

**ALDCLIFFE with STODDAY PARISH COUNCIL**



## **Neighbourhood Development Plan (NDP)**

**2019 - 2031**

### **Issues and Options**

**February 2020**



**Aldcliffe with Stodday NDP Steering Group**

**On behalf of the Parish Council**

With assistance from



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### **AWS NDP Steering Group Members**

**Denise Parrett – Parish Councillor and Co-ordinator**

**Brigid Letheren – Parish Councillor**

**Chris Norman – Parish Councillor**

**Heather Ward – Parishioner**

**Tim Dant – Lancaster City Councillor**

**Colin Rogers – Former Parish Councillor**

## How to Comment on this Document

Welcome to the Issues and Options document for the Aldcliffe with Stodday Neighbourhood Development Plan (NDP). This document is published for informal public consultation from 24<sup>th</sup> February 2020 until 6<sup>th</sup> April 2020.

Public consultation is a very important part of preparing Neighbourhood Development Plans. This Issues and Options document has been prepared by the NDP Steering Group of local residents and Parish Councillors to find out your views on how development in Aldcliffe with Stodday Parish should be guided up to 2032.

This document sets out the key planning issues identified so far by the NDP Steering Group based on local knowledge and suggests various approaches to planning policies for addressing these issues (policy options).

We would like to know the following:

- Do you as local people and stakeholders agree with the key planning issues we have identified?
- Do you support the suggested policy options or have any comments about them?
- Is there anything important that you think we have missed?

Overall, we hope you will support our proposed approach to helping to guide new development in a positive way so that changes are sensitive to Aldcliffe with Stodday's distinctive landscape character of drumlins and salt marsh, the internationally significant areas of wildlife value, and our two small rural settlements of the hamlets of Aldcliffe and Stodday.

You can respond to this consultation in the following ways:

- By completing the response form accompanying this document and returning it to one of the following:-  
Councillor Denise Parrett, 2 Aldcliffe Mews, Aldcliffe, LA1 5BT or  
Gill Waters, 2 Oaklands Court, Aldcliffe, LA1 5AT or  
Councillor Kevan Walton, Walnut Bank Lodge, Stodday, LA2 0AG or  
Councillor Nick Webster, Silver Lune, Aldcliffe Hall Drive, Aldcliffe, LA1 5BG  
by 6<sup>th</sup> April 2020.  
Note the response form can also be downloaded from the Neighbourhood Plan section of our parish website, <https://aldcliffewithstoddaypc.org>.
- By coming along and completing a response form at one of our events as follows:-  
Saturday 7<sup>th</sup> March 2020, 10 – 12 am or 2 – 4 pm at 2 Aldcliffe Mews  
Friday 13<sup>th</sup> March 2020, 2 – 4 pm at 'Shorefield', Aldcliffe Hall Drive  
Sunday 8<sup>th</sup> March 2020, 2 – 4 pm at Snuff Mill. Stodday  
Wednesday 11<sup>th</sup> March, 2020, 2 – 4 pm at Walnut Bank Lodge

## **1.0 What is a Neighbourhood Development Plan?**

- 1.1 Neighbourhood Development Plans (NDPs) were introduced through the Localism Act 2011 to give local people a greater say in planning decisions that affect their area. NDPs are neighbourhood level planning policy documents with policies designed to reflect the needs and priorities of local communities.
- 1.2 NDPs can identify where development should take place, set out local design principles so that buildings respond positively to local character and protect important facilities, historic buildings, the natural environment and open spaces. They are an important part of our planning system because planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. Made (adopted) NDPs are part of the local statutory development plan for their area.
- 1.3 A Neighbourhood Development Plan (NDP) can cover a range of planning related issues or just have one, single policy. This document has been prepared as a first step in setting out the possible scope and range of planning issues the Aldcliffe with Stodday NDP could cover and potential policy options for addressing these issues.
- 1.4 It is important to remember that NDPs cannot be prepared in isolation. They have to be 'in general conformity' with local strategic planning policies - in this case, the strategic policies in the Lancaster Core Strategy which was adopted by Lancaster City Council on 23 July 2008. Also of relevance are the policies of the Lancaster District Local Plan which was adopted on 16 April 2004 which have been saved and not replaced by the Core Strategy, and the Local Plan for Lancaster District 2011-2031 Development Management DPD which was adopted in December 2014. Lancaster City Council are in the process of preparing a new local plan, comprising a Local Plan for Lancaster District 2011-2031 Part One: Strategic Policies and Land Allocations DPD and a Local Plan for Lancaster District 2011-2031 Part Two: Review of the Development Management DPD. Please see the Appendix to this report for the relevant information.
- 1.5 NDP Policies also have to have regard to national planning policy, as set out in the National Planning Policy Framework (NPPF)<sup>1</sup> which was revised in June 2018 and other National Planning Practice Guidance, Ministerial Statements and Government advice.
- 1.6 All the Neighbourhood Development Plan planning policies have to be underpinned by a clear and robust evidence base of local opinion and technical resources and, overall, the Plan has to meet a set of 'basic conditions' set out in national guidance.
- 1.7 Preparing an NDP is a complex and lengthy process. We are hoping to have a First Draft NDP ready for further informal consultation with you in early

