



**LANCASTER
CITY COUNCIL**

Promoting City, Coast & Countryside

INDIVIDUAL CABINET MEMBER AND OFFICER DELEGATED DECISION

THURSDAY, 11 NOVEMBER 2021

Please find enclosed the Decision Notice in connection with the following:

ICMD12. ALDCLIFFE WITH STODDAY NEIGHBOURHOOD PLAN (Pages 2 - 82)

Please note that this is subject to call-in.

Queries regarding this document

Please contact Liz Bateson, Democratic Services - email ebateson@lancaster.gov.uk.

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Town Hall,
Dalton Square,
Lancaster,
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Published on THURSDAY, 11 NOVEMBER 2021



Promoting City, Coast & Countryside

**EXECUTIVE DECISIONS TAKEN BY CABINET PORTFOLIO HOLDER OR DELEGATED OFFICER
NOTICE OF DECISION**

TITLE OF DECISION: ENDORISING THE CITY COUNCIL RESPONSE TO THE ALDCLIFFE WITH STODDAY NEIGHBOURHOOD PLAN			
NAME OF DECISION TAKER:	COUNCILLOR DOWDING		
POSITION AND RESPONSIBILITY HELD:	PORTFOLIO HOLDER FOR STRATEGIC PLANNING AND PLACE MAKING		
CONTACT OFFICER:	FIONA CLARK		
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Details of Decision: To endorse the content of the City Council response to the Aldcliffe with Stodday Neighbourhood Plan, as set out in Appendix A of the Report. Submit the response to the plan in order to inform the independent examination into the content of the plan, which is expected to place over the coming months.			
Reasons for the decision: Aldcliffe with Stodday Neighbourhood Plan Group are undertaking a consultation on the draft Neighbourhood Plan. Given it is the duty of the City Council to provide advice and guidance to neighbourhood plan groups in order to give them the best opportunity of preparing a plan which will be found sound at examination, it is considered important that a response is provided so that any issues can be adequately considered by the independent examiner.			
IS THE DECISION URGENT NO BUT A PROMPT DECISION IS REQUIRED AS THE COUNCIL MUST RESPOND TO THE ALDCLIFFE WITH STODDAY NEIGHBOURHOOD PLAN CONSULTATION WITHIN A LIMITED SIX WEEK TIME PERIOD.			
I can confirm that this decision is urgent as any delay likely to be caused by the Call-in process would seriously prejudice the Council's or the public's interests and therefore is not subject to Call-in. The Chair of the Overview and Scrutiny Committee has been consulted. I hereby agree both that the decision proposed is reasonable, in all the circumstances, and to it being treated as a matter of urgency. Signed : N/A Chief Executive			
I confirm that I have taken account of the options proposed by officers, the various implications set out in the report and the comments of the Monitoring and Section 151 Officers and am authorising the decision as set out above.			
SIGNATURE OF DECISION TAKER:	Cllr Gina Dowding		
DATE:	10.11.2021		
<i>THIS SECTION TO BE COMPLETED BY DEMOCRATIC SERVICES</i>			REF NO. ICMD12
DATE DECISION TAKEN:	10.11.2021	DATE RECEIVED BY DEMOCRATIC SERVICES:	05.11.2021
DATE DECISION PUBLISHED:	11.11.2021	IMPLEMENTATION DATE (publication day + 5 working days):	19.11.2021

CABINET

Individual Cabinet Member Decision (Councillor Dowding)

Report of Director for Economic Growth & Regeneration

PURPOSE OF REPORT			
To request endorsement of the City Council's response to the Aldcliffe with Stodday Neighbourhood Plan.			
Key Decision	<input type="checkbox"/>	Non-Key Decision	<input checked="" type="checkbox"/> Referral from Cabinet Member
Date of notice of forthcoming key decision	N/A		
This report is public			

RECOMMENDATION OF THE DIRECTOR OF ECONOMIC GROWTH & REGENERATION

- (1) To endorse the content of the City Council's response to the Aldcliffe with Stodday Neighbourhood Plan, as set out in Appendix A of this Report.
- (2) Submit the response to the plan in order to inform the independent examination into the content of the plan, which is expected to place over the coming months

1.0 INTRODUCTION

- 1.1 Neighbourhood planning is promoted via the 2011 Localism Act as a method for communities to address planning matters at a very local level through the preparation of a neighbourhood plan. Such a plan can allow the community to plan positively for future growth allowing them to identify how and where new development should be promoted and tackle a range of planning issues which are pertinent to their area.
- 1.2 The preparation of a neighbourhood plan involves consultation with the local community and a range of other stakeholders, examination by an independent examiner to test its soundness and robustness and finally needs to be ratified by a local referendum.
- 1.3 Once completed, a neighbourhood plan becomes part of the local development plan for the district and is a material consideration in the decision-making process.

2.0 BACKGROUND

- 2.1 Aldcliffe with Stodday is one of ten areas within the district which have been designated for the purposes of Neighbourhood Planning. This designation was proposed by the Parish Council in August 2018 and subsequently approved by Lancaster City Council (City Council) in December 2018.
- 2.2 Since the point of designation Aldcliffe with Stodday Parish Council (Parish Council) have been working on the preparation of a Neighbourhood Plan for their area which seeks to tackle a range of planning issues. The Parish Council have been assisted by an external planning consultations that have provided planning support and advice in the preparation of their Neighbourhood Plan.
- 2.3 The Council, as part of the Neighbourhood Plan Protocol, offers assistance and support to Neighbourhood Plan groups. In relation to Aldcliffe with Stodday, meetings and email/information exchanges have taken place since the area designation to assist with the preparation of the plan.
- 2.4 In January 2021 the Parish Council published a draft neighbourhood plan for consultation in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.
- 2.5 The City Council prepared an informal response to the draft plan which set the need for clarification with regard to sustainable building requirements and concerns with regard to the consideration of the impact on viability. The intention of the response was to provide the Parish Council with the opportunity to address these concerns as they sought to finalise their Neighbourhood Plan.
- 2.6 The Parish Council has now finalised their neighbourhood plan and have submitted their completed plan to the City Council in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012. Now, under Regulation 16, the City Council is required to formally consult on the content of the neighbourhood plan with all interested parties and stakeholders.
- 2.7 Consultation began on the neighbourhood plan on Friday 15 October 2021 and will last for a 6 week period, concluding on Friday 26 November 2021. As part of the consultation process the City Council will provide a response in relation to how the Neighbourhood Plan addresses the basic conditions for neighbourhood planning. The basic conditions include:
 - a. Have regard to national planning policy;
 - b. Have regard to preserving listed buildings or their settings;
 - c. Have regard to preserving and enhancing conservation areas;
 - d. That the Plan contributes towards sustainable development;
 - e. That the Plan is in general conformity with the strategic policies contained within the district-wide local plan; and
 - f. That the plan does not breach EU Obligations.

3.0 SUMMARY OF THE RESPONSE

- 3.1 The Neighbourhood Plan is considered to provide a robust and appropriate response to planning matters in accordance with national and local plan policies. The Neighbourhood Plan policies build upon those within the Local Plan and reflect the designation of the settlements within the Parish, as rural villages in the 'Settlement Hierarchy' contained in policy SP2 of the Strategic Policies and Land Allocations DPD. The Neighbourhood Plan supports small scale development where this will enhance the vitality of and meets the needs of the community thus contributing to sustainable development and conforming with the strategic policies within the Local Plan.
- 3.2 The Parish includes areas of international significance for the natural environment. The Neighbourhood Plan includes policies which seek to conserve and enhance these areas in conformity with national and local policies. Policies also address the historic environment.
- 3.3 Policies support walking and cycling, encourage the use of sustainable design, community energy schemes construction to promote sustainable development. The policy is neither prescriptive nor onerous therefore will not adversely affect viability. It is however recommended that policy AS7 is re-phased to ensure that the policy does not compromise further sustainable design requirements in the proposed Climate Emergency Local Plan Review.

4.0 OPTIONS AND OPTIONS ANALYSIS (including Risk Assessment)

- 4.1 The City Council have the option to provide comments highlighting concerns over the robustness and soundness of the plan at this stage, or to provide no comment and allow the plan to progress to examination where these issues may or may not be addressed by the independent examiner.
- 4.2 Should the Council not provide a response to the plan then there is no doubt that the examiner will request the Council to clarify their position on the plan as part of the examination process. There is a risk that should the Council fail to set out their position prior to the examination that any issues and concerns are not fully addressed and the Council will be left to make use of a neighbourhood plan which is not fully fit for purpose in terms of determining future development and planning applications.
- 4.2 Given it is the duty of the City Council to provide advice and guidance to neighbourhood plan groups in order to give them the best opportunity of preparing a plan which will be found sound at examination, it is considered important that a response is provided so that any issues can be adequately considered by the independent examiner.

5. CONCLUSIONS

- 5.1 It is hoped that the response to the Aldcliffe with Stodday Neighbourhood Plan will ensure that any outstanding matters of concern can be fully considered by the independent examiner and satisfactorily addressed.

RELATIONSHIP TO POLICY FRAMEWORK

Neighbourhood Planning contributes to the Council's corporate plan priorities, in particular, sustainable economic growth.

Once adopted, neighbourhood plans will form part of the Council's Lancaster District Local Plan.

CONCLUSION OF IMPACT ASSESSMENT

(including Health & Safety, Equality & Diversity, Human Rights, Community Safety, HR, Sustainability and Rural Proofing)

A neighbourhood plan will directly impact local communities. However, this impact will be subject to the plan's focus e.g. housing, local facilities, open space etc. Equality and diversity and sustainability impact assessments will be required as part of the neighbourhood plan development process.

Neighbourhood planning provides rural communities with an opportunity to shape future development in their area, as well as helping to protect and conserve their heritage and environment (in line with the District's Local Plan and national planning policy guidance).

LEGAL IMPLICATIONS

The Council's Legal duties are set out within the body of this Report and within the relevant sections of the Localism Act 2011.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the request to endorse the content of the City Council response to the Aldcliffe with Stodday Neighbourhood Plan. Any implications arising from the progressing of the neighbourhood plan will be as previously reported at application stage.

OTHER RESOURCE IMPLICATIONS

Human Resources:

Officer support has been put in place for neighbourhood planning, however, this may need to be re-considered if demand increases.

Information Services:

None.

Property:

None.

Open Spaces:

None.

SECTION 151 OFFICER'S COMMENTS

The s151 Officer has been consulted and has no comments to add

MONITORING OFFICER'S COMMENTS

The Monitoring Officer has been consulted and has no further comments.

BACKGROUND PAPERS

City Council Response to the draft Aldcliffe with Stodday Neighbourhood Plan (Regulation 15).

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Aldcliffe with Stodday Neighbourhood Development Plan 2021 - 2031

Submission Plan



Aldcliffe with Stodday NDP Steering Group
On behalf of the Parish Council
With assistance from

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Foreword

Welcome to the Submission version of the Neighbourhood Development Plan (NDP) for Aldcliffe with Stodday Parish and Neighbourhood area.

The NDP has been prepared by the NDP Steering Group of local residents and Parish Councillors on behalf of the Parish Council. The NDP has been updated and amended, taking into consideration the responses to the Regulation 14 public consultation which took place in early 2021. It sets out a range of planning policies which we hope are locally relevant, and which reflect residents' and stakeholders' priorities to protect and enhance our beautiful and internationally important environment.

The NDP has been prepared during a time of unprecedented, extraordinary and rapid change, locally and globally. There is increased awareness of the climate emergency and the need for plans to promote more sustainable development which minimises resource consumption and carbon emissions and is climate resilient. Our natural environment and biodiversity are under pressure, with development, intensification of land use and climate change all contributing to significant loss of habitats and species.

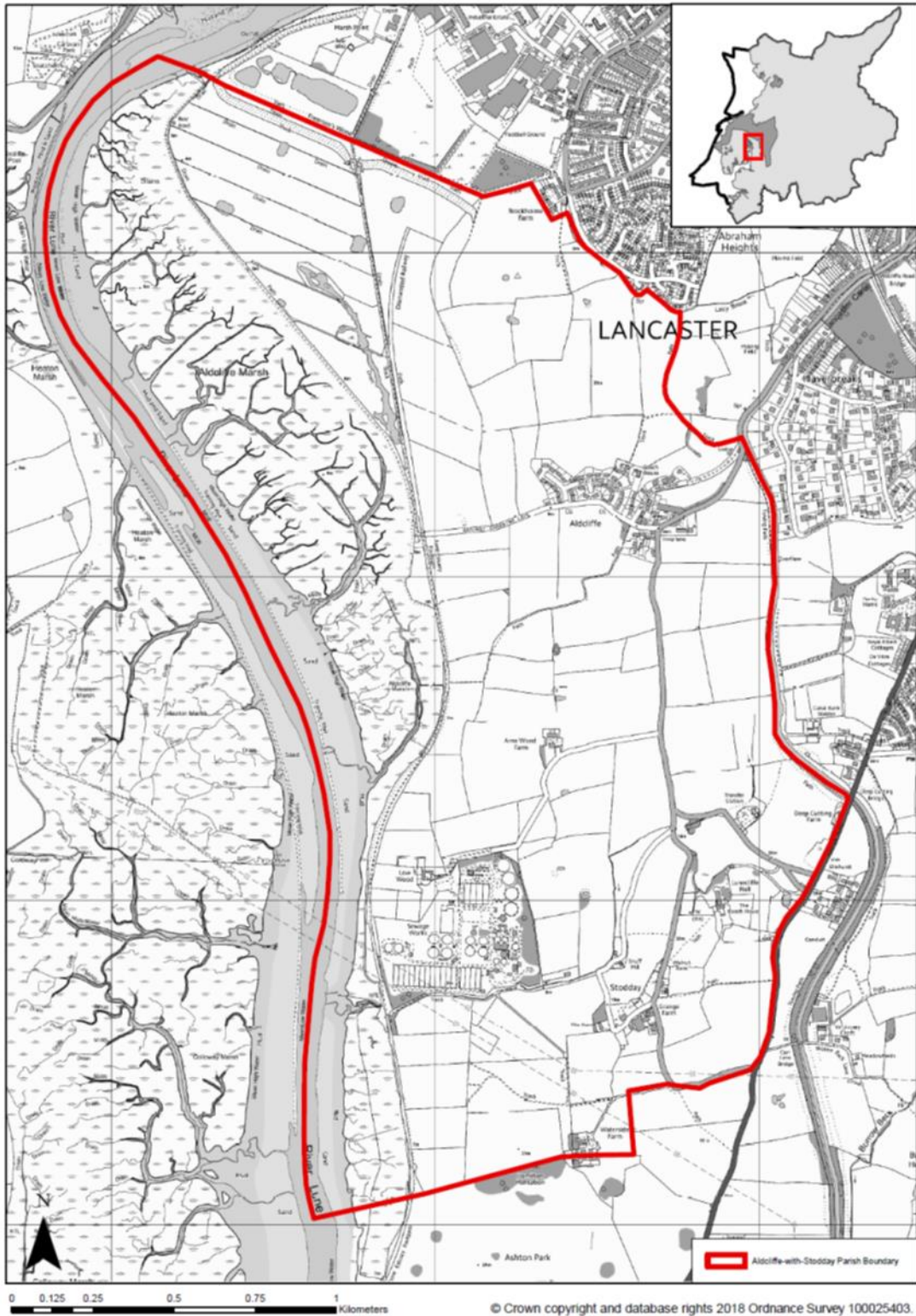
In addition, the Covid-19 pandemic has led to new ways of thinking about our homes, working and leisure environments, and highlighted the importance of our Parish to the wider Lancaster community. During the Covid-19 Lockdown car journeys were limited to essential trips only, and with the dramatically reduced vehicle movements, the lanes in the Parish were flooded with walkers, cyclists and horse riders, as the area was used for exercise and recreation. Large wildlife, such as deer also became more visible in the fields of the Parish. All these issues, as well as many others, have implications and challenges for planning decisions and development in our Parish.

Thank you for taking the time to read the document. I hope you find it interesting.

