



HALTON-WITH-AUGHTON NEIGHBOURHOOD DEVELOPMENT PLAN 2024 – 2031

December 2024

Contents

1. Introduction and Background.....	4
2. A Description of Halton-with-Aughton Parish	8
3. Vision and Objectives	11
4. Landscape and Natural Environment	14
5. Conserving our Built Heritage.....	29
6. Housing Need	32
7. High Quality and Sustainable Design	40
8. Transport.....	43
9. Local Community Facilities	45
10. Community Aspirations	49
11. Next Steps	53
Appendix 1: Lancaster District Local Plan Policies Maps	55
Appendix 2: Wildlife Corridors connecting Woodland	59
Appendix 3: Heritage Assets.....	61
Appendix 4: Halton’s Recent Flooding History and Responses.....	68

Policies

Policy HA-1: Conserving & Enhancing Local Landscape Character	17
Policy HA-2: Protecting and Enhancing Wildlife and Geodiversity	20
Policy HA-3 - Area of Separation	21
Policy HA-4 - Local Green Spaces	23
Policy HA-5 - Flooding	27
Policy HA-6 - Protecting Historic Character	31
Policy HA-7 - Meeting Local Housing Needs	36
Policy HA-8 - Halton Urban Development	38
Policy HA-9 - High Quality and Sustainable Design	42
Policy HA-10 - Active Travel	44
Policy HA-11 - Community Facilities	46

Maps

Map 1 - Halton-with-Aughton Designated Neighbourhood Plan Area and Parish	6
Map 2 - Policy HA-1 Conserving and Enhancing Local Landscape Character Areas	18
Map 3 - Policy HA-4 Local Green Spaces Areas	24
Map 4 - Halton Urban Development Areas	39
Map 5 - Policy HA-11 Community Facilities Locations (Halton)	47
Map 6 - Policy HA-11 Community Facilities Locations (Aughton)	48
Map 7 - Local Plan Strategic Policies and Land Allocations Map	56
Map 8 - Local Plan Landscape Designations, National Landscape and Open Countryside	57
Map 9 – Local Plan Housing Delivery	58
Map 10 - Wildlife Corridors connecting Woodland	60
Map 11 - Halton Conservation Area Appraisal 2009, Townscape Appraisal Map	67
Map 12 - Halton Study Area	70
Map 13 - Areas at risk of flooding during a 1.33% AEP rainfall event	71
Map 14 – Drainage Network Capacity during 1.33% AEP rainfall event	72
Map 15 – Indicative location of Do-Something Option 1	73
Map 16 – Indicative location of Do-Something Option 2	74
Map 17 – Indicative location of Do-Something Option 3	75

1. Introduction and Background

Introduction

- 1.1. Welcome to the Neighbourhood Development Plan (NDP) for Halton-with-Aughton Parish.
- 1.2. The Plan includes a vision and objectives and a set of local planning policies to guide decisions about development in the Parish up to 2031. It has been prepared by a Steering Group of parish councillors and local residents and is informed by the responses to the informal consultation on the Neighbourhood Plan which was undertaken from October to November 2019. The Plan has been revised and updated following further informal consultation on the emerging Draft Plan from 8th April – 5th May 2024 and formal consultation from 15th July – 8th September 2024.

What is an NDP?

- 1.3. Neighbourhood Plans, also known as Neighbourhood Development Plans or NDPs, are planning policy documents used to help determine planning applications by the local planning authority (here, Lancaster City Council). NDPs were introduced through the Localism Act 2011 to give local people a greater say in planning decisions that affect their area. NDPs contain local planning policies designed to reflect the needs and priorities of local communities. They are prepared by parish councils.
- 1.4. NDPs can identify where development should take place, set out local design principles so that buildings respond positively to local character and built heritage, and protect the natural environment and open spaces. They are an important part of our planning system because by law planning applications are determined in accordance with the development plan¹ unless material considerations indicate otherwise². Made (adopted) NDPs are part of the local statutory development plan for their area.
- 1.5. NDPs cannot be prepared in isolation. They must be '*in general conformity*' with strategic planning policies - in this case, the strategic policies in [A Local Plan for Lancaster District 2011 – 2031 Part One: Strategic Policies and Land Allocations DPD](#), Adopted 29th July 2020. (Non-strategic policies are contained in [A Local Plan for Lancaster District 2011 – 2031 Part Two: Review of the Development Management DPD](#), adopted 29th July 2020.) Immediately following adoption Lancaster City Council started a partial review of the adopted Strategic Policies and Land Allocation Development Plan Document (DPD) and the Development Management DPD to ensure that the climate emergency is adequately considered and to include the necessary mitigation and adaption measures necessary ([Climate Emergency Local Plan Review or CELPR](#)). Work on the partial review is at an advanced stage with its adoption expected in Summer or early Autumn 2024.
- 1.6. On 12th September 2023 Lancaster City Council took the decision to undertake a full review of the Local Plan. The Review will revisit a range of issues that will include (but is not limited to) matters of housing, employment, climate change, design, and the natural environment.
- 1.7. NDP Policies must also '*have regard to*' national planning policy, as set out in the [National Planning Policy Framework](#) (NPPF) which was updated on 20th December 2023³, and other [National Planning Practice Guidance](#), Ministerial Statements and Government advice.

¹ The development plan includes local and neighbourhood plans that have been brought into force.

- 1.8. Overall, the Plan must meet a set of '*basic conditions*' set out in national guidance. These include being in general conformity with strategic policies and having regard to national policies as set out above, as well as not breaching European obligations (transposed into UK law) and contributing to the achievement of sustainable development. An independent examiner will consider whether the Plan meets the basic conditions (or will, subject to certain recommended modifications) when the Plan reaches examination stage.
- 1.9. Preparing an NDP is a lengthy process set out in Government regulations: the [Neighbourhood Planning \(General\) Regulations 2012](#) (as amended). This process is summarised in **Figure 1 - Neighbourhood Development Plan Process**. The process reflects the requirements that NDP policies must be underpinned by a clear and robust evidence base of technical resources and be informed by extensive public consultation.
- 1.10. The NDP has reached the Submission Stage. The Plan will be subject to a 6-week consultation, an independent examination and finally the referendum.
- 1.11. During the referendum stage the whole parish will be asked to vote on whether the Plan should be approved and adopted. 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.

Designation

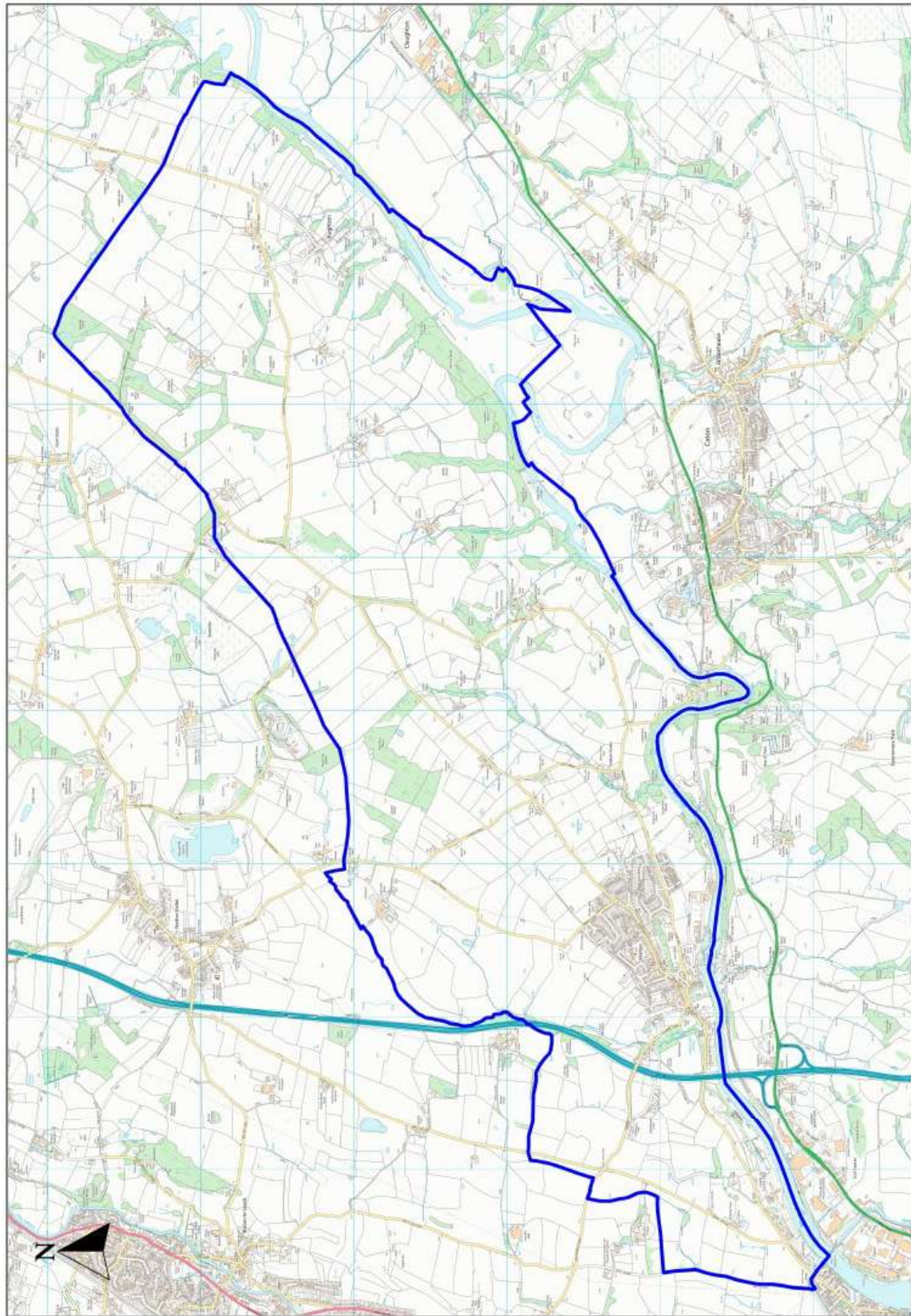
- 1.12. The Parish Council of Halton-with-Aughton agreed it was important to exercise their rights to influence local development and in 2015 applied for the area to be designated a Neighbourhood Development Planning Area. Lancaster City Council approved this application on 27th October 2015. The designated area is the same as the Parish boundary and is shown **Map 1 - Halton-with-Aughton Designated Neighbourhood Plan Area and Parish**. The policies and proposals in the NDP only apply to development within this boundary.

Drafting of the Plan & Public Consultation

- 1.13. The decision to start work on the initial Draft Neighbourhood Plan was made in late 2017 resulting in an informal public consultation of the first draft plan in autumn 2019. Following COVID, work on the emerging plan resumed in autumn 2022, with another informal public consultation occurring in spring 2024 and a formal consultation occurring during the summer.
- 1.14. The Plan is underpinned by a technical evidence base of documents including the [Halton Conservation Area Appraisal 2009](#), [Lune Valley CLT Housing Needs Survey 2019](#), and [A Landscape Strategy for Lancashire 2000](#), [Jacobs Flood Risk Management Study 2020](#) and a [Landscape Character Assessment for Halton 2023](#). The evidence base documents are all published on the NDP page of the Parish Council website.

² 3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

³ All references to NPPF paragraph numbers refer to the December 2023 version which was the most up to date version at the time of the publication of the Draft Plan (July 2024).



Map 1 - Halton-with-Aughton Designated Neighbourhood Plan Area and Parish

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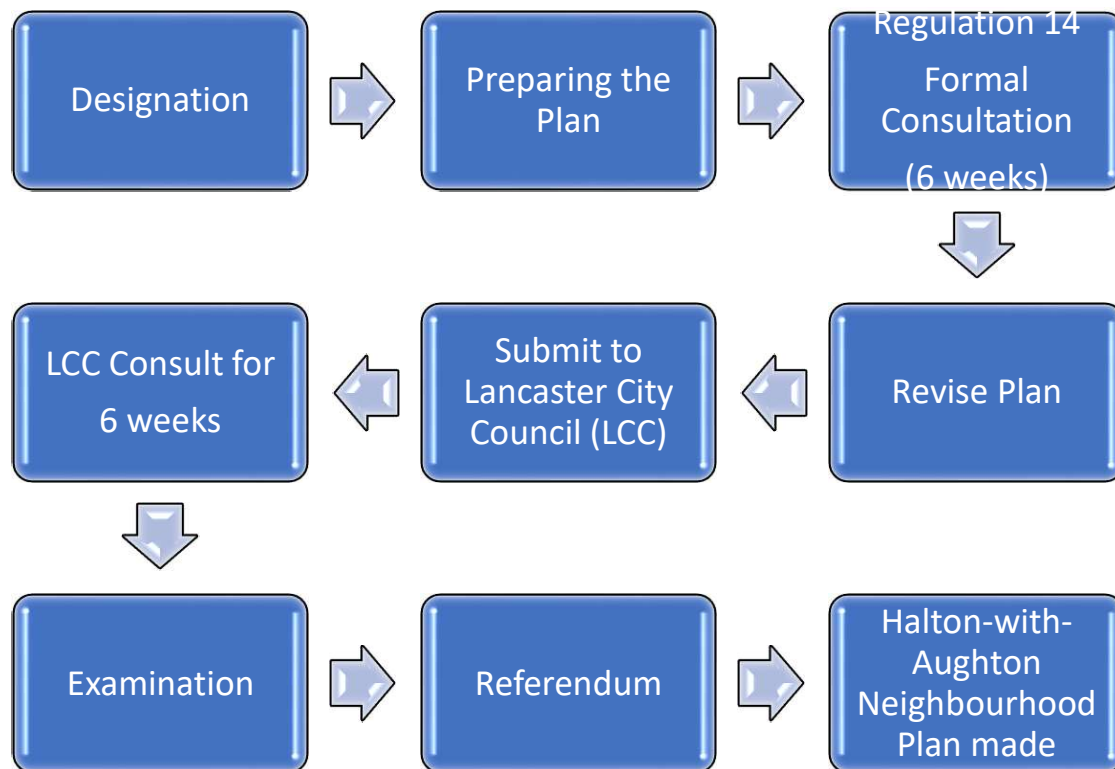


Figure 1 - Neighbourhood Development Plan Process

Parish Council Actions and Community Aspirations

- 1.15. The Parish Council is aware that there are many important local concerns which have been raised in public consultations which cannot be addressed through planning policies in the NDP. These are complementary to the Plan and actions to address them will also contribute towards the Vision and Objectives.
- 1.16. These are detailed in **Community Aspirations** along with possible courses of actions for consideration by the Parish Council. They include Traffic Calming and Parking; enhanced Community Facilities; protecting and improving Green Spaces; community management of verges and residual green spaces protected by planning conditions; and more public footpaths.

2. A Description of Halton-with-Aughton Parish

- 2.1. Halton-with-Aughton sits on the north bank of the River Lune in the local authority area of Lancaster City Council in the county of Lancashire. The Parish covers an area of 15.85 km². The main village of Halton is located 3 miles from Lancaster city centre and a small portion of the Parish to the south-west lies within the urban boundary of the City of Lancaster. This area also includes a section of the M6 motorway corridor and the major intersection of Junction 34. However, most of the Parish has a very rural character as it extends north-eastwards into the open countryside and the Forest of Bowland National Landscape.
- 2.2. Aughton forms a separate township within the parish of Halton-with-Aughton. It consists of some 55 residences of which 29 form a loose grouping around the church and recreation room, with the remainder dispersed around the township, including a hamlet of 10 dwellings at Middle Highfield. The core of the village retains much of its 17th century character and apart from a small number of barn conversions there has been no significant development for at least the last two decades. There is a small village green in the centre of the village.
- 2.3. The population expanded from 2,277 (2011) to 2,900 (2021) which is an increase of 27%.
- 2.4. In total, about 362 new homes, from 1 bed flats to 5 bed houses, will have been added in Halton village from 2011 to 2024; an increase of 38%, taking the total number of village homes to about 1,320.
- 2.5. The close proximity of the City of Lancaster provides significant employment opportunities for local residents. Within the Parish local businesses are largely linked to agriculture, tourism and local shops and services. The NDP does not include policies and proposals on employment in addition to those in the Local Plan as these higher-level policies comprehensively address employment related issues in the neighbourhood plan area.
- 2.6. Halton-with-Aughton enjoys a range of venues for social activities. There are two public halls, one public house, a social club and a scout hut. The parish also has a thriving Church of England primary school, two churches, a library, a doctor's surgery, a post office, hairdressers, shops and two cafes.
- 2.7. The Centre @ Halton is at the heart of Halton village and is run by a team of volunteers, Halton Community Association (HCA) which is a registered charity. It is used by many activity groups. Services are supported by holding fundraising events, hiring out the facilities and hosting a Coffee Shop to fund improvements and bring new ideas to the Centre. It also includes a Changing Places toilet.
- 2.8. Outdoor facilities next to The Centre building include a skate park, multi-use games area (MUGA), children's play areas, recreation area/football pitch, picnic area, parking, and boules area.

- 2.9. The former Luneside Engineering works at Halton Mill down by the river was converted into workshops and offices to rent in 2013. Run by the Green Elephant Co-operative it also has meeting rooms to hire and hosts a variety of events and classes.
- 2.10. Aughton Recreation Room was built by local farming families in 1923 to provide a social and community space within the historic township of Aughton and has been run as a registered charity since 2009. The trustees hire out the premises for private functions to create an income to subsidise community events and recreational activities at what has become known as 'Aughton Village Hall'. The Hall is closely associated with the Vale of Lune Young Farmers Club.
- 2.11. Many in the Parish are reliant on private cars for transport. The 2021 Census figures show that the proportion of households with 2 or more vehicles was significantly higher than the national average. The nearest train stations are at Carnforth and Lancaster. There are buses that run through Halton to Carnforth, Lancaster and via Caton through the Lune Valley, however, the eastern two-thirds of the parish has no public transport, leaving those residents of Aughton with very limited travel choices.
- 2.12. There are several public rights of way within the Parish including a renowned circular route included in many published Guidebooks from the Crook of Lune to Aughton via the Highfields and returning via the banks of the Lune. Both the National Route 69 of the National Cycle Network and Lancashire Cycleway Northern Loop [90] pass through the Parish.
- 2.13. The Parish contains significant built heritage assets. There is evidence that Halton was a place of considerable importance before the Norman Conquest in 1066. It was an Anglo-Saxon Manor, and this led to the construction of the 11th century castle. The rural character changed in the mid-18th century in response to the industrial revolution when a blast furnace and foundry were established. The construction of mill buildings and mill workers' cottages followed.
- 2.14. Halton Conservation Area includes the historic core of the village, Castle Hill with St Wilfrid's Church to the south-west, Foundry Lane and St Wilfrid's Hall to the north and properties on High Road, Low Road, and at Manor House and Town End Farm. The Parish has 48 **Listed Buildings** including the Castle Hill Motte and Bailey, and Halton Cross which are scheduled monuments.
- 2.15. Halton-with-Aughton has a distinctive landscape character and includes coastal drumlins, a drumlin field, the floodplain of the River Lune and the river gorge at Halton. The landscape is largely lowland agriculture with a characteristic patchwork of small fields. As well as stands of trees and mature hedges, some of which form green corridors along the River Lune and within the village, there are several designated remnants of ancient woodland including Dale Wood, Gutterflat Wood, Aughton and Burton Woods. Burton Wood is also a Site of Special Scientific Interest (SSSI), and Aughton Woods is managed by the Wildlife Trust. The diversity of flowers and birds in the woods in Springtime is especially notable.
- 2.16. To the west of the M6 the Parish includes Halton Army Camp, a training camp on the banks of the River Lune.
- 2.17. The Thirlmere Aqueduct, which was completed in 1925 and supplies water to Manchester, enters from the north of the parish. It then travels south to cross the river Lune between Crook O'Lune and Aughton. The bridge allows pedestrian access, so forms part of a popular circular walk along the riverbanks from Crook O'Lune.

- 2.18. The Local Plan Part One: Strategic Policies and Site Allocations Policies Map (see **Appendix 1: Lancaster District Local Plan Policies Maps**) shows that most of the Parish is in the Open Countryside (Policy EN3). There are several site allocations for housing, which are either developed or in the process of being developed, an established employment area and several areas of open space / recreation provision. There is also an Area of Separation (Policy EN6) identified to ensure that strategic growth to the north of the city does not result in the two settlements (Lancaster and Halton) merging.
- 2.19. These and other higher level strategic planning policies provide the Lancaster planning context with which the NDP policies must be in general conformity.

3. Vision and Objectives

- 3.1. An NDP must include a shared Vision and Objectives which the planning policies will help to deliver.
- 3.2. The consultation in 2019 did not include a Vision or Objectives but the Draft Plan referred to the feedback received from local people in 2013 for the Parish Plan which showed what they valued. This has been used to define a Vision for the Halton-with-Aughton NDP:

Vision

In 2031 local people will value Halton-with Aughton as a place where they want to spend their lives and bring up their families taking advantage of the many opportunities the locality affords.

