

ALDCLIFFE with STODDAY PARISH COUNCIL



Neighbourhood Development Plan (NDP)

2019 - 2031

Issues and Options

Response Analysis – May 2020

(Parishioners' Responses)



Aldcliffe with Stodday NDP Steering Group

On behalf of the Parish Council

With assistance from



NDP Issues and Options Consultation Process

114 NDP Issues and Options packs were hand delivered during the week end of 22nd/23rd February 2020 to the addresses on the Parish electoral roll. The consultation period was from 24th February - 6th April 2020. During the consultation period a notice was placed in the Lancaster Guardian on 3 separate dates and a reminder was delivered to parishioners. Four “drop-in” sessions were arranged, two in Aldcliffe and two in Stodday, with dates and times varying to include weekdays, weekends, morning and afternoon times. The consultation period was extended by two weeks to 20th April 2020, due to the Coronovirus pandemic. Notice of the extension was posted on the Parish website, Parish notice boards and an email communication to those parishioners we hold an email address for.

Lancaster City Council were consulted as well as other major landowners/stakeholders in the Parish. They are

Zubeir Mister

Greencoat Capital(Solar Farm)

United Utilities

Chris Booth

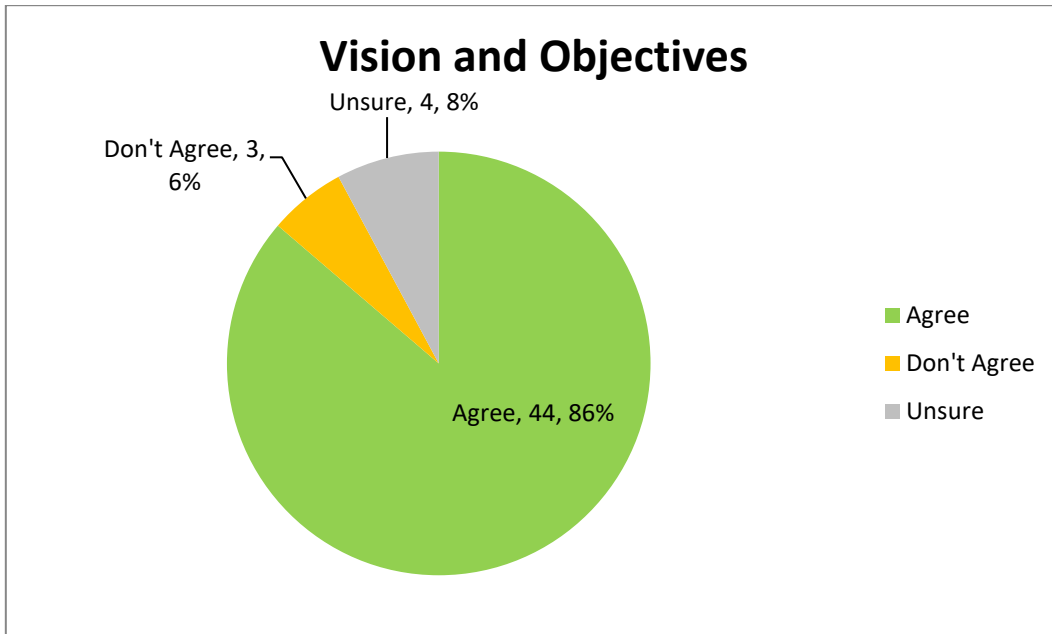
Aldcliffe Hall Estates

Alan Bargh

There were 51 responses from 50 addresses (one property downloading an additional form from the Parish website), as well as responses from Lancaster City Council and Aldcliffe Hall Estates.

Vision and Objectives

Do you agree with the draft Vision and Objectives?



