

**Aldcliffe with Stodday NDP
2022 - 2031
Review**

Statement of Modifications



Aldcliffe with Stodday Parish Council
With assistance from

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1.0 Introduction and Background

1. Aldcliffe with Stodday Neighbourhood Development Plan (ASNDP) was prepared over several years from 2019 to 2022 and following a successful referendum was made (adopted) by Lancaster City Council on 28th September 2022. The NDP sets out a range of planning policies which are locally relevant, and which reflect residents' and stakeholders' priorities to protect and enhance the beautiful and internationally important environment of the Parish.
2. Following the adoption of ASNDP Lancaster City Council undertook a partial review of the adopted Local Plan. The Strategic Policies & Land Allocations (climate emergency review) DPD and Local Plan Part Two: Development Management (climate emergency review) DPD were adopted by the City Council on 22nd January 2025. Lancaster City Council has commenced work on a new Lancaster District Local Plan for 2028/29-2042/43 but this is at an early stage (STAGE 1: Scoping and Early Participation Stage). The NPPF was updated in December 2024.
3. In 2025 Aldcliffe with Stodday Parish Council decided to review ASNDP. The first part of the review comprised 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 (see Appendix 1). The Parish Council concluded that the Plan's policies were being used effectively to help determine planning applications in the neighbourhood area / parish and there was no need to update or revise ASNDP planning policies at the current time.
4. However, the Parish Council decided that it would be appropriate to take the opportunity to update the supporting text, to correct some minor errors which were identified and to amend references to national and strategic planning policies so that the ASNDP refers to the most up to date versions.
5. The proposed changes were reviewed by officers at Lancaster City Council and approved by Aldcliffe with Stodday Parish Council for informal consultation. This was carried out from the middle of January 2026 until the end of February 2026. All parishioners were notified of the consultation by newsletter which was hand delivered to every property. This contained information about the proposed changes to the Plan and advised that the Modified Plan could be viewed on the Parish Council's website. There were no responses from parishioners and just from 4 from statutory consultation bodies: United Utilities, Historic England, Natural England and Environment Agency who suggested a minor word change to Appendix 2 Biodiversity Net Gain. This was to change '...**when** biodiversity **may** be enhanced' to '...**where** biodiversity **can** be enhanced'. This minor change was subsequently made to the final version of the Modified plan.

2.0 Modifications to ASNDP

1. Planning Practice Guidance for neighbourhood planning sets out the different levels of review to update a neighbourhood plan¹:

'Updating a neighbourhood plan

In what ways can a neighbourhood plan or order be changed?

There are 3 types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:

- *Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.*
- *Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.*
- *Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.'*

Paragraph: 106 Reference ID: 41-106-20190509
Revision date: 09 05 2019

2. The modifications to ASNDP are considered to be minor (non-material) as they comprise updates to references to national and strategic planning policies and changes to factual, background information relating to the local context, parish council actions and community aspirations.
3. No changes have been made to the planning policies in ASNDP.
4. These modifications are summarised in Table 1 below, with reasons for the changes.

Table 1: Summary of Modifications with Reasons for Changes

Part of ASNDP	Summary of Minor Modifications	Reasons for Change
Foreword	The supporting text has been updated to refer to the referendum and adoption of	To provide factual updates.

