopment of farmland in Pedley Lane, and this should be echoed in any hearing regarding this development. I bought my house in this lane BECAUSE of the open farmland to the front, and wish to keep it that way.
Simon Brassington	The residents of Clifton are suffering already with frequent power cuts because the local substation is overloaded. Up to 7 times in the last 4 - 6 months the power has been off for periods of at least 30 minutes and twice the power has been off for more than 6 hours. The longest period without electricity was over 12 hours. Before anymore building is allowed in the area this issue has to be addressed. More power drain from more new development will exacerbate an already intolerable situation.

These additional comments were made by respondents who did not answer the site suitability question on the survey:

Submitted by	Comments
Mrs C Dawson	Clifton is a great village, please keep it so with minimum development.
Paul A J Marshall	Regardless of site, unless accompanying proposals are produced re. schooling and other infrastructure, explanations on how access will be managed in terms of traffic, I do not see how it is possible to even propose such options. Clifton especially is a small village with facilities that match this criteria and o the highest standards. Unless someone can outline the above additional supporting plans, I do not have the vision to see how the impact could bring positive benefits.

Site Allocations, Issues and Options Consultation

Ref Number: H224

These additional comments were made by respondents who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
John and Jane Mortimer	<p>It could be beneficial to replace redundant e.g. buildings with a small no. of homes, enhance the pond & create a wildlife area.</p> <p>The design of the houses would be of major significance to ensure a pleasing transition between adjacent buildings & open country.</p> <p>This is a popular route for walkers & the main access from the village to open country & footpaths. This submission proposes an environmentally sustainable development with homes which meet the targets of the BRE Eco-homes, etc., a laudable goal.</p> <p>These houses are often of a non-standard shape & when next to other houses can be tall & overbearing. The adaptation of former e.g. buildings on the adjacent site for dwellings was most successful. They blend well with the street scene. It would be a great shame to destroy this positive outcome with the addition of houses of inappropriate & overbearing design.</p> <p>It may be essential to use some more standard building methods to preserve the street scene.</p>
Miles	Information given makes good reading for a good housing site.
Peter Topley	Development proposal is interesting and I have no objection to it, provided the landscaping of the land to the north east for wildlife is carried out with full consultation of local wildlife agencies.

These additional comments were made by respondents who feel that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
B Livesey	Forget all the eco babble. a small development that matched the existing barns might be accessible. Provided that the farm buildings are truly redundant. It would not be acceptable for a new farmyard to be built and the old are used for building.
Michael Edwards	<p>This is a potentially interesting development, being defined by its ecological, sustainable credentials.</p> <p>It would be most important to retain these zero CO2 aspects as a key Planning Constraint.</p> <p>Acoustics need to be considered if any biomass boiler system is proposed. These systems can be noisy. It will be important to ensure that current night-time background noise levels are not exceeded.</p> <p>Pollution, from ash and fumes need to be considered when considering biomass boilers.</p> <p>The site extends too far north-east. The northeast boundary should not go farther than the current end-of-gardens line of number 1 Church Street, directly to the north of the proposed site.</p>

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Mr and Mrs Maddock	<p>Development of this site, if carefully planned and administered, could be of benefit.</p> <p>The planning office should consider the following:</p> <ul style="list-style-type: none"> - Access to the site can only be via Church Street. As Clifton Farm Barns is a private road with no access to Clifton Farm Yard. - The development should be limited to 3 detached houses and the design of the properties should be in keeping with surrounding houses. - The height of the proposed buildings should not be higher than the surrounding properties. - There should be sufficient self contained/off road parking for each property. - There should be no windows overlooking adjacent private gardens.
Mrs L Dawes	<p>More the edge of the village further into agricultural land</p> <ul style="list-style-type: none"> - More traffic on a small road that is badly maintained - Type of house does not match housing in vicinity.
P Ames	Reasonable proposal.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
A M Leake	Pedley Lane is once again a very narrow road with a sharp dangerous bend into Grange Street, also wild life would be effected if houses were built on this site, also there are records of flooding in this area.
A Welsford	Clifton is a village and has a lack of shops as it is. Doctors surgery is very busy now with an influx of families it would be worse. In any event, the fields seem to be disappearing now. Find brownfield sites instead of greenfield.
Clifton Improvement and Preservation Society	<p>While the site might support local services, no weight should be attached to that given the harm done to character and amenity of the village and well established planning services. 1. The Society relies on the General Representation attached. 2. This site raises the initial question as to where any substitute farm buildings would be located. If the agricultural unit were to continue, an alternative site would be needed in the open rural area to the north or east of the village. The allocation of the land carries the potential for the visual harm of part of the open rural area to the north of Clifton, which is the main access to the countryside used by the residents of Clifton for walking. 3. Modern housing would be visually harmful to the converted black-board farm buildings and difficult to integrate aesthetically. While the existing building is not attractive it speaks as a farm building consistent with its southern neighbours. New development to the north of housing would sever the link of the Listed Clifton Farmhouse and Barns with its rural "hinterland" and would be visually detrimental to the northern edge of the Conservation Area. 4. The site extends the village into open countryside. 5. The argument that the dwellings built would be environmentally sustainable does not justify over-riding the considerations above. Whether or not the growing of biomass on the farm could be made the subject of long-term condition is questionable. While a pond and planting would be a benefit, the disbenefit of the site over-rides that consideration. 6. The proposal does not meet the criteria in Policy CS6.</p>

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Deborah Page-Browne	<p>This area should not be allowed as</p> <ul style="list-style-type: none"> -It changes the current use of the land -The road is unable to take the extra traffic such a number of houses will involve -Where is the school capacity -Although I commend the eco ness oppose the building of so many dwellings.
Deborah Pugh	<p>Existing access to this site is completely insufficient. The quality of life for the existing inhabitants would be greatly reduced.</p>
Frank W Rivett	<p>This part of Church Street is used extensively by walkers & horse riders for access to the set-aside, and additional traffic generated by 9 new dwellings would be dangerous.</p> <p>The development of the Onion Lift (No 63) prohibited any new access to Church Street at this point for safety reasons.</p> <p>The farm yard is a working farm and not redundant - To build on this site would mean moving it to another location, this is not acceptable.</p> <p>A development of 9 houses is out of character to this part of the village.</p> <p>The proposed development adjoins the Conservation Area and the eco development is not in sympathy with the adjacent Clifton Farm Barns Development (previously Clifton Farm Yard).</p> <p>The Lower School has no capacity for additional intake.</p>
Liz Durant	<p>Concerned about impact on village life especially roads and schools.</p>
Mark Rowe	<p>This village will no longer be a village if you keep forcing housing on us.</p> <p>I moved here 4 years ago to live in a village. I have worked hard to be able to move to a village. If I wanted to live in a town I would not have moved out of one.</p> <p>I see no plans to increase investment in our infrastructure only in making money for the builders and tax man. Where are the plans for new facilities? Upgraded Park, new library, doctor, and chemist? Where are the plans to improve bus services and road connections? Where are all these people going to work and how will the A507 cope its already jammed at rush hour.</p> <p>This is ill conceived and unacceptable.</p>

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Submitted by	Comments
Miss Angela Smedley	<p>The proposed site lies immediately adjacent to the Clifton Conservation Area. The site is currently made up of a number of large metal sheet barns and timber outbuildings with farming machinery also present. Beyond the site to the north and east lies open countryside. A degraded access to the site is via Church Street.</p> <p>Adjacent to the site are the Clifton Farm Barns and Clifton Farmhouse. Clifton Farmhouse is Grade II listed with the Farm Barns being curtilage listed.</p> <p>Development of this site would involve demolition of the large metal barns and removal of the ancillary farming equipment that characterises the village edge. The character of the village edge would be adversely affected as a result with increased built footprint and a change in building type from working farmyard to domestic properties. Views to and from the listed barns would be blocked by the sites development which would also be to the detriment of the listed buildings setting.</p>
Mr. S. Ashton	<p>If the farm land is still to remain as a working farm, where will the grain store and machinery be housed in the future.</p>
Mrs J OConnor	<p>I came to Clifton village because it was a small village, for peace and tranquillity. I do not want Clifton to be turned into a small town. We are quite alright as we are.</p>
P.E Livesey	<p>The buildings currently on this site were erected to hold the farms modern machinery-the old barns not being of the right proportions. The old barns are now houses, I therefore strongly object to this site being turned into a housing development like the first one. What is the excuse this time?</p>
Philippa Whittington	<p>There is significant vehicular & walking traffic along the road. A recent application for the Onion Loft would not allow access onto the road. There is also a pinch point & bend near Hawarden Cottage that means traffic pulling out of Sears Close has limited visibility. 9 houses would probably generate 15-20 cars in additional traffic along this road. The junction with Stockbridge Rd is quite a dangerous one due to the speed of traffic along Stbridge Rd traffic using this junction would add to this danger, especially with the number of people who use Church St for activities (dog walking, running, cycling etc). It is also part of the Navigators Way encouraging people to use this as a leisure facility. The Clifton Farm Barns development had restrictions to preserve the nature of the Conservation area. Presumably any additional development would need to meet the same specs The plan states that this would be an eco development but there are no details as to what this means.</p>

Submitted by	Comments
R Sheppard	<p>No more housing should be permitted in Clifton! The infrastructure - electricity, water, sewage, roads, NHS etc and schools are already too full. No more housing should be permitted in the Henlow/Clifton/Shefford area until the infrastructure has been upgraded AND there is at least one good quality job available locally - without commuting - for each existing household.</p> <p>Should be used for business or agriculture. No more housing should be permitted in Clifton: The infrastructure - electricity, water, sewage, roads, rail, NHS etc. & schools are already too full. Already, most residents have to commute - usually by car - to work, leisure, education & health facilities. The governments targets for controlling Global Warming & Climate Change make even this current pattern of commuting is unsustainable. Building more houses without first providing good quality local jobs & facilities would increase commuting; reducing the governments chances of meeting its targets to combat Climate Change. It would also destroy the fertile farming land which will become increasingly vital as food becomes ever more scarce and expensive. No more housing should be permitted in the Henlow / Clifton / Shefford area until after the infrastructure has been upgraded and there is at least one good quality job available locally - without commuting - for each existing household.</p>
Robert A. Agass	<p>Access to this site is via a lane, traffic congestion already exists because people drive their cars down the lane to the countryside to take their dogs walking.</p> <p>This development is in a conservation area and would impact on the countryside and local environment</p>
Roger Manning	<p>The redevelopment of this site in the manner described will unquestionably change the character of the Clifton Conservation Area in this location to its detriment and ultimately open the the door to the development of the grazing paddock to the East of the site. A number of the other sites identified in this review will have far less of an impact on the character of the village than this proposal.</p>
Sheila Ashton	<p>At present, site used for grain store, and farm machinery. Where will they be stored if development goes ahead?</p>

Site Allocations, Issues and Options Consultation

These additional comments were made by respondents who did not answer the site suitability question on the survey:

Submitted by	Comments
Mrs C Dawson	Clifton is a great village, please keep it so with minimum development.
Paul A J Marshall	Regardless of site, unless accompanying proposals are produced re. schooling and other infrastructure, explanations on how access will be managed in terms of traffic, I do not see how it is possible to even propose such options. Clifton especially is a small village with facilities that match this criteria and o the highest standards. Unless someone can outline the above additional supporting plans, I do not have the vision to see how the impact could bring positive benefits.

Ref Number: H235

These additional comments were made by respondents who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Mr. Leland Golding, Mrs. Jeannette Golding	Part of this land is owned by myself (as a paddock) as well as my home at 189 Clifton Road Shefford. A right of way to the land is adjacent to my property which may be a possible road access to the site (most certainly if 189 Clifton Road, Shefford was demolished.) Samuel Whitbread Community College is within a 2 minute walk, Post offices at Clifton and Shefford are approximately equidistant & the site is also very close to Millennium Green which could be used for recreational facilities. In the 25 years we have lived at this address, we have never seen this area flooded. This is also an ideal infill area which would not cause expansion into the Greenbelt.

These additional comments were made by respondents who feel that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Mr Geoffrey C Barham	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.
P Ames	Maybe if less than 50 then this would be ok.
Paul FJ Mackin	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. Shefford's medical facilities are completely overwhelmed at present. The Middle and Lower schools are full now. The sewage disposal system that serves Shefford is insufficient for it present needs. Public transport to the area is minimal.

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Pauline Cocevar	50, at least, seems like an acceptable number of dwellings. Perhaps we could have some sensible -sized houses built just this once, rather than dozens of rabbit-hutch one-bed flats and immense 4/5-bed houses with 2/3 bathrooms? We are not all singletons or families possessed of 4 children!
Peter Topley	This site falls within the parish of Clifton and therefore should not be included in the Shefford proposal.

Site Allocations, Issues and Options Consultation

Ref Number: H251

These additional comments were made by respondents who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Ayesha Christodoulou	I want new neighbours and friends and the new houses will probably help that. Also, if the houses were built, we would be able to have a place to ride bikes, skateboard and rollerblade.
Raisin Christodoulou	I think it will be well good because I will get new neighbours and there will be loads more kids which will be good and if there's more people you have lots of friends. Also housing estates are fun because they're good places to ride bikes, I want new people to come to Clifton. Its good.

These additional comments were made by respondents who feel that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
DJ and MA Gurney	There could be congestion where an exit to new road was sited this plan should provide parking for the cottages already in new road we as residents queue to get into new road all the time as there is no where to pass the verges are all cut up the footpath is too small.
G Thorpe	Although the land is a prime site for re-development, without providing extra facilities within the village including extra school places, shops and transport infrastructure, unnecessary burden will be put onto the villages already creaking facilities.
M. Green	Any future housing should not go beyond a quantity of 40.
Michael Edwards	a) The potential new development here is far too large and would have a negative impact on the village of Clifton. b) New Road is already dangerously narrow and a complete review of safe access would be needed. This would apply to cars, bicycles and pedestrians. c) Local public transport is hopeless. Without good public transport systems (and decent roads to service the new housing) this development should not be permitted. d) A smaller development might be acceptable, if Planning Authorities insisted on the highest quality modern housing design (NOT housing developer estate standards) AND if the development had minimal environmental impact i.e. the whole development should be carbon neutral, both in terms of capital and revenue. There is an opportunity here for Clifton to have a small architectural and ecological gem, but there should not be rows of ticky-tacky boxes with tiny gardens.
Michael S Martin	Currently, our and adjacent properties are at risk of being flooded during times of moderate/heavy rainfall (evidenced by the enclosed photograph taken recently). We are concerned that full and proper provision be made to relieve drainage of floodwater when, or prior to any development on these sites. Whether these sites support or burden local services and infrastructure depends on these facilities being developed. At present they are oversubscribed.

