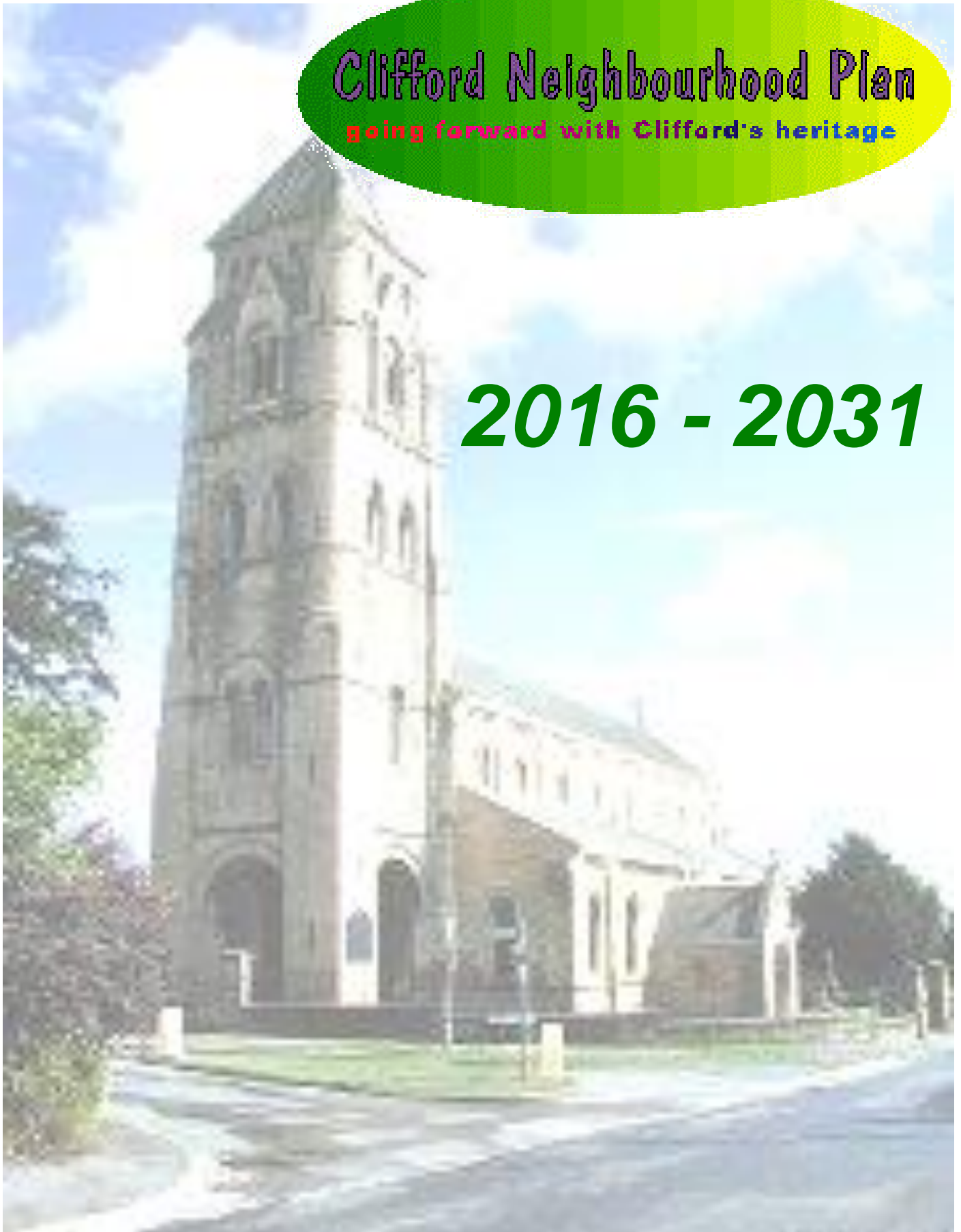


Clifford Neighbourhood Plan

going forward with Clifford's heritage

2016 - 2031



foreword

It is a great honour and pleasure to be asked to write this forward to the Clifford Neighbourhood Plan. Your Parish Council were in total agreement that a Neighbourhood Plan should be produced, and the whole community given the opportunity to shape what would be in the Plan when the Government introduced the scheme. A public meeting was called, which was very well attended, to discuss the proposal to embark on the preparation of a Neighbourhood Plan. Following the public meeting, your Parish Council applied to Leeds City Council to be designated as the appropriate body to prepare and oversee our Neighbourhood Plan, which they duly agreed to. The Clifford Neighbourhood Plan covers the whole of the Parish and not what is sometimes seen as just the 'village'. The Plan covers areas including Lonsdale Meadows, Boston Spa High School, Bramham Primary School and Martin House children's hospice.

Neighbourhood Plans enable communities like ours to take a lead in producing part of a statutory development plan for their area. Neighbourhood Plans, once made, must be used to determine planning applications in the area which the Plan covers for the following 15 years. In drawing up the Plan extensive consultations have taken place with all interested parties, including landowners, businesses, schools and voluntary organisations allowing them to influence the future shape of our Parish. Producing Clifford Neighbourhood Plan has represented a serious long term commitment by a group of residents of the Parish over the last four years in the amount of time they have spent researching information, attending meetings and forums, producing questionnaires, hosting open days and providing updates via the website or the Outlook magazine, then collating the information received into the following document. All this work has been carried out by volunteers from within the Parish and names of all involved is too numerous for me to mention here, but I must put on record my personal appreciation and thanks, and that of your Parish Council, to Councillor Tony Blackmore for all the work he has done in leading the group in producing the Plan. My thanks also go to everyone who has been part of the Neighbourhood Plan working group in whatever capacity they have been involved and also to all the residents and organisations of the Parish who have responded to requests for information or helped the group in any way. I know from speaking with members of the group and interested parties, that there have been a number of frustrations during the preparation of the plan such as Greenbelt Land and Protected Area of Search Land falling outside the scope of the scheme. The Neighbourhood Plan Group and your Parish Council will continue to fight for the protection of these areas from future inappropriate developments.

Finally I would like to reiterate my appreciation and thanks to everyone who has played a part in producing the Clifford Neighbourhood Plan. You have all played your part in protecting what is special about Clifford whilst looking to the future at ways to improve this community in which we have all made our home.

Thank-you.

Councillor Nicholas P P Fawcett.
Chairman Clifford Parish Council

abbreviations used in this document

<p>ACV – Asset of Community Value (enables Community Right to Buy opportunities for buildings of specific value to the community)</p> <p>BE – prefix in identifier for built environment related planning policies</p> <p>CIL – Community Infrastructure Levy (levy on new development set by the local authority)</p> <p>DEV – prefix in identifier for development related planning policies</p> <p>EU – European Union</p> <p>GS – prefix in identifier for green space related planning policies</p> <p>LCC – Leeds City Council (the local authority within which Clifford Parish resides)</p> <p>LDF – Local Development Framework (local authority global development plan progressively replacing the UDP)</p> <p>LGS – Local Green Space (status enabling basic protection from development on green spaces of special value to the community)</p> <p>NPPF – National Planning Policy Framework</p> <p>PAS – Protected Area of Search (site identified by the local authority as having some potential for development in the longer term)</p> <p>UDP – Unitary Development Plan (high level local authority development plan – gradually being replaced by LDF)</p> <p>SHLAA – Strategic Housing Land Availability Assessment (undertaken by a local authority in identifying suitable development sites)</p> <p>SHMA – Strategic Housing Market Assessment (commissioned by the local authority)</p> <p>TR – prefix for identifier of transport related planning policies</p> <p>WYPTE – West Yorkshire Passenger Transport Executive (part of West Yorkshire Combined Authority since April 2015)</p>

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Some further information on the development of the Clifford Neighbourhood Plan and neighbourhood planning in general.

Some documents produced in the course of preparing the Clifford Neighbourhood Plan

- Character Area Assessment (most of which is included in an appendix to this document)
<http://www.clifford-pc.org.uk/images/stories/NP/CNPCCA.pdf>
- Green Spaces in the parish <http://www.clifford-pc.org.uk/images/stories/NP/CNPGreenSpaces.pdf>
- Trees & Views in the parish <http://www.clifford-pc.org.uk/images/stories/NP/CNPTreesViews.pdf>
- Two papers from noted local authorities on the development of the parish:-
 - Clifford's heritage http://www.clifford-pc.org.uk/images/stories/NP/ST/NP_History_of_Clifford_Parish.pdf
 - Clifford the place http://www.clifford-pc.org.uk/images/stories/NP/ST/NP_Clifford_the_Place.pdf
- Housing Needs Advice report
http://www.clifford-pc.org.uk/images/stories/NP/ST/Clifford_Housing_Needs_Advice_Final_v6_070814.pdf
- Various documents generated during community consultations can be found at
<http://www.clifford-pc.org.uk/overview/405-surveys-feedback-2>
- More background information relating to the Clifford Neighbourhood Plan can be found at
<http://www.clifford-pc.org.uk/neighbourhood-plan>

Leeds City Council Site Allocations Plan

<http://www.leeds.gov.uk/council/Pages/Site-Allocations-Development-Plan-Document-%28LDF%29.aspx>

Schedule of Locally Identified Potential Non-Designated Heritage Assets in Clifford parish

<http://www.clifford-pc.org.uk/images/stories/planning/CliffordHeritageAssets.pdf>

The Clifford Conservation Area Appraisal & Management Plan

[http://www.clifford-pc.org.uk/images/stories/clifford_external_draft\(1\).pdf](http://www.clifford-pc.org.uk/images/stories/clifford_external_draft(1).pdf)

Listed Buildings in the parish <https://historicengland.org.uk/listing/the-list>

Historic England's guidance on Advice Note 7 on local heritage lists.

<https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7>

General information on neighbourhood planning:-

- Planning Advisory Service overview <http://www.pas.gov.uk/neighbourhood-planning>
- Neighbourhood planning in Leeds <http://www.leeds.gov.uk/council/Pages/Neighbourhood-planning.aspx>
- Neighbourhood Planning (General) Regulations 2012 (including details of amendments)
<http://www.legislation.gov.uk/uksi/2012/637/resources>

introduction

This document is the Clifford Neighbourhood Plan which covers the whole parish of Clifford.

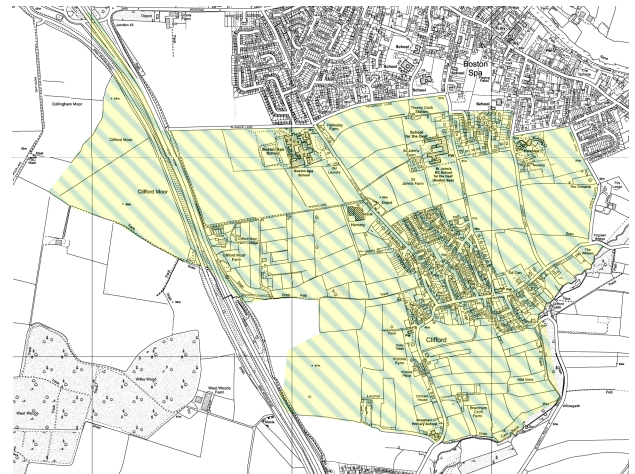
The Localism Act 2011 introduced a range of new rights and powers to enable local communities to shape new development in their community. The Act specifically provides for the preparation of Neighbourhood Development Plans which allow communities to formulate planning policies for the development and use of land in their neighbourhood area.

Clifford Parish has been designated a “neighbourhood area” by Leeds City Council in line with Part 2 of the Neighbourhood Planning (General) Regulations 2012, with Clifford Parish Council as the body authorised to develop the neighbourhood plan. The map shows the area covered by the Clifford Neighbourhood Plan.

The Neighbourhood Plan covers a period of 15 years from 2016 to 2031 and will run concurrently with Leeds City Council Core Strategy.

The Neighbourhood Plan must meet certain basic conditions which are set out within legislation. These are:-

1. Have appropriate regard to national policies and advice.
2. Contribute to sustainable development.
3. Be in general conformity with the strategic policies in the development plan for the area – in this case Leeds Core Strategy adopted in 2014.
4. Be compatible with EU obligations and human rights requirements.



area covered by Clifford Neighbourhood Plan

Once this Neighbourhood Plan is ‘made’ as part of the statutory development plan, it will be a primary consideration when determining planning applications within the Plan area.

The Neighbourhood Plan has been prepared such that Clifford parish stakeholders (residents, businesses, landowners and other organisations) can have a real influence over what development takes place in the parish and ensuring that its rural and historic character are protected - while at the same time ensuring that it remains a vibrant and sustainable settlement. The development of the Neighbourhood Plan is based on extensive research and is influenced by extensive engagement with these stakeholders. The policies and proposals set out the clear wishes of the stakeholders in the parish.

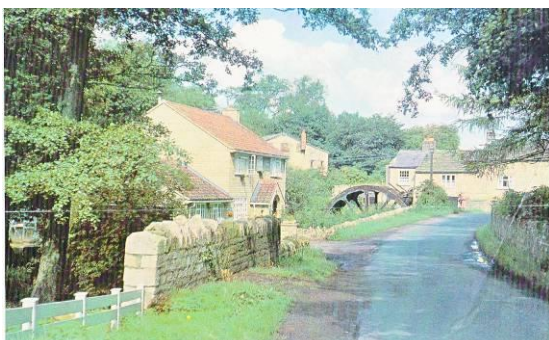
Clifford parish – a brief sketch

Clifford has a long history – yielding a number of heritage features which need to be valued and protected. At the same time, it is a “living” community – far from being a dormitory for commuters to surrounding towns – deeply valued by its residents.

a potted history

Clifford pre-dates the Domesday Book. Until the formation of the separate parishes of Clifford and Boston Spa in the late 19th century, the township of Clifford-cum-Boston incorporated the area now occupied by Boston Spa.

Clifford remained an agriculture based settlement until 1830 and the arrival of the Grimston brothers. They developed an industrial economy in Clifford with the establishment of flax mills – becoming leading suppliers of linen shoe thread. The arrival of mill workers saw a sizeable growth in both the built area and population of the village of Clifford. This included a significant growth in the number of shops, schools, pubs etc. The Grimstons subsequently constructed additional mills, with a concomitant growth in haulage and other transport services.



around the mill wheel pre-1960s

The majority of the mill workers were Roman Catholic, and the Grimstons were instrumental in the building of St Edward’s Roman Catholic church – arguably now the most prominent building within of the parish. A Methodist church already existed within the village of Clifford and, in earlier times, there had been a Quaker meeting house. The building of St Edward’s prompted the subsequent construction of St Luke’s Anglican Church.

The Roman Catholic influence was also represented by the arrival of St John’s school for the deaf in the parish in 1875. This has had a major influence in the parish since then through the employment of staff, and the participation of both staff and students in community life – including raising funds for the war memorial.

Although the Grimstons left the parish in 1887, industrial activities (including a saw mill and clothing factory) continued to be a major part of Clifford’s economy until the early 1970s.

The 20th century saw further expansion of housing in the parish in the form of both local authority and private developments.

Numerous heritage assets illustrating the history of the parish of Clifford are still visible today – see [schedule iii - potential of locally identified non-designated heritage assets](#) in the appendices in this document. These are in addition to a number of Grade II listed buildings – see [Historic England listing](#).

The [Clifford Conservation Area Appraisal and Management Plan](#) (approved in 2010) emphasizes the desire to preserve the features which record Clifford's rich heritage - including the overall aspect of the heart of the parish of Clifford.



the parish of Clifford today

The parish of Clifford is equidistant from Leeds, Harrogate and York and is less than 5 miles from both Wetherby and Tadcaster. It is adjacent to the township of Boston Spa and the village of Bramham – (the Clifford parish boundary encompasses parts of both these physical settlements). It is adjacent to the A1(M), and has direct public transport links to Leeds, Harrogate, Wetherby and Wakefield. A large percentage of those in paid employment commute to Leeds or York.