Nick Webster, Chair of the Parish Council

September 2021

Map 1: Aldcliffe with Stodday Parish and Designated Neighbourhood Area



1.0 What is a Neighbourhood Development Plan?

- 1.1 Neighbourhood Development Plans (NDPs) were introduced through the Localism Act 2011 to give local people a greater say in planning decisions that affect their area. NDPs are neighbourhood level planning policy documents with policies designed to reflect the needs and priorities of local communities.
- 1.2 NDPs can identify where development should take place and set out design principles so that buildings respond positively to local character. They can also be used to protect important facilities, historic buildings, the natural environment and open spaces. They are an important part of our planning system because planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. Made (adopted) NDPs are part of the local statutory development plan for their area.
- 1.3 NDPs cannot be prepared in isolation. They have to be ‘in general conformity’ with local strategic planning policies; for Aldcliffe with Stodday these are the policies set out in the **Local Plan for Lancaster District 2011-2031 Part One: Strategic Policies and Land Allocations DPD Adoption Version, July 2020**. Policies in the **Local Plan for Lancaster District 2011-2031 Part Two: Review of the Development Management DPD Adoption Version, July 2020** also apply. Both DPDs were adopted on 29th July 2020. Following the declaration of a climate emergency by Lancaster City Council in January 2019, the Local Plan is undergoing an immediate review to ensure that policies are given further consideration in relation to climate change. The Aldcliffe with Stodday NDP has a strong emphasis on sustainability and recognises the need for the Parish to play its part in addressing climate change.
- 1.4 NDP Policies also have to have regard to national planning policy, as set out in the National Planning Policy Framework (NPPF)¹ which was revised on 20th July 2021, National Planning Practice Guidance², and other Government advice and documents.
- 1.5 All the Neighbourhood Development Plan planning policies have to be underpinned by a clear and robust evidence base of technical resources and should be shaped through public consultation and engagement. Overall, the Plan has to meet a set of ‘basic conditions’ set out in national guidance.
- 1.6 Preparing an NDP is a complex and lengthy process with a number of stages set in Government regulations³.

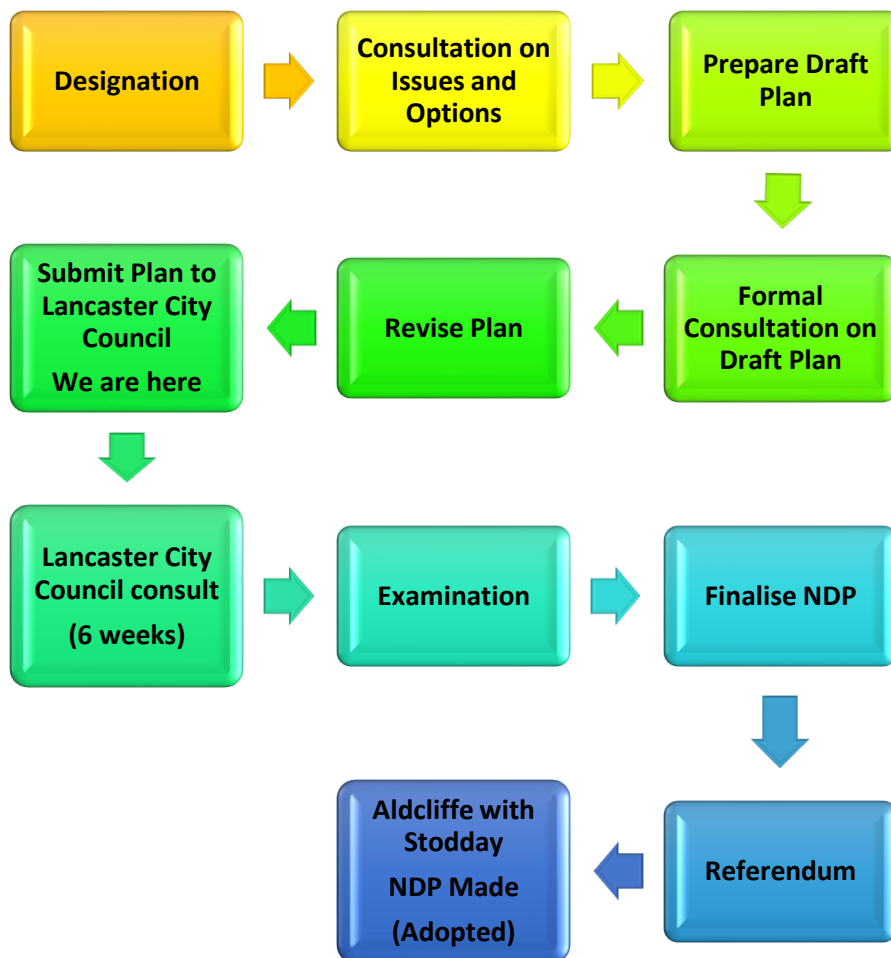
¹ See <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² For NDPs, see <https://www.gov.uk/guidance/neighbourhood-planning--2>

³ The Neighbourhood Planning (General) Regulations 2012, as amended - see <http://www.legislation.gov.uk/ukxi/2012/637/contents/made>

- 1.7 Following a further 6 weeks public consultation, the Plan will be examined by an independent examiner, who is likely to recommend further changes before the Plan is subjected to a local Referendum within the Parish.
- 1.8 If there is a majority Yes vote (50% of turnout + 1), the Plan will be made by Lancaster City Council and used to help determine planning applications alongside Lancaster’s planning policies and national policies.
- 1.9 This process is set out in Figure 1.

Figure 1 Aldcliffe with Stodday NDP Process



- 1.10 There are therefore several stages of public consultation and engagement throughout the process, and the Neighbourhood Plan can only be made if, at the very end, local people support it.
- 1.11 We hope to achieve all this and have a Plan in place by early 2022.

2.0 An NDP for Aldcliffe with Stodday

- 2.1 Aldcliffe with Stodday Parish Council applied to Lancaster City Council for designation as a neighbourhood area on 7th August 2018 and Lancaster City Council formally accepted the Aldcliffe with Stodday Neighbourhood Plan Area Designation on 10th December 2018. The designated neighbourhood area is shown on Map 1 and is the same as the Parish boundary. This is the area where the NDP planning policies will apply.
- 2.2 Following an open discussion at a Parish Council meeting in September 2018 a Steering Group of Parish Councillors and interested local residents was set up to oversee the preparation of the NDP. The first meeting of the Steering Group was held in January 2019 and regular (generally monthly) working meetings have been held to progress the Plan. During the Covid-19 Pandemic these meetings were held online. The Group reported on progress at Parish Council meetings which are open and accessible to all, and Steering Group members made themselves publicly available at publicised, home based consultation events during the Issues and Options consultation.
- 2.3 As the Parish Council is the "qualifying body" ie legally responsible for the preparation of the NDP, the Steering Group can only make recommendations and all key decisions will need to be referred to the Parish Council for approval. In practice this is likely to happen when NDP documents are approved for consultation and then for submission to Lancaster City Council.
- 2.4 To help underpin the NDP, a Housing Needs Assessment report was commissioned from AECOM under the Locality Technical Support Programme, and published in December 2019. A local housing needs survey was carried out by the NDP Steering Group in November 2019, and two ecology reports were produced in November 2018 and June 2019. Design Guidelines were prepared by AECOM under the Locality Technical Support Programme in Summer / Autumn 2020. Various other technical evidence base documents prepared to support the Local Plan for Lancaster District also form part of the NDP technical evidence base.
- 2.5 The Aldcliffe with Stodday Draft NDP was prepared taking into careful consideration the responses to the public consultation on Issues and Options from 21st February 2020 until 3rd April 2020 (see 'Issues and Options Response Analysis – May 2020').
- 2.6 The Draft Plan was published for formal public consultation (Regulation 14) for over 6 weeks from Monday 25th January 2021 until 5pm Friday 12th March 2021. Due to Covid-19 restrictions the Parish Council did not hold any face to face drop in events. An online discussion event was arranged for Tuesday 23rd February 2021 at 8.00pm with consultees invited to contact the Clerk to the

Parish Council to arrange attendance. There were no requests however and the event was cancelled.

- 2.7 In addition consultees were offered a telephone call from a member of the Steering Group, by arrangement with the Clerk.
- 2.8 All households received a printed copy of the Draft Plan, with a response form and a notice about the consultation. Statutory consultees and other local organisations were notified by email. All documents and an online response form were provided on the NDP pages of the Parish Council website. Additional hard copies were available on request from the Parish Clerk. Responses were invited by using the online response form, by email or post or by hand delivery to the home addresses of several members of the NDP Steering Group.
- 2.9 Further information about the consultation process, the responses and how these have been considered and used to inform changes to the NDP are provided in the accompanying Consultation Statement.

3.0 A Portrait of Aldcliffe with Stodday Parish

- 3.1 Aldcliffe with Stodday is a rural parish located to the west of the City of Lancaster within the local authority area of Lancaster District Council. It lies between the banks and salt marshes of the River Lune to the west and the Lancaster Canal and edge of the urban area to the east. Most of the Parish is made up of “green infrastructure” as defined in within Policy DM 43 of The Local Plan (2020), principally fields used for grazing or crop growing, with some woodland areas, paths and the two green corridors of the Lancaster Canal and the Lune Estuary. The Parish is separated from the urban centre of Lancaster by a 'chain of open spaces' (Policy SC4 Green Space Networks, Local Plan 2020) and is bounded by further chains of green space on the other three sides.
- 3.2 Currently there are 222 people on the Electoral Roll who mainly live in two small settlements in the Parish: Aldcliffe and Stodday. These two settlements are approximately one mile apart from each other with only a very small number of scattered properties in between. Aldcliffe is the larger settlement. The hamlet comprises a few older cottages off Aldcliffe Road on the approach to the hamlet, and some more recent (1970s - 2010s) housing estates to the west and north of Aldcliffe Road and Aldcliffe Hall Lane. Stodday is a small hamlet with several traditional cottages clustered around Stodday Lane and Walnut Bank Lane. There are three listed buildings in the Parish, all Grade II; East Lodge to the former Aldcliffe Hall, 1-5 Aldcliffe Village and Lunecliffe Hall (see Appendix 3).



Village Well and Pump, Stodday

- 3.3 There is a large sewage works (WwTW) to the west of Stodday treating waste water from Lancaster and the surrounding area and managed by United Utilities. In recent years this has been subject to significant development in order to modernise treatments and to increase capacity. Operation is largely automatic and therefore employee numbers are relatively low. This type of infrastructure development is outside the remit of the NDP.
- 3.4 In the south of the Parish two solar farms have been constructed and there is a series of pylons and power lines which cross the marsh and farmland.
- 3.5 Around the settlements the landscape is rural in character and is comprised of the rolling topography of low coastal drumlins to the east and open coastal marshes to the west around the Lune estuary. There are a few additional scattered farms and cottages.
- 3.6 The area has an important recreational function for residents of nearby Lancaster City and local people as well as visitors from further afield such as those using the long distance walking and cycling routes. The Lune Estuary footpath and cycle route cross the area north/south linking the area to the Sustrans national cycle network (Route 6) and the Lancaster Canal and towpath link the east of the Parish to the city centre.
- 3.7 Bus services are limited. There is a route along Ashton Road (Route 89) linking Lancaster to Knott End.
- 3.8 Aldcliffe Road, linking Stodday and Aldcliffe, is a largely single track lane with no pavement and infrequent informal passing places. This is used by commuters as a means of avoiding the A588 (Ashton Road) in and out of Lancaster, particularly when the latter is congested. Aldcliffe Road, Arna Wood Lane, Lunecliffe Road and Snuff Mill Lane are also used by large local commercial traffic (eg serving local farms and the WWTW). There are also

problems with HGVs being misdirected by Satnav systems onto the unsuitable local road network.

- 3.9 There are concerns locally (and noted in the responses to the Regulation 14 public consultation) about the potential impact on the Parish and road network of the proposed Bailrigg Garden Village (see Policy SG1: Lancaster South Broad Location for Growth including Bailrigg Garden Village, in the Local Plan for Lancaster District – Part One: Strategic Policies and Land Allocations DPD). Development in this area will include the delivery of at least 3,500 new homes, of which 1,205 new homes will be built during this plan period and the remainder to follow through future plan periods, as well as a range of employment and commercial opportunities to attract business, investment and jobs into the district. The area identified on the Strategic Policies and Land Allocations Policies Map Inset 1 - Main Urban Area, lies immediately to the south east of the Parish and adjoins part of the NDP area boundary.
- 3.10 The Parish includes areas of international significance for wildlife. These areas include part of the Morecambe Bay Estuary Ramsar Site, Morecambe Bay Special Area of Conservation (SAC) and Morecambe Bay and Duddon Estuary SPA (Special Protected Area). The area also includes part of the Lune Estuary Site of Special Scientific Interest (SSSI).
- 3.11 There is mixed farming in the area. The emphasis is on grazing land for sheep and cattle but grass is grown as fodder for animals raised elsewhere. There have been recent increases in arable farming (wheat and barley) and in the use of land for equine purposes (paddocks and grazing).
- 3.12 It is thought that the majority of residents of working age are employed locally although evidence from the Housing Needs Assessment suggests a significant proportion of residents are retired.
- 3.13 The Parish has no provision of services such as shops, community centres, schools, or churches. These all need to be accessed in Lancaster or beyond. For the most part car access is essential to enable this.

4.0 Vision and Objectives

- 4.1 An NDP is required to have a Vision and Objectives. Our Vision and Objectives for Aldcliffe with Stodday NDP have been revised slightly following the Issues and Options consultation and are set out below:

Vision

The Parish of Aldcliffe with Stodday will continue to be a distinct community, with the character of the Parish conserved for both the benefit of local residents, but also the pleasure of visitors, who come to the area to enjoy the

Parish's rural character. Any development to the Parish will be sympathetic to this, and will be for the benefit of local Parishioners ensuring that their changing accommodation needs are met.

- 4.2 To support this aim specific objectives are outlined below. They are in no particular order of priority, each having equal weighting when any development within the Parish is to be considered.

Objectives

Objective 1: To protect areas of wildlife and areas of local landscape significance.

This will be delivered through NDP Policies AS1 and AS3.

Objective 2: To support improved accessibility and health and wellbeing for all by protecting and improving existing networks and promoting the users' hierarchy whereby pedestrians, cyclists and horse riders are prioritised, and conflicts between user groups are minimised, recognising the Parish's role as an important area for informal recreation.

This will be delivered through NDP Policy AS2.

Objective 3: To consider appropriate small scale housing development to meet local needs, ensuring it is sensitive to the local built and landscape context and size of settlement, and with associated improvements in community facilities and infrastructure.

This will be delivered through NDP Policies AS3, AS4, AS5 and Actions for the Parish Council and Community Aspirations.

Objective 4: To seek improvements in community facilities.

This will be delivered through Actions for the Parish Council and Community Aspirations.

Objective 5: To support improvements in local infrastructure provision.

This will be delivered through NDP Policies AS5 and AS6.

Objective 6: To promote sustainable design and energy conservation in new housing and other buildings.

This will be delivered through NDP Policies AS6, AS7 and AS8.

Objective 7: To work in partnership with local and national businesses to help ensure future investment and development are sensitive and appropriate to the many natural and built heritage assets of the Parish.

This will be delivered through all NDP Policies and actions for the Parish Council.

- 4.3 The NDP also includes actions for the Parish Council and Community Aspirations to address non planning matters such as traffic management and improvements to community facilities.

Introduction to the Planning Policies



From Willow Lane, looking south to a drumlin

An NDP has the same legal status as the Local Plan once it has been agreed at a referendum and is made (brought into legal force) by the local planning authority. At this point it becomes part of the statutory development plan⁴ for the Neighbourhood Area. Applications for planning permission are determined in accordance with the development plan, unless material considerations indicate otherwise.

This section sets out the NDP Planning Policies. The evidence and rationale behind each Policy is set out in the supporting text. More detailed technical information is set out in the supporting document, 'Aldcliffe with Stodday NDP 2020 - 2031 Technical Evidence Base Document, 2020' which is provided on the NDP website (<https://aldcliffewithstoddaypc.org/>).

The NDP policies are necessarily wide ranging in their scope, and taken together, should help to deliver sustainable development within the Parish of Aldcliffe with Stodday.

⁴ **Development Plan:** Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood Plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made. (NPPF Glossary).

