

Aldcliffe with Stodday
Neighbourhood Development Plan
2022 - 2031
Adopted Plan

Modified May 2026



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

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Explanatory Note on Changes

~~Red strike-through~~ = deleted text

Blue text = new text

Foreword

Welcome to the ~~Referendum version of the~~ Neighbourhood Development Plan (NDP) for Aldcliffe with Stodday Parish and Neighbourhood area. The NDP ~~has been~~ was prepared by the NDP Steering Group of local residents and Parish Councillors on behalf of the Parish Council ~~and this is the final version of the NDP~~ and following a successful local referendum was made (adopted) by Lancaster City Council on 28th September 2022.

~~The NDP was examined by an independent examiner from February to March 2022. In his report¹ the examiner recommended a number of modifications to ensure the Plan meets the required basic conditions. The Referendum Plan has been amended to incorporate these recommended changes.~~

The NDP sets out a range of planning policies which we hope are locally relevant, and which reflect residents' and stakeholders' priorities to protect and enhance our beautiful and internationally important environment.

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

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

In 2025 Aldcliffe with Stodday Parish Council decided to review the NDP. The review included consideration of decisions on planning applications in the Parish since 2022 to determine whether there was a need to change the policies in the NDP. The Parish Council concluded that there was no need to update the policies at the current time but some minor changes to correct errors and update the supporting text would be appropriate. Therefore, the modifications are not material.

¹ ~~Aldcliffe with Stodday Neighbourhood Plan 2021—2031 Submission Plan, Report to Lancaster City Council of the examination into the Aldcliffe with Stodday Neighbourhood Plan, March 2022~~

Minor modifications to an NDP do not require public consultation, examination or another referendum. The changes have been reviewed by officers at Lancaster City Council and approved by Aldcliffe with Stodday Parish Council for informal consultation.

All documents relating to the NDP Review process are provided on the NDP page of the Parish Council's website: <https://aldcliffewithstoddaypc.org/neighbourhood-plan/> .

This is the Aldcliffe with Stodday Modified Neighbourhood Plan, 2025.

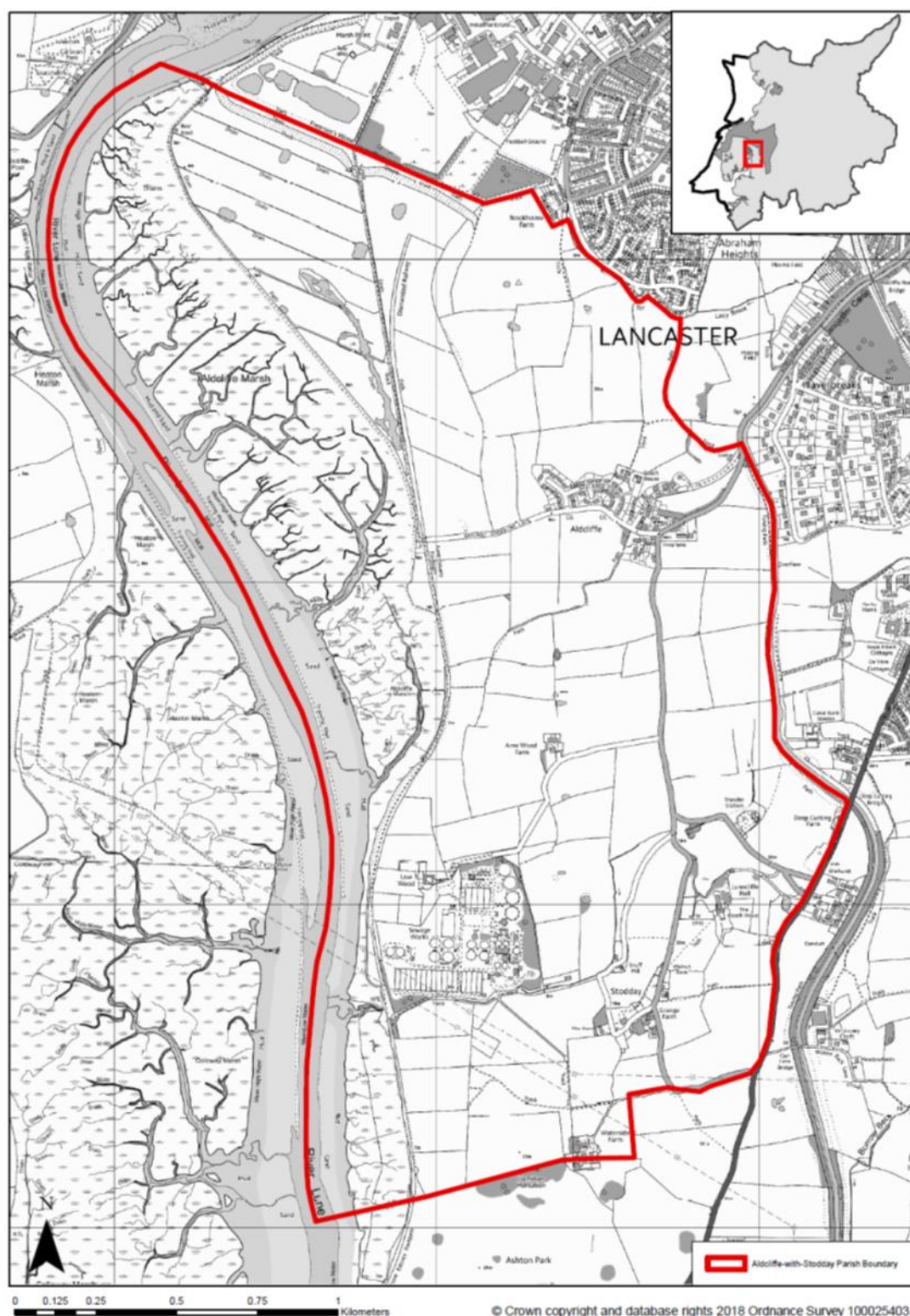
Thank you for taking the time to read the document. I hope you find it interesting.

Nick Webster, Chair of the Parish Council

~~April 2022~~

October 2025

Map 1: Aldcliffe with Stodday Parish and Designated Neighbourhood Area



1.0 What is a Neighbourhood Development Plan?

- 1.1 Neighbourhood Development Plans (NDPs) were introduced through the Localism Act 2011 to give local people a greater say in planning decisions that affect their area. NDPs are neighbourhood level planning policy documents with policies designed to reflect the needs and priorities of local communities.
- 1.2 NDPs can identify where development should take place and set out design principles so that buildings respond positively to local character. They can also be used to protect important facilities, historic buildings, the natural environment and open spaces. They are an important part of our planning system because planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. Made (adopted) NDPs are part of the local statutory development plan for their area.
- 1.3 NDPs cannot be prepared in isolation. They have to be 'in general conformity' with local strategic planning policies; for Aldcliffe with Stodday these are the policies set out in the ~~Local Plan for Lancaster District 2011-2031 Part One: Strategic Policies and Land Allocations DPD Adoption Version, July 2020.~~ Local Plan for Lancaster District 2020 – 2031 Part One: Strategic Policies and Land Allocations (climate emergency review) Development Plan Document Adopted 22 January 2025. Policies in the ~~Local Plan for Lancaster District 2011-2031 Part Two: Review of the Development Management DPD Adoption Version, July 2020~~ Local Plan for Lancaster District 2020 – 2031 Part Two: Development Management Development Plan Document (climate emergency review) Adopted 22 January 2025 also apply. ~~Both DPDs were adopted on 29th July 2020. Following the declaration of a climate emergency by Lancaster City Council in January 2019, the Local Plan is undergoing an immediate review to ensure that policies are given further consideration in relation to climate change. The~~ Although Aldcliffe with Stodday NDP was prepared to be in general conformity with the previous Local Plan (adopted July 2020) it has a strong emphasis on sustainability and recognises the need for the Parish to play its part in addressing climate change.
- 1.4 NDP Policies also have to have regard to national planning policy, as set out in the National Planning Policy Framework (NPPF)² which was revised ~~on 20th July 2021~~ in December 2024, National Planning Practice Guidance³, and other Government advice and documents.
- 1.5 All the Neighbourhood Development Plan planning policies have to be underpinned by a clear and robust evidence base of technical resources and

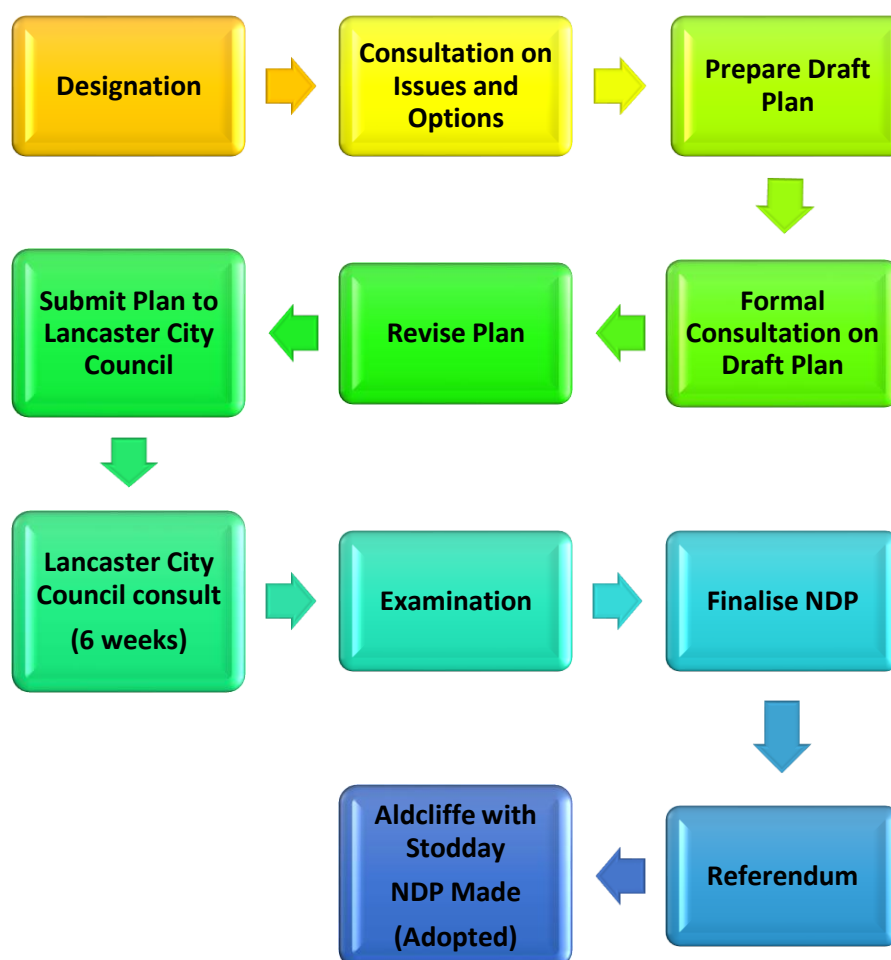
² See <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

³ For NDPs, see <https://www.gov.uk/guidance/neighbourhood-planning--2>

should be shaped through public consultation and engagement. Overall, the Plan has to meet a set of 'basic conditions' set out in national guidance.

- 1.6 Preparing an NDP is a complex and lengthy process with a number of stages set in Government regulations⁴.
- 1.7 ~~The NDP has reached the Referendum stage and will be subjected to a local referendum.~~
- ~~1.8 If there is a majority Yes vote (50% of turnout + 1), the Plan will be made by Lancaster City Council and used to help determine planning applications alongside Lancaster's planning policies and national policies.~~
- ~~1.9~~ This process is set out in Figure 1 and Aldcliffe with Stodday NDP was completed in September 2022 following a successful local referendum.

Figure 1 Aldcliffe with Stodday NDP Process



⁴ The Neighbourhood Planning (General) Regulations 2012, as amended - see <http://www.legislation.gov.uk/uksi/2012/637/contents/made>

~~1.10 There have been 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 in the Referendum.~~

~~1.11 It is hoped to have a Plan in place in Spring 2022.~~

2.0 An NDP for Aldcliffe with Stodday

- 2.1 Aldcliffe with Stodday Parish Council applied to Lancaster City Council for designation as a neighbourhood area on 7th August 2018 and Lancaster City Council formally accepted the Aldcliffe with Stodday Neighbourhood Plan Area Designation on 10th December 2018. The designated neighbourhood area is shown on Map 1 and is the same as the Parish boundary. This is the area where the NDP planning policies will apply.
- 2.2 Following an open discussion at a Parish Council meeting in September 2018 a Steering Group of Parish Councillors and interested local residents was set up to oversee the preparation of the NDP. The first meeting of the Steering Group was held in January 2019 and regular (generally monthly) working meetings have been held to progress the Plan. During the Covid-19 Pandemic these meetings were held online. The Group reported on progress at Parish Council meetings which are open and accessible to all, and Steering Group members made themselves publicly available at publicised, home based consultation events during the Issues and Options consultation.
- 2.3 As the Parish Council is the "qualifying body" ie legally responsible for the preparation of the NDP, the Steering Group can only make recommendations and all key decisions will need to be referred to the Parish Council for approval. In practice this is likely to happen when NDP documents are approved for consultation and then for submission to Lancaster City Council.
- 2.4 To help underpin the NDP, a Housing Needs Assessment report was commissioned from AECOM under the Locality Technical Support Programme, and published in December 2019. A local housing needs survey was carried out by the NDP Steering Group in November 2019, and two ecology reports were produced in November 2018 and June 2019. Design Guidelines were prepared by AECOM under the Locality Technical Support Programme in Summer / Autumn 2020. Various other technical evidence base documents prepared to support the Local Plan for Lancaster District also form part of the NDP technical evidence base.
- 2.5 The Aldcliffe with Stodday Draft NDP was prepared taking into careful consideration the responses to the public consultation on Issues and Options

from 21st February 2020 until 3rd April 2020 (see 'Issues and Options Response Analysis – May 2020').

- 2.6 The Draft Plan was published for formal public consultation (Regulation 14) for over 6 weeks from Monday 25th January 2021 until 5pm Friday 12th March 2021. Due to Covid-19 restrictions the Parish Council did not hold any face to face drop in events. An online discussion event was arranged for Tuesday 23rd February 2021 at 8.00pm with consultees invited to contact the Clerk to the Parish Council to arrange attendance. There were no requests however and the event was cancelled.
- 2.7 In addition consultees were offered a telephone call from a member of the Steering Group, by arrangement with the Clerk.
- 2.8 All households received a printed copy of the Draft Plan, with a response form and a notice about the consultation. Statutory consultees and other local organisations were notified by email. All documents and an online response form were provided on the NDP pages of the Parish Council website. Additional hard copies were available on request from the Parish Clerk. Responses were invited by using the online response form, by email or post or by hand delivery to the home addresses of several members of the NDP Steering Group.
- 2.9 Further information about the consultation process, the responses and how these have been considered and used to inform changes to the NDP are provided in the accompanying Consultation Statement.