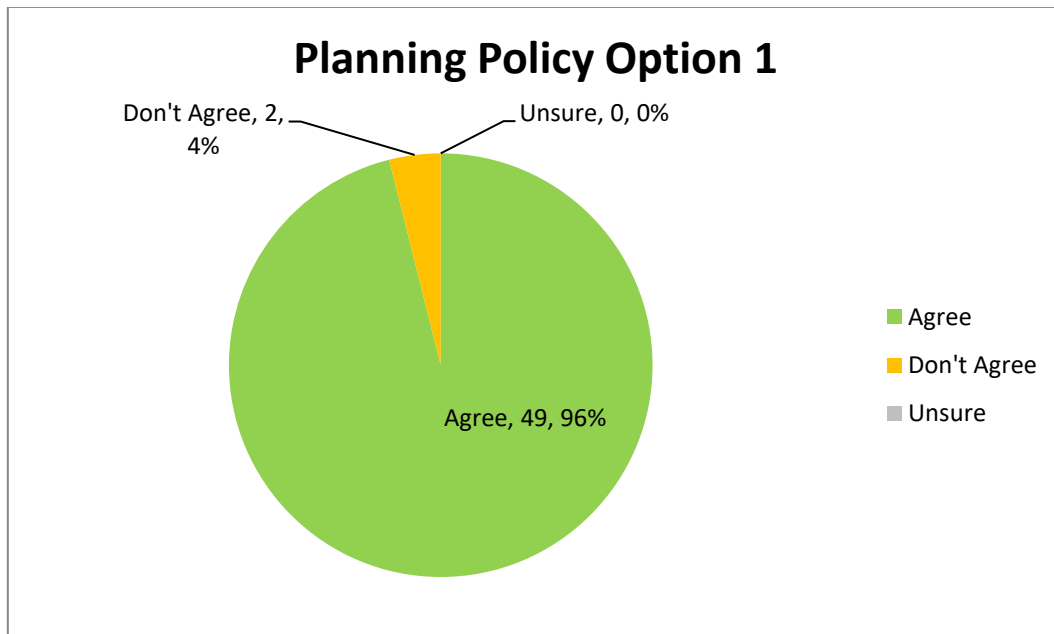
Comments

- A system that measures the Objectives over time to ensure its long term success
- With an increasing elderly population and climate change issues, a link to the bus network in Lancaster may be required
- 3.9 The eastern boundary goes through the Fairfield Nature Reserve- which is soon to be designated as a Local Nature Reserve (Field LHS of boundary path is in the Reserve)
- Seem very good
- Could include highway management and canalside parking
- Objectives 3 No,4 No, 6 No, others Yes
- Any new development to be infill within the current settlements of Aldcliffe and Stodday i.e. within gardens/paddocks
- Objective 1 could be written in a more straightforward manner
- Mainly, I think we need to be careful with any new housing units. A focus on looking after what we have would not be a bad idea
- In full agreement especially Number 2
- Do the PCC (sic) know the workings of local drains? Time they found out! Broken cattle grids do not need filling with soil and planting! They are part of drainage
- Agree to Objectives 1,2,4,5,6,7 Do not agree with Objective 3, prefer no further housing developments unless they are away from existing settlements
- My only concern with housing development is that the infrastructure i.e. narrow roads, Broadband, community facilities, these need to be in place before development takes place

- Objective 2 where cyclists and pedestrians share a route show due concern to pedestrians and vice versa
- Not all of them
- Considering all of the strenuous efforts to secure refusal of planning permission for various schemes over the past 6 years; the second sentence of the draft visions contradicts all we have been striving for and paves the way for insidious but sure destruction of all aspects of our existing community and environment. Objectives to protect wildlife, local landscape, to ensure safe pedestrian, cycle and informal recreation use and to encourage unobtrusive energy conservation in existing houses are worthwhile. However partnership with local and national businesses to ensure future investment and development-sensitive or otherwise-is worrying
- Is it worthwhile adding after the heading “Draft Objectives” that these are not in any order of priority?

Planning Policy Option 1

Do you think the NDP should include a policy to require new development to protect and enhance local wildlife and habitats in the parish?

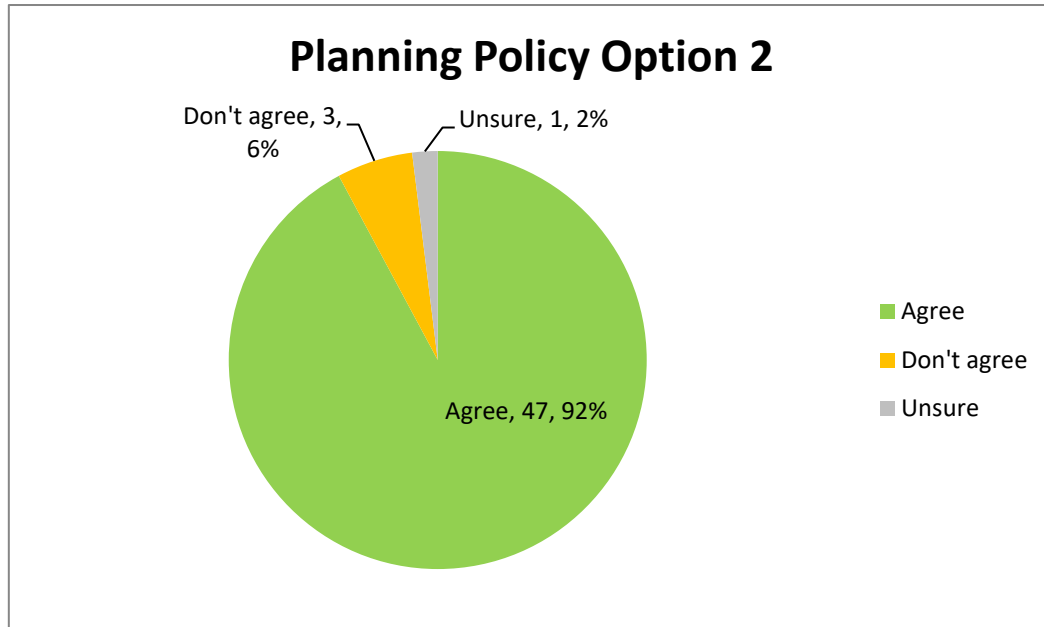


Comments

- But identifying where development might be best placed would be an option although this might encourage developments
- Concerned that we have lost most of the swallows and bats in the area because of developments. Also solar panels must surely affect wildlife
- The natural environment attracts walkers and cyclists therefore it must be protected
- Vital to keep countryside "countryside"
- WE have fought long and hard to preserve the character and diversity of our environment and must continue for the sake of future generations
- No new development
- Not sure about making a proper car park, this may encourage boy racers etc. *(other comment not included)*
- It is extremely important that we do protect the area for the large number of birds that use the sites during their migration periods
- Pretty much self-evident
- We researched and thought out
- Accept cars are needed for disabled parishioners. Trees should not appear through tarmac! Surface damage needs to be available not covered!
- New development should include preservation of existing habitats, plus adding to it planting of new trees and hedges
- The NDP should include a policy to prevent all/any new developments as an essential measure to protect and enhance local and international important wildlife habitats in the parish
- Greenfield sites should be protected

Planning Policy Option 2

Should the NDP have a policy which supports enhancements for walking and cycling, subject to the need to protect and support areas of wildlife significance?