The rural setting with its beauty and tranquillity will be conserved. The broad views across and along the Lune Valley of fells, woodland and open green fields will continue to provide a strong sense of living in a rural landscape, whilst the motte and bailey on Castle Hill and the surrounding Conservation Area remain a focus for appreciation of the history of the parish. The historic core of Halton village will be protected, and green spaces will support opportunities to enrich biodiversity wildlife in the parish.

Halton-with-Aughton will have vibrant and engaged communities and parishioners will enjoy a range of venues for social activities and the best of rural life.

3.3. The NDP Objectives are informed by the 'Issues for the Neighbourhood to Address' which were set out in the [2019 Draft Plan](#) and have been updated in 2024 following the informal consultation. These are:

- **Objective 1: To ensure new development is integrated into its setting, whether it is in the heart of the villages, or in the more rural areas.**
This will be delivered through NDP Policies HA1, HA6 and HA8.
- **Objective 2: To conserve and enhance the distinctive rural character of both villages and the countryside.**
This will be delivered through NDP Policies HA1, HA3, HA4, HA6, HA8 and HA9.
- **Objective 3: To protect and enhance sites of biological importance, including the remnants of ancient woodlands, to improve the wildlife value of other green spaces within the Parish, and to ensure opportunities are taken to link and extend green corridors through the villages and along the river, so that connectivity between areas of wildlife importance is maximised.**
This will be delivered through NDP Policies HA1, HA2 and HA4 and Parish Council Actions and Community Aspirations.
- **Objective 4: To ensure new housing meets the local needs of the Parish.**
This will be delivered through NDP Policy HA7.
- **Objective 5: To recognise the importance of community facilities, sport and recreation facilities in the Parish by ensuring existing facilities are protected and proposals for new and improved facilities are supported including through financial contributions from new residential developments.**
This will be delivered through NDP Policy HA11.
- **Objective 6: To promote sustainable transport alternatives and to support measures which increase walking, cycling and use of public transport and which reduce reliance on private cars.**
This will be delivered through NDP Policy HA10 and Parish Council Actions and Community Aspirations.
- **Objective 7: To reduce surface water flooding at key risk areas.**
This will be delivered through NDP Policy HA5 and Parish Council Actions and Community Aspirations.
- **Objective 8: To protect green spaces and take opportunities to enhance their wildlife value.**
This will be delivered through NDP Policy HA4.

Neighbourhood Plan Policies

- 3.4. The following sections set out the planning policies for Halton-with-Aughton Parish and these will be used to help determine planning applications for development. The evidence and rationale behind each policy are set out in the supporting text.
- 3.5. The policies are necessarily wide ranging in their scope and taken together, should help to deliver the future development within the Parish that is both sustainable and appropriate.
- 3.6. The policies will help deliver the Objectives and Vision.
- 3.7. The following maps indicate which areas would be covered by the policies:
 - **Map 2 - Policy HA-1 Conserving and Enhancing Local Landscape Character Areas**
 - **Map 3 - Policy HA-4 Local Green Spaces Areas**
 - **Map 5 - Policy HA-11 Community Facilities Locations (Halton)**
 - **Map 6 - Policy HA-11 Community Facilities Locations (Aughton)**

4. Landscape and Natural Environment

Landscape Character

- 4.1. The beautiful landscape setting of Halton-with-Aughton is one of the defining characteristics of the neighbourhood plan area and it is highly valued by residents and visitors.
- 4.2. Part of the neighbourhood plan area, to the west of the M6 and north of A683 is within the North Lancashire Green Belt (Local Plan: Part One Policy EN4 The North Lancashire Green Belt). NPPF paragraph 152 sets out that *‘inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.’* Paragraph 154 advises that local planning authorities *‘should regard the construction of new buildings as inappropriate in the Green Belt’* apart from certain exceptions which are set out. Paragraph 155 explains that *‘certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it’* and describes these types of development.
- 4.3. At a national level Natural England has identified a number of [National Character Areas](#) (NCAs) and the neighbourhood plan area largely falls within NCA 20. Morecambe Bay Limestones, with a small area to the west of the M6 corridor in NCA 31. Morecambe Bay and Lune Estuary.
- 4.4. At a County level, the [Landscape Strategy for Lancashire 2000](#) identifies and describes a number of Landscape Character Areas. Parts of Halton-with-Aughton fall within the following areas and relevant extracts are provided below:
 - **12 Low Coastal Drumlins** which are found on the north-west coast of the study area where the last retreating ice sheets left a series of rounded boulder clay hills in their paths.
 - **12a Carnforth-Galgate** ... The Low Coastal Drumlins provide a convenient transport corridor; the Lancaster Canal, M6, A6 and mainline railway run side-by-side in a north-south orientation.... The drumlins provide elevated points from which there are views over the salt marshes to Morecambe Bay... Traditional farmsteads and older settlement cores are built of stone, but the modern development is often built using red brick. Buildings on top of the drumlin hills are particularly visible. Woodland is limited to small plantations, woods associated with former estates and rarely, fragments of ancient woodland in unusual hilltop or hillside settings.
 - **13 Drumlin Fields** which occur inland, on higher land than the Low Coastal Drumlins. They are found on the edges of upland areas where the retreating ice sheets left moulded boulder clay deposits in their paths.
 - **13c Docker-Kellet** ... The area is underlain by limestone and is distinguished by large scale undulating hills of pasture, some formed from glacial till and others which are outcrops of limestone, or reef knolls The smooth rolling scenery is emphasised by the network of stone walls. Greater variety of texture is provided by the isolated areas of moorland which protrude from the field, for example at ... the River Lune which cuts a gorge through the hills at Halton. This gorge provides a major transport route through the hills with a number of parking, picnic and camping sites scattered along its length. Woodlands are often associated with designed landscapes ...
 - **11 Valley Floodplains** which is found on the valley floors of the course of the major lowland rivers throughout the study area.
 - **11d Lune Valley.** The Lune floodplain is a flat floodplain surrounded by rolling drumlins and hills. The Lune is a major lowland river with a classic pastoral, tranquil

floodplain; medium-large, regular fields of lush green pasture are bounded by low clipped, often gappy, hedgerows with hedgerow trees. River terraces and bluffs along the edge of the floodplain are sculptural elements which often support stone farm buildings and the remains of motte-and-bailey castles. These mottes provide visible evidence for the historic importance of the Lune as a routeway. ... Stone bridges are again a feature and mark historic crossing points of the river. There is also evidence of the industrial past and present; the route of a dismantled railway is still visible in the landscape.

- 4.5. A significant part of the eastern part of the Parish lies within the Forest of Bowland National Landscape. Development within and close to National Landscapes are expected to conform to a high standard of design, to be in keeping with local distinctiveness and, fundamentally, seeks to conserve and enhance the National Landscape's natural beauty. National Landscapes enjoy the same levels of protection in planning terms as National Parks.⁴
- 4.6. The [Forest of Bowland Area of Outstanding Natural Beauty Landscape Character Assessment 2009](#) describes various landscape character types in the National Landscape. The Parish includes areas in J Valley Floodplain (J1 Lune) and K Drumlin Field (K1 Gressingham).
- 4.7. The overall strategy for the Valley Floodplain Landscape Character Type is to conserve the diverse pattern of standing water, floodplain hay meadows, mature floodplain trees and the network of hedgerows and dry-stone walls. The strong intervisibility with surrounding Landscape Character Types should also be conserved and key landscape features appropriately enhanced where in decline. Where lost, the natural river form should be restored and conserved.
- 4.8. The overall strategy for Drumlin Fields is to conserve the distinctive rolling landform, and to maintain the distinctive landscape pattern of pasture fields delineated with dry stone walls and hedgerows. Inter-drumlin wetlands should be retained and enhanced. The strong built vernacular character, and skyline and views into and out of the area should be retained. Built development on ridgelines and hill tops should be avoided.
- 4.9. The [Parish Plan 2013](#) recognised the importance of the landscape character in the Parish and set out 'Parish Planning Guidance' – principles to preserve, and where possible, enhance characteristic habitats of the landscape where built development would take place.
- 4.10. The principles were carried forward into the [Draft Plan for Consultation 2019](#). The responses from residents indicated support for the NDP to have a strong focus on conserving and enhancing local landscape character. There were comments suggesting that locally characteristic features such as trees and hedgerows should be protected and used in planting schemes. The importance of preserving the current landscape and views was noted.
- 4.11. The NPPF supports a positive approach to conserving landscape character. Paragraph 135 advises '*Planning policies and decisions should ensure that developments ... c) are sympathetic to local character and history, including the surrounding built environment and landscape setting.*' Paragraph 182 goes on to say, '*Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.*'

⁴ See Forest of Bowland Management Plan 2019 – 2024

<https://www.forestofbowland.com/files/images/FOB%20ManPlan0719bLoRes.pdf>

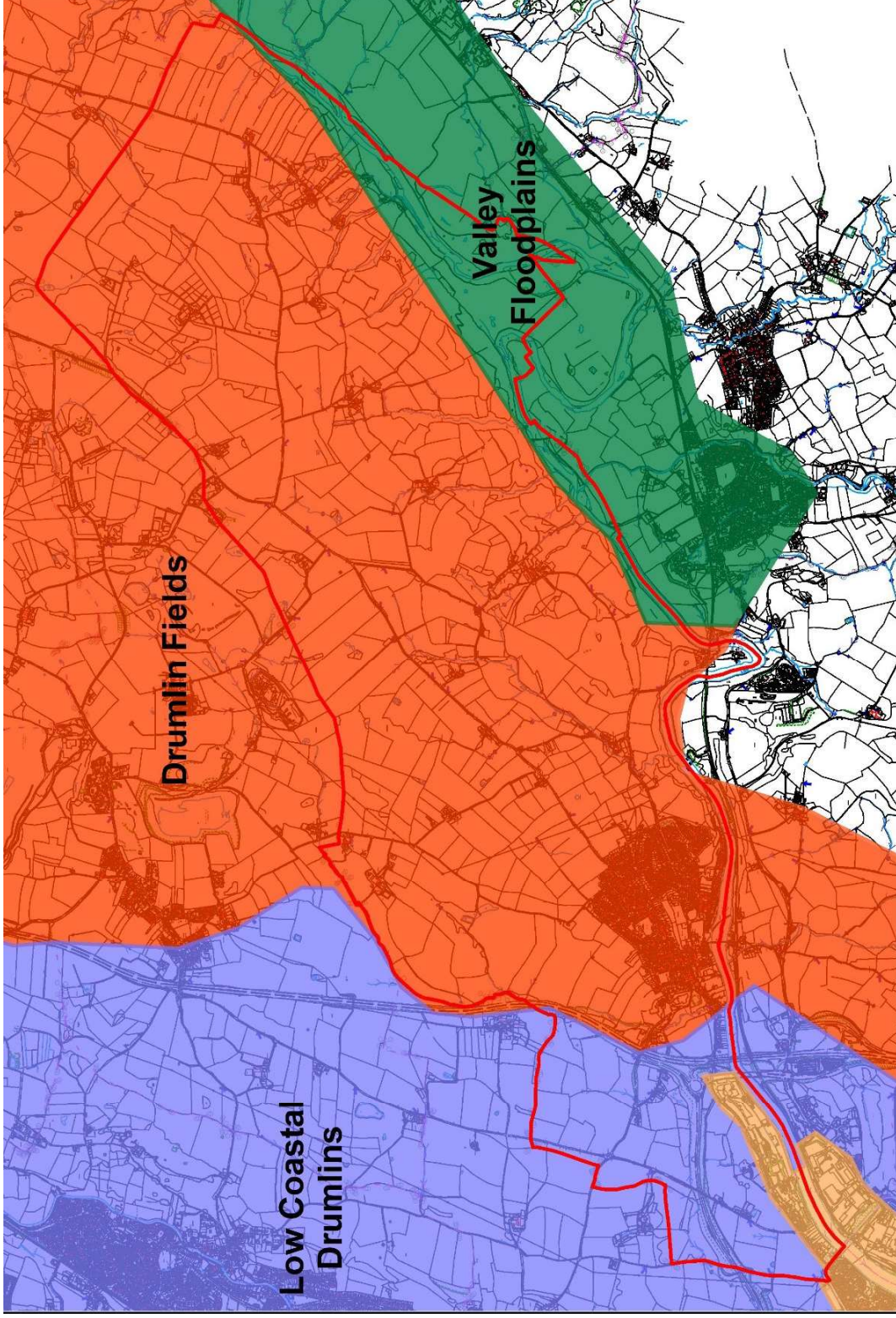
- 4.12. Local Plan Part One Policy EN2: Areas of Outstanding Natural Beauty sets out that the landscape character and visual amenity of the National Landscape and their settings will be conserved and enhanced, and development will be guided by the relevant National Landscape Management Plan. Policy EN3: The Open Countryside refers to areas of open countryside that define the rural context of the district. A small area of the Parish in the west falls within Policy EN5: Local Landscape Designations (Land South of the Bay Gateway); these areas will be conserved, and important natural features safeguarded.
- 4.13. Local Plan: Part Two Policy DM6: Housing Provision in the Forest of Bowland National Landscape sets out that the number, size, types and tenures of all homes provided should closely reflect identified local needs and meet certain criteria. Proposals for major development will not be permitted in the National Landscape, unless the proposal can be demonstrated to be in the public interest and exceptional circumstances exist. In determining whether exceptional circumstances exist, the Council will consider, amongst other things, any detrimental effect on the environment, the landscape and recreational opportunities and the extent to which it could be moderated. Policies DM43: Green and Blue Infrastructure, DM45: Protection of Trees, Hedgerows and Woodland and DM46: Development and Landscape Impact aim to protect and enhance trees, hedgerows and landscape, and these policies have been enhanced in the Climate Emergency Local Plan Review (CELPR).
- 4.14. Halton-with-Aughton NDP Policy HA-1 provides design guidelines to ensure development proposals respond positively to local landscape character by conserving those features which contribute to the Parish's distinctive landscape character areas.

*Policy HA-1: Conserving & Enhancing Local Landscape Character***Policy HA-1 Conserving and Enhancing Local Landscape Character**

Landscape Character Areas are identified on **Map 2 - Policy HA-1 Conserving and Enhancing Local Landscape Character Areas**.

The design of all new buildings should minimise any adverse visual impacts on the local landscape character of Halton-with-Aughton Parish. Development should conserve important local features which contribute to the distinctive landscape character of the neighbourhood plan area and use designs and planting in landscaping schemes to enhance them. In particular:

- 1. In the Valley Floodplain** landscape character area (flood zones 2 and 3) development should, where feasible:
 - a) Protect and incorporate into landscaping schemes, natural flood risk management, for example areas of standing water, floodplain hay meadows, mature floodplain trees and the network of hedgerows and dry-stone walls;
 - b) Take opportunities to restore and conserve the natural river form where it has been lost, and to re-naturalise water courses;
 - c) Avoid adverse visual impacts on open views across and along the floodplain;
 - d) Incorporate suitable screening and soft landscaping to provide a gentle and green transition from built form to the open countryside;
- 2. In Low Coastal Drumlins and Drumlin Fields** landscape character areas, development should, where feasible:
 - a) Retain and enhance the distinctive rolling landform and landscape pattern of pasture fields delineated with dry stone walls and hedgerows;
 - b) Retain and enhance inter-drumlin wetlands;
 - c) Avoid built development on ridgelines and hill tops.
- 3. In all areas:**
 - a) Planting schemes should use locally appropriate native broadleaved woodland and hedgerow species;
 - b) Landscaping designs should be climate resilient and use species which are drought tolerant;
 - c) Measures should be taken to minimise light pollution and other disturbance to wildlife; and
 - d) Opportunities should be taken to restore contaminated brownfield land.
 - e) Measures should be taken to protect the night sky from light pollution and minimise other disturbance to wildlife, particularly in Dark Sky Discovery Sites.



Map 2 - Policy HA-1 Conserving and Enhancing Local Landscape Character Areas

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Natural Environment

- 4.15. The NPPF is clear that planning policies should contribute to and enhance the natural local environment by protecting and enhancing sites of biodiversity or geological value (paragraph 180 a). Paragraph 185 advises that *'To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.'*
- 4.16. The Local Plan policies maps (see **Appendix 1: Lancaster District Local Plan Policies Maps**) identify the main environmental and landscape policy designations from the Local Plan which cover all of the parish apart from a small area to the south-west:
- Policy EN2: Areas of Outstanding Natural Beauty
 - Policy EN3: The Open Countryside
 - Policy EN5: Local Landscape Designations
 - Policy EN7: Environmentally Important Areas
- 4.17. The neighbourhood plan area includes several important wildlife sites (and parts of sites) which are identified in Local Plan: Part One Policy EN7: Environmentally Important Areas. These are the Nationally Designated Site EN 7.7 Burton Wood SSSI; and the following Regionally Designated Sites:
- Halton Gorge and Quernmore Valley Geological Heritage Site;
 - Lambclose Wood and Gutterflat Wood Biological Heritage Site;
 - Applehouse Wood, Walks Wood Biological Heritage Site;
 - River Lune Biological Heritage Site;
 - Great Close Wood Biological Heritage Site; and
 - Dale Wood Biological Heritage Site.
- 4.18. Local Plan: Part Two Policy DM44: The Protection and Enhancement of Biodiversity requires development proposals to protect and enhance biodiversity and / or geodiversity with guidance for nationally designated sites and environmentally sensitive sites and species and ecological networks.
- 4.19. Halton-with-Aughton's natural environmental assets form part of the network of green and blue infrastructure (GBI) linking across the neighbourhood plan area, to the City of Lancaster and out to the open countryside. There is an aspiration to identify opportunities to improve this infrastructure.
- 4.20. Halton is fortunate to have two remnants of ancient woodland, Dale Wood in the west, and Gutterflat/Lambclose Wood along the river to the east. Ancient woods have the most richly biodiverse habitats, with highly complex ecosystems, developed over hundreds of years, supporting a great number of species of plants, fungi, insects, and other wildlife; yet they now cover only 2.5% of the UK. Dale Wood and Gutterflat/Lambclose Wood are very special places and require our protection, once gone they cannot be replaced. They can, however, be restored and enhanced. Forge Wood is separated from Gutterflat Wood by an area of scrubland, it was once part of the ancient woodland before industrialisation in the

19th century (see old maps prior to 1850). It is now regenerating; with protection years of decline are being reversed and the two woods reconnected.

- 4.21. **Map 10 - Wildlife Corridors connecting Woodland** indicates how wildlife corridors connect the woodlands around Halton. The river provides an important corridor, whilst roads create barriers to the movement of wildlife.
- 4.22. These local wildlife corridors and areas of wildlife importance can be lengthened and strengthened, through the village and along the river and stream banks. **Community Aspirations** lists some hopes and ideas that have been raised by residents and the Parish Council.
- 4.23. Policy HA-2 Protecting and Enhancing Wildlife and Geodiversity sets out how such biodiversity net gains may be achieved on development sites, or if this is not possible within the Halton-with-Aughton neighbourhood plan area.

Policy HA-2: Protecting and Enhancing Wildlife and Geodiversity

Policy HA-2 Protecting and Enhancing Wildlife and Geodiversity

1. Development proposals should protect and enhance biodiversity and/or geodiversity and minimise both direct and indirect impacts.
2. Development proposals will be assessed against the requirements set out in A Local Plan for Lancaster District 2011 -2031 Part Two: Review of the Development Management DPD Policy DM44: The Protection and Enhancement of Biodiversity (or any future policy). Development proposals will only be permitted if it can be concluded that the proposals, either alone or in combination with other plans or projects, will not adversely affect the integrity of the national site network. Where a proposal has implications for internationally designated sites it must be accompanied by information to allow the competent authority to consider the impacts of development.
3. Development should not result in any significant loss of biodiversity and/or geodiversity and should seek to enhance existing natural assets. Where there is unavoidable loss or damage to habitats, sites or features because of exceptional circumstances, mitigation and compensation will be required. Development which causes loss of trees, hedgerows and woodland should include replacement of those assets within the site or, where this is demonstrated to not be practical, contribute to off-site provision.
4. Proposals to meet Government biodiversity targets should first aim to do this on the development site itself.
5. Any offsite provision should prioritise biodiversity net gain within the Parish through suitable habitat enhancements. This could include for instance the following measures:
 - a) Linkages to and enhancement of existing wildlife corridors (see **Map 10 - Wildlife Corridors connecting Woodland**);
 - b) Woodland management and planting to improve local areas of broadleaved woodland;
 - c) Restoration of gappy hedgerows and planting new hedgerows with traditional local species;
 - d) Conservation and enhancement of hay meadows; and
 - e) Protection and enhancement of watercourses and ponds, and re-naturalisation of culverted watercourses.