3.0 A Portrait of Aldcliffe with Stodday Parish

- 3.1 Aldcliffe with Stodday is a rural parish located to the west of the City of Lancaster within the local authority area of Lancaster District Council. It lies between the banks and salt marshes of the River Lune to the west and the Lancaster Canal and edge of the urban area to the east. Most of the Parish is made up of “green infrastructure” as defined in Policy DM 43 of The Local Plan ~~(2020)~~ (2025), principally fields used for grazing or crop growing, with some woodland areas, paths and the two green corridors of the Lancaster Canal and the Lune Estuary. The Parish is separated from the urban centre of Lancaster by a 'chain of open spaces' (Policy SC4 ~~Green Space Networks~~ Green and Blue Corridors and Chains, Local Plan ~~2020-2025~~) and is bounded by further chains of green space on the other three sides.
- 3.2 Currently there are ~~222~~ 221 people on the Electoral Roll who mainly live in two small settlements in the Parish: Aldcliffe and Stodday. These two settlements are approximately one mile apart from each other with only a very small number of scattered properties in between. Aldcliffe is the larger settlement. The hamlet comprises a few older cottages off Aldcliffe Road on the approach to the hamlet, and some more recent (1970s - 2010s) housing estates to the west and north of Aldcliffe Road and Aldcliffe Hall Lane. [There is a small traveller site for three touring caravans and three mobile homes off Arna Wood Lane.](#) Stodday is a small hamlet with several traditional cottages clustered around Stodday Lane and Walnut Bank Lane. There are three listed buildings in the Parish, all Grade II; East Lodge to the former Aldcliffe Hall, 1-5 Aldcliffe Village and Lunecliffe Hall (see Appendix 3).



Village Well and Pump, Stodday

- 3.3 There is strategic infrastructure within the neighbourhood area in the form of a large waste water treatment works to the west of Stodday treating waste water from Lancaster and the surrounding area and managed by United Utilities. In recent years this has been subject to significant development in order to modernise treatments and to increase capacity. This strategic infrastructure will be a consideration in planning new development in the plan area.
- 3.4 In the south of the Parish two solar farms have been constructed and there is a series of pylons and power lines which cross the marsh and farmland.
- 3.5 Around the settlements the landscape is rural in character and is comprised of the rolling topography of low coastal drumlins to the east and open coastal marshes to the west around the Lune estuary. There are a few additional scattered farms and cottages.
- 3.6 The area has an important recreational function for residents of nearby Lancaster City and local people as well as visitors from further afield such as those using the long-distance walking and cycling routes. The Lune Estuary footpath and cycle route cross the area north/south linking the area to the Sustrans national cycle network (Route 6) and the Lancaster Canal and towpath link the east of the Parish to the city centre.
- 3.7 Bus services are limited. ~~There is a route along Ashton Road (Route 89) linking Lancaster to Knott End.~~ Bus Services are limited. There are two routes along Ashton Road (Routes 88 & 89) linking Lancaster to Knott End.
- 3.8 Aldcliffe Road, linking Stodday and Aldcliffe, is a largely single-track lane with no pavement and infrequent informal passing places. This is used by commuters as a means of avoiding the A588 (Ashton Road) in and out of Lancaster, particularly when the latter is congested. Aldcliffe Road, Arna Wood Lane, Lunecliffe Road and Snuff Mill Lane are also used by large local commercial traffic (eg serving local farms and the WWTW). There are also problems with HGVs being misdirected by Satnav systems onto the unsuitable local road network.
- 3.9 There are concerns locally (and noted in the responses to the Regulation 14 public consultation) about the potential impact on the Parish and road network of the ~~former~~ proposed Bailrigg Garden Village (see Policy SG1: Lancaster South Broad Location for Growth including Bailrigg Garden Village, in the Local Plan for Lancaster District – Part One: Strategic Policies and Land Allocations DPD (climate emergency review)). ~~Development in this area will include the delivery of at least 3,500 new homes, of which 1,205 new homes will be built during this plan period and the remainder to follow through future plan periods, as well as a range of employment and commercial opportunities to attract business, investment and jobs into the district.~~ The area identified on the Strategic Policies and Land Allocations Policies Map Inset 1 - Main Urban Area, lies immediately to the southeast of the Parish and adjoins part of the NDP area

boundary. In 2023 Lancaster City Council suspended work on Lancaster South Area Action Plan which would have provided the detail on where development would be in south Lancaster. Instead, the Council resolved to prepare a whole new Local Plan. The new Local Plan will re-explore how much development is needed in the whole district, then where and how that development should be achieved.

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

Summary of Key Issues for the NDP:

- The need to protect the significant wildlife and special landscape character, whilst recognising the area's role as an important recreational and wellbeing resource for walking, cycling and horse riding.
- Providing detailed character descriptions and design policies to help ensure development is sensitive to local heritage and built character, and Non-designated Heritage Assets are identified and valued.
- Recognising the Parish's lack of community facilities and limited local infrastructure and finding new and innovative solutions to improve provision through future actions and aspirations.
- Recognising that whilst development opportunities are likely to be limited due to the Parish's location in the rural area, some new housing may be acceptable where it addresses local needs.
- Promoting sustainability and carbon neutral objectives as part of the Parish's contribution to addressing national and international actions and targets related to climate change.

4.0 Vision and Objectives

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

Vision

The Parish of Aldcliffe with Stodday will continue to be a distinct community, with the character of the Parish conserved for both the benefit of local residents, but also the pleasure of visitors, who come to the area to enjoy the Parish's rural character. Any development in the Parish will be sympathetic to this and will be for the benefit of local Parishioners ensuring that their changing accommodation needs are met.

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

Objectives

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

This will be delivered through NDP Policies ASNP1 and ASNP3.

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

This will be delivered through NDP Policy ASNP2).

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

This will be delivered through NDP Policies ASNP3, ASNP4, ASNP5 and Actions for the Parish Council and Community Aspirations (see Appendix 2).

Objective 4: To seek improvements in community facilities.

This will be delivered through Actions for the Parish Council and Community Aspirations (see Appendix 2).

Objective 5: To support improvements in local infrastructure provision.

This will be delivered through NDP Policies ASNP5 and ASNP6.

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

This will be delivered through NDP Policies ASNP6, ASNP7 and ASNP8.

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

This will be delivered through all NDP Policies and Actions for the Parish Council (see Appendix 2).

- 4.3 The NDP also references actions for the Parish Council and Community Aspirations to address non planning matters such as traffic management and improvements to community facilities and these are set out in Appendix 2.

Introduction to the Planning Policies



From Willow Lane, looking south to a drumlin

An NDP has the same legal status as the Local Plan once it has been agreed at a referendum and is made (brought into legal force) by the local planning authority. At this point it becomes part of the statutory development plan⁵ for the Neighbourhood Area. Applications for planning permission are determined in accordance with the development plan, unless material considerations indicate otherwise.

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

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

⁵ **Development Plan:** Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood Plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made. (NPPF Glossary).

5.0 Balancing Conservation and Accessibility

Protecting the Natural Environment



Mudflats, Lune Estuary SSSI

Morecambe Bay and Lune Estuary

- 5.1. The Parish of Aldcliffe with Stodday includes several internationally and nationally important areas of wildlife, set within two areas of distinctive landscape character. Part of the Morecambe Bay Estuary Ramsar Site, Morecambe Bay Special Area of Conservation (SAC) and Morecambe Bay and Duddon Estuary Special Protected Area (SPA) lie within the neighbourhood area. The area also includes part of the Lune Estuary Site of Special Scientific Interest (SSSI). These areas are shown on the maps in Appendix 6: Maps showing Environmental Designations.
- 5.2 The marsh is tidal with some high spring tides covering it right up to the multi-use estuary path. At low tide the high levels of the marsh are covered in saltmarsh grass with a number of other grasses and rushes in the drier intertidal areas. The area supports a wide variety of wading and other birds, many of which are migratory, as well as birds of prey. In spring, thrift adds a carpet of pink in places and later sea lavender adds colour to the green that covers much of the mud.



Aldcliffe Marsh

Fairfield Association Nature Reserve

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



Fairfield Association Nature Reserve

Lancaster Canal

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

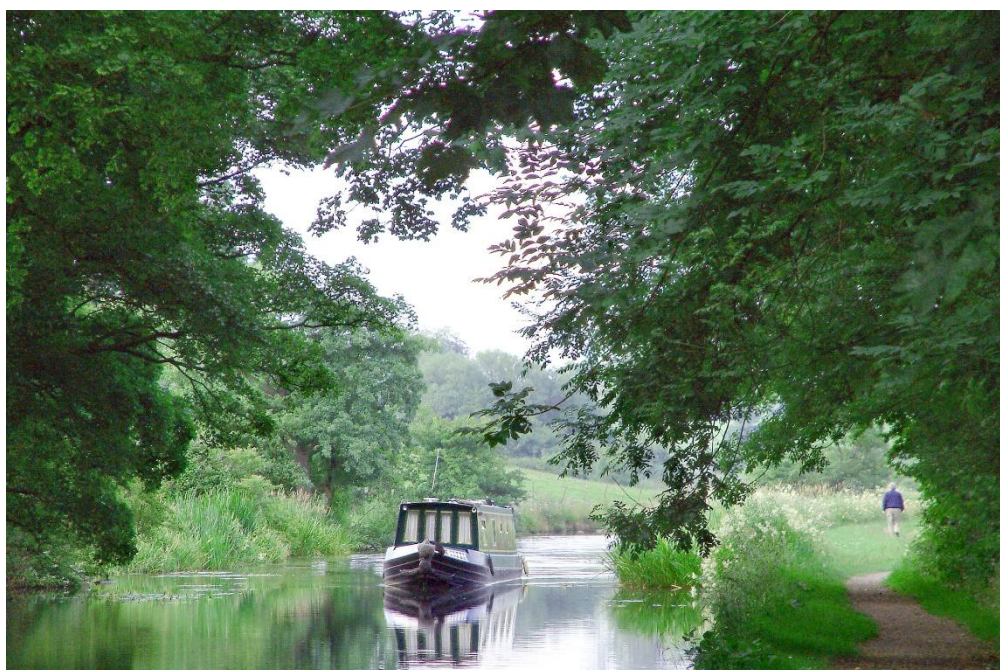


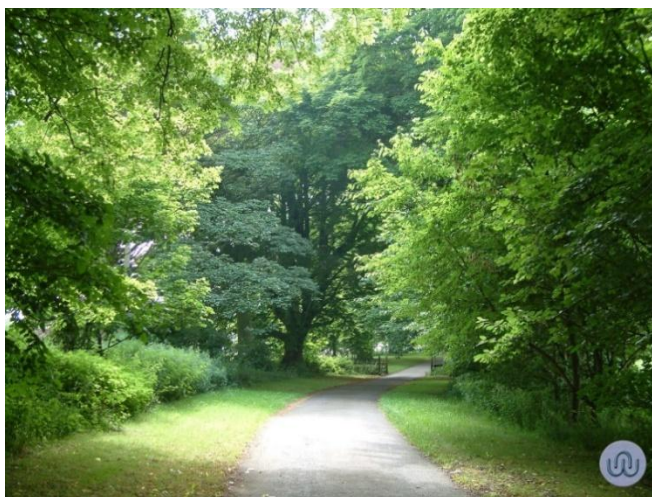
Photo of Narrowboat entering Aldcliffe Cutting looking south

The Wider Parish

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

Gardens, Woods and Hedgerows

- 5.7 The hedgerows are a mixture of sycamore, elder, brambles as well as hawthorn, blackthorn and beech with occasional dog roses and honeysuckle. The footpaths enjoy displays of celandine, greater stitchwort, bluebells, cow parsley and red campions in the spring. The Parish supports a wide variety of garden and woodland birds, and birds of prey including kestrels and owls.
- 5.8 Many of the trees along Aldcliffe Hall Drive – beech, oak, horse-chestnut, lime – are over 190 years old having been planted when the Drive was laid out and the East Lodge built in 1827. The trees provide a wildlife corridor supporting insects, birds and bats.



Planning Policy Context

- 5.9 Designated sites are protected by national and Lancaster City Council level planning policies and other legislation.
- 5.10 NPPF paragraph ~~174~~ 187 advises that 'Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.' Paragraph ~~180~~ 193 d) advises

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

- 5.11 Relevant Lancaster City Council planning policies include Local Plan for Lancaster District Part One: Strategic Policies DPD ([climate emergency review](#)), Policy SP8: Protecting the Natural Environment which sets out that ~~'Lancaster district contains important landscapes, species and habitats that are valued features of the natural environment. The Council recognises the importance of biodiversity and geodiversity, and has prepared a Local Plan that will seek to protect sites of recognised importance; it will also seek to protect areas of land that are functionally linked to areas which are of International and /or National importance.'~~ 'Lancaster district contains important landscapes, species and habitats that are valued features of the natural environment. Development is expected to protect, and maintain, and where possible enhance and/ or extend the district's green and blue spaces, corridors and chains that make up the wider green and blue infrastructure network, and their multifunctional value, integrity and connectivity to ensure the network is as resilient as possible to the impacts of climate change.' Policy EN7: Environmentally Important Areas identifies designated sites of International, National and Regional environmental importance and protects them from development proposals that have a detrimental impact on their designation. Local Plan for Lancaster District Part Two: ~~Review of the~~ Development Management DPD ([climate emergency review](#)) Policy DM44: The Protection and Enhancement of Biodiversity sets out that 'Development proposals should protect and enhance biodiversity and/or geodiversity, to minimise both direct and indirect impacts. There should, as a principle, be a net gain of biodiversity assets wherever possible.'
- 5.12 Where development is likely to impact on the foreshore and marine environment below the Mean High Water Springs Mark there is a duty to cooperate with the Marine Management Organisation and the North West Marine Plan will also be a relevant consideration.
- 5.13 In the Issues and Options consultation, there was a high level of support for an NDP policy requiring new development to protect and enhance local wildlife and habitats in the Parish. 96% of respondents agreed that the NDP should include such a policy.
- 5.14 The Parish Council commissioned AECOM under the Locality Technical Support Programme to prepare Design Guidelines to inform a policy on Sustainable Design. The Design Guidelines include guidance for trees and

planting to promote biodiversity, use of green roofs and living walls, and mitigation of impacts from loss of countryside, wildlife and the natural environment.

- 5.15 Development that adopts a biodiversity net gain approach seeks to make its impact on the environment positive, delivering improvements through habitat creation or enhancement after avoiding or mitigating harm, and demonstrating this measurable gain through use of the Biodiversity Metric 3.0 (JP039) (Natural England)⁶. NDP Policy ASNP1 requires development to protect and enhance local biodiversity, and sets out how a net gain could be achieved. Opportunities for biodiversity net gain through off-site contributions should be sought in line with discussions with the Parish Council. There is also a need to consider the cumulative impacts of development to conserve and enhance the natural environment as set out in Policy ASNP1.

Policy ASNP1: Conserving and Enhancing Local Biodiversity

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

All developments should avoid any impacts from the loss of countryside, wildlife and the natural environment and where avoidance is not possible mitigate or compensate for any impacts. As part of mitigation measures, designs should give consideration to the need to minimise disturbance to wildlife from noise and light pollution.