5.0 Balancing Conservation and Accessibility

Protecting the Natural Environment



Mudflats, Lune Estuary SSSI

Morecambe Bay and Lune Estuary

- 5.1. The Parish of Aldcliffe with Stodday includes several internationally and nationally important areas of wildlife, set within two areas of distinctive landscape character. Part of the Morecambe Bay Estuary Ramsar Site, Morecambe Bay Special Area of Conservation (SAC) and Morecambe Bay and Duddon Estuary Special Protected Area (SPA) lie within the neighbourhood area. The area also includes part of the Lune Estuary Site of Special Scientific Interest (SSSI). These are shown on Map 2: Environmental Designations.
- 5.2 The marsh is tidal with some high spring tides covering it right up to the multi-use estuary path. At low tide the high levels of the marsh are covered in saltmarsh grass with a number of other grasses and rushes in the drier intertidal areas. The area supports a wide variety of wading and other birds, many of which are migratory, as well as birds of prey. In spring, thrift adds a carpet of pink in places and later sea lavender adds colour to the green that covers much of the mud.



Aldcliffe Marsh

Fairfield Association Nature Reserve

- 5.3 The north eastern boundary of the Neighbourhood Area runs through the Fairfield Association Nature Reserve (a proposed Local Nature Reserve). The Fairfield Association leases the nature reserve from Lancaster City Council. The area comprises wetland grazing, important for wetland birds and also arable and woodland areas which are important for attracting other wildlife, in particular farmland birds and newts.

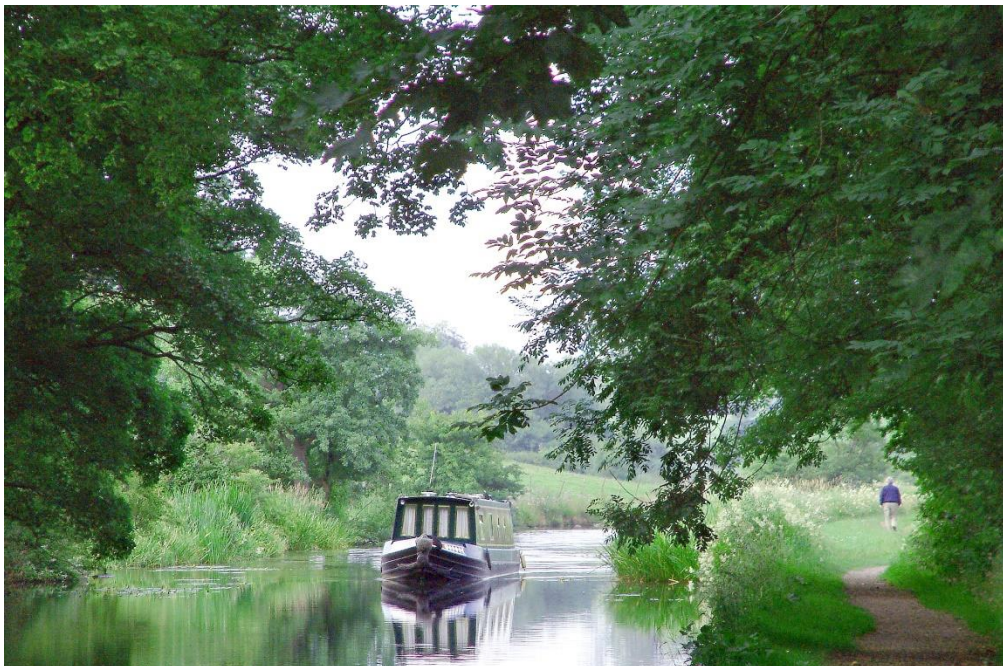


Fairfield Association Nature Reserve

Lancaster Canal

- 5.4 A section of the Lancaster Canal Biological Heritage Site falls within the eastern boundary of the Neighbourhood Area. Ecological Surveys were undertaken in 2018 and 2019 (see Appendix 1) to ascertain what range of flora and fauna can be found on the site between Aldcliffe Hall East Lodge and the start of Deep Cutting at bridge 94 Ashton Lane. In addition to a range of plant species, dragonflies and damselflies dart or hover in the summer months around the Canal, along with bees, wasps, hover flies and ladybirds, flies and beetles which provide food for birds. Butterflies (orange tip, speckle wood, and small white) were all recorded in the Spring ecology survey. Later in the year painted lady, peacock, red admiral, common blue and meadow brown were observed.
- 5.5 The Ecological Survey Report Summary sets out that 'As the initial survey highlighted there is a mosaic of different species that help create a number of different wildlife habitats. Although this diversity is currently good there are areas that could be improved further with some simple environmental management.' Suggestions for improvements include to 'cut back along the fence line once every few years to encourage new growth. This should be done at the end of September/October. Small improvements could be made such as changing the time and frequency of when the grass is cut, and adding wildflower seed. Removal of Butterbur on the corner (see plate 3) and adding wildflower seed. However any changes made would have to be approved through the Canal & River Trust Environmental Team.'

Photo of



Narrowboat entering Aldcliffe Cutting looking south

The Wider Parish

- 5.6 Most houses in the Parish have mature gardens – some quite extensive – and many have trees. Between these groups of houses there are small fields bordered by hedgerows, stone walls or fences. Most of the agricultural land is used for grazing for sheep and some cattle or is used to grow fodder crops. Some fields are turned over to wheat in some years and some are now used as solar farms.

Gardens, Woods and Hedgerows

- 5.7 The hedgerows are a mixture of sycamore, elder, brambles as well as hawthorn, blackthorn and beech with occasional dog roses and honeysuckle. The footpaths enjoy displays of celandine, greater stitchwort, bluebells, cow parsley and red campions in the spring. The Parish supports a wide variety of garden and woodland birds, and birds of prey including kestrels and owls.

- 5.8 Many of the trees along Aldcliffe Hall Drive – beech, oak, horse-chestnut, lime – are over 190 years old having been planted when the Drive was laid out and the East Lodge built in 1827. The trees provide a wildlife corridor supporting insects, birds and bats.



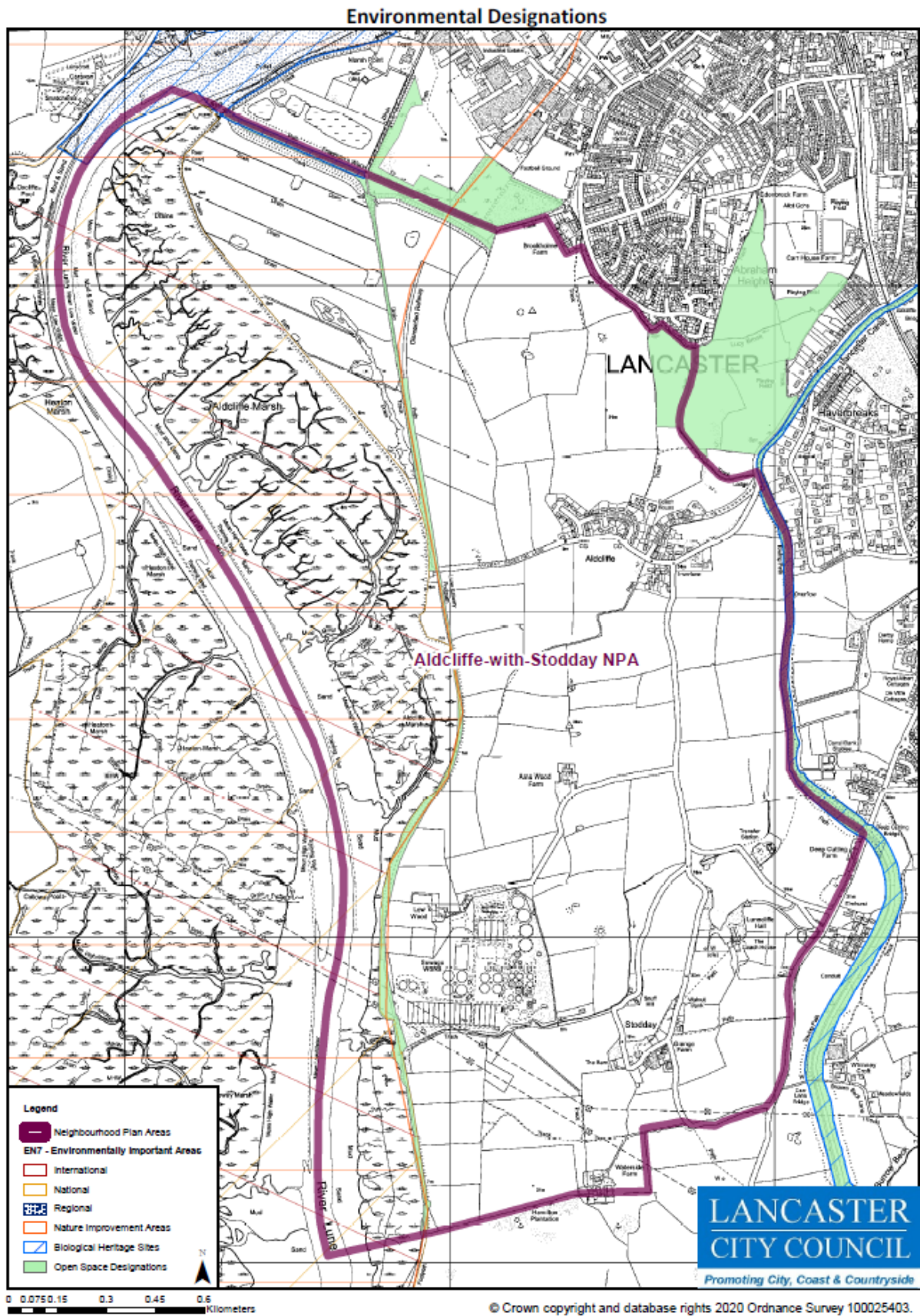
Planning Policy Context

- 5.9 Designated sites are protected by national and Lancaster City Council level planning policies and other legislation.
- 5.10 NPPF paragraph 174 advises that 'Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.' Paragraph 180 d) advises 'development whose primary objective is to conserve or enhance biodiversity

should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.'

- 5.11 Relevant Lancaster City Council planning policies include Local Plan for Lancaster District Part One: Strategic Policies, Policy SP8: Protecting the Natural Environment which sets out that 'Lancaster district contains important landscapes, species and habitats that are valued features of the natural environment. The Council recognises the importance of biodiversity and geodiversity, and has prepared a Local Plan that will seek to protect sites of recognised importance; it will also seek to protect areas of land that are functionally linked to areas which are of International and / or National importance.' Policy EN7: Environmentally Important Areas identifies designated sites of International, National and Regional environmental importance and protects them from development proposals that have a detrimental impact on their designation. Local Plan for Lancaster District Part Two: Review of the Development Management DPD Policy DM44: The Protection and Enhancement of Biodiversity sets out that 'Development proposals should protect and enhance biodiversity and/or geodiversity, to minimise both direct and indirect impacts. There should, as a principle, be a net gain of biodiversity assets wherever possible.'

Map 2: Environmental Designations



- 5.12 In the Issues and Options consultation, there was a high level of support for an NDP policy requiring new development to protect and enhance local wildlife and habitats in the Parish. 96% of respondents agreed that the NDP should include such a policy.
- 5.13 The Parish Council commissioned AECOM under the Locality Technical Support Programme to prepare Design Guidelines to inform a policy on Sustainable Design. The Design Guidelines include guidance for trees and planting to promote biodiversity, use of green roofs and living walls, and mitigation of impacts from loss of countryside, wildlife and the natural environment.
- 5.14 Development that adopts a biodiversity net gain approach seeks to make its impact on the environment positive, delivering improvements through habitat creation or enhancement after avoiding or mitigating harm, and demonstrating this measurable gain through use of the Defra biodiversity metric.⁵ NDP Policy AS1 requires development to protect and enhance local biodiversity, and sets out how a net gain could be achieved. Opportunities for biodiversity net gain through off-site contributions should be sought in line with discussions with the Parish Council. There is also a need to consider and ensure the cumulative impacts of development to conserve and enhance the natural environment as set out in Policy AS1.

Policy AS1: Conserving and Enhancing Local Biodiversity

Development proposals should conserve or enhance biodiversity in the Neighbourhood Area, and opportunities to incorporate biodiversity improvements are encouraged.

All developments should mitigate any impacts from the loss of countryside, wildlife and the natural environment. As part of mitigation measures, designs should give consideration to the need to minimise disturbance to wildlife from noise and light pollution.

As a principle, there should be a measurable net gain enhancement of biodiversity assets wherever possible, with an aim of achieving a biodiversity net gain of 10% as a minimum requirement and increased to attain maximum possible biodiversity outcome. Biodiversity net gain should be provided on site, unless it is not technically possible, in which case off-site contributions would be sought. The developer will be responsible for maintaining and ensuring the net gain over 30 years.

⁵ See Defra, 'Net gain Summary of responses and government response,' July 2019
<https://www.gov.uk/government/consultations/biodiversity-net-gain-updating-planning-requirements>

A biodiversity net gain could be achieved through development by:

1. Managing any habitats retained within the development site to improve quality. This could be done, through for example, by
 - i. Retaining mature trees and using traditional local species in landscaping schemes including tree planting;
 - ii. Improving existing hedgerows where they are retained as boundary treatments, and where fences are used on boundaries, incorporating gaps so hedgehogs can pass through;
 - iii. Using green roofs and / or living walls;
 - iv. Re-naturalising water courses and retaining any ponds; and
 - v. Incorporating swift bricks and bat boxes in buildings.
2. Securing local off-site habitat management to provide an overall benefit. In particular, contributions will be sought for the following:
 - i. Supporting biodiversity enhancement in Morecambe Bay / Lune Estuary;
 - ii. Improvements to the Fauna Local Nature Reserve in line with the management plan which aims to provide a diversified range of habitats including herb-rich hay meadow, wet pasture and rushy areas, water features and restored and species-diverse hedges;
 - iii. Improvements to the Lancaster Canal Biological Heritage Site including grass cutting and adding wildflower seeds;
 - iv. Improvements to verges and hedgerows and maintenance of wildlife corridors as set out in Appendix 2.
3. A combination of the above.

Promoting Accessibility, Health and Wellbeing



Cyclists using the Lune Estuary multi-use path

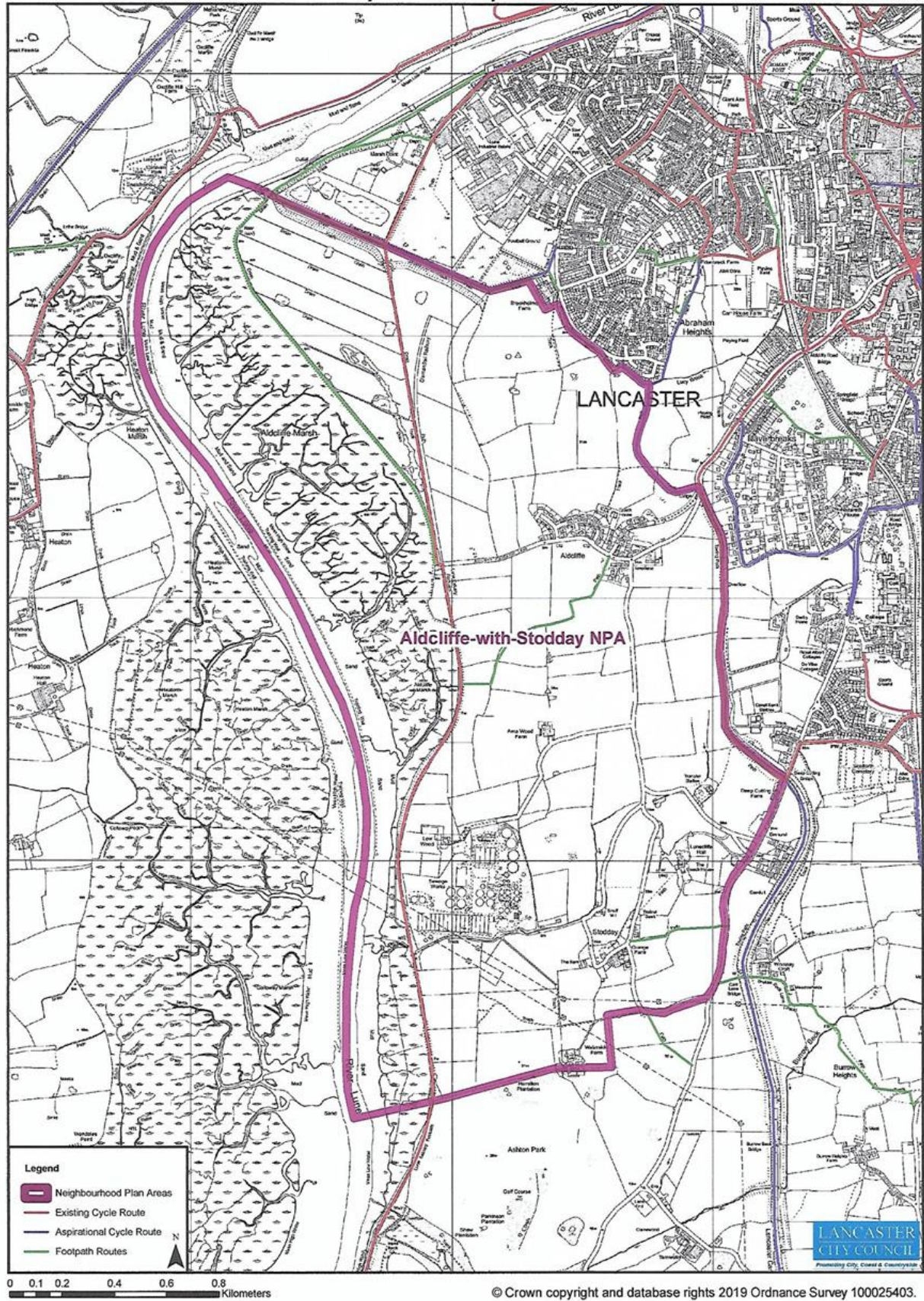
- 5.15 Walking and cycling have significant health and environmental benefits. Increased exercise in the open air contributes to physical health and mental wellbeing and the provision of attractive and safe routes for walkers and cyclists can reduce reliance on the private car (especially for short journeys) and thereby contribute towards reduced energy consumption and air pollution.
- 5.16 Aldcliffe with Stodday Parish provides many leisure opportunities for local residents as well as visitors from the Lancaster City area and further afield. It also has potential as an educational resource linked to the important designated wildlife areas. The neighbourhood area includes some important routes for cycling and walking, several of which run very close to (or through) the areas which are of major wildlife significance. These are shown on Map 3: Cycle and Footpath Routes.
- 5.17 Sustrans Cycle Route 6 runs through Aldcliffe with Stodday on its western boundary, along the multi-use path beside the River Lune. There is a traffic-free route from Glasson Dock to Morecambe and Caton through Aldcliffe that is used for commuting and is especially popular for leisure use because to the west of the path is the Lune estuary and Aldcliffe marshes.