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Submitted by	Comments
Mr & Mrs G. Braybrook	The number of dwellings is excessive for a village like Clifton. We disagree that the entrance to these houses should be Hitchin Lane. The access (mini roundabout) is a safety hazard. Why not take the traffic away from the village, namely New Road.
Mr W Cooke & Mrs B Cooke	Too many houses with surrounding hard surfaces, e.g. drives roads, patios etc, would leave very little open ground to take surface water run off. There is already a problem with this, even with the existing field, but if this is built upon it will be much worse. Also such a high density development would not be in keeping with the Clifton village. An increase in vehicles would worsen existing traffic problems caused by numerous parked vehicles on narrow village streets, leaving room for only one line of traffic at a time.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
A Welsford	Clifton is a village and has a lack of shops as it is. Doctors surgery is very busy now with an influx of families it would be worse. In any event, the fields seem to be disappearing now. Find brownfield sites instead of greenfield.
Alison Smith	This site would lead to significant increases in traffic (some potential 400+ vehicles) mainly for residents in the surrounding roads and then into Henlow and Shefford. Access through Fairground Way and Hitchin Lane would cause a huge increase in traffic to what are currently quiet cul-de-sacs and would increase pollution, noise and potential danger for children. This site would change Clifton as it is known increasing the size considerably. The site would cause huge increases in demand for services and on the infrastructure of the village mainly the lower school. This areas is also currently a great habitat for wildlife. The council should not consider this site to increase the size of Clifton by 25% but should look for sites for completely new villages eg Fairfield Park where new infrastructure is developed alongside the new dwellings.
Anthony John Tobitt	In the late 60s and early 70s large scale developments in Clifton impacted largely and devastating on the social and environmental life of the village. For years the village school struggled to cope with increased numbers which resulted in falling standards. The access to/from this proposed site are unlikely to cope with such a large scale development. In particular Mew Road is already virtually a single lane road whilst train ground way road, Hitchin House both have existing housing developments through which traffic associate with this suggested development would have to pass. On a wider issue, the tendency to develop towards the Shefford, Clifton, Henlow by pass is throwing undue emphasis to the youth of the village in term of development with the acknowledged centre of the village evermore to the northern limits of residential development.
B L Vinall	The local roads, Hitchin Lane, New Road and Fairground Way will need to be drastically improved to allow access. Also there is a flood drainage ditch and pipes at the rear of the bungalows in Hitchin Lane, if these are removed Hitchin Lane will flood again.
B Livesey	A Development on this site at the scale proposed would destroy Clifton as a village.

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Submitted by	Comments
Bernard Munday	By definition, any large development will support local shops, etc, so the first question is irrelevant. Similarly, any large development will support schools, doctors surgeries, etc. The question not asked is whether the local infrastructure can support the development. It is already difficult to get an appointment at the local surgery and I cant remember the last time I saw a policeman in Clifton. How will the police, fire, ambulance, schools, health, etc, services will cope when there are 980 more homes (? 3000 extra people) in the area. I accept that some development is inevitable and even desirable, but strongly believe that due consideration should be given to infrastructure issues BEFORE development is approved. Also, no development should be approved on flood plains in any circumstances. I am also slightly concerned when you state on some of the sites that "although in the parish of Clifton, this proposal would be an extension to Shefford". Is the parish boundary to be changed?
Brian Crofton	This development is far too big for the village of Clifton. The village infrastructure and access routes such as New Road cannot cope with the demands from this developments and it would severely hamper the quality of life in the village.
C Munnery	The road down Hitchin lane is already over congested with parked cars and through traffic. We also have to contend with parked cars from the local garage at the top of our road. The roundabout at top of Hitchin lane is very dangerous!!
C Simkins	New road is already heavily congested with with traffic. Speed limits not adhered to, this site would make it worse.
C Wischhusen	This development in conjunction with H206 will transform the nature of Clifton, a village in a Conservation area. We do not need development to this degree. There has already been substantial building in and around Clifton in the last few years which has only served to put more strain on the existing infrastructure, not develop it. The roads are getting more clogged up, the surgery is overflowing, the school is unable to meet demand. The only form of public transport is overpriced and infrequent buses and if you are expecting everyone to commute from Arlesy station, are there plans to expand the car parking facilities there? I am also concerned about access for this site. Your map does not clearly show where the access points are but New Road is a fairly narrow country road and will not support huge numbers of people using it as an access. I cannot believe that anyone looking at the map of Clifton can seriously consider that anyone in this village will welcome such a huge development.
C. Klempster	Development is too large and would ruin the village ethos. Traffic at peak times now queues from the Crown. development of this size would result in Clifton losing its identity.
C. Protopapa	Clifton is a small village, it has narrow roads and cannot cope with a lot more traffic. It has a little school which is full to capacity now and cannot cope with lots more children. It only has two shops. There is nothing here for young people to do. If you build lots more houses you must find some amenity for them other wise you will just end up with "no go" house estates. Were people will be afraid to go out.
Charmaine Rogers	There is already a heavy flow of traffic through Clifton. We have a site proposed within a flood plain. We do not have the infrastructure within Clifton to absorb any more housing. We have already had a huge building development with Clifton fields site.

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Submitted by	Comments
Claire Bell	I think this site would put too much pressure on the facilities available in Clifton. Clifton is a small village community. There are already difficulties in getting school places at the Lower School for children already living in the village. New housing would only make this problem worse. This potential site would increase the pressure on an already busy road (New Road), that already has congestion problems as it enters the village. I do not believe there is sufficient space in the village to develop the infrastructure required to support such a large new housing project.
Clifton Improvement and Preservation Society	1. The Society relies on the General Representation attached. 2. The Society notes that the Proposal as drawn intrudes into gardens within the Conservation Area and abuts the Chapel and Cemetery. This northern boundary impinges on that area and neither preserves or enhances the setting of the Conservation Area. 3. The proposal for 235 dwellings wholly conflicts with the Policies in the Preferred Options and would be if allowed a massive breach of these policies. In terms of sustainable development the proposal pays to regard to the need to reduce travel to work or travel for leisure, shopping or medial services. 4. Access to New Road would impose traffic on a road where the carriageway is reduced by parking to one lane. The result would be to create further unsafe conditions in the traffic arrangements in the south of the Conservation Area. 5. The site would have a major detrimental effect on the rural setting of the village, resulting in the unwarranted loss of countryside changing the village on the south to the appearance of a suburban estate destroying the link from the old village to the countryside. 6. The proposal is harmful to the visual amenities of the adjacent houses. 7. Further traffic on the access o Hitchin Lane particularly of the order arising from the development proposed would be unsatisfactory in view of the limitations of the junction.
D. Dewbery	The site has poor access, is on the edge of the village, unsuitable for social infrastructure, only suitable for housing which would lead to intolerable congestion and disruption. The existing infrastructure including power and water could not cope. The impact on the countryside would be huge including increased flooding. Insufficient work, transport to support this scale of development.
David Nagle	My main objection is the traffic caused by a development of this size will impact the lives of people who live within the cottages of the conservation area. These cottages (such as on Broad Street) are very close to an already busy road and the increased pollution and noise from further traffic as a consequence will create a health risk and make life very unpleasant.
Deborah Jackson	I do not think that a development of the size should be on this site. Clifton cannot support this number of new homes with a small One Stop shop and butchers as the local shops. The Lower school is full already. Adding this number of new houses would change the feel of the village completely. Huge changes would have to be made to New Road to prevent traffic problems-due to the volume of parked cars down this road is is virtually a single lane road for quite a distance. Also at the end of New Road at the junction with the A507 something would have to be done as this is a deadly junction anyway. As a mother with two children aged 5 and 3, I would be very concerned with the increased traffic in the village and particularly in our road as this would be an access point.

Submitted by	Comments
Deborah Page Browne	The road network is unable to cope. Where is the extra schooling coming from? Where is the NHS capacity? This is expanding Clifton away from the small village we moved into.
Debra Seymour	Have any of you personally travelled down new road recently? It is nearly impossible now! Access via fairground way doesn't appear viable, as this is a family estate.
Diane Breacker	Keep Clifton as a village.
Emma Sewell	A development of this size would completely change the characteristics of Clifton as a relatively quiet village which is a pleasant place to live. New Road is already an extremely dangerous road for cars and pedestrians alike. The Council has already stated that the roads of Clifton are too dangerous to support a walking bus for school children to use and therefore more cars in the village will just make matters worse. The Lower school would be unable to take all the children coming into the village. However, the land, which is in a central location, would be a good place to put new recreational facilities for existing community to use so that residents don't need to take to their cars to go and find them elsewhere.
F.D Needham	The development of this site is only going to make the traffic/parking problems on new road even worse and as it is also a "rat run" it is not appropriate. The new road/bypass junction would need a roundabout.
Georgina Oxton	This site, together with sites h261 and h206, represent significant residential development in a village which already suffers from considerable traffic congestion. The village school is currently full and there are minimal recreational facilities available for young people. I feel that these developments should not go ahead.
Helen Mitchell	Totally inappropriate access roads already congested with parked cars and access from New Road onto bypass would be dangerous - already an accident black spot.
Hermione Christodoulou	New road is already congested. RTAa usually 2 per annum minimum. Speeding common as it is used as a cut-through to A507 from the A1. Balance pond under the land already unable to cope with the Fairground Way development, land IS part of a floodplain. New Road needs to be closed off and made a dead-end to east traffic flow. Also the only 7 houses with no off road parking should be given designated parking bays and double yellow lines along the rest of the road, as many people cant be bothered to use their drives.
Hugh Pratt	Existing road structure would not be able to cope. Loss of habitat for plant and wildlife. Would need new junior school. Community college already possibly too big. Already experiencing electricity supply problems.
Ian Morris	Road floods regularly. Access problems in Hitchin Lane. Conservation area, why build here? Road floods regularly. Will not cope with that amount of new houses.

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Submitted by	Comments
Ian Saunders	The proposed scale of this development would change the style and character Clifton as a whole. There are insufficient facilities locally to support these numbers and this development would not contribute to the village by way of new facilities as they would be in the wrong place. This use of these green fields cannot be justified by demand until after the developments at Arlesey and the Stotfold bypass infills have been completed. The existing roads are narrow and junctions tight. There is insufficient land to adequately amend. The schools in both Clifton and Henlow could not cope without significantly well funded redevelopment.
Iris Smyrk	Traffic on new road is congested without making it worse. Vehicles speed even though limit is 30mph.
J R Elliott	Drains are often blocked and roads flooded. There is heavy traffic going through the village already and lots of pollution. This beautiful village does not have the infrastructure to take on this development.
J. A. Rixon	This site together with other proposed sites in the area (H251 and H261) represent developments which are far too large and would completely destroy the rural aspect of Clifton as a village. The developments would lead to extra traffic congestion since they would all have access onto New Road which is already very dangerous and congested at certain times of the day due to the large number of parked cars, particularly at the North end. All of the proposed developments suggest that the proposed new Health Centre in Shefford would cater for the increase in population. However this would also have to cater for similar developments in surrounding villages, and it is extremely doubtful whether the new facilities would be able to cope with such a huge population increase.
Jan England	This development is on too large a scale for a small village like Clifton with few facilities.
Jan Small	This site is an area of countryside and green fields. There are deer and woodpeckers and other wildlife live here currently and frogs/toads etc. The trains area currently so full in rush hour from 7 am I can only currently stand both to and from London. The schools and doctors are too full already and the local hospital is too overbooked. This site is for far too many people it will ruin the village that it is. New road is already too narrow for the amount of cars in the village. I totally object to this site.
Jenkins	Traffic in brood street is already excessive, both in volume and speed. Any further development will only make matters worse. Services obviously already stretched.
Jennifer Small	We are always being urged to be green, yet you want to remove a green space with trees, bushes and grass which uses the greenhouse gasses of carbon dioxide to produce oxygen - the gas we need. You want people to use cars less but you want to build houses where they will have to use a car to get about. You will also destroy the wildlife that currently lives in that space now.

Submitted by	Comments
John & Margaret Portess	The scale of the proposed development is excessive for the rural location and will radically change the character and environment of New Road. Traffic flow at the North end of New Road is already difficult due the single-width effective passage created by cars parked outside houses on the East side of New Road, and this requires frequent reversing of vehicles over some distance to allow passage of through traffic. At the South end of New Road there will be an excessive additional number of vehicles attempting to turn onto the A507 in peak times at a junction which has already suffered serious and fatal accidents. Some existing facilities, such as the school are already oversubscribed.
John and Jane Mortimer	<p>I object strongly to this proposal for such a huge development.</p> <p>Given that Clifton is identified as a large Village in the developing core strategy development on this scale is not required and it would be detrimental to the community, destabilising its social balance and overloading the facilities.</p> <p>The several proposed road accesses to New Road would further exacerbate the existing traffic problems: parked cars and reduced visibility with cars proceeding in single file, the staggered junction with Broad Street at the Admiral pub and the dangerous junction with the A507. Many locals are already avoiding New Road particularly at peak hours because they find it dangerous.</p>
John Chalmers	I believe this is too large a development for the infrastructure of Clifton.
John Smith	<p>This site should not be considered for the following reasons</p> <ol style="list-style-type: none"> 1) It would change Clifton as it is known by increasing it by some 20-25% 2) Potential of severe traffic congestion in the area 3) Environmental impact on the nearby area and residents living in adjoining roads 4) Impact on the services and infrastructure of such a sizable development such as the school which I believe would not be able to accommodate demand for places.
Laura Abbott	I strongly oppose the proposed development of 250 houses at the back of Fairground Way/Hitchin Rd. The village would become a thoroughfare for traffic and a danger to the children. The school would be oversubscribed and levels of pollution would increase. Our quiet road would become a through road which would mean our children are in danger of increased traffic and will not be able to play outside as they have been used to.
Lauren Pitcher	This development will seriously add to traffic congestion on the A507 and Shefford Road.
Lin & Jeff Hurst	Until the infrastructure is sorted, there is not point in building houses. Electrical supplies. Sewage/water. Transport. Schools. JOBS.
Lisa Joynes	Traffic Congestion in New Road has been a significant and increasing problem for years. Work needs to be completed in order to prevent further problems including parking.
Liz Durant	Concerned about impact on village life especially roads and schools.
M Breacher	Inappropriate location due to access of surrounding area. Overwhelming pressure on existing infrastructure. Detrimental effects on the quality of life for existing residents.