As a principle, there should be a measurable net gain enhancement of biodiversity assets, with an aim of achieving a biodiversity net gain of 10% as a minimum requirement and increased to attain maximum possible biodiversity outcome. Biodiversity net gain should be provided on site, unless it is not technically possible, in which case off-site contributions would be sought. The developer will be responsible for maintaining and ensuring the net gain over 30 years. These requirements will be secured through a S106 planning obligation, biodiversity gain plan or other mechanism required by legislation or regulation.

A biodiversity net gain will be expected from all development by:

⁶ See Natural England Metric Calculator Tool and User Guide
<http://publications.naturalengland.org.uk/publication/6049804846366720>

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

Promoting Accessibility, Health and Wellbeing



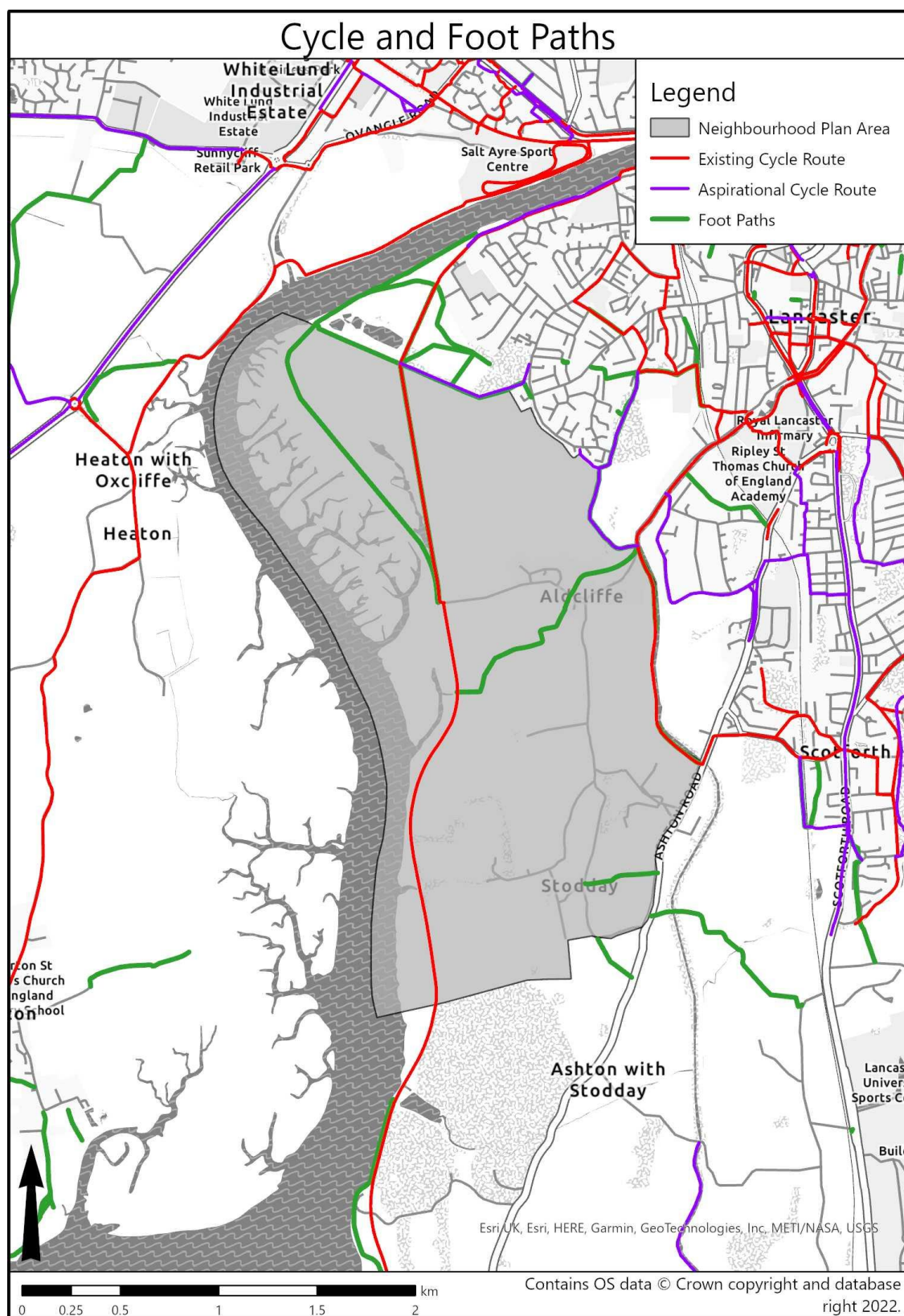
Cyclists using the Lune Estuary multi-use path

- 5.16 Walking and cycling have significant health and environmental benefits. Increased exercise in the open air contributes to physical health and mental wellbeing and the provision of attractive and safe routes for walkers and cyclists can reduce reliance on the private car (especially for short journeys) and thereby contribute towards reduced energy consumption and air pollution.
- 5.17 Aldcliffe with Stodday Parish provides many leisure opportunities for local residents as well as visitors from the Lancaster City area and further afield. It also has potential as an educational resource linked to the important designated wildlife areas. The neighbourhood area includes some important routes for cycling and walking, several of which run very close to (or through) the areas which are of major wildlife significance. These are shown on Map 2: Cycle and Footpath Routes.
- 5.18 Sustrans Cycle Route 6 runs through Aldcliffe with Stodday on its western boundary, along the multi-use path beside the River Lune. There is a traffic-free route from Glasson Dock to Morecambe and Caton through Aldcliffe that is used for commuting and is especially popular for leisure use because to the west of the path is the Lune estuary and Aldcliffe marshes. [The Lune Estuary Path also forms part of the Bay Cycle Way.](#)

- 5.19 Riders and walkers can enjoy views and the wildlife of the Morecambe Bay SSSI, away from motor vehicles. As the multi-use path runs through Aldcliffe, to the east riders have views across the gently rolling green hills of the low coastal drumlins that are characteristic of the area. The multi-use path of Route 6 and Bay Cycle Way can be accessed by cyclists either from Aldcliffe Hall Lane (Aldcliffe) or from Snuff Mill Lane (Stodday). They can leave the canal towpath or Aldcliffe Road, as it runs beside the canal and ride up Aldcliffe Hall Drive, a tree lined ~~path~~ drive that is not a through road for motor vehicles, although it does provide access to housing. This route to the multi-use path is particularly popular with families cycling together for relaxing and leisure; it is a safe route for children and inexperienced cyclists. The Parish Council has made a successful application to Lancashire County Council for Aldcliffe Hall Drive to be designated as a PROW. However, at the time of writing, ~~April 2021~~ September 2025, the County Council's order has not yet been confirmed by the Secretary of State and therefore the status of the lane remains unchanged. Snuff Mill Lane is now a PROW.
- 5.20 At the end of Aldcliffe Hall Lane there is an informal car park that accommodates four or five cars, on an area of rough ground which used to be occupied by a level crossing and crossing keeper's house on the Lancaster to Glasson railway line.
- 5.21 Aldcliffe Road itself, running through the middle of the Parish is popular with cyclists who may then access the busier A588 via a range of on-road and off-road routes as they leave the Parish. Cycling through Aldcliffe with Stodday is very popular, particularly because there are traffic-free routes and routes with very little traffic. During the Covid-19 lockdown the area also became popular with pedestrians taking part in their hour's exercise.
- 5.22 The Parish Council would like to explore innovative ways of improving safety for pedestrians, cyclists and other recreational users of the Parish lanes, and look at ways of limiting the use of the Parish lanes by motorised vehicles as a cut through to avoid traffic on the A6 and A588. A speed limit would also deter the increasing numbers of car drivers who use it as a cut-through to avoid the congestion on the A6 during heavy commute times.
- 5.23 The lanes through both Aldcliffe and Stodday are narrow with no footways, making them potentially hazardous for walking and cycling. The Lune Estuary multi-use path, is very well used by visitors, residents of Lancaster as well as those who live in the Parish. It features in walk books and forms part of the Lancashire Coastal Way. There are a number of designated footpaths within and bordering the Parish.

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

Map 2: Cycle and Footpath Routes⁷



⁷ As designated by Lancashire County Council.

Planning Policy Context

- 5.29 National and Lancaster District level planning policies are supportive of increasing accessibility for all and promoting more sustainable methods of transport to improve local health and wellbeing and reduce reliance on the private car.
- 5.30 NPPF paragraph ~~104~~ 109 sets out that ~~'Transport issues should be considered from the earliest stages of plan-making and development proposals, so that: ... e) opportunities to promote walking, cycling and public transport use are identified and pursued.'~~ 'Transport issues should be considered from the earliest stages of plan-making and development proposals, using a vision-led approach to identify transport solutions that deliver well-designed, sustainable and popular places. This should involve: ... e) identifying and pursuing opportunities to promote walking, cycling and public transport use. Paragraph ~~106~~ 111 goes on to say that 'Planning policies should: ... d) provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans).'
- 5.31 Relevant Lancaster City Council planning policies include Local Plan for Lancaster District Part One: Strategic Policies DPD ([climate emergency review](#)) Policy SP9: Maintaining Strong and Vibrant Communities sets out that 'New development should deliver safe, cohesive and healthy communities across the social gradient which benefit from quality homes, good accessibility to open spaces and recreational provision, ~~and promote the role of sustainable transport, particularly cycling and walking.~~ and support a modal shift in local travel patterns, promoting the role of sustainable transport, particularly cycling and walking.' Policy T2: ~~Walking and Cycling Network~~ 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' and goes on to say that 'the Cycling Network has been identified on the Local Plan Policies Maps with a range of further aspirational routes highlighted to improve connectivity and linkages.' The Lune Estuary multi-use path is identified as an existing cycle route (see NDP Map 2). Policy T3: Lancaster Canal refers to improvements to accessibility. Local Plan for Lancaster District Part Two: ~~Review of the~~ Development Management DPD ([climate emergency review](#)) Policy DM61: [Prioritising](#) Walking and Cycling, advises that ~~the Council will ensure that development proposals maintain, and where possible improve the existing pedestrian infrastructure, and ensure that no adverse impacts are created for the pedestrian environment, particularly in relation to pedestrian safety, and provide appropriate pedestrian access for all sections of the community. The Policy goes on to say that 'development proposals should also encourage greater opportunities for cycle users through good design and deliver~~

~~appropriate cycle access. Proposals should also include appropriate linkages to the existing cycle network and secure and covered cycle parking and storage facilities.~~ the Council will protect, maintain and improve the pedestrian environment by various means including ensuring development proposals prioritise pedestrians, maintain and improve existing pedestrian infrastructure, improve safety and security and ensure that the pedestrian environment is accessible to all. The Policy goes on to say, 'The Council will ensure that development proposals do not adversely impact on the existing cycling network or cycle users. Development proposals should prioritise cycling movements (including adaptive cycle and pedestrian movements) to provide greater opportunities for cycle users through good design, and deliver appropriate cycle access.'

- 5.32 The consultation on the Issues and Options showed that there was a high level of support for a policy which supports enhancements for walking and cycling, subject to the need to protect and support areas of wildlife significance, with 92% of respondents agreeing with this approach. There were concerns about traffic congestion, speeding and parking, and conflict between cyclists, walkers and cars. Several respondents objected to possible improvements to the car park next to the multi-use path at Aldcliffe Hall Lane and resulting possible increases in traffic and concerns that a 20mph zone would need to be enforced.
- 5.33 Lancaster District Council advised that during the preparation of the Local Plan, Natural England sought to ensure that development did not increase the recreational pressure and use of the protected area of Morecambe Bay. The attractiveness of the area, including its wildlife interest, are reasons for a high number of visitors and their increased numbers could have adverse impacts on wildlife and sensitive habitats. There is therefore a need to balance these two issues: to support increased accessibility in some areas for recreation and health benefits, whilst protecting the sensitive areas from adverse impacts of visitors.
- 5.34 The approach in NDP Policy ASNP2 is therefore to promote walking and cycling in new developments and more widely within the Parish boundaries on the lanes. The Parish would support transport links that in turn support sustainable transport to and from the city centre.

Policy ASNP2: Supporting Walking and Cycling

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

In particular proposals should include the following:

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

- 5.35 In addition the Steering Group has identified a number of Parish Council Actions and Community Aspirations which encourage appropriate sensitive improvements to walking and cycling routes in the area, whilst at the same time promoting improvements to signage provision. In the area around the multi-use path and around other PRow, improved signs should be provided to explain the significance of the area and to advise people to keep dogs on leads and keep to the path.
- 5.36 Multi use routes on existing lanes which enhance cyclist and pedestrian safety would improve the connections between the cycle routes on the A6 and A588, Ashton Road, with the Millennium Path (Route 6) to Glasson Dock and beyond. It would also allow pedestrians and cyclists to bypass the A588 (Ashton Road), A6 to access central and western Lancaster from the south.
- 5.37 The actions for the Parish Council and community aspirations relating to transport are set out in Appendix 2 to the plan.