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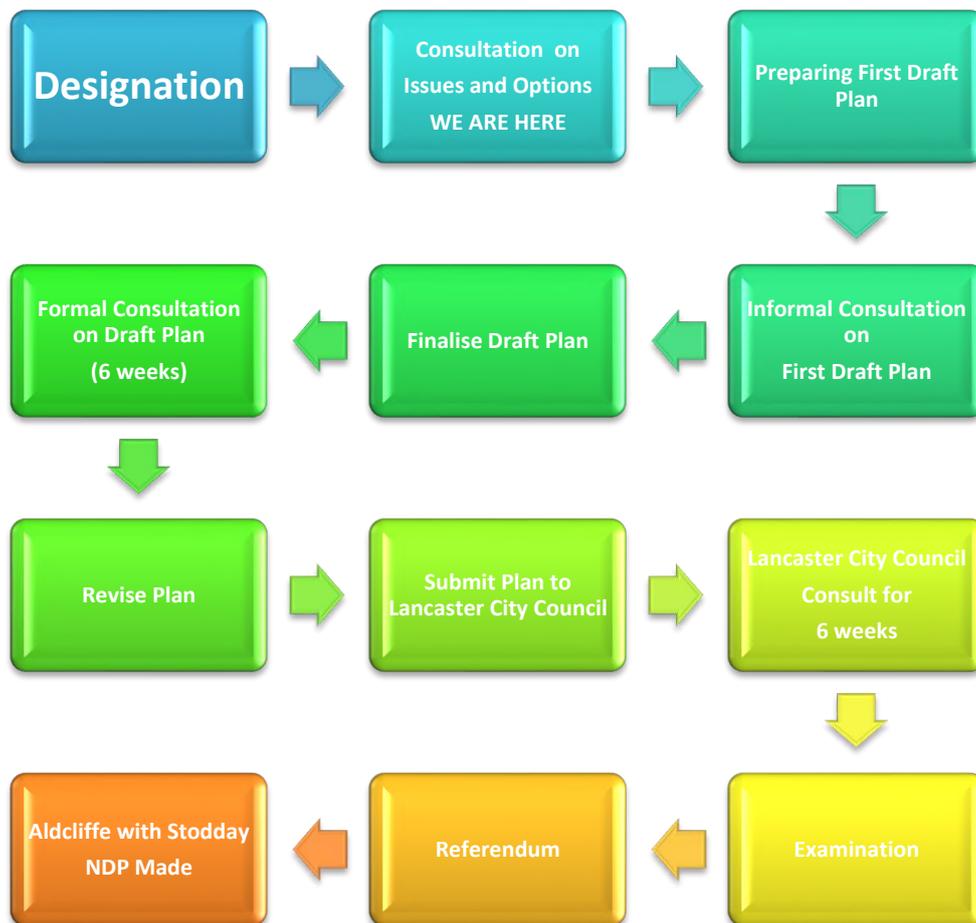
<sup>1</sup> See <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Summer 2020 and then to finalise our Aldcliffe with Stodday Draft NDP for the required 6 weeks formal consultation in late Summer 2020. Following this, the Plan will be further revised and submitted to Lancaster City Council who will check it and publish it for another 6 weeks consultation.

1.8 The Plan will then be examined by an independent examiner, who is likely to recommend further changes before the Plan is subjected to a local Referendum within the Parish. If there is a majority Yes vote (50% of turnout + 1), the Plan will be made by Lancaster City Council and used to help determine planning applications alongside Lancaster’s planning policies and national policies.