Comments

- No because of traffic congestion. People who come to Aldcliffe to walk usually park on the Aldcliffe Road, along the canal. This causes the road to become single track with major traffic problems. Part of this road is apparently owned by the Canal and River Trust and so the Council does not try to stop them parking there. However as it is impossible to park an average car without 2 wheels being on the road. Double yellow lines on the highway itself would solve the problem
- Aldcliffe is part of Lancaster and depends on the establishments in the city. We have to share our recreational areas with the city
- 5.1.10 Many pedestrians ADD and cyclists, use Aldcliffe H D
- Cycling on the local roads is NOT safe! Otherwise OK
- AS frequent local walkers we encounter lots of people who come to our area specifically to walk, cycle and enjoy the wildlife. Let's maintain this
- It is fine as it is
- A 20mph speed limit through the Parish would only be effective if it is adequately policed
- With regard to providing a car park I think the access road would have to be improved! The pedestrians are forced into the hedgerows and some cars do not slow down (despite speed limits). Some bins would have to be provided for rubbish and dog waste
- (xxx)¹ that increased car parking by walkers/cyclists is likely. We see a fair bit at the end of Craiglunds Court-sometimes when the end of the lane site is full

¹ Unable to decipher handwriting

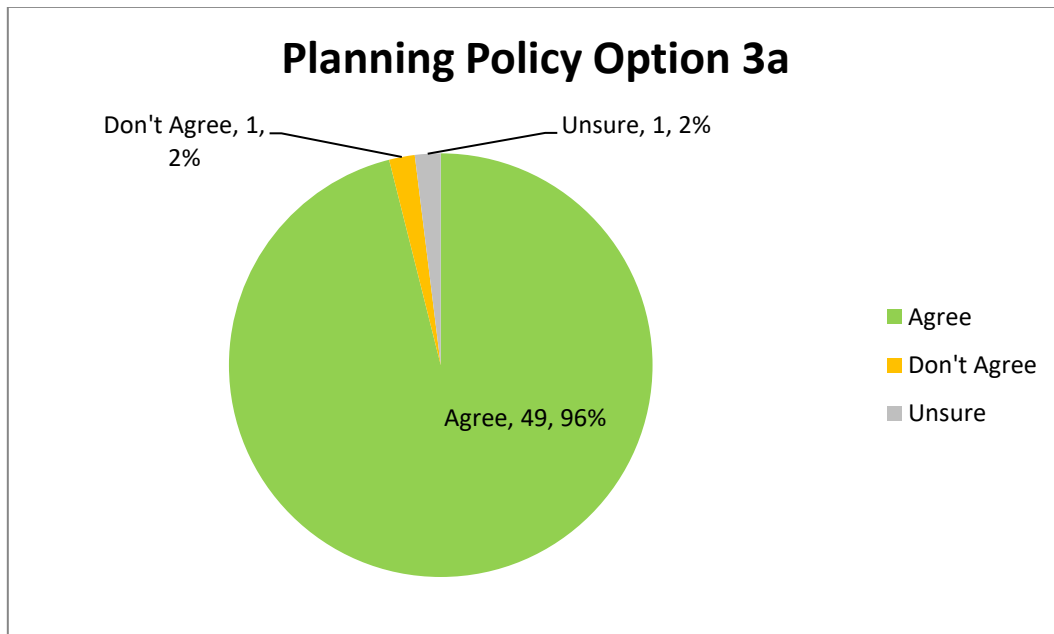
but also where people like the more secure location by the houses. NO 20mph speed limit should be considered

- I would support an extension of the 20mph limit. As a cyclist and walker I agree that we need to encourage a more active lifestyle
- Keep roads as roads. Plant trees on nature reserve areas
- If former level crossing is developed into a carpark leading to increased traffic accessibility along Aldcliffe Hall Lane-we would request the installation of ramps along the approach-especially on the approach to Ivy Cottage which is occupied by a toddler whose Health and Safety is already compromised by high speed vehicles going up and down the Lane. We would welcome any traffic calming measures and any installation of pavement from corner of Oaklands Court to front of Ivy Cottage as property gate opens onto the road. Please erect a “dogs on leads” sign and introduce dog waste bins at car park to prevent dog owners hanging bags of excrement on shrubs
- Sensitively develop areas of the estuary as an education resource and promote through schools etc.
- Any proposed car park at the end of Aldcliffe Hall Lane needs to be restricted in size to prevent too many vehicles using the lane. Aldcliffe Hall Lane needs to be properly maintained as its current state is poor mainly due to running water and from farm vehicles especially at hay making time when the speed of vehicles causes extra damage to the surface and is a danger to other users
- 5.1.5 Walkers and cyclists welcome. Object to a car park as this would attract more vehicles and a car park would be better at the end of the quay 5.1.9 There are 2 cycle paths which run parallel to the road i.e. canal towpath and railway cycle path. The road is too dangerous to encourage cyclists with blind corners and narrow. Some motorists do not or will not slow down. The safer exit to Ashton Road is via the towpath
- 5.1.8 Provision of small car park with designated disabled spaces and a 4 hour time limit would be unenforceable and could be open to misuse and misunderstanding re access along Long Mile Lane. The introduction of 20mph would be completely pointless and unenforceable. The current 30mph is totally disregarded by a high proportion of motorists and by agricultural vehicles and wagons... the general disinterest in safety on Aldcliffe Road by county council is an ongoing problem
- Could new footpaths be established to enhance opportunities, not just cutting corners across fields. The current breach of the river embankment at the north end of the parish shows that infrastructure improvements are necessary
- If it will develop footpaths for access to the estuary, this would be beneficial
- I think that this, and the areas ability to add to the well-being of the population of Lancaster in general, is our main “difference” to the rest of Lancaster, and as such needs to be high-lighted and exploited. I think in order to reduce the risk of the area being seen as “virgin land, good for development” that the Parish needs to consider, and get across, what it sees itself being in the future-its identity, and make sure how this aligns with its vision. My idea would be that it brands itself as a recreational + educational area close to Lancaster City. This is what it is currently informally used for anyway. To this aim the roads would all become “multi use roads”- pedestrians and cyclists as well as motorists. The speed limit would reflect this at 20mph. Discrete signage(using barcodes?) would outline things of interest and provide an educational

resource. This would be listing species of trees in hedges, through to how sewage is dealt with, through to energy generation (solar farm, electrical infrastructure, Heysham on skyline). The signage would mean people are encouraged to use designated parks (as this is where the information would be found). In addition, local schools and youth clubs could be involved in improving the area for local wildlife-from litter picks to building bug hotels. If bar codes are used information could be updated seasonally and accessing the information could even generate a small income source for the parish.