6.0 Landscape and Built Character



Drumlins from Aldcliffe Hall Lane, looking to the north

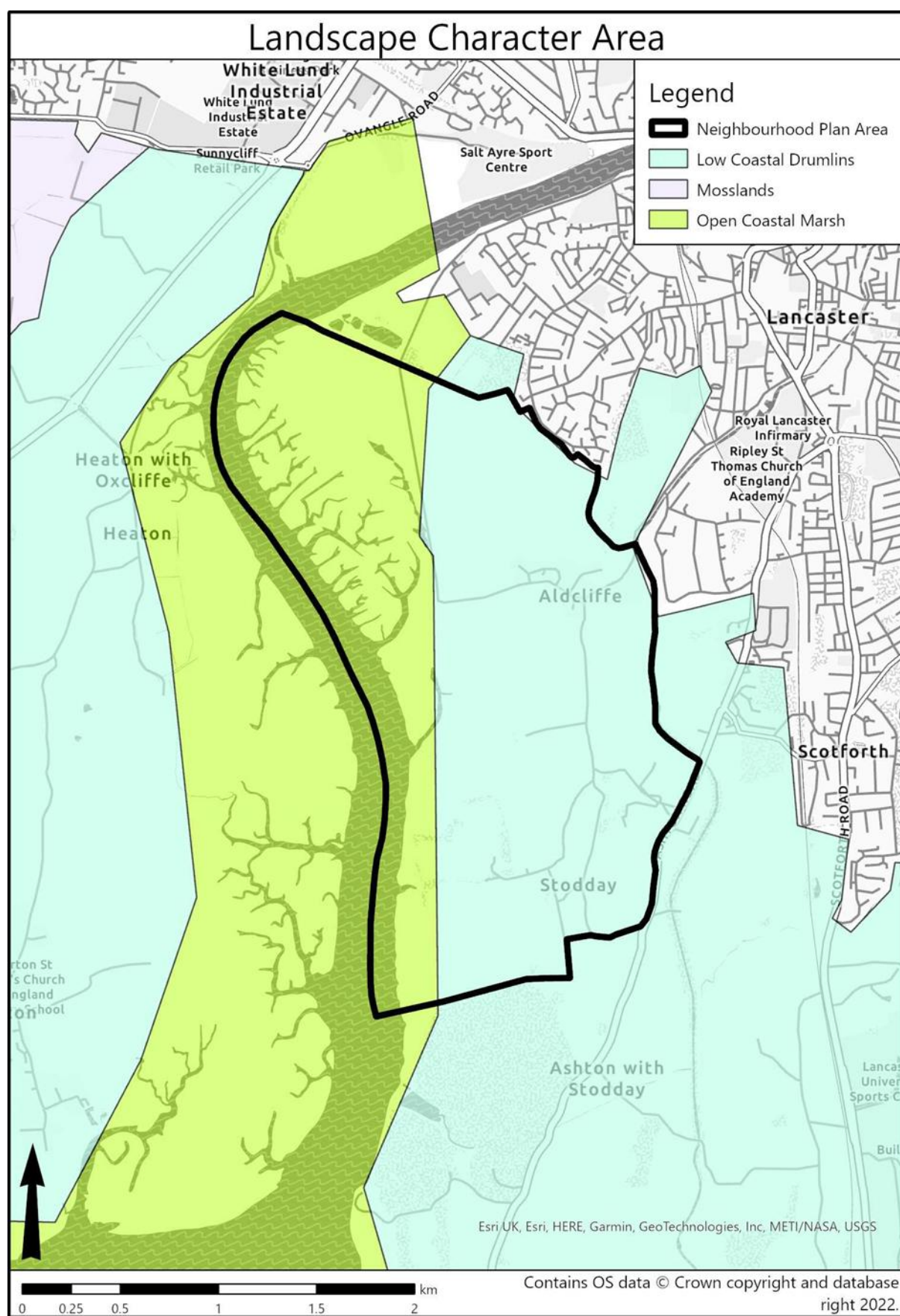
Landscape Character

- 6.1 Aldcliffe with Stodday lies within Natural England's National Character Area 31 Morecambe Coast and Lune Estuary.⁸
- 6.2 More locally, A Landscape Strategy for Lancashire, Landscape Character Assessment, 2000⁹ identifies two landscape character areas in Aldcliffe with Stodday parish: 12a Carnforth-Galgate Cockerham in 12 Low Coastal Drumlins Character Area and 18d Lune Marshes in 18 Open Coastal Marsh Character Area.
- 6.3 These are described in more detail in the Technical Evidence Base and are shown on Map 3.

⁸ <https://publications.naturalengland.org.uk/publication/5000283>

⁹ <https://www.lancashire.gov.uk/media/152746/characterassessment.pdf>

Map 3: Landscape Character



Built Character

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

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



Aldcliffe Cottages

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

6.7 The original Aldcliffe Hall was demolished in 1960 and is now the site of a mix of individually designed properties and large houses in a cul-de-sac layout built in the 1960s and 1970s. ~~The East Lodge to Aldcliffe Hall, a Grade II listed building, is, at the time of writing, the only disused / uninhabited building in the Parish.~~ The East Lodge to Aldcliffe Hall, a Grade II Listed Building has recently been extended and renovated. The work received an award for Best Residential Conversion or Alteration to an existing home in the Local Authority Building Control Excellence Awards 2024. Farmhouses of various ages and scale are scattered across the Parish. In Stodday there are examples of farmhouses and cottages from the late 1870s/early 1880s constructed entirely of shuttered concrete, some of the earliest examples of this form of construction in the area. In the last thirty years a significant number of barns and other agricultural buildings have been converted into dwellings, retaining local stone exteriors to blend with existing built character.

6.8 The NDP Steering Group have identified a number of non-designated heritage assets in the Parish. These buildings were assessed against the following criteria which are consistent with the selection criteria used by Lancaster City Council in identifying non-designated heritage assets:

- Architectural significance
- Local architectural style

- Associated to a local architect, designer or engineer
- Other reason to be specified

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

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

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

Details of the assessment and list of non-designated heritage assets are provided in Appendix 5 and the identification of these assets is supported by Lancaster City Council. [As part of the review process, the Parish Council nominated further NdHAs and these have been added to Appendix 5.](#)

- 6.9 The Planning (Listed Buildings and Conservation Areas) Act 1990¹⁰ consolidates special controls in respect of buildings and areas of special architectural or historic interest. There is a requirement for local authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest (and in conservation areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area).

¹⁰ <https://www.legislation.gov.uk/ukpga/1990/9/contents>



Briar Cote and Rowallen House, Stodday

Planning Policy Context

- 6.10 NPPF paragraph advises in paragraph 427 132 that 'Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.' Paragraph 428 advises 'Design guides and codes provide a local framework for creating 133 beautiful and distinctive places with a consistent and high quality standard of design.' Paragraph 130 goes on to say 'Planning policies and decisions should ensure that developments: ... c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); Paragraph 474 187 advises that 'Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes ... [and] b) recognising the intrinsic character and beauty of the countryside.'
- 6.11 Local Plan for Lancaster District Part One: Strategic Policies and Land Allocations DPD (climate emergency review) Policy SP7: Maintaining Lancaster District's Unique Heritage notes that Lancaster district has important assets that are protected, either via listing or other designation, from proposals that would harm their heritage significance including the Lancaster Canal. The Council will seek to identify, protect and enhance local heritage assets. Policy SP8: Protecting the Natural Environment advises that 'Lancaster district contains important landscapes, species and habitats that are valued features of the natural environment.' It goes on to say '~~development proposals will be expected to protect, maintain and enhance the district's biodiversity and geodiversity through the appropriate location of uses, sympathetic design, sustainable construction techniques and appropriate mitigation measures. The Council will also support opportunities to maximise energy efficiency.~~ Development is expected to protect, and maintain, and where possible enhance and/ or extend

the district's green and blue spaces, corridors and chains that make up the wider green and blue infrastructure network, and their multifunctional value, integrity and connectivity to ensure the network is as resilient as possible to the impacts of climate change.'

- 6.12 Local Plan for Lancaster District Part Two: ~~Review of the~~ Development Management DPD (climate emergency review) Policy DM29: Key Design Principles sets out that 'New development should be as sustainable as possible and make a positive contribution to the surrounding landscape and/or townscape.' The built historic environment in Aldcliffe with Stodday is protected in Policies DM37: Development Affecting Listed Buildings, DM39: The Setting of Designated Heritage Assets, DM41: Development Affecting Non-Designated Heritage or their Settings and DM42: Archaeology. Relevant natural environment policies include Policy DM43: Green and Blue Infrastructure, DM44: The Protection and Enhancement of Biodiversity, Policy DM45: Protection of Trees, Hedgerows and Woodland, and Policy DM46: Development and Landscape Impact.
- 6.13 In the consultation on Issues and Options, respondents were supportive of a policy which describes local landscape and built character and requires development to be sympathetic to its special qualities, with 96% agreeing with this approach. The distinctive landscape character low coastal marshes and drumlins are highly valued by local people and there were comments about the need to protect the Parish's special qualities.
- 6.14 The Aldcliffe with Stodday Design Code 2021 provide an important part of the NDP's evidence base and set out how development and change should be sympathetic to existing character. Development will be very limited in the Parish over the plan period as the Neighbourhood Area is not identified for significant growth in the Local Plan. However, where development does take place, designs always should be sympathetic to local built and landscape character and address the criteria set out in Policies ASNP3 and ASNP4. Policy ASNP3 considers broad issues of character and landscape and Policy ASNP4 addresses detail such as height, materials and building details. There is also a need to consider the cumulative impacts of all development to protect and enhance the built environment as set out in Policy ASNP4.

Policy ASNP3: Protecting and Enhancing Local Character and Landscape

Development should demonstrate how the design codes in the Aldcliffe with Stodday Design Code 2021 as set out at Appendix 4 have been incorporated into designs. New buildings should be in harmony with their setting, proportional to each other and existing buildings, and enhance and

complement the overall street character. Designs should be sensitive to the character and significance of any nearby heritage assets, including the Non designated Heritage Assets listed and described in Appendix 5.

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

Green Spaces, Views and Character (Design Code 4)

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

Gateway and Access Features (Design Code 3)

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

Pattern and Layout of Buildings (Design Code 5)

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

Building Line and Boundary Treatment (Design Codes 6 and 7)

10. Hard boundaries should be avoided where these are not characteristic of the local streetscape. In some areas low boundary walls with gates are characteristic and in such areas these are encouraged;

11. Building frontages should face the lane where this is in keeping with local character and incorporate opportunities for natural surveillance; and
12. Landscaping should be used to minimise visual impacts of bins and recycling containers.

Parking (Design Code 10)

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

Public Realm (Design Code 11)

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

Policy ASNP4: Promoting High Quality and Detailed Design

Development should incorporate the design codes in the Aldcliffe with Stodday Design Code 2021 as set out in Appendix 4. Buildings should respond positively to the mix of styles and architecture present in the Parish and continue the tradition of variety and distinctiveness in terms of materials, height, pattern of openings and detailing. In particular designs should demonstrate how they have addressed the following detailed design criteria:

Building Heights and Rooflines (Design Code 8)

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

Materials and Buildings Details (Design Code 9)

4. Materials should be of a high quality, reflect the local vernacular and reinforce local distinctiveness; and
5. Where there is a conflict between sensitivity to local context and incorporation of innovative, energy efficient and sustainable design,

the priority will be the need to address sustainability (see NDP Policy ASNP7).

Traditional and Contemporary Architecture (Design Codes 12 and 13)

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

7.0 Housing and Community Infrastructure



Oaklands Court and Park Meadow

New Housing

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

Planning Policy Context

- 7.2 NPPF paragraph 13 sets out that 'Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.' Paragraph 78 goes on to say, 'In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.'
- 7.3 Policy SP2: Lancaster District Settlement Hierarchy in the Local Plan for Lancaster District Part One: Strategic Policies and Land Allocations DPD ([climate emergency review](#)) sets out that in Rural Villages 'settlements will accommodate development that meets evidenced local needs only.' Paragraph 7.9 advises that 'The remaining villages are not considered to be sustainable locations for future development and should only support small-scale development where there is an evidenced local need to do so.'
- 7.4 Local Plan for Lancaster District Part Two: Review of the Development Management DPD ([climate emergency review](#)) Policy DM4: Residential Development outside Main Urban Areas sets out that 'proposals for new housing in other settlements which have not been identified as sustainable settlements will only be supported if it can be demonstrated that the development will enhance the vitality of the local community and meet an identified and specific local housing need. Proposals lacking sufficient

justification will be considered using the Rural Exceptions Sites criteria set out in Policy DM5 of this DPD.'

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

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

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

Recent Housing Development and Planning Applications

- 7.6 The Parish of Aldcliffe with Stodday has been under significant pressure from housing developers in recent years. A scheme for detached family sized dwellings was approved in 2015 and the new development at Park Meadow provides 6 large houses off a private road, ~~following strong local objections~~. An application for 11 dwellings with associated access (16/01226/OUT on Land South of Aldcliffe Hall Lane) was refused in January 2017 on access and landscape impact grounds and dismissed on appeal. An outline planning application (19/1460/OUT) for the erection of 9 dwellings with associated access on Land at Aldcliffe Road, Lancaster, Lancashire was also refused in early 2020. [More recently, an outline application for 7 houses on land south of Aldcliffe Hall Lane \(23/00567/OUT\) was withdrawn and a small Travellers' site off Arna Wood Lane was retrospectively approved \(23/01140/FUL\)](#). There are a number of buildings, mainly agricultural which have been repurposed for residential use. Farm and barn conversions have included those at Aldcliffe, Stodday, Arna Wood and Waterside and these largely have retained the visual character of the original buildings within the landscape setting. A few houses in Aldcliffe have had extensions, such as new rooms over garages.

Housing Need in the Parish

- 7.7 The Neighbourhood Plan Steering Group, on behalf of the Parish Council, has researched parishioners' housing needs as part of the preparation of the NDP.

- 7.8 In 2019 AECOM were commissioned through the Locality Technical Support programme to undertake a desktop housing needs assessment to inform the NDP. The Aldcliffe-with-Stodday Housing Needs Assessment, AECOM, June 2019¹¹ considered a wider area than the NDP area / parish boundary and concluded that 'in terms of dwelling type, the strong evidence of need for smaller dwellings is likely to translate more into terraced and semi-detached houses, as well as bungalows, than it will into detached properties. (Para 1.3)' The report also considered the need for specialist dwellings for older people, and concluded that 'specialist dwelling need is likely to be provided in Lancaster rather than the parish itself, which will enable the elderly in need of specialist accommodation to live as close to the parish as possible, but with the city offering a much higher level of accessibility to services and facilities, which will help in the recruitment and retention of specialist care staff and enable economies of scale.(Para 1.4)'
- 7.9 A further housing needs survey of households within the Parish was undertaken by the NDP Steering Group later in 2019. Survey forms were delivered to a total of 113 households in the Parish in mid-October 2019 and the survey was closed on Friday 13th December 2019. The survey was designed to provide baseline information about the Parish's housing stock, households and residents as well as gathering parishioners' views on their own and the Parish's existing and future housing needs. There were 84 returned survey forms, representing a response of 74% of all households surveyed. The report of the Housing Needs Survey Responses Analysis, December 2019 is provided on the NDP website¹². The report showed the following key findings:
- A relatively high proportion of respondents were older people, with 40% of female respondents aged 60 or over and 43.6% of male respondents in this group.
 - A majority of respondents (53.6%) lived in households with two occupants. 14.3% of respondents lived in households of one or 4 occupants.
 - In terms of house size, a large proportion of respondents (48.8%) lived in houses with 4 bedrooms and 21.4% lived in houses with 5+ bedrooms. Furthermore 66.7% of respondents lived in detached houses and 17.9% lived in terraced houses.
 - When asked, whether in later years would you modify your home for your needs (eg: stairlift etc) or move away, 77% of respondents stated that they would prefer to modify their existing house and stay.
 - 82% of respondents did not consider that their existing housing fails to meet their future needs, although 16% did.

¹¹ <https://aldcliffewithstoddaypc.org/category/ndp-posts/>

¹² <https://aldcliffewithstoddaypc.org/category/ndp-posts/>

- A large majority (80%) felt that there was no need for further houses in the Parish although 14% thought there was a need.
- When asked which specific groups required homes within the Parish, all options received more negative responses than positive responses, although the highest proportion of positive responses were for small families (31.6%), elderly people (25.3%) then large families and young people (each 24.1%).
- In terms of specific types of homes, there were more negative than positive responses in each category, with bungalows seeing the highest level of positive responses (26.6%) followed by 2 and 3 bedroom houses (each 22.8%).
- 92% of respondents would not support speculative housing within the Parish.
- A slight majority, 52% of respondents would support small scale, local needs led homes for local people.
- 7% of respondents lived in a household with a resident who might need a separate home in the next 5 years, with a further 10% needing a home outside the Parish.