With the decline of intrinsic industry in the second half of the 20th century, the parish today is largely residential in nature. The major employers within the parish are now St John's school for the deaf, Bramham primary school, Boston Spa High School and the Martin House hospice for children. There are a number of smaller business based in the parish.

Clifford parish has approximately 780 households.

- Only 6% of households rent their accommodation, while 57% own outright.
- Only 5% of households own no cars while 37% have 3 or more cars.
- 44% of households have lived in Clifford parish for 20 years or more.
- 26% of households include people aged 65 or over.
- 59% of chief income earners are in employment – mainly in Leeds or York – with 41% of household main earners in retirement.
- 93% of households are satisfied with living in the parish of Clifford.

Community facilities in the parish are well used:-

- 89% households have used the village hall
- 83% use village pubs
- 75% use green spaces
- 61% use places of worship
- 54% have visited the Beer Festival
- 50% use children's play areas
- 49% use Northways playing fields
- 48% have visited the village show

popular as an area in which to live.

There is a thriving community within the parish, with numerous clubs and less formal groups. Facilities such as the village hall and Northways playing fields / facilities are fully used by both Clifford parishioners and others.

More detailed statistics can be found in the “*factors in reasoning / justification*” sections of individual planning policies.

In common with other parishes in the area, there is a marked trend in the population towards older people and younger families, with a preponderance of owner occupation. Lying at the centre of the “golden triangle” between Leeds, York and Harrogate, house prices tend towards the higher end of the market.

Although lying within the area covered by the metropolitan Leeds City Council, the parish of Clifford and its surrounds have a distinctly rural character, and is highly



St Luke's



Millennium Gardens - the beer festival



The Albion

vision & key objectives

The Parish Council gained a good understanding of what matters to the residents of Clifford early on in the Neighbourhood Plan process. These key issues and aspirations (listed below) were identified as a result of significant consultation and feedback from the local community through a number of questionnaires and open days.

- A desire to retain the features which define the heritage and distinctiveness of the parish.
- Concerns over infrastructure capacity including roads and parking.
- A desire to retain and enhance green spaces within the parish and to protect the surrounding open countryside.
- A high level of community activity within the parish.
- Recognition that there should be further development in the parish.

Local people recognise that Clifford parish needs to adapt and develop alongside its surroundings whilst retaining its distinctive character and heritage. These two overarching themes have led to our Vision for the parish.

our vision

“Ensure Clifford parish continues to be a ‘living’ community firmly founded upon our heritage and values.”

To achieve this overall vision, a set of objectives were prepared

key objectives:-

- Protect areas of green space within the parish for the use and enjoyment of residents and to maintain biodiversity.
- Maintain the local distinctive character of the parish.
- Protect assets which reflect the heritage and historic character of the parish.
- Provide a range of housing to meet the needs of local people.
- To retain and enhance community facilities.
- To relieve traffic congestion in the central area of Clifford village.
- To improve public transport, cycle ways and footpath links within and adjacent to the parish.

These objectives have been refined and developed into the planning policies set out in the next chapter.

A number of potential community projects have evolved during the preparation of the Plan which could be key to the implementation of policies within it. However, these are not part of the formal part of the Neighbourhood Plan and have therefore been included in a separate chapter. Where appropriate, these community projects are highlighted in the relevant planning policy sections.



Chapel Lane looking North



St Edwards Wood – prior to tree planting

planning policies

The following planning policies have been developed following extensive consultations and research undertaken on behalf of Clifford Parish Council by the Clifford Neighbourhood Plan Community Group.

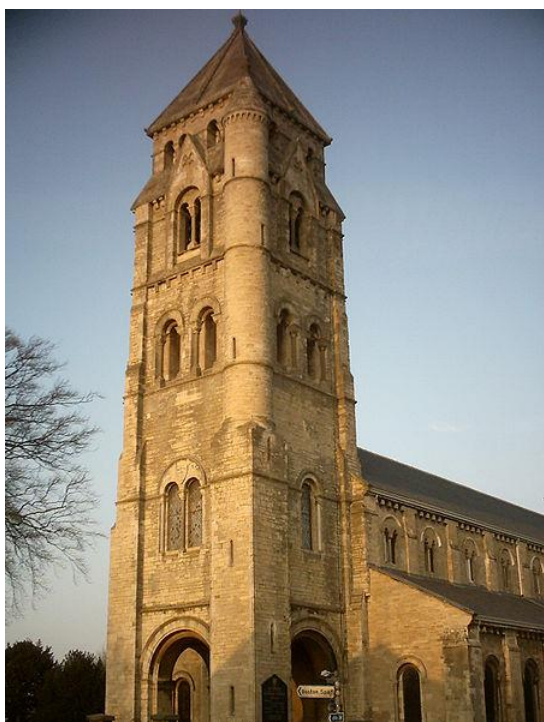
The policies extend and add to the Leeds City Council planning policies in a manner intended to best meet the concerns and aspirations of stakeholders in Clifford parish.

In some cases, the implementation of these policies will be achieved via specific community projects. A fuller description of potential community projects is provided in the subsequent [community projects](#) section of this document.

The planning policies are grouped by category;-

- DEV – development linked planning policies**
- BE – built environment linked planning policies**
- GS – green space linked planning policies**
- TR – transport linked planning policies**

Each policy comprises the following sections:-



St Edward's

policy identifier & title (colour coded by category)

This box states the planning policy.

objective

This box summarises the goals underpinning the policy.

explanation

This box describes the context surrounding the policy.

supporting community projects

This box lists the community projects which:-

- will directly contribute towards delivery of the policy
- may influence / be influenced by the policy.

factors in reasoning / justification

This box details the evidence which has contributed towards the development of the policy.



Bay Horse



war memorial

development policies

These policies are aimed at managing the nature of any future development within the parish such that there is a minimum impact on the cherished character of Clifford parish.

policy DEV-1 APPROPRIATE HOUSING MIX

- New housing development should provide a mix of dwelling types to meet the needs of local people based on the most up to date evidence.
- Where feasible, new homes should be capable of adaptation to meet the needs of an ageing population.

objective

Ensure that future development within the parish of Clifford delivers a mix of housing appropriate to the needs of parishioners.

explanation

Future development within the parish of Clifford should meet the needs specific to the community in this locality. As such, the housing mix requirements will need to be refined from the Leeds City Council general housing mix requirements for the area.

supporting community projects

key delivery project(s)

○ none

other pertinent project(s)

○ none



Albion St / Moor Avenue junction



Nunnery Way

factors in reasoning / justification

The need for smaller homes in the parish is evidenced by:-

- **Decreasing average size of household** The 2011 Census showed a 7.51% increase in households, but only a 1.28% increase in population from 2001. This corresponded to an 13.45% increase in 1 person households.
- **Increasing proportion of older parishioners.** The [Housing Needs Advice](#) report commissioned from URS reported 26% of households aged 65 to 84 (as compared to 12% for the Leeds area and 14% for England). The 2011 Census showed an increase of 44.78% in those aged 75-84 and 39.22% aged 65-74 from 2001. The 2012 Household Survey showed a clear trend for people to stay resident in the parish (44% of respondents had lived in the parish for 20 years or more) and 41% of heads of household being retired.
- **Demand for smaller starter homes** The [Housing Needs Advice](#) commissioned from URS highlights a number of factors likely to yield a growing demand for starter homes: likely increase in employment within commuting distance from the parish (in the Aire Valley Enterprise Area and in York) and house price increases ahead of local "golden triangle" levels (with associated affordability issues).

(Although the Household Survey (2012) yielded a 55% importance for "3 & 4 bedroom family homes", this would appear to reflect aspirations rather than actual need as indicated by the evidence reflected above.)

policy DEV-2 DESIGN STANDARDS

- Developments should be designed to a high standard which reflects the distinctive character of Clifford (as set out on pages 33-35 – [character areas appendix](#) and [map G](#)) by way of design, height, scale, layout and materials of buildings.
- Developments should be designed to take account of the design principles set out in Leeds Core Strategy Policy P10 and the Clifford Conservation Area Appraisal and Management Plan.
- Within the conservation area and its setting the following design principles should be taken into account:-
 - Extensions built in the Conservation Area should conform to the design of existing structures
 - New development must respond sensitively and creatively to the historic environment
 - There will be a presumption against infill and backland development. Any development proposing the infill of a site or the subdivision of a plot must respond to the scale, massing, layout and distribution of positive structures within the conservation area. The historic toft and-croft plan should also be respected
 - The impact of development on the character and appearance of the conservation area should be considered. This applies equally to development outside the conservation area if it is likely to affect the setting
 - Stone boundary walls which make a positive contribution to the conservation area will be retained. New boundary treatments should fit with the character of existing boundary walls and should be constructed from matching limestone.

objective
Maintain the character of the parish by ensuring that new development conforms to the character of the area in which they are to be undertaken.

supporting community projects
key delivery project(s) ○ none
other pertinent project(s) ○ CCP-11 Heritage Feature Maintenance

explanation
The parish of Clifford has a long history with a combination of heritage features and more modern development. This reflects its evolving roles as an agricultural community, flax milling centre and more recent developments (including council housing). There is a strong desire to retain the distinctive identity of the parish. The parish has a designated conservation area and a Conservation Area Appraisal and Management Plan has been prepared with Leeds City Council.
A Character Assessment of the parish has been undertaken which sets out features of the individual character areas and is included in the character areas and map G on pages 33-35 in this document.



factors in reasoning / justification

- The Household Survey (2012) showed an 87% rate of satisfaction (including 42% extremely satisfied) with living in the parish of Clifford.
- Qualitative feedback via comments (open days, surveys etc.) indicate that this is in large part due to the village "look & feel" – character.
- The pre-consultation questionnaire (2014) showed support of 99% for design standards policies on new builds and 95% for infill / extensions.
- The Housing Needs Advice noted:-
 - higher than average house price increases
 - lowest priority housing needs in Outer North East Area – which is lowest overall in Leeds City Council.
- Above average increase in population aged 65-84 and higher than Leeds and nationwide increase in economically inactive households due to retirement both indicate a need for lifetime homes.
- The Clifford Conservation Area Appraisal and Management Plan includes a character analysis of the Conservation Area and a number of actions that would help to promote well thought out design in the conservation area and its setting.

policy DEV-3 PARKING

Development proposals which lie within the central area of Clifford (see map below), including infills, extensions to existing buildings and, where change of use is to occur to existing buildings or their sites, should not result in any development having parking spaces below the standards set by Leeds City Council for new developments. Parking sites should be accommodated within the curtilage of the development site.

objective

To relieve traffic congestion in the central village area.

supporting community projects

key delivery project(s)

- o CCP-13 Parking – liaise with police / LCC
- o CCP-14 Develop traffic plan

other pertinent project(s)

- o none

explanation

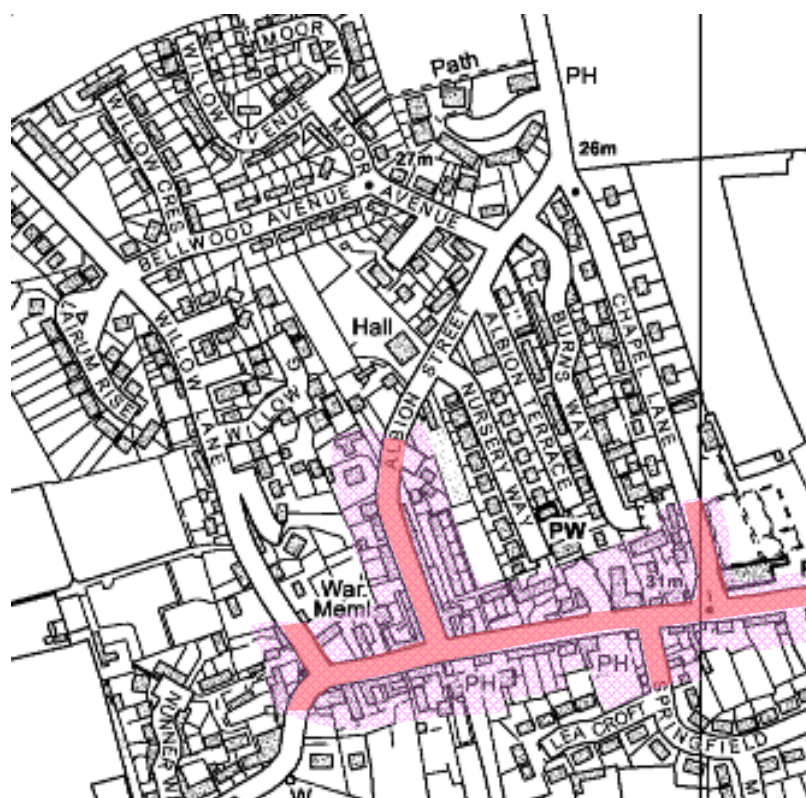
Traffic congestion as a result of on-street parking is a major issue in the oldest part of Clifford village within the conservation area – especially in High St, Albion St and the Southern end of Chapel Lane.



bus negotiating parked vehicles on High St



parking on Albion St



Whilst there is heavy use of on-street parking throughout the parish, the shaded central area shows the most serious area of congestion.

factors in reasoning / justification

- 63% of respondents to the Household Survey were dissatisfied with the amount of parking.
- Roads / parking / pavements was the second highest issue identified via the qualitative analysis of feedback comments.
- The following parking specific issues have been recorded:-
 - o January 2011 - meeting with police and councillors to look at hazardous [parking] sites
 - o October 2013 – Leeds City Council agree to install white “no parking lines” (bearing advisory status only)
 - o April 2014 - residents of the Springfield estate complain about the danger of the High St/Springfield junction
 - o September 2014 - following a site meeting, Leeds City Council Highways Officer produced a report recommending that yellow lines be installed to replace the white lines.
- The core area of concern includes a bus route (services 174/5) along High St and Chapel Lane.
- In 2014 the West Yorkshire Passenger Transport Executive (WYPTE) proposed a temporary re-route of services 770/771 (the primary bus service) via Albion St and High St. This was subsequently deemed not feasible due to parking congestion.

policy DEV-4 St JOHN'S SITE

Development at the site of St Johns school (**map A** on the following page) will be supported subject to the following requirements:-

- It does not extend to the South or East of the existing build lines.
- The areas of Green Space to the West are retained within the curtilage of the development.
- Every attempt is made to ensure that the massing, height and scale of the site is reduced and the openness of the site is more reflective of Green Belt Policies.
- The façade buildings to the Eastern aspect (visible from Church Street) are retained where they can be shown to be of historical or architectural merit.

There will be a presumption in favour of retaining the site for educational use. However, where an alternative use is proposed, the developer must show that the current use is no longer required or is unviable. Evidence should be provided that the site has been actively marketed for educational use for a minimum of 12 months and that no sale or let has been achieved.

objective

Protect and enhance St John's School and its site as an asset within the parish.
(The map on the following page shows the facade and the area covered by this policy.)

supporting community projects

key delivery project(s)

- CCP-16 St John's – liaise

other pertinent project(s)

- CCP-11 Heritage Feature Maintenance
- CCP-15 Monitor visual aspects

explanation

The Leeds City Councils Site Allocations Plan proposals dated September 2015 has earmarked four areas of Green Space around St Johns school site, large areas to the South and East and two considerably smaller areas to the West which are largely within the developed area. There are no reasons to suggest these will not be adopted.