1.9 This process is set out in Figure 1.

**Figure 1 Aldcliffe with Stodday NDP Process**

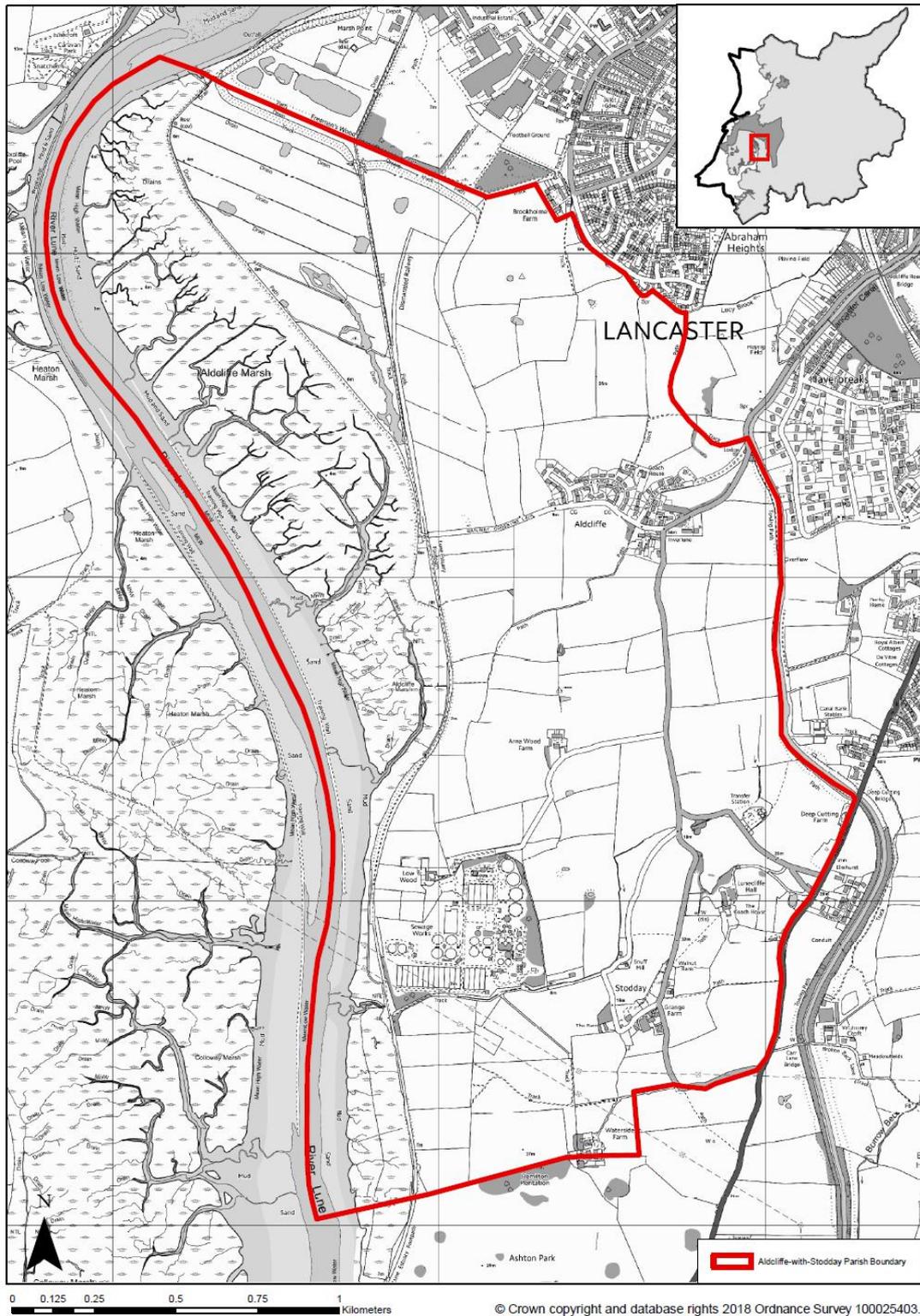


1.10 There are therefore several stages of public consultation and engagement throughout the process and the Neighbourhood Plan can only be made if, at the very end, local people support it.

1.11 We hope to achieve all this and have a Plan in place by the beginning of 2021. We need your help and ideas to achieve this.