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

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

7.12 NDP Policy ASNP5 has been prepared to provide local criteria to explain in more detail the tests of Local Plan Part Two Policy DM4: that development should demonstrate that it will enhance the vitality of the local community and meet an identified and specific local housing need.

Enhancing the Vitality of the Local Community

7.13 In terms of enhancing the vitality of the local community, new housing schemes should be modest in scale and limited to small infill sites, or previously developed sites, so that schemes can be successfully integrated into the existing built-up areas of Aldcliffe and Stodday. Development should avoid the best and most versatile agricultural land (Grades 1, 2 or 3a).

- 7.14 The hamlets of Aldcliffe and Stodday, although in the same Parish, have their own distinct characteristics and heritage. Any developments should be in keeping with the hamlet in which they are sited (see Policy ASNP3: Protecting and Enhancing Local Built Character and Landscape) and respond to Policy ASNP4: Promoting High Quality Design in accordance with the Design Guidelines document.
- 7.15 Designs should support social interaction. This could be achieved by providing attractive public space to encourage opportunities for informal social contact, and wherever possible promoting through movement by linking to local walking and cycling routes. Small courtyard developments around an area of shared public space may be acceptable, but large suburban style cul-de-sac layouts and dead ends are not considered to be appropriate or sensitive to the local context of the two rural villages. Such layouts would not encourage integration and interaction with existing communities.
- 7.16 In response to the Covid-19 pandemic, all units should have some form of private outside space and should provide flexibility for future adaptations. Suitable space should be provided for homeworking and technological connectivity through phone and internet networks. The reasons for this are two-fold: this will allow opportunities for small businesses to be run from the Parish, but also enable the opportunity for more people to work from home, with the positive impacts this can have on the wider environment but also on their own bio-security as demonstrated whilst the country was in Covid-19 Lockdown. It would allow future residents more choice in how they work and live.

Meeting an Identified and Specific Local Housing Need

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

Policy ASNP5: Housing

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

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

1. Schemes should be modest in scale (1-3 units) and limited to small infill sites or previously developed sites within the Parish, or comprise the conversion or redevelopment of existing buildings;
2. Layouts of groups of houses should support social interaction by providing attractive and safe public space to encourage opportunities for informal social contact;
3. Where several houses are provided, sites should be permeable and promote through movement by walking and cycling, linking to existing routes wherever possible;
4. All residential units should have provision for some form of private outside space, such as a garden, patio or balcony large enough to provide a seating area;
5. Designs should adhere to the guidance set out in the Aldcliffe with Stodday Design Code 2021;
6. Designs should be capable of future adaptation so that the changing needs of occupiers can be accommodated over the longer term;
7. Accommodation should support home working, for example through incorporation of flexible office space (where practicable), and access to broadband and mobile communication technologies;
8. Development should take opportunities to support the provision of local community infrastructure in line with community infrastructure actions.

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

In particular the following house types will be supported:

1. Smaller dwellings of up to 3 bedrooms.
2. Terraced or semi-detached houses suitable for smaller households, or housing suitable for older people and those seeking to downsize.

Community Infrastructure



~~Plastic litter gathered from along the Lune Estuary by local residents~~
A working party of local residents tidying the picnic site (new photo)

Community Facilities and Open Space

- 7.18 Aldcliffe with Stodday does not have any community facilities. There are no shops, public toilets, pubs, cafes, churches, church halls or available meeting places or any public open spaces such as a village green or play area within the Neighbourhood Area.
- 7.19 The Parish Council meets ~~in the Friends Meeting House in Lancaster City, approximately 2.5 miles away from the centre of the Parish~~ at St Paul's Church Hall approximately 2 miles away. The NDP Steering Group has held meetings and public consultation events in their own houses. It is possible that some form of temporary or mobile provision (such as a marquee) may be explored in the future with a view to developing a stronger sense of local community, provided that a suitable accessible site could be identified. It should also be noted in particular that there is currently no provision in the Parish for younger members of the community, such as a play area or sports field.
- 7.20 In the Issues and Options consultation, local residents and stakeholders were asked about whether they would like to see some form of communal facility within the Parish. The responses were split with 45% each agreeing and disagreeing and 10% unsure. There were various suggestions for the types of activities and facilities people would like to see, but also recognition that maintenance and upkeep would be challenging and that the close proximity of Lancaster means that there are many facilities close by. Suggestions included provision of green spaces for a bowling green / picnic area / play area ~~and to consider use of East Lodge, an unused and vacant (and Listed) building on the edge of Aldcliffe near the Canal.~~

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

Planning Policy Context

- 7.22 The NPPF advises in paragraph ~~98~~ 103 that 'Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.' Paragraph ~~34~~ 35 includes 'green infrastructure' as one of the types of infrastructure that can be included in developer contributions.
- 7.23 Local Plan for Lancaster District – Part One: Strategic Policies and Land Allocations DPD ([climate emergency review](#)) Policy SP9: Maintaining Strong and Vibrant Communities sets out that 'New development should deliver safe, cohesive and healthy communities across the social gradient which benefit from quality homes, good accessibility to open spaces and recreational provision.' Policy SC5: Recreation Opportunity Areas sets out that 'through future development proposals the Council will investigate the potential to provide significant new or improved open space in the following areas of deficiency' including Marsh Area, which in Figure 23.2: Recreation Opportunity Areas in Lancaster District is focused on the Aldcliffe Marsh area.
- 7.24 Local Plan for Lancaster District Part Two: Review of the Development Management DPD ([climate emergency review](#)) Policy DM27: Open Space, Sports and Recreational Facilities sets out that 'development proposals located in areas of recognised open space, sports and recreational facility deficiency will be required to provide appropriate contributions towards open space' and 'Development proposals should give due consideration to the standards and thresholds set out in Appendix D of this DPD in relation to open space requirements or, where appropriate, site specific policies contained within the Strategic Policies & Land Allocations DPD.'
- 7.25 Lancaster City Council Open Space Assessment Report, 2018¹³, provides detail about open space provision in the area, its condition, distribution and overall quality. Aldcliffe with Stodday falls into the Lancaster area for the purposes of the study. Accessibility catchments for different typologies of provision are a tool to identify communities currently not served by existing facilities. The report sets out in Table 2.3: Accessibility catchments from

¹³ <https://planningdocs.lancaster.gov.uk/NorthgatePublicDocs/00920079.pdf>

respondents, that for Children's Play, the Accessibility catchment is a 10-minute walk time and for Young Peoples provision this is a 15-minute walk time.

- 7.26 Neither Aldcliffe nor Stodday has a children's play area or provision for young people at the current time. From the Aldcliffe end of Aldcliffe with Stodday, the nearest play area is Fairfield Green Play area which is also accessible by a safe route along the public footpath from the canal. There is also a play area behind Dallas Road Boys and Girls Club, Blade Street in Lancaster City. Slightly nearer is The Triangle at the end of Regent Street which is a small open space with some seating and community gardens. To access these play areas by foot from Stodday, residents would have to walk along a single-track lane with no pavements and hedges on both sides, used by United Utilities' tankers. It would not be safe.
- 7.27 The assessment advises that 'it is important to recognise the benefits of play in terms of healthy, active lifestyles, social inclusion and interaction between children plus its developmental and educational value. The importance of play and of children's rights to play in their local communities is essential' (Page 71). In the summary Paragraph 7.6 it is noted that 'there is a good spread of provision across the area. All areas with a greater population density are within walking distance of a form of play provision. However, a lack of youth provision is highlighted. This is especially observed in the Morecambe and Lancaster areas.' Appendix One: Consultation Summary with Parish Councils, Table A1: Summary Of Consultations With Parish Councils sets out the response of the Parish Council to the consultation. The Parish Council noted the area's historical and wildlife significance and various routes used by residents and visitors and advised that there is not enough open space to meet needs.
- 7.28 The picnic area at Stodday (a gravel area with no grass) has fallen into disrepair and the footpath is usually flooded (the Parish is trying hard to deal with this in conjunction with United Utilities). ~~During the COVID19 lockdown of Spring 2020, the Parish became even more popular as a destination for Lancaster residents to take their hour of exercise, but the only place people could sit, with a deck chair and a sandwich was on the edge of the Marsh. There are no benches available for the public in the Parish other than on the multi-use path (simple benches with no back). The only picnic table is at Stodday picnic area and the surrounding benches have rotted and fallen. There is one bin on the canal side and a very recently installed bin at the bottom of Aldcliffe Hall Lane on the multi-use path.~~ During the COVID 19 lockdown of Spring 2020, the Parish became even more popular as a destination for Lancaster residents to take their hour of exercise, but the only place people could sit, with a deck chair and a sandwich, was on the edge of the Marsh. There are no benches available for the public in the Parish to use other than on the multi-use path (simple benches with no back).

- 7.29 Once the flooding on Snuff Mill Lane Restricted Byway had been controlled by work contracted by the Parish and supported by United Utilities, the Parish initiated the refurbishment of the picnic area at the end of the Lane on the Lune Estuary path. With grant funding from Lancaster University Wind Turbine Fund and Lancashire County Council and practical help from Lancaster City Council, the Parish installed two picnic tables, two benches and one bench with a back overlooking the Lune. Lancaster City Council re-surfaced the area and also installed a bin that is emptied by Parish councillors living in Stodday. The renewed picnic site was opened in August 2023 with plaques that commemorate Queen Elizabeth II's Platinum Jubilee and the Coronation of King Charles III. The picnic area is now a popular resting and meeting place for walkers and cyclists using the Estuary Path (which the County Council has recently resurfaced) and Snuff Mill Lane.

Communication Technologies

- 7.29 30 Very few parts of the Parish have truly fast Broadband speeds, especially when upload speeds – essential for home working – are factored in. While parts of Aldcliffe have sufficient bandwidth for the receipt of basic streaming services, this is not the case in other parts of the Parish, Stodday in particular. There is evidence that many parts of the Parish have antiquated infrastructure that includes aluminium cables (less effective than copper which itself is now regarded as inadequate for fast broadband). The area is currently not within the scope of the development plans of a well-regarded local community-based provider of superfast broadband (B4RN) although recently a stretch of aluminium cabling in Aldcliffe Hall Drive has been replaced by Openreach leading to a settling down of internet services in the immediate surrounding location. These problems are not unusual for small rural communities.
- 7.301 The NDP has a role in helping to ensure that any new development is supported by improvements in local infrastructure. In order to support local businesses and residents' access to goods and services there is a need to ensure that the NDP encourages investment in new communication technologies, provided that they are designed and sited carefully to protect and enhance built and natural environmental assets.
- 7.342 The responses to the Issues and Options consultation showed that 94% of respondents agreed that the NDP should support improvements in local infrastructure provision such as broadband to help with home working and improve access to goods and services. This would also complement NDP Policy ASNP5: Housing which encourages housing development to incorporate suitable flexible office space for homeworking.

Planning Policy Context

- 7.323 The NPPF recognises the need to support high quality communications. Paragraph 114 119 advises that 'Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.' Paragraph 34 35 includes 'digital infrastructure' as one of the types of infrastructure that can be included in developer contributions.
- 7.334 Local Plan for Lancaster District – Part One: Strategic Policies and Land Allocations DPD (climate emergency review) Strategic Objective 5 is SO5: Delivery of a safe and sustainable transport network that improves both connection within and out of the district, reducing the need to travel and encouraging more sustainable forms of transport. This will be delivered by various measures including 'improving rural accessibility, including improved broadband access in rural areas'. Local Plan for Lancaster District Part Two: ~~Review of the~~ Development Management DPD (climate emergency review) Policy DM58: Infrastructure Delivery and Funding advises that 'Development proposals and infrastructure provision will be co-ordinated to ensure that growth within the district is supported, where necessary, by the provision of infrastructure, services and facilities that are required to maintain and enhance the quality of life and responds to the needs of local people, the local environment and the local economy.' Policy DM59: Telecommunications and Broadband Improvements sets out that 'The Council will support the improvement and extension of telecommunication and broadband coverage and broadband speeds, particularly in rural areas that have poor or no service provision at all.' The Policy goes on to advise that 'for smaller schemes, the Council will encourage FTTP¹⁴ to be provided where it is practical and viable to do so.'

Community Infrastructure Levy

- 7.345 Community Infrastructure Levy (CIL) is a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. The basis for CIL was introduced through the Planning Act 2008 and it came into force on 6th April 2010 through the Community Infrastructure Regulations 2010. Lancaster District (the charging and collecting authority) does not yet have CIL in place and it remains under consideration.
- 7.356 The Steering Group has identified a number of Parish Council actions and community aspirations to respond to these issues and to establish the local priorities for infrastructure provision. These are set out in Appendix 2.

¹⁴ Fibre to the Premises

8.0 Climate Change and Sustainability



Solar panels on a house in Aldcliffe

Low Carbon and Community Energy Schemes

- 8.1 In response to international climate change objectives and the need to promote low carbon technologies, improved security of supply, and greater energy efficiency in the UK, it is likely that proposals for renewable energy schemes will continue to come forward over the next plan period.
- 8.2 ~~The Government's Committee on Climate Change has published a number of reports¹⁵, including 'Net Zero – The UK's contribution to stopping global warming', May 2019, which recommends a new emissions target for the UK: net-zero greenhouse gases by 2050. Chapter 5: Reaching net-zero emissions in the UK, sets out various recommendations, including for Heating in Buildings. In terms of Heating, currently less than 5% of energy used for heating homes and buildings comes from low-carbon sources. The report advises that to meet 'Further ambition options' (as required to help meet the 2050 target), there would need to be a 'roll-out of technologies such as heat pumps, hybrid heat pumps and district heating in conjunction with hydrogen, and new smart storage heating, combined with high levels of energy efficiency. New homes should not~~

¹⁵ <https://www.theccc.org.uk/publicationtype/0-report/01-net-zero-reports/>

~~be connected to the gas grid from 2025. By 2035 almost all replacement heating systems for existing homes must be low carbon or ready for hydrogen.'~~ The Government remains committed to net zero by 2050: this means that the total greenhouse gas emissions would be equal to the emissions removed from the atmosphere, with the aim of limiting global warming and resultant climate change. The Government's Climate Change Committee's latest progress report, Progress in reducing emissions – 2025 report to Parliament, identifies priorities such as effectively delivering the rapid expansion of the low-carbon electricity system, and scaling up heat pump deployment in existing buildings.

Planning Policy Context

- 8.3 The NPPF recognises the role that planning can make towards tackling climate change. Paragraph ~~152~~ 161 sets out that '~~The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.~~ The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.'
- Paragraph ~~156~~ 168 b) goes on to advise that Local planning authorities should ~~support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning~~ recognise that small-scale and community-led projects provide a valuable contribution to cutting greenhouse gas emissions.'
- 8.4 Local Plan for Lancaster District Part One: Strategic Policies and Land Allocations DPD ([climate emergency review](#)) Policy SP8: Protecting the Natural Environment notes that 'Lancaster district is not immune to the effects of Climate Change, in particular the associated risks from extreme weather events and increasing levels of rainfall.' ~~The Policy goes on to advise that 'the Council will also support opportunities to maximise energy efficiency.'~~
- 8.5 Local Plan for Lancaster District Part Two: ~~Review of the~~ Development Management DPD ([climate emergency review](#)) 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 '1. 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.'~~

Further detail is provided in Policies DM30a: Sustainable Design and Construction, DM30b: Sustainable Design and Construction - Water Efficiency and DM30c: Sustainable Design and Construction - Materials, Waste & Construction. Policy DM53: Renewable and Low Carbon Energy Generation sets out that community led schemes are encouraged and for all schemes it will be expected to allow for community investment where applicable.