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Submitted by	Comments
M. Meadows	This proposal will increase traffic in Clifton, where existing roads are totally inadequate. Vehicles kept on public roads in this area is already a problem and will get worse.
Marilyn Edmondson.	<p>I think that this would impact on the traffic congestion in Hitchin Lane tremendously. Also I think that it would mean that it would be accidents waiting to happen with the increased traffic and the mini roundabout at the top of Hitchin Lane.</p> <p>Clifton is losing much of its beauty, and the arable land surrounding Clifton is being swallowed up by the increase in housing developments. For a site of this size I would certainly vote a definite no.</p>
Mark Ponsonby	This site will increase traffic in new road, which is now difficult to get through because of parking for the existing houses. This is also an active area for wildlife to flourish and developments will hinder this.
Mark Rowe	<p>This village will no longer be a village if you keep forcing housing on us.</p> <p>I moved here 4 years ago to live in a village. I have worked hard to be able to move to a village. If I wanted to live in a town I would not have moved out of one.</p> <p>I see no plans to increase investment in our infrastructure only in making money for the builders and tax man. Where are the plans for new facilities? Upgraded Park, new library, doctor, and chemist? Where are the plans to improve bus services and road connections? Where are all these people going to work and how will the A507 cope its already jammed at rush hour.</p> <p>This is ill conceived and unacceptable.</p>
Michael and Anne Harris	We feel that the quantity of houses proposed for this development is to great for a small village which enjoys a strong community spirit and also unnecessary due to the huge development along the A507 corridor.
Miles	Access to New Road would be impossible in the present climate - as the road is a serious accident spot waiting to happen to add further congestion risks would be ridiculous.
Miss Angela Smedley	<p>The site is mainly agricultural land within the countryside and is highly visible especially on the southern approach to the village where a number of barn buildings provide an important transition between the village and countryside.</p> <p>Development of the 9ha site would visually dominate the built environment in a village of this size. The village contains only a small number of local facilities which would be significantly stretched with development of this scale, including significant traffic pressures on the village. Whilst the proposals states that the site could be phased developed or as a single entity, its development per sae for the proposed number of dwellings would be completely out of scale and inappropriate in this countryside location.</p> <p>Part of the site lies within the conservation area and development should preserve or enhance such; however it is clear that development of this 9ha site would be to the detriment of the immediate and wider surroundings.</p>

Submitted by	Comments
Mr + Mrs J M Owen	<p>Hitchin Lane, Fairground Way and New Road are not wide enough nor safe enough to carry either the construction traffic for a development of this size, nor the large influx of residents.</p> <p>Local schools are already over subscribed, therefore children would need to be bussed to other villages.</p> <p>The village itself would lose its quiet character, no longer being a village but becoming a small town.</p> <p>As a resident of Hitchin Lane, my children have enjoyed a quiet no through road, this would change, becoming dangerous for children and pedestrians due to the increase in traffic.</p> <p>Congestion would increase through Shefford, Clifton and Henlow, and the A507 would see more accidents due to people exiting the A507 to join New Road and vice versa.</p> <p>Hitchin Lane and fairground way will become rat runs for commuters leaving the A507 as a short cut to the A1 north.</p> <p>The doctors surgery in Shefford is already stretched and we cannot sign onto an NHS dentist at present, let alone after the influx of residents of another 235 homes!</p> <p>Parts of the proposed scheme are prone to flooding!</p> <p>Badgers, foxes, owls, birds, all sorts of small rodents, newts and bats abound, but these will not be able to survive after the loss of habitat.</p> <p>As a resident of Hitchin Lane likely to experience noise and disruption for many months if not years due to construction works, I would urge that this proposal be denied on all of the above grounds. The village cannot support the number of residents that this development would bring. There have already been many new houses built in the village, fulfilling the villages responsibility for providing new homes.</p>
Mr Alan + Mrs Lilian Saunders	<p>We are quite disturbed about housing for this area as there is a storm drain a matter of yards from our boundary. Housing built on this area could be disastrous in the future according to forecasts on our weather it is suitable for a wildlife area.</p>
Mr Brian Padgett	<p>This site accommodates the drainage pond recently created to accept water displaced by the new housing on fairground way. This winter has shown how necessary this requirement of the planning department was to prevent flooding to houses further down Hitchin lane, if further housing is placed on this land the problem will be simply transferred to the houses further down Hitchin lane as well as the new houses themselves.</p>
Mr Frederick Smith	<p>Already there are too many cars trying to leave the village in the morning which is a danger currently to school children and old people. The doctors is oversubscribed. There is no work locally and the public transport is inadequate. The trains are full each day during the time people go to work. By removing green space you are removing what makes a village a village.</p>

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Submitted by	Comments
Mr K Christodoulou	New Road already has significant problems with the volume of traffic that uses such a narrow road particularly at peak times. Lack of off road parking at the top of new road makes the road dangerous as drivers attempt to force their way through. There are already a number of drive ways that open onto new road increasing the likelihood on accidents occurring. During heavy rain the New Road floods at the top of the road. The balance pond that takes the run-off from Hitchin Lane is already insufficient due to the development of Fairground way. Both these areas (Hitchin Lane and Fairground Way)now flood during heavy rain. The local lower school is oversubscribed as are the two nearest middle schools.
Mr L D Small	I do not think any houses should be built on this site as the wildlife such as deer, wild birds, woodpeckers, pheasants would be moved out. The area also supports frogs and toads. The transport, doctors, are already at full stretch and cannot support any more people.
Mr M.K Eagles	Lack of local services e.g. one shop only # over subscribed currently # only public transport is a bus, will add to congestion #the proposal for 235 dwellings is huge in proportions to the size of the village which consequently is unable to cope. New road as much how is already a bottleneck.
Mr. F Murrill	New Road and Hitchin Lane, Clifton are very narrow & would not be able to cope with traffic generated by additional 135 dwellings in this proposal . New Road already has parking/congestion problems . Hitchin Lane has poor visual access at its intersection with Broad street . Clifton could not cope with further 235 dwellings.
Mr. G. Leeson	It would appear that entrances/exits would either be into road or into the village via Fairground Way. Both would produce unacceptable and dangerous levels of traffic flow into roads already either congested, or filled with parked cars. Also, outlets into new toad would lead to the dangerous junction with the by-pass or direct into Clifton village at the T-junction.
Mrs B Brown	T his site is most unsuitable for the development suggested as the areas road are too narrow for the volume of traffic there is likely to be, and there is a very big problem.
Mrs Doris Smith	The roads are already too busy, the bus service is inadequate. It will destroy the whole feel of the village. A village should grow slowly with 1 or 2 houses at a time not hundreds.
Mrs. E Bartlett	New road already very congested every morning and evening. More traffic would create serious problems to families already based on new road.
Mrs. J OConnor	I came to Clifton village because it was a small village, for peace and tranquillity. I do not want Clifton to be turned into a small town. We are quite alright as we are.
Mrs J Pratt	A very sad loss of plant and wildlife would occur with the loss of these green spaces. Road access not at all suitable - New Road in particular a great problem as it is also turning out onto bypass??? Estates of 266 plus turns Clifton into a town - not a village. Electricity supply problems occurring now. 3 in 2 months - what happens with more homes???

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Submitted by	Comments
Mrs K Eagles	a) What local services? One shop, one butchers, 2 pubs b) over subscribed as it is c/d) public transport is only by bus-will result in road traffic congestion. e) f)proposed 235 dwellings is HUGE number and will be a housing estate flooding the VILLAGE with traffic and people that it has no provisions for. Look at the traffic movement at village end of New road at rush hours??
Mrs L Dawes	To add congestion to the road network of village large number school, health facilities cannot cope.
Mrs L Shaw	We need social housing not private. Young couples on low incomes do not stand a chance. I feel very strongly about this, when we married you could put your name on the housing list and know you would have a roof over your head. Now house prices are out of the reach, my children are finding it extremely hard to get on the ladder. Why can't the councils and housing associations build more houses. Why more private developments.
Mrs. Michelle Pitiu	The village school is already full, there is no infrastructure in place. Drains in the village are always getting blocked. There is so much traffic, already on the roads through the village.
Mrs N J Powell	This development would be a complete drain on already heavily used facilities such as doctors, preschool and school facilities. Access via Fairground way would create a dangerous road for the families living their. Already we have a problem with parking on the narrow access road and if this is to become an access road for this new development it will become extremely dangerous for children to play out at all. In all the road is far too narrow for and access road.
Mrs Olive Tuffrey	This site would make New Road an even worse nightmare than it already is. I very strongly feel that this site would cause traffic problems.
Mrs. P Wormald	Traffic already problem.
Mrs Rosena Morris	This land floods most years. ? Access to properties, road structure not sufficient. Where is the conservation area and why are you allowed to build on it?
Mrs. P.B.Yeigg	I have lived at my present address in Hitchin Lane since 1964. I have seen a lot of changes and not all for the good. We have had serious flooding down this lane and that is without extra housing being put in place. The houses you propose to build on this land will only add to the problem. Not only that, but the road way into Hitchin Lane is not suitable, for the amount of traffic that it will generate. There are problems at the present time with traffic in and out of Hitchin Lane. Goodness knows what it will be like in the future if you build all the proposed houses.
P Ames	With 206 and 261. 330 houses, 400+ cars, 300? children. Roads (New Road/Hitchin Lane, Broad Street) could not cope. School (Clifton Lower) could not cope it is already full. These three proposed developments must surely be refused or vastly cut down. New Road is not suitable for widening at village end.
P. Anderson	The road system would not cope with the additional traffic. Two villages would need new schools. Health centre is already at capacity. Negative impact on environment.
P.E Livesey	A large development like this would make new road an even bigger nightmare for the people who live there already-the traffic is so bad. Clifton school would not cope with such an impact. Flooding has been a problem around this area.

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Paul Jaggard	<p>Access to this site through the routes mentioned would create significant risks. New Road and Fairground Way have slightly restricted access. The current traffic flows at time have near miss incidents, increasing these volumes would add serious risk in a current child dense environment.</p> <p>Property values in Fairground Way and Hitchin Road are likely to be devalued as a result.</p> <p>The lower school and preschool already hit their maximum quotas.</p> <p>Clifton is a historic village that needs to preserve its values. This development is too large and access is not acceptable.</p>
Paul Rogers	<p>Clifton's infrastructure cannot cope even at the moment!! The roads are always congested with bad parking etc. The shop in the centre of Clifton is a nightmare in the morning. The roads are all badly maintained. The site (h251) is at the back of Hitchin lane, it is full of wildlife, foxes, badgers, deer, wrens, robins etc etc. It is very wet and is a potential for flooding. I have seen it, 4 years ago. I have lived in Clifton all my life and down Hitchin lane it is peaceful at the moment and i feel this development would ruin the village. The roundabout at the top of the lane is very dangerous.</p>
Peter Topley	<p>Totally inappropriate due to access and scuppering the existing village. i agree with parish councils comments on this area.</p>
R Sheppard	<p>No more housing should be permitted in Clifton! The infrastructure - electricity, water, sewage, roads, NHS etc and schools are already too full. No more housing should be permitted in the Henlow/Clifton/Shefford area until the infrastructure has been upgraded AND there is at least one good quality job available locally - without commuting - for each existing household.</p> <p>Should be kept for agriculture. No more housing should be permitted in Clifton: The infrastructure - electricity, water, sewage, roads, rail, NHS etc. & schools are already too full. Already, most residents have to commute - usually by car - to work, leisure, education & health facilities. The governments targets for controlling Global Warming & Climate Change make even this current pattern of commuting is unsustainable. Building more houses without first providing good quality local jobs & facilities would increase commuting; reducing the governments chances of meeting its targets to combat Climate Change. It would also destroy the fertile farming land which will become increasingly vital as food becomes ever more scarce and expensive. No more housing should be permitted in the Henlow / Clifton / Shefford area until after the infrastructure has been upgraded and there is at least one good quality job available locally - without commuting - for each existing household.</p>
R Wolburn	<p>New Road cannot take any more traffic.</p>
R&P Smith	<p>If access to this site was to be from New Road - it would be disastrous. Parking in New Road makes it impossible to have a through drive now. Further traffic from a new big site would completely saturate the road, and would create a very dangerous situation 24/7.</p>

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Submitted by	Comments
R. Klempster	Development is much too large. A large proportion of this site floods. The roads in this area are small and dangerous. The main road is free of traffic and in the morning queuing starts before The Crown. The local school is already full and the doctors is too. Development on this scale would be unacceptable and detrimental to Clifton.
Ray Turner	This site is too large for development within the context of the village.
Richard Small	The benefit of a village is knowing and trusting people. By adding too many houses at one time you destroy this. The bus and train links are not adequate now. The schools are full - where would you put all the people. I like living in a village with fields surrounding it. Grass and plants create oxygen (they use up CO2) which is what we need to do to stop the greenhouse effect. The government want us to be green and you are putting houses where people will need to use their cars a lot.
Robert A. Agass	The strain on local resources plus the increased volume of traffic generated by a development of this size would cause untold problems with traffic congestion and pollution in the village.
Rochelle Taylor	New Road in Clifton is already a heavily congested Road, Its used as a short cut for cars coming from Biggleswade, Langford and Sandy to avoid the A1. Local police are regularly coming and doing spot checks and the parish council are well aware of the problems caused by far too many cars on the Clifton end of a small village Road.
Roger and Margaret Morrisroe	Land at west of Hitchin Lane should not be developed because of: a) land drainage culvert runs along land b) balance pond is already by local authority to alleviate flooding 22, 24, 26 Hitchin Lane c) Hitchin Lane itself is not wide enough to take more traffic ie, through traffic d) Any more exits/entrances onto the new 507 bypass would be even more dangerous than at present.
Roger Noon	The existing infrastructure i.e. schools, doctors surgeries, sports facilities and out of school facilities for young people is not capable of supporting existing occupants of Clifton, let alone another proposed development of this size.
Simon Franks	Clifton does not have the infrastructure with schooling, shops or facilities to cater for another development of this size. With the local schools already overcrowded this is going to put even more stress on the local services. I am strongly against this development as the village does not have the structure to support this development without negatively impacting on our current lives. Clifton does not need this development.
Stephen Melia	Local road network cannot take a development of this type / size. Area prone to flooding. Clifton is a village and this needs to be maintained. All proposed accesses dangerous due to current traffic movements. Local facilities (inc: schools at capacity).