- 5.18 Riders and walkers can enjoy views and the wildlife of the Morecambe Bay SSSI, away from motor vehicles. As the multi-use path runs through Aldcliffe, to the east riders have views across the gently rolling green hills of the low coastal drumlins that are characteristic of the area. The multi-use path of Route 6 can be accessed by cyclists either from Aldcliffe Hall Lane (Aldcliffe) or from Snuff Mill Lane (Stodday). They can leave the canal towpath or Aldcliffe Road, as it runs beside the canal and ride up Aldcliffe Hall Drive, a tree lined path that is not a through road for motor vehicles, although it does provide access to housing. This route to the multi-use path is particularly popular with families cycling together for relaxing and leisure; it is a safe route for children and inexperienced cyclists. The Parish Council has made a successful application to Lancashire County Council for Aldcliffe Hall Drive to be designated as a PROW. However, at the time of writing, April 2021, the County Council's order has not yet been confirmed by the Secretary of State and therefore the status of the lane remains unchanged.
- 5.19 At the end of Aldcliffe Hall Lane there is an informal car park that accommodates four or five cars, on an area of rough ground which used to be occupied by a level crossing and crossing keeper's house on the Lancaster to Glasson railway line.
- 5.20 Aldcliffe Road itself, running through the middle of the Parish is popular with cyclists who may then access the busier A588 via a range of on-road and off-road routes as they leave the Parish. Cycling through Aldcliffe with Stodday is very popular, particularly because there are traffic-free routes and routes with very little traffic. During the Covid-19 lockdown the area also became popular with pedestrians taking part in their hour's exercise.
- 5.21 The Parish Council would like to explore innovative ways of improving safety for pedestrians, cyclists and other recreational users of the Parish lanes, and look at ways of limiting the use of the Parish lanes by motorised vehicles as a cut through to avoid traffic on the A6 and A588. A speed limit would also deter the increasing numbers of car drivers who use it as a cut-through to avoid the congestion on the A6 during heavy commute times.
- 5.22 The lanes through both Aldcliffe and Stodday are narrow with no footways, making them potentially hazardous for walking and cycling. The Lune Estuary multi-use path, is very well used by visitors, residents of Lancaster as well as those who live in the Parish. It features in walk books and forms part of the Lancashire Coastal Way. There are a number of designated footpaths within and bordering the Parish.

- 5.23 There are a network of footpaths across the Parish providing interesting walking for pedestrians and some means of avoiding vehicular traffic. Footpaths link the major lanes on the Parish Boundary to the riverside path.
- 5.24 The lanes in the Parish provide important links for residents to get to Lancaster northwards along Aldcliffe Road to the City and via Lunecliffe Road to the Ashton Road (A588) and onwards to the south (to Cockerham and Pilling) and to the A6 via Ashford Road and beyond to the M6. The Parish lanes also carry tractor traffic, often towing heavy silage trailers or manure tanks, and heavy tankers going to the two United Utilities depots. These lanes are narrow and all depend on passing places to enable traffic to flow in both directions. No lane in the Parish is wide enough to warrant central white lines and none have pavements except within the housing settlements in Aldcliffe. Lunecliffe Road and Aldcliffe Road together provide a route through the Parish on minor lanes with no pavements, from the south of Lancaster to the city centre and vice versa. It is used as a 'rat run' by drivers from the south of Lancaster wishing to get to or from the city centre and so avoid the more direct route but busy and often gridlocked A6 Scotforth Road/South Road route.
- 5.25 The Parish Council is concerned that as significant house building is proposed for south Lancaster with strategic land allocations in the Local Plan (adopted in July 2020) and current proposals along Ashton Road, the incidence of "rat running" will only increase. A recently opened supermarket on Aldcliffe Road is also likely to increase traffic using the Parish as a through route.
- 5.26 At the time of writing (July 2020) Lancaster City Council is awaiting an overdue "movement strategy" for the city from Lancashire County Council, as the local highways authority. The Parish is keen to maximise low carbon transport by encouraging walking and cycling for leisure, shopping and visiting and will explore ways to reduce vehicle speeds and through traffic.
- 5.27 To protect the landscape and the wildlife from the damage that excessive visitor numbers could cause, ways of encouraging visitors to the area to stay on marked paths (PRoW) and use the lanes that run through the Parish will be explored. The aim would be to make the lanes within the Parish, which are mainly single track, multi-use, with a designated hierarchy of user, whereby pedestrians are prioritised over other road users.

Map 3: Cycle and Footpath Routes

Cycle and Footpath Routes



Planning Policy Context

- 5.28 National and Lancaster District level planning policies are supportive of increasing accessibility for all and promoting more sustainable methods of transport to improve local health and wellbeing and reduce reliance on the private car.
- 5.29 NPPF paragraph 104 sets out that 'Transport issues should be considered from the earliest stages of plan-making and development proposals, so that: ...
c) opportunities to promote walking, cycling and public transport use are identified and pursued.' Paragraph 106 goes on to say that 'Planning policies should: d) provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans).'
- 5.30 Relevant Lancaster City Council planning policies include Local Plan for Lancaster District Part One: Strategic Policies Policy SP9: Maintaining Strong and Vibrant Communities sets out that 'New development should deliver safe, cohesive and healthy communities across the social gradient which benefit from quality homes, good accessibility to open spaces and recreational provision, and promote the role of sustainable transport, particularly cycling and walking.' Policy T2: Walking and Cycling Network advises that 'The Council are committed to supporting and promoting the role of cycling and walking in the district' and goes on to say that 'the Cycling Network has been identified on the Local Plan Policies Maps with a range of further aspirational routes highlighted to improve connectivity and linkages.' The Lune Estuary multi-use path is identified as an existing cycle route (see NDP Map 3). Policy T3: Lancaster Canal refers to improvements to accessibility. Local Plan for Lancaster District Part Two: Review of the Development Management DPD Policy DM61: Walking and Cycling, advises that the Council will ensure that development proposals maintain, and where possible improve the existing pedestrian infrastructure, and ensure that no adverse impacts are created for the pedestrian environment, particularly in relation to pedestrian safety, and provide appropriate pedestrian access for all sections of the community. The Policy goes on to say that 'development proposals should also encourage greater opportunities for cycle users through good design, and deliver appropriate cycle access. Proposals should also include appropriate linkages to the existing cycle network and secure and covered cycle parking and storage facilities.'
- 5.31 The consultation on the Issues and Options showed that there was a high level of support for a policy which supports enhancements for walking and cycling, subject to the need to protect and support areas of wildlife significance, with 92% of respondents agreeing with this approach. There were concerns about traffic congestion, speeding and parking, and conflict between cyclists, walkers

and cars. Several respondents objected to possible improvements to the car park next to the multi-use path at Aldcliffe Hall Lane and resulting possible increases in traffic and concerns that a 20mph zone would need to be enforced.

- 5.32 Lancaster District Council advised that during the preparation of the Local Plan, Natural England sought to ensure that development did not increase the recreational pressure and use of the protected area of Morecambe Bay. The attractiveness of the area, including its wildlife interest, are reasons for a high numbers of visitors and their increased numbers could have adverse impacts on wildlife and sensitive habitats. There is therefore a need to balance these two issues: to support increased accessibility in some areas for recreation and health benefits, whilst protecting the sensitive areas from adverse impacts of visitors.
- 5.33 The approach in NDP Policy AS2 is therefore to promote walking and cycling in new developments and more widely within the Parish boundaries on the lanes. The Parish would support transport links that in turn support sustainable transport to and from the city centre.

Policy AS2: Supporting Walking and Cycling

Development should incorporate measures to promote sustainable and active travel wherever possible, in line with the Aldcliffe with Stodday Design Guidelines.

In particular proposals should include the following:

1. Provision of suitable and safe storage for bicycles of sufficient size, at a standard of one cycle storage facility per bedroom for residential development;
2. Lanes that incorporate the needs of pedestrians, cyclists and horse riders and prioritise non vehicular traffic;
3. Access that is sensitively designed to reflect the existing character of single track lanes with hedgerows and no pavements or streetlighting;
4. Permeable lanes that allow for multiple connections and choice of routes, particularly on foot, and provision of onward pedestrian links from courtyards;
5. Pedestrian paths that are integrated with existing routes and capable of being adopted as Public Rights of Way; and
6. Connections to green networks and corridors within or adjoining the site, and using these to provide accessible links to the City of Lancaster, public spaces within walking distance and the wider countryside.

- 5.34 In addition the Steering Group has identified a number of Parish Council Actions and Community Aspirations which encourage appropriate sensitive improvements to walking and cycling routes in the area, whilst at the same time promoting improvements to signage provision. In the area around the multi-use path and around other PRow, improved signs should be provided to explain the significance of the area and to advise people to keep dogs on leads and keep to the path.
- 5.35 Multi use routes on existing lanes which enhance cyclist and pedestrian safety would improve the connections between the cycle routes on the A6 and A588, Ashton Road, with the Millennium Path (Route 6) to Glasson Dock and beyond. It would also allow pedestrians and cyclists to bypass the A588 (Ashton Road), A6 to access central and western Lancaster from the south.

Actions for the Parish Council and Community Aspirations

1. The Parish Council will work with Lancashire County Council to provide appropriate sensitive improvements to walking and cycling routes in the area. Such enhancements may include improvements to local highways which prioritise non car users and provide a safer environment for pedestrians and cyclists.
2. The Parish Council will work with partners to improve signage in the neighbourhood area. Signage on highways should be provided to clearly emphasise that walkers and cyclists use local lanes and drivers should use care and consideration. Signs should emphasise the hierarchy of users. In the area around the multi-use path and PRow, improved signs improved signs should be provided to explain the environmental significance of the area and to advise people to keep dogs on leads and keep to the path. Signs could also be provided on shared routes asking all users to be considerate of others.
3. The Parish Council will work with Lancashire County Council to explore ways of reducing the speed of motor vehicles and discouraging though traffic.
4. The Parish Council will work to identify existing walking and cycling routes in the Parish for inclusion on Lancashire County Council's definitive map as Public Rights of Way (PROW) and encourage Lancashire County Council to adopt any new identified walking and cycling routes as PROW.

6.0 Landscape and Built Character



Drumlins from Aldcliffe Hall Lane, looking to the north

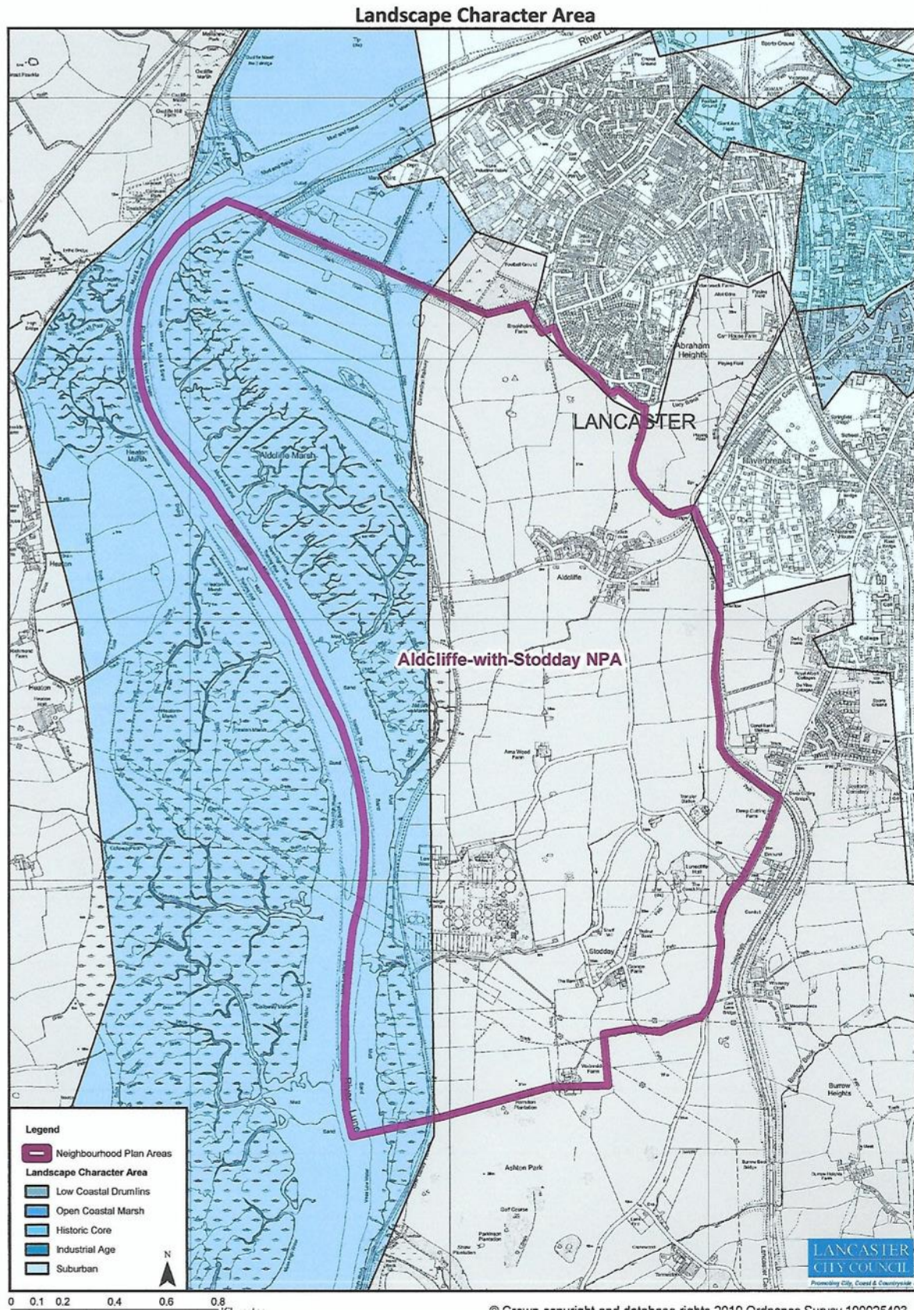
Landscape Character

- 6.1 Aldcliffe with Stodday lies within Natural England's National Character Area 31 Morecambe Coast and Lune Estuary.⁶
- 6.2 More locally, A Landscape Strategy for Lancashire, Landscape Character Assessment, 2000⁷ identifies two landscape character areas in Aldcliffe with Stodday parish: 12a Carnforth-Galgate Cockerham in 12 Low Coastal Drumlins Character Area and 18d Lune Marshes in 18 Open Coastal Marsh Character Area.
- 6.3 These are described in more detail in the Technical Evidence Base and are shown on Map 4.