8.6 Small scale community led renewable energy schemes can help to improve security of energy supply and often provide an income stream to support other community projects. Community energy projects have an emphasis on local engagement, local leadership and control and the local community benefiting collectively from the outcomes. Examples of community energy projects include:

- Community-owned renewable electricity installations such as solar photovoltaic (PV) panels, wind turbines or hydroelectric generation;
- Members of the community jointly switching to a renewable heat source such as a heat pump or biomass boiler;
- A community group supporting energy saving measures such as the installation of cavity wall or solid wall insulation;
- Working in partnership with the local Distribution Network Operator (DNO) to pilot smart technologies;
- Collective purchasing of heating oil for off gas-grid communities;
- Collective switching of electricity or gas suppliers.¹⁶

8.7 There are two commercial solar farms in the Parish, but further large-scale commercial schemes on greenfield sites may not be supported locally. The response to the Issues and Options consultation showed that there was support for community energy schemes, with 74% of respondents agreeing that the NDP should include such a policy. There were concerns about wind energy, viability / cost and potential adverse impacts on landscape and wildlife. However there were also a number of positive comments about different technologies and the advantages of collective purchasing.

8.8 NDP Policy ASNP6 Community Energy Schemes has been prepared to support suitable community led low carbon energy schemes in the Parish, subject to avoiding adverse impacts on local biodiversity and landscape character.

¹⁶ See **Community Energy** and **What is Community Energy?** A guide aimed at local groups who are interested in setting up a community energy project.

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

Policy ASNP6: Community Energy Schemes

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

- 8.9 A significant part of the Parish does not have a mains gas supply and therefore households have to rely upon oil and propane, together with electricity, for heating purposes. New build homes will be unlikely to be connected to gas supplies in the future. Therefore any new developments should be encouraged to use alternative low or zero carbon technologies for heat and power and to ensure suitable insulation is provided in line with the highest recommended technical standards.
- 8.10 Incorporating a sustainable design approach into new buildings and development supports greater energy and resource efficiency and reduces carbon emissions which are a major contributor towards climate change. Sustainable design, which can include solar panels, ground source heat pumps, air source heat pumps, improved insulation and climate resilience, can also support other environmental objectives such as protecting and enhancing local biodiversity and habitats and supporting wider social objectives such as enhancing health and wellbeing and addressing fuel poverty.
- 8.11 Overall development should be designed to be 'climate resilient', that is designed to be robust and to protect occupiers from extremes of heat and cold and other adverse weather conditions which are projected to become more frequent as a result of climate change.
- 8.12 The responses to the Issues and Options consultation showed that there was a high level of support for the NDP to include a policy which promotes sustainable design and climate resilience in any new development, with 92% of respondents agreeing with this approach.
- 8.13 The Aldcliffe with Stodday Code 2021 (Design Code 1) has been prepared to consider in more detail how new buildings and conversions of existing buildings can be made more energy efficient and sustainable. Policy ASNP7: Sustainable Design requires development to consider the Design Code and incorporate the key principles as a priority.
- 8.14 With regards to energy conservation and insulation it is recommended that, wherever possible and viable, any future developer seeks to reach the highest currently recognised government standards. These standards may change over time and it will be the developer's responsibility to understand what these

standards are. If a developer cannot reach the standards in respect of sustainability and energy with respect to Design Code 1 they should demonstrate why.

Policy ASNP7: Sustainable Design

New housing should be designed to reflect the guidelines for sustainability and energy and resource efficiency in the Aldcliffe with Stodday Design Code 2021 at Design Code 1 as set out at Appendix 4.

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

1. 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;
2. Solar, heat recovery, air source and ground source energy are encouraged where there is a minimal visual impact;
3. The orientation of buildings and roof pitches should incorporate passive solar design principles;
4. Use of re-used, reclaimed and recycled materials is encouraged, and where possible materials should be sourced from local suppliers;
5. Consideration should be given to the provision of high quality, accessible and attractive open spaces and land for food growing; and
6. External and accessible electric vehicle charging points should be provided.

- 8.15 In response to the Regulation 14 public consultation, a representation was submitted by United Utilities encouraging the inclusion of a new, separate policy on surface water drainage. This has been added to the NDP as a new Policy ASNP8 Surface Water Drainage.

Policy ASNP8: Surface Water Drainage

Surface water from new development must be managed through a Sustainable Drainage System (SuDS) in accordance with the following Surface Water Sustainable Drainage Hierarchy and should not increase pressure on existing wastewater and natural drainage systems.

- i. Re-use and reduce surface water run-off including measures such as rainwater harvesting and use of green walls and roofs,
- ii. Infiltration using surface components such as permeable surfaces, infiltration basins, swales and trenches, wetlands etc.

- iii. Attenuation above ground in ponds or water features for gradual release into infiltration features and if this is not possible to a water course,
- iv. Attenuate surface water via soakaways or storage in tanks or sealed water features for gradual release into infiltration features and if this is not possible a water course,
- v. In exceptional cases, controlled discharge to a sewer or other drainage system, via above ground attenuation, and if this is not possible underground attenuation.

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

The development should avoid all non-permeable surfaces and deliver a water management system which minimises surface water run-off and ensures that all surface water is addressed within the site boundary. Every option should be investigated before discharging surface water into a public sewerage network, in line with the Surface Water Sustainable Drainage Hierarchy.

~~9.0 Next Steps~~

~~9.1 The NDP will progress to a local referendum.~~

~~9.2 If there is a majority 'Yes' vote the NDP will be made (adopted) by Lancaster City Council and used to help determine planning applications in the Parish.~~

Monitoring and Review

Policy Number	Policy Title	Monitoring Process	Monitoring Data
Policy ASNP1	Conserving and Enhancing Local Biodiversity	Review of planning applications	The extent to which successful planning applications enhance local biodiversity (Target 10% net gain in biodiversity) by one or more measures set out in the Policy.
Policy ASNP2	Supporting Walking and Cycling	Review of planning applications	The number of planning applications which incorporate one or more measures set out in the Policy (Target 100%)
Policy ASNP3	Protecting and Enhancing Local Character and Landscape	Review of planning applications	Applications refused/approved on landscape grounds where policy ASNP3 of the Aldcliffe with Stodday Neighbourhood Plan is cited as a reason for decision.
Policy ASNP4	Promoting High Quality and Detailed Design	Review of planning applications	Applications refused/approved on design grounds where policy ASNP4 of the Aldcliffe with Stodday Neighbourhood Plan is cited as a reason for decision.
Policy ASNP4	Promoting High Quality and Detailed Design	Review of planning applications	The numbers of non-designated heritage assets applications refused/approved on heritage or design grounds where policy ASNP4 of the Aldcliffe with Stodday Neighbourhood Plan is cited as a reason for decision.
Policy ASNP5	Housing	Review of planning applications	Applications refused/approved on house type grounds where policy ASNP5 of the Aldcliffe with Stodday Neighbourhood Plan is cited as a reason for decision.
Policy ASNP5	Housing	Review of planning applications	Percentage of houses granted planning permission which are smaller 1-3 bedroom dwellings (Target 100%).
Policy ASNP6	Community Energy Schemes	Review of planning applications	The number of small-scale community-led renewable energy schemes in the parish.
Policy ASNP7	Sustainable Design	Review of planning applications	Applications refused/approved on sustainability grounds where Policy ASNP7 of the Aldcliffe with Stodday Neighbourhood Plan is cited as a reason for decision.

Policy Number	Policy Title	Monitoring Process	Monitoring Data
Policy ASNP7	Sustainable Design	Review of planning applications	The number of planning applications which incorporate three or more measures set out in the Policy (Target 100%)
All	All	Review of planning applications	Parish Council to consider all proposals against 'need, balance and infrastructure'.

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

Appendix 1: Extract from Ecological Survey, 2018 and 2019

The canal side

A two-stage ecological survey (winter 2018 and spring 2019)¹⁷ of the canal side recorded a wide range of trees, plants, birds and flowers. In the coppiced woodland near to East Lodge were Ash, Hazel, Beech, Horse Chestnut, Yew, Wild Cherry, Norway Maple and Sycamore. There were also shrubs - Holly, Bramble, Ivy and Dog rose and plants - Butterbur, Garlic Mustard, Spanish Bluebell, Germander Speedwell, Tufted Vetch Columbine, Common Dog Violet, Daisy, Wild Garlic, Wood Forget Me Not, Wood Avens, Cleavers and Native Bluebell.

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

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

¹⁷ Ecological survey for Aldcliffe-with-Stodday Parish Council (In area between Aldcliffe Hall East Lodge And the start of Deepcutting Bridge 94, Ashton Lane), Survey 1, (23/11/18), Survey 2, (20/05/19), by Stewart Hirst.

Appendix 2: Actions for the Parish Council and Community Aspirations

The Steering Group in preparing the plan has identified a number of Parish Council Actions and community aspirations in response to issues identified in relation to:

- Biodiversity Net Gain
- Promoting Walking and Cycling and
- Infrastructure Provision.

Biodiversity Net Gain

~~1. Working with parishioners to create a “hedgehog highway” in the parish.~~

~~2. 1.~~ To liaise with Lancaster City Council and local landowners to help identify sites ~~in the Parish where trees may be planted as part of Lancaster City Council's Million Trees Project.~~ and opportunities where biodiversity may be enhanced.

Promoting Walking and Cycling

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

Infrastructure Provision

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

Appendix 3: Listed Buildings

See Historic England¹⁸

EAST LODGE TO FORMER ALDCLIFFE HALL Designation Type: Listing Grade: II List UID: 1194966	
Name: 1-5, ALDCLIFFE VILLAGE Designation Type: Listing Grade: II List UID: 1298377 (Locally known as 'Aldcliffe Cottages')	
Name: LUNECLIFFE HALL Designation Type: Listing Grade: II List UID: 1194962	

¹⁸ <https://historicengland.org.uk/listing/the-list/>

Appendix 4: Extracts from Aldcliffe with Stodday Design Code

Introduction

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

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

2.2 Local Character Analysis

Lanes and Public Realm

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

Pattern and Layout of Buildings

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

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

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

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

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

Building Heights and Roofline

Both settlements are predominantly built up of two storey dwellings. There are also some examples of single storey dwellings and buildings with dormer windows making use of the roof space. The more historic parts of the parish comprise varied rooflines

with changes in roof orientation and type whereas the later developed areas tend to have a uniformity to the roof line.

Car Parking

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

Open Spaces & Landscape

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

Design Codes

Code 1: Sustainability & Energy

Any new housing for Aldcliffe with Stodday should mitigate its impact from the loss of countryside, wildlife and the natural environment and demonstrate that it is responding to climate change with the highest currently recognised government standards of insulation and energy conservation.

- Cavity wall and under floor insulation should avoid where possible heat loss through thermal bridging. Double or triple glazing, window and door draft sealing should reach Passivhaus standards wherever possible and viable. If a developer cannot reach these standards they should provide evidence to demonstrate why.
- All proposals must demonstrate sustainable surface drainage systems that will not unduly increase pressure on existing wastewater and natural drainage systems.
- Gardens and parking areas should have the majority of their area landscaped, with permeable surfacing used on hard landscaped areas to enable rainwater absorption and reduce the rate of run off caused by development.
- New development should provide suitable and safe storage for bicycles of sufficient size. For residential development at least one cycle storage facility or enclosure should be provided per bedroom. Covered and secure cycle storage units are preferred but where enclosures are open suitable racks or hoops should be provided.
- Solar, heat recovery, air source and ground source energy is encouraged in new development and should be designed to have a minimal visual impact on a development. Where technologies have a visual impact on sensitive areas (such as solar shingles and photovoltaic slates within or close to the setting of a heritage asset) they should be designed in from the start of the scheme. Designs should aim to conceal wiring and infrastructure and use carefully chosen slates or tiles on roofs to complement the solar panel materials.

Where groups of housing are proposed they should demonstrate energy efficient heating through a combined heat and power system.

- The orientation of buildings and roof pitches should incorporate passive solar design principles and allow for efficient solar energy collection. One of the main glazed elevations of future dwellings should therefore keep within 30° of south, when in keeping with the topography and clustering of existing buildings. Where it would be inappropriate for the main glazed elevation to be facing south or within 30 degrees of the this for the reason outlined above, every attempt should be made to design the roof so that is of this alignment to allow for the fitting of solar panels. This applies to all future dwellings whether solar panels are proposed or not to allow for retrospective implementation.
- New housing should demonstrate how rainwater and greywater will be stored and reused to reduce demand on mains supplies.

- The installation of water butts within new residential developments is encouraged to collect rainwater from roofs and reduce the overall rainwater run off impact of any development.
- Where existing buildings are being converted or extended every effort should be made to minimise the use of on-site energy.
- Whenever possible, developments should aim to re-use existing materials or procure reclaimed and recycled materials from local suppliers. Building materials made from construction and demolition waste are preferred to primary aggregates. Many types of construction waste can be used for these purposes including soil, asphalt, concrete, bricks and tiles. In conversion schemes roof tiles and slates should be carefully stored and re-used. In addition, priority should be given to materials that can be deconstructed and re-used at the end of the building's usable life.
- Trees should be retained and/or planted on development plots. All tree planting should be native species in order to promote biodiversity.
- Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species.
- The adoption of swift bricks, bat and owl boxes are encouraged to help provide nesting and roosting spaces for bats and birds.
- The use of green roofs and/or living walls is encouraged.

These can assist with insulation and summer cooling requirements. They can also be readily integrated with solar systems and have even been shown to increase the efficiency of PV cells on hot summer days.

- Open spaces should be located within walking distance of residential areas and linked through a series of green networks or corridors. Such linkages support a Green Infrastructure approach to development, allowing wildlife to move along corridors to access foraging opportunities and habitats and people to access a range of different recreational facilities.

Where a proposal falls short of these sustainable measures it must be explained why and what compensatory measures are being offered.

Code 2: Roads and Access

- Roads must be designed to an adoptable standard and meet technical highways requirements. Roads should be designed as spaces for all and incorporate the needs of pedestrians and cyclists.
- Highways should be future proofed with conduits installed for the retrograde fitting of services without the road surface being disrupted.
- New roads, should any be built, should tend to be linear with gentle meandering - providing interest and evolving views.
- Routes should be laid out in a permeable pattern allowing for multiple connections and choice of routes, particularly on foot.
- Any cul-de-sacs should be relatively short (maximum 60m - see Figure 29) like a farmstead courtyard, and include provision for onward pedestrian links.