Planning Policy Option 3a

Should the NDP have a policy which describes local landscape and built character and requires development to be sympathetic to its special qualities?

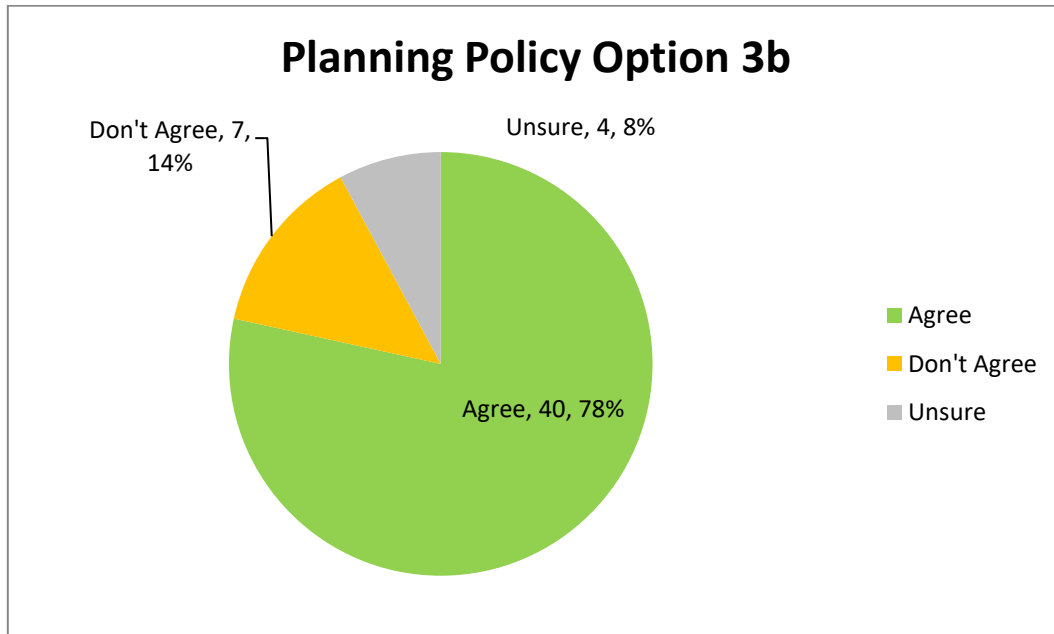


Comments

- All developments must respect the local landscape otherwise they will spoil an environment that all Lancastrians appreciate
- The houses alongside Aldcliffe Hall Drive built recently are an example of unsympathetic development
- This is again vital!
- No new development
- Yes, although we are quite eclectic
- Why build "estates" out of keeping in the first place
- Theoretically Yes but; the answer to this depends on who would enforce these measures. There is already legislation that states architecture must be in keep with the environment- but we would not like any over-zealous department telling us that we cannot paint front door/change windows when we are renovating our property
- Where? Any developments within Aldcliffe should be within the grounds of the original hall
- But any development or intervention is unnecessary and unwelcome and would irrevocably ruin the present balance, character, wildlife importance and heritage of the area. We have been protecting these special qualities over the past decade at least, whilst still maintaining and encouraging responsible and caring accessibility for all
- V important
- Map on Page 18 needs to be much clearer, including colouring/key
- It should also focus on low to no visual impact on the landscape/skyline. New properties being in keeping with scale and build materials of old properties, or being "repurposed old buildings" should be the gold standard

Planning Policy Option 3b

Do you agree that if there is any future housing development it should respond to expressed local views for smaller housing units suitable for downsizing or for starter homes?



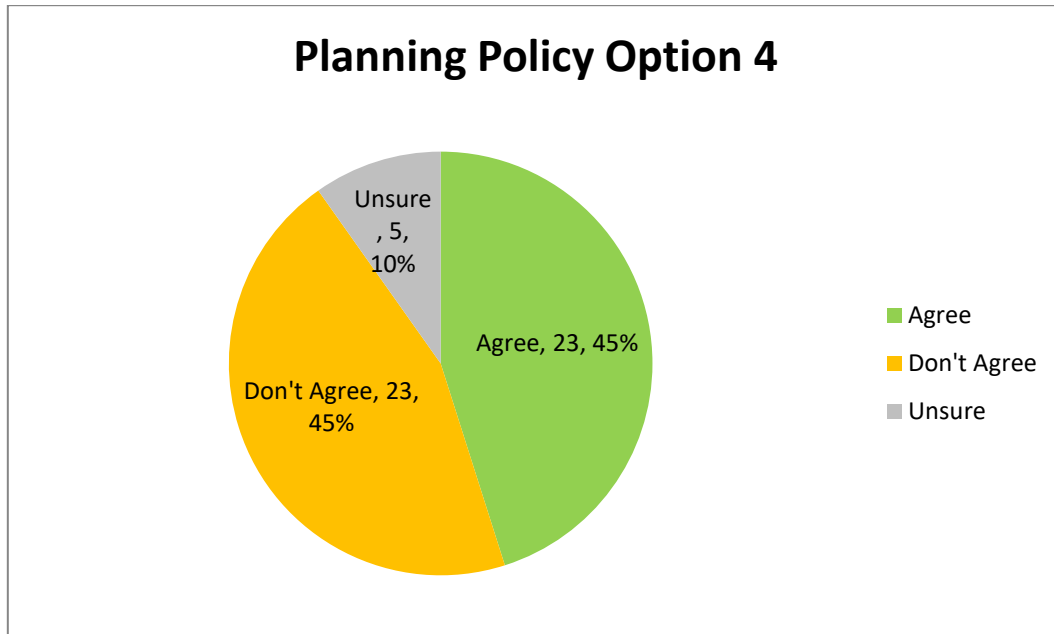
Comments

- Preferably no further housing development of any size within the Parish
- Only if the road system is improved!
- These should have access to public transport
- But would prefer as little development as possible
- Not sustainable, whatever the size of the house. Smaller properties=more people=more traffic
- Prefer no more new build, anything like the recent large development. Don't agree with further loss of farmland
- We are part of the Lancaster Community and must be sensitive to the requirements of the whole
- Given an increasing population downsizing could be an option
- Most houses in the hamlet are big houses, with only 1,2, or 3 people living in them
- No terraced properties
- All the houses are detached 4 bedroom houses in the main-so not sure how you can exclude any future ones!
- Currently should our children wish to live independently they would be unable to, smaller units would be a bonus as I'm sure there are many of our older neighbours who may wish to downsize thereby freeing up family homes
- No new development
- These developments should be attractive enough to enable people to downsize from large properties (see ans to Q1) *developments infill in gardens/paddocks*

