

CONSULTATION STATEMENT (2016-31)



Dated : 31/03/2016

introduction

The Clifford Neighbourhood Plan will contribute towards a future for the parish that meets the aspirations – and tackles the concerns – of all stakeholders. This contribution will be made via its planning policies which, in many cases, will be delivered via community projects.

A key part in the development of the Clifford Neighbourhood Plan has been extensive consultations to ensure that stakeholder concerns and aspirations were clearly identified, and to assess levels of support for the proposed planning policies within the Plan. This document summarises the consultation exercises undertaken in the process of developing the Plan. It shows the key findings from these consultations and how the Plan aims to address these.

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2015 as amended 09/02/2015.

Part 5 of the Regulations sets out that a Consultation Statement should:-

- (a) Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan.
- (b) Explain how they were consulted.
- (c) Summarise the main issues and concerns raised by the persons consulted.
- (d) *Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*

(Items (a) (b) and (c) are described in the CONSULTATIONS section of this document, while item (d) is described in the CONCLUSIONS section.)

Given the overwhelmingly residential nature of the parish and the extensive consultations made with parishioners, this document includes detailed summaries of consultations made prior to the formal consultation required under regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

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consultation goals

The aims of the consultations described in this document were to:-

- ◇ Capture core information on households within the parish.
- ◇ Capture key aspirations and concerns of all stakeholders in the parish.
- ◇ Consult on the accuracy of the key aspirations and concerns identified.
- ◇ Assess the level of community support for proposed policies.
- ◇ Ensure stakeholders had access to information throughout the development of the Plan.

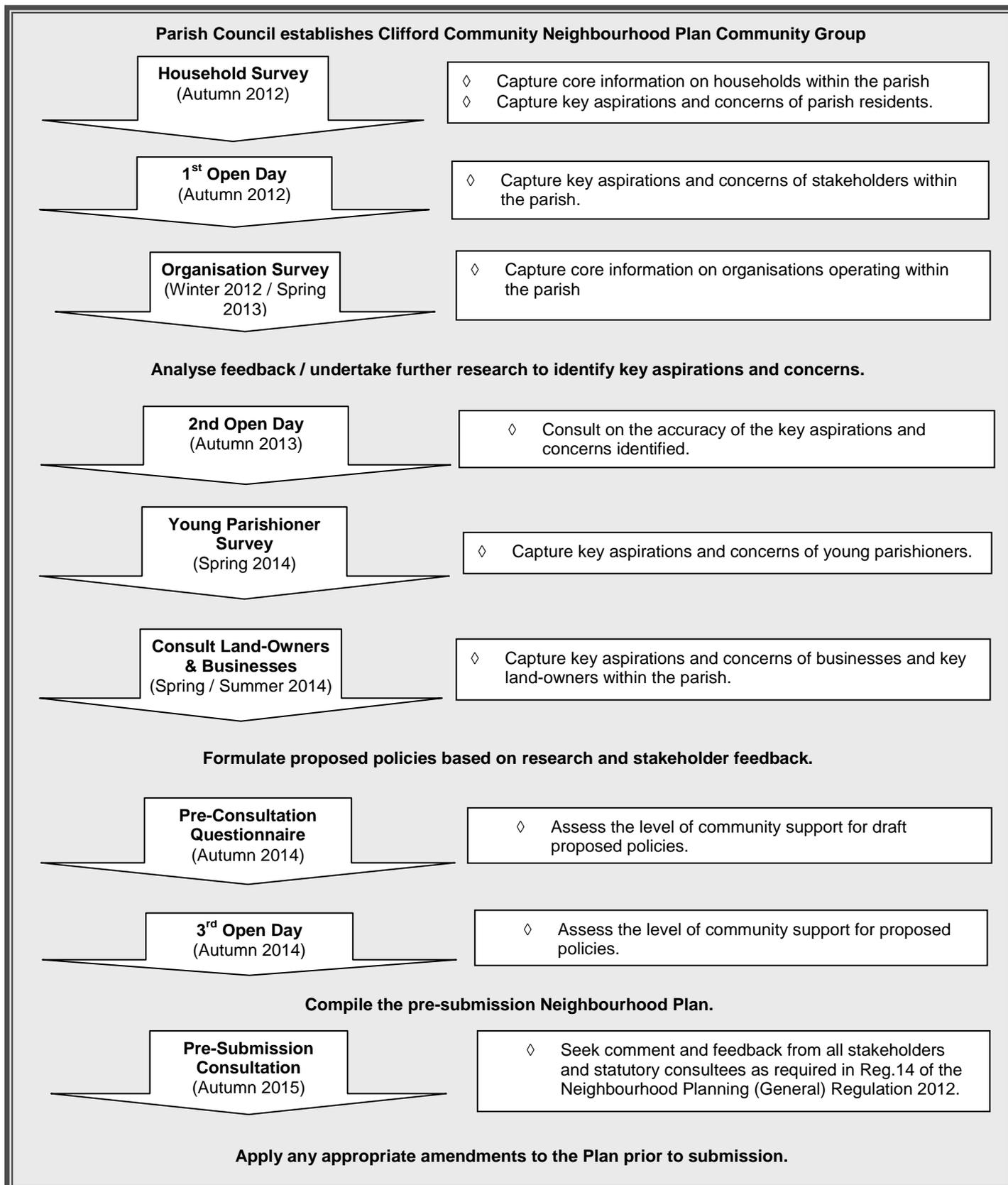
Although lying within the Leeds City Council area, the parish of Clifford is largely rural and residential in nature. (The stakeholders responses received reflect this largely residential nature.) Schools and a children's hospice form the major employers located within the parish, while commercial activities are largely centred around small businesses. The stakeholders identified were:-

- ◇ parishioners – i.e. residents in the parish of Clifford
(The 5 dwellings within Bramham parish bordering on Clifford parish (referred to in the Clifford Neighbourhood Parish Designation Area) were fully informed of progress and opportunities to comment via the monthly OUTLOOK magazine and the Parish Council web site.)
- ◇ commercial concerns and employers
- ◇ significant landowners within the parish
- ◇ other organisations.

This document sets out the scope of, and key results from, these consultations. Further information on the findings from these consultations are set out in the relevant planning policies within the Clifford Neighbourhood Plan.

Besides the formal consultations described here, stakeholders received regular updates via bulletins in the OUTLOOK magazine (delivered free to all premises in the parish each month), a Neighbourhood Plan information display in the village hall and at <http://www.clifford-pc.org.uk/neighbourhood-plan>. The information gleaned from the stakeholder consultations detailed in this document was combined with further research as well as advice and technical guidance from planning professionals - including a Housing Needs Advice report commissioned specifically for Clifford parish.

The following diagram illustrates the consultations undertaken and how they fitted in to the Plan development process. The subsequent sections describe the methodologies and key findings of these consultations.



consultations

In addition to the formal consultations described in this section, regular updates and promotion of specific events have been highlighted in articles in the *OUTLOOK* magazine (delivered to every household in the parish each month) and the Parish web site..

community consultations

The following key community consultations were undertaken:-

Household Survey	
undertaken	September / October 2012
methodology	Professionally prepared and analysed questionnaire delivered to all households within the parish
promotion	<ul style="list-style-type: none"> articles in regular <i>OUTLOOK</i> magazine (delivered to all households in the parish) delivery of questionnaire and supporting leaflet to all households posters located around the parish Parish Council web site
primary goals	fact-finding covering:- <ul style="list-style-type: none"> core information about households views on Clifford parish as it is now concerns and aspirations for the future of the parish
response rate	30% (= 229 completed questionnaires)
key findings	<ul style="list-style-type: none"> high level of satisfaction with living in Clifford parish generally high usage of leisure facilities within the parish concerns over parking / traffic congestion – especially around the conservation area concerns over adequacy of infrastructure / facilities if there were to be substantial development in the parish top housing priorities included housing within an achievable price range and homes for elderly residents high priority for the preservation of green spaces – including prevention of coalescence of Clifford village with Boston Spa and Bramham built community facilities are highly valued

1st Open Day	
undertaken	20 th October 2012
methodology	open day held in the Village Hall with displays and opportunities for parishioners to contribute their views and comments
promotion	<ul style="list-style-type: none"> included in <i>OUTLOOK</i> - along with advert – and Parish Council web site posters around the parish item in <i>Wetherby News</i> (local newspaper) notification to parish councils and town councils within the area
primary goals	<ul style="list-style-type: none"> provide information on the background to, and purpose of, the Clifford Neighbourhood Plan capture less structured qualitative information on the views, concerns and aspirations of all stakeholders in the parish
response rate	<ul style="list-style-type: none"> 99 attendees completed an attendance record. (The total number of attendees was not recorded.) 87 attendees were Clifford residents (of whom 69 completed a feedback form). “Post-It” style comments were also captured
key findings	<ul style="list-style-type: none"> broad affirmation of issues identified via the Household Survey high priority for the preservation of green spaces – including prevention of coalescence of Clifford village with Boston Spa and Bramham road congestion & parking

Qualitative Analysis	
undertaken	October 2012 – July 2013
methodology	Analysis of “free text” comment captured via questionnaires and open day. This was carried out via an iterative process of categorisation of each comment into one or more categories – the categories being refined within each iteration.
primary goals	identify main topics and issues captured via comment-style feedback
response rate	684 comments from the Household Survey, 2012 Open Day and Organisation Survey (see page 6)
key findings	The top five areas covered by these comments were:- <ul style="list-style-type: none"> green spaces - 20% roads / parking / pavements – 11% shop / Post Office – 10% (The feasibility and active support for this was subsequently shown to be inadequate.) coalescence between Clifford village and Boston Spa – 9% community facilities – 6%

2nd Open Day

undertaken	26 th October 2013
methodology	Open day held in the Village Hall with displays and opportunities for stakeholders to give feedback.
promotion	<ul style="list-style-type: none"> • included (with advertisement) in <i>OUTLOOK</i> (delivered to all households within the parish) • Parish Council web site • posters around the parish • announcements on Radio Wetherby (local radio station) • notification to parish councils and town councils within the area
primary goals	<ul style="list-style-type: none"> • provide information on findings from previous consultations and research • provide information on proposed policy areas to be included in the Clifford Neighbourhood Plan • capture feedback on proposed policy areas together with likely pro-active support for potential community projects identified during consultations • (as a further means of community engagement) vote on name for recently secured green space
response rate	<ul style="list-style-type: none"> • 60 attendees – of whom, 45 completed feedback forms
key findings	<p>broad support for proposed policies – including:-</p> <ul style="list-style-type: none"> • 61% support for relocation of village green • 90% rating of village hall as an important community facility • (elected name for new green space = St Edward's Wood)