St John's School has a long and close link to the parish of Clifford and its continuation will be strongly supported. The site, which is highly valued by the community, is of a significant size and incorporates a large area of green space and distinctive built features. For this reason, the nature and character of the site should be protected.

This is a contingency policy to cover the unlikely event of future major changes in the use of this highly significant site within the parish – e.g. in the event that changes be forced by factors such as changes in public funding policies – it should be developed in a manner that befits its location and matches community aspirations.



St John's School prior to the 1960s

factors in reasoning / justification

- St John's School for The Deaf has been a major influence in the parish since its arrival in 1875.
- It has close ties with the community via staff, pupils, St Edward's RC Church and support activities to the parish (e.g. raising funds for the war memorial).
- Support for preservation measures for the St John's site (should proposals for a change in use be made) is indicated by the ratings for potential alternative uses from the pre-consultation questionnaire (Autumn 2014):-
 - 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.

St John's Residential School for the Deaf

map A

G1398

G1398

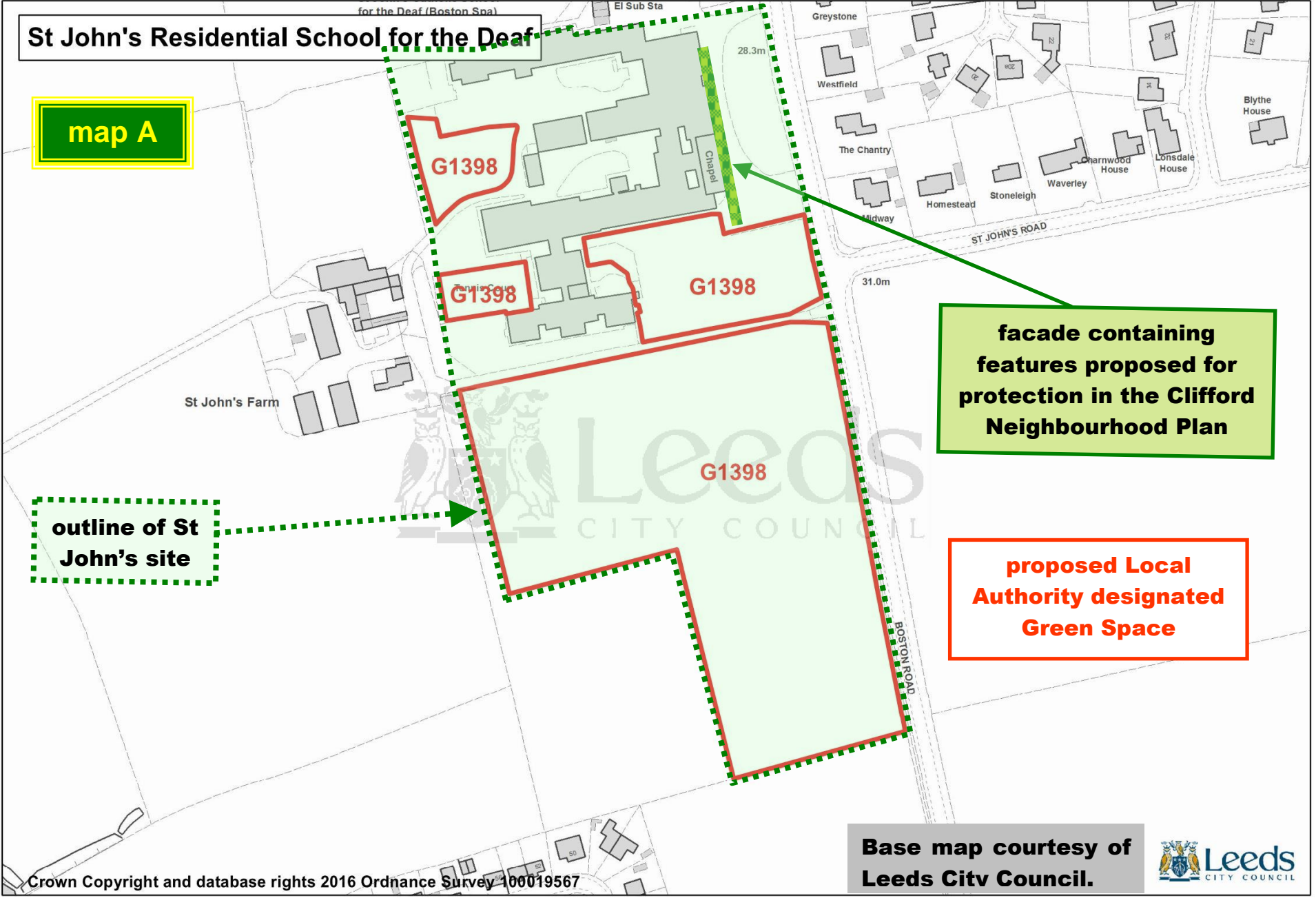
G1398

G1398

outline of St John's site

facade containing features proposed for protection in the Clifford Neighbourhood Plan

proposed Local Authority designated Green Space



built environment policies

These policies are aimed at preserving the built features which display the long history of Clifford and / or are prized as community assets.

policy BE-1 ENHANCE VILLAGE HALL & GROUNDS FACILITIES

The enhancement of the Millennium Gardens and Village Hall facilities will be supported. Land to the west of the existing Millennium Garden shown on the map is allocated for the relocation of the village green and the extension of Millennium Gardens.

stage A

The existing area of land on Willow Lane (currently the designated village green) be allocated for residential development. The development should provide housing with 2 to 3 bedrooms suitable for first time buyers.

stage B

Receipts from the development of the existing village green be used to enhance the village hall and extend and improve the Millennium Gardens to provide an enhanced village hall and village green.

objective

To improve and extend the facilities and amenities provided by Clifford Village Hall and the Millennium Garden area.

explanation

Clifford Village Hall and the Millennium Garden are well used, while the existing Village Green is in a poor state, is in a non-central location, and is little used. *Negotiations are taking place with Leeds City Council to seek to secure a contribution from the sale of the Willow Lane Village Green for housing development to fund the improvements. Should these negotiations not be successful or not secure sufficient funds then alternative sources of funding will be sought.* The aim is to deliver a Clifford village centre with improved facilities and capacity.

supporting community projects

key delivery project(s)

- o CP-08 Village Hall / Millennium Gardens management

other pertinent project(s)

- o CCP-04 Village Green - contingency

factors in reasoning / justification

This policy is supported by the following:-

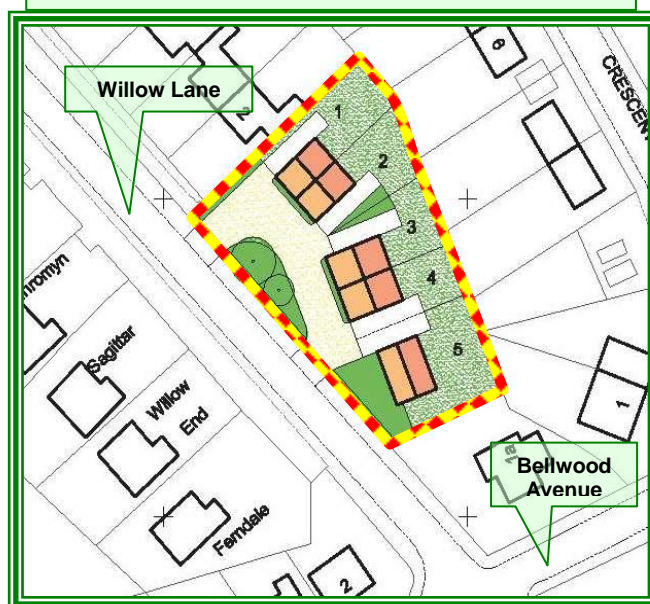
- Little evidence that the existing village green is used to any significant extent.
- Existing village green was not even acknowledged as a community facility in the Young Parishioner Survey.
- Household Survey (2012) revealed:-
 - o while 77% rated the existing village green important (including 59% extremely important), this was the lowest rating of our green spaces
 - o 96% rated Millennium Park as important (including 85% extremely important)
 - o 75% rated the Village Hall as important (including 49% extremely important)
 - o Village Hall most used community facility – only 11% of households had never used it
 - o Village Hall highest rated / most important building - 96% (including 85% extremely important).
- Village Hall used by both voluntary and commercial groups as well as private bookings.
- The pre-Consultation Questionnaire (2014) showed:-
 - o 79% support for improving village hall facilities
 - o 72% support for extending Millennium Garden
 - o 66% support small development on existing village green.

The housing mix proposed is indicated by the Housing Needs Advice (commissioned by Clifford Parish Council in 2014), alongside evidence from consultations and other external data sources – see policy DEV-1 for fuller background information.



Proposed extension to Millennium Gardens – ‘B’ on Green Spaces map (p21)

An indicative plan for small scale development of the existing village green –‘F’ on Green Spaces map (p20)



policy BE-2 CONSERVE HERITAGE ASSETS

- Developments which conserve and/or enhance heritage assets and their settings – including the conservation area – will be supported subject to it meeting other development plan policies. These assets include nationally designated listed buildings, archaeological remains, the conservation area and locally important heritage and archaeological assets.
- Archaeological evaluation and excavation must be undertaken prior to development where there is likelihood of archaeological remains.

objective

Protect and enhance heritage features within the parish of Clifford.

supporting community projects

key delivery project(s)

- CCP-11 Heritage Feature Maintenance

other pertinent project(s)

- CCP-16 St John's – liaison



baptismal well

explanation

Clifford pre-dates the Domesday Book and retains heritage features reflecting its role as an agricultural community and flax milling centre (with significant Catholic influx). Village “feel” and quality of life are highly valued, and there is a strong desire to retain the distinctive identity of the parish of Clifford.

The parish contains a number of listed structures – some dating back to the 17th century. In addition a number of locally non-designated heritage features have been identified using Historic England’s Good Practice Guide for Local Heritage Listing and with the guidance and support of West Yorkshire Archaeological Advisory Service (WYAAS). The list of [schedule iii – potential non-statutory heritage assets](#) (p 36) and [map B](#) on the following page. The generation of a formal Local Heritage List will be pursued with Leeds City Council as per guidance in the [English Heritage Advice Note 7](#)

A [Conservation Area Appraisal and Management Plan](#) was prepared under the auspices of Leeds City Council in 1974 (reviewed and revised in 2010). This sets out a character appraisal of the conservation area and guidance on enhancing its character.

The West Yorkshire Historic Environment Record holds aerial photographs indicating an extensive landscape of archaeologically significant crop-marks immediately to the North West of the village of Clifford. 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. On the basis of excavated examples nearby at Wattle Syke, these can be dated to the Iron Age and Romano-British periods. There is every likelihood that these archaeological features extend into the West of the parish. The same conditions would also apply to the two Protected Areas of Search at Grove Road [PAS 1008] and Chapel Lane [PAS 1167].

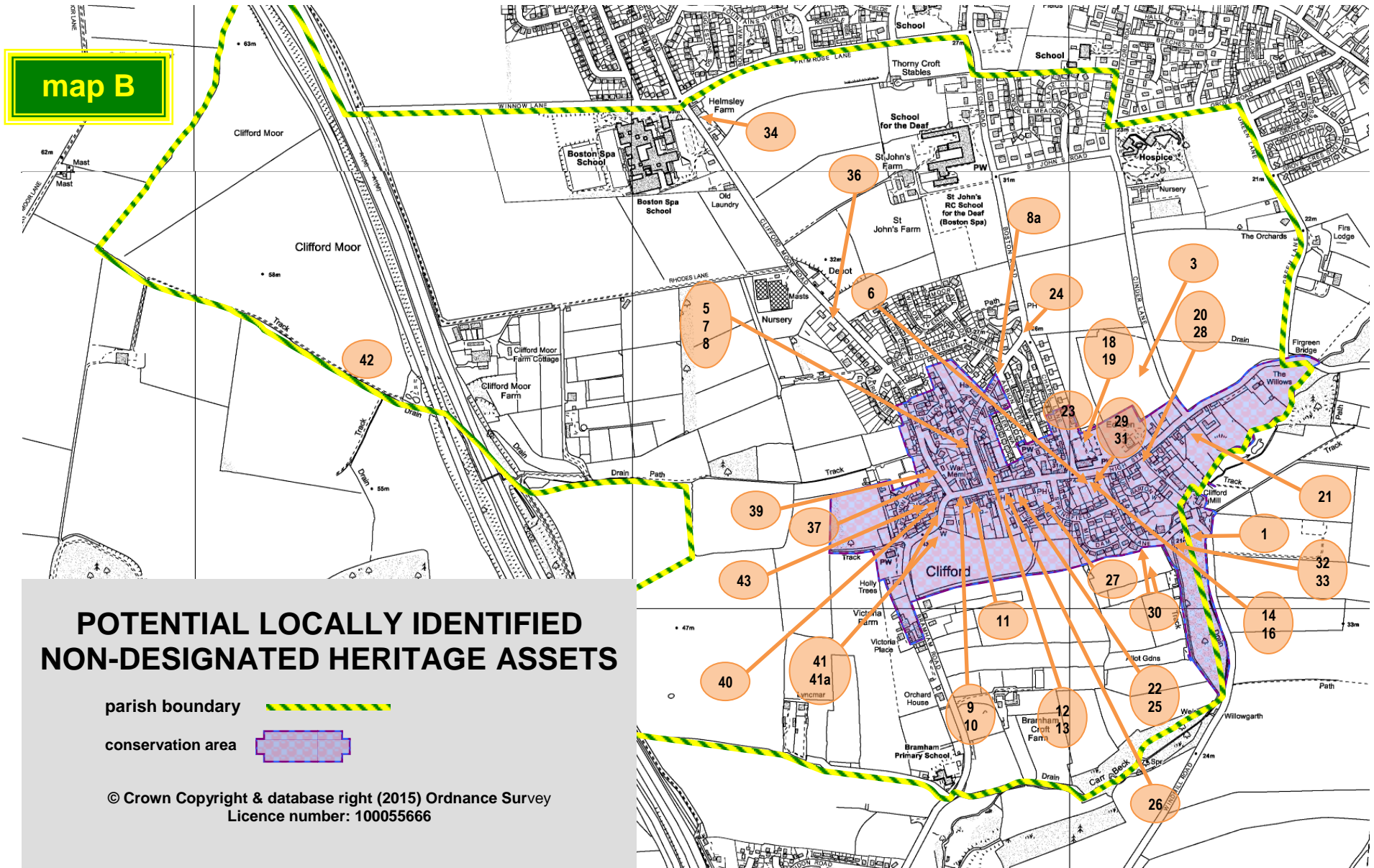
factors in reasoning / justification

- The following evidence demonstrates parishioners’ commitment towards the distinctive heritage of the parish.
- The Household Survey (2012) rated the importance of protecting:-
 - 97% war memorial (including 86% extremely important)
 - 88% St Edwards (including 75% extremely important)
 - 87% Baptismal well (including 74% extremely important)
 - 86% St Luke’s (including 74% extremely important)
 - 83% Methodist church (including 65% extremely important).
- Tranquillity and village “feel” was the 6th most common theme in qualitative feedback.
- The pre-consultation questionnaire (Autumn 2014) showed the importance rating for sample heritage features ranging between 79% and 95%.
- The Clifford Conservation Area Appraisal & Management Plan identified a number of factors which can, to some extent, be applied to the whole parish.