Submitted by	Comments
Susan Gunn	<p>New Road is a narrow feeder road to the bypass and is already very busy. The lane is always congested with parked cars. Any further development in the lane would cause havoc with existing residents and be unsafe for pedestrians.</p> <p>A development like this would totally detract from the rural environment and look out of place in a lane where all houses face the front. There used to be a lovely orchard and the fields were farmed but the orchard was destroyed by the developer sometime ago - obviously with this plan in mind. I believe some of the land is in the green belt.</p> <p>I am also concerned about the support services being adequate, i.e. sewerage and power. We often experience long power cuts during the winter months.</p> <p>It is worth noting that under the scheme our house would be demolished. We have not been consulted about this which is extremely bad practice.</p>
Suzann Wells	<p>The current infrastructure of the village cannot take this kind of large housing development. The roads in that area narrow as they go into the village - how would it cope with the amount of congestion that will provide? Also there is only one lower school in the area and the Upper School is already going to achieve its capacity within the next year (1800 - which is too large for a school anyway). By doing developments like this the village is no longer a village and will irreparably lose its character. Why can't our children grow up with some countryside around them?</p>
Terry Hyde	<p>Hitchin Lane will not support extra traffic, roundabout of Hitchin Lane already dangerous. Fairground Way the best way for traffic Flooding occurs on this site and houses in Hitchin Lane (no16 and across the other side).</p>
Tim McGregor	<p>The proposed size of this development is totally out of proportion with the village. Obviously I have a strong reason for not wanting a huge development within Clifton and particularly so close to where I live, I do not and would not object to small, appropriate developments within the village. The local facilities would need sufficient time to grow and develop within that strategy. This area is NOT brownfield and needs to remain as agricultural. The local school and pre school are not big enough to accommodate such an expansion. Additionally there are little facilities for teenagers to occupy themselves within Clifton appropriately. This also needs to be recognised.</p>
Tom Jackson	<p>I think there are various significant problems with this proposal. Firstly as a resident of Fairground Way with two young children, I'd be extremely concerned about the resulting significant increase in traffic in our road. Secondly, I do not believe Clifton as it stands has the infrastructure to support such a massive new development. Finally, I think development on this scale would have a significantly detrimental effect on the rural feel of Clifton and its essential character.</p>
Wendy Chalmers	<p>This is far too extensive an area to be developed without totally altering the character of the village of Clifton. Such large scale development would not fit the village and would place excessive demands in terms of traffic/road noise and pollution/school places/drainage and water/shopping facilities.</p>

Site Allocations, Issues and Options Consultation

These additional comments were made by respondents who did not answer the site suitability question on the survey:

Submitted by	Comments
Mrs C Dawson	Clifton is a great village, please keep it so with minimum development.
Paul A J Marshall	Regardless of site, unless accompanying proposals are produced re. schooling and other infrastructure, explanations on how access will be managed in terms of traffic, I do not see how it is possible to even propose such options. Clifton especially is a small village with facilities that match this criteria and o the highest standards. Unless someone can outline the above additional supporting plans, I do not have the vision to see how the impact could bring positive benefits.

Site Allocations, Issues and Options Consultation

Ref Number: H261

These additional comments were made by respondents who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Miss Angela Smedley	<p>The proposed site lies centrally to Clifton village with boundaries to the local grocers, post office and hairdressers. The site is highly sustainable being situated in this core location with a bus stop located 30 metres from the site with services running to Bedford, Hitchin and Shefford.</p> <p>The proposed level of growth at this site provides a suitable small scale development that would be able to support the viability of the local shops and services, community activities and support the continued provision of public transport in this area with increased patronage. The site is also is of a scale to deliver some tangible benefits, e.g. affordable housing, linked footpaths, and children’s play area.</p> <p>Contained all boundaries this site is able to accommodate the proposed level of development without affecting the character of the setting of the village or the open countryside beyond with housing already bounding all sides of the site.</p>

These additional comments were made by respondents who feel that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
M. Meadows	This site must be considered in relation to proposal h251, will create 285 houses with a potential for more than 1000 traffic movements through the village daily. This would be unmanageable and totally unacceptable to existing residents.
Michael S Martin	<p>Currently, our and adjacent properties are at risk of being flooded during times of moderate/heavy rainfall (evidenced by the enclosed photograph taken recently). We are concerned that full and proper provision be made to relieve drainage of floodwater when, or prior to any development on these sites.</p> <p>Whether these sites support or burden local services and infrastructure depends on these facilities being developed. At present they are oversubscribed.</p>
Miles	Considerable development needed for schools and surgery facilities together with transport services.
Mr W Cooke & Mrs B Cooke	<p>Too many houses with surrounding hard surfaces, e.g. drives roads, patios etc, would leave very little open ground to take surface water run off. There is already a problem with this, even with the existing field, but if this is built upon it will be much worse.</p> <p>Also such a high density development would not be in keeping with the Clifton village.</p> <p>An increase in vehicles would worsen existing traffic problems caused by numerous parked vehicles on narrow village streets, leaving room for only one line of traffic at a time.</p>

Site Allocations, Issues and Options Consultation

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
A Welson	Clifton is a village and has a lack of shops as it is. Doctors surgery is very busy now with an influx of families it would be worse. In any event, the fields seem to be disappearing now. Find brownfield sites instead of greenfield.
Aaron Smith	New road already has significant traffic congestion and this will compound the problem and create associated hazards.
Alison Smith	This site would lead to traffic congestion in the new road area which already has a problem and would mean significant increased traffic through the village as a whole. Local residents would experience increased noise and air pollution. The village school is already i believe running at almost full capacity so would not be able to accommodation the increase demand for a site with 50 dwellings.
B Livesey	An important green space. The village cannot cope with this development.
Brian Crofton	New Road cannot support any higher traffic flow due to the development of properties in Clifton. With New road being the only viable access route this development would severely hamper the quality of life in the village.
C Simkins	New road is already heavily congested with traffic. the potential building would increase this, speed limits are not adhered to.
C. Bartlett	Access to new road from the village is impossible on most days due to the parking of residents' vehicles. More traffic will need access to the bypass, traffic on bypass is heavy at most times, thus will make access even more difficult. People moved to Park site in new road for peace and solitude away from children, this construction would cause a great deal of unhappiness to these residents who were hoping for peace during their retirement years, and do not want youngsters hanging around on the streets causing them to become nervous about venturing from their homes.
Charmaine Rogers	There is already a heavy flow of traffic through Clifton. We have a site proposed within a flood plain. We do not have the infrastructure within Clifton to absorb any more housing. We have already had a huge building development with Clifton fields site.
Claire Bell	New Road is already congested, this development would put further pressure on New Road. Clifton is a small village already experiencing problems with insufficient lower school places for children living in the village. Further housing would increase this problem, and there is minimal potential for increasing the size of the school to accommodate more children. The facilities in Clifton are commensurate with a small village. Further development would put greater pressure on these facilities.

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Submitted by	Comments
Clifton Improvement and Preservation Society	1. The Society relies on the General Representation attached. 2. The proposed site abuts the southern boundary of the Conservation Area and the rear of properties on Shefford Road. The development would be harmful to the visual amenities of these properties. 3. The land forms a rural countryside portal to the village with the land opposite and helps to give the entrance to Clifton from the south a strong feel as a traditional country village. Its use for suburban style housing would seriously erode that character and be harmful visually leading to suburbanisation of the southern part of the village. 4. It involves the taking of open countryside wholly inconsistent with Policies in the Preferred Option for Larger villages. 5. Even a limited development with access to New Road would add to existing traffic difficulties in that road. 6. The Proposal does not comply with the criteria of Policy CS6.
D. Dewbery	The area is on the edge of the village so would be unpractical for infrastructure. As shown, the access would be through the village leading to major congestion. although, not in a flood plain, the area is subject to regular flooding, making the area unsuitable and will make the situation worse. The local facilities could not support this development, it will cause harm to the area.
Deborah Jackson	My main issue with this site is the increased traffic on New Road and at the junction with the A507. Having lived on New Road previously, I have experienced the speed at which traffic goes down New Road, even when cars cannot see what's coming the other way. There is a serious parking issue at the bottom end of the road and increased local traffic along this road would only increase the problems that are there. Whilst I understand the need for more housing across Mid Beds, I would be concerned about the impact of a 50 house development in Clifton as the Lower School is already full.
Deborah page Browne	The road network is unable to cope. Where is the extra schooling coming from? Where is the NHS capacity? This is expanding Clifton away from the small village we moved into.
Debra Seymour	Absolutely ludicrous idea. Access to main road? Traffic is a problem now, schooling? Local schools are full to overload.
DJ and MA Gurney	The problem is traffic in new road it is a narrow road and access would be difficult and the amount would totally swamp an already grid locked road there would need to be another access.
Doug Anderson	Local facilities will not support further housing development of this nature and the transport infrastructure is insufficient to cope with such an increase in demand. New Roads itself is currently a busy through road with limited parking close to current dwellings as well as being congested morning and night.
Emma Sewell	New Road is already an extremely dangerous road for both cars and pedestrians and any further traffic would add to this problem. Access to the development would make New Road more hazardous. The local schools would not be able to cater for the children coming into the village. A housing development of this size would serve to undermine the village feel of Clifton as a place to live. The Council has already stated that Cliftons roads are too dangerous to support a walking bus for school children and adding to the traffic in the village will hardly encourage parents to give up their cars and walk with their children to school.

Site Allocations, Issues and Options Consultation

Submitted by	Comments
F.D Needham	The development of this site is only going to make the traffic/parking problems on new road even worse and as it is also a "rat run" it is not appropriate. The new road/bypass junction would need a roundabout.
Georgina Oxtan	Villages suffer from considerable traffic congestion. Shefford road is not safe for children.
Helen Mitchell	Totally inappropriate access roads already congested with parked cars and access from New Road onto bypass would be dangerous - already an accident black spot.
Hermione Christodoulou	New Road is already congested with a minimum of 2 RTAs per annum. It is used as a cut through from A1 to A507 and speeding is a common problem. If developed needs to be made a dead end at A507, the only 7 houses with no OH-road parking given parking bays and double yellow lines along the rest of the road.
Hugh Pratt	Existing road structure would not be able to cope. Loss of habitat for plant and wildlife. Would need new junior school. Community college already possibly too big. Already experiencing electricity supply problems.
Iris Smyrk	Traffic on new road is congested without making it worse. vehicles speed even though limit is 30mph.
J R Elliott	Drains are often blocked and roads flooded. There is heavy traffic going through the village already and lots of pollution. This beautiful village does not have the infrastructure to take on this development.
J. Rixon	This site together with other proposed sites in the area (H251 and H261) represent developments which are far too large and would completely destroy the rural aspect of Clifton as a village. These sites would all have access onto New Road which is already very dangerous and congested at certain times of the day due to the large number of parked cars, particularly at the North end. Also the local infrastructure would be unable to support such a large increase in population. All of the proposed developments suggest that the proposed new Health Centre in Shefford would cater for the increase in population. However this would also have to cater for similar developments in surrounding villages, and it is extremely doubtful whether the new facilities would be able to cope with such a huge population increase.
Jan England	An inappropriate size development which will alter the whole ethos of a village like Clifton.
John & Margaret Portess	The proposed development accesses onto New Road relatively close to the North junction at a point where there is already only single vehicle width available due to cars parked outside houses on the east side which requires reversing to allow through traffic.

Site Allocations, Issues and Options Consultation

Submitted by	Comments
John and Jane Mortimer	<p>I strongly object to the building of up to 50 houses on the east side of New Road.</p> <p>Traffic flow in New Road is already a major concern in the village for several reasons.</p> <p>New Road is very narrow at the north end at the approach to the Admiral pub. The staggered junction onto Broad Street is difficult to negotiate. Residents of the attractive terraced cottages have to park their cars in the road parking often resulting in single file traffic and obscured vision at the bend, resulting in severe traffic congestion.</p> <p>Road alterations would be totally inappropriate here because it is part of the Clifton conservation area. The cottages pay a major contribution to the character and architectural heritage of the village and are a major feature within the vicinity of the pond.</p> <p>The junction between New Road and the 507 is difficult to negotiate particularly if travelling to Hitchin.</p> <p>Many already view the whole road as dangerous and best avoided at peak times.</p>
John Smith	<p>This site would lead to the follow and therefore should not be considered:</p> <ol style="list-style-type: none"> 1) Increase traffic on a road which already has a congestion problem 2) The environmental impact on the area and existing residents 3) The demand on extra school places which can not be accommodated as the lower school is operating at full capacity.
Lin & Jeff Hurst	<p>Until the infrastructure is sorted, there is not point in building houses. Electrical supplies. Sewage/water. Transport. Schools. JOBS.</p>
Marc Revell	<p>Potential to cause overwhelming traffic congestion on already oversubscribed roads.</p>
Mark Rowe	<p>This village will no longer be a village if you keep forcing housing on us.</p> <p>I moved here 4 years ago to live in a village. I have worked hard to be able to move to a village. If I wanted to live in a town I would not have moved out of one.</p> <p>I see no plans to increase investment in our infrastructure only in making money for the builders and tax man. Where are the plans for new facilities? Upgraded Park, new library, doctor, and chemist? Where are the plans to improve bus services and road connections? Where are all these people going to work and how will the A507 cope its already jammed at rush hour.</p> <p>This is ill conceived and unacceptable.</p>
Mr F Murrill	<p>Due to narrowness of New Street and congestion caused by parked vehicles at its northern end no development that would increase traffic in new road would be acceptable</p> <p>- Extra traffic from this site would ass to vehicle movements at peak times to the "one stop shop" in Shefford causing further problems.</p>
Mr K Christodoulou	<p>New Road already has significant problems with the volume of traffic that uses such a narrow road particularly at peak times. Lack of off road parking at the top of new road makes the road dangerous as drivers attempt to force their way through. There are already a number of drive ways that open onto new road increasing the likelihood on accidents occurring. During heavy rain the road floods. The local lower school is oversubscribed as are the two nearest middle schools.</p>

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Submitted by	Comments
Mr/Mrs Cook	The combined sites would mean 100 new homes in the area that has no infrastructure to support them. If all requirements to satisfy a large estate of probably 400 to 500 people were built another village would become a town.
Mrs B Brown	With cottages on both sides of a narrow road. Access is extremely limited and new road is already used as a rat run for lorries as a cut through to other villages.
Mrs. E Bartlett	New road already very congested every morning and evening. More traffic would create serious problems to families already based on new road.
Mrs Herdis J Taylor	See additional note
Mrs. J OConnor	I came to Clifton village because it was a small village, for peace and tranquillity. I do not want Clifton to be turned into a small town. We are quite alright as we are.
Mrs J Pratt	A very sad loss of plant and wildlife would occur with the loss of these green spaces. Road access not at all suitable - New Road in particular a great problem as it is also turning out onto bypass??? Estates of 266 plus turns Clifton into a town - not a village. Electricity supply problems occurring now. 3 in 2 months - what happens with more homes???
Mrs. Michelle Pitiu	The village school is already full, there is no infrastructure in place. Drains in the village are always getting blocked. There is so much traffic, already on the roads through the village.
Mrs Olive Tuffrey	Would add to already difficult and unsafe traffic movements in the village.
Mrs. P Wormald	The traffic through Clifton will be far worse given that Henlow and Sheffords traffic will flow, or jam through our village.
P Ames	Together with 206 and 251 far too many houses proposed. New Road already dangerous because of parked vehicles in a narrow road. Hitchin Lane much the same. Junction of New Road/A507 bypass already a dangerous junction. Fatal accident has occurred. Lower school is already full and could not cope, not could infrastructure. 330 houses is this a joke!! 400/500 extra vehicles.
P. Anderson	Roads unable to cope with extra traffic. Infrastructure of village could not cope.
P.E Livesey	Access to this site is a problem. New road is narrow and has traffic and parking problems. Flooding with underground springs in this area. In the past when a new house has been built the water course has changed. This is an important green space.
Peter Topley	As with h206 and h251, this again is an inappropriate site for development on. a road which is already congested and at certain times, dangerous. this whole area should remain free from development.
R & P Smith	New Road is too congested, 24/7 with parked vehicles for 1/4 mile from Shefford Road End. New Road cannot contain the amount of traffic such a development would produce. Access from any other road is not feasible.