⁶ <http://publications.naturalengland.org.uk/publication/5000283?category=587130>

⁷ <https://www.lancashire.gov.uk/media/152746/characterassessment.pdf>

Map 4: Landscape Character Areas



Built Character

6.4 The Aldcliffe with Stodday Design Guidelines include a Local Character Analysis. This is re-produced in Appendix 4 of the NDP.

6.5 Domestic and agricultural buildings in the Parish vary greatly in construction, size and style. The oldest domestic buildings dating from the mid-17th century were farm cottages and similar small terraces of tied properties of local stone and rubble construction with stone or Lakeland green slate roofs.



Aldcliffe Cottages

6.6 There are several large country houses and halls dating from the late 18th and early 19th centuries, and Inverlune is notable as an Arts and Crafts style house dating from 1910.

6.7 The original Aldcliffe Hall was demolished in 1960 and is now the site of a mix of individually designed properties and large houses in a cul-de-sac layout built in the 1960s and 1970s. The East Lodge to Aldcliffe Hall, a Grade II listed building, is, at the time of writing, the only disused / uninhabited building in the Parish. Farmhouses of various ages and scale are scattered across the Parish. In Stodday there are examples of farmhouses and cottages from the late 1870s/early 1880s constructed entirely of shuttered concrete, some of the earliest examples of this form of construction in the area. In the last thirty years a significant number of barns and other agricultural buildings have been converted into dwellings, retaining local stone exteriors to blend with existing built character.

6.8 The NDP Steering Group have identified a number of non-designated heritage assets in the Parish. These buildings were assessed against the following criteria:

- Architectural significance
 - Local architectural style
 - Associated to a local architect, designer or engineer
 - Other reason to be specified

- Positive Contribution
 - Landmark
 - View, vista
 - Other reason to be specified

- Historic Significance
 - Associated with a local historic event
 - Community significance
 - Associated with local famous or notable people
 - Appears on the 1st edition (1845) OS map
 - Other reason to be specified

- Designed Landscape
 - Adds to setting of heritage asset
 - Other reason to be specified

Details of the assessment and list of non-designated heritage assets are provided in Appendix 5.

6.9 The Planning (Listed Buildings and Conservation Areas) Act 1990⁸ consolidates special controls in respect of buildings and areas of special architectural or historic interest. There is a requirement for local authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest (and in conservation areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area).



Briar Cote and Rowallen House, Stodday

⁸ <https://www.legislation.gov.uk/ukpga/1990/9/contents>

Planning Policy Context

- 6.10 NPPF paragraph advises in paragraph 127 that 'Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.' Paragraph 128 advises 'Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design.' Paragraph 130 goes on to say 'Planning policies and decisions should ensure that developments: ... c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); Paragraph 174 advises that 'Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes ... [and] b) recognising the intrinsic character and beauty of the countryside.'
- 6.11 Local Plan for Lancaster District Part One: Strategic Policies and Land Allocations DPD Policy SP7: Maintaining Lancaster District's Unique Heritage notes that Lancaster district has important assets that are protected, either via listing or other designation, from proposals that would harm their heritage significance including the Lancaster Canal. The Council will seek to identify, protect and enhance local heritage assets. Policy SP8: Protecting the Natural Environment advises that 'Lancaster district contains important landscapes, species and habitats that are valued features of the natural environment.' It goes on to say ' development proposals will be expected to protect, maintain and enhance the district's biodiversity and geodiversity through the appropriate location of uses, sympathetic design, sustainable construction techniques and appropriate mitigation measures. The Council will also support opportunities to maximise energy efficiency.'
- 6.12 Local Plan for Lancaster District Part Two: Review of the Development Management DPD Policy DM29: Key Design Principles sets out that 'New development should be as sustainable as possible and make a positive contribution to the surrounding landscape and/or townscape.' The built historic environment in Aldcliffe with Stodday is protected in Policies DM37: Development Affecting Listed Buildings, DM39: The Setting of Designated Heritage Assets, DM41: Development Affecting Non-Designated Heritage or their Settings and DM42: Archaeology. Relevant natural environment policies include Policy DM43: Green Infrastructure, DM44: The Protection and Enhancement of Biodiversity, Policy DM45: Protection of Trees, Hedgerows and Woodland, and Policy DM46: Development and Landscape Impact.

- 6.13 In the consultation on Issues and Options, respondents were supportive of a policy which describes local landscape and built character and requires development to be sympathetic to its special qualities, with 96% agreeing with this approach. The distinctive landscape character low coastal marshes and drumlins are highly valued by local people and there were comments about the need to protect the Parish's special qualities.
- 6.14 The Design Guidelines provide an important part of the NDP's evidence base and set out how development and change should be sympathetic to existing character. Development will be very limited in the Parish over the plan period as the Neighbourhood Area is not identified for significant growth in the Local Plan. However, where development does take place, designs should be sympathetic to local built and landscape character and address the criteria set out in Policies AS3 and AS4. Policy AS3 considers broad issues of character and landscape and Policy AS4 addresses detail such as height, materials and building details. There is also a need to consider and ensure the cumulative impacts of development to protect and enhance the built environment as set out in Policy AS3.

Policy AS3: Protecting and Enhancing Local Character and Landscape

Development should demonstrate how the Aldcliffe with Stodday Design Guidelines have been incorporated into designs. New buildings should be in harmony, proportional to each other and existing buildings, and enhance and complement the overall street character. Designs should be sensitive to the character of any nearby heritage assets, including the Non designated Heritage Assets listed and described in Appendix 5.

In particular, designs should demonstrate how they have responded positively to the following criteria:

Green Spaces, Views and Character

1. Development adjoining open spaces and gaps and walking and cycling routes should provide a positive interface with an open soft landscaped edge and not interrupt any long distance views;
2. Topography should be considered in the positioning and layout of buildings and the distinctive drumlin landscape should be protected;
3. Spacing and density should reflect the rural character;
4. Green gaps between settlements and built up areas should be retained to avoid coalescence;
5. Landscaping schemes should be designed and integrated with adjoining open fields.

Gateway and Access Features

6. Prominent feature buildings, built elements and high quality landscaping features should be placed at the entrance to the site but these should be in keeping with the surrounding character and in scale.

Pattern and Layout of Buildings

7. Schemes should reflect the existing rural character. For example in areas where development is close to clusters of buildings of different types, variety will be encouraged to provide visual interest. The use of single, repetitive dwelling types along a lane should be avoided;
8. Walls or hedgerows should be used in boundary treatments where appropriate to enclose and define the lane; and
9. Rear and front gardens should be provided wherever possible;

Building Line and Boundary Treatment

10. Hard boundaries should be avoided where these are not characteristic of the local streetscape. In some areas low boundary walls with gates are characteristic and in such areas these are encouraged;
11. Building frontages should face the lane where this is in keeping with local character and incorporate opportunities for natural surveillance; and
12. Landscaping should be used to minimise visual impacts of bins and recycling containers.

Parking

13. Car parking should be provided on plot; and
14. Landscaping should be used to minimise visual impacts of vehicles.

Public Realm

15. High quality landscaping and built materials should be used wherever possible including stone, gravel, granite and bricks. More expensive materials such as sandstone and limestone are encouraged to enhance the quality of spaces.

Policy AS4: Promoting High Quality and Detailed Design

Development should incorporate the detailed principles of the Aldcliffe with Stodday Design Guidelines. Buildings should respond positively to the mix of styles and architecture present in the Parish and continue the tradition of variety and distinctiveness in terms of materials, height, pattern of openings and detailing. In particular designs should demonstrate how they have addressed the following detailed design criteria:

Building Heights and Rooflines

1. The scale of roofs should be proportionate to the dimensions of the building;
2. Subtle changes in rooflines and use of locally traditional detailing are encouraged; and
3. Dormers may be used to add variety and interest.

Materials and Buildings Details

4. Materials should be of a high quality, reflect the local vernacular and reinforce local distinctiveness; and
5. Where there is a conflict between sensitivity to local context and incorporation of innovative, energy efficient and sustainable design, the priority will be the need to address sustainability (see NDP Policy AS7).

Traditional and Contemporary Architecture

6. References to arts and crafts style architecture will be encouraged in areas where this is characteristic;
7. Buildings should maintain the predominant height of two storeys and include changes in roof heights where appropriate; and
8. Contemporary interpretations of farmstead styles will be supported.

7.0 Housing and Community Infrastructure



Oaklands Court

New Housing

- 7.1 The Parish of Aldcliffe with Stodday is located in the rural area, close to the City of Lancaster. The two small settlements of Aldcliffe and Stodday are not identified as Sustainable Rural Settlements in the Local Plan (Sustainable Rural Settlements will provide the focus of growth for Lancaster district outside the main urban areas.)

Planning Policy Context

- 7.2 NPPF paragraph 13 sets out that 'Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.' Paragraph 78 goes on to say, 'In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.'
- 7.3 Policy SP2: Lancaster District Settlement Hierarchy in the Local Plan for Lancaster District Part One: Strategic Policies and Land Allocations DPD sets out that in Rural Villages 'settlements will accommodate development that meets evidenced local needs only.' Paragraph 7.9 advises that 'The remaining

villages are not considered to be sustainable locations for future development and should only support small-scale development where there is an evidenced local need to do so.'

7.4 Local Plan for Lancaster District Part Two: Review of the Development Management DPD Policy DM4: Residential Development outside Main Urban Areas sets out that 'proposals for new housing in other settlements which have not been identified as sustainable settlements will only be supported if it can be demonstrated that the development will enhance the vitality of the local community and meet an identified and specific local housing need. Proposals lacking sufficient justification will be considered using the Rural Exceptions Sites criteria set out in Policy DM5 of this DPD.'

7.5 The vitality and sustainability of the Parish community is critical. Evidence from the Housing Needs Assessment and Issue and Options Consultation, as well as recent reflections on accommodation needs during The Covid-19 Lockdown period suggest that these should be considered from two different perspectives.

1. There are the needs of the individual: suitable housing for their personal circumstances, with access to a good standard of remote connectivity to enable home working, or remote support, but also a need for accessible personal outside space.

2. There is also the need of the community: areas for informal and formal gathering to improve community cohesion. Within the Issues and Options consultation it was recognised that given the size of Parish population, having a building and the need to maintain its upkeep would be prohibitively expensive, but there was a need for open areas for social gathering. These areas could be furnished with seating and children's play equipment. In a rural community with very limited public transport this could ease problems with social isolation, particularly for young children and their parents but also for older people. It would also be a natural meeting point to host Parish events.

Recent Housing Development and Planning Applications

7.6 The Parish of Aldcliffe with Stodday has been under significant pressure from housing developers in recent years. A scheme for detached family sized dwellings was approved in 2015 and the new development at Park Meadow provides 6 large houses off a private road, following strong local objections. An application for 11 dwellings with associated access (16/01226/OUT on Land South of Aldcliffe Hall Lane) was refused in January 2017 on access and landscape impact grounds and dismissed on appeal. An outline planning application (19/1460/OUT) for the erection of 9 dwellings with associated access on Land at Aldcliffe Road, Lancaster, Lancashire was also refused in early 2020. There are a number of buildings, mainly agricultural which have been repurposed for residential use. Farm and barn conversions have included

those at Aldcliffe, Stodday, Arna Wood and Waterside and these largely have retained the visual character of the original buildings within the landscape setting. Barn conversions have included those at Stodday (barn), Arna Wood and Waterside and these largely have retained the visual character of the original buildings within the landscape setting. A few houses in Aldcliffe have had extensions, such as new rooms over garages.

Housing Need in the Parish

- 7.7 The Neighbourhood Plan Steering Group, on behalf of the Parish Council, has researched parishioners' housing needs as part of the preparation of the NDP.
- 7.8 In 2019 AECOM were commissioned through the Locality Technical Support programme to undertake a desktop housing needs assessment to inform the NDP. The Aldcliffe-with-Stodday Housing Needs Assessment, AECOM, June 2019⁹ considered a wider area than the NDP area / parish boundary and concluded that 'in terms of dwelling type, the strong evidence of need for smaller dwellings is likely to translate more into terraced and semi-detached houses, as well as bungalows, than it will into detached properties. (Para 1.3)' The report also considered the need for specialist dwellings for older people, and concluded that 'specialist dwelling need is likely to be provided in Lancaster rather than the parish itself, which will enable the elderly in need of specialist accommodation to live as close to the parish as possible, but with the city offering a much higher level of accessibility to services and facilities, which will help in the recruitment and retention of specialist care staff and enable economies of scale.(Para 1.4)'
- 7.9 A further housing needs survey of households within the Parish was undertaken by the NDP Steering Group later in 2019. Survey forms were delivered to a total of 113 households in the Parish in mid-October 2019 and the survey was closed on Friday 13th December 2019. The survey was designed to provide baseline information about the Parish's housing stock, households and residents as well as gathering parishioners' views on their own and the Parish's existing and future housing needs. There were 84 returned survey forms, representing a response of 74% of all households surveyed. The report of the Housing Needs Survey Responses Analysis, December 2019 is provided on the NDP website¹⁰. The report showed the following key findings:
- A relatively high proportion of respondents were older people, with 40% of female respondents aged 60 or over and 43.6% of male respondents in this group.

⁹ <https://aldcliffewithstoddaypc.org/category/ndp-posts/>

¹⁰ <https://aldcliffewithstoddaypc.org/category/ndp-posts/>

- A majority of respondents (53.6%) lived in households with two occupants. 14.3% of respondents lived in households of one or 4 occupants.
- In terms of house size, a large proportion of respondents (48.8%) lived in houses with 4 bedrooms and 21.4% lived in houses with 5+ bedrooms. Furthermore 66.7% of respondents lived in detached houses and 17.9% lived in terraced houses.
- When asked, whether in later years would you modify your home for your needs (eg: stairlift etc) or move away, 77% of respondents stated that they would prefer to modify their existing house and stay.
- 82% of respondents did not consider that their existing housing fails to meet their future needs, although 16% did.
- A large majority (80%) felt that there was no need for further houses in the Parish although 14% thought there was a need.
- When asked which specific groups required homes within the Parish, all options received more negative responses than positive responses, although the highest proportion of positive responses were for small families (31.6%), elderly people (25.3%) then large families and young people (each 24.1%).
- In terms of specific types of homes, there were more negative than positive responses in each category, with bungalows seeing the highest level of positive responses (26.6%) followed by 2 and 3 bedroom houses (each 22.8%).
- 92% of respondents would not support speculative housing within the Parish.
- A slight majority, 52% of respondents would support small scale, local needs led homes for local people.
- 7% of respondents lived in a household with a resident who might need a separate home in the next 5 years, with a further 10% needing a home outside the Parish.

7.10 In considering the findings of the two reports, the Steering Group felt that there was little evidence to support a site allocation for new housing. Proposals for new residential development should instead be determined in accordance with the Policies in the Local Plan, and a criteria based, more locally relevant policy in the NDP.

7.11 The responses to the Issues and Options consultation showed that there was support in the Parish for some smaller housing units with 78% of respondents agreeing with this approach. In order to be in general conformity with the Local Plan, development should be small in scale. By small in scale, it is implied that this would be about modifications and extensions to existing buildings, re-using of existing buildings through conversion, or small scale new development, say of up to 3 dwellings, on infill sites.

- 7.12 NDP Policy AS5 has been prepared to provide local criteria to explain in more detail the tests of Local Plan Part Two Policy DM4: that development should demonstrate that it will enhance the vitality of the local community and meet an identified and specific local housing need.

Enhancing the Vitality of the Local Community

- 7.13 In terms of enhancing the vitality of the local community, new housing schemes should be modest in scale and limited to small infill sites, or previously developed sites, so that schemes can be successfully integrated into the existing built up areas of Aldcliffe and Stodday. Development should avoid the best and most versatile agricultural land (Grades 1, 2 or 3a).
- 7.14 The hamlets of Aldcliffe and Stodday, although in the same Parish, have their own distinct characteristics and heritage. Any developments should be in keeping with the hamlet in which they are sited (see Policy AS3: Protecting and Enhancing Local Built Character and Landscape) and respond to Policy AS4: Promoting High Quality Design in accordance with the Design Guidelines document.
- 7.15 Designs should support social interaction. This could be achieved by providing attractive public space to encourage opportunities for informal social contact, and wherever possible promoting through movement by linking to local walking and cycling routes. Small courtyard developments around an area of shared public space may be acceptable, but large suburban style cul-de-sac layouts and dead ends are not considered to be appropriate or sensitive to the local context of the two rural villages. Such layouts would not encourage integration and interaction with existing communities.
- 7.16 In response to the Covid-19 pandemic, all units should have some form of private outside space and should provide flexibility for future adaptations. Suitable space should be provided for homeworking and technological connectivity through phone and internet networks. The reasons for this are two-fold: this will allow opportunities for small businesses to be run from the Parish, but also enable the opportunity for more people to work from home, with the positive impacts this can have on the wider environment but also on their own bio-security as demonstrated whilst the country was in Covid-19 Lockdown. It would allow future residents more choice in how they work and live.

