

**ALDCLIFFE with STODDAY PARISH COUNCIL**



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

**2019 - 2031**

### **Issues and Options**

**Response Analysis – May 2020**

**(Stakeholders' 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 22<sup>nd</sup>/23<sup>rd</sup> February 2020 to the addresses on the Parish electoral roll. The consultation period was from 24<sup>th</sup> February - 6<sup>th</sup> 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 20<sup>th</sup> 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.

## **Response from Lancaster City Council**

- The Inspector's report on the soundness of the emerging Local for Lancaster District 2011-2031 is expected in the next few weeks and it is anticipated that the plan will be adopted in May. It is likely that by the time you draft the NP, the new policies will be in place.

- Para 5.1.8

During the course of the development of the Local Plan, Natural England sought to ensure that development did not increase the recreational pressure and use of the protected area of Morecambe Bay (designated as the RAMSAR site, Special Protection Area and the SSSI).

It would be best not to refer to increasing leisure use of the Aldcliffe Marsh in the plan and maybe adding something about signage provision to advise people to keep dogs on leads and keep to the path. A sign could explain the importance of the marsh and why people and dogs should keep off it.

- Planning Policy Option 3b

Starter Homes are not supported by the LCC as the detail has not been forthcoming. It may be that by the time the plan is emerging the 'First Homes' initiative for affordable homes is more detailed or in place.

## **Response from Aldcliffe Hall Estates**

Dear Sir

We write in response to the Aldcliffe with Stodday Neighbourhood Plan (NP) on behalf of Aldcliffe Hall Estates, who have significant landholdings in the area.

We note the Parish Council have prepared a Housing Needs Assessment report (HNA) and Housing Needs Survey (HNS) to inform the Neighbourhood Plan. The HNA states that the Lancaster Strategic Housing Market Assessment (SHMA) indicates there is a high demand for larger properties, with the Lancaster South sub-area in particular being attractive to new buyers. It also states that the Census showed clear evidence of under-occupation, with smaller householders than the district average, but a lack of corresponding smaller dwellings.

We are aware that the Neighbourhood Plan areas in Lancaster form a key element of housing growth in the emerging Local Plan, with Policy SP6: The Delivery of New Homes, providing a specific number of homes to be developed through Neighbourhood Plans during the Plan period. This figure was 1,385 in the submitted Local Plan, albeit a current amendment proposes to reduce this down to 577, a still considerable number of new homes needed to be planned for and delivered across 11 Neighbourhood Plan areas in the district. The Local Plan is also clear that the Council expects Neighbourhood Plan groups 'to proactively and positively plan for housing growth in the their areas'. With this in mind, it would appear that the draft Neighbourhood Plan should be providing land for allocation, and to potentially define a specific number of new homes in the Parish area. Failure to do this could mean the Neighbourhood Plan is not in compliance with the Local Plan and therefore could be found to be unsound.

We note that the NP states that it could include a policy to support suitable small scale new housing development to meet local needs and/or identify one or more site allocations for new residential development. Site allocations would require a 'call for sites' process to local landowners and then a technical site assessment to consider whether such sites are suitable, deliverable and achievable, followed by community consultation. We would welcome such a call for sites process, and will likely have sites to promote to the process.

Paragraph 5.2.4 of the NP then states that 'any future development should be modest and a mix of one, two and three bedroom homes.' It continues 'In terms of dwelling type, the strong evidence of need for smaller dwellings is likely to translate more into terraced and semi-detached houses, as well as bungalows, than it will into detached properties. These types of dwellings would meet the express need for downsizing and starter homes. This would imply that the nature of the housing offer in the village needs to change, which can only occur through the building of new homes.

To this end, the draft 'Vision' of the NP includes seeking to provide suitable accommodation for a range of housing needs of its residents. To meet this, Objective 3 seeks to 'support appropriate small scale housing development to meet local needs, ensuring it is sensitive to the local built and landscape context and with

associated improvements in community facilities and infrastructure'. Also, Objective 6 seeks to 'promote sustainable design and energy conservation in new housing and other buildings'. We support the vision and these objectives.

We note also in the document reference to the use of Aldcliffe Hall Lane by pedestrians, which is a lane wholly in our client's ownership.

On the basis of the above issues and our client's significant landholding of land adjacent the existing settlement edges of the village, we would welcome further discussion in due course with the Parish Council. Our client has indicated a willingness to discuss the future of their land for residential and potentially other uses that may arise during the Neighbourhood Plan process.

Yours faithfully

RICHARD P. TAYLOR