Young Parishioner Survey

undertaken	Spring 2014
methodology	In an effort to maximise engagement with this often difficult to reach group, the questionnaire design and undertaking of the survey was carried out by young parishioners. It was felt that any loss in rigour (and so data quality) was an acceptable consequence of this effort to maximise engagement. Completion of the questionnaire was largely carried out by individuals taking part in face-to-face groups.
promotion	<ul style="list-style-type: none"> • direct contact with schools • through young parishioners leading the exercise • Parish Council web site • notification to local community youth groups (Scouts, Guides etc.)
primary goals	Capture the views of younger parishioners about living in Clifford parish, as well as their concerns and aspirations for the future.
response rate	<ul style="list-style-type: none"> • 29 completed questionnaires (= 16.5% based on projections from the 2011 census data) • equally distributed results from boys and girls • returns by age groups:- <ul style="list-style-type: none"> ○ 17% aged 10 and under ○ 39% aged 11 to 13 ○ 27% aged 14 to 16 ○ 17% aged 17 and over
key findings	<ul style="list-style-type: none"> • 90% of respondents take part in activities within the parish – including 76% using Millennium Gardens and 52% using the Village Hall • 28% felt that bus services were either bad or needed improving. (Although only 1 respondent recorded using the bus, this probably reflects the ambiguous phrasing of the question by the young designers.) • 41% were in favour of more housing within the parish • 72% felt there was a shortage of "large affordable houses"

Pre-Consultation Questionnaire

undertaken	August / September 2014
methodology	Questionnaire delivered to all households within the parish. This was accompanied by a booklet containing the draft policies, together with an overview of the process and estimated timeline for developing the Plan.
promotion	<ul style="list-style-type: none"> • articles and advertisements in <i>OUTLOOK</i> • delivery of questionnaire to every household – along with an information booklet • posters around the parish • Parish Council web site
primary goals	identify the level of community support for the proposed policies
response rate	17% (= 124 completed questionnaires)
key findings	<ul style="list-style-type: none"> • Strong community support for the draft policies. • Between 63% and 88%, importance rating for green spaces (including high priority for the prevention of coalescence of Clifford village with Boston Spa and Bramham). The exception to this was the existing village green with an importance rating of only 48%. • 79% support for the preferred location for new housing development – with only 8% strongly opposed • 91% supported a housing mix which would deliver homes of types appropriate to, and prices achievable for, Clifford parishioners • 86% support for the improvement of existing cycle ways / bridle paths. • 84% support for the improvement of existing pavements.

	<ul style="list-style-type: none"> • 79% support for extending the existing cycle path / bridleway network • 79% support for improving village hall facilities • 72% support for extending Millennium Gardens • 66% support for small development on the site of the existing village green • importance ratings for sample heritage assets ranged between 79% and 95% • importance ratings for the built community facilities ranged between 65% and 98% • 99% support for design policies on new builds • 95% support for design policies on in-fills / extensions • Support for preservation measures for the St John's site (should proposals for a change in use be made) is indicated by the support ratings for potential alternative uses:- <ul style="list-style-type: none"> ○ 91% keep fields as green space ○ 86% keep heritage buildings ○ 69% stay as school ○ 42% allow housing on current built area ○ 28% small business units on current built area
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3rd Open Day

undertaken	4 th October 2014
methodology	Open day in the Village Hall with displays on the draft policies together with background information and feedback forms.
promotion	<ul style="list-style-type: none"> • articles and advertisements in <i>OUTLOOK</i> • prominent inclusion in both the pre-consultation questionnaire and accompanying booklet • posters around the parish • Parish Council web site • notification to parish councils and town councils within the area
primary goals	<ul style="list-style-type: none"> • provide fuller information on the proposed policies and how they were developed • opportunity for parishioners to give further feedback on the proposed policies
response rate	<ul style="list-style-type: none"> • 57 attendees • 10 completed feedback forms
key findings	<ul style="list-style-type: none"> • Feedback was very supportive of the proposed policies and the work carried out so far, but added little to the data previously captured via the Pre-Consultation Questionnaire.

business consultation

There are limited numbers of commercial concerns based within Clifford parish. There are a small number of retail premises including three public houses, one part-time fish-and-chip shop and one garage. Other businesses – largely home-based – do exist. Attempts were made in Spring / Summer of 2014 to engage commercial enterprises within the parish of Clifford in contributing their views and aspirations concerning the parish and the Neighbourhood Plan.

Business Consultation

undertaken	Spring / Summer 2014
methodology	<ul style="list-style-type: none"> • delivery of short questionnaire and explanatory hand-out to known commercial enterprises within the parish • repeated invitations (via the <i>OUTLOOK</i> magazine delivered to all premises within the parish) for small businesses to give their views
promotion	<ul style="list-style-type: none"> • a number of articles in <i>OUTLOOK</i> • direct contact with businesses where known • Parish Council web site
primary goals	Capture views, concerns and aspirations for the parish of Clifford from the stand-point of commercial operations.
response rate	1 return (from 30 direct contacts plus promotion as described above)
key findings	It has not proved possible to draw any firm conclusions from this very low response – other than that the range of issues covered by Clifford Neighbourhood Plan do not appear of great significance to the types of commercial businesses within the parish.

organisation consultation

It was originally intended that a “global” organisation survey would cover a comprehensive range of organisation categories:-

- commercial business
- education
- health care
- faith-based
- registered charities
- voluntary (formal) – i.e. formally constituted and / or regulated organisations such as Scouts or Brownies.
- voluntary (informal) – social gatherings such as walking groups

In the event, it proved difficult to engage with this full range via a single process.

Organisation Survey	
undertaken	Winter 2012 / Spring 2013
methodology	<ul style="list-style-type: none"> • delivery of short questionnaire and explanatory notes to organisations • direct contact with relevant organisations to encourage participation in this survey
promotion	<ul style="list-style-type: none"> • articles in a number of the regular <i>OUTLOOK</i> issues • via web site • direct contact with local schools, voluntary groups, and social groups (where known)
primary goals	<ul style="list-style-type: none"> • capture information on organisation size, activities and aims • capture largely qualitative views on:- <ul style="list-style-type: none"> ○ what’s best about Clifford ○ what most needs to be improved ○ concerns relating to further development in the parish ○ any other comments
response rate	19 returns comprising:- <ul style="list-style-type: none"> • 1 commercial business (with sessions in Clifford Village Hall) • 5 education • 3 faith-based • 4 registered charity • 6 voluntary (formal) • 2 voluntary (informal) (Some respondents fell into more than one category.)
key findings	Overall views were:- <ul style="list-style-type: none"> ○ general high satisfaction of being based in / operating in the parish of Clifford ○ high satisfaction with the Village Hall ○ concerns over roads / parking ○ recognition that facilities may need to be improved / increased if there is further significant development within the parish. (The results from this survey were incorporated into the Qualitative Analysis – see page 3.)

landowners

Significant landowners within the parish were directly contacted in Summer 2014, inviting their views in relation to the preparation and implementation of the Clifford Neighbourhood Plan. The sole response was from the Catholic Diocese of Leeds in relation to the St John’s School site, and an ongoing dialogue was established.

Direct contact was made with landowners who may be impacted by the designation of Local Green Spaces. Responses were received from two of the four.

pre-submission (“Reg 14”) consultation

This consultation was undertaken in line with section 14 of the Neighbourhood Planning (General) Regulations 2012. While extensive community consultations had taken place throughout the process of developing the Plan, wide-ranging efforts were made to engage the community in this pre-submission consultation.

Pre-Submission consultation	
undertaken	1 st November to 14 th December 2015
methodology / promotion	<ul style="list-style-type: none"> • The consultation was publicised via:- <ul style="list-style-type: none"> ○ delivery of flier to all households in the parish plus a small number of householders bordering on the parish who could be impacted by any of the policies within the Plan ○ e-mail (including link to web site) to all relevant organisations from those set out in Schedule 1, paragraph 1 of the Neighbourhood Planning (General) Regulations 2012. Letters were sent where no e-mail address was available ○ e-mail (including link to web site) to all relevant significant landowners. Letters were sent where no e-mail address was available ○ reminder to residents in <i>OUTLOOK</i> magazine (delivered to all households in the parish) at the end of November 2015 • Printed copies of the pre-submission Plan were available:- <ul style="list-style-type: none"> ○ Via download from the web site – 2 versions available: full colour version and a largely monochrome version for reduced ink usage / cost of printing. ○ hard copies (with supporting documents) available at The Albion public house in the parish and at both Boston Spa and Wetherby libraries. ○ at the two drop-in “surgeries” held in the Village Hall. • Response channels made available were:- <ul style="list-style-type: none"> ○ on-line form on parish council web site ○ completion of form incorporated in the flier (delivered to all households and downloadable from the web site) ○ e-mail to Chair of Clifford Neighbourhood Plan Community Group ○ write to Chair of Clifford Neighbourhood Plan Community Group ○ at the two drop-in “surgeries” held in the Village Hall.
primary goals	<ul style="list-style-type: none"> • Capture concerns and feedback from the full range of stakeholders and organisations on whom the policies within the Plan may have an impact. • Comply with the requirements set out in regulation 14 of the Neighbourhood Planning (General) Regulations 2012.
response rate	<ul style="list-style-type: none"> • Responses were received from 21 organisations / individuals – comprising 11 “statutory” consultees, 7 residents, 2 smaller landowners and 1 local voluntary group • These contained 81 individual comments. • Of these, 71 items required a reply and / or amendment(s) to the Plan. (There were also follow-up discussions and feedback from Leeds City Council.)
key findings	The responses from consultees, replies to these and consequent amendments to the Plan are set out in the following pages.

The following “statutory” consultees were individually invited to comment on the pre-submission version of the Plan. (Contact details for these, together with smaller landowners and other organisations, are being provided separately for the use of Leeds City Council and the examiner should they wish to pursue and matters with them.