There are a number of Grade II Listed buildings within the parish – not included in the map and schedule – details available at <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7>

The following map shows the location of the locally identified potential non designated heritage features within Clifford parish, with details of each feature listed in the [schedule iii – potential locally identified non-designated heritage assets](#) in the appendices on p.36 of this document. These features have been identified in conjunction with West Yorkshire Archaeological Advisory Service (WYAAS) and in compliance with the Historic England Good Practice Guide.

*** IMPORTANT NOTE: The identification and categorisation of these heritage assets is an ongoing process. The map and schedule included in this document are snapshots**



policy BE-3 PROTECT & ENHANCE BUILT COMMUNITY FACILITIES

- Development which results in improvements to the built community facilities listed below (and shown in **map C** on the following page) will be supported subject to it meeting other development plan policies.
- Proposals that will result in the loss of any of these facilities will be resisted unless it can be clearly demonstrated that its use is no longer financially viable or necessary, or that a replacement facility can be provided in a suitable location accessible to the community.
- The special needs of older people and other vulnerable groups should be considered *in the provision of new and improved community facilities.*

supporting community projects	
key delivery project(s)	<ul style="list-style-type: none"> o CCP-12 Assets of Community Value (ACV)
other pertinent project(s)	<ul style="list-style-type: none"> o CCP-08 Village Hall / Millennium Gardens management o CCP-05 Cricket Ground – develop & maintain o CCP-11 Heritage Feature Maintenance

objective
Maintain and enhance Clifford’s built community facilities.

explanation
<p>The parish is still a thriving community with three active churches, three pubs, a well-used village hall, and numerous voluntary groups and activities. Village “feel” and quality of life are highly valued, and there is a strong desire to retain the distinctive identity and community spirit in the parish of Clifford.</p> <p>Mechanisms to assist in the delivery of this policy for specific community facilities and services may be delivered via individual community projects employing:-</p> <ul style="list-style-type: none"> • Registration of appropriate built community facilities as Assets of Community Value (ACV). • Direct contributions from developers via construction or financial support. • Use of evidence gathered in the preparation of this Neighbourhood Plan to secure support funding • Support for improvement via Community Infrastructure Levy (CIL) – see introduction to Community Projects chapter.



Methodist church & schoolroom



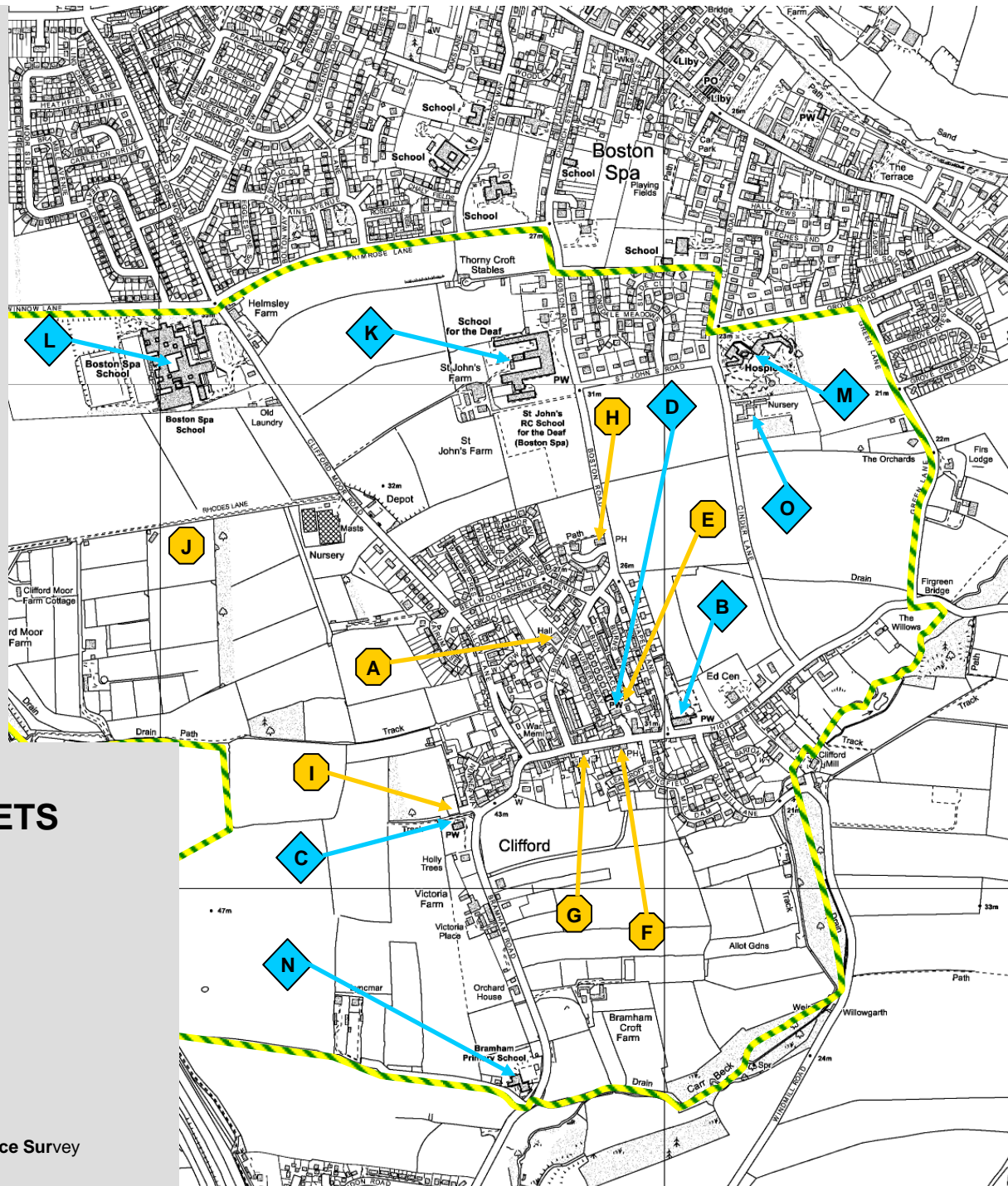
Clifford Village Hall

built community facilities	
(✓ = potential Asset of Community Value)	
✓ A	Village Hall
B	St Edward’s Church & Parish Rooms
C	St Luke’s Church
D	Methodist Chapel
✓ E	Methodist School Rooms
✓ F	Old Star (public house)
✓ G	Bay Horse (public house)
✓ H	The Albion (public house)
✓ I	Northways Sports Pavilion and Community Room
✓ J	Sports Pavilion (cricket ground on Rhodes Lane)
K	St Johns School
L	Boston Spa High School
M	Martin House Children’s Hospice
N	Bramham Primary School
O	High Trees Nursery School
(see location map on following page)	
Adoption of ACV status will be considered on a case-by-case basis via relevant community projects.	

factors in reasoning / justification

- The following evidence demonstrates parishioners’ commitment towards community facilities in the parish.
- The Household Survey (2012) rated the importance of protecting:-
 - o 96% village hall (including 85% extremely important). (Only 11% of households had never used the village hall)
 - o 78% Bay Horse (including 50% extremely important)
 - o 77% Old Star (including 50% extremely important)
 - o 76% The Albion (including 42% extremely important)
 - Tranquillity and village “feel” was the 6th most common theme in the qualitative feedback.
 - The Pre-Consultation Questionnaire (Autumn 2014) showed the importance rating for the built community facilities ranging between 65% and 98%.
 - The are indications projecting an increased demand for community activities (e.g. pre-school, lunch clubs, elder social activities)
 - o Predicted significant increases in younger (0-5) and older (65-84) population may indicate a future increase in demand for community facilities – as does estimated overall increase in population of 156 over the lifetime of this Neighbourhood Plan.
 - o The Housing Needs Advice commissioned in 2014 noted a higher than average increase in economically inactive households due to retirement – again, a possible indicator of increase in demand for community facilities.

- A – Village Hall**
- B – St Edward’s Church & Parish Rooms**
- C – St Luke’s Church**
- D – Methodist Chapel**
- E - Methodist School Rooms**
- F – Old Star (public house)**
- G – Bay Horse (public house)**
- H – The Albion (public house)**
- I – Northways Sports Pavilion and Community Room**
- J – Sports Pavilion (cricket ground on Rhodes Lane)**
- K – St Johns School**
- L - Boston Spa High School**
- M – Martin House Children’s Hospice**
- N – Bramham Primary School**



BUILT COMMUNITY ASSETS

parish boundary



map C

potential AVC



other built community asset



green space policies

These policies are aimed at preserving the valued green spaces within the parish.

policy GS-1 PROTECT & ENHANCE GREEN SPACES

- The areas shown in **map D** on the following page and listed in **schedule i – Local Green Spaces** on p.20) are designated as Local Green Spaces. Development on these areas will not be permitted other than in very special circumstances.
- Where development on designated green space is permitted, any harm to the site's character, accessibility, appearance or general quality will be compensated by the community benefiting from an equivalent or superior replacement green space or funding of an alternative community facility.

objective

Ensure that Clifford's green spaces are protected and (where appropriate) enhanced.

supporting community projects

key delivery project(s)

- CCP-02 Woodland Walk management
- CCP-03 St Edwards Wood – develop & maintain
- CCP-05 Cricket Ground – develop & maintain
- CCP-06 Allotments – manage & maintain
- CCP-07 Local Green Spaces
- CCP-08 Village Hall / Millennium Gardens management

other pertinent project(s)

- CCP-01 Preferred Location for Future Development
- CCP-04 Village Green – contingency
- CCP-11 Heritage Feature Maintenance
- CCP-15 Monitor visual aspects
- CCP-16 St John's – liaison

explanation

The community highly values the green spaces and rural feel of the parish and wish to ensure that future development does not detract from existing green spaces and, where appropriate, enhances green spaces within the parish. The National Planning Policy Framework (NPPF) allows local communities (through neighbourhood plans) to identify for special protection, green areas of particular importance to them as Local Green Space where development will only be allowed in very special circumstances. The areas to be designated are set out in the map and table on the following page. The table includes a brief description as to how they meet the criteria for Local Green Space set out in the National Planning Policy Framework (NPPF). It is possible that the evidence used in devising this policy could be used to support bids for funding the enhancement of green spaces.



allotments



Woodland Walk

factors in reasoning / justification

Green spaces significantly enhance the character and quality of life within the parish and are highly valued by Clifford parishioners.


Evidence in support of this policy includes:-

- Household Survey (2012) site specific importance ratings:-
 - 96% Millennium Garden (including 85% extremely important)
 - 90% Northways / woodland walk (including 77% extremely important)
 - 89% Millpond area (including 71% extremely important)
 - 84% former Springfield park (including 68% extremely important)
 - 81% St Edwards Wood (including 62% extremely important)
 - 77% village green (including 59% extremely important).
- "Green spaces" was the most common topic in the qualitative feedback (20% of comments):-
 - 93% respondents agreed that green spaces are one of the attractions of living in Clifford.
 - Loss of green spaces was the top concern over new development (79%).
- The pre-consultation questionnaire (Autumn 2014) confirmed a high rate of support for the protection of green spaces. With the exception of the existing village green (c.f. BE-1 "Enhance Village Hall & Grounds Facilities") importance was rated between 63% and 88%.
- The Clifford Conservation Area Appraisal & Management Plan noted the distinctive characters of Clifford and Bramham villages – indicating appropriateness of retaining green separators.

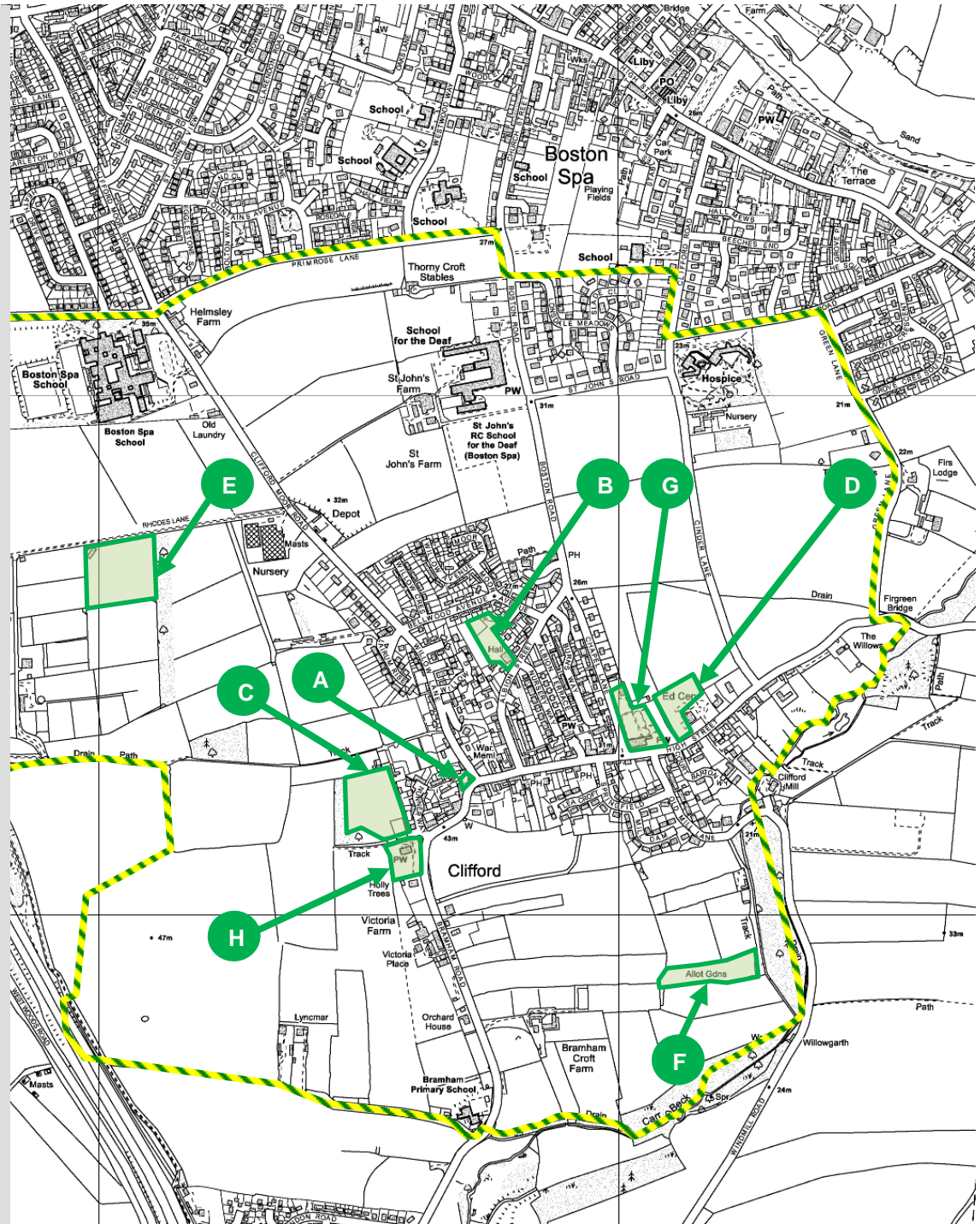
background information on green spaces at <http://www.clifford-pc.org.uk/images/stories/NP/CNPGreenSpaces.pdf>