- We would prefer exclusive distinctive detached houses in line with the majority of residences in the area. We do already have some smaller cottages/terraced housing in the neighbourhood. There are plenty of smaller properties, starter homes and apartments in town and far too many student residences. That is why we live here-because the area is exclusive and different and we'd like to keep it that way
- I think the question should be asked "Why here?" On Oaklands Court and Craiglands Court (as an example) on an estate with 33 houses, with 4&5 bedrooms are there only three households with families? Our houses are too big for us but no-one moves because there are no smaller houses in Lancaster to be had. There is therefore a need for this type of development to release these bigger houses on to the housing market
- Starter homes with no local services and public transport? Downsizing is something of a myth, look at those who have downsized and then added extensions! Also very expensive to make the move
- Ref Para 5.2.1 Local Plan for Lancaster District 2011-2031 identifies Aldcliffe with Stodday as an area where sustainable development need not take place unless ... "development has well developed community support". As residents in the community we do not wish to support any future housing development in our rural community
- Infrastructure will dictate development. Local opinion should be taken into consideration
- Any development should be away from possible flooding areas and not lead to extra water run-off. Also any development needs to be as energy efficient as possible
- The lack of amenities and local transport (public) makes it unsuitable for this type of development
- Any building/development of housing irrespective of size/description/purpose is not appropriate in any part of this area
- Single larger houses could be considered if they could be sympathetic to the landscape
- In my opinion house prices would be devalued by such developments. As starter homes are usually on large developments which can absorb this kind of housing
- Smaller units will ultimately mean more cars and more people in the area-something I'm not keen on. Quality larger/less housing would be more in keeping with the current surroundings
- Limited to protect the area
- Please see comments in 3a regarding impact on landscape as well as build materials

Planning Policy Option 4

Would you like there to be some form of communal facility within the parish?



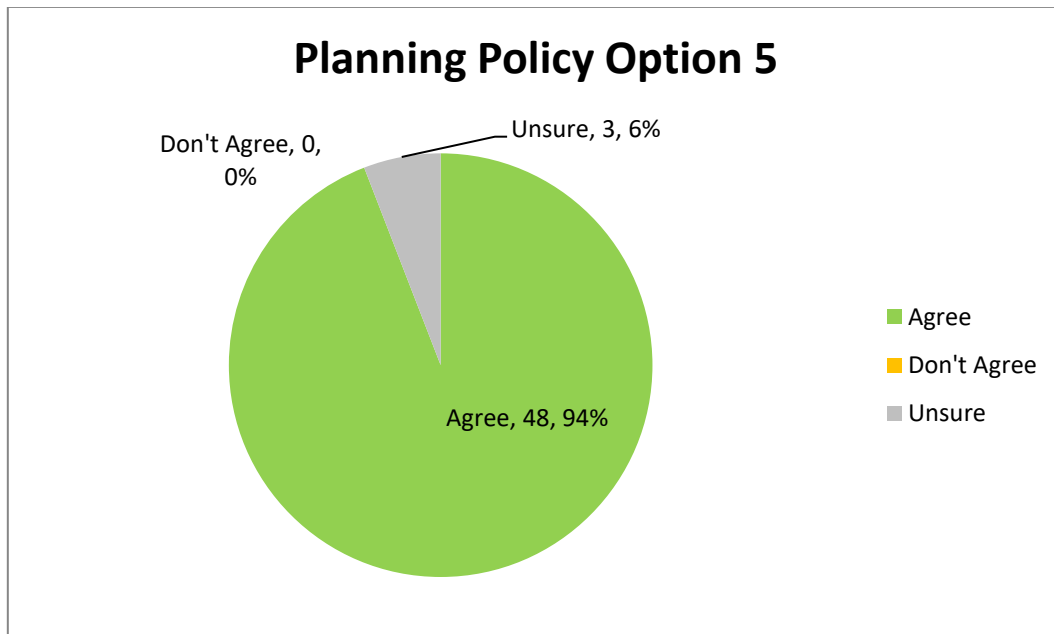
Comments

- No strong views
- Response is No as Aldcliffe is a hamlet, not a village and Aldcliffe is too close to Lancaster to require such a facility
- A bowling green/pavilion for meetings and Youth Clubs
- Pub, café, shop, meeting hall/room
- Aldcliffe is too close to Lancaster to require further facilities
- A Parish Hall would be wonderful, East Lodge?
- Only if it doesn't involve a new build
- Yes, but only informal arrangements could be viable, those that spring naturally from friendship and neighbourliness. Ladies lunches and a street party are successes from younger days
- Other villages have a community facility e.g. Galgate, Cabus, Cockerham. Why not?
- A meeting space to provide a focal communal point
- Good "Village Hal" to provide all social activities for young/middle-aged/active "old people"
- Social meeting place! But where?
- A Parish hall maybe a useful idea?
- Population too small
- Where? What? Would not be used
- Not sure what type of facility should be provided. However it is important to ensure that a facility would be used and should not be a drain on the Parish finances
- Unsure-only if it will be used fully. Not convinced that it would be used fully and may end up being a millstone around our necks due to upkeep and constant funding