O₂
 Aberford Parish Council
 Age UK
 Alwoodly Parish Council
 Alec Shelbrooke M.P.
 AMEC (National Grid)
 Ancient Monuments Society
 Mr Baird
 Bardsey Parish Council
 Boston Spa Parish Council
 Bramham Parish Council
 Bramham Park
 BT
 Canal River Trust
 Catholic Diocese of Leeds
 Centrica plc
 Church of England
 Mr T Clayton
 Cllr Alan Lamb
 Cllr Gerald Wilkinson
 Cllr John proctor
 Cllr Matthew Robinson
 Mr J Cockcroft

Collingham & Linton Parish Council
 Council for British Archaeology
 CPRE Yorkshire
 Dawson Trust 1
 Dawson Trust 2
 East Keswick Parish Council
 English Heritage (Historic England)
 Equality & Human Rights Commission
 General Yorkshire Forestry Authority
 Harewood Parish Council
 Health & Safety Executive
 Herb Nursery
 Hutchinson 3G UK Ltd.
 Ms Caroline Kennedy
 Kingston Communications (Hull) plc
 Leeds City Council
 Leeds Cycling Action Group
 Leeds Local Access Forum
 Leeds Primary Care Trust
 Mr Middleton-Walker
 Mobile Operators Association
 Natural England
 NHS Leeds

North Leeds Clinical Commissioning Group
Northern Power Grid
Office of Police & Crime Commissioners
Openreach (new sites)
Orange (EE & T-Mobile)
R S P B
Ramblers Association
Mr Geoffrey Saville
Scarcroft Parish Council
Mr P Sellars
Shadwell Parish Council
Sustrans
Tadcaster Town Council
The Coal Authority
The Environment Agency
The Gypsy Council

The Highway Agency (Highways England)
The Homes and Communities Agency
The Woodland Trust
Thorner Parish Council
Thorp Arch Parish Council
T-Mobile(uk) Ltd
United utilities (Transco)
Virgin
Walton Parish Council
West Yorks Archaeology Advisory Service
West Yorkshire Combined Authority
West Yorkshire Fire & Rescue
Wetherby Town Council
Mr D Whitehead
Yorkshire Ambulance Service NHS Trust
Yorkshire Water
Yorkshire Wildlife Trust

Direct contact was also made to the following significant employers within the parish:-

Boston Spa Comprehensive School
Bramham Primary School
Martin House Children's Hospice
St Johns School for the Deaf

As an approach to encourage feedback from individuals such as residents or smaller landowners, the following commitment was made in the flier and on the web site:-

"We are required to publish all comments received as part of this Reg. 14 formal consultation – together with our responses and any actions taken as a result of these comments. We will not publish details of the person or organisation submitting the comments. However, you should keep in mind that in some cases, the content of your comment and / or our response may of necessity give some indication of your identity."

For this reason, the table of responses does not include contact details of respondents – although these will be forwarded to the local authority and examiner separately to enable any follow-up required.

Responses received, together with replies and consequent amendments to the Plan are detailed below.

respondent : CCE	category : statutory consultee	response channel : e-mail
response : cce-1	impacting on : global	
acknowledged receipt – no comments		
reply : acknowledged	amendments to Plan : none	

respondent : cdl	category : landowner	response channel : e-mail
response : cdl-1	impacting on : DEV-5 – St John's Site	
Request removal of policy DEV-5 St John's Site on basis that "...in the absence of any indication that the planning circumstances at the St John's site will change within the LDF plan period and beyond, any site specific policies that impose and restrictions are not appropriate...."		
reply :		proposed plan amendments :
<ol style="list-style-type: none"> The respondents are unable to give any sound guarantee that the site will not be developed during the lifetime of the Plan, so that this contingency policy is appropriate. The site has particular historic significance to the parish. The Pre-Consultation questionnaire (delivered to every household within the parish in Autumn 2014) revealed a very high level of support for preservation of the St John's site. The site significantly contributes towards the green separator between the village of Clifford and Boston Spa – the preservation of which is a top community priority There is no indicator as to why this site should be exempt from Neighbourhood Planning policies. 		A modified version of Policy DEV-5 is retained.
response : cdl-2	impacting on : KCP-1 – Preferred Location for Development	
Request removal of key community priority KCP-1 Preferred Location for Development.		
reply :		amendments to Plan :
<ol style="list-style-type: none"> The Plan clearly stated that this was NOT a planning policy, and was included to demonstrate the strong community support for an alternative location for future housing development which would have a lesser impact on the infrastructure and "feel" of the parish. The non-planning policy will be removed and replaced by wording in the "Vision & Key Objectives" chapter reflecting evidence collected in its support. 		(as per reply to lcc-3.1) – KCP-1 removed and the issues covered re-worded and re-located as a topic within the "Vision & Key Objectives" chapter.

response cdl-3 :	impacting on : GS-1 – Protect & Enhance Green Spaces
<p>Although not included in the response to the pre-submission consultation, a follow-up query confirmed their objection to proposed Local Green Space status for the former Springfield park site on grounds of there being no need for LGS status since the site is already Green Belt.</p>	
<p>reply : Springfield Park has considerable evidence to support its designation as a Local Green Space and fulfils the guidelines in the NPPF which states that :- <i>The Local Green Space designation will not be appropriate for most green areas or open spaces. The designation should only be used :</i></p> <ul style="list-style-type: none"> • <i>Where the green space is in reasonably close proximity to the community it serves.</i> Springfield Park is within 250 metres of the village High Street • <i>The Green Space is demonstrably special having particular local significance because of its beauty, historical significance and tranquillity.</i> Evidence of special significance the area holds for the community can be found in the replies to community questionnaires and responses at open days – for example:- <ul style="list-style-type: none"> ○ 84% of respondents to the 2012 Household Survey rated preservation of the former Springfield Park as important. ○ 82% of respondents rated retention of the green separators between Clifford village and its neighbours as extremely important. • <i>Where the green area concerned is local in character and is not an extensive tract of land.</i> The former Springfield Park site is local in character and (at 4.8 hectares) is not considered to be an extensive tract of land. <p>Springfield Park lies on the southern edge of the village of Clifford and abuts the gardens of dwellings.</p> <p>This parkland area with its various trees was probably created around 1850 by the Grimston brothers, who owned the land and leased the nearby mill. In the adjoining field, also owned by the Grimston's, are fine examples of Wellingtonia (<i>Sequoiadendron Giganteum</i>), which became popular to plant in parks, estates and grand gardens when seeds were first brought to England around 1850. So the whole parkland area and its adjoining field were probably created at the same time.</p> <p>A map hangs in the village hall dated June 1887 entitled "<i>Map of the Township of Clifford-cum-Boston</i>". On this map both of the fields comprising the proposed Local Green Space are referred to as "<i>The Park</i>" which adds evidence to its creation around 1850. The later title of "<i>Springfield Park</i>" was almost certainly a reference to Springfield House which the Grimston brothers occupied, (now demolished).</p> <p>There are various underground springs that run underneath the parkland, which gives rise to the original name "<i>Springfield</i>". They run from West to East following the fall in the land, which has given rise to the lush green grass within The Park. For many years dairy cattle grazed here, but with the falling returns in dairy farming these are long gone. However, sheep now graze the fields, making an even more pleasant pastoral contribution to the setting of the parish.</p> <p>The proposed Local Green Space contains various specimens of large mature trees in a parkland setting, making a positive contribution to the character of the parish. Furthermore, it presents the foreground to the only significant outward key view in the parish. This is from Bramham Road and St Lukes church looking East across this parkland. The magnificent church of St Edwards's can be seen in the centre of the village of Clifford, and beyond this All Saints Church in Wighill over 3 miles away, with York Minster in the far distance. The map on page 24 of the Neighbourhood Plan shows this view as "02", and on page 25 the notable trees are shown as area "5".</p> <p>Part of Clifford was designated as a conservation area in March 1974. This was updated in May 2010 by Leeds City Council. Springfield Park, a significant part, being designated as a key green area.</p>	<p>amendments to Plan : none</p>

respondent : clhg	category : statutory consultee	response channel : e-mail
response : clhg-4	impacting on : "Schedule of Heritage Features"	
In the schedule of Heritage features at the end of the plan, map reference 36, 2 pairs of semi-detached houses on Clifford Moor Rd; the view of the Local History Group is that the evidence suggests the stone for these building probably came from the mill complex and not from the "barracks houses". We know that some bricks from the mill chimney, demolished in 1918, was used for the internal walls of these houses.		
reply : Acknowledged	amendments to Plan : Note added to narrative in BE-2 and introduction to the Schedule of Locally Identified Non-Designated Heritage Assets to the effect that:- The Schedule of Locally Identified Non-Designated Heritage Assets is highlighted as a snap-short of information available at the time of publication so that reference should be made to the latest version of the schedule available at the time of considering any planning applications.	

respondent : eh	category : statutory consultee	response channel : correspondence
response : eh-1	impacting on : DEV-3 – Design Standards	
DEV 3 Design Standards : We welcome this policy and its specific reference to the Clifford Parish Character Assessment as a method of ensuring the character of Clifford is reflected and enhanced in any new developments.		
reply : noted	amendments to Plan : none	
response : eh-2	impacting on : DEV-5 – St John's Site	
DEV 5 St Johns Site : We welcome this policy but would suggest that in the interests of sustainable development, the full ranges of buildings should retained in the first instance, unless the appropriate justifications under the National Planning Policy Framework (NPPF) for the loss of elements of, or the entirety of the individual buildings on this site		
We also note that St Johns School does not appear to feature within the Schedule of Heritage Features.		
reply : St Johns features are currently not included in the West Yorkshire Archaeological Advisory Service supported list. However, LCC are currently undertaking a heritage survey of the site.	amendments to Plan : none	
response : eh-3	impacting on : BE-2 – Protect & Enhance Heritage Features	
BE2 Protect & Enhance Heritage Features : We welcome this policy but we note that there is no mention of the Clifford Conservation Area nor the Conservation Area which abuts the Parish, within policy BE2, and we would suggest that the opening text be amended as follows: "Development which protect and/or enhance heritage features and their settings including the Conservation Areas within and abutting the Parish" will be supported.		
reply : Comment noted.	amendments to Plan : Policy BE-2 amended.	

response : eh-4	impacting on : BE-2 – Protect & Enhance Heritage Features and global	
Within the Explanation box, please omit English Heritage and insert "Historic England"		
reply : correction noted	amendments to Plan : Correction applied.	
response : eh-5	impacting on : global (including title for BE-2 – Protect & Enhance Heritage Features)	
We would suggest for completeness that this sections contains a note, that for the purposes of the Neighbourhood Plan, a Heritage Feature is to be considered as a "Heritage Asset" as defined in the NPPF.		
reply : noted	amendments to Plan : Terminology updated as appropriate – including title for policy BE-2.	
response : eh-6	impacting on : GS-2 – Protect Views & Notable Trees	
We again welcome this policy, but would advise that views can often are understood as being within an arc, and not as a single straight line. This applies in particular to long range views. We would therefore suggest that, where appropriate, a wedge shape should be applied, as illustrated on the attached plan entitled "Clifford Neighbourhood Plan Key Views.		
reply : acknowledged	amendments to Plan : Update map to indicate arcs encompassed by long distance views.	