GREEN SPACES

- A** – war memorial & surrounds
- B** – Millennium Gardens
- C** – Northways playing fields
- D** – St Edward’s Wood
- E** – cricket ground
- F** – allotments
- G** – St Edward’s surrounds
- H** – St Luke’s surrounds

parish boundary 

map D



schedule i – Local Green Spaces

map ref.	site	Close proximity to community	local significance	Area in Hectares
A	War Memorial (& surrounds)	within conservation area at junction of main route through Clifford village and High St.	<ul style="list-style-type: none"> surrounds war memorial contains display board on parish history site for annual commemoration service site for Christmas tree and annual Christmas carols adjacent bus stop 	0.006
B	Millennium Gardens	adjacent to Village Hall in heart of Clifford village	<ul style="list-style-type: none"> well used recreation area large grassed area some benches includes enclosed play area used during formal events (e.g. annual beer festival, Summer music evening) 	0.402
C	Northways playing fields	on South-West of Clifford village – adjacent to St Luke's C of E church	<ul style="list-style-type: none"> 99 year lease from LCC dedicated marked football pitches with goal posts new changing facilities / community room used by local and neighbouring football teams used for formal and informal outdoor activities managed in conjunction with the Woodland Walk area 	2.657
D	St Edwards Wood	on Eastern edge of Clifford village – adjacent to St Edward's surrounds	<ul style="list-style-type: none"> 99 year lease from LCC wildlife area recently planted as woodland / community orchard 	0.601
E	Cricket ground (now designated as the Clifford Community Sports Ground)	to North West of village of Clifford	<ul style="list-style-type: none"> now owned by Clifford Parish Council had been used by local and neighbouring cricket clubs includes dedicated cricket pitch and club-house interim funding procured for site maintenance and basic enhancements to club house proposal as base for scouts / cubs potential for use as community space for larger events – housed beacon for 60th coronation celebrations 	1.83
F	Allotments	to South of parish	<ul style="list-style-type: none"> 32 allotments very low vacancy rate 	0.71
G	St Edwards surrounds	to East of Clifford village – within conservation area	<ul style="list-style-type: none"> incorporates graveyard enables views of this most prominent landmark in the village adjacent to St Edward's Wood note: does not encroach onto PAS site 1167 	0.817
H	St Luke's surrounds	to West of Clifford village – within conservation area	<ul style="list-style-type: none"> incorporates graveyard adjacent to Northways playing fields and woodland walk 	0.458



Northways playing fields & club house

policy GS-2 SAFEGUARDING IMPORTANT VIEWS

Development should consider the visual impact of proposals on key views (see [map E](#) on the following page and described in [schedule ii – key views](#) pages 23 / 24) and minimise adverse impact on these views through the careful consideration of the design, siting and layout of proposals.

objective

Maintain the local distinctive character of the parish.

supporting community projects

key delivery project(s)

- CCP-15 Monitor visual aspects

other pertinent project(s)

- CCP-01 Preferred Location for Future Development
- CCP-07 Local Green Spaces

explanation

Much of the distinctive character of the parish (so much valued by the community) comes from the views into and out of the parish. A list of long and short range views to be protected – together with accompanying maps photographs and commentary – are set out in the following schedule.

Trees make a considerable contribution to many of these views. Many valued trees are covered by Tree Preservation Orders or lie within the Clifford Conservation Area. A community project will be established to set up a schedule of the significant trees and hedges – see CCP-15.



a view of the village of Clifford – surrounded by green

factors in reasoning / justification

The Household Survey showed an 87% rate of satisfaction (including 42% extremely satisfied) with living in the parish of Clifford. Qualitative feedback via comments (open days, surveys etc.) indicate that this is in large part due to the village “look & feel”

The Conservation Area Appraisal & Management Plan noted the existence of significant trees and views. “Mature trees which make a positive contribution to the character of the conservation area should be retained whenever possible. Opportunities should be taken as appropriate to plant young trees to ensure continued existence tree cover in the future.”

further background information on trees and views at www.clifford-pc.org.uk/images/stories/NP/CNPTreesViews.pdf

map E

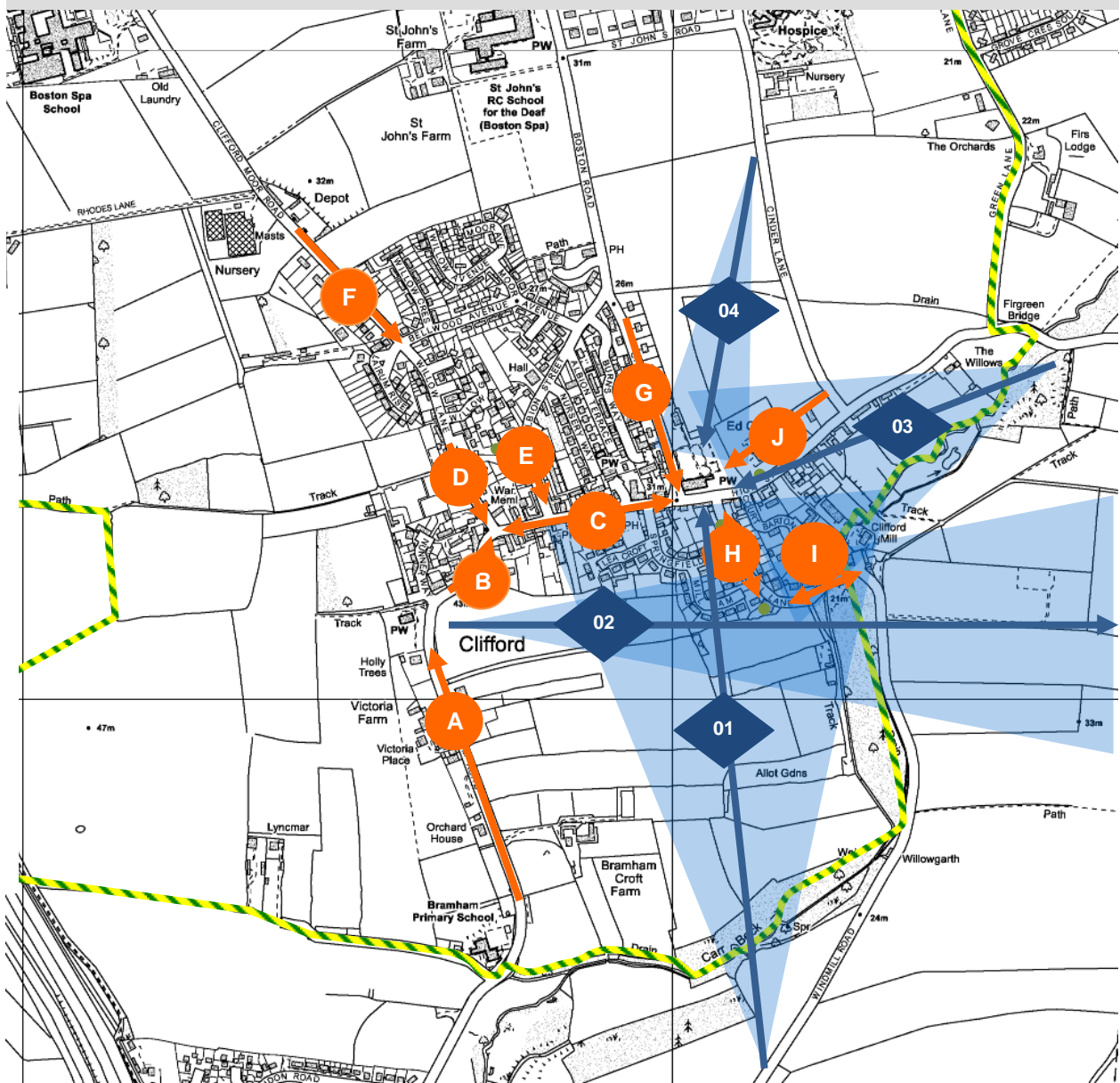
KEY VIEWS

parish boundary 

short range views 

long range views 

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The views in the above map are illustrated in the following pages.

schedule ii – key views

**key
short distance
and
long distance
views in the parish of
Clifford**

A : towards Clifford village on Bramham Rd



A green corridor of mixed native species high hedges and hedgerow trees leading to the village of Clifford from Bramham.

B : on Bramham Rd entering Clifford village



The sympathetic redevelopment of the old Convent of Mary which stands opposite the baptismal well.

C : on High St looking West



The Old Star Inn (late 18th century) and The Bay Horse (late 17th century) book-end the High St.

C : on High St looking East



The imposing tower of St Edward's RC church (built 1845-1848) stands proudly overlooking the High St.

D : on Willow Lane looking South



The cottages and ornamental trees of Willow Lane leading to the war memorial and Nunery House (early 18th century)

E : on Albion St looking South



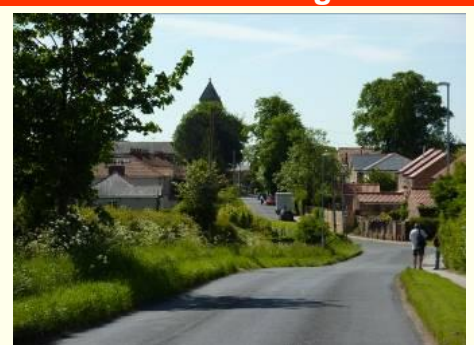
Properties thought to have been weavers' cottages on one of the oldest streets in the village of Clifford.

F : on Clifford Moor Rd. looking South into Clifford Village



A green approach down into the village of Clifford with the former pinfold to the left.

G : on Boston Rd. / Chapel Lane looking South into Clifford Village



Houses and trees vie unsuccessfully to hide the imposing tower of St Edward's RC church

H : on Old Mill Lane looking North



Dramatic mature trees counterbalance modern stone houses approaching the village of Clifford along Old Mill Lane from Bramham.

H : on Old Mill Lane looking South



The same counterbalance is equally impressive with towering Wellingtonia dominating the departure from Clifford village along Old Mill Lane.

I : at parish boundary on Old Mill Lane looking North



Entering Clifford village via Old Mill Lane with the extensive and untouched mill pond area to the left

I : at parish boundary on Old Mill Lane looking South



The old mill wheel and pentrough (left) and mill pond area (right) lie next to the boundary of Clifford village and Bramham parish.

J : on High St looking West



Old farm buildings (now converted to dwellings) are the first to be encountered when entering the village of Clifford from the East. along High St.

01 : looking North towards Clifford from the summit of Windmill Road



The iconic tower of St Edward's RC church stands out in this panoramic view from the summit between Bramham and Clifford

02 : looking from St Luke's over the former Springfield Park



St Edward's RC church tower is again visible across the former Springfield park – a key component in the green separator between the village of Clifford and Bramham.

03 : entering Clifford village from Bar Lane



The gothic tower of St Luke's (left) and the tower of St Edward's RC church (right) stand out in this panoramic view approaching the parish from the East.

04 : St Edward's from Cinder Lane



St Edward's tower is again prominent in this view from the East. (The field to the left contains evidence of medieval "ridge & furrow" ploughing .

transport policies

These policies are aimed at maintaining and enhancing means of getting around within the parish and surrounding area.

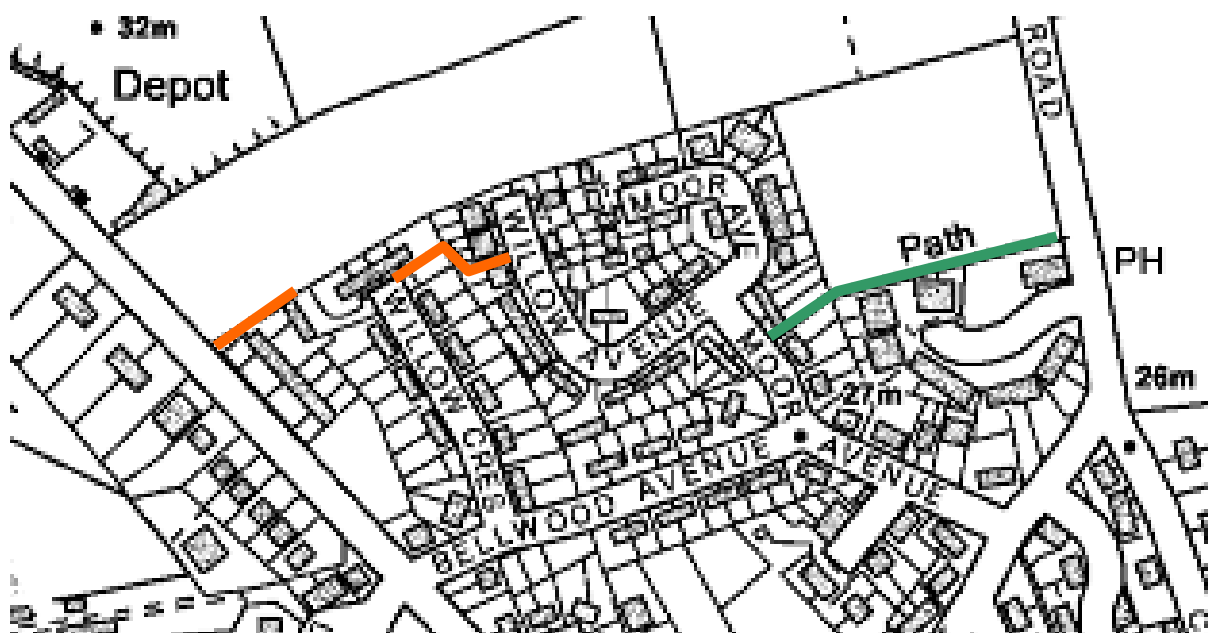
policy TR-1 CYCLE WAYS / FOOTPATHS / BRIDLEWAYS

- The improvement of the network of cycleways, bridleways and footpaths (**map F** on the following page) will be supported to improve the connections for residents to the village facilities and to the countryside. Proposals for route improvements are shown on **map F**.
- The closure of a route will be resisted unless a satisfactory alternative route is provided.

objective
Improve pedestrian and cycle links in and around the parish.

supporting community projects
<ul style="list-style-type: none"> ○ key delivery project(s) ○ CCP-09 Joint Area Group cycle ways / footpaths / bridleways ○ CCP-10 cycle ways / footpaths / bridleways
other pertinent project(s)
○ none

explanation
The enhancement of cycle ways, footpaths and bridleways will assist with the provision of healthy commuting options and safe leisure activities. The aim is to work with the Local Authority and neighbouring parishes to enhance and extend a safe cycle and pedestrian network within and around parish.
It is likely that many of the aims of this policy will be delivered via specific community projects. Some work has already been undertaken in co-ordinating this policy with Boston Spa, and it is hoped that this cooperation will extend to other neighbouring parishes.



Proposals for a “through route” pedestrian way from The Albion to Clifford Moor Road via the utilisation of an **existing footpath (Clifford FP 3)** and the **addition of two existing paths** to the Definitive Map.