Area of Separation

- 4.24. The area of the Parish to the west of the M6 corridor is subject to significant development pressure and is in close proximity to the built-up area of the City of Lancaster.
- 4.25. Lancaster City Council has identified an Area of Separation between Lancaster and Halton to ensure that strategic growth to the north of the City (Policy SG9) does not result in the merging of the two distinct settlements of Lancaster and Halton. Policy EN6: Areas of Separation is clear that proposals will not be supported where they have impacts on wider openness within the area and result in coalescence between settlements and affect overall distinctiveness.
- 4.26. In response to development pressure in this area, the Parish Council organised a public consultation process in October 2022 to better understand local peoples' concerns. The consultation took the form of an online and paper questionnaire, with public meetings held on October 2022. The responses were collated and showed that over 90% of respondents wanted to maintain the area's role as an area of separation to protect the village of Halton's identity and character.
- 4.27. In the summer of 2023, EPD were tasked with producing a [Landscape Character Assessment \(LCA\) report](#) for the Area of Separation to further justify the designation of this land. The study forms part of the evidence base for the NDP and is published on the neighbourhood plan page of the parish council website.
- 4.28. The LCA notes that there are two listed buildings located in the Area of Separation (Carus Lodge and Carus Lodge Cottage), both Grade II.
- 4.29. The report states: *'4.11 The entire Separation Area landscape character area with a few exceptions due to changes in elevation and the presence of a small woodland is also within visual range of the Grade II listed buildings of Carus Lodge, the Piers, Walls and Railings to Carus Lodge and Carus Lodge Cottage. The buildings' curtilage and historical context is within an area of fields with a parkland character. Any development in this character area adjacent to Carus Lodge and Carus Lodge Cottage would have significant impacts on their setting. There would be a significant resulting adverse effect on the visual amenity, the fabric of the landscape and potential loss of woodland in this location'.*
- 4.30. Policy HA-3 provides further detail to Strategic Policy EN6 to help ensure this area remains open and to prevent Halton merging with the City.

Policy HA-3 - Area of Separation

Policy HA-3 Area of Separation

The Area of Separation identified in Policy EN6 in the Local Plan for Lancaster District 2011-2031 Part One: Strategic Policies and Land Allocations DPD Lancaster District Local Plan will continue to be protected to preserve the visual and physical separation between the City of Lancaster and Halton village. Proposals which would have a significant adverse impact on the setting of the heritage assets of Carus Lodge and Carus Lodge Cottage, or on the woodland and the open, parkland character of the landscape around these assets will not be acceptable.

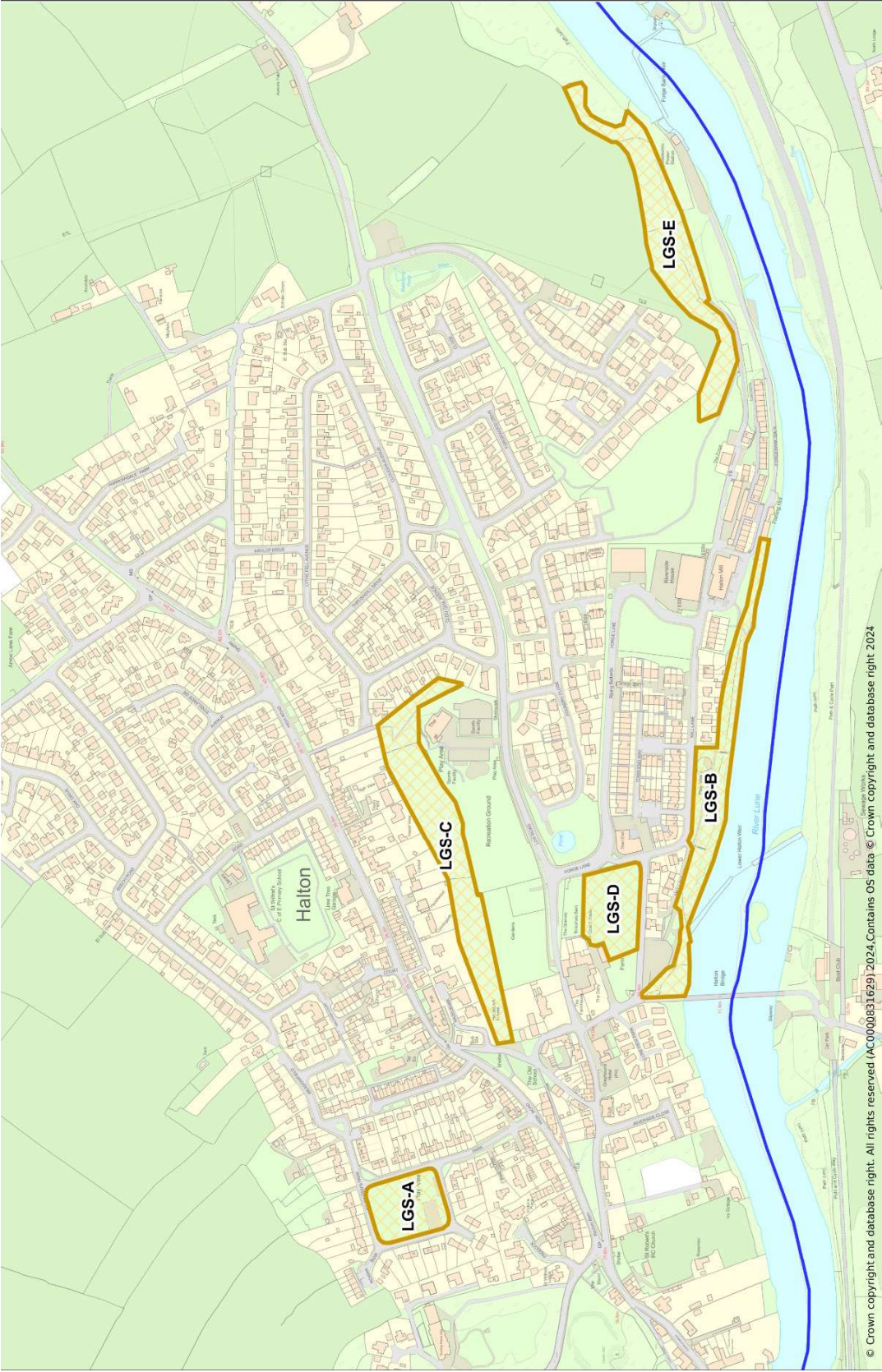
Local Green Spaces

- 4.31. The NPPF supports the designation of land as Local Green Space through neighbourhood plans to allow communities to identify and protect green areas of particular importance to them. Local Green Spaces must meet the criteria set out in the NPPF and can be used to recognise the wider value that these areas have to the local community.
- 4.32. NPPF paragraph 106 sets out: *'The Local Green Space designation should only be used where the green space is:*
 - a) in reasonably close proximity to the community it serves;*
 - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
 - c) local in character and is not an extensive tract of land.'*
- 4.33. Local Plan Part One Policy SC2: Local Green Spaces identifies several Local Green Spaces in the District but there are none in Halton-with-Aughton.
- 4.34. The [Parish Plan of 2013](#) and [Draft Plan 2019](#) identified several candidates for Local Green Spaces and there were many comments in the consultation responses supporting the protection of these and other areas considered to be important for various reasons.
- 4.35. As part of the work to identify Local Green Spaces in the Local Plan the District Council prepared a robust [methodology](#) that was subject to public consultation. This methodology was used to assess each of the sites identified in the Plan along with other potential candidates identified by the NDP Steering Group.
- 4.36. The [Local Green Space Assessment Report](#) provides more information about the assessment process. There were 33 areas suggested, the NDP Steering Group then decided to limit Local Green Space designation to those areas which would benefit from the additional protection. Those areas considered to meet the criteria in the NPPF, and which are not protected by other policies in the Local Plan were proposed as Local Green Spaces in the emerging Draft Neighbourhood Plan.
- 4.37. The NPSG invited landowners to comment informally on the proposed Local Green Spaces as part of the informal consultation on the emerging Draft Plan in Spring 2024. The landowner of sites B Lune Riverbank (formerly C) and E Forge Wood (formerly F) supported their inclusion in the NDP and noted that the two areas form crucial parts of the network of green and riparian corridors so essential in maintaining biodiversity in the village. Former sites B Dale Wood and G Steeply sloping and flat scrubland North of river between the Hydro and Green Beck were removed from the policy on the advice of Lancaster City Council and further information was added to the Green Space Assessment Report to support the justification of the retained sites.

Policy HA-4 - Local Green Spaces

Policy HA-4 Local Green Spaces

1. The following areas shown on **Map 3 - Policy HA-4 Local Green Spaces Areas** are designated Local Green Spaces:
 - LGS-A: St Wilfrid's Park
 - LGS-B: Lune Riverbank – Halton Bridge to Halton Mill
 - LGS-C: Wooded bank – Quarry Road to The Centre
 - LGS-D: Town End Farm field
 - LGS-E: Forge Wood
2. Development will not be permitted within a Local Green Space unless there are very special circumstances which outweigh the harm to the Local Green Space including the loss of the particular local significance that justified the designation.



Map 3 - Policy HA-4 Local Green Spaces Areas

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Flooding

- 4.38. Halton-with-Aughton Parish has been subject to more frequent extreme weather events in recent years, and several areas in Halton have been affected by fluvial (river) and surface water flooding. Halton has experienced five flood events since 2002, with the two most recent events in December 2015 and November 2017. Further detailed information about these events is provided in **Appendix 4: Halton's Recent Flooding History and Responses**.
- 4.39. The responses to the [Draft Plan in 2019](#) showed that there was support for more sustainable design and the need to address climate change and concerns about the scale and design of recent developments. The CELPR will provide a positive and detailed planning policy framework to ensure development is as sustainable as possible and does not exacerbate flooding. The NDP does not include further policies on sustainable design of new buildings as this is dealt with in the Local Plan. However, the level of public concerns about flooding and the need to provide bespoke responses to the area's problems support a case for a planning policy in the NDP to help ensure future development does not exacerbate known existing, and unresolved problems.
- 4.40. The [Flood Risk Management Study – Halton Initial Assessment](#) produced by consultants Jacobs on behalf of Lancashire County Council, was published in February 2020. The aim of the initial assessment was to establish whether a workable, sustainable, and justified solution to reduce the risk of flooding can probably be found, or whether the project should take a different course or be stopped.
- 4.41. The report established that in extreme rainfall, peak run-off already exceeds the capacity of key elements of the existing drainage and culverts through the village – see **Map 13 - Areas at risk of flooding during a 1.33% AEP rainfall event** and **Map 14 – Drainage Network Capacity during 1.33% AEP rainfall event**. It therefore advocates minimising peak run-off into the village system from upstream sources, and proposes several indicative 'Do something' options:
- **Option 1: East Halton** - Flood storage or Sustainable Drainage Solutions (SuDS): This aims to reduce the amount of surface water flowing onto, and down, Low Road towards Forgewood Drive. This can be achieved by capturing and attenuating surface water flow paths either side of Low Road. Attenuation could take the form of formalised storage areas with a controlled outlet as required, or SuDS. See **Map 15 – Indicative location of Do-Something Option 1**.
 - **Option 2: Schoolhouse Lane** - Flood storage or SuDS: This aims to reduce the amount of water reaching properties on Schoolhouse Lane and Lythe Fell Avenue by attenuating surface water from the land north of Schoolhouse Lane. Attenuation could take the form of formalised storage area with a controlled outlet as required, or SuDS. See **Map 16 – Indicative location of Do-Something Option 2**.
 - **Option 3: North-East Halton** - Flood storage or SuDS, Highway drainage, Land drainage: This aims to reduce the amount of surface water flowing into north-east Halton, mainly from Arrow Lane Watercourse and down Kirkby Lonsdale Road. As multiple flow pathways are involved there are several components to the option. These are attenuation (either formalised storage area or SuDS), management of overland flow pathways by using swales or land drains, and additional highway drainage. See **Map 17 – Indicative location of Do-Something Option 3**.

- 4.42. The Report's Conclusions set out: *'Three Do-Something options have been shortlisted and developed. These focus on capturing and attenuating surface water runoff originating in the catchments to the north and east of Halton before it reaches the urban boundary. Each Do-Something option is designed to tackle a specific overland flow pathway or flood mechanisms across four distinct areas. An additional option, Do-Something Option 4, has also been recognised as a potential option for development, although Lancaster City Council may already be developing this option.'*
- 4.43. Of the three options assessed, Option 3 emerged as the best economically performing option. However, the property values affected by flooding in Halton are not high enough to justify the national 'partnership' grant funding needed for solutions. So: *'It is recommended that Lancashire County Council identify potential alternative funding sources to ascertain the financial feasibility of delivering Flood Risk Management in Halton...'*
- 4.44. As far as the Parish Council is aware, no alternative funding has been found, and none of the report's eleven further recommended steps have been undertaken. So, NDP Policy HA-5 Flooding has been prepared to minimise flood risk from new development, given the existing, unresolved, situation in Halton. Policy HA-5 paragraphs 3 & 6 forms a constraint on possible development sites [see Housing Need, para 6.29].
- 4.45. So that flood risk avoidance is given sufficient priority in their site planning, developers will be expected to undertake Flood Risk Assessments at the beginning of the design process so that sufficient flood risk management space requirements are built into site layouts and assessments, from the start.

*Policy HA-5 - Flooding***Policy HA-5 Flooding**

All development proposals in the Neighbourhood Plan Area should be designed to minimise flood risk and take opportunities to reduce flood risk.

Given the evidence of flood risk in Halton village, development proposals in the area identified in **Map 12 - Halton Study Area** (reproduced from Figure 1-1: Halton study area in the [Jacobs Flood Risk Management Study 2020](#)) will be expected to:

1. Be designed to minimise flood risk and take opportunities to reduce flood risk;
2. Avoid areas at risk of flooding in the design flood event;
3. Safeguard the sites of the 'Do something' Options 1 to 3 from development identified in the [Jacobs Flood Risk Management Study 2020](#) (see maps 15, 16 & 17 in **Appendix 4: Halton's Recent Flooding History and Responses**) to ensure they are available for future potential flood mitigation schemes when and if funding becomes available for implementation;
4. Take opportunities to support the delivery of one or more of the 'Do something' options in the Flood Risk Management Study where they are located in areas which would benefit from improved flood management schemes, including those areas identified on maps 15, 16 & 17 in **Appendix 4: Halton's Recent Flooding History and Responses**. This support may for example, consist of privately funding and delivering one or more of the 'Do something' options, or contributing towards the 'Do something' options. Such opportunities must be considered in addition to the incorporation of sustainable drainage systems to manage the runoff generated by new development;
5. Recognise that development can provide opportunities for the provision of flood risk mitigation. This could include, for example, the use of natural flood management measures in addition to sustainable drainage systems to manage the runoff generated by new development. Proposals should seek to ensure that such opportunities are taken and delivered;
6. Not contribute to further surface water flooding by avoiding discharging any flows into the existing overloaded network of surface water drains and culverts (see **Map 14 – Drainage Network Capacity during 1.33% AEP rainfall event** and [Jacobs Flood Risk Management Study 2020](#)). Developments must dispose of surface water only by: (a) either infiltration into the ground, or (b) discharging directly, through new drains, into a watercourse with sufficient capacity [to be demonstrated]. To assist this, developments may also take measures to reduce the causes and impacts of flooding, such as through over-attenuation and restricted discharge rates below the minimum standards set out in the Defra Technical Standards for SuDS and paragraphs 055, 056 & 063 of Planning Practice Guidance - Flood risk and coastal change⁵;
7. Demonstrate, e.g. by means of a drainage analysis, how 'exceedance flows' (runoff flows that exceed the design capacity of the development's drainage system, so flow off the site over the surface) will not cause increased off-site flooding by tracking excess surface water flow routes all the way through the village, down to the River Lune discharge point, and showing how they will not cause flooding to any properties on the way;

⁵ <https://www.gov.uk/guidance/flood-risk-and-coastal-change>

8. Minimise rainfall runoff from sites by, for example, using SuDs, avoiding non-permeable surfacing of gardens, driveways and highways, providing water butts, and where practicable incorporating green and blue roofs;
9. Proposals will be expected to give consideration to the impacts of climate change on all sources of flooding in accordance with most up to date Government Guidance⁶.

⁶ <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

5. Conserving our Built Heritage

- 5.1. The Parish contains a wide range of built heritage assets that are important locally and nationally and which make a significant contribution to the character of Halton and Aughton and the surrounding area. This link between past and present is important to many parishioners and the Neighbourhood Plan provides an opportunity to help ensure future development is sensitive and that change enhances rather than detracts from the evidence of the area's long history.
- 5.2. There are 46 statutorily Listed Buildings including 2 scheduled monuments – see **Listed Buildings**.
- 5.3. A list of proposed Non designated Heritage Assets has been prepared by the NDP Steering Group – see **Non-Designated Heritage Assets**. This list does not include various buildings of special character such as St Wilfrid's Hall, the Congregational Chapel of 1898, the War Memorial, the Old School, the railway station platform and goods shed (in Quernmore Parish), and Halton Bridge since these are already protected by the Conservation Area.

Halton Conservation Area

- 5.4. Part of the village of Halton is designated as a Conservation Area – see [Halton Conservation Area Appraisal, December 2009](#). This sets out a summary of Special Interest as follows:
 - Origins as an important Anglo-Saxon manor held by Earl Tostig, brother of King Harold;
 - Earthworks of 11th century castle;
 - Unplanned linear mediaeval layout along High Road and Church Brow parallel with the River Lune;
 - Architectural and historic interest of the area's buildings, including 20 listed buildings;
 - Major listed buildings include the Manor House, Clock House, Tower House and Townend Farm;
 - Further buildings of interest include 17th century farmhouses and the Victorian St Wilfrid's Hall;
 - 16th century tower of St Wilfrid's Church, otherwise rebuilt by E G Paley of Lancaster in 1876;
 - Prevalent use of locally quarried building stone for buildings and boundary walls;
 - Prosperous agricultural community in the 17th century;
 - Significance of iron working in the 18th century;
 - Also, major production of cotton and oilcloth in the 18th and 19th centuries;
 - Influence of the railway after 1846;
 - Landscape setting of the Lune valley with extensive rural views;
 - Important treescape along the Lune and to the north of Castle Hill;
 - Small details that help to define local identity, such as small areas of stone setts and cobbles, decorative datestones, stone gate piers and the war memorial.

- 5.5. The Townscape Appraisal Map (**Map 11 - Halton Conservation Area Appraisal 2009, Townscape Appraisal Map**) identifies a range of important features including focal points, views and vistas, significant open spaces, landscape and trees, and public realm features.
- 5.6. The materials, styles and detailing include use of local sandstone in elevations and boundary treatments, use of 'slobbering' (i.e., the application of an uneven render to a rubblestone surface, nowadays often painted white) on elevations, stone slabs, slate and clay-tiles in roofs, and use of mullioned windows with drip mouldings, gables with kneelers and copings, and ornate datestones.
- 5.7. The 2019 consultation on the emerging Draft Plan had a strong focus on design and heritage, with issues carried forward from the Parish Plan. The strong level of support for the protection and enhancement of the historic character and in particular the historic core and Conservation Area were noted, together with the evident local pride in the area's historical development and built heritage assets and archaeology. The responses to the 2019 consultation included comments about the need for improved public access to the motte and bailey and Castle Hill and support for an industrial history walk along the north bank of the river. There were concerns however about planning policies being too restrictive in terms of heritage and design.
- 5.8. Lancaster District Council Local Plan Part One Policy SP7: Maintaining Lancaster District's Unique Heritage notes that '*Lancaster district has an extraordinarily rich and varied historic environment which is described in more detail through this chapter of the Plan. The heritage assets within the district have all played a major role in helping to shape the district's distinctive identity.*' The Policy lists a range of important assets that are protected including Motte and Bailey Castles along the Lune Valley such as the one at Halton, remaining historic agricultural structures which have shaped the character of rural areas, remnants of the district's industrial heritage such as mills and other significant buildings, and key cultural assets including parks. The Council will, amongst other things, seek to identify, protect, and enhance local heritage assets.
- 5.9. NDP Policy HA-6 Protecting Historic Character sets out design principles to ensure development is sympathetic to the important and distinctive historic character of the Parish.

Policy HA-6 - Protecting Historic Character

Policy HA-6 Protecting Historic Character

Development proposals will be expected to preserve or enhance the historic character and appearance of the Neighbourhood Plan Area.

Designs and detailing should be sympathetic to the character of the surrounding area and make a positive contribution to the street scene and setting. In particular, proposals should address the following design guidelines:

1. Parish-Wide

- a) The distinctive form and layout of the settlements, which stem from the Parish's long and important history, should be retained. New development will be expected to 'nestle' into the historic landform and townscape by respecting the scale, materials, detailing and boundary treatments of traditional buildings.
- b) New development should respect the historically distinctive and different characters of the two settlements of Halton and Aughton and protect the dispersed character of the Parish's rural area. Proposals which detract from that pattern, and which would lead to village sprawl, or increasing sub-urbanisation of the rural setting, will not be supported.
- c) Sites of potential historic or archaeological interest should be protected whenever possible. Special weight should be given to the protection of sites of local character and distinctiveness within the Parish. These include prehistoric sites, surviving medieval field boundaries and patterns, former industrial sites and historic farm buildings.