Site Allocations, Issues and Options Consultation

Submitted by	Comments
R Sheppard	<p>No more housing should be permitted in Clifton! The infrastructure - electricity, water, sewage, roads, NHS etc and schools are already too full. No more housing should be permitted in the Henlow/Clifton/Shefford area until the infrastructure has been upgraded AND there is at least one good quality job available locally - without commuting - for each existing household.</p> <p>Should be kept for agriculture. No more housing should be permitted in Clifton: The infrastructure - electricity, water, sewage, roads, rail, NHS etc. & schools are already too full. Already, most residents have to commute - usually by car - to work, leisure, education & health facilities. The governments targets for controlling Global Warming & Climate Change make even this current pattern of commuting is unsustainable. Building more houses without first providing good quality local jobs & facilities would increase commuting; reducing the governments chances of meeting its targets to combat Climate Change. It would also destroy the fertile farming land which will become increasingly vital as food becomes ever more scarce and expensive. No more housing should be permitted in the Henlow / Clifton / Shefford area until after the infrastructure has been upgraded and there is at least one good quality job available locally - without commuting - for each existing household.</p>
R Wolburn	New Road cannot take any more traffic.
Ray Turner	The proposed development is to large in the context of this site within the village.
Robert A. Agass	This proposed area of development is off a very congested road that traffic use to enter and leave the village. Existing residents already cause congestion with their vehicles parked outside their properties, there is already a regular bottleneck of traffic at the junction of the new road and Broad Street.
Stephen Melia	Road / drainage infrastructure inadequate. Access bad! New Road parking over capacity! No capacity at schools.
Sue Tracey	<p>If housing was built on this site then it is obvious that more flooding of the area New Road / Shefford Road would occur.</p> <p>This land should be left as it is to help soak away heavy rain</p> <p>I strongly object to any housing being built on this site</p> <p>Are you trying to make a village into a town</p> <p>People live in villages for more space and peace not for housing [therefore people] to be crammed into every nook and cranny.</p>
Susan Gunn	<p>Any development on this scale would seriously detract from the rural environment this site provides. This field contributes greatly to the character of the village. We should not destroy an open space such as this where animals graze. It creates a country feel to the village</p> <p>Access is extremely limited and would cause further congestion, particularly in New Road which is already very busy, particularly at commuter times.</p>
Tim McGregor	Any large development within Clifton is inappropriate. The schools and infrastructure for teenagers is not in place. Only small brownfield site developments should be considered.

Submitted by	Comments
Tom Jackson	Although there is no details of potential access routes in the summary, as a resident of Fairground Way, I would be extremely concerned about any development of the land between Fairground Way and New Road. My concerns principally revolve around increased traffic down Fairground Way and the safety/quality of life issues these would pose for a young family such as ours. I do think that any further significant development in Clifton has the potential to significantly harm Cliftons essential rural character.

Site Allocations, Issues and Options Consultation

Ref Number: H298

These additional comments were made by respondents who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
M. Green	266 in no way represents 39% of this area. 66 seems more appropriate.
Mr Geoffrey C Barham	<p>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.</p>
Paul FJ Mackin	<p>This development is a sensible use of land. . Part of the 106 agreements for this site could be the provision of a new access road to the Upper School. Shefford's medical facilities are completely overwhelmed at present. The Middle and Lower schools are full now. The sewage disposal system that serves Shefford is insufficient for it present needs. Public transport to the area is minimal.</p>

Site Allocations, Issues and Options Consultation

These additional comments were made by respondents who feel that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Michael Edwards	As the Chair of Governors at Samuel Whitbread Community College which backs onto the proposed possible development, I am concerned that there has been no consultation. This is far too big a development for this area, both in terms of numbers of people, and the additional load on infrastructure such as roads and schools. (I cannot comment on water, gas, drainage, electricity etc). School playing fields must be protected, and ideally extended. If there is any development here it must be smaller, and have high ecological/sustainable credentials applied in the Planning Constraints. I would be looking for a zero-energy development and one with high quality design standards, NOT a standard housing developer estate.
Phillips Planning Services LTD on behalf of Samuel Beadie (Investments) LTD	The promoted site seeks to utilise a new roundabout junction on Hitchin Road to gain necessary access. It would appear that reliance is placed on the roundabout junction approved under reference 01/01600/FUL and recently reviewed as reference 07/01082/FUL. Our client notes that the ability to deliver the access road depends upon the co-operation of our client as the owner of part of the roundabout location. No approach has been received b our client from the owner of this promoted site to link in with the roundabout. Any access to the roundabout would be subject to a successful negotiation of an agreement with our client. In the absence of such an agreement the promoted site will not have the benefit of crucial access.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
No name given	I have opted to write my views on all the sites bar one on one sheet as I feel that Sheffords capacity to take more housing developments is already bursting at the seams. The sewage system cant take it - the infrastructure is not equipped for more housing, I dont agree with it at all.
No name given	People go out of Shefford for employment as there isn't the places, the set up for offices etc. I don't think that putting in new developments will help Shefford at all.
A M Leake	Clifton would not be able to support the number of occupants in these houses with services needed i.e. Transport schools roads etc.
A Welsford	Clifton is a village and has a lack of shops as it is. Doctors surgery is very busy now with an influx of families it would be worse. In any event, the fields seem to be disappearing now. Find brownfield sites instead of greenfield.
Aaron Smith	Development will place strain on local infrastructure, schools and create significant additional traffic problems, in an area that has problems already.

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Submitted by	Comments
Alison Smith	This site would lead to severe traffic congestion in this area and further into the village itself, Henlow and Shefford. Access from the site off Shefford Road appears to be at/near a very dangerous bend causing potential for accidents. This site is also on the outskirts of the village and development would mean almost merging with Shefford. A development of this size would also change the village and increase the size by approx 25%. This in itself will have a detrimental effect and a considerable pull on resources, the infrastructure and demand of the lower school, middle and upper schools. If a site of this size is required then areas for new villages should be considered and not the continuation of increasing existing ones.
Anthony John Tobitt	This site is relatively high ground and any development on it would be visually prominent to the surrounding area. Furthermore its development would further the already considerable intrusion of effectively Shefford developments towards Clifton. The gap between the village and Shefford is already minimal. Should this small gap disappear a continuous urbanised sprawl would exist from the west of Shefford to Henlow with now only 1 small field separating Clifton from Henlow.
B Livesey	The scale of this site would overwhelm the whole area. It would be nothing but urban sprawl.
Casson	If developed this site will effectively join Clifton to Shefford with no space between representing urban sprawl we live in a village because we want village life, views of the countryside - not to live in urban sprawl this development will mean that Clifton loses its identity as a village. The local services and infrastructure cannot support such a large development.
Charmaine Rogers	There is already a heavy flow of traffic through Clifton. We have a site proposed within a flood plain. We do not have the infrastructure within Clifton to absorb any more housing. We have already had a huge building development with Clifton fields site.

Submitted by	Comments
Clifton Improvement and Preservation Society	<p>While the site might support local services, no weight should be attached to that given the harm done to character and amenity of the village and well established planning policies. 1. The Society relies on the General Representation attached. 2. The site is wholly unrelated to the existing structure of Shefford and would be a major extension intruding into the countryside of that village. The total of 230-226 dwellings would be an excessive release of housing "in Shefford" from the whole allocation for the settlements outside the Minor Centres. 3. The Society does not accept the need for 400 dwellings to be accommodated in the Larger Villages and the Small Villages. It refers to its representation to Core Strategy Preferred Options Document (no. 07/00423) in which the figure suggested is 250. It relies on the Policies relating to sustainable development: see Paragraph 3.6.2, CS6, CS8, CS12 and paragraph 6.2.10. It is clear on the basis of 39 Large and Small Villages that if allocations are to be made consistent with the Preferred Policy Options any release of land at Clifton is unnecessary. Even 400 dwellings within these settlements with modest adjustments for social housing to meet local needs is more than likely to be met within existing settlement envelopes. Any allocation of land around the villages is likely to lead towards executive-style housing, will not relate to local employment and increase movement by car. This should be avoided as contrary to Government Policy on sustainable development and the reduction of CO2 emission. 4. The site, even if in recreational use in part, would seriously compromise and erode the gap between settlements which exists. Recreational use south of Shefford Road would 'urbanise' the gap, which should retain a 'rural' agricultural use. Playing fields would visually appear as a link between the settlements of Shefford and Clifton amounting to a 'visual' merger. 5. The development intrudes materially into the rural countryside seen from the Hitchin Road south of Wren Park. 6. Release of the site would be a significant loss of open countryside contrary to national and local policy. 7. The proposed in wholly contrary to the Preferred Options Policy as they relate to the village of Clifton. 8. Access from the A507 (old road) now Shefford Road so close to the bend would be undesirable on safety and traffic grounds.</p>
D. Dewbery	<p>Many of the planning criteria are in error. Medical facilities are already saturated beyond the new facility. Work and shopping centres are not available. Travel links are poor and heavily congested. Schools are full to even consider adding more housing in this area is madness. Although not in a flood plain, the area is subject to regular flooding, more building will worsen this.</p>
E Aston	<p>Merger with Clifton, Shefford and Clifton lose identity.</p>

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Submitted by	Comments
Emma Sewell	<p>As much of the site is close to Samuel Whitbread School, it would probably be beneficial to both the school and the larger community if were to be used to provide extra recreational facilities (e.g. playgrounds, youth club, leisure centre, swimming pool).</p> <p>Whilst I can see the potential for supporting existing social infrastructure, I would be concerned about placing a few hundred additional houses on this site because of a) the additional strain that this will place on existing services (mainly lower and middle schools) and b) the increased numbers of cars that would inevitably end up on the surrounding roads. Last year the Council deemed that Clifton was already too dangerous to support a walking bus for children to use to get to school. In a smallish community like Clifton it makes sense to try and encourage as many people as possible to leave their cars behind for journeys like the school run but this will not happen if the roads become impossible to cross safely.</p>
F R Gibbs	<p>With the existing development in this area, any further development would cause too much traffic congestion. Parking for school pick-up already causes a bottleneck on Clifton Road. Furthermore, this green site is the only division between Clifton & Shefford. Why build an extension to Shefford on this site in Clifton? What provision will be made for parking at Arlesey train station to accommodate the additional influx of people this development will bring? Also, the increase in population will only put further strain on already stretched services i.e. schools, medical centre, roads, power and sewerage etc.</p>
F.D Needham	<p>Development of this site would join Clifton and Shefford and the whole area would become an elongated spiral with the main facilities at one end-Shefford. It MUST be resisted.</p>
G Smith	<p>There are too many proposed houses to be supported by the existing facilities in the village and by the current road lay out.</p>
J R Elliott	<p>Drains are often blocked and roads flooded. There is heavy traffic going through the village already and lots of pollution. This beautiful village does not have the infrastructure to take on this development.</p>
Jayne Agass	<p>I feel very strongly about the use of school/college playing fields being used for additional housing stock. The priority is for there to be outside sporting facilities for all young people. This is so that they can reach their full potential as sportsmen and promote a healthy lifestyle. Lack of exercise is increasingly contributing to health problems in both young and old people and to remove this resource will be detrimental to the future health of the nation. Peoples first introduction to sport is through schools and colleges and to remove this facility will run the risk of a shortage of sportsmen to represent their club, county or country in the future and create future health problems for future generations.</p>
John & Margaret Portess	<p>The proposed development links Clifton and Shefford in an obtrusive way which will change the character and environment of a rural location and unavoidably produce traffic congestion.</p>

Submitted by	Comments
John and Jane Mortimer	<p>Given the many other smaller proposals for Shefford is this huge development really necessary?</p> <p>By its very nature it blurs the boundary between Shefford and Clifton, the 'minor service centre' and the 'large village' and intrudes seriously into the important countryside gap between the two communities. Admittedly some of this area will be playing fields and public space so that the important countryside gap will, though considerably transformed, be to a degree retained in some form or other. Some people may argue that this could even be an enhancement.</p> <p>Nevertheless, the appearance of that area of Shefford Road in front of Samuel Whitbread Community College will be completely different. Agricultural land will become playing fields. From the small drawings on my computer screen it was difficult to make a truly informed judgement. I look forward to a further period of consultation.</p>
John Chalmers	As this is defined as an extension of Shefford, I believe this is too large a development to allow Clifton to keep its identity and prevent it being merged with Shefford.
John Smith	<p>This site should not be developed for the following reasons:</p> <ol style="list-style-type: none"> 1) Considerable increase in traffic congestion 2) Considerable impact on the environment and existing residents in noise pollution, air pollution, anti-social behaviour, crime etc 3) Potential for traffic accidents as access appears to be on/near dangerous bend 4) Will change Clifton as a village - increase size by some 25% 5) Site on edge of Clifton so will mean more merging with Shefford 6) Strain made on infrastructure and schools.
Liz Durant	Concerned about impact on village life especially roads and schools.
Marc Revell	Erosion of green boundary between Clifton and Shefford to create uber village. Insufficient infrastructure in place.
Mark Rowe	<p>This village will no longer be a village if you keep forcing housing on us.</p> <p>I moved here 4 years ago to live in a village. I have worked hard to be able to move to a village. If I wanted to live in a town I would not have moved out of one.</p> <p>I see no plans to increase investment in our infrastructure only in making money for the builders and tax man. Where are the plans for new facilities? Upgraded Park, new library, doctor, and chemist? Where are the plans to improve bus services and road connections? Where are all these people going to work and how will the A507 cope its already jammed at rush hour.</p> <p>This is ill conceived and unacceptable.</p>
Martin Harwood	The infrastructure cannot cope! Sewers, electric supply cannot cope at present, the mains electric cable was put in in 1946! = 4 power cuts since December 07. This is not an appropriate development for Clifton, much more sense to develop brown field sites e.g. RAF Henlow! Finally, S.W.C.C is up to capacity already.
Michael and Anne Harris	We strongly disagree with the development of this site as we feel the boundary between Clifton and Shefford would be lost with the result that Clifton would loose its identity and just become part of Shefford.