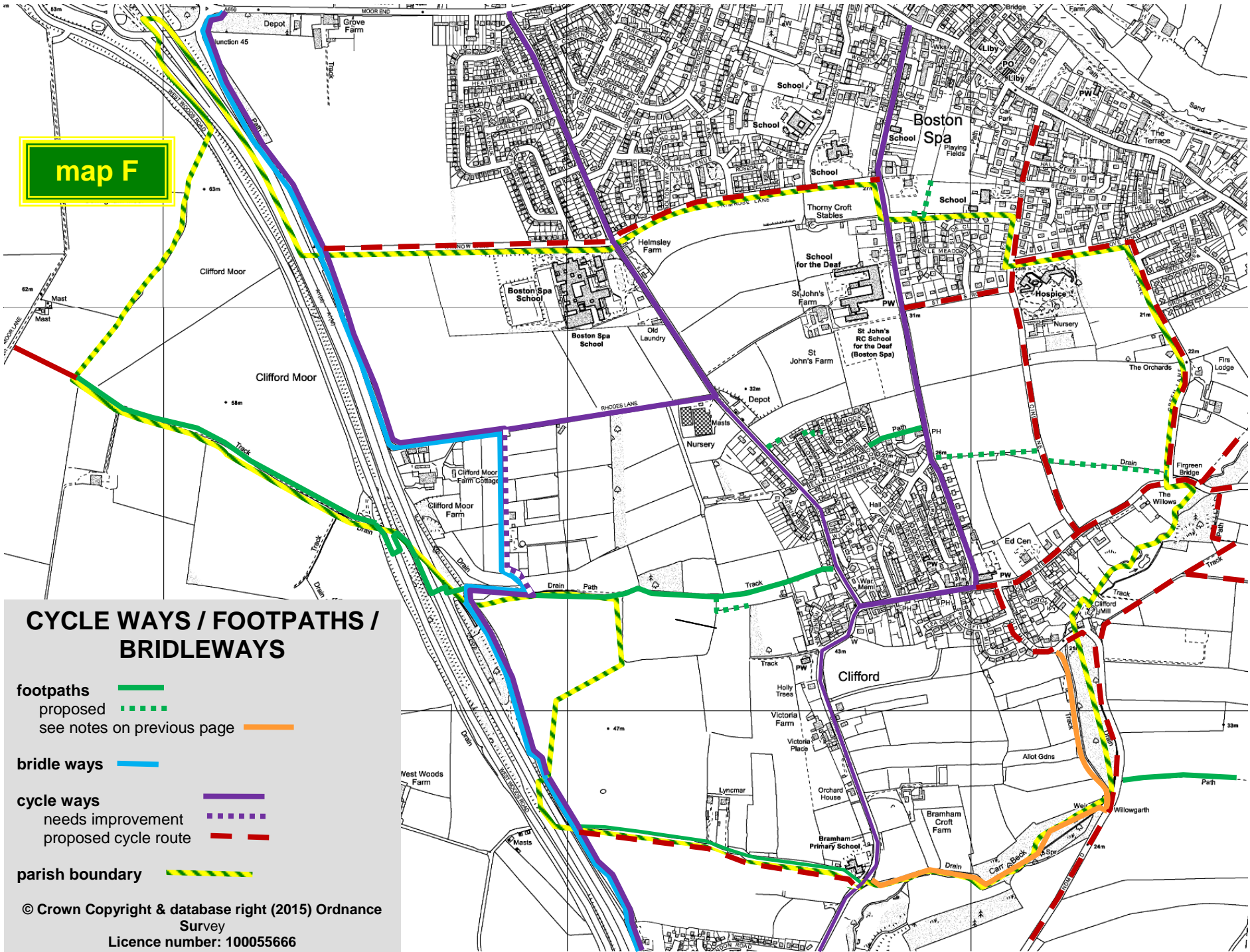
The map on the following page outlines the goals relating to a network of cycle ways, footpaths and bridleways. The following **notes** relate to two specific paths as highlighted on the map.

- The currently “used by permission” path from Willowgarth to Bramham School is fairly well-used and the existing arrangements seem satisfactory to both walkers and landowners. There is, therefore, no intention to seek Definitive status for this path.
- The existing lane from Old Mill Lane to Willowgarth is poorly maintained, muddy, 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 at least 10 years. Although it was once the subject of a long-standing claim which Leeds CC have investigated, we are not aware of any current interest in pursuing this claim. The proposal within this Plan for a low-traffic route from Clifford to Bramham (by implication a 20mph limit) would almost certainly supersede its usefulness.

factors in reasoning / justification

<ul style="list-style-type: none"> • From the Household Survey (2012):- <ul style="list-style-type: none"> ○ 72% rated cycle paths as important (including 35% as extremely important) ○ 45% families with children rated cycle ways as important. • The National Cycle Network Route 67 from Whatton (nr. Loughborough) to Northallerton runs through the parish. 	<ul style="list-style-type: none"> • The 2014 Pre-Consultation Questionnaire showed:- <ul style="list-style-type: none"> ○ 86% support for improvement of cycle ways / bridle paths ○ 84% support for improvement of existing pavements ○ 79% support for extending cycle path / bridleway network.
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map F



policy TR-2 PUBLIC TRANSPORT

The enhancement of public transport service routes, frequencies and facilities in line with the needs of the local community will be supported.

objective

Ensure that Clifford parish is served by a quality public transport network delivering routes, services and frequencies which encourage the use of public transport. Increased use of public transport would reduce congestion on access routes, provide safe transport options for younger and elder parishioners and promote green commuting.

supporting community projects

- key delivery project(s)
 - **CCP-17 Joint Area Group Public Transport**
 - **CCP-18 Enhance public transport assets**
- other pertinent project(s)
- **none**



174 : Wakefield to Wetherby



771 : Leeds – Wetherby – Harrogate (main bus route)

explanation

- Clifford parish is equidistant from Leeds, Harrogate and York, with significant percentages of parishioners commuting to work in these centres.
- The rapid growth in elderly parishioners will result in an increased dependency on public transport.
- Hospital referrals are made to all three centres.
- There are reasonable public transport links to Leeds and Harrogate, but not to York.
- Further development within the parish and surrounding area is likely to increase demand for public transport.
- There are currently only two bus shelters in the parish (out of 14 bus stops – discouraging the take-up of public transport services).
- Meetings have taken place with Boston Spa and Thorp Arch groups (hopefully to be extended to include Bramham) to look at public transport issues. Common themes were clear, and it has been agreed to work together to promote solutions serving the common area.

The aims of this policy are likely to be largely achieved via individual community projects in co-operation with neighbouring parishes and, to this end, initial discussions have already taken place with neighbouring areas.

factors in reasoning / justification

- The Household Survey (2012) showed:-
 - 89% rate good public transport as important (including 68% extremely important)
 - the importance of good public transport rated at 80% for retired parishioners and 58% for families with children
 - 54% use the 770/771 services at least once a month – the main bus service through the parish providing direct links to Leeds, Wetherby and Harrogate
 - 40% of working main household earners work in Leeds or York
 - 78% rated York as the most important additional destination.
- There is evidence of parking on A64 lay-by to catch buses to York.
- Results from the Pre-Consultation Questionnaire (Autumn 2014) rated the impact that the following factors would have on encouraging take up of public transport as:-
 - 81% direct link to York
 - 78% direct link to Tadcaster
 - 51% more information on services and cheaper ways to travel
 - 47% more / better bus shelters
 - 46% more frequent services
 - 41% later last bus.
- The following factors indicate a likely increase in demand for public transport - these are common across the area, and work has started on a co-ordinated approach to public transport with Boston Spa (and hopefully other neighbouring parishes):-
 - Above average increase in population between 0-5 (who will grow to older children)
 - Above average 65-84 and economically inactive households due to retirement (progressing towards ceasing to drive)
 - Two key regional employment development hubs within commuting distance – Aire Valley Enterprise Area and York.
- Higher than Leeds and National average commuting distances – 55% travelling 10-30km (= Leeds, Harrogate or York).

community projects *(These projects do not form part of the Neighbourhood Development Plan)*

Many of the aims of the planning policies will be implemented via specific community projects. Individual projects will be initiated at appropriate times and as relevant resources are identified.

In considering community policies, it should be kept in mind that:-

- There can be no guarantee that all the community projects listed here can be implemented.
(It must be appreciated that the implementation of any individual project will very much depend on resources – financial and community support/effort – available at the time.)
- It is not feasible to prioritise all community projects. Again - this will very much depend on available resources and opportunities.
- Additional community projects may come to light as circumstances change – e.g. in the event of the potential sale of an Asset of Community Value (ACV).
- An individual community project may contribute towards the goals of more than one planning policy.

The currently identified community projects are summarised below.

COMMUNITY INFRASTRUCTURE LEVY / NEIGHBOURHOOD FUND

The Community Infrastructure Levy (CIL) is a sum of money paid by developers on each development site. The amount is determined by the local authority (Leeds City Council) and is based on the number and size of dwellings and on the site location.

The Neighbourhood Fund is the proportion of the Community Infrastructure Levy forwarded to the parish council for the area in which the development takes place. Should Clifford parish residents vote to accept the Clifford Neighbourhood Plan, the maximum amount of 25% of the Community Infrastructure Levy would be allocated to the Parish Neighbourhood Fund – maximising the funding that can be invested directly at a Parish level.

The Neighbourhood Fund will:-

- A. Where appropriate, be combined with Community Infrastructure Levy funds from Leeds City Council to provide facilities or other appropriate infrastructure that directly effects members of the parish – such as additional school places, medical services or transport plans. This funding may be spent outside the Parish.
- B. Support the provision of any developments, improvements, replacements, operation or maintenance of infrastructure that is concerned with addressing the demands that development places on the Parish.

A list of potential projects or type of infrastructure to be supported by the Community Fund will be maintained and reviewed at least every 3 years.

Funding will be determined by the priority placed at the time monies are available and the potential to achieve completed projects.

CCP-01 Preferred Location for Future Development

key associated planning policy
○ **none**

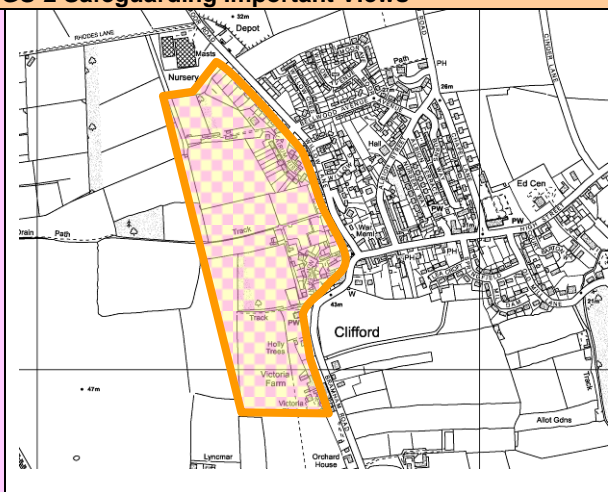
other pertinent planning policies
○ **GS-1 Protect & Enhance Green Spaces**
○ **GS-2 Safeguarding Important Views**

In the course of developing the Plan, it became clear that the optimal location for any significant future housing development within the parish would be **at a point lying somewhere within the area shown on the map opposite.**

Development located at some point within this area would:-

- have a minimum effect on traffic congestion
- be in close proximity to our main bus route
- have the least impact on the green separators between the village of Clifford with the settlements of Bramham and Boston Spa.

Outside of the Neighbourhood Planning process, the Parish Council will support the community in pursuing all alternative channels in opposing any significant development proposals which fall outside the highlighted area.



CCP-02 Woodland Walk management

key associated planning policy
○ **GS-1 Protect & Enhance Green Spaces**

other pertinent planning policies
○ **none**

Ongoing tree management and appropriate actions for the management, maintenance and development of the site via the Parish Council's Open Spaces Committee.

CCP-03 St Edwards Wood – develop & maintain

key associated planning policy

- **GS-1 Protect & Enhance Green Spaces**

other pertinent planning policies

- **none**

- Ascertain status of May 2015 planting and undertake further general planting to meet woodland vision with addition of wild flower areas.
 - Purchase and plant native fruit trees to create a community orchard.
 - Establish walking paths through woodland and wild flower areas via a low cost maintenance policy.
 - Purchase and fit suitable seating.
- Maintenance will be monitored by Parish Councils Footpaths and Open Spaces Committee.

CCP-04 Village Green – contingency

key associated planning policy

- **none**

other pertinent planning policies

- **BE-1 Enhance Village Hall & Grounds Facilities**
- **GS-1 Protect & Enhance Green Spaces**

Investigate options for enhancing existing village green (should policy **BE-1 Enhance Village Hall & Grounds Facilities** fail to be implemented)

CCP-05 Cricket Ground – develop & maintain

key associated planning policy

- **GS-1 Protect & Enhance Green Spaces**

other pertinent planning policies

- **BE-3 Protect & Enhance Built Community Facilities**

- The Parish Council Open Spaces Committee to oversee the development and extended use of the site and buildings.
- Engage with funding advisors as to suitable routes for financial assistance.
- Enhance existing pavilion facilities as resources (e.g. donations and funding) become available.

CCP-06 Allotments – manage & maintain

key associated planning policy

- **GS-1 Protect & Enhance Green Spaces**

other pertinent planning policies

- **none**

Conclude work to transfer management of allotments from the Parish Council to the allotment holders group.

CCP-07 Local Green Spaces

key associated planning policy

- **GS-1 Protect & Enhance Green Spaces**

other pertinent planning policies

- **GS-2 Safeguarding Important Views**

- Work with land owners to investigate options for maintaining / enhancing sites – e.g. as wildlife preserves.
- Determine if LGS status would be appropriate for other green spaces within the parish at the time of Plan reviews

CCP-08 Village Hall / Millennium Gardens management

key associated planning policy

- **BE-1 Enhance Village Hall & Grounds facilities**
- **GS-1 Protect & Enhance Green Spaces**

other pertinent planning policies

- **BE-3 Protect & Enhance Built Community Facilities**

The Village Hall Management Committee will:-

- Maintain existing equipment in current children's play area.
- Assess the feasibility of upgrading equipment and equipment flooring in the children's play area.
- General grounds maintenance – both routine (e.g. grass cutting) and periodic (e.g. seating, paths, walls).
- Assess development options for the Millennium Gardens extension and village hall (subject to success of policy **BE-1 Enhance Village Hall & Grounds Facilities**). While various development options have been mooted, the preferred uses for the extension would be determined via community consultations and feasibility studies.

CCP-09 Joint Area Group cycle ways / footpaths / bridleways

key associated planning policy

- **TR-1 Cycle Ways / Footpaths / Bridleways**

other pertinent planning policies

- **none**

Continued support of joint working group on cycle ways, footpaths and bridle paths with Boston Spa to:-

- Co-ordinate work to extend the network across the area – e.g. low traffic route to Bramham via Windmill Lane and quiet route to Tadcaster.
- Seek to extend group to include other neighbouring areas – Bramham, Thorp Arch etc

CCP-10 cycleways / footpaths / bridleways maintenance

key associated planning policy

- **TR-1 Cycle Ways / Footpaths / Bridleways**

other pertinent planning policies

- **none**

- Ensure general maintenance of footpaths and verges within the parish.
- Promote the use of footpaths, cycle ways and bridle paths – e.g. publish maps on Clifford web site, at display points, libraries.
- Work with Leeds City Council to re-establish a continual path from the Albion public house to Clifford Moor Road via Willow Avenue.
- Provide a safe traffic free cycle route that will access all schools in the area of Bramham, Clifford and Boston Spa. This will entail upgrading to cycleway status the footpath from Bramham school to the existing cycleway which runs parallel to the A1(M).
- Create a low traffic cycleway route linking Clifford and Bramham via Windmill Road.
- Ensure that (where practical given the historic nature of some parts of the parish) pathways should be smooth, level, non-slip and wide enough to accommodate wheelchairs with low curbs that taper off to the road.
- The loss of existing cycle ways, bridleways and footpaths will generally be resisted.

CCP-11 Heritage Feature maintenance

key associated planning policy

- **BE-2 Conserve Heritage Assets**

other pertinent planning policies

- **DEV-2 Design Standards**
- **DEV-4 St Johns Site**
- **BE-3 Protect & Enhance Built Community Facilities**
- **GS-1 Protect & Enhance Green Spaces**

Secure the full engagement of Clifford Local History Group in assisting with:-

- The monitoring the condition of heritage features.
- The investigation of opportunities for enhancement and preservation of heritage assets.
- Maintain a register of non-statutory heritage assets.