2. Halton Historic Core

- a) Development proposals within the Halton Conservation Area should preserve or enhance the significance, character, appearance and archaeological significance of the Conservation Area in accordance with the Halton Conservation Area Appraisal.
- b) Designs should reflect the architectural and historic traditions of the village in terms of style, materials, scale and variety. Such measures should extend beyond the main building, or extension, to include surface and boundary treatments and ancillary structures. Mixing styles or historical references in the same building and inappropriate pastiches of generic period features should be avoided.

6. Housing Need

Introduction

- 6.1. There is an opportunity for the Neighbourhood Plan to include planning policies and proposals to help ensure future housing development includes house types, tenures and sizes which meet the housing needs of local people.
- 6.2. More than 90% of the Parish's population live in the main village of Halton which will remain the focus for new housing development. In addition, the hamlets of Aughton, Halton Green, Halton Park and surrounding farms and houses together provide around 40 homes, and there are about 20 further individual farms and houses scattered through the rural area.
- 6.3. The neighbourhood plan area includes a range of house types. The 2021 Census showed that the proportion of dwellings which were a whole house or bungalow was 95.2%, flats, maisonettes or apartments made up 4.0% and caravans or other mobile or temporary structures comprised 0.7% of dwellings. There was a relatively high proportion of larger properties: only 4.2% were 1 bedroom, 23.7% were 2 bedrooms, 41.3% were 3 bedrooms and 30.8% had 4 or more bedrooms. In terms of tenure, 47.4% of households owned their properties outright, 35.9% owned with a mortgage or loan or shared ownership, 6.4% were in social rented accommodation, and 10.3% were in private rented or lived rent free.
- 6.4. There is a Traveller Site on land to the north of Foundry Lane, Halton and adjacent to the M6 motorway, with 2 static caravans and 3 touring caravans.
- 6.5. The Local Plan for Lancaster District – Part One: Strategic Policies and Land Allocations DPD provides the strategic planning framework for housing delivery. Policy SP2: Lancaster District Settlement Hierarchy identifies Halton under Part 3 Sustainable Rural Settlements Outside of Areas of Outstanding Natural Beauty: *'These settlements will provide the focus of growth for Lancaster district outside the main urban areas subject in the AONBs to the constraints of the protected landscapes where a landscape-capacity approach will be taken.'* Aughton falls under Part 4 Rural Villages: *'These settlements will accommodate development that meets evidenced local needs only.'*
- 6.6. Policy SP6: The Delivery of New Homes sets out that between 2011/12 and 2030/31 the Council will seek to deliver a 20-year housing requirement of 10,440 new dwellings. This figure includes 409 dwellings under Policy H2 Residential Delivery in Rural Areas. Policy H2 identifies 4 strategic sites in Halton:
 - H2.6 Halton Mills, Halton (20 dwellings)
 - H2.7 Land South of Low Road, Halton (60 dwellings)
 - H2.8 Land Between Low Road and Forge Lane, Halton (90 dwellings)
 - H2.9 Land to the Rear of Pointer Grove and Adjacent to High Road, Halton (66 dwellings).
- 6.7. Within some settlements including Halton, the City Council expects via the Neighbourhood Plan process, the respective Parish Council's to proactively and positively plan for housing growth within their communities in the context of this DPD.

- 6.8. The strategic sites have all been developed or are in the process of being developed, as follows:
- H2.6 Halton Mills, Halton: ('Lune Walk') 20 affordable dwellings (4 flats and 16 houses) - completed; plus Halton Senior Cohousing site, with planning permission for 20 dwellings – decision pending.
 - H2.7 Land south of Low Road, Halton ('Forest Heights'): 60 houses – completed.
 - H2.8 Land between Low Road and Forge Lane, Halton ('Foundry Close'): 12 apartments and 68 houses – completed.
 - H2.9 Land to the rear of Pointer Grove and adjacent to High Road, Halton ('Bowland Fold'): 2 apartments and 63 houses – in progress.
- 6.9. Policy SG9: North Lancaster Strategic Site also includes an area within the Parish north of Halton Road and between the canal and the army camp which is identified for housing. This area is considered to be an extension of the Lancaster suburbs and is quite separate from the village of Halton.
- 6.10. In total, about 360 new homes, from 1 bed flats to 5 bed houses, will have been added in Halton village from 2011 to 2024; an increase of 38%, taking the total number of village homes to about 1,320. There are no further Local Plan designated strategic sites in the parish.
- 6.11. Affordable housing thresholds are set out in A Local Plan for Lancaster District 2011-2031 Part Two: Review of the Development Management DPD Policy DM3: The Delivery of Affordable Housing. Halton-with-Aughton is in Rural East:
- Greenfield 10 units and over on-site: 40%
 - Brownfield 10 units and over on-site: 30%.
- 6.12. However, in Halton, the three recent commercial developments on sites H2.8 and H2.9 have all provided less than these targets, with viability assessments setting out 'abnormal costs'. The reasons given for such abnormal costs are the engineering costs of dealing with the steepness of a site [H2.9], and the lack of surface water capacity in existing drains, requiring each site to provide considerable additional space, and extra engineering costs, for on-site drainage works – SuDs or infiltration ponds [H2.7, 8 and 9]. One result is that LCC has spent S106 funds on purchasing land for the 100% affordable' 20 homes at Lune Walk site [part of H2.6]. These physical constraints are important in later discussion of future potential development sites [see NDP Part 7 paragraphs 26 and 27 and Policy HA-8].
- 6.13. Policy DM6: Housing Provision in the Forest of Bowland is also relevant for the parts of the parish in the National Landscape. This policy requires at least 50% of new homes to be delivered as affordable homes. For schemes of 2-5 dwellings, this is expected to be provided as a financial contribution. For proposals of 6 or more dwellings, provision will be on site.
- 6.14. The NPPF places a strong emphasis on housing development. Paragraph 60 advises '*To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.*'

- 6.15. Halton-with-Aughton is a designated rural area⁷. NPPF paragraph 65 sets out *‘Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.’*
- 6.16. Paragraph 82 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.’*
- 6.17. The District’s Annual Monitoring Report 2020 -21⁸ notes that there were 17 affordable completions in Halton at the Foundry Close and Forest Heights developments in the previous 12 months. 20 affordable units have been developed on Lune Walk by South Lakes Housing in partnership with the Lune Valley CLT in 2023. These are all included within the completed totals quoted in paragraph 7 above.
- 6.18. So, the NDP area has seen significant growth since 2011. Although the strategic sites have been developed the area continues to see pressure for development due to its many attributes: close proximity to the City of Lancaster and university, good access to the national motorway network and location within a beautiful landscape setting, partly within the Forest of Bowland National Landscape, and near to the Lake District and Yorkshire Dales National Parks.

⁷ The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the North West and Merseyside) Order 1997 STATUTORY INSTRUMENTS
1997 No. 622 HOUSING, ENGLAND AND WALES
The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the North West and Merseyside) Order 1997
<https://www.legislation.gov.uk/ukSI/1997/622/made?view=plain>

⁸ A Local Plan for Lancaster District 2020 – 2031 Plan period 2011 – 2031 Authority Monitoring Report 2020/2021 [January 2022]
<https://planningdocs.lancaster.gov.uk/NorthgatePublicDocs/01010681.pdf>

Housing Needs Survey, November 2019

- 6.19. A [Housing Needs Survey](#) (HNS) was undertaken in 2019 for the parishes of Halton-with-Aughton, and Caton, Slyne, Quernmore and Skerton. It provides up to date evidence to support an NDP planning policy on house types and tenures in the neighbourhood plan area.
- 6.20. Key findings from the area profile included the following:
- At the time of the 2011 Census, the study area showed high proportions of larger and detached dwellings and of home ownership. 84% were under-occupied to some degree, the majority of which were owned.
 - There was a low proportion of renting, with rented homes most likely to have 2 bedrooms. Of (the low proportion of) 1-bedroom dwellings, 45% were socially rented, and 25% privately.
 - The over 60 age group made up a high proportion of the study area, and where the household representative person (HRP) was over 65, 87.2% were owner-occupiers. There was a small proportion of renters in this age group.
 - The over 65 group is projected to grow by 34.5% over the 25-year period from 2016 to 2041, becoming the equal largest group by that point.
- 6.21. The study found that affordability of purchase and rental of local housing appears challenging to households wishing to move, especially those newly forming and on below average incomes. Newly forming households on lower quartile incomes could afford shared accommodation only, and existing households would struggle with anything larger than a 1-bedroom dwelling.
- 6.22. In terms of market housing the highest priorities given by respondents about new house building were for first time buyers and those needing affordable homes, to rent or part buy. Respondents saw the highest priority house type to be 2 to 3-bedroom family homes, and small homes for single people and couples. There are shortages of:
- 1 and 2-bedroom houses;
 - 1 and 2-bedroom bungalows;
 - 3 or more-bedroom bungalows;
 - 1 and 2-bedroom flats; and
 - 1 and 2-bedroom other housing type.
- 6.23. The overall HNS conclusion noted that *'it is clear that the housing profile of the area is not in step with the predicted needs of local households. Like many rural settlements the population is predominately elderly and ageing, but with some younger and newly forming households being unable to afford the premium prices associated with villages rather than town environments.'*

- 6.24. Since the Housing Needs Survey (November 2019) developments have delivered or are delivering many more homes, and some affordable ones; but these have not met all local needs for more affordable and smaller 1 to 3 bed units, including housing for older residents and newly forming households. The still unsatisfied demand for affordable homes is demonstrated by the actual experience of the early 2023 bidding process for the 13 affordable rented flats and houses in the Lune Walk development (H2.6). All the Lune Walk affordable rented homes now have a resident with a strong Halton connection, as set out by the agreed policy; but since there were about 4 'Halton' bids for each one, three quarters of Halton-connected bidders are still searching for an affordable home. The results of early 2023 bidding process for the 13 affordable rented flats and houses in the Lune Walk development (H2.6):

Property Type	LCC 'District' bids for each one	'Halton' – based bids for each one (as at Feb 24)
1 Bed flats [4 'offers']	Average 30 Range 24 – 42	Average 5 Range 3 to 7
2 Bed House [6 'offers']	Average 52 Range 27 - 84	Average 4 Range 1 to 5
3 Bed House [2 'offers']	Average 86 Range 83 – 90	4 bids for each offer
4 Bed House [3 'offers']	Average 27 Range 27 - 28	Average 2 Range 0 to 3

- 6.25. The 2019 consultation on the Draft Plan generated various comments in relation to housing. These included the need for more starter homes and fewer larger (4 bedroom) properties, the need for housing for older people and those wanting to downsize, more affordable and shared ownership schemes and concerns about design. There were also concerns about infrastructure capacity and the development boundary / need to protect Halton's identity as a village, separate from the City of Lancaster.
- 6.26. Halton-with-Aughton NDP Policy HA-7 Meeting Local Housing Needs requires development to contribute to local needs for smaller housing, suitable for older people seeking to downsize whilst remaining within the community, and for younger and newly forming households seeking more affordable accommodation in the area.

Policy HA-7 - Meeting Local Housing Needs

Policy HA-7 Meeting Local Housing Needs

Proposals for new residential development should demonstrate how they contribute to a suitable mix of tenure, type and size of dwelling across the Neighbourhood Plan Area based on the results of the Parishes of Halton-with-Aughton, and Caton, Slyne, Quernmore and Skerton Housing Needs Survey for the Lune Valley Community Land Trust 2019, or if available, more up to date evidence of housing need.

In particular, the provision of affordable, smaller dwellings of up to 3 bedrooms will be supported.

Halton Urban Development

6.27. **Map 4 - Halton Urban Development Areas** shows the land around Halton. There are some clear planning and landscape limitations to development:

- To the west:
 - EN4 - North Lancashire Green Belt
 - EN6 - Area of Separation
 - M6 motorway
- To the south: the River Lune
- To the east: the Forest of Bowland National Landscape
- To the north: steep slopes in some areas

6.28. A crucial constraint to further developments, especially to sites north and east of the village arises from the existing flooding risk, and **Policy HA-5 - Flooding** para 3 & 6:

3. Safeguard the sites of the 'Do something' Options 1 to 3 from development identified in the Jacobs Flood Risk Management Study 2020 (see maps 15, 16 & 17 in Appendix 4: Halton's Recent Flooding History and Responses) to ensure they are available for future potential flood mitigation schemes when and if funding becomes available for implementation

6. Not contribute to further surface water flooding by avoiding discharging any flows into the existing overloaded network of surface water drains and culverts (see Map 14 – Drainage Network Capacity during 1.33% AEP rainfall event and Jacobs Flood Risk Management Study 2020). Developments must dispose of surface water only by: (a) either infiltration into the ground, or (b) discharging directly, through new drains, into a watercourse with sufficient capacity [to be demonstrated]. To assist this, developments may also take measures to reduce the causes and impacts of flooding, such as through over-attenuation and restricted discharge rates below the minimum standards set out in the Defra Technical Standards for SuDS and paragraphs 055, 056 & 063 of Planning Practice Guidance - Flood risk and coastal change

6.29. If such sites were to be developed, leaving space for these possible interventions will reduce the layout space available for homes, site value and viability.

6.30. Given the whole of the area around Halton is within Policy EN3: Open Countryside, the focus is now to promote the redevelopment of small in-fill sites, and previously developed or unused land and buildings within the built-up areas, to help ensure efficient and sustainable use of land. Potential sites also include:

- Land adjacent to Town End Farm, Low Road: the higher end of the site along Low Road, above areas which are in Flood Zones 2 and 3. The site would need an access road off Forge Lane, not Low Road. Much of the site is in Flood Zone 2 and 3; this comprises Local Green Space LGS-E.
- Sites between Dale Wood and the M6 motorway; but subject to motorway noise, and next to the cemetery. It would need improved access.

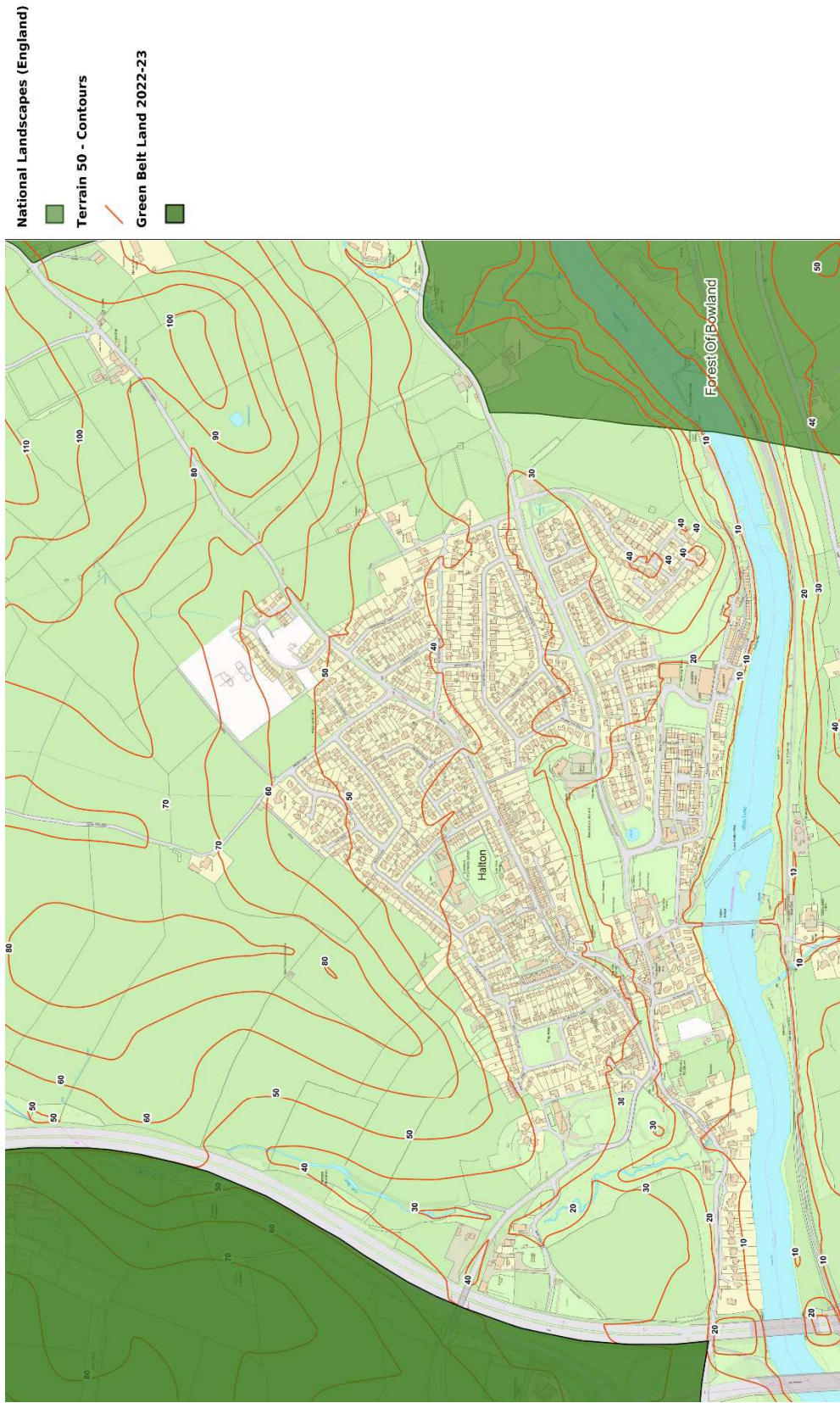
- 6.31. [Planning Practice Guidance](#) advises that ‘*National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace.*’ This is known as the vacant building credit.
- 6.32. NDP Policy HA-8 Halton Urban Development identifies suitable development within and around the built-up area.

Policy HA-8 - Halton Urban Development

Policy HA-8 Halton Urban Development

Development within Halton will be supported within the built-up area provided it satisfies other policies within the Lancaster District Local Plan and Halton-with-Aughton Neighbourhood Development Plan.

1. Proposals should not conflict with or adversely impact on future flood risk control sites (see NDP **Policy HA-5 - Flooding**).
2. Proposals in areas with clear physical constraints, should provide satisfactory evidence, e.g. an outline viability assessment, to demonstrate how these constraints can be overcome.
3. Developments that use infill sites, re-use previously developed land, or sensitively convert existing buildings will be supported.



Map 4 - Halton Urban Development Areas

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7. High Quality and Sustainable Design

- 7.1. The Neighbourhood Plan provides an opportunity to influence design in new development and to promote high quality contemporary and sustainable designs.
- 7.2. Development is concentrated in the large village of Halton and to a lesser extent the smaller settlement of Aughton, with scattered farms and rural buildings in the surrounding countryside, which are largely of traditional materials and designs.
- 7.3. The [2019 Draft Plan](#) set out various design related issues and accompanying parish planning guidance linked to character areas ('Halton Area Zones') which had been identified in the [2013 Parish Plan](#). These zones were focused on the built-up areas of the village of Halton, Halton Camp and the Rural District including the village of Aughton.
- 7.4. Since the Parish Plan was prepared, the character of some of these zones has changed due to new development; these include substantial new development in the Halton Mills area and the strategic housing site to the northeast of the village (Local Plan Strategic Site H2.9). The Plan also included planning guidance for Zone G – Halton Camp although there are no known plans for disposal and redevelopment at the current time. Due to the significant changes in character resulting from recent new development the identified area zones are no longer appropriate and they are not carried forward into the NDP.
- 7.5. The Government places a strong focus on good design in new development. NPPF Paragraph 131 sets out *'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'* Paragraph 132 goes on to say, *'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.'*
- 7.6. At a Lancaster District level Local Plan Part 2 Policy DM29: Key Design Principles requires new development to be as sustainable as possible and make a positive contribution to the surrounding landscape and / or townscape and sets out the Council's expectations. The Policy sets out general principles, and principles addressing accessibility and highway safety, green Infrastructure and the natural environment and other environmental considerations. Policy DM30: Sustainable Design sets out that sustainable design has an important role to play in improving the overall sustainability performance of new development, offering opportunities to deliver improved efficiency and reduced environmental impacts. The Council is supportive of proposals that deliver high standards of sustainable design and construction. This Policy has been updated in the CELPR to Policies DM30a: Sustainable Design and Construction, DM30b: Sustainable Design and Construction - Water Efficiency and DM30c: Sustainable Design and Construction - Materials, Waste & Construction.

- 7.7. 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.'*
- 7.8. NDP Policy HA-9 - High Quality and Sustainable Design has been prepared to help ensure new development respects local character and is of a high-quality sustainable design.