- Estate-like developments with impermeable looped access routes and multiple cul-de-sacs branching off will not be appropriate in the parish (see Figure 28).
- Pedestrian paths should be included in new developments and be integrated with existing pedestrian routes and where possible be adopted as a Public Right of Way to avoid inaccessible private pathways.
- High level street lighting should be kept to a minimum to reduce light pollution on the surrounding landscape. Where street lighting is proposed it should use LED lights and have fully shielded fixtures that emit no light upward.

Code 3: Gateway and Access Features

- Future development should seek to aid legibility and maintain a distinctive sense of place. In order to achieve this, design proposals should look to include feature elements at key gateways / arrival points. These features should take reference from the existing context, but could include: the use of feature tree planting (figure 31); positioning of buildings on key corners (figure 30), creating a pinch point in the building line (figure 32); and orientating the gable end of buildings to face onto the street.
- The feature buildings or built elements should be prominent and emphasise local character. This could mean larger houses in local materials with emphasis on the design of chimneys and fenestration, as well as well laid and cared for landscape.

Code 4: Green Spaces, Views and Character

- Development adjoining open spaces and important gaps should enhance the character of these spaces by either providing a positive interface (i.e. properties facing onto them to improve natural surveillance) or a soft landscaped edge (See Figure 37).
- Development should not negatively impact on any important views (See Figure 39). The topography should be carefully considered when any new buildings are being placed.
- Any trees or woodland lost to new development must be replaced. There should be a non-negative impact on biodiversity from a new development and a biodiversity net gain of 10% should be aimed for.
- The spacing of new development should reflect the rural character and allow for long distance views of the countryside from the public realm. Trees and landscaping should be incorporated in the design.
- The existing quiet and peaceful atmosphere of Aldcliffe and Stodday should be preserved. Future development should respond to the rural character of the settlements and retain the existing levels of privacy by including hedgerow and tree screening.
- The degree of separation between the settlements and built up areas must be retained to avoid coalescence (see Figure 38).

- Landscape schemes should be designed and integrated with the open fields that currently border the settlements.
- Native trees and shrubs should be used to reinforce the rural character of the village.

Code 5: Pattern and Layout

- The existing rural character must be appreciated when contemplating new development, whatever its size or purpose.
- The layout of new development should look to arrange properties in small clusters. In keeping with the existing character, differentiation materiality, building line and orientation of properties should be designed to provide a rich variety in the streetscene, whilst maintaining a cohesive identity.
- Boundaries such as walls or hedgerows, whichever is appropriate to the street, should enclose and define each street along the back edge of the highway, adhering to a consistent property line for each development group.
- Properties should provide rear gardens that are at least 10m deep and front gardens at a depth of at least 3m.
- Any new development proposed adjacent to the surrounding open landscape should be of a lower density than the main settlement areas to allow it to blend more sensitively with the rural context.

Code 6: Building Line

- In order to provide overlooking and natural surveillance buildings should generally position their main façade and entrance facing the street where this is in keeping with local character. In some instances (courtyard arrangements and key gateways) it may be appropriate to orientate the gable end of the building on to the street, however this gable end must include windows facing on to the street.
- The building line should have variations in the form of recesses and protrusions to create visual interest, but will generally form a unified whole (as shown in Figure 44).
- Buildings should be designed to ensure that roads and/ or public spaces have good levels of natural surveillance from buildings. This can be ensured by placing ground floor habitable rooms and upper floor windows facing the street.
- In order to accommodate parking buildings should be set back behind front gardens where this is characteristic of the area. Where parking is to be provided to the front of the property a minimum set back of 6m should be provided.

Where parking is provided to the side a minimum set back of 3m should be provided.

Code 7 Boundary Treatments

- Should there be any new development in the parish it may be appropriate to include a front boundary wall or gate. This is characteristic of many properties within Aldcliffe with Stodday.
- Boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate to the rural character of the area. The use of either panel fencing or metal or concrete walls in these publicly visible boundaries should be avoided.
- Boundary treatments to the front of properties should not impair natural surveillance and therefore should not exceed 1.8m.
- In the case of infill development it is important to ensure continuity and adherence to the existing character of the street. Therefore, boundary treatments should look to continue the height and materiality of those boundaries used in the adjacent properties (See Figure 47).
- It will be necessary to provide on-plot waste storage. This will need to be integrated as part of the overall design of the property and potentially incorporated within the boundary treatment. Landscaping could also be used to minimise the visual impact of bins and recycling containers.

Code 8: Building Heights/ Roofline

Creating a good variety in the roof line is a significant element of designing attractive places. The following elements serve as guidelines in achieving a good variety of roofs:

- The scale of the roof should always be in proportion with the dimensions of the building itself;
- Monotonous building elevations should be avoided, therefore subtle changes in roofline should be ensured during the design process;
- Buildings should be up to 2 storeys high and can provide an additional storey in the roof/loft space using dormer and gable end windows (See Figures 48 & 49);
- Local traditional roof detailing elements should be considered and implemented where possible in cases of new development;
- Dormers can be used as design elements to add variety and interest to roofs.
- Positioning of buildings should be such that roof lines add to the interest of the landscape and the long views, rather than distract or obscure the views.

Code 9: Materials and Building Details

The materials and architectural detailing used throughout Aldcliffe with Stodday contribute to the rural character of the area and the local vernacular. It is therefore important that the materials used in any proposed development are of a high quality and reinforce local distinctiveness. Any future development proposals should

demonstrate that the palette of materials has been selected based on an understanding of the surrounding built environment.

Where there is a conflict between sensitivity to local context and reflecting traditional designs, and using more innovative, energy efficient technologies, the priority will be the need to address sustainability so that buildings maximise resource efficiency and minimise carbon emissions in line with Government targets.

This section includes examples of building details that contribute to the local vernacular of Aldcliffe and Stodday which should be used to inform future development. Page 31 provides a material palette that will be appropriate for future development.

Code 10: Parking

- Success in parking design relies on careful detailing, lighting and landscaping. In all cases, new development should adopt 'Secured by Design' principles and consider 'Manual for Streets' guidance where appropriate.
- There are a number of streets which currently depend on on-street parking due to the short set back of the building line and terraced nature of the buildings. Due to the narrow width of the streets this can cause conflict between pedestrians and cars. Therefore, future development should provide car parking on plot in a mixture of driveways and garages (See Figure 54).
- Rear parking courtyards should only be considered when all other options have been exhausted and where there are highway constraints. Where residential courtyard parking is considered to be absolutely necessary it should: be provided for no more than six to ten dwellings; be within 20m of an entrance to the property; be provided with a direct pedestrian route to every appropriate property entrance; offer residents full view of their vehicle from lower and upper floor windows; be designed to encourage natural surveillance; be well lit and appropriately landscaped; and have an agreed maintenance and management schedule.
- When placing parking at the front, the area should be designed to minimise visual impact and to blend with the existing streetscape and materials. Front gardens should be a minimum depth of 6m if it is intended for a car to be parked directly in front of a dwelling. The aim is to keep a sense of enclosure and to break the potential of a continuous area of car parking in front of the dwellings by means of walls, hedging, planting, and use of differentiated quality paving materials (See figure 53).
- If parking is to be provided to the side of a dwelling the space provided should be a minimum of 5m in depth to allow vehicles to park behind the frontage line and reduce the visual impact on the street.

Code 11: Highlighting Special Places

- In order to highlight the significance or potential historical importance of a particular area, it will be necessary to demonstrate a specific change in the quality of public realm and building materials. In these areas materials should include natural stone (sandstone and limestone) which should be locally sourced where possible.
- High quality stone, gravel, granite, and bricks should be used to provide durable and attractive hard surface throughout the public realm.
- As demonstrated on Aldcliffe Hall Drive avenue planting of trees along the route can assist in highlighting the importance of the space.

Code 12: Traditional Architecture

The gradual evolution of the parish over the centuries has resulted in an organic character to development. The majority of the buildings have their own individuality resulting from variations in construction materials, height, the pattern of openings, and detailing.

Properties in both Aldcliffe and Stodday have broken roof lines with hips and gables, mock woodwork contrasting with plaster and render above stone walls with stone quoins.

Future buildings should be predominantly 2 storeys and include changes in roof height and the presence of chimneys to contribute to the visual interest of the historic hamlets (See figure 59).

Code 13: Sensitive Conversions

Within the parish there are a few examples of the successful conversion of agricultural buildings in to residential use.

These buildings create the opportunity to provide large single dwellings or can be split into a series of smaller dwellings (See figure 63). Contemporary interpretations of farmstead styles of development could be a positive way to introduce new development to the parish that both responds to the local character as well as meeting the local demand for smaller dwellings.

- Any conversion should look to preserve and enhance existing heritage features, to maintain the integrity of the original building.
- Any new openings should be positioned carefully to maintain the character and balance of the building and reflect the existing design through use of complementary materials and finishes.
- Design the area around the building to the same standard as the changes to the building itself. Consider the existing character, the defining features of the local landscape, and any views into the site.

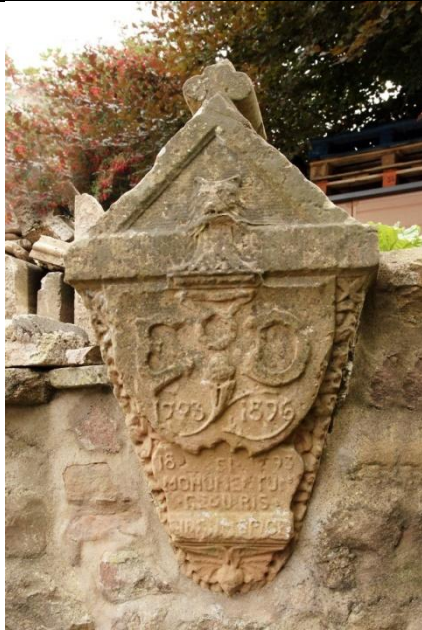
Appendix 5: Non designated Heritage Assets

Parish of Aldcliffe with Stodday Non designated Heritage Assets

Ref	Name and Address of Property	Reason for Inclusion	Description	Photograph(s)
1	Inverlune, Aldcliffe Road Aldcliffe	Architectural significance, associated with a prominent local architect.	Inverlune's significance is described in several books on local architecture. It is a large country house designed by C B Pearson in 1910 and is this much acclaimed architect's first major built work and is a well preserved example of an Arts and Crafts style residence, the design of which is thought to be influenced by two houses in the Lake District (Broad Leys and Moor Crag) <i>A delightful half timbered tower with open top floor on the south façade took advantage of the magnificent unobstructed views ...</i>¹⁹	 Entrance doorway to 'Inver Lune'  Threequarter view from West of South elevation of 'Inver Lune'

¹⁹ Extract from THE ARCHITECTURE OF MICHAEL PEARSON ISBN 978 1 906155 73 5

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

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

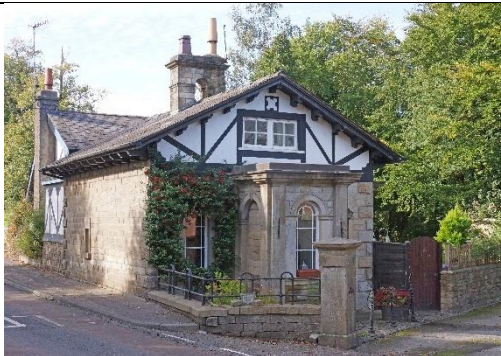
			stone is now in the garden of Melrose.	
7	East Lodge Railings Aldcliffe	Historical significance contributing to the “collective memory “ of the area	These railings are on the opposite side of Aldcliffe Hall Drive to the Grade II listed East Lodge. They are now all that remain of the entrance to the drive leading to the now demolished Aldcliffe Hall	
8	Ivy Cottage Aldcliffe Hall Lane Aldcliffe	Historical significance contributing to the “collective memory “ of the area	Parts of Ivy Cottage served as both a gardener’s cottage and a laundry house to the now demolished Aldcliffe Hall, owned by the Dawson family., and contributes to the “collective memory” of the area. The site of the cottage can be seen on an 1851 map of the Parish.	
9 and 10	Rowallen House and Briar Cote Stodday	Architectural significance associated with the pioneering technique of the use of shuttered concrete in construction.	Local stone which had been used for most of the estate buildings was very porous and suffered from penetrating damp and had to be cement rendered to obviate the problem. Poured concrete was turned to as a substitute. These properties were built in 1881	 Detail of Stodday terrace embellishments showing Dawson initials & dated 18
11	Grange Farm Stodday	Architectural significance associated with the pioneering technique of the use of shuttered concrete in construction.	Local stone which had been used for most of the estate buildings was very porous and suffered from penetrating damp and had to be cement rendered to obviate the problem. Poured concrete was turned to as a substitute. This property was built in 1878 and was the first	 Grange Farm Stodday

			concrete dwelling erected by E.B.Dawson. The view of the front door is a perfect example of a pseudo Ashlar stone technique. In the 1800s Ashlar stone and stonework was considered to be the epitome of elegance for the front of a house.	 Grange Farm Medallion & pseudo Ashlar stonework
12	Walnut Bank Stodday	Historical Interest, associated with local notable family. Outline of the building is shown on early OS Maps.	Walnut Lodge was built in 1837 by a Dr Lawson Whalley, a major landowner, prominent Quaker and doctor in Lancaster. Dr Whalley is best known for his outstanding contribution to combating the 1832 cholera epidemic in Lancaster. This is a fine example of a late Georgian/early Victorian gentleman's residence. Although Dr Whalley also owned Stodday Lodge (now Lunecliffe Hall), Walnut Lodge was his residence. Following Dr Whalley's death, Walnut Lodge was sold by auction on 5th October 1841. This part of Dr Whalley's estate was bought by Robert Bousefield, through whose elder daughter it descended to Edward Bousefield (E.B.) Dawson. Two of E.B. Dawson's sisters lived at Walnut Bank. From 1921 until her death in 1954 Walnut Bank was the home of Anne Geddes Gilchrist. Anne was a British Folk	