respondent : he	category : statutory consultee	response channel : e-mail
response : he-1	impacting on : global	
"..... We agree that the Plan has been positively prepared in line with core strategy and support the policies that look to retain and enhance cycle ways, footpaths, bridleways and public transport as these measures can significantly contribute to reducing the impact on the SRN [strategic road network]....."		
reply : acknowledged	amendments to Plan : none.	

respondent : lcc	category : statutory consultee	response channel : document
response : lcc-3.1	impacting on : KCP-1 – Preferred Location for Development	
The Plan makes it clear that only the Site Allocations Plan can allocate sites in the Green Belt which is the responsibility of Leeds City Council. However, it appears that the parish council are recommending that the City Council allocates this area as either safeguarded land or a housing site through the Site Allocations Plan. The plan could recommend this but it would have no status and would not be an appropriate neighbourhood plan policy. It is recommended that this section be removed from the Plan.		
reply : Acknowledge concerns. However, high community priority requires that this issue be covered in the Neighbourhood Plan if community support is to be secured. The preferred area has been identified in terms of a number of factors as set out in the Plan. Since all alternative sites are Green Belt, there is a need for the Plan to include such concerns while noting that these need to be pursued via other channels.	amendments to Plan : KCP-1 removed and the issues covered re-worded and re-located as a topic within the "Vision & Key Objectives" chapter.	

response : lcc-3.2	impacting on : KCP-1 – Preferred Location for Development
It is appreciated that the Plan does not put forward the key community priority as a policy but, nevertheless, it raises issues of non-conformity with Leeds' Core Strategy. Clifford is not a settlement within Leeds' Settlement Hierarchy. Policy SP1 expects the largest amount of Leeds' development growth to be focussed on the Main Urban Area and major Settlements, with Smaller Settlements contributing limited growth related to the particular size, function and sustainability of the settlement. The policy offers no explicit role for the settlements that fall outside of the Settlement Hierarchy (such as Clifford). Paragraph 4.1.15 says that such settlements offer "...limited development opportunities...." where development "...will only be permitted if it functionally requires a rural location". The scale of KCP1 clearly exceeds the expectation of this policy.	
reply : noted	amendments to Plan : as per response lcc-3.1 above
response : lcc-3.3	impacting on : Introduction
The last paragraph refers only to residents having a real influence over development that takes place in the parish. Neighbourhood Plans should consider the needs of not only those who live in the area but also those who work or carry out business. The Plan should say more about this. For example how have businesses in the area been involved in the process e.g. St John's School, Bramham Primary School, Boston Spa High School, Martin House Hospice etc?	
reply : agreed	amendments to Plan : paragraph enhanced to show all stakeholders (residents, landowners, businesses etc.).
response : lcc-3.4	impacting on : "Clifford Parish – a brief sketch"
There is reference to the 'schedule of heritage features' in the appendices but this could benefit from more detail on the intention as well as a list of the assets. Clarity is sought on whether the intention is to merely highlight the features listed or to afford statutory protection. If it is the latter, sufficient evidence will need to be provided.	
reply : The aim is to prescribe conservation of locally identified non-designated heritage assets including those in the schedule of such assets within the parish. This schedule is generated and maintained along the guidelines set out in Historic England's Good Practice Guide for Local Heritage Listing and with the support of West Yorkshire Archaeology Advisory Service.	amendments to Plan : Wording of paragraph updated.
response : lcc-3.5	impacting on : "The Neighbourhood Planning Process"
First bullet point - the Parish Council did not need to gain 'approval' to be the designated body for the preparation of the neighbourhood plan as parish councils are automatically the qualifying body. The approval was for the neighbourhood area.	
reply : agreed	amendments to Plan : wording updated
response : lcc-3.6	impacting on : "The Neighbourhood Planning Process"
How will the last bullet point be achieved?	
reply : The Plan will be reviewed by the Parish Council via an appropriate sub-group.	amendments to Plan : Bullet point enhanced to include review methodology.
response : lcc-3.7	impacting on : DEV-1 – Protected Area of Search
This policy duplicates national and local plan policy. It is not appropriate for a neighbourhood plan to do this. The desire (contained in the 'explanation' section) to return the two safeguarded sites to Green Belt and focus development to the west of the village is not in general conformity with local planning policy. The examiner recommended a modification to delete a similar policy in the Linton Neighbourhood Plan on the grounds that it dealt with an issue that must be determined by Leeds City Council rather than a neighbourhood plan. The City Council therefore advises that the policy should be deleted along with any supporting text.	
reply : PAS sites 1008 and 1167 were designated under the UDP Review 2006. Criteria for development and development site locations have changed in the 9 years since their assignment as PAS sites. This was acknowledged by the fact of their sifting out in the Leeds CC site allocation plans published in June 2013 and September 2015, and in the planning rejection for site 1008 in 2013/14. The policy only relates to the period up to the completion of a Site Allocation Plan (SAP) determining their longer term status and is supportive of Leeds City Council's current position.	amendments to Plan : Wording enhanced to emphasize that this is an interim policy in effect until completion of LCC SAP such that it supports LCC's current land development position. "Objective" and "Explanation" panels updated.

response : lcc-3.8	impacting on : DEV-2 – Appropriate Housing Mix	
Policy Dev-2 aligns with Policy H4 of the Core Strategy. However, the policy requires a trigger point as it would not be possible to insist on a mix when dealing with an application for a single dwelling. The neighbourhood plan highlights the need for the housing mix to reflect the local needs. This is a good intention but clarification is needed on how these needs have been identified. The policy could explore the opportunity to seek a proportion of new dwellings as 1 & 2 bedrooms.		
reply : Consideration will be given to the proportion of smaller housing where 3 or more dwellings are planned.		amendments to Plan : Policy reworded to include proportion of smaller homes.
response : lcc-3.9	impacting on : DEV-2 – Appropriate Housing Mix	
Under the 'factor in reasoning/justification' section, some clarification of the phrase 'there is still a good range in household economic situations' would be useful. Also, some further explanation of the bullet point covering the 'importance of housing types from Household Survey (Autumn 2012)' would be helpful. It is noted that 55% of respondents thought 3-4 bed housing was important even though the policy promotes the provision of smaller units.		
reply : Will more clearly demonstrate how the factors listed interrelate to determine the preferred housing mix.		amendments to Plan : "Reasoning/justification" panel re-structured to clearly show links / implications amongst the data items.
response : lcc-3.10	impacting on : DEV-2 – Appropriate Housing Mix	
The Council's Adult Social Care service suggests it might be appropriate to add a reference to ensure that any resulting housing developments are able to be adapted for older people e.g. even surfaces, passages wide enough for wheelchairs and appropriately designed toilets, bathrooms and kitchens.		
reply : Highly appropriate given projected ageing of resident population will look at policy statement and reword to cover.		amendments to Plan : Modified to cover adaptation of properties to meet increasing demands of older people.
response : lcc-3.11	impacting on : DEV-3 – Design Standards	
Para 60-65 of the NPPF set out national expectations in relation to the influence of local policy on design. Policies should seek to promote local distinctiveness but not impose certain styles or stifle innovation and originality. The policy highlights the importance of new development meeting the high standards of design that match the Clifford Parish Character Assessment and therefore aligns with Core Strategy Policy P10.		
reply : noted		amendments to Plan : none
response : lcc-3.12	impacting on : DEV-3 – Design Standards	
The 'Character Assessment' is not particularly detailed. The policy references design, height, scale, layout and materials but little mention is made of these aspects. For example, Character area 2 has no accurate reference to design, height or scale. Court Barton Lane appears not to be in a character area. Further detail would be helpful and a definition of a "high standard" of design would be useful. Perhaps the key principles and advice could be summarised in terms of design, height, scale, layout and materials for each character.		
reply : The central part of the village (Area 1) was developed on a piecemeal linear principal which is not homogenous in terms of design, height, layout, materials and scale and it is considered that photographs give the best appreciation of the overall aspects. The other areas are more consistent in character but distinctly different and it is again considered that photographs best mirror those areas. The photographs indicate conformity required. An error in the mapping covering Court Barton area will be addressed.		amendments to Plan : Area 1 corrected – and now includes Court Barton & New Mill Lane.
response : lcc-3.13	impacting on : DEV-3 – Design Standards	
The photos within this section show roads and parking. This is an opportunity to show examples of good design and some of the distinctive characteristics of Clifford that are important when considering design of new development. This can assist Development Management in determining planning applications.		
reply : acknowledged		amendments to Plan : Photographs replaced by montage from the "character areas" appendix.

response : lcc-3.14	impacting on : DEV-3 – Design Standards
There are policies within the Core Strategy requiring open space and landscaping within new development. There is a threshold for the provision of open space therefore development needs to be of a sufficient scale to justify provision.	
reply : acknowledged	amendments to Plan : Bullet point 2 regarding duplication of LCC policy G4 removed.
response : lcc-3.15	impacting on : DEV-3 – Design Standards
Policy P10 considers how design can create a safe and secure environment that is accessible to all. The plan should offer further guidance and clarity on this.	
reply : Not clear on appropriateness of duplicating existing LCC policy P10	amendments to Plan: none
response : lcc-3.16	impacting on : DEV-4 - Parking
This policy would be difficult to apply as applications could not be refused because of the loss of parking spaces. For example, consider the conversion of a pub to a single dwelling which would reduce the parking requirements from needing 10/20 parking spaces to 2? The policy does follow Leeds Council guidelines. These can be found in Leeds Parking Policy Supplementary Planning Document. It would also be useful to define the 'central area' on a plan so it is clear where this policy applies.	
reply : Acknowledged –will consider rewording of policy to address pub or other similar site conversions.	amendments to Plan : Map updated to show area rather than just the roads covered by the policy. Policy amended to address issues raised.
response : lcc-3.17	impacting on : DEV-4 - Parking
The Council's Design Team considers there could be potential for a village centre 'pedestrian-priority' section of paved highway to slow traffic through the village and help to relieve traffic congestion by restricting parking in the central area. The Boston Spa NP is proposing such a scheme. The Council would be happy to discuss this further.	
reply : Unsure of the relevance of shared space area within the village of Clifford. This could be investigated via proposed community project CCP-14 Develop Traffic Plan liaising with LCC Design Team.	amendments to Plan : none
response : lcc-3.18	impacting on : DEV-4 – Parking
Adult Social Care highlights the importance of ensuring pavements are clear of any obstructions (including parked cars) particularly for the elderly.	
reply : Not sure how this could be addressed via a planning policy. Such measures would not be practical in some places – e.g. parts of village where there are no footpaths or very narrow ones.	amendments to Plan : none
response : lcc-3.19	impacting on : DEV-5 – St John's Site
This site lies within Green Belt and as such it will be Green Belt policy that will be considered in assessing a planning application. In particular, the key consideration will be that any future development of the site will be limited to that which has no greater impact on the openness of the Green Belt than what is already there. The policy is broadly in conformity with national Green Belt policy. However, it is more restrictive and prescriptive than para 89 of the NPPF. The limitation of new development to within the existing footprint removes potential flexibility of reducing the impact of development on the Green Belt by for example increasing footprint or relocating development but reducing heights or massing. It may be more useful to consider volume rather than footprint. Also, what evidence supports the first bullet point?	
reply : While we acknowledge the point raised, any changes should be structured in such a way as to prevent any reduction in the green separator between the village of Clifford and Boston Spa.	amendments to Plan : Policy restructured to address Green Belt policy on development.