Policy HA-9 - High Quality and Sustainable Design

Policy HA-9 High Quality and Sustainable Design

1. New residential and commercial development and conversions of existing buildings will be expected to respect traditional local character.
2. Density, scale, mass and height should be appropriate to the surrounding area and proposals should incorporate references to the local vernacular through use of traditional local materials and detailing.
3. High quality and innovative contemporary designs will only be supported where they would enhance the setting and provide visual interest.
4. New housing should be designed to reflect the guidelines for sustainability and energy and resource efficiency in Local Plan for Lancaster District Part Two: Review of the Development Management DPD Policy DM29.
5. In particular, schemes in Halton-with-Aughton will be supported where they address the following criteria:
 - a) The design of buildings should minimise heat and energy loss and developers should seek to incorporate the highest recognised government standards of insulation and energy efficiency applying at the time or any other such standards required by the Local Plan. Passivhaus standards will be encouraged wherever possible;
 - b) Solar, heat recovery, air source and ground source energy are encouraged where there is a minimal visual impact;
 - c) The orientation of buildings and roof pitches should incorporate passive solar design principles;
 - d) Use of re-used, reclaimed and recycled materials is encouraged, and where possible materials should be sourced from local suppliers;
 - e) Consideration should be given to the provision of high quality, accessible and attractive open spaces and land for food growing;
 - f) External and accessible electric vehicle charging points should be provided.

8. Transport

- 8.1. In terms of climate change transport is the largest emitting sector of greenhouse gas emissions, producing 24% of the UK's total emissions in 2020⁹.
- 8.2. Travel and transport are key local issues in the neighbourhood plan area and therefore the NDP provides a positive local planning framework to support a move away from private car use and encourage low or zero carbon alternatives which also improve health and wellbeing.
- 8.3. Halton is located close to the City of Lancaster, but many residents are reliant on private cars to access employment and services. The NDP can support a transition towards 'active travel'; walking and cycling and use of public transport by guiding development to areas close to community facilities and services and improving linkages to local public rights of way, including the cycle route to Lancaster.
- 8.4. Many in the Parish are reliant on private cars for transport. In 2021 the Census figures show that 29.5% of households had 1 car or van, 35.9% had 2 cars or vans and 13.5% had 3 or more cars or vans. 56.1% of the working age population drove a car or van to work, 2.4% were a passenger in a car or van, 2.3% used a bicycle and 4.0% were on foot. 30.6% worked mainly at or from home¹⁰.
- 8.5. Local Plan Part One Policy T2: Developing the Cycling and Walking Network advises that the Council are committed to supporting and promoting the role of cycling and walking in the district, building on the existing network and the Cycling Network is identified on the Policies Map. Local Plan Part Two Policy DM61: Prioritising Walking and Cycling aims to protect, maintain and improve the pedestrian environment and advises that cycling improvements should be equitably implemented across all communities.
- 8.6. The Local Plan Policies Map identifies several cycle routes in the neighbourhood plan area.
- 8.7. The National Cycle Network Route 69 passes along the River Lune Millennium Park Path to the Crook O'Lune then up Park Lane, Kirkby Lonsdale Road, Aughton Road onwards to Gressingham.
- 8.8. The Lancashire Cycleway Northern Loop (90) passes through Nether Kellet along Kellet Lane, down Foundry Lane and over Halton Bridge onto the River Lune Millennium Park Path.
- 8.9. Whilst only briefly passing through the parish at the Crook O'Lune, the River Lune Millennium Park Path linking Caton to Lancaster provides a crucial local recreational resource for walking, cycling and horse riding and allows residents to access employment and services in Lancaster City Centre without the need to drive.
- 8.10. In addition to being a popular area for walking and cycling, Halton-with-Aughton attracts horse riders. There are several equestrian businesses including the British Thoroughbred Rehabilitation Centre and Oakenhead Livery. Beaumont Grange livery and Beaumont Cote Livery are just outside the parish boundary. There are also several privately owned horses kept within the Parish.

⁹ [Department of Transport, Transport and Environment Statistics, 2022](#)

¹⁰ Note – the travel to work figures were likely to be affected by the Covid-19 pandemic.

- 8.11. There are routes for horse riding above the Bay Gateway linking to the Green Lane byway and around the Hermitage Field on the permissive Bridleway and a bridleway from near the Red Well/Stables Pub. Horse riders have to use increasingly busy roads to access these routes and there is a need for more multi-user routes suitable for all vulnerable road users which link the existing fragmented network. All routes should have user friendly surfaces that drain well and are ecofriendly such as 'flexipave' or 'nuflex' which have been used successfully on other routes by Lancashire County Council.
- 8.12. **Community Aspirations** and **Next Steps** set out in Part 12 of the NDP supports higher levels of use of public footpaths and cycle and horse-riding routes in the area. NDP Policy HA-10 sets out how development in Halton-with- Aughton should support a move towards low or zero carbon transport alternatives.

Policy HA-10 - Active Travel

Policy HA-10 Active Travel

To promote active travel and reduce reliance on the private car developments should:

1. Support homeworking by providing sufficient internal space by including a second bedroom / office, or additional external space with broadband provision in residential developments;
2. Be located close to local facilities, services and employment uses;
3. Be accessible to bus stops;
4. Provide safe pedestrian and cycle access to and from the site as well as enhancing safety within the village, e.g. by contributing towards crossings across Low Road/High Road.
5. Provide linkages to walking and cycling routes and bridlepaths including routes to the City of Lancaster and local facilities and to the countryside;
6. Support improvements to nearby PROW - see NDP Part 11 Community Aspirations and Parish Council Actions;
7. Include secure external storage for bicycles and be capable of supporting external charging point for bicycles and cars.
8. Halton Bridge across the River Lune is a crucial local asset that links Halton to Lancaster and Caton. Proposals should take opportunities to support cycling and walking linkages to Halton Bridge. Proposals to close or remove the bridge will be resisted.

- 8.13. Sufficient internal space to support homeworking should be taken to mean at least 2 bedrooms including a single bedroom which could be used as a study / office, or sufficient floor area to allow for a workspace.

9. Local Community Facilities

- 9.1. The following community facilities are available in Halton-with-Aughton:
 - The village community centre known as The Centre @ Halton, with playing field, multi-use games area (MUGA), skate park and play areas;
 - The Recreation Room in Aughton with play area;
 - Two churches: St Wilfrid's in Halton, and St. Saviour's in Aughton;
 - St Wilfrid's Church of England Primary School;
 - Halton Mill;
 - Doctor's surgery and pharmacy;
 - Post Office counter
 - Library;
 - Halton Social Club;
 - Scout hut; and
 - Children's play areas at St Wilfrid's Park, Schoolhouse Lane and Mill Lane.
- 9.2. There is also a disused children's centre attached to the library which is currently used for storage.
- 9.3. The shops, chip shop and hairdresser on High Road are identified as a Rural Local Centre in the Local Plan which recognises the role of the local service businesses and provides protection for them.
- 9.4. All these provide much needed and highly valued services for the community.
- 9.5. The NPPF advises in paragraph 97 that '*planning policies and decisions should a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; ... and c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.*'
- 9.6. Halton NDP can identify and protect the use of the community buildings for community uses in accordance with Local Plan Part One Policy SP9: Maintaining Strong and Vibrant Communities which advises that the Council will seek to protect important facilities that act as hubs of the community, whether they be valuable areas of open space, local services or community buildings and support their improvement and diversification. Local Plan Part Two Policy DM56: Protection of Local Services and Community Facilities sets out criteria for assessing proposals that would result in the loss of buildings / uses, which currently (or have previously) provided the community with a local service including local shops and community facilities.

9.7. NDP Policy HA-11 identifies local community facilities in Halton-with-Aughton for protection.

Policy HA-11 - Community Facilities

Policy HA-11 Community Facilities

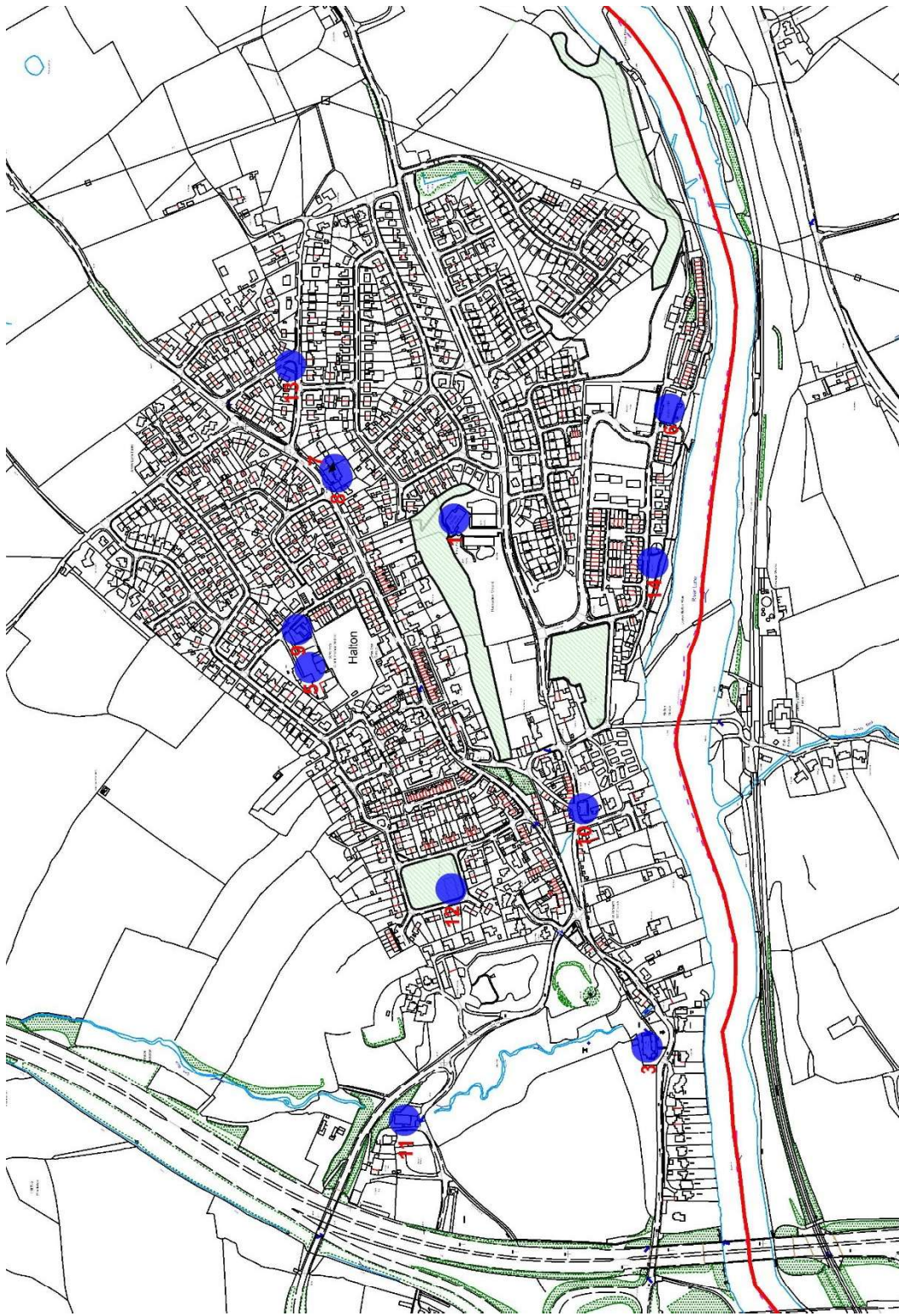
The following local community facilities act as hubs for the local community and provide important local services in line with Local Plan Part One Policy SP9: Maintaining Strong and Vibrant Communities:

1. The Centre @ Halton
2. The Recreation Room, Aughton
3. St Wilfrid's Church, Halton
4. St. Saviour's Church, Aughton
5. St Wilfrid's Church of England primary school
6. Halton Mill
7. Doctor's surgery and pharmacy;
8. Post Office counter
9. The library
10. Halton Social Club
11. Scout hut
12. Children's play area St Wilfrid's Park
13. Children's play area at Schoolhouse Lane
14. Children's play area at Mill Lane.

They are identified on **Map 5 - Policy HA-11 Community Facilities Locations (Halton)** and **Map 6 - Policy HA-11 Community Facilities Locations (Aughton)**.

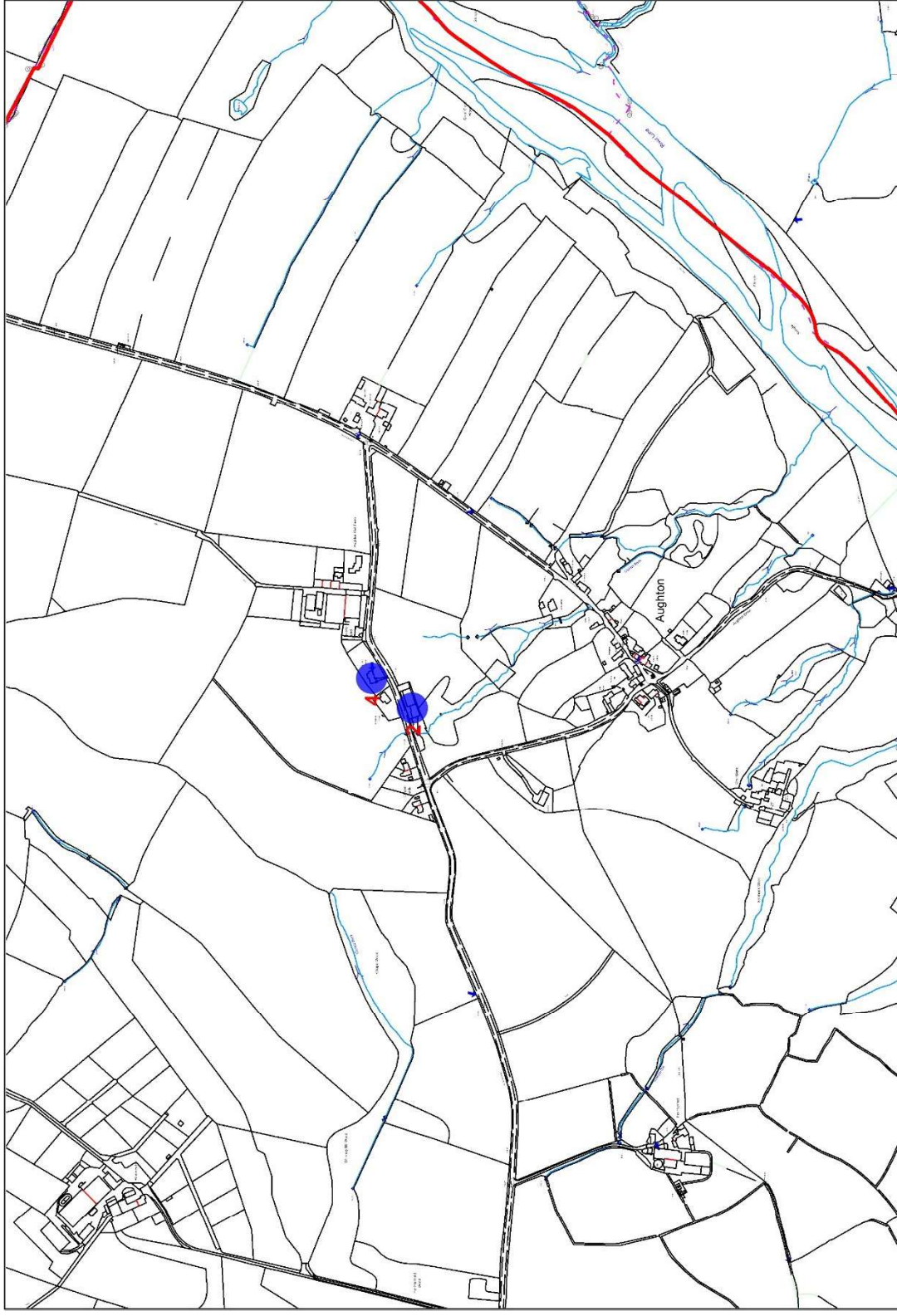
These facilities should be retained. Their loss, including the change of use of these facilities, will only be considered acceptable where:

- a) It can be demonstrated that the facility is no longer viable, having been actively marketed for a period of twelve months; or
- b) The proposed alternative use would provide equal or greater benefits for the local economy and community.



Map 5 - Policy HA-11 Community Facilities Locations (Halton)

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Map 6 - Policy HA-11 Community Facilities Locations (Aughton)

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10. Community Aspirations

- 10.1. The [Parish Plan](#) and [2019 Draft Plan](#) included several proposals to tackle traffic and parking, to improve community facilities, to manage green spaces for community benefit and to link up wildlife corridors, and to improve opportunities for walking, cycling and horse riding.
- 10.2. These are largely community aspirations rather than planning policies.
- 10.3. They were updated with additional suggestions following the informal consultation on the emerging Draft Plan from April to May 2024.

Traffic Calming, Parking and Transport

- 10.4. The Parish Council would like to see an extension of the 20-mph zone to include all of Low Road and High Road with speed cushions and road markings at all entrances to the village.
- 10.5. Key areas where traffic speeds are a local concern include the entrance to the village of Halton on High Road, coming in towards the shops and the entrance to the main village on Low Road, coming past the entrance to Forest Heights.
- 10.6. Traffic congestion on parts of High Road and though the Lythe Fell estate need to be addressed.
- 10.7. Lack of parking or inconsiderate parking (e.g. parking on the pavement) is a concern in several areas, particular on High Road and near the shops. Occasional overflow car parking around The Centre @ Halton is desired, particularly on football match days or during events.
- 10.8. Safer pedestrian crossing points would greatly benefit residents and encourage more active travel by foot. Crossing points are desired on Low Road close to The Centre @ Halton, near the roundabout to allow pedestrian access to the Memorial Garden, Castle Hill and The Red Door Café and on High Road adjacent to the shops.
- 10.9. Campaign to improve public transport services for Halton and Aughton including more off peak / evening use services.

Community Facilities

- 10.10. Also identified in the Parish Plan was a need for a full-size football pitch to meet the growing demand. This seems unlikely, so the football club have found an alternative solution.
- 10.11. There is a medium-term plan to improve the children's play areas at St Wilfrid's Park and The Centre @ Halton.
- 10.12. Public access to Castle Hill. There is an active project with an aim to enable public access to Castle Hill.

- 10.13. Aughton Recreation Room improvements. The trustees of Aughton Recreation Room have an active programme of improvements to the hall using a mixture of grant funding, own funds and volunteer assistance.
- 10.14. The library needs substantial work to maintain and improve it.
- 10.15. Facilities for older residents may be desirable, such as a bowling green.

Green Spaces and Wildlife Corridors

- 10.16. A combination of Halton Gardening Group, Lune Valley CLT and the NDP Steering Group considered various green spaces and potential wildlife corridors. The methodology, sites considered and assessments can be found in the [Local Green Space Report](#).
- 10.17. The result of the assessment is summarised in **Landscape and Natural Environment** and **Map 10 - Wildlife Corridors connecting Woodland** shows the current wildlife corridors within the village.
- 10.18. [Lancaster City Council Green and Blue Infrastructure \(GBI\) Strategy 2021](#) highlights the importance of connecting high quality, multifunctional green and blue spaces together to create corridors and chains that make up the wider GBI network. Using the GBI toolkit, opportunities for improving the GBI infrastructure can be identified with residents and local groups. The six main aspects of the GBI are:
- Recreation/Accessible Greenspace
 - Ecology & Biodiversity
 - Landscape
 - Active Travel
 - Water Management
 - Historic Environment.

Footpaths

- 10.19. Halton-with-Aughton is poorly served by Rights of Way (ROW) footpaths given its size and population. Those that do exist often do not link up with others. Customary paths have disappeared due to building developments along the Lune (between the Greyhound Pub and what is now the motorway bridge), and along the north of the village, particularly in the post-war period. Parish Councils can propose 'permissive footpaths' and make 'Rights of Way Improvement Proposals' (ROWIP) through 'Path Creation Orders', under Section 3 of the Highways Act, 1980, both on publicly and privately-owned land. The existing list of [Definitive Rights of Way](#) are maintained by Lancashire County Council.
- 10.20. The creation of additional footpaths would enhance the recreational facilities of our parish. Several new paths were proposed in the [Halton Parish Plan 2013](#), with further suggestions added during the initial stages of [drafting this plan in 2019](#). These suggested new paths are listed below.

10.21. The proposed routes would require agreement from landowners who may be concerned about the impact it would have on their use of the land. Detailed discussions and negotiations with landowners would be needed to take these proposals forward, along with funds to physically create the paths.

10.22. The following proposed paths are long-term aspirational routes that were previously suggested in the [Halton Parish Plan 2013](#):

- Dale Wood/Castle Hill: Linking Low Road/Church Brow with the Burial Ground Road via Dale Wood. It could start at Castle Hill or the Church grounds. This route would provide the first section of a Northern Village Loop for the village of Halton.
- Northern Village Loop: Linking Foundry Lane with Arrow Lane across the fields, to provide a northern route across Halton.
- Mill Lane River Bank: Linking Halton Mill along the river to Halton Bridge. Parts of this already exist, so the objective is to have a continuous, clear route along the top of the riverbank so that walkers need not walk along the road.
- Forge Wood fields: Linking Low Road (near School House Lane) to the river via the fields. This would enable those on the eastern edge of the village access to the river path that leads through Gutterflat Wood. This proposed route has been walked informally for at least 70 years.
- Burton Wood Link: This would provide a shortcut between the existing public right of way that follows the large bend in the river between Lawson Wood and Burton Wood. It would make the route approximately 1.5 miles shorter.