CCP-12 – Assets of Community Value (ACV)

key associated planning policy

- **BE-3 Protect & Enhance Built Community Facilities**

other pertinent planning policies

- **None**

- Ensure that the relevant built community assets (as identified in policy **BE-3 Protect & Enhance Built Community Facilities**) are registered as Assets of Community Value (ACV) with Leeds City Council.
- Monitor potential disposals of ACVs and determine the feasibility of intervention. (This could spawn further projects to address potential procurement of any specific ACV.)

CCP-13 Parking – liaise with police / LCC

key associated planning policy

- **DEV-3 Parking**

other pertinent planning policies

- **none**

Maintain ongoing liaison with West Yorkshire Police and Leeds City Council over parking issues / traffic flow.

CCP-14 Develop traffic plan

key associated planning policy

- **DEV-3 Parking** (including map of key congestion area)

other pertinent planning policies

- **none**

Determine options, feasibility and community support for the development of a traffic plan to cover the whole central area of Clifford village to ease traffic flow and safety – see map in policy **DEV-3 Parking**.

CCP-15 Monitor visual aspects

key associated planning policy

- **GS-2 Safeguarding Important Views**

other pertinent planning policies

- **DEV-4 St Johns Site**
- **GS-1 Protect & Enhance Green Spaces**

- Maintain an ongoing assessment of views from and to the parish.
- Compile and maintain a schedule of valued trees and hedges within the parish - including:-
 - structured assessments of identified trees / groups of trees
 - liaison with land-owners
 - initiating TPO assessment where appropriate.
- Improve the overall ambience of the parish by ensuring that street furniture (seating litter bins etc.) are well maintained and in keeping with the local character.
- Promote the general tidiness of the Parish by ensuring that litter bins are properly serviced and that litter picks take place to supplement the work carried out by the litter warden.

CCP-16 St John's – liaison

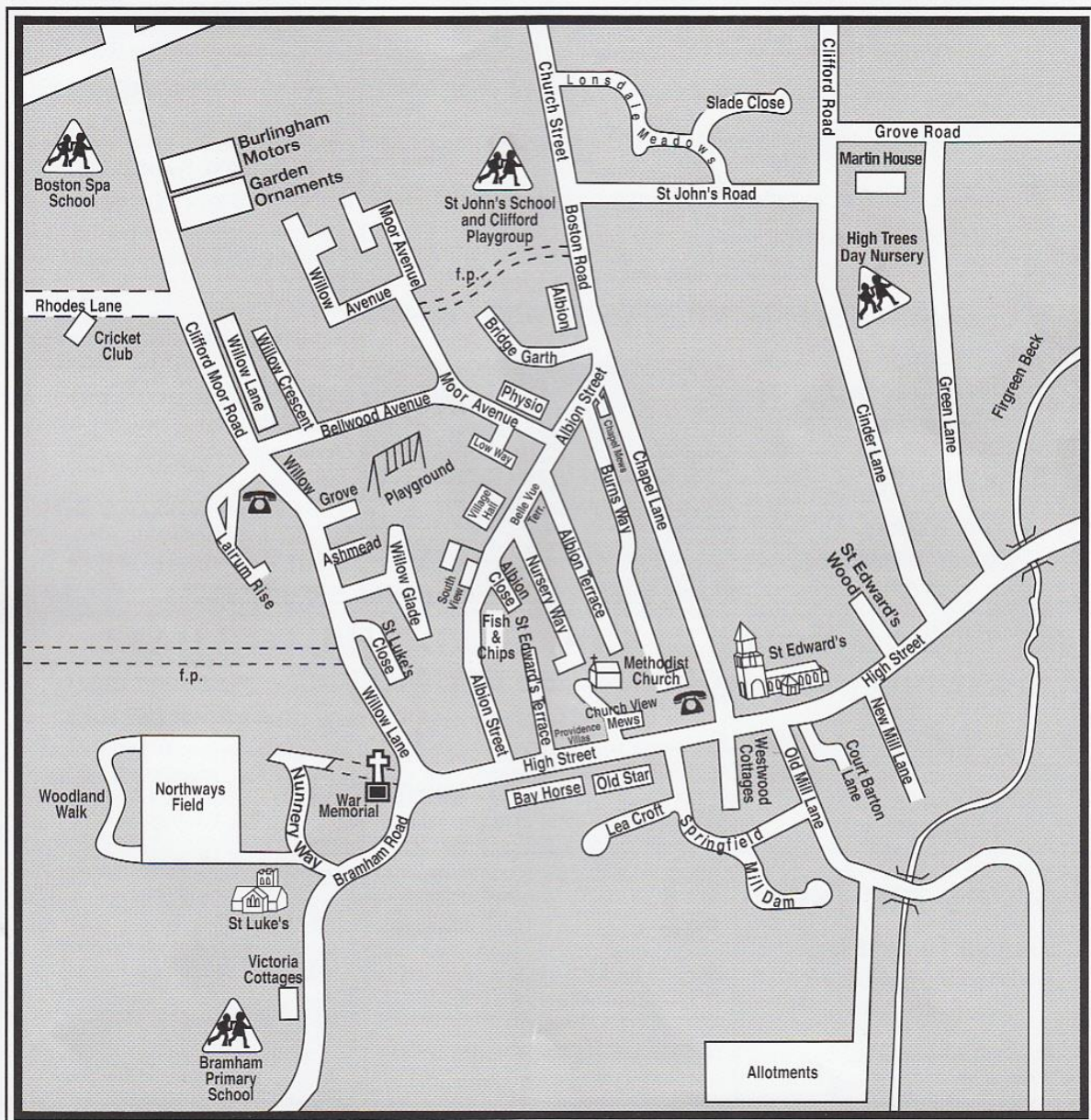
key associated planning policy ○ DEV-4 St Johns Site	other pertinent planning policies ○ BE-2 Conserve Heritage Assets ○ GS-1 Protect & Enhance Green Spaces
Maintain a dialogue with both the property department of the Catholic Diocese of Leeds and the school management in relation to this significant site.	

CCP-17 Joint Area Group Public Transport

key associated planning policy ○ TR-2 Public Transport	other pertinent planning policies ○ none
Support ongoing joint group with Boston Spa to:- <ul style="list-style-type: none"> • Co-ordinate work to extend the bus network (e.g. direct service to York) and promote use of public transport • Seek to extend group to include other neighbouring areas – Bramham, Thorp Arch etc 	

CCP-18 Enhance public transport assets

key associated planning policy ○ TR-2 Public Transport	other pertinent planning policies ○ none
Seek to improve and extend public transport assets (bus stops, shelters etc.) and access to information on bus services.	



map from the front page of OUTLOOK – free monthly magazine delivered to all households within

implementation and monitoring

The Clifford Neighbourhood Plan is not a rigid blueprint, but provides a direction for change through its vision, objectives, planning policies and strategy. A flexible approach will be needed as new challenges and opportunities will certainly arise over the plan period. In this respect the **Clifford Neighbourhood Plan** is a living document and will be reviewed at 3 year intervals.



2012 Open Day

- Securing the sale of the existing Village Green by Leeds City Council to generate funds for development of the Village Hall site.
- Securing funding streams for the development of the Green Spaces (old cricket ground).
- The response of the community to play a part in assisting with projects, events and village life.

We can only await the outcome of these events.

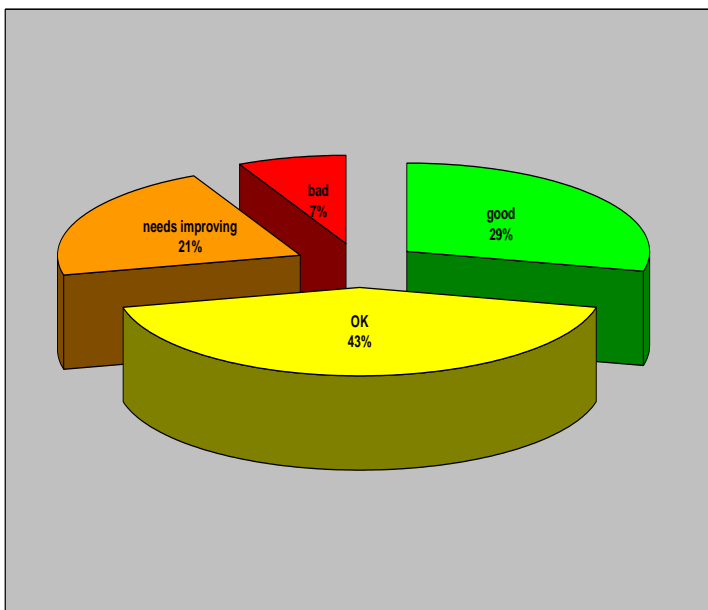
Leeds City Council will use the policies to determine planning applications, the Parish Council will guide delivery and implementation of the Plan, Policies and Community Projects but will seek a major input from community groups and other volunteers to secure positive outcomes.

There will be several strands of activity that will direct the delivery of the Policies and Community Projects – each of which will be important in shaping Clifford in the years ahead. These will include:-

- Community Infrastructure Levy (CIL) The Leeds City Council's Site Allocation Plan does not include any sites in the Clifford Parish. However, the Grove road PAS site has been called in by the Secretary of State after appeal by developers.



ideas tree - Open Day 2012



views on bus services – Young Parishioner survey (example of information from extensive community consultations)



sign for the feedback zone – Open Day 2014

appendices

character areas

Area 1 – High Street, Albion Street and Clifford Mills

Up to the end of the 19th Century, the village of Clifford had been predominantly built up along the High Street and Albion Street,



High St looking East

with small groups of houses included at the South end of Willow Lane and small cottages to the south at Victoria Place. Set at the back of the footway, these buildings are mainly constructed of the traditional magnesian limestone, with slate or pantile roofs.



cottages on High St



St Edward's Terrace

Buildings at the eastern end of the High Street were largely agricultural farmhouses and barns, but have now been sympathetically converted into domestic residences, together with the original mill buildings either side of the beck. A small number of the medieval toft-and-croft layout can still be seen on the South side of the High Street, towards the western end.



barn arch conversion

In recent years, the original convent and scholastic buildings adjacent to St Luke's Church, known as Northways, have been redeveloped into housing, but again sympathetically built in stone. Those closest to the church reflect an ecclesiastical form.



Nunnery Way

Detailed features, such as date stones, carvings and old arches, can still be seen in many of the ancient buildings, and any changes are controlled by Conservation Area requirements. Many of the buildings in this area are Grade II listed.



Court Barton wagon arch



Clifford Court

Area 2 – Springfield

This area, including Lea Croft, Mill Dam and Old Mill Lane, was developed on land largely belonging to the original Springfield House. The style of housing partially reflects the original part of the village, with detached houses with modern stone frontages but rendered side and rear elevations, and set in more open plan frontages.



Springfield

The more recent houses in Old Mill Lane revert to stone elevations, but are of more terrace construction, mimicking the original style of the High Street.



Old Mill Lane

Area 3 – North of the High Street

This area between Willow Lane / Clifford Moor Road to the West and Chapel Lane / Boston Road to the East was progressively developed throughout the 20th Century, and reflects the changes in building materials and housing design during this period.



Bellwood Avenue

Whilst stone elevations are still visible, brick, pebble dashed and rendered elevations and tiled roofs predominate, and tend to give the area a more suburban character. The housing is a mixture of detached, semi-detached and terrace, with a small proportion of bungalows.



Chapel Lane



Lairum Rise



Burns Way

Area 4 – St John's School and Lonsdale Meadows

Although remote from the main village environment and bordering on Boston Spa, this area falls within the Clifford Parish boundary, and encompasses the area of Church Street, St Johns Road, Lonsdale Meadows and the western side of Clifford Road.

St John's School for the Deaf was established towards the end of the 19th Century, and the large educational type buildings reflect the Victorian design of this period. Additions to the school buildings in later years reflect the changes of design with time, but all are predominantly brick.

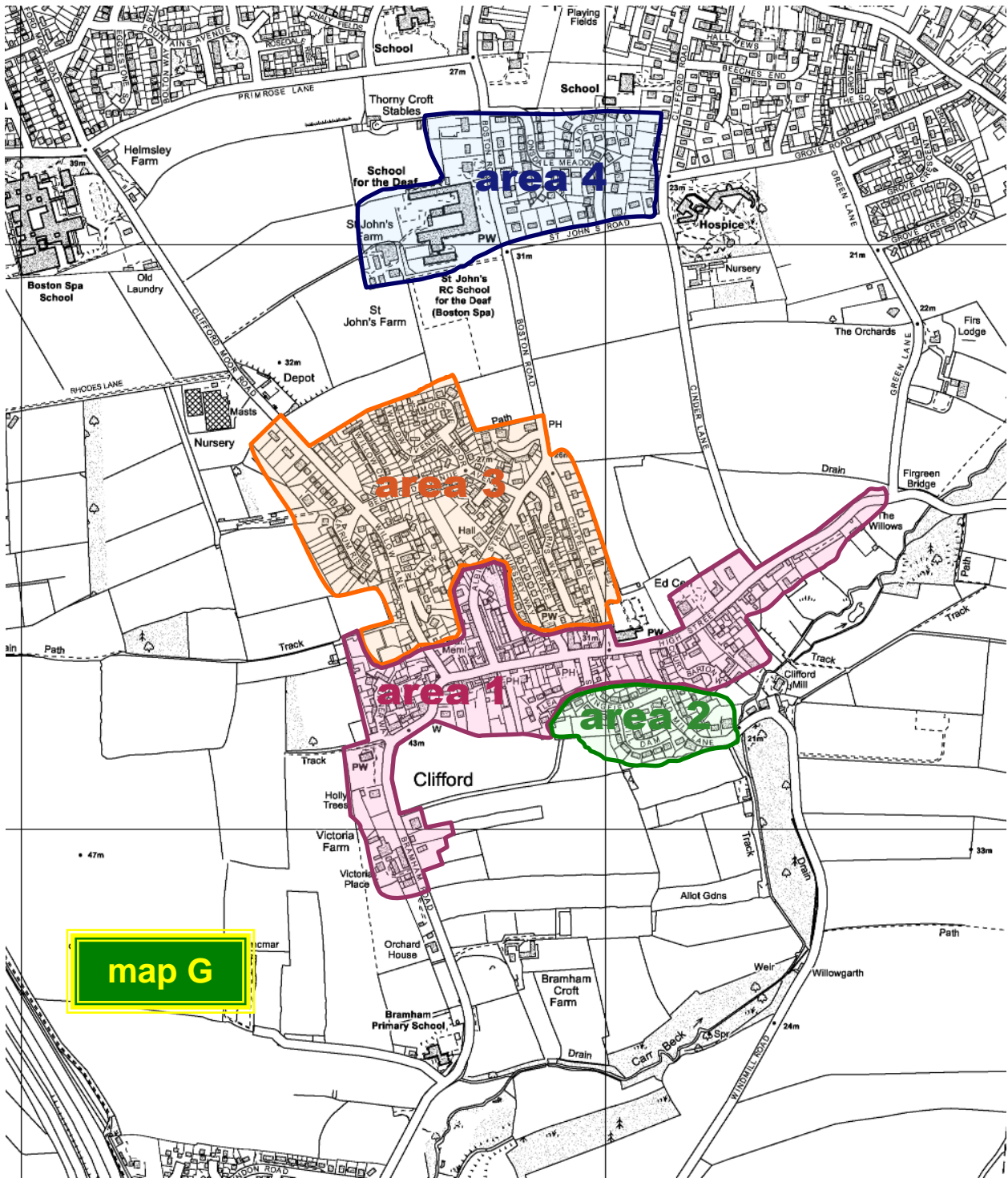
Housing in Church Street and St Johns Road followed in the period between the two World Wars, and are large detached houses in large plots, with a mix of stone, or stone and rendered elevations, mullion windows and tiled roofs.