response : lcc-3.20	impacting on : DEV-5 – St John's Site
The City Council is proposing to protect 4 areas of green space at St John's School through the Site Allocations Plan (G1398). There will be a presumption that these will be retained, subject to the provisions of Core Strategy Policy G6. The criteria set out in the policy to protect the greenspace are consistent with City Council policy. Nevertheless introducing more flexibility on the provision of green space could create opportunities for other benefits e.g. improved public access to the areas.	
reply : The area of Green Space would be retained but any proposed development could benefit from incorporating the two smaller areas to the west within the site.	amendments to Plan : Plan amended to reflect reply.
response : lcc-3.21	impacting on : DEV-5 – St John's Site
It would be useful to define 'largely' in relation to the retention of the eastern aspect of the building. How would a 'detrimental effect on the character of the area, amenities of neighbouring properties, or the highway network' be specifically assessed?	
reply : We note that the LCC Heritage Office is currently assessing the St John's Site, although it seems unlikely that a report will be available prior to publication of the NP.	amendments to Plan : Policy rephrased to address issue.
response : lcc-3.22	impacting on : DEV-5 – St John's Site
Some other neighbourhood plans have included marketing period requirements though these should be reasonable and not excessively onerous. Perhaps the policy could simply establish a 'presumption in favour of an educational use'.	
reply : Rephrase Policy to address this issue.	amendments to Plan : Policy modified to include this factor.
response : lcc-3.23	impacting on : BE-1 – Enhance Village Hall & Grounds Facilities
The Council is supportive of the overall aims of the plan in this respect. However, a planning application would be required to meet one of the following criteria: (i) There is an adequate supply of accessible green space in Clifford (ii) The green space is replaced by an area of at least equal size, accessibility and quality in the same locality (iii) Where supported by evidence the delivery of wider planning benefits, redevelopment proposals demonstrate a clear relationship to improvements of existing green space quality in the same locality. Stage B of the Policy meets criteria (ii). Clifford can decide its own local priorities based on consultation, if it can be proved consistent with Policy G6.	
reply : We acknowledge the point raised and are satisfied that all criteria are met. The proposals meet the requirements of policy G6.	amendments to Plan : none
response : lcc-3.24	impacting on : BE-1 – Enhance Village Hall & Grounds Facilities
A further report went to the Council's Asset Management Board on 10 th December to explore this proposal in more detail. The Council as land owner of the current village green is generally supportive of the scheme on the proviso that planning permission is secured and a capital receipt is achieved. There are a number of major concerns particularly relating to achieving an appropriate layout on such a challenging site. Development Management have advised that the layout currently included in the Plan fails to comply with Core Strategy Policy P10 and Unitary Development Plan Policies BD5 and GP5 and would be refused therefore it should be removed. It is also doubtful whether the layout would meet space standards. It is advised that early discussions with Development Management take place to explore how these issues can be resolved. There is legal provision for the deregistration and exchange of common land however it is likely to be a complex process.	
reply : We will Work with the LCC Design Team to produce an indicative layout for the site which will meet the requirements of Policy P10 and UDP Policies BD5 and GP5.	amendments to Plan : Given a mismatch in timescales for production of revised sample site development plan, the proposed development is now shown without any indicative site plan.

response : lcc-3.25	impacting on : BE-2 – Protect & Enhance Heritage Features
Leeds City Council doesn't currently have a local list and there are no current plans to adopt one. The policy doesn't address current legislation in place to protect those buildings that are listed and within the conservation area. However, it is appreciated that it should not just replicate higher order policy. Looking at the table on page 37 it is not clear what is classed as a heritage asset and how these criteria have been applied. A more comprehensive list including those elements that are already protected would be a valuable addition to the document. It also has little regard for how they will be protected in the wider document. Does the policy apply to the 'heritage features' on the local list (contained in the appendix) and those that are Grade II listed buildings? Are there ancient monuments or other heritage features this policy should apply to?	
reply :	amendments to Plan :
We have had feedback from West Yorkshire Archaeological Advisory Service (WYAAS) which are also pertinent to this point, and reference should also be made to our replies to them – (see page 29)	Policy re-worded along the lines of "Developments which conserve and/or enhance heritage assets within the parish will be supported. These assets include Grade II listed buildings together with the features described in the schedule appended at the end of this document. This schedule comprises a list of locally identified non-designated heritage features derived with guidance and support from West Yorkshire Archaeological Service".
response : lcc-3.26	impacting on : BE-2 – Protect & Enhance Heritage Features
The policy appears to support any development that will protect and or enhance heritage features regardless of other policy or material planning considerations which is not acceptable. Further clarification is required and the use of caveats relating to other considerations is recommended. How would a proposal to put houses on a pub car park and use the profits from the development to restore a heritage building be considered as it would be in conflict with policy Dev-4 but comply with BE-2?	
reply :	amendments to Plan :
We had assumed it an intrinsic principle that all planning policies within the Plan should be adhered to, so that there would be no inherent policy hierarchy.	Proviso added that this policy does not obviate any other planning policies within the Plan.
response : lcc-3.27	impacting on : BE-2 – Protect & Enhance Heritage Features
The supporting text/justification to Policy BE-2 cites a presumption against infill and back land development, which implies that permission will not be granted for such developments. This should be set out within the policy itself. Although there is a Conservation Area within Clifford, it is not referenced in BE-2. Whether a site is in or outside of a Conservation Area is an influential factor to be taken into account in development decisions and therefore should be acknowledged in this policy. It would be useful to show the conservation area boundary on the plan on page 17.	
reply :	amendments to Plan :
acknowledged	<ul style="list-style-type: none"> Reference to the Conservation Area added into "explanation" panel. Outline of Conservation Area included in map of heritage assets.
response : lcc-3.28	impacting on : BE-3 Protect & Enhance Built Community Facilities
The identification of important community assets and the future formal registration of Assets of Community Value are supported. However, the policy is very broad, supporting any development which results in improvements to the built community facilities listed without reference to other policies or planning considerations. Such a policy could not be supported by the Council. Further clarification is required and use of caveats relating to other considerations is recommended. Furthermore, the Council cannot force facilities to keep operating if the owners don't want to keep running them.	
reply :	amendments to Plan :
We had assumed it an intrinsic principle that all planning policies within the Plan should be adhered to, so that there would be no inherent policy hierarchy.	Proviso added that this policy does not obviate any other planning policies within the Plan.
response : lcc-3.29	impacting on : BE-3 Protect & Enhance Built Community Facilities
Adult Social Care strongly support the continued maintenance and further development of community facilities as this will be increasingly important with an ageing population. It is recommended that thought is be given to the types of services/facilities that might be needed by an older population and having benches in key areas to make outdoor spaces age friendly.	
reply :	amendments to Plan :
Will consider appropriate examples of where community built assets would be of particular importance to older parishioners.	Reference made to the need to ensure that any changes to community built assets should take the special needs of elderly and other vulnerable groups into account.

response : lcc-3.30	impacting on : GS-1 – Protect & Enhance Green Spaces
The protection of green space is supported however what are the 'special circumstances' where development could be allowed? Is this an attempt to reflect GB policy and the need for 'very special circumstances' or is it just a loose phrase? A 'loose phrase' would benefit from being tightened up so it is clear under what circumstances development would be allowed.	
reply : acknowledged	amendments to Plan : Sentence amended to read "very special circumstances".
response : lcc-3.31	impacting on : GS-1 – Protect & Enhance Green Spaces
The City Council should protect sites of 0.2ha or more that are in an open space, recreational use through the SAP. Does Clifford Parish Council want to propose any sites for such protection?	
reply : All appropriate green spaces are already included in the schedule, or appear in the proposed SAP.	amendments to Plan : none
response : lcc-3.32	impacting on : GS-1 – Protect & Enhance Green Spaces
The table below sets out comments on each of the identified local green spaces.....	
reply : It is noted that the designation as a Local Green Space has among its requirements a need to not be a large tract of land and be in close proximity to the community it serves. Whilst there is no definition of a large tract of land it was considered that, while the areas "I" Mill Pond and "L" Springfield Park in themselves did not constitute a large tract of land, there is a possibility that, due to their close proximity, the total could be construed to be so. Additionally part of the Mill Pond area designated, whilst being part of a total site, may be considered not to be in close proximity to the community. Under the above circumstances it is proposed that the Mill pond area be reduced to that designated in the Conservation Area review as a "Key Green Area". This smaller area contains all the significant features for which protection is being sought under the Local Green Space designation. The removed portion still has Green Belt protection along with the adjoining woodland. Comments in reply to sIA-1 (see page 25) should be read in conjunction with the above.	amendments to Plan : Map and schedule updated to reflect the reduced area of the proposed Local Green Space status relating to the Mill Pond area. The table at the end of this respondent (page 20 / 21) shows the LCC comments on each proposed LGS, together with a reply.
response : lcc-3.33	impacting on : GS-1 – Protect & Enhance Green Spaces
The NPPF (para 77) and the NPPG give clear advice relating to the designation of local green space. It should be in reasonably close proximity to the community it serves, be demonstrably special to the local community and hold particular local significance and not be an extensive tract of land. There is no definition of an 'extensive tract of land' but Site L could possibly be considered as such. The NPPG states that qualifying bodies should contact the owners of any proposed local green space at an early stage. Evidence of this is should be provided.	
reply : We are of the opinion that all the proposed Local Green Spaces do fully comply with NPPF criteria.	amendments to Plan : Area of the Mill Pond covered by the Green Space designation reduced.