¹ <https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan>

Part of ASNDP	Summary of Minor Modifications	Reasons for Change
	ASNDP, and to introduce the review process.	
1.0 What is a Neighbourhood Development Plan?	The supporting text has been updated to refer to the Local Plan climate emergency review and NPPF (Dec 2024). Text referring to the next step as a referendum has been deleted.	To provide factual updates relating to the strategic and national planning policy context and to delete out of date text relating to a proposed referendum (as this is no longer relevant).
3.0 A Portrait of Aldcliffe with Stodday Parish	References to the adopted Local Plan policies have been updated. The supporting text has been updated to refer to a travellers' site in the neighbourhood area and changes to local bus services.	To refer to the most up to date adopted Local Plan and to update factual information relating to the local context for ASNDP.
5.0 Balancing Conservation and Accessibility	References to the policies in the adopted Local Plan and NPPF have been updated. It is noted that the Parish Council has nominated land between Aldcliffe Cutting and Deep Cutting for designation as a Local Green Space in the new Local Plan. It is noted that the Lune Estuary Path also forms part of the Bay Cycle Way. A factual update has been made with regard to Snuff Mill Lane being a PROW.	To refer to the most up to date adopted Local Plan and NPPF. To provide a factual update about an important local area for wildlife being nominated for Local Green Space designation. To provide a factual update about an important cycle path. To provide a factual update relating to a local lane.
6.0 Landscape and Built Character	The description of East Lodge to Aldcliffe Hall has been amended. Text has been amended to refer to additional nominated NDHAs added as part of review process. References to the policies in the adopted Local Plan and NPPF have been updated.	To provide factual updates relating to local context and to refer to most up to date adopted Local Plan and NPPF.
7.0 Housing and Community Infrastructure	References to the policies in the adopted Local Plan and NPPF have been updated. References to recent planning applications for housing have been updated. Factual information has been added relating to the recreational use of Snuff Mill Lane and recent improvements. New photos added.	To refer to most up to date adopted Local Plan and NPPF and to provide factual updates relating to improvements to a local lane and recreational use.

Part of ASNDP	Summary of Minor Modifications	Reasons for Change
8.0 Climate Change and Sustainability	References to national government policy on net zero, the adopted Local Plan and NPPF have been updated.	To refer to most up to date adopted Local Plan and NPPF and other relevant government policy.
9.0 Next Steps	The section has been deleted.	Not relevant to modified plan.
Appendix 2: Actions for the Parish Council and Community Aspirations	Minor updates made, including a wording change in relation to BNG recommended by Environment Agency so that sites and opportunities may be identified <u>where</u> biodiversity may be enhanced.	To ensure section remains up to date with latest information.
Appendix 3: Listed Buildings	New photographs added.	To provide illustrations of the buildings for editorial reasons.
Appendix 5: Non designated Heritage Assets	Further information has been added to Walnut Bank Stodday. Additional assets are identified and described.	To ensure section remains up to date with the latest information about NdHAs.

5. A version of the modified ASNDP showing all changes and a 'clean version' are published on the Parish Council website: <https://aldcliffewithstoddaypc.org/neighbourhood-plan/> The changes were approved by Aldcliffe with Stodday Parish Council.

3.0 Conclusion

1. Aldcliffe with Stodday Parish Council has updated Aldcliffe with Stodday Neighbourhood Development Plan. The modifications are considered to be minor (non-material) as they comprise correcting factual errors and updating references to national and Lancaster City Council's planning policies.
2. Aldcliffe with Stodday Parish Council requests that Lancaster City Council considers the proposed modifications, so that the updated, Modified Plan may be used in the determination of planning applications in the neighbourhood plan area.

Appendix 1 – Monitoring and Review

Policy Number	Policy Title	Monitoring Process	Monitoring Data and Parish Council Consideration for NDP Review 2025	Planning Applications
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. Parish Council Consideration Policy ASNP1 has been used in the determination of planning applications. A landscaping scheme for a traveller's site was considered to provide a biodiversity enhancement. A proposal for a farm building was considered are likely to have a negligible impact on BNG. The Policy has been cited as a reason for refusal for 2 planning applications.	<u>23/01140/FUL Travellers site Permitted</u> ASNP1 (Conserving and Enhancing Local Biodiversity) referred to in officer's report. <i>'Whilst the application was validated prior to the mandatory legal requirement to deliver biodiversity net gain (BNG), the implementation of the proposed additional landscaping and planting will enhance the biodiversity of the site.'</i> <i>'It is considered that the proposed planting would serve to soften the site and provide a biodiversity enhancement and implementation of the submitted landscape details could be conditioned in the event of an approval.'</i> Condition 8: Implementation of Landscape Plan Within first planting season following construction. <u>23//01271/Ful Farm building at Arna Wodd Farm Permitted</u> Policy ASNP1 noted in report. <i>'The application has been submitted with a Shadow Habitats Regulations Assessment</i>