10.23. The following proposed paths are long-term aspirational routes that were suggested during the [initial draft of this plan in 2019](#):

- Churchyard Link: Linking St Wilfrid's churchyard to the footpath adjacent to the M6 bridge on Halton Road, via the woodland. This would provide a short circular route when combined with the Dale Wood/Castle Hill route and also connect the two burial grounds.
- School House Lane Extension: Extending the existing path that starts from School House Lane through to Halton Green. The existing Right of Way stops short of Halton Green and turns sharply right towards the Low Road where the pavement becomes very narrow on a busy road.
- Monkley Ghyll: Linking Halton Green with Park Lane via Monkley Ghyll Beck. Private tracks already exist along parts of this route. It would create a very pleasant walk, enabling walkers to link up the path from School House Lane with the existing path that runs from Park Lane through Nether Highfield.
- Middle Highfield River Link: Linking the "Highfields" ROW to the Lune at a half-way point, via Burton Woods to enable the option of a shorter loop. The current path does not connect with the Lune path until Aughton is reached. Private tracks already exist along parts of this route.
- Army Camp: The existing footpath along the northern boundary of the Army Camp which runs from the camp entrance to the M6 Bridge should be safeguarded by conversion to a Public Right of Way. It provides a valuable pedestrian route between Lancaster and Halton. It is owned by the Ministry of Defence and was dedicated to the Parish Council in 1988. The instrument of dedication includes the following provisions: "that it is only used as a footpath and the path is to remain as a grassed, surfaced, rural footpath."

10.24. Any new paths should be multi-use to allow horse riding and cycling.

10.25. Existing path networks should be maintained so that they remain usable, i.e. encouraging the County Council or landowners to repair or replace stiles.

Rural Land Management

- 10.26.To work with landowners and farmers to protect verges and hedgerows from large farm machinery and to encourage schemes for improved management of existing hedgerows and new hedgerow planting.
- 10.27.To work with farmers and landowners to access funding for environmental improvement schemes.

11. Next Steps

Monitoring and Review

- 11.1. The Parish Council will review the NDP at an appropriate time to ensure it remains up to date and relevant.
- 11.2. The Halton-with-Aughton Neighbourhood Development Plan is a 'living' document and as such will become an integral component of the stewardship of the Parish Council.
- 11.3. The Parish Council meetings will include a regular agenda item to monitor and action activities to progress the implementation of the Neighbourhood Development Plan. A regular agenda item will also be included to monitor the use of policies within the plan by the City Council when determining applications in the parish.
- 11.4. The Parish Annual Meeting will report on annual progress achieved and set out the programme aims and key activities for the subsequent year ahead integrating this within its own forward planning processes.
- 11.5. The Parish Council will monitor the progress of implementing the Neighbourhood Development Plan every 3 years. The focus of the monitoring will be to ensure that the policies made are effectively contributing to the realisation of the vision and objectives set out in the Neighbourhood Development Plan. Any resulting proposals to correct and improve policies to meet the vision and objectives will require to be undertaken through a review of the Neighbourhood Development Plan in full collaboration with Lancaster City Council. Evidence will also be reviewed and updated as required.

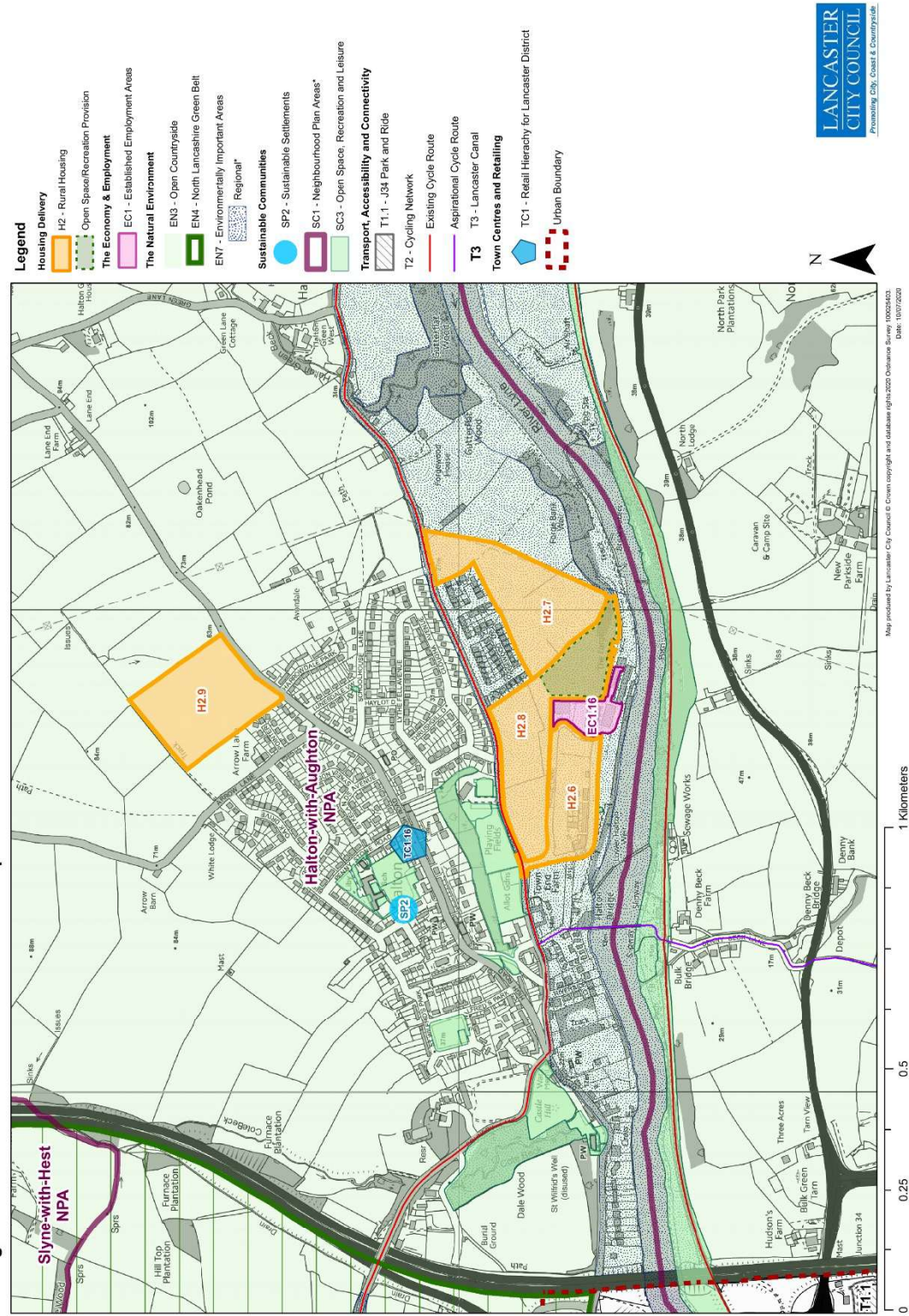
Halton-with-Aughton NDP Policy	Monitoring Process	Monitoring Data	Responsibility
Policy HA-1	Review of Planning Applications	Applications refused/approved on landscape grounds where Policy HA-1 of the Neighbourhood Plan is cited as a reason for decision.	Parish Council
Policy HA-2	Review of Planning Applications	The extent to which successful planning applications enhance local biodiversity by one or more measures set out in the Policy.	Parish Council
Policy HA-3	Review of Planning Applications	Applications refused/approved where Policy HA-3 of the Neighbourhood Plan is cited as a reason for decision.	Parish Council
Policy HA-4	Review of Planning Applications	Applications refused/approved where Policy HA-4 of the Neighbourhood Plan is cited as a reason for decision.	Parish Council
Policy HA-5	Review of Planning Applications	The extent to which successful planning applications address flood risk by incorporating one or more measures set out in the Policy.	Parish Council
Policy HA-6	Review of Planning Applications	The extent to which successful planning applications respond positively to historic character by one or more measures set out in the Policy.	Parish Council
Policy HA-7	Review of Planning Applications	Percentage of houses granted planning permission which meet up to date housing needs and percentage where smaller 1-3 bedroom dwellings are provided (target 100%).	Parish Council
Policy HA-8	Review of Planning Applications	Percentage of development in Halton which uses infill sites, re-uses previously developed land, or comprises the sensitive conversion of existing buildings (target 100%).	Parish Council
Policy HA-9	Review of Planning Applications	Applications refused/approved on design grounds where policy HA-9 of the Neighbourhood Plan is cited as a reason for decision. The number of planning applications which incorporate three or more measures set out in the Policy (Target 100%)	Parish Council
Policy HA-10	Review of Planning Applications	The number of planning applications which incorporate one or more measures set out in the Policy (Target 100%)	Parish Council
Policy HA-11	Review of Planning Applications	The number of identified community facilities remaining in Halton each year from the baseline in the Policy.	Parish Council

Appendix 1: Lancaster District Local Plan Policies Maps

The following maps show the various designations covering Halton-with-Aughton Parish as defined in the Lancaster District Local Plan, including:

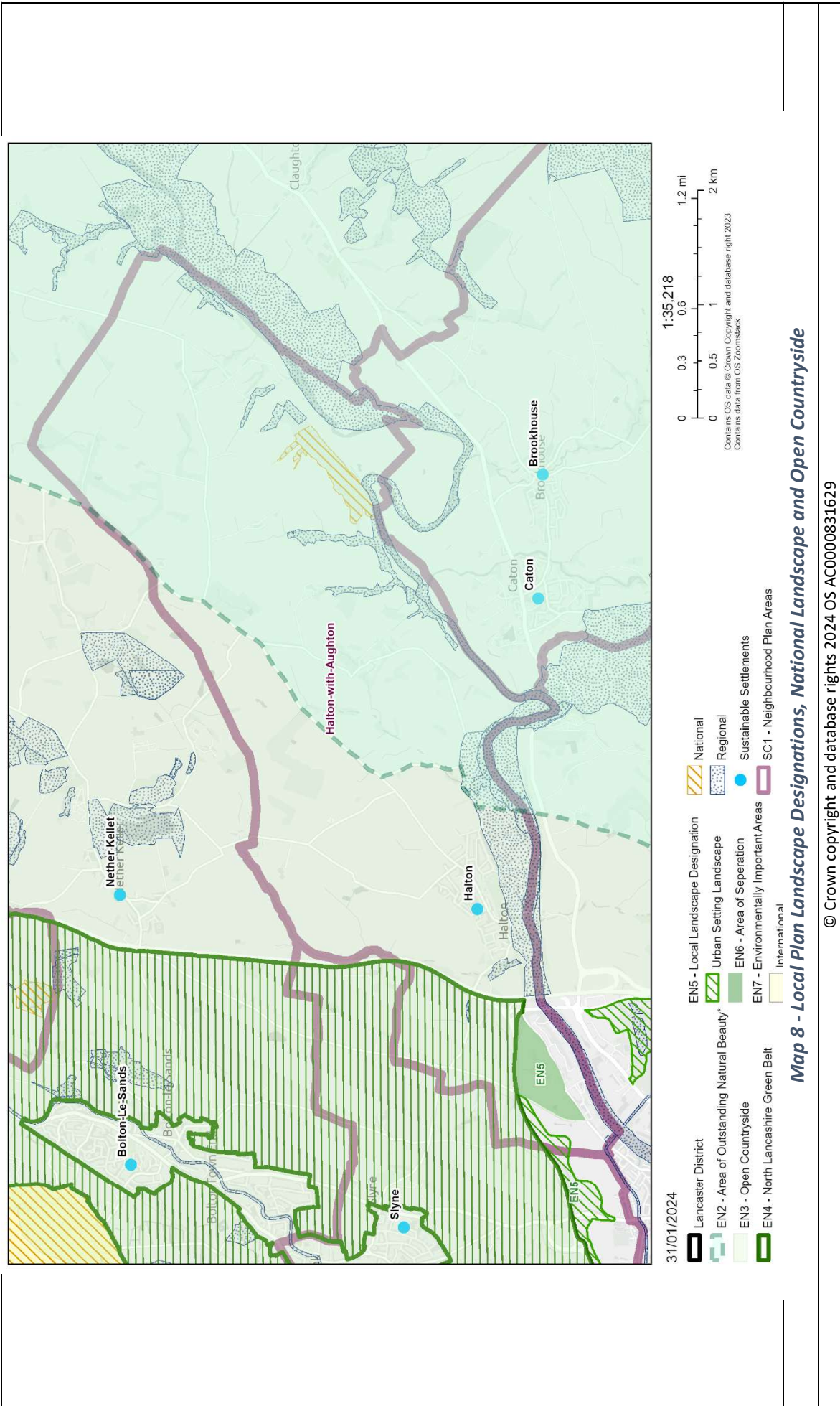
- **Map 7 - Local Plan Strategic Policies and Land Allocations Map**
- **Map 8 - Local Plan Landscape Designations, National Landscape and Open Countryside**
- **Map 9 – Local Plan Housing Delivery**

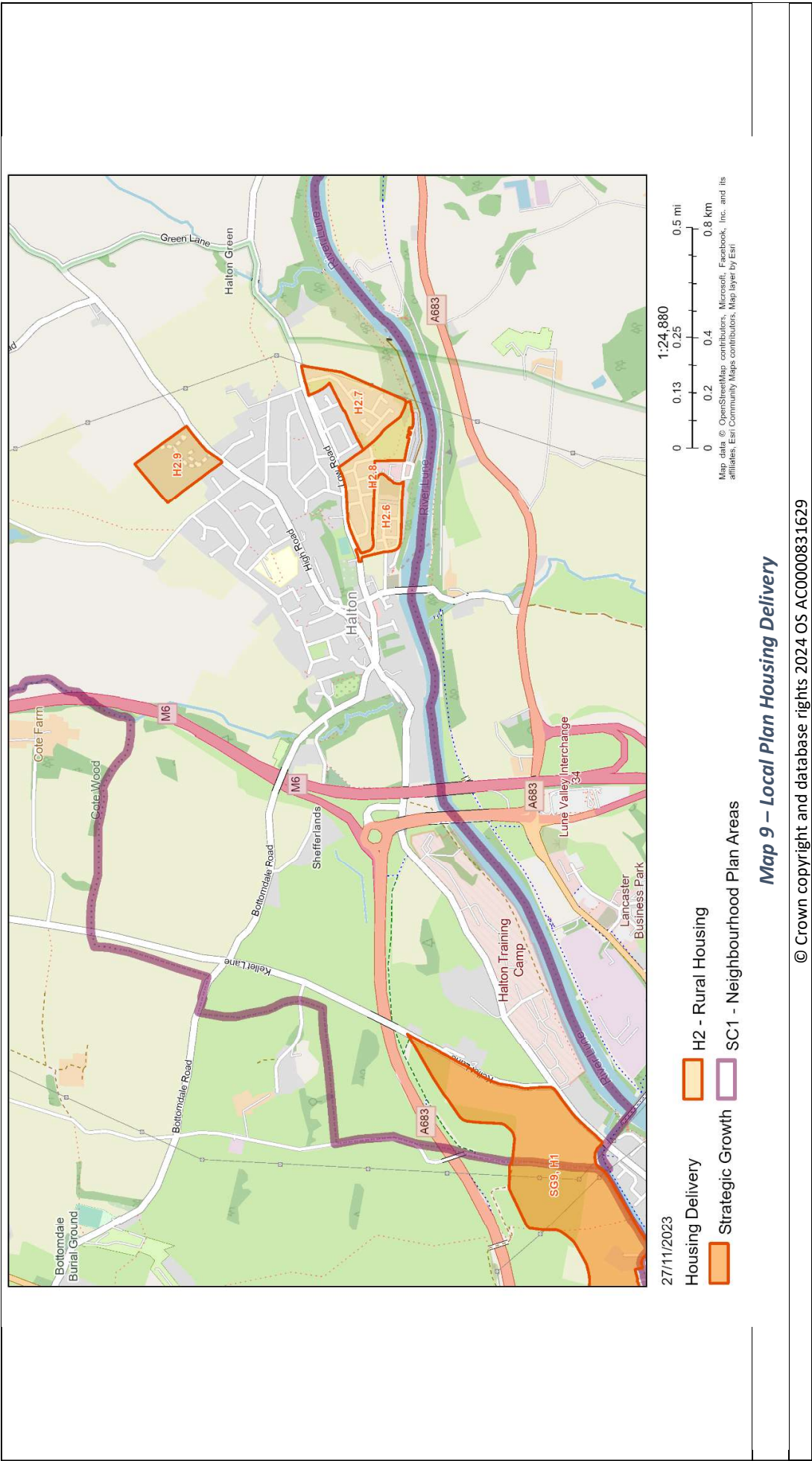
Strategic Policies and Land Allocations Policies Map - Halton



Map 7 - Local Plan Strategic Policies and Land Allocations Map

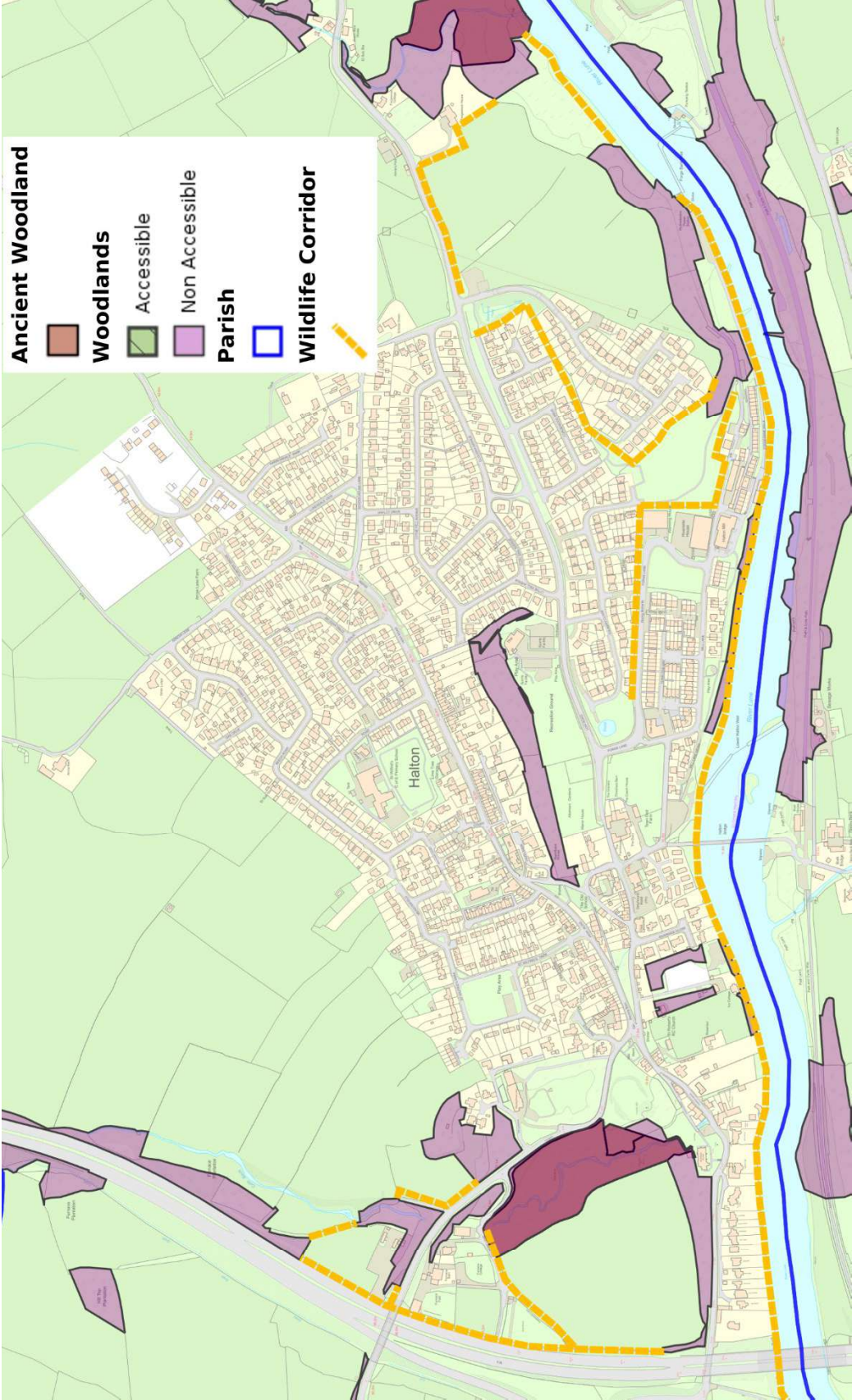
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Appendix 2: Wildlife Corridors connecting Woodland