response : lcc-3.34	impacting on : GS-2 – Protect Views & Notable Trees
Overall the policy complies with Core Strategy polices P12, G9 and G2 in acknowledging the positive effects that trees provide for Leed's landscape. It also complies with good design principles laid out in P10 of the Core Strategy which ensures development protects locally important skylines and views. The policy could not prevent development which is otherwise acceptable but it covers matters to be taken into account. Nevertheless, the policy should not impose what is essentially a blanket TPO on numerous trees as this would be overly burdensome and likely to be unreasonable. Where is the evidence to show all the trees within the area are worth protecting, i.e. do they have amenity value, do they have a reasonable life span and are they healthy? An analysis of existing tree protection could be useful as it could highlight areas where protection is weak and could lead to a strategy for additional formal TPO cover. Who would review these 'professional tree surveys'? Who would advise on appropriate species replacements?	
reply : Policy to be re-designated to be more reflective of its aims. A survey was undertaken as part of the NP development to identify trees which significantly contribute to the aspects and character of the parish. (These were grouped into a number of relevant areas.) Will consider how best to modify the policy to stipulate that removal or significant reduction of these identified trees be subject to a professional tree survey. Community project CCP-15 addresses the issue of reviews.	amendments to Plan : Policy re-titled and minor wording changes made.
response : lcc-3.35	impacting on : GS-2 – Protect Views & Notable Trees
Considering the visual impact of development is a good idea and is something Development Management can use. DM strongly suggests rethinking the first part of the policy to suggest that all significant developments should have regard to landscape character.	
response : noted	amendments to Plan : Policy title and wording amended
response : lcc-3.36	impacting on : GS-2 – Protect Views & Notable Trees
The 'explanation' paragraph refers to accompanying maps, photographs and commentary in a following schedule. There is no commentary. It is not always clear what features the pictures of the views are particularly concerned with. It is suggested that views and trees are separated into different policies.	
reply : Acknowledge need for commentary on schedule of key views.	amendments to Plan : Brief commentaries added in table of key views.
response : lcc-3.37	impacting on : GS-2 – Protect Views & Notable Trees
The Design Team suggests there is an opportunity to look at possible new tree planting, including planting to replace older specimens. This would require comprehensive analysis of existing trees.	
reply : This would be addressed via proposed community project CCP-15 Monitor Visual Aspects.	amendments to Policy : none
response : lcc-3.38	impacting on : TR-1 Cycle Ways / Footpaths / Bridleways
Policy TR-1 aims to improve the sustainable transport network around the Clifford area. This complies with policy TR1 of the Leeds Core Strategy and the Leeds Travel Plan SPD. However, it is too 'loose' as it is supportive of any development which improves the existing cycle ways, bridleways and footpath network regardless of other planning considerations. The policy needs to be tightened up and the use of caveats relating to other considerations is recommended.	
reply : We had assumed it an intrinsic principle that all planning policies within the Plan should be adhered to, so that there would be no inherent policy hierarchy.	amendments to Plan : Proviso added that this policy does not obviate any other planning policies within the Plan.

response : lcc-3.39	impacting on : TR-1 – Cycle Ways / Footpaths / Bridleways
It should be noted that the footway and cycleway improvements highlighted are off-highway and therefore not within the gift of Highways to implement however potentially Public Rights Of Way or Sustrans would be involved.	
reply : noted	amendments to Plan : none
response : lcc-3.40	impacting on : TR-1 – Cycle Ways / Footpaths / Bridleways
Adult Social Care has suggested it would also be useful to reference that pathways should be smooth, level, non-slip and wide enough to accommodate wheelchairs with low curbs that taper off to the road.	
reply : While we accept the principle, there is some uncertainty as to how achievable this would be, and whether it could be addressed via planning policies. These issues could be tackled on a case by case basis via a community project such as CCP-10	amendments to Plan: Issues included as options for community policy CCP-10
response : lcc-3.41	impacting on : TR-2 – Public Transport
Policy TR-2 generally complies with Core Strategy Policy T1 though as with previous policies it is too loose as it supports any development which supports enhancements to public transport. The policy needs to be tightened up and the use of caveats relating to other considerations is recommended. Further clarification on the specific needs of parishioners and how this policy could be applied would be useful. Any public transport improvements will be delivered by others (WYCA / bus operators) subject to funding and demand.	
reply : We had assumed it an intrinsic principle that all planning policies within the Plan should be adhered to, so that there would be no inherent policy hierarchy. Acknowledge appropriateness of further emphasizing the importance of public transport to specific groups – e.g. older parishioners. It is likely that much of the delivery of this policy will be via community projects – e.g. CCP-17 Joint Area Group Public Transport and CCP-18 Enhance Public Transport Assets.	amendments to Plan : Proviso added that this policy does not obviate any other planning policies within the Plan. Examples of importance of public transport to specific groups (e.g. older parishioners) added to narrative.
response : lcc-3.42	impacting on : “Community Projects”
Community projects are an important and useful part of a neighbourhood plan and most are supported. CCP-01 should be pursued through the SAP.	
reply : noted	amendments to Plan : Note to be added into ccp-01 to pursue via the SAP

REPLIES TO LCC GREEN SPACE ISSUES

(see response lcc-3.32 above)

green space	LCC comments	reply / Plan amendments
war memorial (site A)	Valued publically accessible space used for village events. Too small for designation in the SAP.	Designate as Local Green Space.
Millennium Gardens (site B)	Key recreation are close to the village hall. Identified as green space in the SAP (G574).	Designate as Local Green Space.
Northways Playing Field (site C)	Formal outdoor sport provision. Majority of the area identified as green space in the SAP (G572), although SAP excludes the car park. Check the area of the site.	Designate as Local Green Space – including area covered by car park.
Woodland Walk (site D)	Publically accessible woodland, identified in the SAP as green space (G572) (part of Northways Playing Fields).	Designate as Local Green Space.

green space	LCC comments	reply / Plan amendments
St Edward's Wood (site E)	The majority of the site is identified as green space in the SAP (G1455) (outdoor sport) except the south east corner which lies within identified site HG1-45 (i.e. a site with planning permission or a UDP housing site). This is not consistent with the emerging SAP or compatible with NPPG.	Designate as Local Green Space. Boundary redrawn to omit south east corner covered by identified site HG1-45.
village green (site F)	The plan (policy BE-1) proposes that this site is developed to help fund the purchase of a large site adjacent to Millennium Gardens therefore it would be contradictory to designate this as a Local Green Space	Retain current status until such time as site is transferred to a new location with statutory village green status.
cricket ground (site G)	Well used cricket ground. This is not currently identified as green space in the SAP which needs investigating further by LCC.	Designate as Local Green Space.
allotments (site H)	Identified as green space in the SAP.	Designate as Local Green Space.
mill pond area (site I)	Not identified as green space in the SAP. Is the area currently in an open recreational use? Should it be designated as green space in the SAP?	Designate as Local Green Space. Area reduced to give defendable boundaries which encompass mill pond only (designated as a key green area in "conservation area appraisal").
St Edward's surrounds (site J)	Most of the area identified as green space in SAP (G1461) except strip of land at eastern edge to provide vehicular access off High Street to the safeguarded site (HG3-11) to the north. This is not consistent with the emerging SAP or compatible with NPPG.	Designate as Local Green Space. Boundary redrawn at eastern edge to provide access strip to site HG3-11.
St Luke's surrounds (site K)	Churchyard to St Luke's. Identified as green space in the SAP (G1471).	Designate as Local Green Space.
former Springfield grounds (site L)	Proposed housing site in the Issues and Options SAP. Sieved out as Clifford not within the settlement hierarchy. Is it publically accessible and in an open recreational use? Should it be designated as green space in the SAP?	Designate as Local Green Space

respondent : lcpc	category : statutory consultee	response channel : e-mail
response : lcpc-1	impacting on : global	
We would like to congratulate you on a very thorough plan and wish you success with the ongoing process.		
reply : acknowledged	amendments to Plan : none	

respondent : llaf	category : statutory consultee	response channel : e-mail
response : llaf-1	impacting on : TR-1 – Cycle Ways / Footpaths / Bridleways	
Mention should be made of National Cycle Route 67, a key route for accessing the public rights of way network since the upgrading of the A1 to motorway.		
reply : agreed	amendments to Plan : Reference to National Cycle Route 67 included in the narrative.	
response : llaf-2	impacting on : TR-1 – Cycle Ways / Footpaths / Bridleways	
On page 27 (Policy TR-1) in the text below the map it would be better to sayutilisation of an existing footpath (Clifford FP 3) and the addition of two existing paths to the Definitive Map.		
reply : agreed	amendments to Plan : Proposed wording adopted.	

response : llaf-3	impacting on : TR-1 – Cycle Ways / Footpaths / Bridleways
The on-line version of the Definitive Map shows two further non-definitive paths: one running south from Old Mill Lane to Willowgarth and the other from Willowgarth to Bramham Primary School. The latter route is one of the projects in the Rights of Way Improvement Plan's (ROWIP) Action Plan and you should reference this in the Neighbourhood Plan. We would suggest the addition of these two routes to the Definitive Map is added to your list of aspirations. They will provide valuable links with Bramham FPs 1, 5 and 7, as well as offering a circular route within Clifford.	
reply : 1. The existing path from Willowgarth to Bramham School is a Permissive Path, is fairly well-used and is indeed mentioned in the ROWIP and probably should be in the Neighbourhood Plan. It is understood that the existing arrangements are satisfactory for both walkers and landowners – and is probably more suitable for walkers than the designated Right of Way (ROW). The landowners are highly likely to resist any attempt to make the designated ROW Definitive. 2. The existing lane from Old Mill Lane to Willowgarth is poorly maintained and muddy; it floods and is obstructed by multiple layers of fencing. There is no visible evidence of a path in the field between the allotments and Willowgarth. It has not been passable for more than 10 years – perhaps many more. Although it was once the subject of a long-standing claim which Leeds CC investigated, we are not aware of any current interest in pursuing this claim. The proposal within the Neighbourhood Plan for a low-traffic route from Clifford to Bramham [by implication a 20mph limit] would almost certainly supersede usefulness of this path.	amendments to Plan: Reference made to these two paths in the narrative – with notes describing lack of any real demand for either to be reinstated.

respondent : ne	category : statutory consultee	response channel : e-mail
response : ne-1	impacting on : global	
1. Recommend the plan should take account of Biodiversity Action Plan(s) within the it's area. 2. Recommend the plan should take account of any protected species identified within it's area. 3. Recommend the plan should take account of quality of soil on sites within the parish. 4. Recommend the Plan should consider opportunities to enhance natural environment.		
reply : The Plan has been formulated on the basis that such matters will be addressed via NPPF and Leeds City Council planning criteria, with there being no specific biodiversity, protected species, quality of soil or natural environment issues arising directly from the planning policies within the Clifford Neighbourhood Plan.	amendments to Plan : none	

respondent : resA	category : resident	response channel : drop-in "surgery"
response : resA-1	impacting on : KCP-1 – Preferred Location for Development	
A well produced document with an amazingly detailed content. Was a very sensible decision to place the preferred location map on page 3 so that readers encounter this vital piece of information early on. So many of the other issues are at least ameliorated by this proposal.		
reply : acknowledged	amendments to Plan : (As per response lcc-3.1) – KCP-1 removed and the issues covered re-worded and re-located as a topic within the "Vision & Key Objectives" chapter.	