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				<i>(HRA) to screen and assess any impacts of the development on the designated sites. The HRA outlined that the proposal had the potential to cause indirect disturbance to birds using functionally linked land. However, the report concluded that the surrounding lands are unlikely to be used for wintering or nesting birds as the surrounding solar farm makes it unsuitable for use. Combined with the limited scale of development, any disturbance associated with the proposal would be short time and negligible. As no impacts have been identified there was no need for mitigation or to proceed with an appropriate assessment. Natural England were consulted on the application and raised no objection.'</i> <u>23/01232/FUL Extension Wilson House Refused</u> <i>'In addition, insufficient information has been provided in respect of bats and as such the submission does not accord with Policy DM44 (The Protection and Enhancement of Biodiversity), Policy ASNP1 (Conserving and Enhancing Local Biodiversity) of the Aldcliffe with Stodday NP and Section 15 (Conserving</i>

Policy Number	Policy Title	Monitoring Process	Monitoring Data and Parish Council Consideration for NDP Review 2025	Planning Applications
				<i>and enhancing the natural environment) of the National Planning Policy Framework. As such, the proposal is recommended for refusal.'</i> <u>24/00638/FUL Installation of gates at East Lodge Refused (Appeal pending)</u> <i>'Overall, the proposal would potentially adversely harm the long-term health and stability of the protected trees, contrary to Policies ASNP1, ASNP3</i> <i>Policy ASNP1 requires development proposal to conserve and enhance biodiversity, avoiding impacts on wildlife and natural environment and aim to achieve a biodiversity bet gain of 10% minimum.</i> <i>Overall, insufficient information has been submitted to determine the impact of the proposal upon ecology and ensure that it secures biodiversity net gain.'</i>
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%) Parish Council Consideration	<u>23/01140/FUL Travellers site Permitted</u> Policy ASNP2 (Supporting Walking and Cycling) referred to in officer's report. <i>'It is considered that a refusal on Highways grounds could not be substantiated on the lack of the requested information as it was</i>

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			The measures have not been included in any planning applications. Policy ASP2 was cited as a reason for refusal in a planning application for gates.	<i>not a matter raised in relation to the last application. It is evident on site that visibility on exiting the access is acceptable and the turning of touring caravans within the site can be accommodated.'</i> Condition 6: Highways operation plan Prior to further movements of mobile homes being brought to or from the site. <u>24/00638/FUL Installation of gates at East Lodge Refused (Appeal pending)</u> <i>'Policy ASP2 requires development to incorporate measures to promote sustainable travel enhancing cyclist and pedestrian safety. Overall, whilst the proposal is acceptable in terms of impact on the adopted highway network and can be made acceptable in terms of emergency vehicle access, the proposal would have an adverse impact on the existing cycle network and cycle users and is not justified from a safety point of view. It is, therefore, considered to be contrary to Policies ASP2'</i>