Meeting an Identified and Specific Local Housing Need

- 7.17 In terms of meeting specific local housing needs, development should respond to the identified need for smaller dwellings of up to 3 bedrooms. House types should prioritise terraced and semi-detached houses and bungalows suitable for smaller households and older people seeking to downsize. There is no evidence of need for more larger, detached 4+ bedroom properties in the Parish

from the recent housing needs assessment and household survey and these house types should be avoided in proposals.

Policy AS5: Housing

Limited small scale housing will be supported in the Parish where the development will enhance the vitality of the local community, meets the housing needs of the Parish, and where it is in accordance with other policies contained in this document.

Development which enhances the Parish community should demonstrate how the following criteria have been considered and addressed:

1. Schemes should be modest in scale (1-3 units) and limited to small infill sites or previously developed sites within the Parish, or comprise the conversion or redevelopment of existing buildings;
2. Layouts of groups of houses should support social interaction by providing attractive and safe public space to encourage opportunities for informal social contact;
3. Where several houses are provided, sites should be permeable and promote through movement by walking and cycling, linking to existing routes wherever possible;
4. All residential units should have provision for some form of private outside space, such as a garden, patio or balcony large enough to provide a seating area;
5. Designs should adhere to the guidance set out in Housing Design Codes;
6. Designs should be capable of future adaptation so that the changing needs of occupiers can be accommodated over the longer term;
7. Accommodation should support home working, for example through incorporation of flexible office space (where practicable), and access to broadband and mobile communication technologies;
8. Where appropriate, development should support the provision of local community infrastructure in line with community infrastructure actions.

Development should meet identified and specific local housing needs within the Parish as set out in the Aldcliffe with Stodday Housing Needs Assessment 2019 and Parish Housing Needs Survey 2019 (or most up to date housing needs assessment). Planning applications should demonstrate how the proposal meets the need identified in the assessment and / or survey.

In particular the following house types will be supported:

1. Smaller dwellings of up to 3 bedrooms.

2. Terraced or semi-detached houses suitable for smaller households, or housing suitable for older people and those seeking to downsize, such as bungalows.

Community Infrastructure



Plastic litter gathered from along the Lune Estuary by local residents

Community Facilities and Open Space

- 7.18 Aldcliffe with Stodday does not have any community facilities. There are no shops, public toilets, pubs, cafes, churches, church halls or available meeting places or any public open spaces such as a village green or play area within the Neighbourhood Area.
- 7.19 The Parish Council meets in the Friends Meeting House in Lancaster City, approximately 2.5 miles away from the centre of the Parish. The NDP Steering Group has held meetings and public consultation events in their own houses. It is possible that some form of temporary or mobile provision (such as a marquee) may be explored in the future with a view to developing a stronger sense of local community, provided that a suitable accessible site could be identified. It should also be noted in particular that there is currently no provision in the Parish for younger members of the community, such as a play area or sports field.
- 7.20 In the Issues and Options consultation, local residents and stakeholders were asked about whether they would like to see some form of communal facility

within the Parish. The responses were split with 45% each agreeing and disagreeing and 10% unsure. There were various suggestions for the types of activities and facilities people would like to see, but also recognition that maintenance and upkeep would be challenging and that the close proximity of Lancaster means that there are many facilities close by. Suggestions included provision of green spaces for a bowling green / picnic area / play area and to consider use of East Lodge, an unused and vacant (and Listed) building on the edge of Aldcliffe near the Canal.

- 7.21 Overall however, the Steering Group and Parish Council considered that there would be short and longer term funding and viability issues for a village hall / meeting rooms for the Parish, even if a suitable site or building could be acquired. Instead the approach is to set out priorities for future developer contributions, or other funding sources so that over time there could be investment in a small public open space / play facility.

Planning Policy Context

- 7.22 The NPPF advises in paragraph 98 that 'Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.' Paragraph 34 includes 'green infrastructure' as one of the types of infrastructure that can be included in developer contributions.
- 7.23 Local Plan for Lancaster District – Part One: Strategic Policies and Land Allocations DPD Policy SP9: Maintaining Strong and Vibrant Communities sets out that 'New development should deliver safe, cohesive and healthy communities across the social gradient which benefit from quality homes, good accessibility to open spaces and recreational provision.' Policy SC5: Recreation Opportunity Areas sets out that 'through future development proposals the Council will investigate the potential to provide significant new or improved open space in the following areas of deficiency' including Marsh Area, which in Figure 23.2: Recreation Opportunity Areas in Lancaster District is focused on the Aldcliffe Marsh area.
- 7.24 Local Plan for Lancaster District Part Two: Review of the Development Management DPD Policy DM27: Open Space, Sports and Recreational Facilities sets out that 'development proposals located in areas of recognised open space, sports and recreational facility deficiency will be required to provide appropriate contributions towards open space' and 'Development proposals should give due consideration to the standards and thresholds set out in Appendix D of this DPD in relation to open space requirements or, where appropriate, site specific policies contained within the Strategic Policies & Land Allocations DPD.'

- 7.25 Lancaster City Council Open Space Assessment Report, 2018¹¹, provides detail about open space provision in the area, its condition, distribution and overall quality. Aldcliffe with Stodday falls into the Lancaster area for the purposes of the study. Accessibility catchments for different typologies of provision are a tool to identify communities currently not served by existing facilities. The report sets out in Table 2.3: Accessibility catchments from respondents, that for Children's Play, the Accessibility catchment is a 10-minute walk time and for Young Peoples provision this is a 15-minute walk time.
- 7.26 Neither Aldcliffe nor Stodday has a children's play area or provision for young people at the current time. From the Aldcliffe end of Aldcliffe with Stodday, the nearest play area is Fairfield Green Play area which is also accessible by a safe route along the public footpath from the canal. There is also a play area behind Dallas Road Boys and Girls Club, Blade Street in Lancaster City. Slightly nearer is The Triangle at the end of Regent Street which is a small open space with some seating and community gardens. To access these play areas by foot from Stodday, residents would have to walk along a single track lane with no pavements and hedges on both sides, used by United Utilities' tankers. It would not be safe.
- 7.27 The assessment advises that 'it is important to recognise the benefits of play in terms of healthy, active lifestyles, social inclusion and interaction between children plus its developmental and educational value. The importance of play and of children's rights to play in their local communities is essential' (Page 71). In the summary Paragraph 7.6 it is noted that 'there is a good spread of provision across the area. All areas with a greater population density are within walking distance of a form of play provision. However, a lack of youth provision is highlighted. This is especially observed in the Morecambe and Lancaster areas.' Appendix One: Consultation Summary With Parish Councils, Table A1: Summary Of Consultations With Parish Councils sets out the response of the Parish Council to the consultation. The Parish Council noted the area's historical and wildlife significance and various routes used by residents and visitors and advised that there is not enough open space to meet needs.
- 7.28 The picnic area at Stodday (a gravel area with no grass) has fallen into disrepair and the footpath is usually flooded (the Parish is trying hard to deal with this in conjunction with United Utilities). During the COVID19 lockdown of Spring 2020, the Parish became even more popular as a destination for Lancaster residents to take their hour of exercise, but the only place people could sit, with a deck chair and a sandwich was on the edge of the Marsh. There are no benches available for the public in the Parish other than on the multi-use path (simple benches with no back). The only picnic table is at Stodday picnic area and the surrounding benches have rotted and fallen. There is one bin on the

¹¹ <https://planningdocs.lancaster.gov.uk/NorthgatePublicDocs/00920079.pdf>

canal side and a very recently installed bin at the bottom of Aldcliffe Hall Lane on the multi-use path.

Communication Technologies

- 7.29 Very few parts of the Parish have truly fast Broadband speeds, especially when upload speeds – essential for home working – are factored in. While parts of Aldcliffe have sufficient bandwidth for the receipt of basic streaming services, this is not the case in other parts of the Parish, Stodday in particular. There is evidence that many parts of the Parish have antiquated infrastructure that includes aluminium cables (less effective than copper which itself is now regarded as inadequate for fast broadband). The area is currently not within the scope of the development plans of a well-regarded local community based provider of superfast broadband (B4RN) although recently a stretch of aluminium cabling in Aldcliffe Hall Drive has been replaced by Openreach leading to a settling down of internet services in the immediate surrounding location. These problems are not unusual for small rural communities.
- 7.30 The NDP has a role in helping to ensure that any new development is supported by improvements in local infrastructure. In order to support local businesses and residents' access to goods and services there is a need to ensure that the NDP encourages investment in new communication technologies, provided that they are designed and sited carefully to protect and enhance built and natural environmental assets.
- 7.31 The responses to the Issues and Options consultation showed that 94% of respondents agreed that the NDP should support improvements in local infrastructure provision such as broadband to help with home working and improve access to goods and services. This would also complement NDP Policy AS5: Housing which encourages housing development to incorporate suitable flexible office space for homeworking.

Planning Policy Context

- 7.32 The NPPF recognises the need to support high quality communications. Paragraph 114 advises that 'Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.' Paragraph 34 includes 'digital infrastructure' as one of the types of infrastructure that can be included in developer contributions.
- 7.33 Local Plan for Lancaster District – Part One: Strategic Policies and Land Allocations DPD Strategic Objective 5 is SO5: Delivery of a safe and sustainable transport network that improves both connection within and out of the district, reducing the need to travel and encouraging more sustainable forms

of transport. This will be delivered by various measures including 'improving rural accessibility, including improved broadband access in rural areas'. Local Plan for Lancaster District Part Two: Review of the Development Management DPD Policy DM58: Infrastructure Delivery and Funding advises that 'Development proposals and infrastructure provision will be co-ordinated to ensure that growth within the district is supported, where necessary, by the provision of infrastructure, services and facilities that are required to maintain and enhance the quality of life and responds to the needs of local people, the local environment and the local economy.' Policy DM59: Telecommunications and Broadband Improvements sets out that 'The Council will support the improvement and extension of telecommunication and broadband coverage and broadband speeds, particularly in rural areas that have poor or no service provision at all.' The Policy goes on to advise that 'for smaller schemes, the Council will encourage FTTP¹² to be provided where it is practical and viable to do so.'

Community Infrastructure Levy

- 7.34 Community Infrastructure Levy (CIL) is a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. The basis for CIL was introduced through the Planning Act 2008 and it came into force on the 6th April 2010 through the Community Infrastructure Regulations 2010. Lancaster District (the charging and collecting authority) does not yet have CIL in place and it remains under consideration.
- 7.35 The following Parish Council actions and community aspirations have been prepared to set out the local priorities for infrastructure provision.

Actions for the Parish Council and Community Aspirations

- The Parish Council will prioritise funds received from bids for external funding sources (such as the National Lottery), Community Infrastructure Levy (if adopted) or any developer contributions to support and enable the following projects (not in order of priority):
- Provision of public open space, including play facilities or facilities for young people or informal open space such as a village green / seating area;
- Support for improved telecommunication and broadband provision;
- Improvements to walking and cycling routes, including better signage and education and awareness raising about the importance of the Marsh / Morecambe Bay area; and

¹² Fibre to the Premises

Other development will be supported where there is evidence to demonstrate that it will positively impact on the communication and infrastructure of the Parish.

8.0 Climate Change and Sustainability



Solar panels on a house in Aldcliffe

Low Carbon and Community Energy Schemes

- 8.1 In response to international climate change objectives and the need to promote low carbon technologies, improved security of supply, and greater energy efficiency in the UK, it is likely that proposals for renewable energy schemes will continue to come forward over the next plan period.
- 8.2 The Government's Committee on Climate Change has published a number of reports¹³, including 'Net Zero – The UK's contribution to stopping global warming', May 2019, which recommends a new emissions target for the UK: net-zero greenhouse gases by 2050. Chapter 5: Reaching net-zero emissions in the UK, sets out various recommendations, including for Heating in Buildings. In terms of Heating, currently less than 5% of energy used for heating homes

¹³ <https://www.theccc.org.uk/publicationtype/0-report/01-net-zero-reports/>

and buildings comes from low-carbon sources. The report advises that to meet 'Further ambition options' (as required to help meet the 2050 target), there would need to be a *'roll-out of technologies such as heat pumps, hybrid heat pumps and district heating in conjunction with hydrogen, and new smart storage heating, combined with high levels of energy efficiency. New homes should not be connected to the gas grid from 2025. By 2035 almost all replacement heating systems for existing homes must be low-carbon or ready for hydrogen.'*

Planning Policy Context

- 8.3 The NPPF recognises the role that planning can make towards tackling climate change. Paragraph 152 sets out that 'The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.' Paragraph 156 goes on to advise that 'Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.'
- 8.4 Local Plan for Lancaster District Part One: Strategic Policies and Land Allocations DPD Policy SP8: Protecting the Natural Environment notes that 'Lancaster district is not immune to the effects of Climate Change, in particular the associated risks from extreme weather events and increasing levels of rainfall.' The Policy goes on to advise that 'the Council will also support opportunities to maximise energy efficiency.'
- 8.5 Local Plan for Lancaster District Part Two: Review of the Development Management DPD Policy DM29: Key Design Principles sets out that 'new development should be as sustainable as possible.' Policy DM30: Sustainable Design sets out that 'The Council is supportive of proposals that deliver high standards of sustainable design and construction.' This may include 'I. Measures to reduce energy consumption and carbon dioxide emissions, and water consumption; II. Opportunities for energy supply from on-site, decentralised, renewable or low carbon energy systems; III. Opportunities to contribute to local and community-led energy initiatives.'
- 8.6 Small scale community led renewable energy schemes can help to improve security of energy supply and often provide an income stream to support other community projects. Community energy projects have an emphasis on local engagement, local leadership and control and the local community benefiting collectively from the outcomes. Examples of community energy projects include:

- Community-owned renewable electricity installations such as solar photovoltaic (PV) panels, wind turbines or hydroelectric generation;
 - Members of the community jointly switching to a renewable heat source such as a heat pump or biomass boiler;
 - A community group supporting energy saving measures such as the installation of cavity wall or solid wall insulation;
 - Working in partnership with the local Distribution Network Operator (DNO) to pilot smart technologies;
 - Collective purchasing of heating oil for off gas-grid communities;
 - Collective switching of electricity or gas suppliers.¹⁴
- 8.7 There are two commercial solar farms in the Parish, but further large scale commercial schemes on greenfield sites may not be supported locally. The response to the Issues and Options consultation showed that there was support for community energy schemes, with 74% of respondents agreeing that the NDP should include such a policy. There were concerns about wind energy, viability / cost and potential adverse impacts on landscape and wildlife. However there were also a number of positive comments about different technologies and the advantages of collective purchasing.
- 8.8 NDP Policy AS6 Community Energy Schemes has been prepared to support suitable community led low carbon energy schemes in the Parish, subject to avoiding adverse impacts on local biodiversity and landscape character.

Policy AS6: Community Energy Schemes

Small scale community-led renewable energy schemes will be supported in Aldcliffe with Stodday NDP area, where any adverse impacts on biodiversity and landscape character are avoided or mitigated by siting, design and landscaping.

- 8.9 A significant part of the Parish does not have a mains gas supply and therefore households have to rely upon oil and propane, together with electricity, for heating purposes. New build homes will be unlikely to be connected to gas supplies in the future. Therefore any new developments should be encouraged to use alternative low or zero carbon technologies for heat and power and to ensure suitable insulation is provided in line with the highest recommended technical standards.

¹⁴ See **Community Energy** and **What is Community Energy?** A guide aimed at local groups who are interested in setting up a community energy project.