response : resA-2	impacting on : “Schedule of Heritage Features” and BE-2 – Protect & Enhance Heritage Features
Verbal comment that the Schedule of Heritage Features is continually reviewed and updated.	
reply : acknowledged	amendments to Plan : The Schedule of Locally Identified Non-Designated Heritage Assets is highlighted as a snapshot of information available at the time of publication so that reference should be made to the latest version of the schedule available at the time of considering any planning applications.
response : resA-3	impacting on : global
Should emphasize that the Plan does not negate the provisions set out in the Clifford Conservation Appraisal and Management Plan.	
reply : The Neighbourhood Plan takes priority over the Clifford Conservation Area Appraisal & Management Plan wherever any conflict in policies occurs.	amendments to Plan : References to Clifford Conservation Area Appraisal & Management Plan reviewed.

respondent : resB	category : parishioner	response channel : on-line form
response : resB-1	impacting on : KCP-1 – Preferred Location for Development	
Congratulations on preparing such a detailed document. The chosen area for new housing development seems the best option although it looks to almost double the size of Clifford. Serious thought also needs to be given to the availability of school places locally, with a new incoming population. Schools here are already bursting at the seams. Other plans in the document look to secure a good future for Clifford.		
reply : 1. The area highlighted in KCP-1 indicates the preferred area within which any future development should take place. It is <u>not</u> intended that development should cover this whole area - only that any significant development site should not lie outside the area. 2. The issue of school places (as well as health provision and other community services) should be captured via Leeds City Council planning policies.	amendments to Plan : (As per response lcc-3.1) – KCP-1 removed and the issues covered re-worded and re-located as a topic within the “Vision & Key Objectives” chapter.	

respondent : resC	category : parishioner	response channel : drop-in “surgery”
response : resC-1	impacting on : DEV-4 - Parking	
The parking of cars is a major problem in the village. Many properties have converted garages into living accommodation.		
reply : Policy DEV-4 Parking is aimed at tackling these issues in the central area of Clifford village.	amendments to Plan : none	

response : resC-2	impacting on : CCP-14
There is a strong need for traffic calming systems, particularly in Willow Lane / Clifford Moor Road.	
reply : This issue could be addressed via the proposed community project CCP-14 Develop Traffic Plan.	amendments to Plan : none

respondent : resD	category : parishioner	response channel : drop-in "surgery"
response : resD-1	impacting on : global	
An excellent document, covering all the areas of my concern. Congratulations to all the members working to produce an easy to understand plan. Many thanks.		
reply : Acknowledged	amendments to Plan : none	

respondent : resE	category : parishioner	response channel : drop-in "surgery"
response : resE-1	impacting on : global	
Very well produced and comprehensive. Also very interesting.		
reply : acknowledged	amendments to Plan : none	

respondent : resF	category : parishioner	response channel : drop-in "surgery"
response : resF-1	impacting on : "Vision & Key Objectives"	
Verbal comment that it may be appropriate to replace the word "building" in the Vision Statement with a suitable synonym which has a less development linked connotation.		
reply : acknowledged	amendments to Plan : Wording of vision statement amended to – "firmly founded upon"	

respondent : resG	category : parishioner	response channel : printed form
response : resG-1	impacting on : global	
Seems good to us after all the hard work. Glad to be where we are.		
reply : acknowledged	amendments to Plan : none	

respondent : SIA	category : landowner	response channel : correspondence
response : sIA-1 impacting on : GS-1 – Protect & Enhance Green Spaces		
No justification for the inclusion of the mill pond area, a private garden, as a Local Green Space.		
<p>reply : The Parish Council do not seek entry onto the site but wish it to retain its current status as a largely undisturbed natural wild life sanctuary on the edge of the community which houses historical features. Because of its location at the hub of several well walked paths and lanes it is extensively viewed and helps create the overall feeling of tranquillity in an attractive part of the village.</p> <p>Historical data indicates that Clifford was an Iron Age settlement, later evidence from around 1770 showing the existence of three mills in the area, the Mill Pond being the site of what would almost certainly have been a water driven corn mill. The early 1830's saw the development of the flax industry in Clifford and the rapid growth of the community propelled by the influx of workers. Evidence from the 1831 development of the site can still be seen in the form of the concrete channel that diverted water from Carr Beck, the sluice gate that took water from the mill pond and remains of the old mill wheel and pentrough – all important parts of Clifford's industrial heritage. Since 1952 when the mill was converted to electricity and the mill stream diverted the area has reverted to natural woodland and the Mill Pond has become an area of tranquillity in which wildlife flourishes. The site is known to be the home to deer, foxes, badgers and other mammals along with a wide variety of birdlife including King Fishers, heron, spotted and green woodpeckers, and tawny and little owls. The Mill Pond along with the woodland area to the south west creates the only large wooded area in the parish.</p> <p>Part of Clifford was designated as a conservation area in March 1974. This was updated in May 2010 by Leeds City Council – the Mill Pond, a significant part, being designated as a key green area.</p> <p>The Mill Pond area has considerable evidence to support its designation as a Local Green Space and fulfils the guide-lines in the NPPF which states that :- <i>The Local Green Space designation will not be appropriate for most green areas or open spaces. The designation should only be used:-</i></p> <ul style="list-style-type: none"> • <i>“Where the green space is in reasonably close proximity to the community it serves.”</i> The Mill Pond area is within 300 metres of the village high street and the most significant village building, St Edwards Church. • <i>“Where the green space is demonstrably special to a local community and holds particular local significance. For example because of its beauty, historical significance, recreational value (including as a playing field), tranquillity or richness of its wild life.”</i> The Green Space is demonstrably special having particular local significance because of its beauty, historical significance, tranquillity and richness of wildlife. Evidence of special significance the area holds for the community can be found in the replies to community questionnaires and responses at open days. Forty years ago it was featured as the first article in the monthly Parish magazine and has a significant presence in W Benson's book “Clifford Past and Present” published in 2001. References to its historical significance can be found in Martin Watts “Water Mills” Shire publications 2006, Dr Jane Battersby “Rural Industrialisation: Clifford Flax Mills” 1998, John Goodchild “Clifford Mills” 1982, Jane Hatcher “The Industrial Architecture of Yorkshire Mills” and Isobel Stones “Flax Workers In a Rural West Yorkshire Village” 1994. • <i>“Where the green area concerned is local in character and is not an extensive tract of land.”</i> As an individual site the Green Area is local in character and is not considered to be an extensive tract of land. 	<p>amendments to Plan : See the table of green spaces appended the reply to lcc3.32 (see pages 20 / 21)</p>	

response : sIA-2	impacting on : GS-1 – Protect & Enhance Green Spaces	
Claims there has been no agreement or discussions in place with the adjoining Parish of Bramham which covers part of the Mill Pond Area.		
reply : A written formal request for the part of the site within the Parish of Bramham to be designated as a Local Green Space was put to Bramham Neighbourhood Planning Group on 18th September 2015. This was agreed by Bramham Neighbourhood Planning Group on 1st October 2015 and ratified by Bramham Parish Council on 7th October 2015.	amendments to Plan : none	
response : sIA-3	impacting on : GS-1 – Protect & Enhance Green Spaces	
Not within the remit of Neighbourhood Plans to designate areas for development.		
reply : The purpose of the LGS designation in the NP is a way to provide special protection against development for green areas of particular importance to local communities as set out in the NPPG. The designation of the Mill Pond area meets this requirement.	amendments to Plan : none	
response : sIA-4	impacting on : GS-1 – Protect & Enhance Green Spaces	
Consultation not carried out over a long enough time scale.		
reply : 1. The decision to protect undesignated areas of eligible green spaces via the NPPF Green Space Designation was made in July 2015. 2. A communication advising the land owner was sent on 30th August 2015. 3. Advice that the land was in joint ownership was received and a similar notification was sent to the joint owner on 14th September 2015 – subsequently advised had not been received. 4. Both joint owners were sent the statutory Regulation 14 notifications on 28th October 2015. 5. The pre-submission period was set to close on 14 December 2015.	amendments to Plan : none	

respondent : sIB	category : landowner	response channel : correspondence
response : sIB-1	impacting on : global	
core response – “.....To be in accordance with the Core Strategy, the Clifford Neighbourhood Plan therefore needs to await the outcome of the SAP... “		
reply : Clifford NP will not wait until the SAP is in place (2017/18?) as it is not seen as being detrimental to the plan.	amendments to Plan : [as per reply to response lcc3.7] – Wording enhanced to emphasize that this is an interim policy in effect until completion of LCC SAP such that it supports LCC’s current land development position. “Objective” and “Explanation” panels updated.	
response : sIB-2	impacting on : KCP-1 – Preferred Location for Development	
Policy KCP-1 should be deleted.		
reply : (as per reply to lcc-3.1) – Acknowledge concerns. However, high community priority requires that this issue be covered in the Neighbourhood Plan if community support to be secured. The preferred area has been identified in terms of a number of factors as set out in the Plan. Since all other sites are Green Belt, there is a need for the Plan to include concerns while noting that these need to be pursued via other channels.	amendments to Plan : [as per reply to lcc-3.1] – KCP-1 removed and the issues covered re-worded and re-located as a topic within the “Vision & Key Objectives” chapter.	

response : sIB-3	impacting on : DEV-1 – Protected Areas of Search
policy DEV-1 should be removed.	
reply : Policy DEV-1 has been drafted as an interim policy until such time as the SAP is in place.	amendments to Plan : [as per reply to response lcc3.7] – Wording enhanced to emphasize that this is an interim policy in effect until completion of LCC SAP such that it supports LCC's current land development position. "Objective" and "Explanation" panels updated.
response : sIB-4	impacting on : GS-2 – Protect Views & Notable Trees
[The landowner] considers that to correct the Plan policy GS-2 should be amended as follows:	
<ul style="list-style-type: none"> • Be based on appropriate evidence, including a tree survey that accords with British Standards. • The accompanying plan should accurately reflect the Tree Preservation Orders. • Without an appropriate tree survey the designation of "notable trees" should be deleted. 	
The second sentence of the first bullet point in the policy should be deleted as follows: "Development that results in the loss of significant trees (as shown in the following schedule) will not normally be permitted unless justified by a professional tree survey." [with the removal of] "Where removal of a tree(s) is justified a replacement of similar amenity value should be provided on site."	
reply : The map does include TPOs within the parish and notes the significant number of TPOs close to the parish. We are reviewing the approach to notable trees, but do not intend to limit conservation to TPOs, and appreciate the suggested re-wording of this policy	amendments to Policy : Policy re-titled and re-worded.