Policy Number	Policy Title	Monitoring Process	Monitoring Data and Parish Council Consideration for NDP Review 2025	Planning Applications
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. Parish Council Consideration The policy is being used to help determine planning applications. An application for 7 houses was withdrawn after it was recommended for refusal with reasons including Policy ASNP3. The policy was used as reason for refusal in an application for fencing. The policy was referred to in the officer's report for a proposal for a travellers' site, but landscape and design impacts were weighed against other considerations and the application permitted. Policy ASNP3 was referred to in a decision for a farm building.	<u>23/00567/OUT 7 houses on Accommodation Field. (Application withdrawn.)</u> Policy referred to in reason for recommended refusal. <i>'1. By reason of the sites elevated profile and position to the south of the existing settlement along Aldcliffe Hall Lane, the proposal will appear as an overly prominent and obtrusive spur of development extending into the open countryside and conflicting with the natural grain of the locally important low coastal drumlin landscape and ultimately poorly relating to the settlement of Aldcliffe, to the detriment of the character and appearance of the landscape.'</i> <i>'2. The loss of the site as open space would result in unjustified harm to the significance of West Lodge, a non-designated heritage asset, through the resulting impact upon its setting.'</i> <i>'4. Insufficient information has been provided to enable the Local Planning Authority to determine the way in which the proposed development would impact upon existing hedgerows and subsequently the further wider landscape implications of the development.'</i>

Policy Number	Policy Title	Monitoring Process	Monitoring Data and Parish Council Consideration for NDP Review 2025	Planning Applications
			The Policy was cited as a reason for refusal for an extension. The Policy was cited as a reason for refusal for proposed gates at a NdHA. The policy was referred to in the consideration of a proposal for demolition of existing outbuilding and creation of two storey side extension.	<u>23/01219/VCN Fencing at AHD (refused)</u> <u>23/01304/VCN Fencing at AHD (refused)</u> Officer report (delegated) ASNP3 used as reason for refusal: <i>'1. By reason of the combined height, length and design of the boundary fencing, the proposal results in a harsh and oppressive structure and is one that appears at odds with the countryside character of the area. In its current form, the fencing is not adequately screened by the existing hedgerow and as such, the retention of the fencing without the guarantee of suitable mitigation results in visual harm to the amenity of the area. The proposal is therefore considered contrary to policies DM29 and DM46 of the Development Management Development Plan Document, policy ASNP3 of the Aldcliffe with Stodday Neighbourhood Development Plan.'</i> <u>23/01140/FUL Travellers site (permitted)</u> Policy ASNP3 referred to in officer's report. <i>'The proposal will clearly alter the character of the site but the proposed planting will help to break up views of the development. Although there will undoubtedly be some moderate landscape impacts arising from the</i>

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				<i>additional built development, these impacts must be weighed against the other relevant matters of consideration in relation to sustainability, need and highway impacts.'</i> <u>23//01271/Ful Farm building at Arna Wodd Farm Permitted</u> Policy ASNP3 noted in report <i>'The proposed building matches the form and materiality of the existing building and has a similar footprint and height to the existing. Consequently, the proposal will not have any significant visual impacts on the wider area. Whilst it will project into open fields, it is only a minor incursion and with the large solar farm to the west providing the backdrop when travelling from the east it will not have any significant bearings on the nature of the open countryside.'</i> <u>23/01232/FUL Extension Wilson House Refused</u> <i>'The Aldcliffe with Stodday NP seeks to ensure that development is sensitive to local heritage and built character, and Non-designated Heritage Assets are identified and valued. Although not specifically identified as and</i>

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				<i>NDHA within the NP, many of those that are display the same Tudor Revival features of the subject property. Policy ASNP3 of the Aldcliffe with Stodday NP seeks to protect and enhance local character and policy ASNP4 promotes high quality and detailed design.'</i> <i>'In light of the above, the proposal is contrary to the requirements set out in Policies ... ASNP3 (Protecting and Enhancing Local Character and Landscape) and ASNP4 (Promoting High Quality and Detailed Design) of the Aldcliffe with Stodday NP.'</i> <u>24/00638/FUL Installation of gates at East Lodge Refused (Appeal pending)</u> <i>'NDP Policies ASNP3 and ASNP4 required development designs to be of high quality and sensitive to the character and significance of any nearby heritage assets, including the NDHAs listed in Appendix 5 of the NDP. Appendix 5 of the NDP notes that the railings opposite East Lodge on Aldcliffe Hall Drive are included due to their historical significance contributing to the "collective memory" of the area, and that they are all that remain of the entrance to the drive leading to the now demolished Aldcliffe Hall. The railings</i>