<https://www.gov.uk/guidance/community-energy#what-is-community-energy>

- 8.10 Incorporating a sustainable design approach into new buildings and development supports greater energy and resource efficiency and reduces carbon emissions which are a major contributor towards climate change. Sustainable design, which can include solar panels, ground source heat pumps, air source heat pumps, improved insulation and climate resilience, can also support other environmental objectives such as protecting and enhancing local biodiversity and habitats and supporting wider social objectives such as enhancing health and wellbeing and addressing fuel poverty.
- 8.11 Overall development should be designed to be 'climate resilient', that is designed to be robust and to protect occupiers from extremes of heat and cold and other adverse weather conditions which are projected to become more frequent as a result of climate change.
- 8.12 The responses to the Issues and Options consultation showed that there was a high level of support for the NDP to include a policy which promotes sustainable design and climate resilience in any new development, with 92% of respondents agreeing with this approach.
- 8.13 The Design Guidelines for the Parish have been prepared to consider in more detail how new buildings and conversions of existing buildings can be made more energy efficient and sustainable. Policy AS7: Sustainable Design requires development to consider the Design Guidelines and incorporate the key principles as a priority.
- 8.14 With regards to energy conservation and insulation it is recommended that, wherever possible and viable, any future developer seeks to reach the highest currently recognised government standards. These standards may change over time and it will be the developer's responsibility to understand what these standards are. If a developer cannot reach the standards within the sustainability and energy code they should demonstrate why.

Policy AS7: Sustainable Design

New housing should incorporate the guidelines for sustainability and energy and resource efficiency set out in the Aldcliffe with Stodday Design Guidelines.

In particular, schemes will be supported where they address the following criteria:

1. Insulation, minimising thermal bridges in construction, glazing and sealing of openings should minimise heat loss and wherever possible and viable developers should seek to incorporate the highest recognised government standards at the time. Passivhaus standards will be encouraged wherever possible;

2. Surface drainage should not increase pressure on existing wastewater and natural drainage systems in accordance with NDP Policy AS8. Gardens and parking areas should use permeable surfacing to reduce run off and rainwater and grey water should be stored and reused, for example from water butts;
3. Solar, heat recovery, air source and ground source energy are encouraged where there is a minimal visual impact;
4. The orientation of buildings and roof pitches should incorporate passive solar design principles;
5. Use of re-used, reclaimed and recycled materials is encouraged, and where possible materials should be sourced from local suppliers;
6. Consideration should be given to the provision of high quality, accessible and attractive open spaces and land for food growing; and
7. External and accessible electric vehicle charging points should be provided.

- 8.15 In response to the Regulation 14 public consultation, a representation was submitted by United Utilities encouraging the inclusion of a new, separate policy on surface water drainage. This has been added to the NDP as a new Policy AS8 Surface Water Drainage.

Policy AS8: Surface Water Drainage

Surface water should be discharged in the following order of priority:

1. An adequate soakaway or some other form of infiltration system.
2. An attenuated discharge to surface water body.
3. An attenuated discharge to public surface water sewer, highway drain or another drainage system.
4. An attenuated discharge to public combined sewer.

Applicants wishing to discharge to public sewer will need to submit clear evidence demonstrating why alternative options are not available as part of the determination of their application.

Where appropriate, development should incorporate SUDS which avoids all non-permeable surfaces or delivers a water management system which minimises surface water run-off and ensures that all surface water is addressed within the site boundary. Every option should be investigated before discharging surface water into a public sewerage network, in line with the surface water hierarchy.

9.0 Next Steps

- 9.1 The submission version of the NDP will be published by Lancaster District Council for a further 6 weeks formal public consultation (Regulation 16).
- 9.2 The NDP will then progress to examination by an independent examiner. The examiner will consider whether the Plan meets the required basic conditions, subject to any recommended modifications. Provided this is the case, the NDP will progress to a local referendum.
- 9.3 If there is a majority 'Yes' vote the NDP will be made (adopted) by Lancaster City Council and used to help determine planning applications in the Parish.

10.0 Monitoring and Review

Policy Number	Policy Title	Monitoring Process	Monitoring Data
Policy AS1	Conserving and Enhancing Local Biodiversity	Review of planning applications	The extent to which successful planning applications enhance local biodiversity (Target 10% net gain in biodiversity) by one or more measures set out in the Policy.
Policy AS2	Supporting Walking and Cycling	Review of planning applications	The number of planning applications which incorporate one or more measures set out in the Policy (Target 100%)
Policy AS3	Protecting and Enhancing Local Character and Landscape	Review of planning applications	Applications refused/approved on landscape grounds where policy AS3 of the Aldcliffe with Stodday Neighbourhood Plan is cited as a reason for decision.
Policy AS4	Promoting High Quality and Detailed Design	Review of planning applications	Applications refused/approved on landscape grounds where policy AS4 of the Aldcliffe with Stodday Neighbourhood Plan is cited as a reason for decision.
Policy AS4	Promoting High Quality and Detailed Design	Review of planning applications	The numbers of non designated heritage assets applications refused/approved on heritage or design grounds where policy AS4 of the Aldcliffe with Stodday Neighbourhood Plan is cited as a reason for decision.
Policy AS5	Housing	Review of planning applications	Applications refused/approved on landscape grounds where policy AS5 of the Aldcliffe with Stodday Neighbourhood Plan is cited as a reason for decision.
Policy AS5	Housing	Review of planning applications	The numbers of smaller 1- 3 bedroom houses delivered in Aldcliffe with Stodday planning permission. (Target 100%)
Policy AS6	Community Energy Schemes	Review of planning applications	The number of small scale community-led renewable energy schemes in the parish.
Policy AS7	Sustainable Design	Review of planning applications	Applications refused/approved on landscape grounds where Policy AS7 of the Aldcliffe with Stodday Neighbourhood Plan is cited as a reason for decision.

Policy Number	Policy Title	Monitoring Process	Monitoring Data
Policy AS7	Sustainable Design	Review of planning applications	The number of planning applications which incorporate three or more measures set out in the Policy (Target 100%)
All	All	Review of planning applications	Parish Council to consider all proposals against 'need, balance and infrastructure'.

The Parish Council will review the NDP within 2 years of the adoption of the Local Plan Review by Lancaster City Council.

Appendix 1: Extract from Ecological Survey, 2018 and 2019

The canal side

A two-stage ecological survey (winter 2018 and spring 2019)¹⁵ of the canal side recorded a wide range of trees, plants, birds and flowers. In the coppiced woodland near to East Lodge were Ash, Hazel, Beech, Horse Chestnut, Yew, Wild Cherry, Norway Maple and Sycamore. There were also shrubs - Holly, Bramble, Ivy and Dog rose and plants - Butterbur, Garlic Mustard, Spanish Bluebell, Germander Speedwell, Tufted Vetch Columbine, Common Dog Violet, Daisy, Wild Garlic, Wood Forget Me Not, Wood Avens, Cleavers and Native Bluebell.

Further along the canalside were: Cocks foot and grasses and the plants included Bracken, Common Nettle, Common Dock, Creeping Buttercup, Cow Parsley, Harts Tongue Fern, Ground ivy, Hogweed, Lesser Burdock and Ramsons. Flowers recorded in this area included: Cat's Ear, Yellow Flag Iris, Dandelion, Greater Stichwort, Wall lettuce, Welsh poppy, Red Campion, Ribwort Plantain, Red Clover, Rough Sow-Thistle, Willow Herb and Common Sorrel.

At the edge of the canal with roots in the water there were: Common Reed, Alder, Flowering Rush, Broad Leaf Plantain, Rosebay Willow Herb and Bulrush. On or nearby the canal the survey recorded a number of birds: Blackbirds, Eurasian magpie, Blue tit, Great tit, Long tailed tit, European robin, Carrion crow, Mallard duck, Moorhen and Kingfisher. By the canal, dragonflies and damselflies dart or hover in the summer months along with bees, wasps, hover flies and ladybirds that, along with many flies and beetles, provide some of the food for the birds and bats. Butterflies (orange tip, speckle wood and small white were all recorded in the spring ecology survey – later in the year painted lady, peacock, red admiral, common blue and meadow brown) were also to be seen along the canal side.

¹⁵ "Ecological survey for Aldcliffe-with-Stodday Parish Council (In area between Aldcliffe Hall East Lodge And the start of Deepcutting Bridge 94, Ashton Lane)", Survey 1, (23/11/18), Survey 2, (20/05/19), by Stewart Hirst.

Appendix 2: Parish Council Proposals for Biodiversity Net Gain Projects

1. Creation of a wildlife haven on land adjacent to United Utilities' satellite sewage pumping station.

The plan is to lightly manage the land for the benefit of wildlife and to provide a viewing platform on the canal bank border with the field. There would be strategically placed viewing slots at differing heights in a fence so passers-by could study the wildlife without causing disturbance.

2. Working with parishioners to create a "hedgehog highway" in the parish.
3. To liaise with Lancaster CC and local landowners to help identify sites in the Parish where trees may be planted as part of Lancaster CC's Million Trees Project.

Appendix 3: Listed Buildings

See Historic England¹⁶

EAST LODGE TO FORMER ALDCLIFFE HALL

Designation Type: Listing

Grade: II

List UID: 1194966

Name: 1-5, ALDCLIFFE VILLAGE

Designation Type: Listing

Grade: II

List UID: 1298377

Name: LUNECLIFFE HALL

Designation Type: Listing

Grade: II

List UID: 1194962

¹⁶ <https://historicengland.org.uk/listing/the-list/>

Appendix 4: Extracts from Aldcliffe with Stodday Design Guidelines

Introduction

There is much architectural diversity in Aldcliffe and Stodday. The villages have evolved from small pockets of cottages, farms and large country homes. More contemporary buildings are present in Aldcliffe with the addition of Oaklands Court, following the demolition of Aldcliffe hall in the 1960s. Further housing has also been constructed in more recent years.

There are 3 listed buildings within the parish boundary - East Lodge, Aldcliffe Cottages and Lunecliffe Hall. In addition, there are a number of noteworthy (unlisted) buildings such as West Lodge, Inverlune and Inglewood in Aldcliffe, and Briar Cote and Rowallen in Stodday

2.2 Local Character Analysis

Lanes and Public Realm

The main lanes are organic in nature and seemingly evolved from historic routes, influenced by natural features and topography. Most lanes are bordered with hedges and mature trees. There is an absence of pavements and most lanes including the only through routes, Aldcliffe Road and Lunecliffe Road are narrow and dependent on passing places. There are no lanes with central white lines and few where HGVs can pass each other.

Pattern and Layout of Buildings

Most dwellings in Aldcliffe and Stodday are detached houses sited on large plots, with some terraces and a small number of semi-detached houses. Recesses of varying depths in the building line enable the formation of large front gardens or yards. There are also some examples of dwellings the sit up against the [lane](#) or have very short front gardens.

There remains a high degree of openness to the surrounding countryside and green spaces; with most properties backing onto or facing open land.

Outside the settlement areas, the settlement pattern is characterised by dispersed farmsteads.

The 20th century developments tend to have strong curvilinear arrangements of detached houses facing the lanes as demonstrated in Oaklands Court.

21st century additions to Aldcliffe include a number of very large detached dwellings between Aldcliffe Hall Drive and Aldcliffe Road. These are of a scale that is not typical of the village character.

Building Heights and Roofline

Both settlements are predominantly built up of two storey dwellings. There are also some examples of single storey dwellings and buildings with dormer windows making use of the roof space. The more historic parts of the parish comprise varied rooflines with changes in roof orientation and type whereas the later developed areas tend to have a uniformity to the roof line.

Car Parking



Across the parish, there are a variety of ways that parking is provided. There are examples of on-street parking, on-plot parking on driveways and parking with garages as well as shared parking courts. Due to the nature of the narrow lanes, there are no designated parking areas on lanes in the parish.

Open Spaces & Landscape




The landscape surrounding Aldcliffe and Stodday slopes down towards the Lune Estuary, which is accessible along the estuary multi-use footpath and is designated as a Site of Special Scientific Interest and Ramsar Site. The area is also unique with the presence of drumlins (see figure - 8)- low whale-back hills around 40m high with broad rounded tops. From the more elevated parts of the parish, views across to the Lakeland Fells and Bowland Fells can be seen. Surrounding the main settlement areas are open fields bound by hedgerows. The settlements are well screened with mature trees. The Lancaster Canal corridor runs along the western edge of the parish boundary with the tow path and adjoining footpaths providing recreational routes. Figure 17: Aerial photo of Stodday showing settlement area, lanes (white solid lines), and public right of ways (white dotted lines).



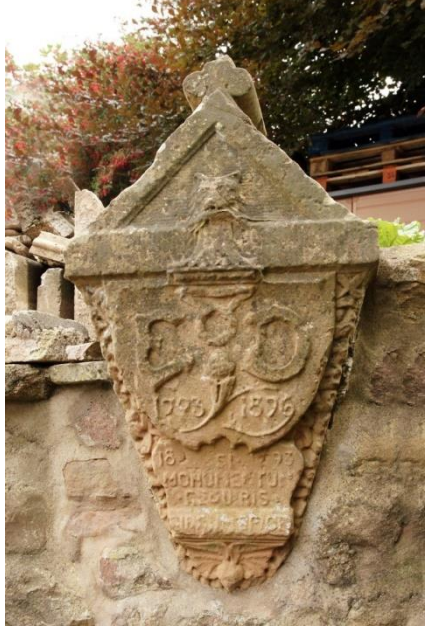
Appendix 5: Non designated Heritage Assets





Parish of Aldcliffe with Stodday
Non designated Heritage Assets



Ref	Name and Address of Property	Reason for Inclusion	Description	Photograph(s)
1	Inverlune, Aldcliffe Road Aldcliffe	Architectural significance, associated with a prominent local architect.	<p>Inverlune’s significance is described in several books on local architecture. It is a large country house designed by C B Pearson in 1910 and is this much acclaimed architect’s first major built work and is a well preserved example of an Arts and Crafts style residence, the design of which is thought to be influenced by two houses in the Lake District (Broad Leys and Moor Crag)</p> <p><i>A delightful half timbered tower with open top floor on the south façade took advantage of the magnificent unobstructed views ...¹⁷</i></p>	 <p>Entrance doorway to 'Inver Lune'</p>  <p>Threequarter view from West of South elevation of 'Inver Lune'</p>




¹⁷ Extract from THE ARCHITECTURE OF MICHAEL PEARSON ISBN 978 1 906155 73 5



<p>2</p>	<p>Inglewood, Aldcliffe Road Aldcliffe</p>	<p>Architectural significance associated with the pioneering technique of the use of shuttered concrete in construction</p>	<p>Inglewood is an early example of the use of this technique. Local stone which had been used for most of the estate buildings was very porous and suffered from penetrating damp and had to be cement rendered to obviate the problem. Poured concrete was turned to as a substitute, elegantly so in the case of Inglewood, where the detailing on the outer skin of the building was carved into wooden moulds, later to be painted to resemble a pseudo timbered building. Inglewood was originally built in 1892 for the Estate Manager for the former Aldcliffe Hall.</p>	 <p>'Inglewood' pioneering 'shuttered' concrete construction built by Dawson family for their Land Agent</p>
<p>3</p>	<p>West Lodge Aldcliffe Hall Lane Aldcliffe</p>	<p>Historical significance contributing to the "collective memory" of the area</p>	<p>Built in 1887 as the West Lodge to the former Aldcliffe Hall. The house is built of dark red sandstone, much like the stone from the local village quarry. Over the front door is a colourful intertwined monogram of E.B.Dawson. E.B. Dawson was a person of some importance in Lancaster, being a substantial landowner, a practicing barrister on the Northern circuit, a Borough and County magistrate, a pillar of the local and county Congregational Church, and a leading light in the Temperance Movement. In 1908 he became Constable of Lancaster Castle and was for a time High Sheriff of Lancashire.</p>	 <p>West Lodge frontage date and monogram</p>  <p>West Lodge – Dawson Monogram</p>





