

A prepresentation to Planning and Development Committee by Barry Livesey on behalf of the Clifton Parish Council:

Good Morning

Clifton Parish Council asks that this application **be refused**. In our opinion it neither meets the standards required by the National Planning Policy Framework nor the aspirations of your Council for high quality developments as stated recently to Town and Parish Councils. To us, the wording of the "Reason the application is recommended for approval" as set out in your papers is inaccurate and misleading; no better than estate agents blurb!

The Site: We objected to this site right through the LDF process. The chosen site was the result of a meddlesome approach by officers, the boundaries were never properly confirmed and the matter of a safe access was never resolved. In short the site was not deliverable. The site area approved by the Council, and the Inspector, has been reduced and the development density increased at the expense of the size of the play area. Inclusion in LDF does not mean that planning permission *has* to be granted nor is the number of 80 houses cast in stone. In the last few years planning permissions have been given for almost 80 houses in Clifton already meeting your target for the village.

Access: The question of an additional access on to New Road with its existing congestion due to parked cars is not resolved in the proposal and in our opinion nor can it be. The LDF Inspector's comments confirmed that the highway authority had reservations about what they saw as a "poor access" on to New Road and yet they are now trying to present it as being safe and workable. It is not. No consideration seems to have been given to the impact on nearby Shefford Road and Broad Street where congestion due to parking is also a serious and growing problem. This is an example of a lack of sustainability. The suggestion that if New Road residents have difficulty parking they should "park in another street" is appalling.

Onsite Parking Provision: The proposed parking does not provide adequate numbers of easily accessible properly sized parking spaces for all properties and visitors as required in the planning guidelines. This inadequacy will create conflicts between residents whether they are pedestrians, cyclists or in vehicles and quickly generate parking on pavements creating stress and safety hazards. If you doubt this I can say that we have a site in the village where this is happening and the site is not even completed. Large people carriers and vans are now common.

Flooding. The site has drainage problems and is not suitable for soakaways. The application envisages taking rain water overflow to another part of the village which already has a history of surface water flooding.

Impact on existing residents. New Road residents would suffer increased traffic, noise and congestion. Shefford Road residents would have development on their south side. Siting 3 storey blocks of flats on rising ground on this south side is totally unacceptable and reducing them to 2 1/2 storeys is a useless token improvement. The village generally will suffer increased New Road congestion as they travel to the bypass.

Impact on Schools: there is no provision for expanding All Saints Lower School. If its capacity is exceeded children aged 5 would have to travel out of the village. This would be socially very divisive.

In short this application is just not good enough!