respondent : tca	category : statutory consultee	response channel : e-mail
response : tca-1	impacting on : global	
Having reviewed your document, I confirm that we have no specific comments to make on it at this stage.		
reply : acknowledged	amendments to Plan : none	

respondent : Wyaas	Category : statutory consultee	response channel : correspondence
response : wyaas-1	impacting on : KCP-1 – Preferred Location for Development & policy BE-2	
KCP-1 Preferred Area for Development. Although there is nothing currently known archaeologically for the area outlined in your document, the West Yorkshire Historic Environment Record holds aerial photographs showing an extensive landscape of archaeologically significant tures-marks immediately to the North West of the proposed area. These appear to be part of a much larger landscape of ditched fields, trackways and enclosures that stretch across the landscape over several square miles and on the basis of excavated examples nearby at Wattle Syke, we can date to the Iron Age and Romano-British periods. There is every likelihood that these archaeological features extend into the area favoured for development. It would be helpful to indicate that archaeological evaluation & excavation is likely to be required should this area be developed. The same comments will apply to the two Protected Areas of Search at Chapel Lane and Grove Road.		
reply : We will consider how best to incorporate the inclusion of protection / preservation of archaeological assets if not already covered by policy BE-2 or LCC planning policies.	amendments to Plan : [as per reply to lcc-3.1] – KCP-1 removed and the issues covered re-worded and re-located as a topic within the “Vision & Key Objectives” chapter. Policy BE-2 now incorporates reference to archaeological sites.	
response : wyaas-2	impacting on : BE-2 – Protect & Enhance Heritage Features	
p.17 policy BE-2. It may be helpful to widen the scope of this policy slightly to say that “Developments which protect or conserve, enhance and interpret heritage features will be supported.” Rationale: Protection is a more static action whilst conservation includes an element of managed improvement directly to the asset. Enhancement is something that might be something not carried out directly to the heritage feature but still affecting it positively e.g. knocking down an unsightly modern building in a conservation area may well enhance the CA. Interpretation might be something a developer might be prepared to do as part of planning gain to the benefit of the community.		
reply : agreed	amendments to Plan : Policy BE-2 re-titled and re-worded.	
response : wyaas-3	impacting on : BE-2 – Protect & Enhance Heritage Features	
p.17 Factors in reasoning/justification: Suggest re-wording slightly the statement regarding Archaeology. Suggest saying: “Development which involves significant below-ground excavation must have regard to the potential requirement for archaeological investigation and recording. The parish council would anticipate that suitable consultation will have been carried out with the West Yorkshire Archaeology Advisory Service, holders of the West Yorkshire Historic Environment Record, and advisors to Leeds City Council on archaeological matters.”		
reply : comment noted and under consideration	amendments to Plan : Proposed wording incorporated into “factors in reasoning / justification” panel.	

respondent : wyfr	category : statutory consultee	response channel : e-mail
response : wyfr-1	impacting on : global	
Based on the information available from the Clifford Neighbourhood Plan, there are no objections from a Fire and Rescue perspective, and I support the increased control of on-street parking in congested areas.		
reply : acknowledged	amendments to Plan : none	

conclusions

The following table sets out the key objectives for the Clifford Neighbourhood Plan identified through the range of consultations undertaken. It also lists the policies within the plan which could contribute towards the achievement of these goals.

As can be seen from the Clifford Neighbourhood Plan document, many of the planning policies have the potential to be supported by Community Projects.

key objectives (with sources of identification)	addressed by policies	comments
<p>Protect areas of open space around the village of Clifford to maintain the rural character of the parish and to prevent settlement coalescence.</p> <ul style="list-style-type: none"> ◇ Household Survey (2012) ◇ 1st Open Day (2012) ◇ Qualitative Analysis (2012/13) ◇ 2nd Open Day (2013) ◇ Pre-Consultation Survey (2014) ◇ 3rd Open Day (2014) 	<ul style="list-style-type: none"> ◇ DEV-1 – Protected Areas of Search ◇ DEV-5 – St John’s Site ◇ GS-1 – Protect & Enhance Green Spaces ◇ GS-2 – Protect Visual Aspects 	<p>A constant theme from all feedback was a strong desire to preserve the green spaces within the parish. Prevention of coalescence of Clifford village with Boston Spa and Bramham was a constantly high priority.</p> <p>(Green Belt issues are not within the remit of neighbourhood planning, so that these concerns will also be addressed via other channels.)</p>
<p>Protect areas of green space within the parish for the use and enjoyment of residents and to maintain biodiversity.</p> <ul style="list-style-type: none"> ◇ Household Survey (2012) ◇ 1st Open Day (2012) ◇ Qualitative Analysis (2012/13) ◇ 2nd Open Day (2013) ◇ Pre-Consultation Survey (2014) ◇ 3rd Open Day (2014) 	<ul style="list-style-type: none"> ◇ DEV-1 – Protected Areas of Search ◇ DEV-5 – St John’s Site ◇ GS-1 – Protect & Enhance Green Spaces ◇ GS-2 – Protect Visual Aspects 	<p>The preservation and maintenance of green spaces within the parish - and the prevention of coalescence of Clifford village with Boston Spa and Bramham – were consistently high priorities from all consultations.</p> <p>(Green belt issues fall outside the remit of neighbourhood planning, so that these concerns will also be addressed via other channels.)</p>
<p>Maintain the local distinctive character of the parish.</p> <ul style="list-style-type: none"> ◇ Household Survey (2012) ◇ 1st Open Day (2012) ◇ Qualitative Analysis (2012/13) ◇ 2nd Open Day (2013) ◇ Pre-Consultation Survey (2014) ◇ 3rd Open Day (2014) 	<ul style="list-style-type: none"> ◇ DEV-1 – Protected Areas of Search ◇ DEV-5 – St John’s Site ◇ BE-1 – Enhance Village Hall & Grounds Facilities ◇ BE-2 – Conserve Heritage Assets ◇ BE-3 – Protect & Enhance Built Community Facilities ◇ GS-1 – Protect & Enhance Green Spaces ◇ GS-2 – Protect Mature Trees & Views 	<p>Although there is a strong community desire to retain the character of the parish, there is also a wide acceptance that some new development must take place.</p>
<p>Protect assets which reflect the heritage and historic character of the parish.</p> <ul style="list-style-type: none"> ◇ Household Survey (2012) ◇ 1st Open Day (2012) ◇ Qualitative Analysis (2012/13) ◇ 2nd Open Day (2013) ◇ Pre-Consultation Survey (2014) ◇ 3rd Open Day (2014) 	<ul style="list-style-type: none"> ◇ DEV-4 – Deign Standards ◇ DEV-5 – St John’s Site ◇ BE-2 – Conserve Heritage Assets ◇ BE-3 – Protect & Enhance Built Community Facilities ◇ GS-1 – Protect & Enhance Green Spaces ◇ GS-2 – Protect Mature Trees & Views 	<p>The parish of Clifford has a long historic heritage – including 14 Grade II listed structures, 40 locally identified non-designated heritage assets, and evidence of archaeological features dating back as far as the Iron Age.</p>

key objectives (with sources of identification)	addressed by policies	comments
<p>Provide a range of housing to meet the needs of local people.</p> <ul style="list-style-type: none"> ◇ Household Survey (2012) ◇ 1st Open Day (2012) ◇ Qualitative Analysis (2012/13) ◇ 2nd Open Day (2013) ◇ Young Parishioner Survey ◇ Pre-Consultation Survey (2014) ◇ 3rd Open Day (2014) 	<ul style="list-style-type: none"> ◇ DEV-2 – Appropriate Housing Mix ◇ DEV-3 – Design Standards 	<p>Census data trends, a commissioned Housing Needs Advice report, and a steady theme from community consultations all point towards a future demand for smaller properties for older households and starter homes – both of these within the budget of local residents.</p>
<p>To retain and enhance community facilities.</p> <ul style="list-style-type: none"> ◇ Household Survey (2012) ◇ 1st Open Day (2012) ◇ Qualitative Analysis (2012/13) ◇ 2nd Open Day (2013) ◇ Young Parishioner Survey ◇ Pre-Consultation Survey (2014) ◇ 3rd Open Day (2014) 	<ul style="list-style-type: none"> ◇ BE-1 – Enhance Village Hall & Grounds Facilities ◇ BE-3 – Conserve Heritage Assets ◇ BE-3 – Protect & Enhance Built Community Facilities ◇ GS-1 – Protect & Enhance Green Spaces ◇ GS-2 – Protect Mature Trees & Views ◇ TR-1 – Cycle Ways / Footpaths / Bridleways ◇ TR-2 – Public Transport 	<p>Community facilities are well used and valued by both parishioners and users from outside the parish – both built facilities (e.g. Village Hall, places of worship, public houses etc.) and green spaces (e.g. Millennium Gardens, Northways playing fields, allotments).</p>
<p>To relieve traffic congestion in the central area of Clifford village.</p> <ul style="list-style-type: none"> ◇ Household Survey (2012) ◇ 1st Open Day (2012) ◇ Qualitative Analysis (2012/13) ◇ 2nd Open Day (2013) ◇ Pre-Consultation Survey (2014) ◇ 3rd Open Day (2014) 	<ul style="list-style-type: none"> ◇ DEV-4 – Parking ◇ TR-1 – Cycle Ways / Footpaths / Bridleways ◇ TR-2 – Public Transport 	<p>DEV-4 has been drawn up to take into account considerations for minimising the impact of additional traffic resulting from future development.</p> <p>Both TR-1 and TR-2 will enhance alternatives to commuting by car.</p> <p>TR-1 and TR-2 will be pursued in conjunction with neighbouring parishes.</p>
<p>To improve public transport, cycle ways and footpath links within and adjacent to the parish.</p> <ul style="list-style-type: none"> ◇ Household Survey (2012) ◇ 1st Open Day (2012) ◇ Qualitative Analysis (2012/13) ◇ 2nd Open Day (2013) ◇ Pre-Consultation Survey (2014) ◇ 3rd Open Day (2014) 	<ul style="list-style-type: none"> ◇ TR-1 – Cycle Ways / Footpaths / Bridleways ◇ TR-2 – Public Transport 	<p>The aim here is to encourage a move from car to alternative forms of transport through enabling safer cycle routes to local schools and better public transport commuting options. Aspects of both these policies will be best achieved via working co-operatively with other neighbourhood planning groups.</p>