1. Wildlife/green corridors are areas of habitat connecting wildlife populations separated by human activities and structures, e.g. buildings, roads.
2. A remaining portion of natural habitat is called a remnant and to conserve species, such portions need to be connected because when migration decreases, extinction increases. Fragmentation of natural habitats is thus an increasing threat to biodiversity. Wildlife/green corridors can potentially reduce this threat. Also, such corridors allow both animals, plants and humans to occupy virtually the same area of land i.e. co-existing , which would not be possible without the corridors.
3. One must consider which species such corridors are intended for, since some species react more positively than others. There are often also unintended positive effects, such as plant species benefiting from increased pollen and seed dispersal.
4. There are two distinct types of green corridor; water and land. Fortunately, Halton-with-Aughton has both types.
 - Water: The River Lune and its subsidiary becks act as riparian ribbons, connecting the riverside woodland and banks with the green belt to the north and west of the two villages.
 - Land: land corridors come in a range of types, from fields and woods down to a line of shrubs along a pavement. Such 'minimal corridors' can still play a part in increasing biodiversity e.g. they can facilitate the movement of small animals, especially birds, from tree to tree. This would also increase the dispersal of plants. Halton-with-Aughton has stretches of woodland along the river and becks, as well as small woods and stands of trees within the villages, alongside abundant shrub hedges and generous verges in places (see map of green corridors attached)







Map 10 - Wildlife Corridors connecting Woodland

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Appendix 3: Heritage Assets

Non-Designated Heritage Assets

Ref	Name & address	Reason for inclusion	Description	Photographs
1	<p>The Penny Stone</p> <p>In the garden of 2 Pennystone Rd Halton at the junction with High Road Halton</p>	Historical significance contributing to the “collective memory” of the area	<p>Large carved stone with shallow square hollow in the top. Has an arrow mason’s mark on one side.</p> <p>Moved to its current location in 1966 from a place on the south side of High Road towards Schoolhouse Lane.</p> <p>The stone is reputed to date from the time of the plague. It is said the hollow was filled with vinegar and anyone entering the village had to wash their coins in it to prevent the plague from spreading. It is possibly the base of a wayside cross that stood at the eastern edge of the village.</p>	
2	<p>Halton Social Club</p> <p><i>(Halton War Memorial Institute)</i></p> <p>Low Road, Halton</p>	Historic and social significance to the village.	<p>The building was erected to perpetuate the names of the men of Halton-with-Aughton who lost their lives in the “Great War” of 1914 – 1918. The institute was built in 1923 with three rooms. A billiards room, a games room and a reading room, these last two rooms were separated by a folding partition which allowed them to open up into a function room.</p> <p>During WW2 it was used as reception centre for evacuees, gas masks were assembled there, and the games room was used as the local air raid wardens post. In the 1950’s it became a licensed social club.</p>	

Ref	Name & address	Reason for inclusion	Description	Photographs
3	Denny Beck Bridge Between Station Rd Halton and Denny Beck Lane (Locally known as 'Halton Bridge', 'The Iron Bridge', 'Denny Beck Bridge' or 'The Penny Bridge'.)	Historical significance to the village. Wider historical significance to Lancaster and the history of the railway in the area.	<p>The current bridge replaced a wooden toll bridge, built in 1849 by the railway company.</p> <p>Following works to replace the Greyhound railway bridge in Lancaster components from the old Greyhound bridge were used to construct a replacement for the old wooden bridge in Halton in 1913. The railway company owned the bridge and continued to operate it as a toll bridge until 1966 when the railway and station finally closed</p> <p>The bridge features double beams of heavy riveted iron latticework with much of the structure encased in a concrete deck. Underneath, the bridge is supported above the water on a series of cross-braced trestle piers, with additional inclined braces on the upstream side to protect the main legs from floating debris.</p>	
4	Halton Mill Mill Lane, Halton	Last remaining example of industrial history of the village. Significant in the context of the loss of historic mills across Lancashire. Also, part of the post war social history of immigration in the area.	Halton Mill (formerly Middle Mill) is the last mill remaining out of a series of water powered mills which stood on the bank of the River Lune at Halton. Built sometime between 1890 and 1920 for the manufacture of oil cloth. During WW2 the mill was used by the Army as barracks and stores. After the war former Polish soldiers established Luneside Engineering a successful precision engineering company that closed in the 1990s. Mainly stone built mill with four double pitched roofs. Roof structure has both large King & Queen post trusses boarded over, with the original slate roof replaced with a single ply membrane when the mill was refurbished in 2012.	

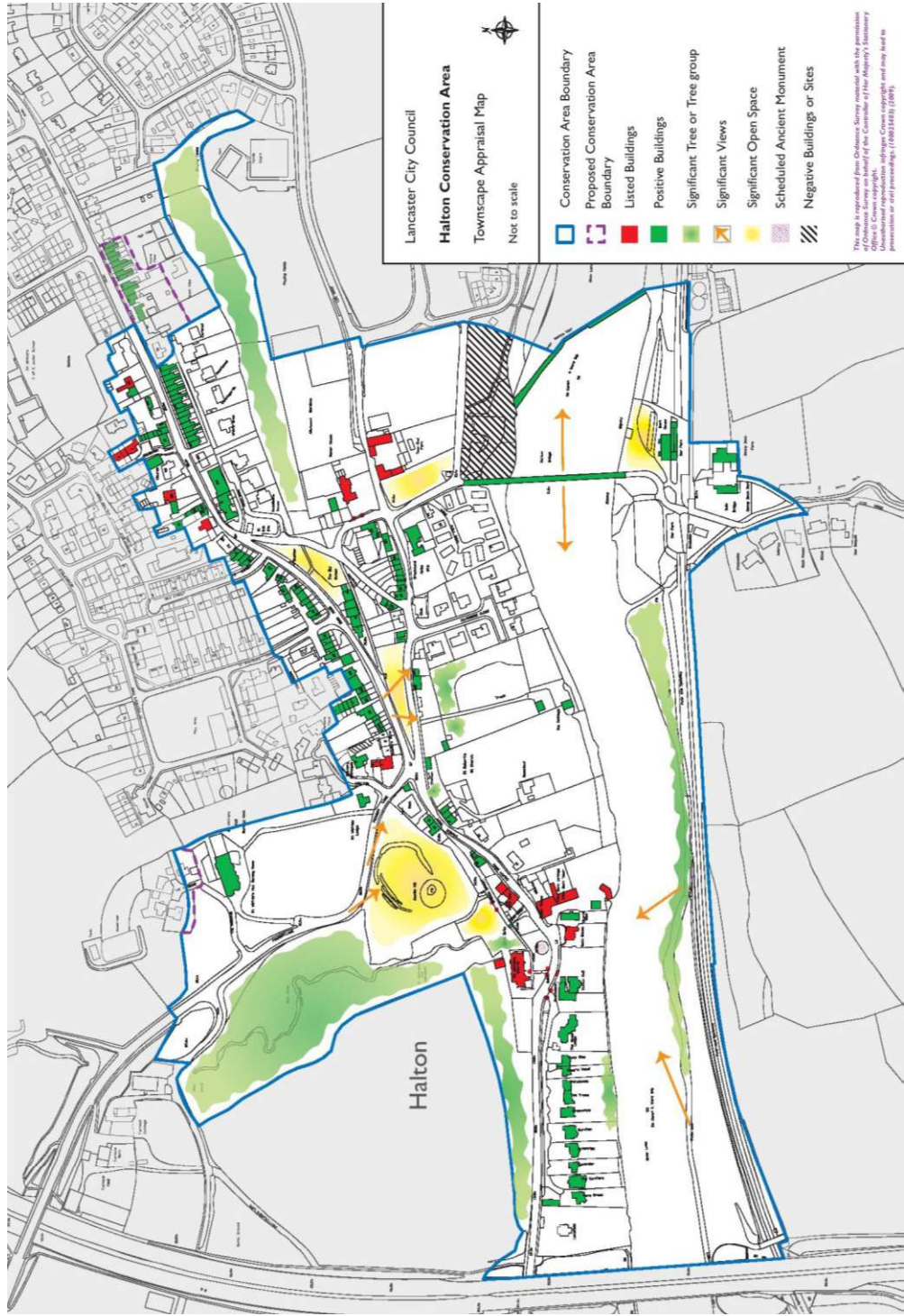
Listed Buildings

Name	List Entry Number	Heritage Category Listing Grade	Location
High cross in St Wilfrid's churchyard, Halton	1009490	Scheduled Monument	Church of St Wilfrid, Halton, Lancaster
Castle Hill motte and bailey, Halton	1012440	Scheduled Monument	Foundry Lane, Halton, Lancaster
LANCASTER CANAL LUNE AQUEDUCT	1362451	I	LANCASTER CANAL LUNE AQUEDUCT, Lower Lune Valley, Lancaster
MANOR HOUSE	1164390	II*	MANOR HOUSE, LOW ROAD, Halton, Lancaster
HALTON GREEN WEST FARMHOUSE	1362450	II*	HALTON GREEN WEST FARMHOUSE, GREEN LANE, Halton, Lancaster
CLOCK HOUSE AND FLANKING WALLS	1071887	II	CLOCK HOUSE AND FLANKING WALLS, CHURCH BROW, Halton, Lancaster
THE BOAT HOUSE	1071888	II	THE BOAT HOUSE, CHURCH BROW, Halton, Lancaster
PAIR OF GATE PIERS AND GATES TO CHURCHYARD OF CHURCH OF ST WILFRID	1071889	II	PAIR OF GATE PIERS AND GATES TO CHURCHYARD OF CHURCH OF ST WILFRID, CHURCH STREET, Halton, Lancaster
NO 2 RECTORY COTTAGES	1071890	II	NO 2 RECTORY COTTAGES, FOUNDARY LANE, Halton, Lancaster
HALTON GREEN EAST FARMHOUSE	1071891	II	HALTON GREEN EAST FARMHOUSE, GREEN LANE, Halton, Lancaster
BARN TO NORTH-EAST OF HALTON GREEN EAST FARMHOUSE	1071892	II	BARN TO NORTH-EAST OF HALTON GREEN EAST FARMHOUSE, GREEN LANE, Halton, Lancaster
MILLERS FARMHOUSE	1071893	II	MILLERS FARMHOUSE, 79, HIGH ROAD, Halton, Lancaster
LIME TREE HOUSE	1071894	II	LIME TREE HOUSE, 111, HIGH ROAD, Halton, Lancaster
CARUS LODGE	1071895	II	CARUS LODGE, LANCASTER LANE, Halton, Lancaster

PIERS, WALLS AND RAILINGS TO CARUS LODGE, ADJOINING CARUS LODGE COTTAGE, LANCASTER LANE, Halton, Lancaster	1071896	II	PIERS, WALLS AND RAILINGS TO CARUS LODGE, ADJOINING CARUS LODGE COTTAGE, LANCASTER LANE, Halton, Lancaster
CATON LUNE BRIDGE	1071897	II	CATON LUNE BRIDGE, LOW ROAD, Halton, Lancaster
WESTERN RAILWAY BRIDGE OVER THE RIVER LUNE AT CROOK OF LUNE AT CROOK OF LUNE	1071898	II	WESTERN RAILWAY BRIDGE OVER THE RIVER LUNE AT CROOK OF LUNE, LOW ROAD, Quernmore, Lancaster
NEWBANKS COTTAGE	1071899	II	NEWBANKS COTTAGE, MAIN STREET, AUGHTON, Halton-with-Aughton, Lancaster
AUGHTON HOUSE AND ADJOINING BARN	1071900	II	AUGHTON HOUSE AND ADJOINING BARN, MAIN STREET, AUGHTON, Halton-with-Aughton, Lancaster
HALTON PARK	1071901	II	HALTON PARK, PARK LANE, Halton-with-Aughton, Lancaster
HAWKSHEAD FARMHOUSE AND ADJOINING BARN	1071902	II	HAWKSHEAD FARMHOUSE AND ADJOINING BARN, PARK LANE, AUGHTON, Halton-with-Aughton, Lancaster
HALTON PARK FARMHOUSE	1071903	II	HALTON PARK FARMHOUSE, PARK LANE, Halton-with-Aughton, Lancaster
MIDDLE HIGHFIELD, (SOUTH-WESTERN FARMHOUSE)	1071928	II	MIDDLE HIGHFIELD, (SOUTH-WESTERN FARMHOUSE), AUGHTON ROAD, Halton-with-Aughton, Lancaster
BRADSHAW MAUSOLEUM, HALTON CHURCHYARD	1071929	II	BRADSHAW MAUSOLEUM, HALTON CHURCHYARD, CHURCH BROW, Halton, Lancaster
WHITE LION HOTEL AND COACH HOUSE ADJOINING TO NORTH-EAST TO NORTH-EAST	1071930	II	WHITE LION HOTEL AND COACH HOUSE ADJOINING TO NORTH-EAST, CHURCH BROW, Halton, Lancaster
GHYLL HOUSE	1164053	II	GHYLL HOUSE, AUGHTON BROW, AUGHTON, LA2 8LU, AUGHTON, Halton-with-Aughton, Lancaster
FAR HIGHFIELD, (NORTHERN HOUSE)	1164060	II	FAR HIGHFIELD, (NORTHERN HOUSE), AUGHTON ROAD, Halton-with-Aughton, Lancaster

CHURCH OF ST. WILFRID	1164098	II	CHURCH OF ST. WILFRID, CHURCH BROW, HALTON, LANCASTER
CARUS LODGE COTTAGE	1164345	II	CARUS LODGE COTTAGE, LANCASTER LANE, HALTON, LANCASTER
TOWN END FARMHOUSE	1164371	II	TOWN END FARMHOUSE, LOW ROAD, HALTON, HALTON, LANCASTER
GREEN BECK HOUSE	1164383	II	GREEN BECK HOUSE, LOW ROAD, HALTON GREEN, HALTON, LANCASTER
EASTERN RAILWAY BRIDGE OVER THE RIVER LUNE AT CROOK OF LUNE	1164408	II	EASTERN RAILWAY BRIDGE OVER THE RIVER LUNE AT CROOK OF LUNE, LOW ROAD, CATON-WITH-LITTLEDALE, LANCASTER
THE BEECHES	1164417	II	THE BEECHES, MAIN STREET, AUGHTON, HALTON-WITH-AUGHTON, LANCASTER
AUGHTON OLD HALL	1164463	II	AUGHTON OLD HALL, MAIN STREET, AUGHTON, HALTON-WITH-AUGHTON, LANCASTER
NETHER HIGHFIELD	1164483	II	NETHER HIGHFIELD, PARK LANE, HALTON, LA2 6PE, LOWER HIGHFIELD, HALTON-WITH-AUGHTON, LANCASTER
HALTON ROAD BRIDGE (NUMBER 108)	1194993	II	HALTON ROAD BRIDGE (NUMBER 108), HALTON ROAD, LANCASTER, Non-Civil Parish, Lancaster
BARN 30 METRES NORTH OF FARMHOUSE AT PEDLERS FARM	1317849	II	BARN 30 METRES NORTH OF FARMHOUSE AT PEDLERS FARM, HIGH ROAD, HALTON, LANCASTER
MOORGATE FARMHOUSE	1317852	II	MOORGATE FARMHOUSE, KIRKBY LONSDALE ROAD, HALTON-WITH-AUGHTON, LANCASTER
PAIR OF GATEPIERS TO FORMER HALTON HALL	1317893	II	PAIR OF GATEPIERS TO FORMER HALTON HALL, CHURCH BROW, HALTON, LANCASTER
SUNDIAL, ABOUT 4 METRES SOUTH-EAST OF CHURCH PORCH OF THE CHURCH OF ST WILFRID	1317920	II	SUNDIAL, ABOUT 4 METRES SOUTH-EAST OF CHURCH PORCH OF THE CHURCH OF ST WILFRID, CHURCH BROW, HALTON, LANCASTER

FARM BUILDING TO THE EAST OF TOWN END FARMHOUSE	1362414	II	FARM BUILDING TO THE EAST OF TOWN END FARMHOUSE, LOW ROAD, Halton, Lancaster
GATE PIERS WEST OF MANOR HOUSE	1362415	II	GATE PIERS WEST OF MANOR HOUSE, LOW ROAD, Halton, Lancaster
AUGHTON BARNs	1362428	II	AUGHTON BARNs, AUGHTON BROW, Halton-with-Aughton, Lancaster
PAIR OF GATEPIERS AT ENTRANCE TO CHURCHYARD TO SOUTH OF THE CHURCH OF ST WILFRID	1362429	II	PAIR OF GATEPIERS AT ENTRANCE TO CHURCHYARD TO SOUTH OF THE CHURCH OF ST WILFRID, CHURCH BROW, Halton, Lancaster
ARCHWAY TO FORMER HALTON HALL	1362430	II	ARCHWAY TO FORMER HALTON HALL, CHURCH BROW, Halton, Lancaster
TOWER HOUSE AND FORMER STABLES AND BARN ADJOINING	1362448	II	TOWER HOUSE AND FORMER STABLES AND BARN ADJOINING, CHURCH BROW, Halton, Lancaster
NO 1 RECTORY COTTAGES	1362449	II	NO 1 RECTORY COTTAGES, FOUNDARY LANE, Halton, Lancaster
FIELD COTTAGE	1362452	II	FIELD COTTAGE, 89, HIGH ROAD, Halton, Lancaster



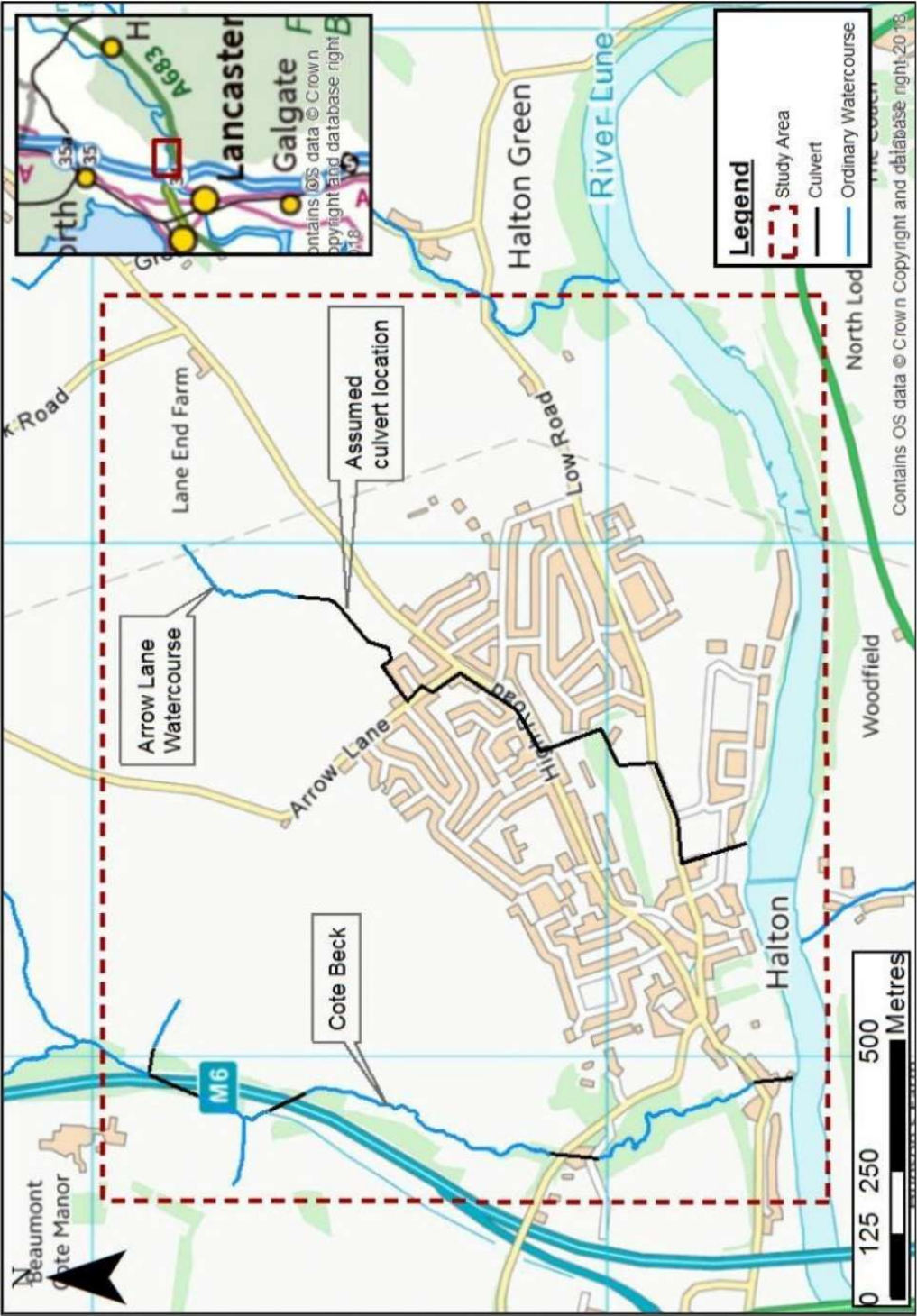
Map 11 - Halton Conservation Area Appraisal 2009, Townscape Appraisal Map

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Appendix 4: Halton's Recent Flooding History and Responses