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Submitted by	Comments
Miss Angela Smedley	<p>The site is open in nature and highly visible from many vantage points due to its lack of boundary screening which allows for views across the site and surrounding fields to the school buildings. Development of this site within the open countryside would destroy the dispersed nature of built development at the settlement edge, by providing a plot of housing on entry to the village which would be followed by an empty agricultural field before connecting with the village settlement boundary. Views would be lost to the school buildings across the site and across fields to the north.</p> <p>Access would need to be achieved from Hitchin Road (subject to national speed limit) or Shefford Road at the point of the extremely dangerous bend with vehicles travelling at high speeds.</p> <p>Development of this 15.9ha site would visually dominate the built environment of both villages as the scale of the site and any potential development there would be too vast for a village of this size.</p>
Mr & Mrs Glover	<p>The amount of traffic this would create both during and after development would be prohibitive for those already commuting along the A507 during work time periods. Access to the A507 during work periods is bad enough at this present time.</p>
Mr F Murrill	<p>Shop & public transport in Clifton could not cope with further 230-266 dwellings.</p> <p>Users of Whitbread College are unnecessarily parking off site and parking in Clifton Road/Shefford Road/Pedley Lane. The increased traffic to proposed dwellings would significantly add to congestion.</p>
Mr. G. Leeson	<p>There are vague proposals RE: community use this is totally insufficient detail to support a sensible use of land here. It does suggest possible later manipulation to change the 39% residential up heads.</p>
Mrs C Wischhusen	<p>This site will only serve to destroy the nature of Clifton as a village by merging it even more with Shefford. People moving there will most likely use the town of Shefford for their shopping as there are bigger shops there. How will the lower school, which is already totally oversubscribed, cope with additional demand on its resources? Clifton is in danger of losing everything that makes it a great village to live in by this ill-conceived rush to build houses in what is supposed to be a conservation area. Does that count for nothing? I am appalled that the government thinks that it is right to increase the size of a village by 25% when there are plenty of better alternatives. We should not be looking at building on greenfield sites but on brownfield sites, and not in rural areas but large towns. (And Shefford is not a large town).</p>
Mrs E Needham	<p>Will join two villages</p> <ul style="list-style-type: none"> -most purchasers are likely to be commuters, causing huge amounts of extra traffic -access to site off main road dangerous due to location next to S bend

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Submitted by	Comments
Mrs Herdis J Taylor	<p>Ref: H298 it would appear access is only to and from Shefford Road. This road is already quite busy specially at certain times of day with the increase of fast moving traffic from Samuel Whitbread's. Regarding the infrastructure, it would appear the schools are already full, not to mention trying to get an appointment at the surgery.</p> <p>As for sewage, existing pipes are already old, in some cases very old. Electricity supplies are experiencing problems, judging by the number of power cuts this winter.</p> <p>The environmental impact on the village of Clifton would be immense, to would loose its village 'feel' and just become yet another large scale 'housing estate'. It would reduce the quality of life for the exiting residents of this village.</p> <p>May I take this opportunity to thank our local parish councillors for having given Clifton residents the option of a meeting in Clifton...</p>
Mrs J OConnor	I came to Clifton village because it was a small village, for peace and tranquillity. I do not want Clifton to be turned into a small town. We are quite alright as we are.
Mrs L A Bowen	Again this is green belt land and should never be used for housing.
Mrs L Dawes	The link between Shefford and Clifton needs to be green - this will bring housing close to a large school. 230/266 homes - impact on the V.A Lower school, local Middle School and health services. Where would the road to feed these properties be as the bend it butts on to is already dangerous.
Mrs Lorna J McGregor	This proposed development is too large, would threaten to amalgamate Shefford and Clifton, and represents an intrusion into the open countryside. It is beyond the development envelope.
Mrs M Pledger	<p>Disagree with the District Council that this is part of Shefford - this is part of Clifton and needs to stay undeveloped in order to provide a defining boundary for the community.</p> <p>The proposed development joins Shefford Road Clifton at a very dangerous bend in the road.</p>
Mrs Meadows	I believe before more building is approved in Shefford, there should be careful consideration to the infrastructure and whether the town can support any more growth. The schools are approaching capacity and I do not think that it is in the towns best interest to build on or near the schools playing fields, there are frequent power cuts, there is nothing for teenagers to do, some roads in the town are practically impassable because of the amount of cars parked on them Shefford is a lovely place to live and an ideal size please do not spoil it.
Mrs Michelle Pitiu	the village school is already full, there is no infrastructure in place. Drains in the village are always getting blocked. There is so much traffic, already on the roads through the village.
Mrs. P Wormald	Strongly concerned about flooding and road access.
Olive Tuffrey	H298 links Henlow/Clifton and Shefford together. This is an important gap and gives separate identity to Clifton as a large village.
P Ames	This with 222 up to 360 houses plus development in Shefford would create a traffic disaster in Shefford. Schools in the area (apart from s Whitbread) could not cope.

Submitted by	Comments
P.E Livesey	The scale of this development would destroy the nature of Clifton. It is on the boundary of Shefford making Clifton coalesce yet again. Mid beds planning were always keen on what they described as a green wedge between villages. The green wedge on the Shefford side of Clifton was the field between Clifton and sam.whi!Knolls farm!even though sam.whit was on the wrong side of it. Please can we retain this.
Peter Topley	Intrusion into the green area between Clifton and Shefford. The provision of additional recreational facilities and open space is vague and does not indicate what the potential damage to the environment.
R Sheppard	<p>No more housing should be permitted in Clifton! The infrastructure - electricity, water, sewage, roads, NHS etc and schools are already too full. No more housing should be permitted in the Henlow/Clifton/Shefford area until the infrastructure has been upgraded AND there is at least one good quality job available locally - without commuting - for each existing household.</p> <p>Should be kept for agriculture. No more housing should be permitted in Clifton: The infrastructure - electricity, water, sewage, roads, rail, NHS etc. & schools are already too full. Already, most residents have to commute - usually by car - to work, leisure, education & health facilities. The governments targets for controlling Global Warming & Climate Change make even this current pattern of commuting is unsustainable. Building more houses without first providing good quality local jobs & facilities would increase commuting; reducing the governments chances of meeting its targets to combat Climate Change. It would also destroy the fertile farming land which will become increasingly vital as food becomes ever more scarce and expensive. No more housing should be permitted in the Henlow / Clifton / Shefford area until after the infrastructure has been upgraded and there is at least one good quality job available locally - without commuting - for each existing household.</p>
R. Brown	Very concerned about drainage and exceptional traffic on Shefford road.
R. Klemptster	<p>Development on this scale would be detrimental to the village of Clifton. The roads infrastructure already struggles to cope at peak times. The character of village life would be adversely affected.</p> <p>This development is much too large. It would impact both on Clifton and Shefford and would join the two. The road is very busy and would not be able to cope with any additional traffic. Development would be detrimental to both Shefford and Clifton.</p>
Ray Turner	We would regard this as a greenfield site and any development on this site would destroy the countryside on the village boundary.
Robert A Agass	This is part of an existing school field which should not be touched. The government are encouraging the population to get our children involved in sport and outside activities, how can this happen if school fields are targeted for housing development.
Stephen Melia	Parish of Clifton, not an extension of Shefford! Should remain green wedge between the two. Any building here would have desire consequences on the traffic problems experienced today.

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Submitted by	Comments
Suzann Wells	The infrastructure of the village is unable to cope with this increase in dwellings. The roads cannot take more traffic without congestion and greater pollution. This would make Clifton bleed further into Shefford, therefore where would the village end and the town begin. Cliftons character will be lost by increasing the number of dwellings by this size. Isn't there a covenant restricting building in Clifton? There seems to be a movement against protecting village life.
Wendy Chalmers	This huge development would be totally out of character with the area. It would not constitute an extension of Shefford it would merge Shefford and Clifton. This would result in the loss of identity of the village of Clifton. As village dwellers we do not wish to retain that separate identity. If we had wished to live in a town we would have bought a house in a town. Village should not have their identity threatened by such irresponsible developments.

These additional comments were made by respondents who did not answer the site suitability question on the survey:

Submitted by	Comments
Mrs C Dawson	Clifton is a great village, please keep it so with minimum development.
Paul A J Marshall	Regardless of site, unless accompanying proposals are produced re. schooling and other infrastructure, explanations on how access will be managed in terms of traffic, I do not see how it is possible to even propose such options. Clifton especially is a small village with facilities that match this criteria and to the highest standards. Unless someone can outline the above additional supporting plans, I do not have the vision to see how the impact could bring positive benefits.
C. Protopapa	Clifton is a small village, it has narrow roads and cannot cope with a lot more traffic. It has a little school which is full to capacity now and cannot cope with lots more children. It only has two shops. There is nothing here for young people to do. If you build lots more houses you must find some amenity for them otherwise you will just end up with "no go" house estates. Were people will be afraid to go out.
Lin & Jeff Hurst	Until the infrastructure is sorted, there is not point in building houses. Electrical supplies. Sewage/water. Transport. The Community College is already full - it needs space to expand. Why not save this site for the school!

Site Allocations, Issues and Options Consultation

Ref Number: H302

These additional comments were made by respondents who feel that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Mr Geoffrey C Barham	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 Shefford 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.
Paul FJ Mackin	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 Shefford 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.
Peter Topley	As for h235, including this proposal within the shefford plan is illegal due to it being within the parish of Clifton.
R Sheppard	No more housing should be permitted in Clifton: The infrastructure - electricity, water, sewage, roads, rail, NHS etc. & schools are already too full. Already, most residents have to commute - usually by car - to work, leisure, education & health facilities. The government's targets for controlling Global Warming & Climate Change make even this current pattern of commuting unsustainable. Building more houses without first providing good quality local jobs & facilities would increase commuting; reducing the government's chances of meeting its targets to combat Climate Change. It would also destroy the fertile farming land which will become increasingly vital as food becomes ever more scarce and expensive. No more housing should be permitted in the Henlow / Clifton / Shefford area until after the infrastructure has been upgraded and there is at least one good quality job available locally - without commuting - for each existing household.

Site Allocations, Issues and Options Consultation

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
No name given	I have opted to write my views on all the sites bar one on one sheet as I feel that Sheffords capacity to take more housing developments is already bursting at the seams. The sewage system can't take it - the infrastructure is not equipped for more housing, I don't agree with it at all.
No name given	People go out of Shefford for employment as there aren't the places, the set up for offices etc. I don't think that putting in new developments will help Shefford at all.
A Welsford	Clifton is a village and has a lack of shops as it is. Doctor's surgery is very busy now with an influx of families it would be worse. In any event, the fields seem to be disappearing now. Find brownfield sites instead of greenfield.
Charmaine Rogers	There is already a heavy flow of traffic through Clifton. We have a site proposed within a flood plain. We do not have the infrastructure within Clifton to absorb any more housing. We have already had a huge building development with Clifton fields' site.
Clifton Improvement and Preservation Society	While the site might support local services, no weight should be attached to that given the harm done to the character and amenity of the village and well established planning policies. 1. The Society relies on the General Representation attached. 2. No access is indicated to this site. The Society would not support a new access on the front of Shefford Road so close o the bend and in a vicinity where there is now extensive school parking limiting the effective carriageway. 3. It is conceded that apart from the impact on the visual amenities of houses on the frontage any development would have little effect on the village as a whole.
Janet Baker	Small area of land already densely populated with new/recent builds -too many houses (4) for small area/access. -safety/access concern - pavement width for cars for 4 houses and traffic impact on very busy stretch of road with parking, coaches etc. for Sam Whitbread school. -impact on privacy/quality of housing for existing dwellings.
John Oliver	This vicinity has already experienced considerable increases in traffic and further levels of noise caused by the development at the old nursery plot- "Clifton Fields"; this development will exacerbate this state of affairs and add to the already unsatisfactory situation.
John and Jane Mortimer	This area of Shefford Road is already very congested with a long line of parked cars extending towards the S bend. Further development just here seems unnecessary.
Liz Durrant	Concerned about impact on village life especially roads and schools.
Lyndon Lewis	H235 is on floodplain and should be left for just that. There are already issues with power supply to the area with regular cuts this year already. Also traffic on Shefford/Clifton Road is high and constantly at high speed putting schools children at risk and other road users.