- There are plenty of facilities in Lancaster-a short distance away
- A communal space for gathering e.g. picnic, meetings, education or social events
- Difficult to see where such a facility could be placed
- Inability to maintain hedges to a normal state. How will this be maintained?
- If in any way possible, it would be delightful to see East Lodge redeveloped for this purpose. As parents of a young child we would also welcome a small play area incorporating swing/slide and a roundabout either in the grounds of East Lodge (should it be repurposed) or near the picnic bench on the old railway line to Glasson
- Village Hall/Community facility to promote educational and social participation
- Hard to imagine how this could be realized
- The fact that there are no facilities in the Parish has been a factor in preventing unwanted development so far. The overwhelming problems of insurance, site maintenance, cost/finance, personnel to manage/arrange events, the invitation to vandalism to the building and to local houses/property far outweigh any minor advantage the hall/room may have. Most people in the Parish are “mobile” and tend to socialise/work outside the village
- Community Room
- Yes, but probably not practical
- Local Parish Hall facility possible shared with Fairfield Association Community
- Perhaps a simple room/space for small scale activities, particularly important for those on their own/elderly/ and for parish events
- Ultimately better transport links accessible to all (including independent teenagers)-however a shop would be nice!
- Parish not big enough. Plenty of other facilities available
- I note in this paper, East Lodge is currently empty. Using a current un-occupied building to allow for a community meeting place would be a way of allowing community groups to develop locally and enhance community adhesiveness. All age groups could be catered for from table tennis/badminton to “knit and natter” through to more technically challenging remote pharmacy/post office/shop (it might be worth investigating schemes in Scottish Highlands)

Planning Policy Option 5

Should the NDP support improvement in local infrastructure provision such as broadband to help with home working and improve access to goods and services?



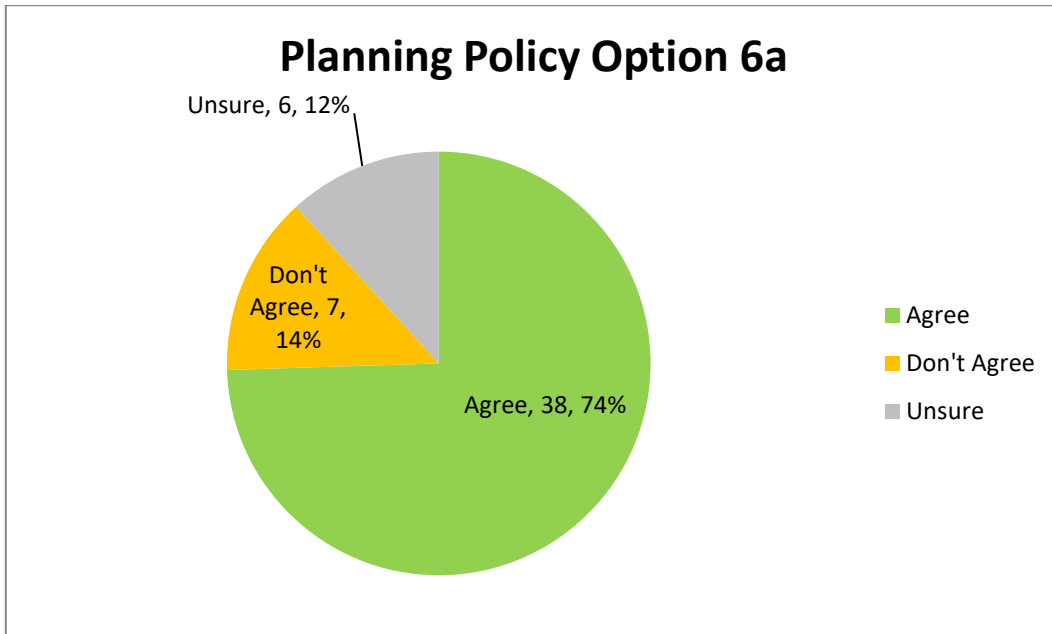
Comments

- Unsure as to what disruption would occur if any
- We should continue to canvass B4RN for full fibre broadband to each house
- The residents of Waterside are connected to the University Microwave System
- Neutral
- Easy to take good broadband for granted, but it is a major inconvenience when it falls short
- Hopefully optic fibre
- WE are in a global area these days so must be able to keep up/in contact
- WE would be happy to contribute to B4RN in Aldcliffe
- Complete lack of investment in broadband. Pathetic speeds
- Faster broadband speeds would be a real plus for the community. Mobile phone signals need improving in some areas
- The Government have promised that every house would have fibre broadband by the end of 2020. So this should be happening!
- Definitely
- We would encourage the installation of cable or any other measure to improve local infrastructure
- On Craiglands we are still on the old aluminium cables. Can the parish council ask for modern cabling to be completed in all of Aldcliffe, essential for home working
- Improved Broadband speeds should be in line with Government directives and an aim of NDP
- Very strong yes. Broadband is a major problem in Stodday.

- 1) Bringing mains gas (or other non-oil/propane utility to Stodday 2)
Broadband connection- reliable and reasonable speed
- Plus footpaths to bus stops or a bus route through the area
- Mobile phone network coverage needs to be improved too (see educational resource comments)

Planning Policy Option 6a

Should the NDP support community energy schemes?