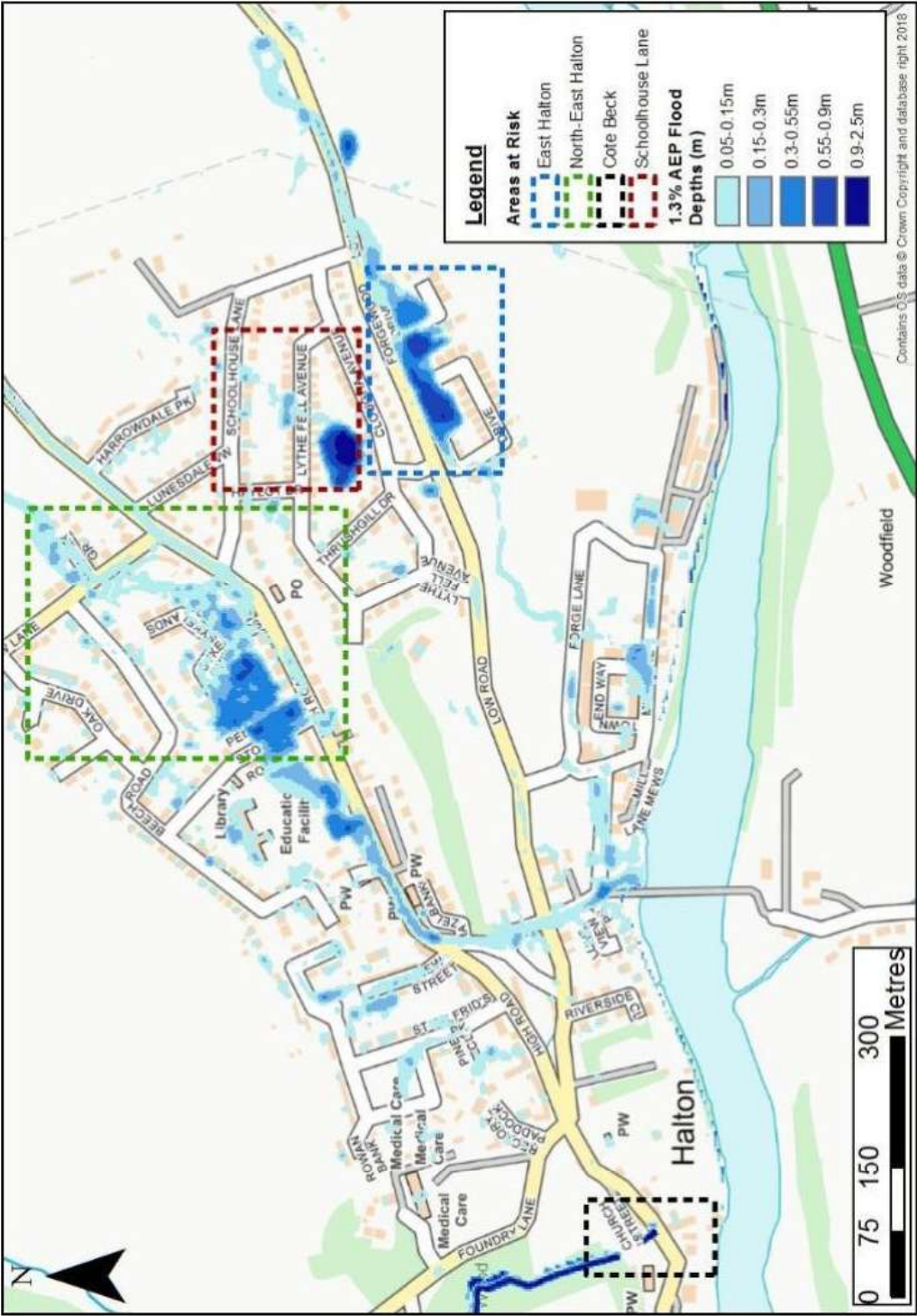
1. **Storm Desmond flooding.** On 5th December 2015, Storm Desmond's saturated ground conditions and very high rainfall caused the highest river flow recorded in the UK, in the River Lune, and caused extensive flooding:
 - a. River Lune 'fluvial' flooding along its northern bank, affected Lancaster Cohousing land (but not into the houses) and the park home site next to Halton Bridge. It also caused damage at Crook O' Lune, and landslides and bank erosion in some places; and flooded the Halton Lune Hydro, stopping power generation for some months.
 - b. Cote Beck stream flooding, from excess flows down the beck, 'backed up' by the Lune flood level at the bottom, flooding the Tower House area and Red Door café of the village.
 - c. Flooding all roads into and out of the village, preventing access.
 - d. 'Surface water' flooding from runoff over the surface, in excess of drain capacity, and down roads and through gardens, in various places in the village.
2. **2017 flooding.** In the 24 hours from 09:00 Wednesday 22nd November 2017 the weather station at Hazelrigg recorded 73.6mm of rainfall - the highest level in more than 50 years since the centre started weather observations, causing flooding again:
 - a. The worst ever extensive 'surface water' flooding, including from upstream fields' runoff, in excess of drain capacity, of many village streets and gardens, and some houses, in Pennystone Road, High Road, Halton Road and Low Road causing families to have to leave their homes.
 - b. Cote Beck stream flooding, from excess flows down the beck, which again flooded the Tower House area and Red Door café of the village.
 - c. A high, but not so damaging, River Lune flood (but it stopped the Halton Lune Hydro again).
3. In response to the flooding, a village Flood Action Group (FLAG) was set up. It had various public meetings, and meetings with statutory authorities; and continued to liaise with them on agreed actions during 2018 and 2019. The actions included:
 - a. **Environment Agency** – updating flood records, and the Surface Water Flood Risk Map;
 - b. **Lancashire County Council** (as the Local Lead Flooding Authority, LLFA) –removed some 70 tons of stones from the Cote Beck bed and culverts), instigating a study of how the motorway and new link road drainage have contributed to its flooding, and of how its flood risk can be reduced. It commissioned a detailed survey and study of the drainage capacity and flood risk in the village: the [Flood Risk Management Study - Halton Initial Assessment \(the Jacobs Report\)](#) from consultants (see 5 below). Lancaster City Council (LCC) as the road drainage maintenance authority, cleaning all the drains, and reorganising the annual timing of cleaning, to be after leaf fall and before the likely November onwards flood season; and to liaise with the Parish Council to ensure that parked cars do not prevent this.
3. The FLAG, in conjunction with the newly set-up River Lune Forum, consulting with LCC Planning, and submitting proposed improvements to the flood risk management requirements of both the LCC draft Local Plan, and the consultation on the revised NPPF. These focus particularly on requiring and incentivising developers to carry the more sophisticated site Flood Risk Assessments that are required, right at the start of their site planning process; so that the flood risk management requirements – space and cost – can be built from the beginning into their land layouts, housing numbers and land price calculations.
4. After Storm Desmond, the Parish Council instigated an emergency plan to cover major events, including future flooding. An emergency generator is available at The Centre @ Halton, so it can be used as an emergency centre, as well as Halton Mill and St Wilfrid's School.

5. In February 2018, Lancashire County Council commissioned Jacobs UK Ltd to undertake a flood risk study covering Halton. The report [A Flood Risk Management Study - Halton Initial Assessment](#), February 2020 is provided on the NDP pages of the Parish Council website.
6. The aim of the initial assessment was to establish whether a workable, sustainable and justified solution to reduce the risk of flooding can probably be found, or whether the project should take a different course or be stopped.
7. The report examined [Section 3] 4 options for flood reduction in Halton. It concluded, and recommended [our emphasis]:
 - *“The primary mechanisms of flooding in Halton is **surface water flooding**, driven by the amount of runoff entering the urban area from the surrounding upland areas. Flooding is exacerbated by local topography, **which conveys flood flows through the urban area along key road networks towards low-lying areas. The surface water drainage network, including culverted watercourse and sewers, also becomes overwhelmed** during the 5% AEP [1 in 20 years] rainfall event onwards. A total of 104 residential and 34 non-residential properties are estimated to be at risk of surface water flooding with Present Value damages estimated at £7.2m.”*
 - *“.. a workable, sustainable and justified solution to reduce the risk of flooding can probably be found in Halton.”*
8. However, the property values affected by flooding in Halton are not high enough to justify the full national ‘partnership’ grant funding needed for solutions. So: *“It is recommended that Lancashire County Council identify potential alternative funding sources to ascertain the financial feasibility of delivering Flood Risk Management in Halton. If it is likely that suitable funding sources can be identified, it is recommended that an Outline Business Case is developed by Lancashire County Council, with support from Lancaster City Council and key stakeholders such as United Utilities.”*
9. As far as we are aware, none of the Report’s 11 further recommended steps have been undertaken.
10. During the informal consultation on the emerging Draft Plan in Spring 2024 flooding problems in Aughton were also noted.
11. Surface water flooding is a potential problem in many areas, exacerbated by poor maintenance of the drains and culverts. A particular concern is the extent to which flood water accumulates in the dip on the road between Halton and Aughton, adjacent to Pikethorn Wood and Monkley Gill Wood. After heavy rain this can become almost impassable.
12. These problems across both villages will only become more urgent as intense rainfall events become more common.
13. The following maps are sourced from the report [A Flood Risk Management Study - Halton Initial Assessment](#), February 2020 produced by Jacobs for Lancashire County Council.



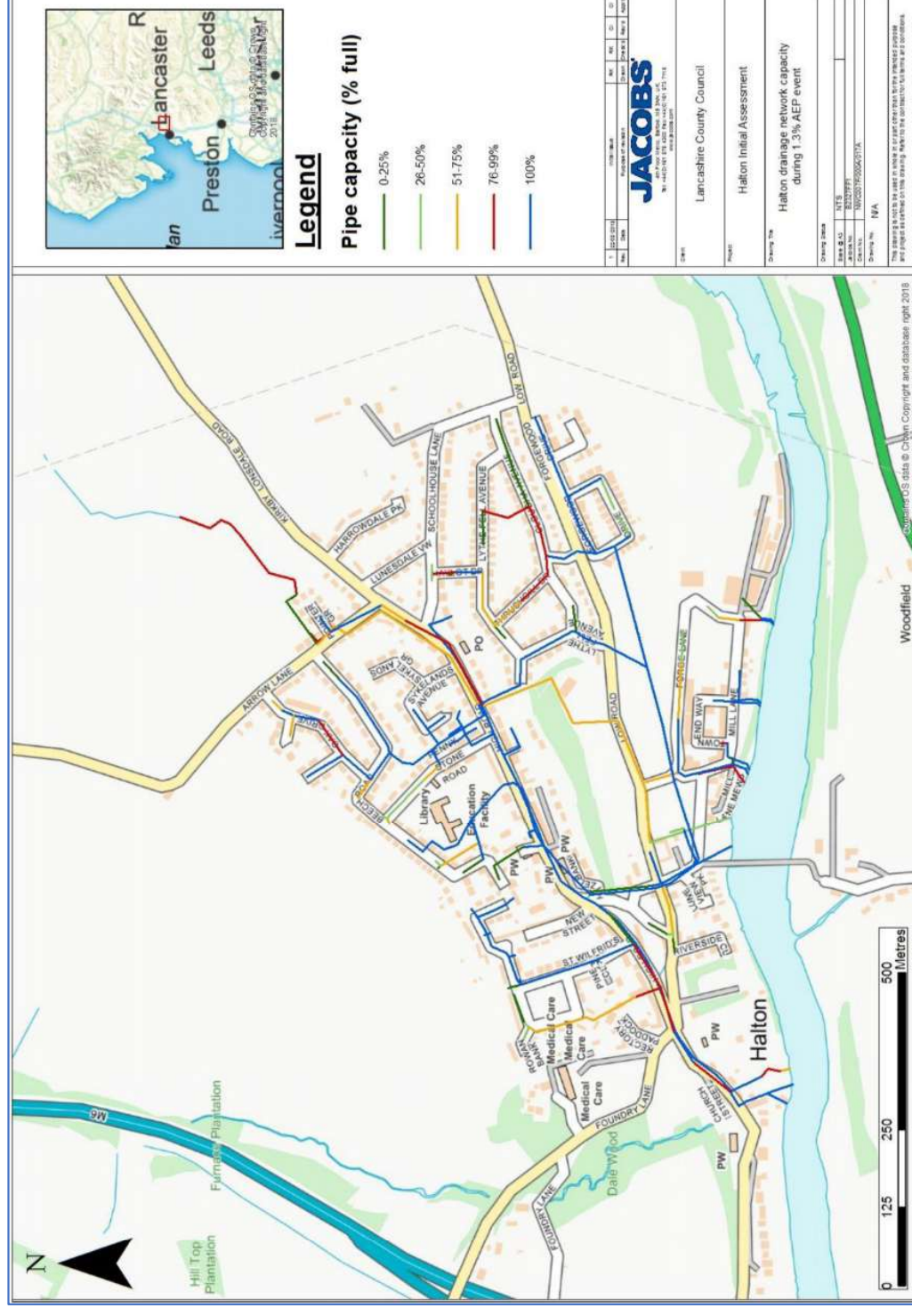
Map 12 - Halton Study Area

Source Jacobs Flood Risk Management Study 2020
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Map 13 - Areas at risk of flooding during a 1.33% AEP rainfall event

Source Jacobs Flood Risk Management Study 2020
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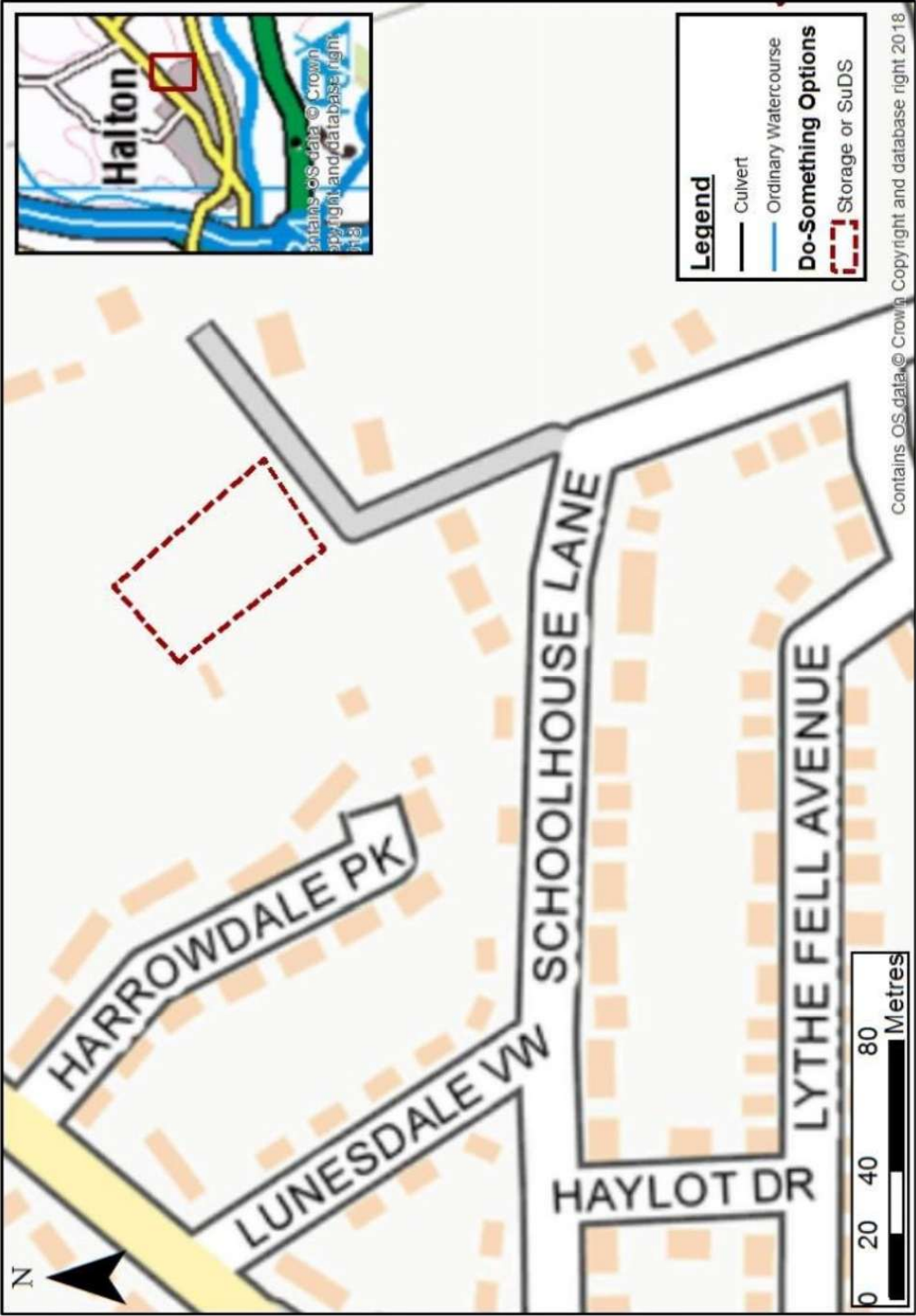
Map 14 – Drainage Network Capacity during 1.33% AEP rainfall event

Source Jacobs Flood Risk Management Study 2020
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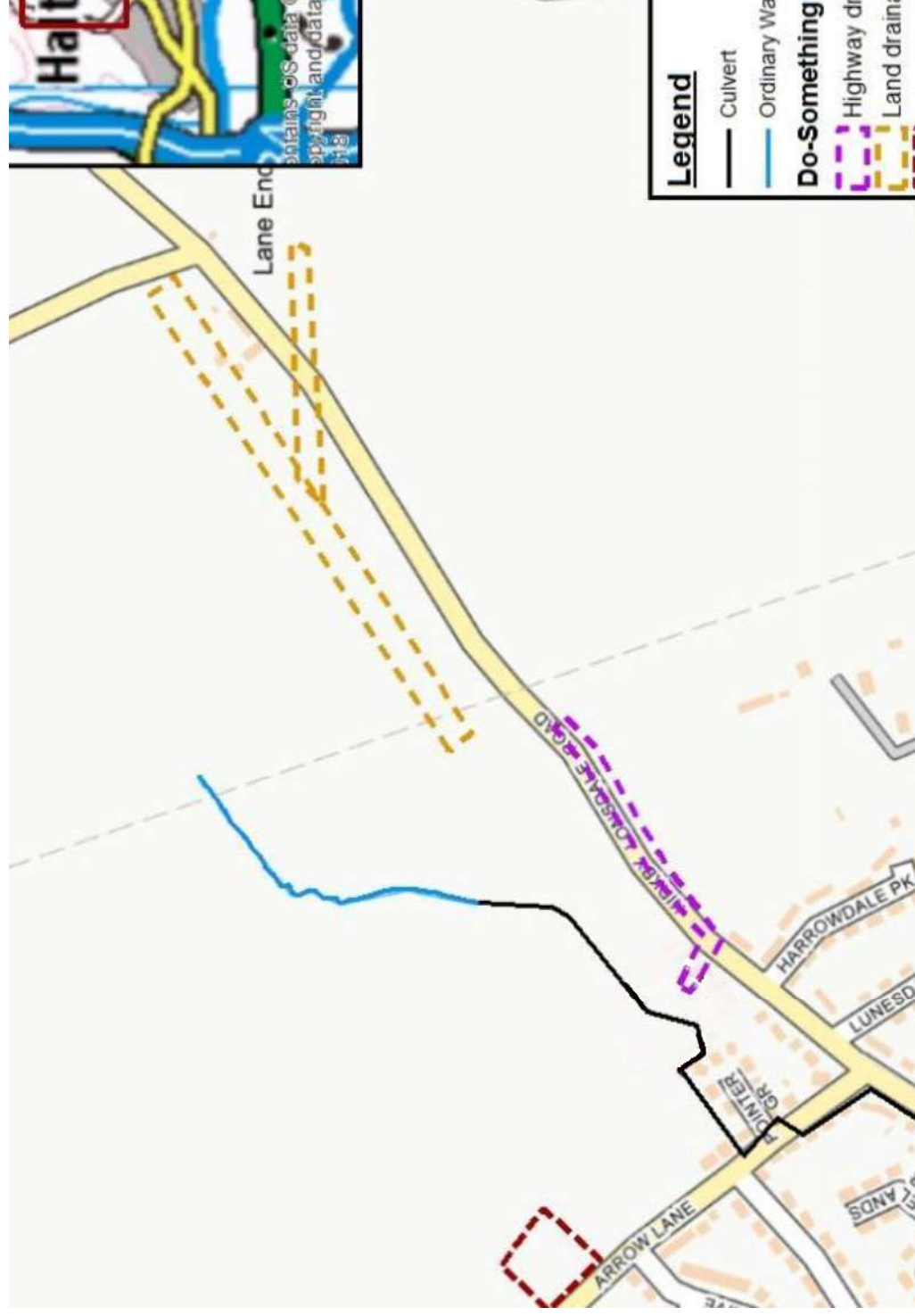
Map 15 – Indicative location of Do-Something Option 1

Source Jacobs Flood Risk Management Study 2020
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Map 16 – Indicative location of Do-Something Option 2

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Map 17 – Indicative location of Do-Something Option 3

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