## 2.0 An NDP for Aldcliffe with Stodday

### Map 1 Aldcliffe with Stodday Parish and Designated Neighbourhood Area



- 2.1 Aldcliffe with Stodday Parish Council applied to Lancaster City Council for designation as a neighbourhood area on 7<sup>th</sup> August 2018 and Lancaster City Council formally accepted the Aldcliffe with Stodday Neighbourhood Plan Area Designation on 10<sup>th</sup> December 2018. The designated neighbourhood area is shown on Map 1 and is the same as the parish boundary. This is the area where the NDP planning policies will apply.
- 2.2 Following an open discussion at a Parish Council meeting in September 2018 a Steering Group of Parish Councillors and interested local residents was set up to oversee the preparation of the NDP. The first meeting of the Steering Group was held in January 2019 and in addition to regular working meetings, the Group is aiming to hold accessible public/open meetings as appropriate.
- 2.3 As the Parish Council is the "Qualifying Body" i.e. legally responsible for the preparation of the NDP, the Steering Group can only make recommendations and all key decisions will need to be referred to the Parish Council for approval. In practice this is likely to happen when NDP documents are approved for consultation and then for submission to Lancaster City Council.
- 2.4 To help underpin the NDP a Housing Needs Assessment report was commissioned from AECOM and produced in December 2019<sup>2</sup>, a housing needs survey was carried out by the NDP Steering Group in November 2019<sup>3</sup> and two ecology reports were produced by Stewart Hirst in November 2018 and June 2019.

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<sup>2</sup> Please see <https://aldcliffewithstoddaypc.org/wp-content/uploads/2019/12/19-12-AECOM-HNA-Report-Dec-2019-Executive-Summary-min.pdf>

<sup>3</sup> Please see <https://aldcliffewithstoddaypc.org/wp-content/uploads/2019/12/19-12-16-HNA-Survey-Analysis-Draft-v0.02-published-min.pdf>

### 3.0 A Portrait of Aldcliffe with Stodday Parish

3.1 Aldcliffe with Stodday is a rural parish located to the west of the City of Lancaster within the local authority area of Lancaster District Council. It lies between the banks and salt marshes of the River Lune to the west and the Lancaster Canal and edge of the urban area to the east. Currently there are 222 people on the Electoral Roll.

3.2 There are two small settlements in the parish, Aldcliffe and Stodday. These two settlements are approximately one mile apart from each other with only a



very small number of scattered properties in between. Aldcliffe is the larger settlement. The hamlet comprises a few older cottages off Aldcliffe Road on the approach to the hamlet, and some more recent (1970's) housing estates to the west, mostly to the north of Aldcliffe Road and Aldcliffe Hall Lane. Stodday is a small hamlet with several traditional cottages clustered around Stodday Lane and Walnut Bank Lane. There are three listed sites in the parish, all Grade II; East Lodge to the former Aldcliffe Hall, 1-5 Aldcliffe Village and Lunecliffe Hall.

3.3 There is a large sewage works to the west of Stodday, treating waste water from Lancaster and managed by United Utilities. In recent years this has been subject to significant development in order to modernise treatments and to increase capacity. Operation is largely automatic and therefore employee numbers are relatively low. However development does not usually require planning consent and is outside the remit of the NDP.

3.4 In the south of the parish two solar farms have been constructed and there is a series of pylons which cross marsh and farmland.

3.5 Around the settlements the landscape is rural in character and is comprised of the rolling topography of low coastal drumlins to the east and open coastal marshes to the west around the Lune estuary. There are a few additional scattered farms and cottages.

3.6 The area has an important recreational function for residents of nearby Lancaster City and local people as well as visitors from further afield such as those using the long distance walking and cycling routes. The Lune Estuary footpath and cycle route cross the area north/south linking the area to the SusTrans national cycle network (Route 6) and the Lancaster Canal and towpath link the east of the parish to the city centre.

3.7 Bus services are limited. There is a route along Ashton Road (Route 89) linking Lancaster to Knott End.

3.8 Aldcliffe Road, linking Stodday and Aldcliffe is a largely single track road with no pavement and infrequent informal passing places. This is used by

commuters as a means of avoiding the A588 (Ashton Road) in and out of Lancaster, particularly when the latter is congested. Aldcliffe Road, Arna Wood Lane, Lunecliffe Road and Snuff Mill Lane are also used by large local commercial traffic (e.g. serving local farms and the WWTW). There are also problems with HGVs being misdirected by satnav systems through the unsuitable local road network.

- 3.9 The parish includes areas of international significance for wildlife. These areas include part of the Morecambe Bay Estuary Ramsar Site, Morecambe Bay Special Area of Conservation (SAC) and Morecambe Bay SPA (Special Protected Area). The area also includes part of the Lune Estuary Site of Special Scientific Interest (SSSI).
- 3.10 There is mixed farming in the area. The emphasis is on grazing land for sheep and cattle but grass is grown as fodder for animals raised elsewhere. There has been a recent increase in the use of land for equine purposes.
- 3.11 It is thought that the majority of residents of working age are employed locally although evidence from the Housing Needs Assessment suggests a significant proportion of residents are retired.
- 3.12 The parish has no provision of services such as shops, community centres, schools, or churches. These all need to be accessed in Lancaster or beyond. For the most part car access is essential to enable this.