<p>4</p>	<p>Coach House Aldcliffe</p>	<p>Historical Significance contributing to the “collective memory “ of the area</p>	<p>The Coach House to the now demolished Aldcliffe Hall, owned by the Dawson family.</p>	 <p>The Coach House at Aldcliffe</p>
<p>5</p>	<p>Avenue of trees Aldcliffe Hall Drive Aldcliffe</p>	<p>Designed Landscape</p>	<p>Many of the trees along Aldcliffe Hall Drive were planted in 1827, when the drive to the former Aldcliffe Hall was laid out and East Lodge (Grade II Listed) was built. They were planted as part of Edward Dawson’s landscaping vision for Aldcliffe.</p>	
<p>6</p>	<p>Well archway stone Melrose Aldcliffe Hall Drive Aldcliffe</p>	<p>Historical Interest, associated with local notable person</p>	<p>In 1893 to celebrate the centenary of his father (Edward)’s birth, E.B Dawson set up a limestone archway over a well in Aldcliffe. The keystone was carved in brown sandstone and bears his coat of arms and crest with various devices emblematic of continuance, encircling the dates 1793 and 1876 (dates of birth and death of Edward Dawson). The translation of the inscription is “If a memorial is required look around” a reference to his father’s work on rebuilding of Aldcliffe Hall, the building of the embankment but most of all to the tree planting and landscaping he carried out in Aldcliffe and Stodday. The</p>	

			stone is now in the garden of Melrose.	
7	East Lodge Railings Aldcliffe	Historical significance contributing to the “collective memory “ of the area	These railings are on the opposite side of Aldcliffe Hall Drive to the Grade II listed East Lodge. They are now all that remain of the entrance to the drive leading to the now demolished Aldcliffe Hall	
8	Ivy Cottage Aldcliffe Hall Lane Aldcliffe	Historical significance contributing to the “collective memory “ of the area	Parts of Ivy Cottage served as both a gardener’s cottage and a laundry house to the now demolished Aldcliffe Hall, owned by the Dawson family., and contributes to the “collective memory” of the area. The site of the cottage can be seen on an 1851 map of the Parish.	
9 and 10	Rowallen House and Briar Cote Stodday	Architectural significance associated with the pioneering technique of the use of shuttered concrete in construction.	Local stone which had been used for most of the estate buildings was very porous and suffered from penetrating damp and had to be cement rendered to obviate the problem. Poured concrete was turned to as a substitute. These properties were built in 1881	 <small>Detail of Stodday terrace embellishments showing Dawson initials & dated 1881</small>
11	Grange Farm Stodday	Architectural significance associated with the pioneering technique of the use of shuttered concrete in construction.	Local stone which had been used for most of the estate buildings was very porous and suffered from penetrating damp and had to be cement rendered to obviate the problem. Poured concrete was turned to as a substitute. This property was built in 1878 and was the first	 <small>Grange Farm Stodday</small>

			<p>concrete dwelling erected by E.B.Dawson. The view of the front door is a perfect example of a pseudo Ashlar stone technique. In the 1800s Ashlar stone and stonework was considered to be the epitome of elegance for the front of a house.</p>	 <p>Grange Farm Medallion & pseudo Ashlar stonework</p>
<p>12</p>	<p>Walnut Bank Stodday</p>	<p>Historical Interest, associated with local notable family. Outline of the building is shown on early OS Maps.</p>	<p>Walnut Lodge was built in 1837 by a Dr Lawson Whalley, a major landowner, prominent Quaker and doctor in Lancaster. Dr Whalley is best known for his outstanding contribution to combating the 1832 cholera epidemic in Lancaster. This is a fine example of a late Georgian/early Victorian gentleman's residence. Although Dr Whalley also owned Stodday Lodge (now Lunecliffe Hall), Walnut Lodge was his residence. Following Dr Whalley's death, Walnut Lodge was sold by auction on 5th October 1841. This part of Dr Whalley's estate was bought by Robert Bousefield, through whose elder daughter it descended to Edward Bousefield (E.B.) Dawson. Two of E.B. Dawson's sisters lived at Walnut Bank.</p>	

<p>13</p>	<p>Walnut Bank Lodge Stodday</p>	<p>Architectural significance associated with the pioneering technique of the use of shuttered concrete in construction</p>	<p>Walnut Bank Lodge was built by the Dawsons, pioneers in concrete construction, as the lodge to Walnut Bank. It has the letter D above the door with the date of construction, 1889. The ground floor is masonry construction comprising coursed cream sandstone with pink sandstone quoins and mullions. The outer skin of the upper floor is a Tudor style traditional timber frame with oriel windows. The infill panels between the timbers are concrete, either pre cast or cast in-situ. The inner skin is plastered masonry.</p>	
<p>14</p>	<p>Whams Field Stodday Grid Ref SD465587</p>	<p>Archaeological significance relating to past human activity in the area.</p>	<p>The field is an example of an early ridge and furrow field pattern, typical of the open field system.</p>	
<p>15</p>	<p>Old Snuff Mill Stodday</p>	<p>Historical Significance.- industrial historical significance with links to Lancaster Canal construction and Sunderland Point and Lancaster as a port. It appears on early maps as well as 1st edition OS maps</p>	<p>The property now known as the “Old Snuff Mill” was originally a corn mill known as Stodday Mill. There are references to it dating as early as 1202, although indentures from 1688 onwards give a more detailed insight to its occupancy and purpose. In 1688 it was leased to Robert Lawson who had business interests at Sunderland Point. It is possible, in the 1750’s the mill was turned over to paper production as there is a lease between Robert</p>	 <p data-bbox="1251 1704 1398 1720">Old Snuff Mill near Stodday</p>

			<p>Lawson, the younger, of Lancaster and William Bonnet of Lancaster, stationer. A mill at Stoddow was insured by Richard Crompton, a paper maker in 1753. In 1793 the lease was signed over to the "Proprietors of the Lancaster Canal" at an agreed price of £630. It is presumed that this was for water supply. The Mill features on a Yates map of 1786, but by the maps of 1841 is labelled as "old mill, old mill race and old mill dam", confirming it is no longer a working mill. Although significantly renovated in 1980's from a ruinous state, salmon pink stones demarcating a mill can still be spotted amongst the stone work.</p>	
16	School House Stodday	Historical significance associated with local notable person and community significance	The School House was built (c1840) originally as a Sunday/evening school by the Dawson family who owned much of Stodday in Victorian times.	 <p style="text-align: center; font-size: small;">School House Stodday</p>  <p style="text-align: center; font-size: small;">School House medallion</p>

<p>17</p>	<p>Victorian wall post box Stodday</p>	<p>Historical Significance</p>	<p>Historic England are committed to the conservation of the historic character and diversity of post boxes.</p>	
<p>18</p>	<p>Village Well Stodday</p>	<p>Historical Significance and community interest</p>	<p>The well in Stodday is still operational although the current pump is a more modern replacement.. The spring is in sand and gravel within the boulder clay of the drumlin.</p>	
<p>19</p>	<p>Arna Wood Farmhouse</p>	<p>Historical Significance</p>	<p>The farmhouse is an unusual combination of two buildings joined longitudinally. The front portion is rendered, the rear is in coursed stone</p>	 <p data-bbox="1061 1534 1540 1556">Arna Wood farm showing cement rendering to prevent water penetration into porous local stone</p>
<p>20</p>	<p>Limestone Wall Capping, Stodday</p>	<p>Architectural Significance with aesthetic interest</p>	<p>Some of the walls in Stodday are capped by water worn limestone pieces. This limestone would have been brought from Silverdale lands owned by the Dawson family.</p>	 <p data-bbox="1045 1892 1540 1915">Looking North towards Walnut Bank Lodge Wall to left is capped by water worn Limestone pieces from Silverdale lands owned by Dawson family</p>

Compiled October 2020
 Revised April 2021
 Review Date November 2021



'Walnut Bank Lodge' Stodday pioneering 'shuttered concrete' construction

Aldcliffe with Stodday Parish Council

ALDCLIFFE WITH STODDAY NEIGHBOURHOOD PLAN

**LANCASTER CITY COUNCIL RESPONSE TO REGULATION
16 CONSULTATION**

SEPTEMBER 2021

1. INTRODUCTION

- 1.1 Lancaster City Council welcomes the submission of the Aldcliffe with Stodday Neighbourhood Plan and recognise the significant amount of time, effort and work which have been undertaken by the local community in its production to date. The City Council have been fully supportive of Aldcliffe with Stodday Parish Council's decision to prepare a neighbourhood plan for their area and have provided as much resource and support as possible to aid the group's preparation of the plan.
- 1.2 Through dialogue with the Neighbourhood Plan Group since the initial designation in 2018, the City Council have been aware of the wide variety of consultation events that have been held with the community to identify issues which are important in the locality, gain consensus and draw conclusions to how such matters can be addressed. It is in this context that the Council seeks to provide constructive comment on how the plan should be refined further to ensure that the basic conditions of neighbourhood planning can be achieved.
- 1.3 For ease of reference, the comments set out in Section 4 of this response are according to the relevant sections of the draft Neighbourhood Plan (referred to as 'the Plan' from this point forward). Some comments which are made, particularly where they relate to a contextual nature, may cover more than one topic or section and should be seen in this context.

2. LEGAL REQUIREMENTS AND NATIONAL POLICY

Legal Requirements

- 2.1 Before the Plan can proceed to Referendum, it must be first tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the draft plan must meet are as follows:
- (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
 - (b) Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
 - (c) Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
 - (d) The making of the order contributes to the achievement of sustainable development,
 - (e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
 - (f) The making of the order does not breach, and is otherwise compatible with, EU obligations, and
 - (g) Prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

National Planning Policy

- 2.2 The National Planning Policy Framework¹ (referred to as 'the Framework' from this point forward) sets out the Government's planning policies for England and how these are expected to be applied.

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

In doing so, it sets out the requirements for preparation of neighbourhood plans and provides communities with the power to develop a shared vision for their neighbourhood and deliver sustainable development that they need and to assist in the overall delivery of strategic housing needs.

- 2.3 At the heart of the Framework is the presumption in favour of sustainable development. For plan-making this means that the plan makers should positively seek opportunities to meet the development needs of their areas and that Local Plans should meet objectively assessed needs (OAN) for housing, with sufficient flexibility to adapt to rapid change. This requirement is also applicable to the preparation of neighbourhood plans.
- 2.4 Paragraph 13 of the Framework further sets out that neighbourhood plans should support strategic policies contained in local plans for housing and economic development and plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the district-wide Local Plan.
- 2.5 Within the overarching roles that the planning system ought to play, the Plan should also have regard to the core planning principles that underpin plan-making set out in paragraph 17 of the Framework.
- 2.6 The core planning principles seek to ensure that a neighbourhood plan sets out a clear and positive vision for the future of the area and policies contained within it should provide a practical policy framework within which decision on planning applications can be made with a high degree of predictability and efficiency by the local planning authority. Paragraph 29 of the Framework states, *'Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies'*.

3. LANCASTER DISTRICT LOCAL PLAN POSITION

Strategic Policies and Land Allocations DPD

- 3.1 The Strategic Policies and Land Allocations DPD was adopted at the end of July 2020. It provides the strategic basis for planning within the district.
- 3.2 It is important to note that Aldcliffe and Stodday have two small settlements, both of which are classed as rural villages by policy SP2: Lancaster District Settlement Hierarchy. Policy SP2 states that *'these settlements will accommodate development that meets evidenced local needs only'*.

Development Management DPD

- 3.3 The Development Management DPD was also adopted at the end of July 2020. It provides detailed planning policies to shape the delivery of development.
- 3.4 Policy DM4: Residential Development Outside Main Urban Areas states, *'Proposals for other settlements which have not been identified as sustainable settlement [this includes the settlements of Aldcliffe and Stodday] will only be supported if it can be demonstrated that the development will enhance the vitality of the local community and meet an identified and specific local housing need.'*

Draft Climate Emergency Local Plan Review

- 3.5 On 30th January 2019, the Council declared a climate emergency. Whilst the newly adopted Local Plan does seek to address climate change, it was too far advanced in the plan preparation process to incorporate some of the actions and directions of the climate emergency declaration. The CERLP has a specific remit to amend and add to policies which can influence the Council's response to climate change, such as energy efficiency, renewable energy, water management and sustainable transport. It does not reconsider site allocations, housing numbers or other principles within the adopted Local Plan.
- 3.6 The Draft Climate Emergency Local Plan Review has been through a Regulation 18 consultation. The responses are being considered and will be responded to, including further amendments to policies where necessary. It is anticipated that the Regulation 19 consultation will commence December 2021.

Lancaster South Area Action Plan

- 3.7 The Strategic Policies and Land Allocation DPD contains strategic growth areas including the designation of a 'Broad Location for Growth' in South Lancaster, this includes the expectations for a new Garden Village development (Bailrigg Garden Village). The Broad Location of Growth includes land within Aldcliffe and Stodday Parish.
- 3.8 The Area Action Plan DPD will build on key growth principles set out in policy SG1 of the Strategic Policies and Land Allocations DPD. It will allocate land for development within the Broad Location for Growth and set out policies to ensure that development is of a high-quality sustainable design, including a detailed masterplan and design code. The Area Action Plan DPD will also seek to address the critical issues around infrastructure delivery, management of the local environment and community stewardship to ensure that development contributes to sustainable modes of travel, sustainable drainage and biodiversity.
- 3.9 The Area Action Plan DPD will provide a policy framework for all land located within the 'Broad Location for Growth' identified under Policy SG1. Depending on the consistency between the Area Action Plan and the Neighbourhood Plan, the policy framework provided may supersede the content and direction of the Neighbourhood Plan. It is important to note that the preparation of the Area Action Plan will be done with the full opportunity for key stakeholders (such as the Neighbourhood Plan Group) to participate and shape the content of the document.

4. ALDCLIFFE WITH STODDAY NEIGHBOURHOOD PLAN

- 4.1 This section sets out the comments which the City Council have on the Plan. The Council recognise and welcome some amendments which have been made to the Plan in light of responses made at previous stages.
- 4.2 The Plan sets out a positive approach to development within the Parish given its context as a rural village where development is expected to meet an identified local need and its proximity to areas of ecological importance.

Vision and Objectives

- 4.3 The City Council supports the objectives of the Plan which are consistent with the spatial strategy for the district. The objectives support development to meet local need, promote the enhancement of facilities and infrastructure for the community and sustainable design and energy conservation and the protection of areas of wildlife and local landscape significance.

Balancing Conservation and Accessibility

- 4.4 Policy AS1 acknowledges and addresses the importance of international and nationally important areas of wildlife within the Parish, seeking to ensure conservation and enhancement in accordance with national and local policies.

- 4.5 The sustainable transport measures included in Policy AS2 are compatible with the Local Plan, particularly the aims to promote active travel and are supported.

- 4.6 The City Council has no further comments to make.

Landscape and Built Character

- 4.7 Policies AS3 and AS4 positively respond to the local character of the built environment and is supported.

- 4.8 The City Council has no further comments to make.

Housing and Community Infrastructure

- 4.9 The Council support the inclusion of a policy which provides local guidance on matters of design. The scale of development envisaged responds to the position of the settlements within the Settlement Hierarchy in the Local Plan. The housing types promoted within policy AS5 are supported by a recent Parish needs survey and will contribute to meeting an identified local need in accordance with policies SP2 and DM4 of the Local Plan.

- 4.10 The City Council has no further comments to make.

Climate Change and Sustainability

- 4.11 The Council supports the inclusion of a policy which seeks to support community energy schemes and enhance the sustain design. The Climate Emergency Local Plan Review aims to include specific policies addressing sustainable design which may diverge from the governments approach. It is therefore recommended that to ensure conformity with any future local plan bullet point 1. Is amended as follows:

'Insulation, minimising thermal bridges in construction, glazing and sealing of openings should minimise heat loss and wherever possible and viable developers should seek to incorporate the highest recognised government standards at the time or any other standards required by the Local Plan. Passivhaus standards will be encouraged wherever possible;'
(suggested addition underlined)

- 4.12 The Council have no further comments to make on this element of the Plan.

SEA and HRA Assessment

- 4.13 The Council prepared an SEA and HRA Screening Report for the Regulation 14 version of the draft plan which, following consultation with the key statutory stakeholders, concluded that there would be no significant effects arising from the draft plan. Whilst minor amendments have been made to

the draft plan between Regulation 14 and 16 stages it is not considered these are significant and would not change the outcomes of the original Screening Opinion.

5. CONCLUSION

- 5.1 The City Council recognise the role of neighbourhood plans as a tool for local people to shape the development of their local community. The City Council have welcomed the opportunity to discuss the evolution of the plan with regard to the Aldcliffe with Stodday Neighbourhood Plan Area and recognise the significant effort which has been put into its preparation by the local community.
- 5.2 The City Council supports the policies within the Neighbourhood Plan and consider that they are in conformity with national planning policy, the adopted Local Plan and emerging Climate Emergency Local Plan Review.
- 5.3 Should the examiner require further information, evidence or discussion on any of the matters raised in this response the City Council will be happy to assist in this matter.