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Mark Rowe	<p>This village will no longer be a village if you keep forcing housing on us. I moved here 4 years ago to live in a village. I have worked hard to be able to move to a village. If I wanted to live in a town I would not have moved out of one.</p> <p>I see no plans to increase investment in our infrastructure only in making money for the builders and tax man. Where are the plans for new facilities? Upgraded Park, new library, doctor, and chemist? Where are the plans to improve bus services and road connections? Where are all these people going to work and how will the A507 cope its already jammed at rush hour.</p> <p>This is ill conceived and unacceptable.</p>
Mike Baker	<p>Have asked Chris Duffy to provide more detail on the potential development but concerns include;</p> <ul style="list-style-type: none"> * Access to the site. * Significant amount of recent development in this area has already had a significant impact on the density of homes and reduction in garden space. * Disproportionate amount of additional impact on immediate environment for the benefit of only 4 new dwellings. * Impact on established vegetation and wildlife habitat.
Miss Angela Smedley	<p>The proposed site lies to the rear of housing fronting Shefford Road and adjacent to Clifton Fields new housing development. The plan illustrates no access to the site from any highway. The closest point of potential access from a highway is at the south eastern corner though this land is in the ownership of 1 Clifton Fields and a garage stands in the path of the potential access.</p> <p>Beyond the site the land rises to the north where views of this open countryside are possible from the existing residential development along Shefford Road and development of the site would block such views.</p> <p>Whilst residential development of this site would not be completely out of character the site lies adjacent to a floodplain additional investigation regarding flood mitigation may be required.</p> <p>Aside from the loss of the openness/lack of any access route to the site the development only proposes 4 dwellings which will not impact on the numbers of dwellings required by the Council.</p>
Mr. Graswell	<p>We have concerns about the vehicle access to this area. It will result in raid volumes of traffic and possible reduction in the value of our house, as the area becomes less countryside and increased urbanised.</p>
Mrs Donna Montanaro	<p>Clifton road is a very congested road especially opposite the Samuel Whitbread community collage. By adding further development directly opposite the community collage would potentially put lives at risk during the busy start and finish times of the school day because of traffic entering and leaving the proposed new site.</p> <p>There has been significant infilling already behind No. 200 and 198 Shefford road with two large houses and a block of flats this has not been reflected on your plans that have been presented for consultation.</p>

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Mrs Donna Montanaro	<p>The key question for the planning system is whether the proposed use of the site would be acceptable in land use and environmental terms. This means that the issues of increased litter, noise and nuisance to local residents, and increased parking difficulties and traffic congestion are all valid concerns</p> <p>Clifton road is a very congested road especially opposite the Samuel Whitbread community collage. By adding further development directly opposite the community collage would potentially put lives at risk during the busy start and finish times of the school day because of traffic entering and leaving the proposed new site.</p> <p>There has been significant infilling already behind No. 200 and 198 Shefford road with two large houses and a block of flats this has not been reflected on your plans that have been presented for consultation.</p>
Mrs J O'Connor	I came to Clifton village because it was a small village, for peace and tranquillity do not want Clifton to be turned into a small town. We are quite alright as we are.
Mrs. Michelle Pitiu	The village school is already full; there is no infrastructure in place. Drains in the village are always getting blocked. There is so much traffic, already on the roads through the village.
Stephen Melia	No access.
Tony Montanaro	<p>Clifton road is a very congested road especially opposite the Samuel Whitbread community collage. By adding further development directly opposite the community collage would potentially put lives at risk during the busy start and finish times of the school day because of traffic entering and leaving the proposed new site.</p> <p>There has been significant infilling already behind No. 200 and 198 Shefford road with two large houses and a block of flats this has not been reflected on your plans that have been presented for consultation.</p>

These additional comments were made by respondents who did not answer the site suitability question on the survey:

Submitted by	Comments
John Gingell	Attempted additional access to the site from either the Shefford Road or the Clifton Fields enclave would raise serious safety issues, particularly in relation to the Clifton Fields entry road which has an awkward "blind bend" in its design that masks oncoming traffic from the view of turning vehicles. Overall it is hard to see what positive support to "existing or new social infrastructure" a development like this could make.
Mrs C Dawson	Clifton is a great village; please keep it so with minimum development.
Paul A J Marshall	Regardless of site, unless accompanying proposals are produced re. Schooling and other infrastructure, explanations on how access will be managed in terms of traffic; I do not see how it is possible to even propose such options. Clifton especially is a small village with facilities that match this criteria and o the highest standards. Unless someone can outline the above additional supporting plans, I do not have the vision to see how the impact could bring positive benefits.

Site Allocations, Issues and Options Consultation

Ref Number: H324

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Clifton Improvement and Preservation Society	1) The Society relies on the General Representation attached. 2) The Society relies on its representation to the larger site set out in Reference H251 so far as applicable. 3) The site extends development into the countryside. While not being so harmful as the proposal in the latter Reference further limited extension of the village has no justification and would be inconsistent with the Preferred Policy Options Document and contrary to Government Policy as sustainable development. 4) Any development is likely to be of executive type housing and generate undue employment and school journeys by car. 5) The site has no indicated separate access.
Mr Barry Livesey	This site has already been submitted as part of a bigger parcel and it should not have been allowed a second submission.
Mr Bob Smith	Yes, two: firstly, that with the current economic situation it is not reasonable to expect delivery of major developments over the next few years and this will affect both infrastructure and build capability; secondly, we, in Clifton, would prefer this land to be allocated for allotment use. New build housing does not allow for vegetable growing areas, the cost of food is rapidly increasing and adequate supply will be in doubt. Further, we are losing a generation of people who looked after allotments and practiced good husbandry of the land.
Mr Ian Godfrey	Hitchin Lane is a small residential road and it is both impractical and dangerous to consider using it as the access point for 20-30 homes.
Mr Mark Rowe	I see no reason for more houses in Clifton. Please leave Clifton as a village not a small town!
Mr Paul Griffiths	This is already an overdeveloped part of Clifton, the local infrastructure cannot support further housing, the lower school is at capacity
Mr Paul Masters	Clifton is a village and development of the scale proposed will adversely impact the amenities. The infrastructure is already under pressure and will worsen if this is permitted.
Mr Richard Sheppard	No more houses should be built in this area until after the existing seriously overstretched electricity, water, sewage, roads, transport, NHS and school infrastructure has been expanded to cope with the present population. At present, almost all residents have to commute out of the area for work, leisure and shopping. Most of these journeys are by car, some continue by the overcrowded trains. At a time of rising food prices and increasing fears about the cost & impact of car use; it really does not seem appropriate to sacrifice yet more of our fertile farm land to be covered with houses occupied by yet more people who will be dependent on their cars.

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Mrs Jan Small	This would bring a lot of extra traffic onto the main road. Currently this is farm land, open countryside, there are other areas in the country that were previous brown sites, it would be best to build on these first. The local area cannot support yet more people locally. You cannot get a doctors appointment now. I currently travel into London on a daily basis, and I sit on the floor or stand every day, due to the amount of people travelling. The area cannot absorb more & more people, especially where transport links are few and far between, more people will need to use cars and in this green age this surely is not a good idea. Within Bedford there are areas that were formerly factories, or industrial areas, surely these would be better served to be turned into housing. By getting rid of yet more farm land, at a time when food shortages are starting predicted for the future, seems a very short sighted approach. If fuel prices are increasing we may need to grow more of our own food, if we have built on the farmland this cant happen, so re using formerly built on areas seems a better solution in the long term - once the houses are built we cant just pull them down to create growing space.
Mrs Patricia Twigg	Hitchin Lane already has a traffic problem and does not need further congestion. Getting into and out of this road is a nightmare, an accident waiting to happen. We have had flooding problems in the past. With the increased amount of rain we have had this year so far. Also with the expected amount of rain fall predicted in the future. I can see nothing but trouble for the residents of Hitchin Lane. This housing development will only add the existing problems.
Mrs Suzann Wells	The villages current infrastructure cannot support more housing.

This additional comment was made by a respondent who did not answer the site suitability question on the survey:

Submitted by	Comments
Mrs Pauline Livesey	If part of the site is within a floodzone it should automatically be ruled out. There are unresolved drainage issues in this area. The balancing pond and associated drainage has never been adopted.

Site Allocations, Issues and Options Consultation

Ref Number: H351

These additional comments were made by respondents who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Mr Paul Mackin	Development of this area would be a sensible addition to H302 and H235. Taken together they would produce a block of development that would have the potential to support a local shop. Public Transport links would need improving.

These additional comments were made by respondents who feel that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Mr Gary Boyle	Issues of additional housing in and around Shefford without the necessary upfront investment in infrastructure (schools, health, public transport, enhancement of power and drainage systems).
Mr Ian Rawet	Without job creation in the area the families that live in this housing will have to commute for work. With adequate public transport this can only be by road. Access to the by-pass from this site should be developed so as to ensure that the increase in traffic on the narrow roads currently being used by the locals should not have further impact on the safety of the residents that live on these streets.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Miss Anna Grist	I think that building 60 homes in this area will cause lots of traffic congestion at rush hours, i think there is not enough room at the local doctors surgeries or schools for this amount of extra people in the village. The extra traffic would also be worrying due to the fact that it is very near to the school and could cause road safety issues for children crossing on the bend from Pedley lane to the school.
Mr Barry Livesey	This site is in Clifton full stop. It is not in Shefford and should not be treated as a part of Shefford via some phony "envelope" mechanism. There is no sensible access to this site. Neither onto Pedley Lane or via Clifton Fields is acceptable.
Mr Henry Pratt	Smaller infilling sites are preferred to larger agricultural/farm land sites.
Mr John Chalmers	I am particularly concerned about any proposals that will encroach on the gap between Clifton and Shefford. The identity of Clifton would be in serious danger if development is allowed along Pedley Lane. I am also concerned about the additional vehicle access that would result from such a development as I believe facilities are already over-stretched and dangerous situations arise at the junction of Pedley Lane. When the nursery site was originally developed, assurances were given that development would not move any further along Pedley Lane and I trust that this situation has not changed.

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Clifton Improvement and Preservation Society	1) The society relies on the General Representation attached. 2) The site forms part of the open countryside which functions as a gap between settlements. The visual impact of the gap has already been harmed, as seen from the public highway, by a single house fronting Pedley Lane which affects a closure and diminution of the view. The development of this site would be even more harmful visually. 3) The current Local Plan strongly protects the countryside and emphasises the gaps between settlements as of importance. The Clifton/Shefford gap is fragile because of its narrow quality. It is important that the identity of settlements should be preserved. 4) The Society does not accept the need for 400 dwellings to be accommodated in the Larger Villages and the Small Villages. It refers to its representation to Core Strategy Preferred Options Document (No. 07/00423) in which the figure suggested is 250. It relies on the Policies relating to sustainable development: see Paragraph 3.6.2, CS6, CS8, CS12 and paragraph 6.2.10. It is clear on the basis of 39 Large and Small Villages that if allocations are to be made consistent with the Preferred Policy Options any release of land at Clifton is unnecessary. Even 400 dwellings within these settlements with modest adjustments for social housing to meet local need is more than likely to be met within the existing settlement envelopes. Any allocation of land around the villages is likely to lead towards executive-style housing, will not relate to local employment and increase movement by car. This should be avoided as contrary to Government Policy on sustainable development and the reduction of CO2 emission. 5) The effect of a dense development of 60 dwellings would urbanise the impact on the area and help to erode the countryside impact of the farmland around Clifton.
Mr Marc Revell	I feel that this site, which is opposite a school will impose excessive congestion on an already busy road, it is also going to cause services in the local area to be over subscribed. It further blurs the boundary between Shefford and Clifton and involves building on greenfield land.
Mr Mark Hyde	The site is located within a designated Important Countryside Gap, as identified in the Mid Beds Local Plan (2005). Any development within this area would reduce the existing physical and visual separation of the settlements. Development of the proposed site would promote the coalescence of Shefford and Clifton, which should be discouraged, and will adversely impact on the setting of the countryside. The site currently gains access to the highway network from Pedley Lane. If this existing access were to be utilised, it is considered that Pedley Lane and the junction with Shefford Road would not be able to accommodate the level of traffic generated from the development which would result in substantial highway safety issues. Similarly, it is outlined that access would be granted from the existing residential development of Clifton Fields. The highway network within this development is unlikely to be capable of accommodating the level of traffic generated. Beyond the site to the north is designated floodplain extends and as such, in line with Central Government guidance, development should be avoided that would increase the risk of flooding. Development in this location should be avoided. The site is promoted as an extension to Shefford which should be avoided in this location for the reasons set out above.

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Mr Mark Rowe	This is a disturbing site. We already have enough new housing and I see this as the green space being eaten away. Given ten years it will all be gone and it'll all be another boring, ill thought out housing estate. PLEASE PLEASE DO NOT BUILD MORE HOUSES HERE.
Mr Paul Griffiths	This is in Clifton, this would never be an extension to Shefford and will undoubtedly have an adverse impact on the countryside.
Mr Paul Marshall	Ref the proposed site, access would be a major issue. The proposal is next to a relatively new development which already has major problems with access and particularly parking due to the lack of parking space provided, of which the latter makes access around this development very difficult and increasingly dangerous. Access via Pedley Lane would be the only option which is a tiny, beautiful, but already dangerous country road, but one which currently gives nice views across the country side, which, with this development, the views would be no longer. This is one of only a few lanes in Clifton which gives a view of the country and fields and the development would take this away, which is clearly one of the main reasons why people live and visit the countryside. On a positive, any people additions to the village have the potential to bring extra business for the few local businesses (one shop, 2 x pubs, butchers, church), however, what needs to be researched and understood, is do current village people use these facilities and at what level, and would new people in new dwellings use them? If not, there is clearly no benefit to the local businesses.
Mr Paul Masters	Clifton is a village and development of the scale proposed will adversely impact the amenities. The infrastructure is already under pressure and will worsen if this is permitted.
Mr Richard Sheppard	This site is fertile farm land, stretching towards the flood plain. The existing vehicle access through the adjoining development is already poor & inadequate for the existing traffic. If this new development were to be allowed vehicle access onto Pedley Lane, this would cause extra problems with high speed traffic along Pedley Lane and at all of its junctions. Permitting this development on the fertile farm land to the north of Pedley Lane would set an unfortunate precedent: Before long, there all the fertile farm land to the north of Pedley Lane would be covered with houses. No more houses should be built in this area until after the existing seriously overstretched electricity, water, sewage, roads, transport, NHS and school infrastructure has been expanded to cope with the present population. At present, almost all residents have to commute out of the area for work, leisure and shopping. Most of these journeys are by car, some continue by the overcrowded trains. At a time of rising food prices and increasing fears about the cost & impact of car use; it really does not seem appropriate to sacrifice yet more of our fertile farm land to be covered with houses occupied by yet more people who will be dependent on their cars.
Mrs Jane Casson	Enough of this land has been developed already. If this number of houses are built here, there will be no gap between Shefford and Clifton which will lose its identity and become urban sprawl. this area is countryside enjoyed by locals for walking and will ruin open views of the countryside - why we live here

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Mrs Margaret Valentine	Existing facilities such as Doctors Surgeries and schools are not sufficient to support the existing population now, and I don't believe additional facilities would be provided in time for the influx of additional householders. I do not believe that existing planning rules allow sufficient parking facilities for homes built which results in on road parking causing a hazard, and I don't believe that the surrounding roads can cope with further traffic resulting from additional housing.
Mrs Pauline Livesey	This site is used for food production. We are currently suffering high prices; it is madness to destroy our agricultural land. This site would not be an extension of Shefford; it is well within Clifton and should be treated as such. Shefford and Clifton should not be allowed to coalesce.
Mrs Suzann Wells	The village infrastructure is unable to support further housing. Pedley lane is far too narrow to support more housing.
Mrs Wendy Chalmers	This further encroaches on the space between Shefford and Clifton - the maintenance of which is vital if the village of Clifton is not to merge with the much larger town of Shefford. This would destroy the strong sense of community currently so vital to the lives of the villagers of Clifton. It is also wholly inappropriate as Pedley Lane is narrow, the junction with the main road to Shefford is already very dangerous and the area is unsuited for the increase in traffic which such a large development would create.