The development of Lonsdale Meadows followed the second World War, and reflects the style of Springfield, but with a mix of detached houses and bungalows, again set on an open plan layout.



St John's Road

The map below shows the coverage for each of the designated character areas within the parish.



schedule iii – potential non-designated heritage assets within Clifford parish

The heritage assets included within this schedule have been identified in conjunction with West Yorkshire Archaeological Advisory Service (WYAAS) and in compliance with [Historic England's Advice Note 7 on local heritage lists](#).

*** IMPORTANT NOTE: The identification and categorisation of these heritage assets is an ongoing process. The map and schedule included in this document are snapshots of the position at the time of its publication. Therefore, reference should be made to the version of the schedule [current at the time of consulting this Plan](#).**

Also note that, since some items on the source for this schedule are already protected via other means, they have not been included in the following schedule. However, numbering has been kept consistent with the source list. For this reason, there are gaps in the numbering in the schedule below.

Please note that there are a number of Listed buildings (including 14 Grade II) within the parish which are not included in the schedule – see <https://historicengland.org.uk/listing/the-list>. There is also evidence supporting a significant likelihood of the presence of archaeological features within the parish – see the “explanation” panel in policy BE-2.

map ref.	name / Grid Ref	type	period	description
1	Clifford Mill Complex SE43284417	Industrial Archaeology	19th Century	Remains of mill pond which was fed by a leat from Willowgarth, now overgrown with young willow trees. Remains of sluice gate at side of pond, Old Mill Lane. Metal pentrough at side of road outside Mill Wheel House. Remnants of mill wheel; central feature of power system for first flax mill. 19th century development of original 18th century installation.
3	Field in Cinder Lane SE43174464	History Archaeology	Medieval	Evidence of 'ridge and furrow' ploughing system used in medieval times. This is the only field in the village still showing this feature.
5	14 - 24 Albion Street SE42794434	Architecture History	Victorian	Row of terraced houses. 4 houses show evidence of altered front windows; the two end ones were shops into the early 20th century.
6	Albion Street SE42794437 Bellevue Terrace SE42834448 St Edward's Lodge, High St SE43034430	Architecture History	Victorian	Chimney pots - all in the street show variety of design, period and fabric. Preserve existing square chimney pots White glazed brick chimney stacks. Unusual in this village.
7	26-32 Albion St. SE42774437	Architecture History	Victorian	Stone door canopies on each of the 4 cottages. Give distinctive character to the front of the building and should not be altered.
8	Albion Street SE42844453 to SE42824450	History Architecture	Victorian	Stone wall and two stone end posts.
8a	SE42844453 Albion terrace	Architecture History	Victorian	Stone wall running south from corner post. separating cottage gardens from adjoining quarry in mid C19th. These walls enclosed Bellevue Terrace; a row of 4 cottages built by James Diggle a Methodist. He owned old cottages and land from the High Street through to Albion St along the line of the old croft and toft and gave part of the land for building the Methodist church and school. The trust's assets are still used to fund educational projects for young people in the village.
9	Box Trees garage, High Street SE42764426	Architecture History	17 th century	Two mullioned windows in different styles in old building. Date stone 1632 and initials in stone – W ? This type of window is evidence of a dwelling of some status and should not be altered.
10	The Farmhouse, High Street SE42774427	History Architecture	17 th century	Originally a farmhouse now a private dwelling with date stone 1627. This was a shop in early 20th century. Later owned by Mr Bellwood who owned land in the village. Modern renovation conserved Yorkshire sliding windows.
11	Land behind Pyewacket Barn and on south side of High St. SE42784424	Archaeology History	Medieval	Evidence of 'Croft and Toft' ; the toft being the dwelling and the croft the land behind, used for animals and for growing food. A medieval system of land use. A recent planning inspectorate report denied permission because it would destroy the 'croft and toft'.
12	St Edward's Terrace SE42834432	Architecture History	Victorian	Built by the Grimston family, mill owners, for their workers. Built in brick though the rest of the village is stone built. Quality dwellings perhaps for key workers at the mill. Their frontages present a uniform appearance.
13	Providence Villas High Street SE42844431	History Architecture	Early 20 th century	Unusual roof trim - scroll shaped ridge tiles.

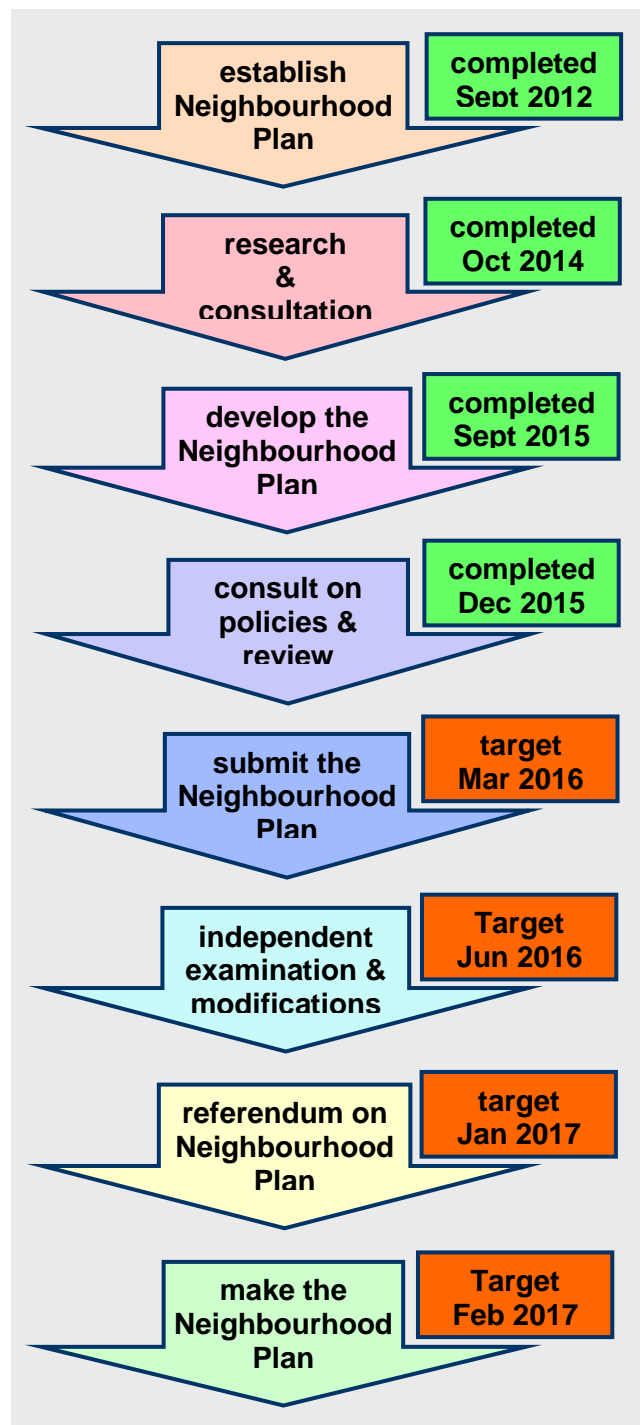
map ref.	name / Grid Ref	type	period	description
14	Cobwebs, High Street SE40204440	History Architecture	19th century	Remains of metal runner from the barn door. Now converted to residential accommodation.
16	St Edward's Lodge High Street SE43034430	History Architecture	Victorian	Oriel windows, probably a Victorian addition to an older dwelling. Distinctive large curved gate pillars
17	Laburnum Cottage High Street SE43094430	History Architecture	19th century	Vertical stone slab wall at the front of this 19th century village house. Interesting village feature. Outbuildings probably used as privy and for animals.
18	St Edward's church yard trees SE43004434	Ecology History	19 th century	Beech trees along edge of churchyard.. Two recently removed. These should be preserved or replaced if needing to be felled as they add quality to the street scene.
19	Two rows of gravestones near road. Row of gravestones in middle of church yard SE43014436	History Architecture	Early 20th century	Identical stones belonging to nuns and children, many from St. John's School Some villagers and some children from St. John's School.
20	1 New Mill Lane Wall on High St. Britannia House, Albion St. SE42804446 Hatch in wall SE 42660 44345 SE4266444359	History Architecture		Wooden door in wall with old hinges Gable end of outbuilding- metal hatch with wood surround. Wooden hatch in wall, 1m above ground, Driveway to 1 Willow Cottages; wall looks like it belongs to East View Hatch in wall. Westfield Lane, rear entrance to Bryher Cottage .
21	92 High Street SE43254442	History Architecture	18th century	Ventilation slits in end wall used to dry the corn when building was a barn. Now converted to a dwelling. Wooden lintel above front door evidence of arch for wagons to pass through.
22	Grimston Cottage High Street SE42894429	History Architecture	18 th century	Stone gate post back track leading to the croft behind the dwellings.
23	Presbytery Chapel Lane SE42994442	History Architecture	Victorian	Porch with windows and a statue. Decorative frieze and plinth. Buttress on edge of building. All features of a Victorian house worth preserving.
24	Stone walls Chapel Lane SE42904462	History Architecture		Stone walls bordering culvert at bottom of Albion Street. Evident in old photo before houses were built.
25	Loretto House High Street SE42884428	History Architecture	18th century	Horizontal stone slabs at front of Loretto House, possibly York stone
26	Providence House High Street SE42824428	History Architecture	18 th -19 th century	Evidence of a shop window. This was Clifford cooperative store in the 19th century and a shop well into the 20th century.
27	In front of Old Star Public House High Street SE42914429	History Architecture	18th century	Stone steps and flags. Evidence of 2 or 3 cottages. Frontage should be preserved
28	Wooden Gate Post. New Mill Lane. SE43174433	History Architecture Industrial	19 th century	Wooden Gate post for main gate of Clifford Mill. The new mill was built in 1857 and accessed from High Street. These gates would have provided security for the mill buildings.

map ref.	name / Grid Ref	type	period	description
29	Marycot, corner of High Street and Old Mill Lane SE43064431 Greyhound public house (was) SE42744426 Mount House, Willow Lane SE42694427	History Architecture	19 th Century	Radius corners to allow wagons to access the narrow lane and the arch without damaging the buildings. Radius corner where building projects into road to allow beer wagons to access the yard without damaging the wall. Radius corner to allow easier access to rear of building
30	Wellingtonia Trees SE43164415	Ecological History	19 th Century	Wellingtonia Trees planted by Grimstons in Springfield Park and gardens. These were introduced into Britain in the mid 1850s and planted widely on English estates as a status symbol.
31	Pavement and kerb from Old Mill Lane west for approx. 30yds. SE43064430 to SE43034430	Archaeology History	19th Century	Unlike most of the rest of the village footpaths which have been tarmacked, this stretch still has paving slabs. They should be preserved as they are in front of listed buildings.
32	Post from Gate into Low Field Old Mill Lane	Agricultural Archaeology	19th Century	Agricultural Gate Post at entrance to low field, Old Mill Lane
33	Gate Post Muddy Lane	Agricultural Archaeology		Agriculture Hinge detail of gate post Muddy Lane
34	Helmsley Farm SE 42137 45179	Agricultural archaeology	Late 17 th century	Stone Gateposts; Late 1780/90s building (NE corner of house and barn)
36	Houses SE 42446 44682	Archaeology History	Early 20th century	Two pairs of semis, Clifford Moor Road. Oral history tells us that these were built using stone from the demolished 'Barracks' ie mill workers cottages in New Mill Lane.
37	Dwarf retaining wall and access steps in pavement, Willow Lane. SE4269644302	Archaeology History		At West side of Willow Lane from High Street to Westfield Lane Remains of steps up from road to (removed) house door. Opposite Green Dragon Cottage. The raised pavement allowed pedestrians to avoid the muddy road before tarmac surfaces were introduced. The stone slabs should be preserved and therefore replaced if damaged.
39	Box Trees side wall, top of Willow Lane. SE42704428	Agricultural	19th century	In Box Trees wall, opposite Bus Stop. This house was a barn belonging to the convent before being converted to a dwelling in the 19th century. The gateposts would have provided an entrance from the west .
40	Outbuildings SE 42683 44266	Archaeology History	19th century	North side of un-named access track from Willow Lane to Nunnery Way.. Wash-house, coalhouse, toilets. Belong to Convent Cottages.
41	Stone Wall with set-in gateposts SE 42712 44235	Architecture History		On South side of Bramham Road. 200m long, Includes baptismal well
41a	Stone Wall with set-in gateposts SE 42692 44192			On North side of Bramham Road opposite baptismal well.
42	Hedge SE 413445	History Ecology	Medieval	This hedge constitutes the boundary between the parishes of Clifford and Bramham. The number and type of trees/bushes in this hedge show that it was planted in the early medieval period .Barberry, a rare and decreasing shrub, grows here.
43	Chapel behind Rosminian House SE 42764420	History Architecture	19 th century	Chapel added in 1880 – vaulted ceiling and mosaics.

the neighbourhood planning process

The steps involved in preparing the Clifford Neighbourhood Plan are outlined in the following diagram and described below. Full details of the prescribed process are set out in the [Neighbourhood Planning \(General\) Regulations 2012](#).

- As the qualifying body, Clifford Parish Council secured approval for the area to be covered by the Clifford Neighbourhood Plan.
- A Steering Group was established to carry out the detailed work of preparing the Plan. This was required to include three Parish Council members plus 4 other members of the community.
- Focus groups were established to investigate specific areas relating to the preparation of the Plan.
- An evidence base of views on Clifford Parish as it is now, and as it should develop, was established via:-
 - a household survey questionnaire delivered to every residence in the parish
 - open days – where individuals could find out more about the Plan and submit their views
 - a survey of organisations – from local voluntary and social organisations within the parish to commercial and statutory bodies operating in, or providing services to, Clifford parish.
 - canvassing local landowners for their views, concerns and aspirations.
 - supporting a survey of (and carried out by) our younger parishioners
 - inviting views from local businesses on their concerns and aspirations.
- Priorities were identified – based on analyses of the evidence base, together with factors such as local authority priorities, the scope and remit of neighbourhood plans, and practicalities of the local environment and economy.
- The focus groups were tasked with researching feasibilities and options pertaining to their individual areas of interest.
- Ongoing consultations were maintained with Leeds City Council, neighbouring parishes, and other relevant bodies.
- Policies were developed which should best deliver the needs and aspirations of the parish as identified in the previous activities. This included work with Leeds City Council and other relevant professional bodies to ensure that these policies did not exceed the neighbourhood planning remit as set out in legislation and regulations.
- A pre-consultation exercise was undertaken to assess the level of community support for the proposed policies. This took the form of a short questionnaire delivered to every household together with an open day event to facilitate wider feedback.
- The policies were refined to incorporate feedback from the pre-consultation exercise, together with input from Leeds City Council and other planning professionals.
- This consultation document was issued in compliance with the formal consultation requirements of Reg. 14 of the Neighbourhood Planning (General) Regulations 2012.
- Responses were made to the feedback received and any appropriate actions taken and updates applied to the Plan prior to its submission to Leeds City Council for their review and publicisation.
- The Clifford Neighbourhood Plan will go forward for external examination and parish referendum once the outcome of this formal consultation has been incorporated.
- If made, the Plan will be reviewed every three years by the Parish Council (or a sub-committee / delegated group) throughout the period it is in effect. These reviews will take into account any changes to circumstance within the parish, as well as any changes in local policies, regulation and statute.



the
Clifford Neighbourhood Plan
has been developed by the volunteers of the
Clifford Neighbourhood Plan Community Group
established for this purpose by
Clifford Parish Council
<http://www.clifford-pc.org.uk/>