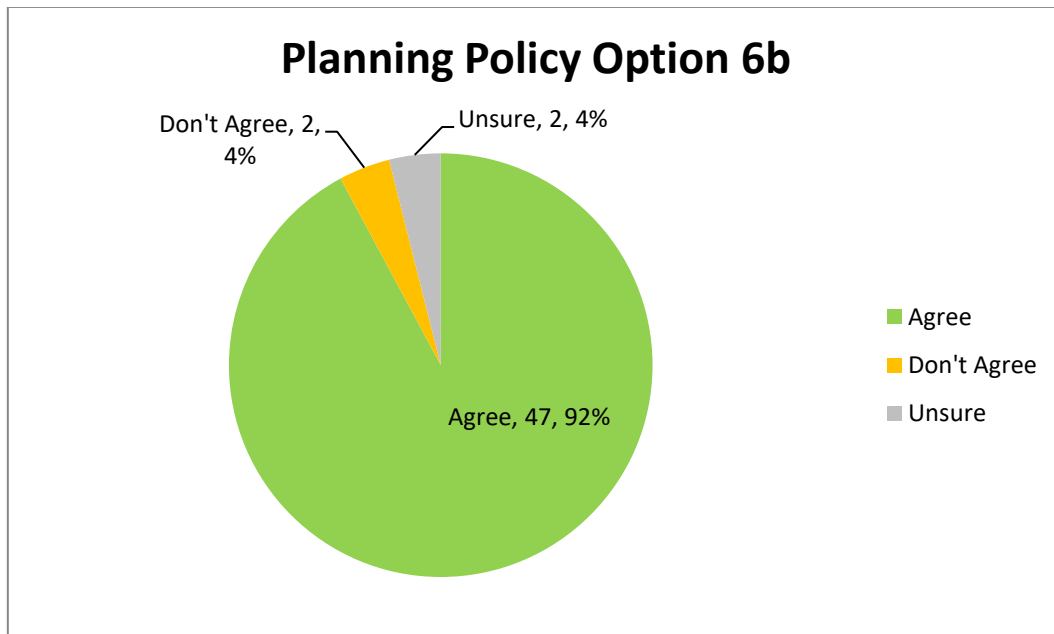
Comments

- Not sure
- Not sure but buying oil or electricity from the same supplier would seem to be a sensible start if that meant we could get a better deal. Definitely would be in favour of solar/wind turbine energy sources too
- Needs to incorporate clean energy
- Definitely not wind turbines
- Not sure-would not approve of wind turbines as they are a danger to birds and bats
- Need information on specific proposals
- One electricity and gas supplier for all of the parish, to start with existing properties, switching to heat pump and Biomass could be rather expensive with older members in the parish maybe not inclined to spend money to do this in their latter years
- Only if viable for all residents
- Collective purchasing schemes
- This is reliant on members of the community driving and managing the schemes. Is this realistic?
- Small scale renewable energy schemes are unlikely to improve security of suppl. Biomass boilers need large amounts of fuel and produce CO₂ and particulates and should not be considered. Any energy schemes should be set up and financed in a similar manner to the small hydro scheme at Halton
- Not sure about this answer. There are some people who go a little over the top with regard to saving energy. I would prefer to be in control of my own methods of conserving energy
- I have no objection to wind farming or solar panels if not too large a scale as to dominate the landscape. These should also support local wildlife

- Heat pumps and turbines
- I would like solar panels on my house but a neighbour's conifers block them
- Could Parish Council work in partnership with companies to provide grants for things like solar panels?
- Dependent on impact in terms of wild life, visual profile
- Too small to be competitive with offers from commercial suppliers
- No –the sentiment is admirable.. but 5.2.14 schemes seem inappropriate for our area and in tone to remove personal choice. The solar panel farm at Arna Wood contributes to renewable energy directives even though conspicuous and insensitive to the Morecambe Bay Ramsar site, SAC, SPA and SSS!
- Yes but not if detrimental to the landscape or amenity
- We already have a 2.5 Megawatt Solar farm which should have been built on a brownfield site not green farming land
- Collective purchasing of energy resources sounds like a good idea
- Great idea-community solar power/wind turbines would be a great bonus
- Probably surplus heat available from UU AD Plant
- Energy generation (both for individuals and collectively) should be considered. Collective purchase schemes for oil and gas to help reduce costs for individuals should be considered and supported by the Parish Council

Planning Policy Option 6b

Should the NDP include a policy which promotes sustainable design and climate resilience in any new development?



Comments

- Any developments should be passive
- Needs to be discussed first
- Not sure what the Parish's rôle would be here
- WE should explore all sustainable energy options and as we are all going to need electric or hybrid vehicles could also explore ev charging points within the Parish
- No new developments
- In the possible small developments that may occur in the area (See answer to Q1 *infill in current gardens/paddocks*)
- Ground and air source heat pumps would be ideal for existing and new homes but they need to be sized such that they are capable of full central heating for properties and do not need supplementing with electrical heating
- Yes, new developments should incorporate energy saving devices, such as solar panels and cavity insulation
- Have you checked main drains in fields? I am too old to check Drains! See electric pumping system to eradicate flooding
- Climate resilience yes. Sustainable design a difficult one as we have so many different architectural designs, finding a blend maybe difficult
- New development/associated increase in car use etc not acceptable. In such an environmental /naturally sensitive area, it is likely that any development would adversely affect areas in Aldcliffe already prone to flood water issues due to normal and extreme rainfall and tidal activity. Environmental Engineering Survey 2019 highlights substrata is almost entirely impermeable and not suitable for alternative drainage solutions

- New properties should be encouraged to be energy neutral, as should new developments to older properties. Changes to older properties which helps with reduced energy requirements should be supported in planning applications