Site Allocations, Issues and Options Consultation

Ref Number: E40

These additional comments were made by respondents who did feel that this site is appropriate to provide future employment in Mid-Beds:

Submitted by	Comments
C.Campbell	Shefford is in dire need of more employment opportunities...its just a shame the jobs cant be for local people only.
Dancock Properties	The site was promoted in January 2007 and the subject of a detailed appraisal which is assumed to be on file at Mid-Beds DC. It is an existing commercial enterprise with room for expansion within its existing well defined boundaries. This would make use of the existing access, utilities etc and is, by definition, a sustainable exercise. The site is close to both Shefford and Clifton and the facilities therein.
M. Green	DIY etc.
Mr Geoffrey C Barham	The effect of this development on local services would be insignificant. Public transport to the area is minimal.
P Ames	Already some light industry, no comment.
Paul FJ Mackin	The effect of this development on local services would be insignificant. Public transport to the area is minimal.

These additional comments were made by respondents who feel that this site may be appropriate to provide future employment in Mid-Beds:

Submitted by	Comments
Mrs Lorna J McGregor	Any further development on this site should look carefully at access. Coming, as it does below the crest of the hill this can be dangerous.
R Sheppard	Good quality local jobs are urgently needed. However, the proposal appears to be for low grade, poorly paid jobs such as warehousing and distribution. The governments policies on Global Warming and Climate Change require a large reduction in commuting by car but most workers at this site would have to travel to this site at the top of the steep hill by car rather than being able to walk or cycle. It is not on any current bus routes.

These additional comments were made by respondents who feel that this site is not appropriate to provide future employment in Mid-Beds:

Submitted by	Comments
No name given	I have opted to write my views on all the sites bar one on one sheet as I feel that Sheffords capacity to take more housing developments is already bursting at the seams. The sewage system cant take it - the infrastructure is not equipped for more housing, I don't agree with it at all.
Chris Steeples	Can't fill what we've already got.

Submitted by	Comments
Clifton Improvement and Preservation Society	<p>1. The Society finds the existing use acceptable and would not object its enlargement providing:- i) any development were on a limited scale suitable for a use in the countryside ii) any buildings amounting to 450 square metres were on a scale similar to the existing and iii) did not intrude into the rural triangle south of Wren Park to the road. 2. Use of the latter site would constitute a large intrusion into the countryside and affect the amenities of Wren Park. 3. The amenities of the residents fo Wren Park need to be weighed in the allocation of the site for development and the Society objects to any significant harm to their visual amenity and possible disturbance by noise. The site in this respect is not suitable for outdoor activities. 4. On the foregoing basis the Society makes a safeguarding objection until further detail is available.</p>
Dr Rafe Radford	<p>I am a resident adjoining the existing industrial park. Further development would encroach on wildlife and cause noise and disruption in what is a residential area. The original reasons for opposition still stand from the previous application in 2006.</p> <p>Adjoining the property we have had no individual approach to seek our opinion as with the original development.</p> <p>It has transformed from small wooden cabins to high rise steel buildings which blot the views of the landscape and add to traffic and noise in the area adjoining a nursing home as well as our property. Security lighting now constantly shines from dusk across our back garden and into our home. Owls and bats are present in the surrounding trees being both heard (owl)and seen (bats) in the evening.</p> <p>Despite reassurance that following previous work the landscape of the industrial area would be sympathetically reinstated with trees to prevent viewing of structure only existing pine trees are present.</p>
John and Jane Mortimer	<p>This proposal was already rejected on appeal in 2005. The number of jobs proposed is unspecified. Traffic flow in New Road, Clifton is already a major concern to the villagers because of congestion and poor visibility. The junction at the Admiral is difficult to negotiate, vision is often obscured by parked cars and the junction with the A507 is considered so dangerous when travelling from the village in a south-westerly direction that many people have taken the decision to avoid that route at peak times. It therefore makes little sense to provide a workplace for the people of Clifton at the end of this route. The proposed site is adjacent to Wren Park, a residential home both for the elderly and for younger people who because of their disability need constant care. They are currently surrounded mostly by open country, which helps to improve their situation. I believe it would be totally inappropriate to develop a work site with the resultant vehicles going in and out at all hours.</p>
Liz Durant	<p>Means lorries travelling through village.</p>
Mark Rowe	<p>I fail to see that this site will bring any benefit to Clifton, other than for a tiny number of people (if that!).</p> <p>Investment should be in our infrastructure, and employment focused in our local towns.</p>

Submitted by	Comments
Tony Seamarks	<p>This small industrial estate which it has become is basically full, it has no potential to support any local service as being next to the nursing home this is where the elderly come to see their last living days. I would have thought that there is enough noise around the nursing home without introducing further building and traffic.</p> <p>There has been no notification to local neighbours of the planning application Dr Radford at the coach house wren park, Mr Zarrook proprietor of wren park nursing home or myself at the bungalow wren park. Its only that we heard of this by word of mouth.</p> <p>The habitat would be greatly disturbed e.g. the several owls and bats, badgers around this location including newts in small ponds.</p>

CLIFTON APPENDIX TWO
Email Representations

Name	Subject	Comment
Jeff & Gloria Davey	Clifton	I would like to lodge a strong objection as to the proposed plan to build more houses in Clifton especially the area between Maple Close & Samuel Whitbread school. This will spoil the area & community & ruin the Village way of life. Furthermore there is no infrastructure to support the extra people, The roads, doctors, schools etc are already stretched.
Ian Wilson	Clifton	As a resident of Knolls Way Clifton, I am very concerned about these developments & I request full comprehensive details & large scale drawings to be sent to me as per your web sites instructions. I do not understand how you can lose a village by merging it with Shefford or Henlow why? What need is there. If you need a new town then build one. It is Clifton - a village that has potholes all over its roads - blocked drains & already suffers from localized flooding & we don't even have a river. How you can contemplate such developments are beyond me - particular with the roads & infrastructure. Have you tried to drive up - or down new road? I believe any development in this area alone is a death or 2 waiting to happen. Your council does not provide any bus services for children any more to go to school on, so they walk. I suggest you get off your behind & walk around these proposals at school start & finish times, on roads with no paths & years of neglected maintenance, just walk about like a 7 year old would then think about it.
Don & Chris Killick	Clifton	My wife and I just wish to remind the planners that however many of the proposed sites in Clifton are agreed eventually, there must be suitable infrastructure in place to cope with the population increase - school places, amenities, transport, N.H.S. facilities - and so on. We realize that the past concept of a Cotswold type "Chocolate Box Village" no longer applies to Clifton, some of the aspects of old fashioned village life should be retained.
Paul Biggs	Clifton	I am horrified that there maybe more building to come - recently we have had 3 new estates built - Fairground Way, Stockbridge Way and Clifton Field. Our lower and middle schools are full and it's impossible to get an appointment at the doctors surgery unless its an emergency. Just this week I telephoned for an emergency appointment for my son and was told that there simply wasn't any left and we could attend the surgery at 5pm and just wait. Our facilities are stretched now and with more people they simply will bust! I believe the village identity will disappear which will be very sad. I am thoroughly against any further building.

Name	Subject	Comment
Martin Westwood	Clifton	<p>With Reference to the proposed Housing Developments in Clifton. I am not sure if this is the correct process in giving a response to the above proposals. In the main I find the idea of further growth in this part of the County rather concerning. All though I appreciate it's being driven by National Government and Large Business Interests and Therefore we are properly powerless to make any meaningful change. So I would be interested to Know, what arrangements are going to be made for improvements in the local Infra Structure to service this increase in population. I am particularly interested in Road Transport issues, considering the problems the village is already experiencing in relation to parking and increased traffic Congestion. I have already expressed concerns in the past in relation to traffic flow These include difficulties with parking along the Stanford lane Junction with Church Street Clifton. This is a particular concern because of the mix of busy parents young children and traffic. A potential recipe for a major incident. The parking issues in relation to New Road is well known and long standing. I was informed in 2005 that representation was made I believe by the police in order to make New Road a Designated One way System. Needless to say nothing appears to have changed and the parking issues must still raise cause for concerns. Then we have the parking issues associated with the one Stop Shop. On occasions you have the mix of both Buses and Delivery Vehicles locating at the same time mixing with pedestrians, commuters and School Traffic. I am advised that the duty of care for all the above are held by varying parties who have been placed on Notice. If these issues give cause for concern at this moment in time the extra increase in village population is only going to increase the associated risks. Furthermore, I am interested in what extra social and Health resources will be provided to underpin the increase in population. To date, i cannot identify any extra resources allocated in line with the growth which as already taken place.</p>
Sally Panton	Clifton	<p>Dear Chris, I would like to object to the potential development of the land to the rear of Cherry Tree Cottage, Church Street, Clifton. A backland development is unsuitable for this conservation area, this development will be over looking my property and the development will ruin our quiet enjoyment of our property as the access way would run along the side of our property Other sites for properties within Clifton are far more suitable and this development will not help the numbers or low cost social housing units that are required in the district as this development falls below the threshold limits .Please acknowledge receipt .Regards, Sally Panton.</p>

Name	Subject	Comment
Brian Padgett	Clifton	<p>In the light of rising energy and waste disposal costs and the associated environmental issues which will have an increasing impact on the sustainability of the local economy in Mid Beds, a number of us within the local community have recently been discussing the formation of an Enterprise Community initiative. The objective of this is to grow the local economy by utilizing the resources within the community, both human and physical, for the local supply of goods and services in harmony with the environment and aiming for a reduction in energy usage and waste leading to self-sufficiency in the longer term. This is the village equivalent of the Eco-towns now being actively pursued by Government, but recognising that the option of creating the built environment from scratch is not open to us. We do, however, agree with the need to attract new skills and opportunities into the community and so generally approve the overall objectives of the District Council to create 9,000 new jobs by 2021 and 4,400 new homes by 2026 and hope that our initiative can assist the District Council to achieve its objective particularly in the first of these priorities, namely job creation. For until we know the type of work opportunity we must create to achieve our goal of self-sufficiency we can hardly attempt to attract, through the provision of housing alone, the right mix of entrepreneurial expertise and skill. It seems right, therefore, to insist that job creation should take precedence over the construction of new housing. If the areas put forward for development in Clifton are similar in nature to the rest of the District i.e. up to 825 houses and only 1.1 hectares for business, storage and distribution, then the ratio of 9,000 jobs to 4,400 houses is unlikely to be achieved. Storage and distribution create few workplaces and would appear much later in any plan for the community. Looking at a number of the sites around the village which have been put forward for housing development it would appear that a number of these lying to the south of Broad Street and Shefford Road are on land which is liable to flooding and, in the case of Site H251, has used to accommodate an overflow pond required by the planning department to cater for the water displaced by the recent development of houses on Fairground Way. Flooding already affects houses on Broad Street and at the end of Hitchin Lane.</p>

Name	Subject	Comment
Brian Padgett [continued]	Clifton	If further building were to take place on this land it would simply extend the area subject to flooding. Would it not be a much better plan to seek ways in which our objectives could be achieved in harmony with nature by finding an economic use for the land which requires use of this water? Elsewhere in the country community orchards have been planted and we have at least one enthusiastic Clifton resident who is keen to reproduce the Laxton orchards which once grew an amazing variety of fruit and are now covered by a housing estate in Bedford. Many other crops of higher value could also be grown which would lessen our dependency on imports to reduce our carbon footprint. The decision in the broad strategy to "focus development in the district's towns and larger villages" appears to have no basis in reason. If communities in the future are to move towards self-sufficiency then it seems likely that the smaller communities may be at a disadvantage in terms of the breadth of skills available to them. Whilst this does not require that they should bear the lion's share of the development, it may be advantageous for them to allow for some improvement to their economic strength.
Terry Wetherilt	Clifton, site H206	I have recently looked on the talk to Mid Beds web site regarding sites put forward by developers/landowners in Clifton and in particular site reference H206.I have also had a look at the Clifton settlement envelope plan (it took some finding on the Mid Beds site!) from which it would appear the H206 site is currently outside the settlement envelope. Would you please let me know if this is correct and who I should contact about any proposed changes to the Clifton settlement envelope boundary? I am concerned because a change in the Clifton settlement envelope boundary took place a few years ago near my home and neither I, nor any of my neighbours, were aware that any change was being considered. The change resulted in numerous planning applications to develop a nearby residential back garden which we all objected to and fortunately the applications were refused by the Council (one refused application even went to appeal but the Council's refusal was upheld on appeal). The only reason such applications were made was because of the change in the settlement envelope boundary as the land had been outside the boundary but then taken inside. If site H206 is outside the current settlement boundary does this mean any housing development would not be permitted unless the settlement boundary was changed?
Lianna Zulus	General	HOW can you seriously be thinking of Building new properties around Clifton Or Hertfordshire? When I am sitting tenants for one of Aragon housing tenants which is receiving victimised as with in the close And also for one of Aragon housing other association on a different close. And also I had money stolen from the local cash machines so that' would tell u about Clifton and Shefford is bad a state. And come down to the landlords for allowing these tenants to stay ins this area.

Name	Subject	Comment
Alan Welsford	General, Clifton	I object to the amount of GREEN BELT land being currently used, (Along the A507 for example), The proposed building on the fields next to New Road is not acceptable at all. The lower part is prone to flooding. The increase in noise, the extra traffic, the loss of the trees and hedge rows is a serious problem. This immediate area next to where I live as an OAP retiree should be left as it is. I moved here from North London to enjoy the quiet. This is just the start and is very worrying to all who live here. I cannot believe there are not, "brown field sites", to build on. The Doctors surgery is busy enough. Can the local Schools cope with an influx of new pupils. This is my second objection to this building! I hope the powers that be note the comments from residents in the area.