			Song collector and her expertise was acknowledged was by Cecil Sharp and John Masefield. She was awarded an OBE in 1948 for her services to folk song and dance.	
13	Walnut Bank Lodge Stodday	Architectural significance. associated with the pioneering technique of the use of shuttered concrete in construction	Walnut Bank Lodge was built by the Dawsons, pioneers in concrete construction, as the lodge to Walnut Bank. It has the letter D above the door with the date of construction, 1889. The ground floor is masonry construction comprising coursed cream sandstone with pink sandstone quoins and mullions. The outer skin of the upper floor is a Tudor style traditional timber frame with oriel windows. The infill panels between the timbers are concrete, either precast or cast in-situ. The inner skin is plastered masonry.	
14	Whams Field Stodday Grid Ref SD465587	Archaeological significance relating to past human activity in the area.	The field is an example of an early ridge and furrow field pattern, typical of the open field system.	
15	Old Snuff Mill Stodday	Historical Significance.- industrial historical significance with links to Lancaster Canal construction and Sunderland Point and Lancaster as a port. It appears	The property now known as the "Old Snuff Mill" was originally a corn mill known as Stodday Mill. There are references to it dating as early as 1202, although indentures from 1688 onwards give a more detailed insight to its occupancy and purpose. In 1688 it was leased to Robert	 Old Snuff Mill near Stodday

		on early maps as well as 1 st edition OS maps	Lawson who had business interests at Sunderland Point. It is possible, in the 1750's the mill was turned over to paper production as there is a lease between Robert Lawson, the younger, of Lancaster and William Bonnet of Lancaster, stationer. A mill at Stoddow was insured by Richard Crompton, a paper maker in 1753. In 1793 the lease was signed over to the "Proprietors of the Lancaster Canal" at an agreed price of £630. It is presumed that this was for water supply. The Mill features on a Yates map of 1786, but by the maps of 1841 is labelled as "old mill, old mill race and old mill dam", confirming it is no longer a working mill. Although significantly renovated in 1980's from a ruinous state, salmon pink stones demarcating a mill can still be spotted amongst the stone work.	
16	School House Stodday	Historical significance associated with local notable person and community significance	The School House was built (c1840) originally as a Sunday/evening school by the Dawson family who owned much of Stodday in Victorian times.	 School House Stodday

				
				School House medallion
17	Victorian wall post box Stodday	Historical Significance	Historic England are committed to the conservation of the historic character and diversity of post boxes.	
18	Village Well Stodday	Historical Significance and community interest	The well in Stodday is still operational although the current pump is a more modern replacement. The spring is in sand and gravel within the boulder clay of the drumlin.	
19	Arna Wood Farmhouse	Historical Significance	The farmhouse is an unusual combination of two buildings joined longitudinally. The front portion is rendered, the rear is in coursed stone	
				Arna Wood farm showing cement rendering to prevent water penetration into porous local stone

20	Limestone Wall Capping, Stodday	Architectural Significance with aesthetic interest	Some of the walls in Stodday are capped by water worn limestone pieces. This limestone would have been brought from Silverdale lands owned by the Dawson family.	 Looking North towards Walnut Bank Lodge Wall to left is capped by water worn Limestone pieces from Silverdale lands owned by Dawson family
21	Luncliffe Lodge	Historical significance contributing to the “collective memory” of the area.	Luncliffe Lodge was the gatehouse to Luncliffe Hall and was built in the 18 th century. It is built of sandstone like the hall. The house was constructed as a small two-bedroom cottage, with a kitchen and living room. The Lodge was restored and extended in the 1970s. The restoration maintained some original features such as wooden beams, the sandstone porch with its patterned floor and arched sash windows. The upper part of the front elevation is in the mock Tudor revival style. The tall sandstone gate posts still stand next to the house together with the original wall with wrought iron rails on either side.	
22	Arna Wood Barns	Architectural and historical significance contributing to the “collective memory” of the area.	The barns were built in the 18 th century and have now been converted to residential use.	

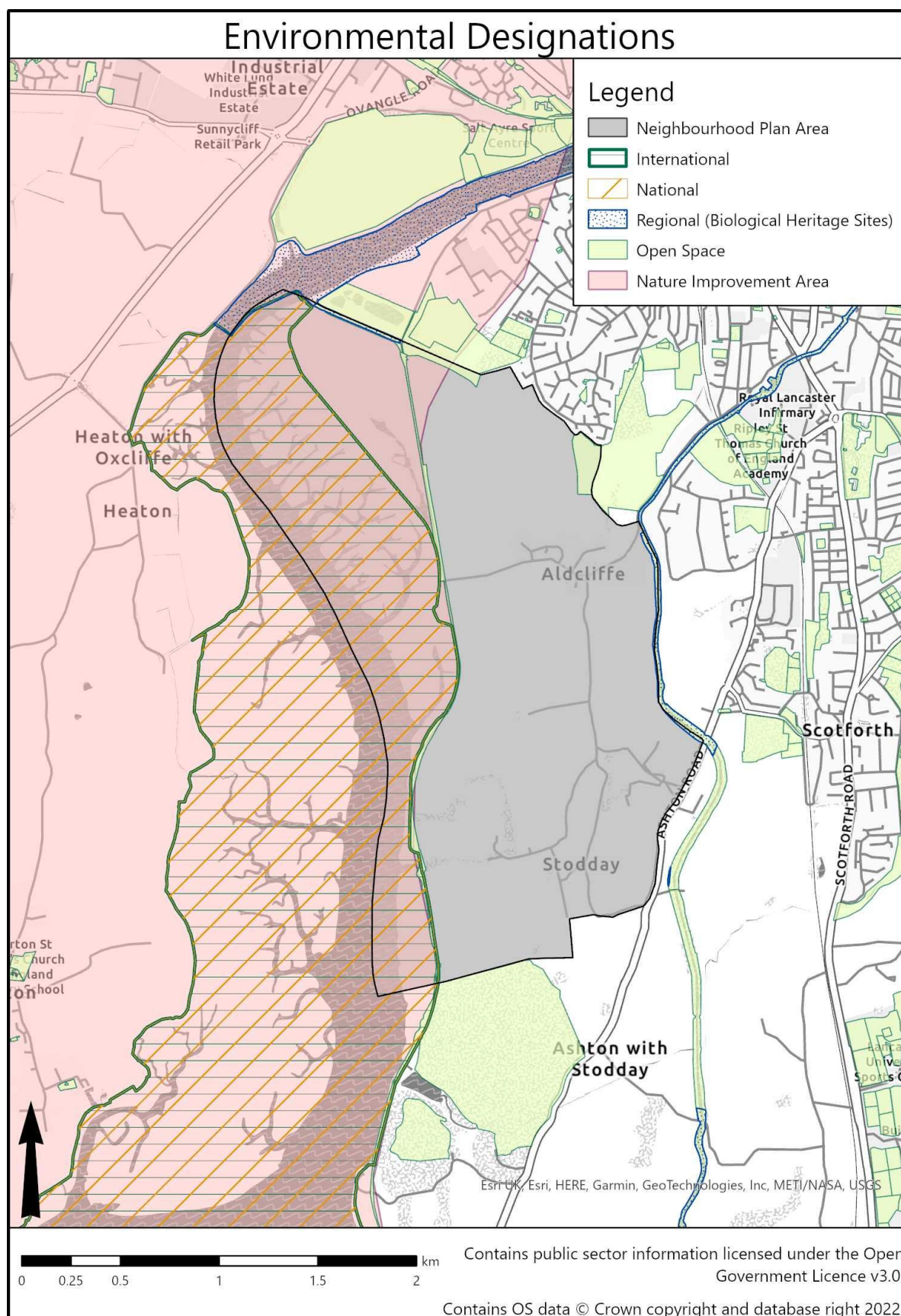
23	Wilson House	Historical significance contributing to the “collective memory of the area and architectural significance associated with a prominent local architect	Wilson House is significant for its historic and architectural interest as a late rural 19th century police station. Wilson House is dated 1889 and was built as a small police station (and accommodation for a police officer) by Lancaster architect Edward Dawson.	
24	Deep Cutting Farm	Historical significance contributing to the “collective memory” of the area	The farmhouse with attached barn and workers’ cottages was possibly built in the 18 th century. They are a prominent and characterful group built in the local vernacular style and have now been converted to residential use.	

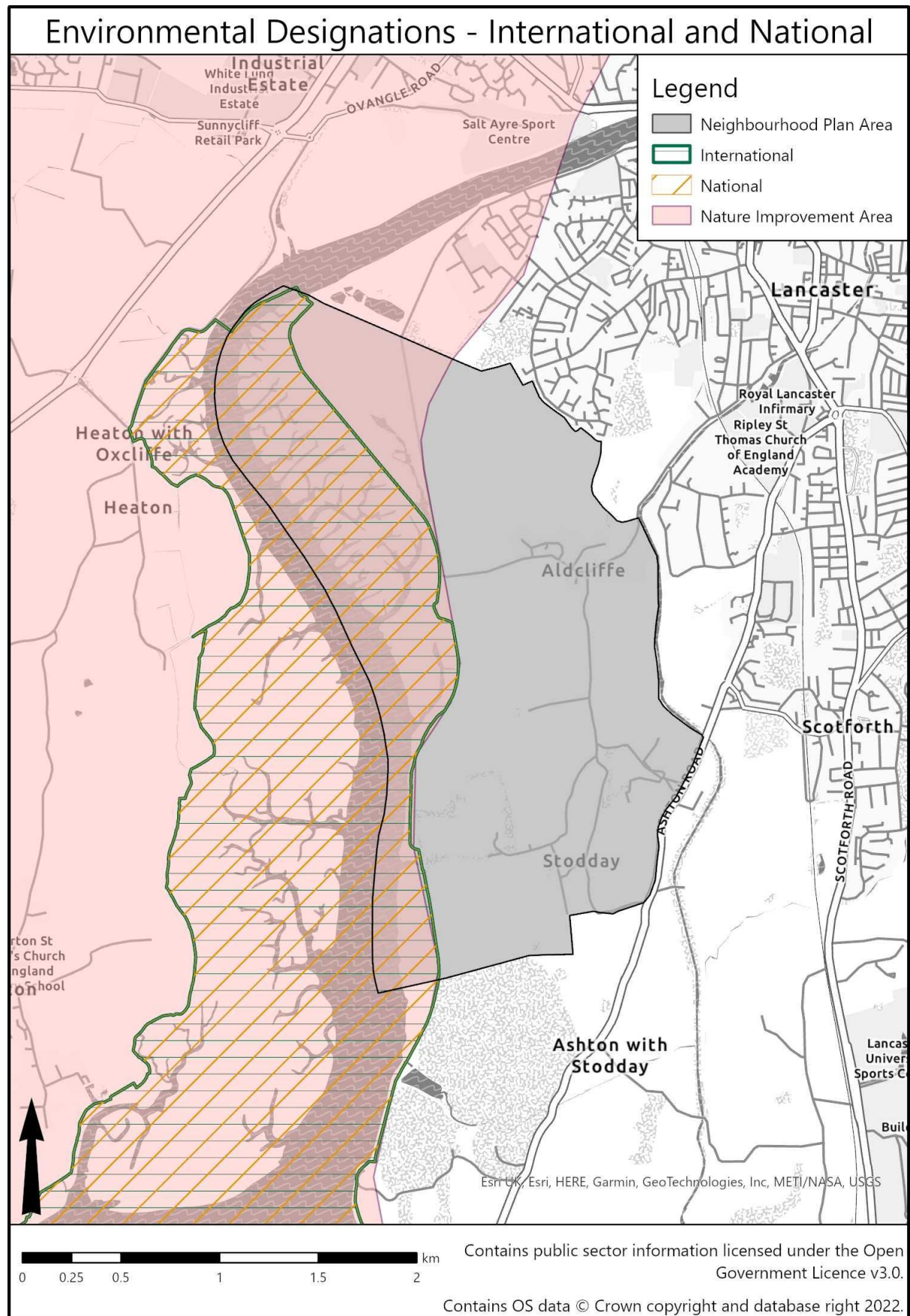
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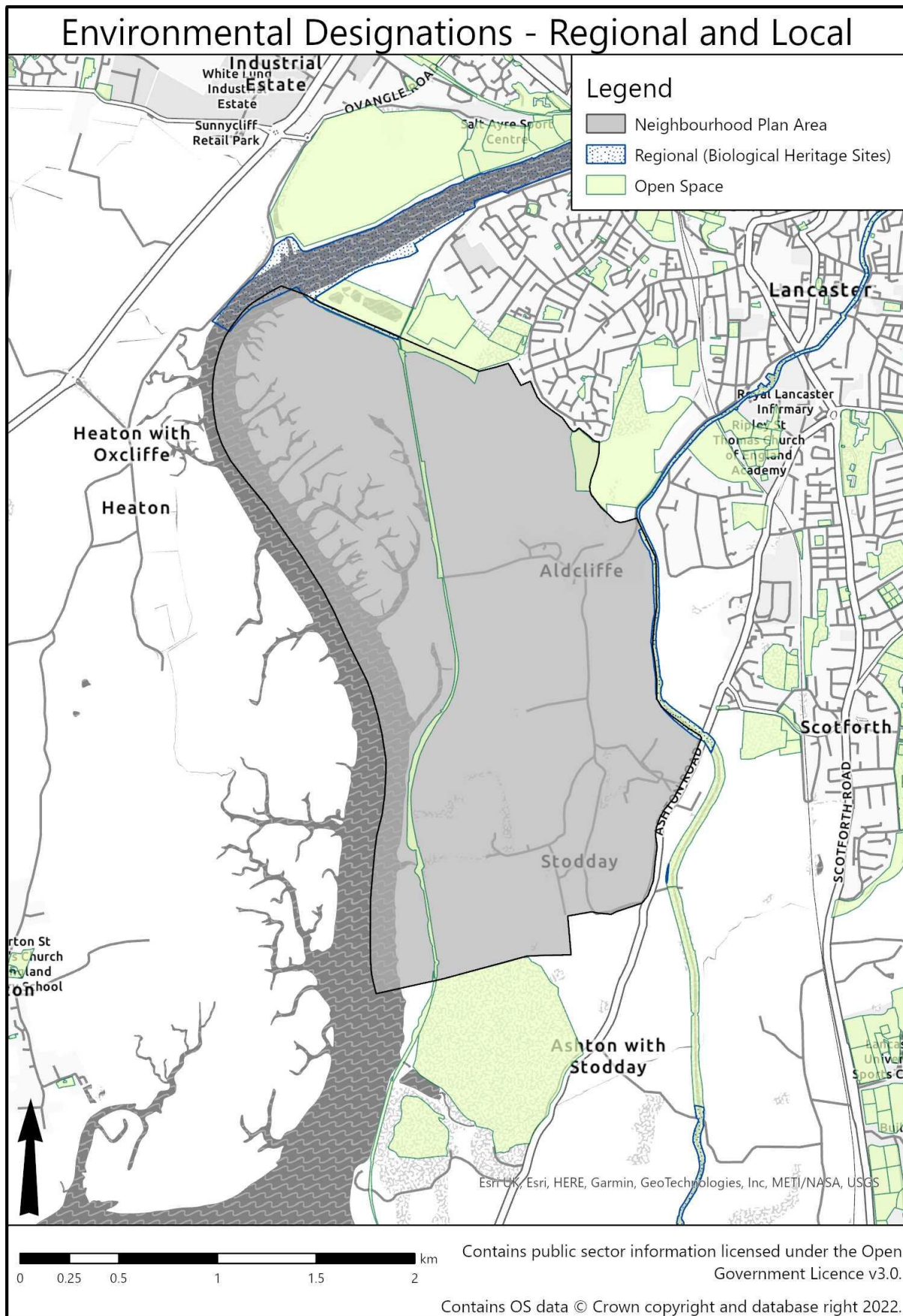
Review Date June 2023, following the local elections, and thereafter a review will take place every four years following the local elections.

Reviewed in October 2025 and updated.

Appendix 6: Maps showing Environmental Designations









Aldcliffe with Stodday Parish Council