Additional Comments

- Thank you for all your considerable efforts which will enhance and protect our lovely parish
- The introduction of speed bumps outside Bank Farm before the blind bend going both north and south. I personally have had several near misses over the past 20 years as a resident of Aldcliffe
- We hope the beautiful nature of our parish(s) will remain as true to itself in the future as possible with the help of local communities
- The NDP is an excellent document with Aims and Objectives. The works and conclusions should ensure that this local community should endure and benefit from the efforts and commitments of the Parish Council
- The fly parking along the canal side is becoming intolerable and a solution must be found before someone will be seriously injured
- The fly parking problem along the canalside between East Lodge and Haverbreaks bridge is increasing, causing considerable difficulties for drivers, cyclists and walkers. Once Aldi opens the extra traffic along this road will only add to residents' difficulties
- Thank You
- We appreciate the hard work that has gone into this development plan and generally agree with the draft objectives
- The major landowners play a significant rôle in the development of the character of the environment. The management of the fields also has a major impact on communication , partly through farm traffic, which causes dangerous erosion and contamination. Essential means of access needs to be maintained especially for pedestrians, but recreational users need to show consideration. Footpaths and lanes should not be used thoughtlessly as speed tracks by athletic cyclists or Lewis Hamilton. Perhaps there should be signage as a reminder
- A great document-thanks to all those who got it together. Maybe the final version could be shortened with any repetition removed. Thanks again
- It would be helpful if the sign directing lorries not to turn down Aldcliffe Hall Lane was facing the drivers who approach Aldcliffe from the City Centre (failing that why not two signs?) Our property is situated on a corner and we are subjected to a barrage of drivers who "honk" their horns to alert drivers coming the other way of their presence- whilst we understand the reason for this, the noise often disrupts the tranquil nature of the area and causes an issue during our toddler's naptime. When drivers do not "honk" their horns-this has often led to angry "stand-offs" of drivers who meet on the corner-neither wanting to give way leading to a show of ill-feeling outside our home and frequent damage to the dry stone-wall opposite. We would therefore welcome the implementation of a one-way system directing drivers downhill to go via Oaklands/Craiglands and uphill past Ivy Cottage (or vice versa)
- The parking along the canal is a complete pain. We are forced to drive down the middle of the road even while driving round the bend. Banning parking here would improve things enormously. The area is already a great place to live. I fear building more houses will create more traffic on often single-track roads. Not desirable. Thank you for the work
- We thought the parish boundary was going to be changed to include the section of Aldcliffe Road south of Haverbreaks bridge. This would enable the

parish Council to have some control over the indiscriminate and dangerous parking on Aldcliffe Road

- I am expecting dangerous cattle grid to be replaced soon. It is time the “dead end” sign was replaced. I love trees!. My trees are maintained not allowed to take over the area etc. Aldcliffe has a PCC (sic) which operates like a fiefdom!. There are more issues you are (xxx)² to attend to!!
- Parish Council doing a great job-thank you. My principle concerns would be Infrastructure; sensitive development built for need not profit. Development impact on; wildlife, visual (erosion of greenspace. Traffic
- The comments we have made are not those of a selfish nature, because we live in a nice area and want it for ourselves. As mentioned in the excellent “Issues and Options” report-the area is well loved by birdwatchers, walkers, and cyclists and is enjoyed by families with young children wishing to show them the beauty of the area they live in. Our main concern with developments in our area are the narrow lanes and increase in traffic. WE are now reduced to single lane traffic along the canal between Haverbreaks bridge and East Lodge
- General Issues we feel the Parish needs to address. All the following points being mentioned but don’t seem to be addressed. 1) From the Lodge (East) house to Haverbreaks bridge by the canal, the roadside adjacent to the fields. The road is getting overrun with silt/soil/leaf matter and now has vegetation and seedlings growing which is covering the drainage grids and drainage system which is against the wall (the tarmac goes up to the wall), all ,of which needs cleaning. This would help vehicle movement along the long stretch of nuisance parked cars that leave no passing places 2) From Stodday to Aldcliffe and also down Aldcliffe Hall Lane to the cycle path-in places the hedgerow is past being called a hedgerow and is now turning into a unmanageable row of hedgerows and seedling/trees. These are lacking maintenance. The hedging should be laid down to keep livestock in fields.3) Aldcliffe Hall Lane should not be used for draining the fields! The drainage on the fields seems to be non-existent. The water runs through/over the walling and is eroding the road. This also gets very dangerous during winter months when it gets icy. The landowner is responsible for the drainage (Land Drainage Act) and this needs addressing and maintaining-as well as potholes.4) The cattle grid onto Craiglands Court is rotten and very dangerous with metal bits sticking up. The eye section of the girders have rotted through and this is where the strength is. The cattle grid didn’t get replaced when the Oaklands cattle grid got replaced many years ago. WE feel all the basic problems need to be addressed before any future developments should be considered. We feel we have enough housing in this area as the roads are not big enough to sustain any more houses to be built. Thank you for all your hard work!!
- There have been exhaustive objections to planning applications in Aldcliffe over the past 6 years. The areas covered were i) Aldcliffe Hall Lane-11 dwellings (App 14/00626/OUT) rejected. Referred to planning Inspectorate (Inspectorate ref: APP/A2335/W/15/3033373) Appeal ref : 15/00009/REF Rejected on grounds of location sustainability, access and safety, character and visual impact ii) Park Meadow 6 executive mansions (APP/15/01119/FUL

² Unable to decipher handwriting

Passed despite local objections iii) Aldcliffe Hall Lane -11 dwellings (APP/16/01226?OUT resubmission of 14/00626/OUT rejected iv) Aldcliffe Road-9 detached dwellings (APP19/01460?OUT comprehensively rejected. There are only a few more areas in Aldcliffe remaining that have not been subject to building applications. IT WOULD BE UNTHINKABLE THAT ANY DEVELOPMENT SHOULD BE APPROVED. Apologies for the negative response to the Issues and Options response form-but as a family we are against any further development in Aldcliffe and area.

- Concerns-Traffic to Sewage Plant-inconsiderate employees of U.U. not sticking to routes. Litter and Fly tipping. Security-Parish Security cameras with ANPR, U.U could help?, they are also victims. Antisocial behaviour in “car park” in Aldcliffe and next to WWTW at Stodday, leading to above, drugs, litter, noise
- I don't think retirement housing is an option in this Parish. There is nothing to easily/safely sustain elderly residents i.e. local shop, Post Office, pavements, bus routes etc. Small scale larger family properties are needed sympathetically positioned, designed to fit in and enhance our community
- We now have increased traffic often travelling at speed. Could traffic calming be installed at blind corners? When vehicles are parked near the junction at Aldcliffe Hall Lane and Aldcliffe Road, drivers travelling from Stodday have to change lanes and risk facing unseen oncoming vehicles. The junction at Stodday Lane and Ashton Road is particularly dangerous, especially at peak times. Could traffic calming/speed limitation/mirrors be considered?