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				<i>comprise of decorative metal railings atop a low stone wall. The avenue of trees is included as an NDHA as a designated landscape feature, with many planted in 1827 when the drive was laid out as part of Edward Dawson's landscaping vision for the Hall. Therefore, on balance, the proposal is unacceptable in terms of impact on the historic environment as a whole.'</i> <u>24/00761/FUL Wilson House</u> <u>Demolition of existing outbuilding and creation of two storey side extension.</u> <u>Permitted</u> <i>The Aldcliffe with Stodday NP seeks to ensure that development is sensitive to local heritage and built character, and Non-designated Heritage Assets are identified and valued. Although not specifically identified as and NDHA within the NP, many of those that are display the same Tudor Revival features of the subject property. Policy ASNP3 of the Aldcliffe with Stodday NP seeks to protect and enhance local character and policy ASNP4 promotes high quality and detailed design.'</i>

Policy Number	Policy Title	Monitoring Process	Monitoring Data and Parish Council Consideration for NDP Review 2025	Planning Applications
				<i>'proposal accords with the requirements of policies ... policies ASNP3 and ASNP4 of the Aldcliffe with Stodday NP'</i>
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. Parish Council Consideration The Policy has been referred to in decisions on several planning applications which have been approved including a farm building. A proposal for a travellers' site was approved with a condition related to external materials. The policy was used to help determine an application for demolition and extension.	<u>23/01140/FUL Travellers site (permitted)</u> Policy ASNP4 (Promoting High Quality and Detailed Design) and Design Code referred to in officer's report. Condition 7: Submission of external material details Prior to installation. <u>23//01271/Ful Farm building at Arna Wodd Farm Permitted</u> Policy ASNP1 noted in report. <i>'The proposed building matches the form and materiality of the existing building and has a similar footprint and height to the existing. Consequently, the proposal will not have any significant visual impacts on the wider area. Whilst it will project into open fields, it is only a minor incursion and with the large solar farm to the west providing the backdrop when travelling from the east it will not have any significant bearings on the nature of the open countryside.'</i> <u>24/00761/FUL Wilson House</u>

Policy Number	Policy Title	Monitoring Process	Monitoring Data and Parish Council Consideration for NDP Review 2025	Planning Applications
				<u>Demolition of existing outbuilding and creation of two storey side extension.</u> Permitted <i>The Aldcliffe with Stodday NP seeks to ensure that development is sensitive to local heritage and built character, and Non-designated Heritage Assets are identified and valued. Although not specifically identified as and NDHA within the NP, many of those that are display the same Tudor Revival features of the subject property. Policy ASNP3 of the Aldcliffe with Stodday NP seeks to protect and enhance local character and policy ASNP4 promotes high quality and detailed design.’</i> <i>‘proposal accords with the requirements of policies ... policies ASNP3 and ASNP4 of the Aldcliffe with Stodday NP’</i>
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.	<u>23/01232/FUL Extension Wilson House</u> <u>Refused</u> <i>‘The Aldcliffe with Stodday NP seeks to ensure that development is sensitive to local heritage and built character, and Non-designated Heritage Assets are identified and valued. Although not specifically identified as and NDHA within the NP, many of those that are display the same Tudor Revival features of the subject property. Policy ASNP3 of the Aldcliffe</i>

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			Parish Council Consideration The Policy has been referred to in decisions on 2 planning applications and cited as a reason for refusal.	<i>with Stodday NP seeks to protect and enhance local character and policy ASNP4 promotes high quality and detailed design.’</i> <i>‘In light of the above, the proposal is contrary to the requirements set out in Policies ... ASNP3 (Protecting and Enhancing Local Character and Landscape) and ASNP4 (Promoting High Quality and Detailed Design) of the Aldcliffe with Stodday NP.’</i> <u>24/00638/FUL Installation of gates at East Lodge Refused (Appeal pending)</u> <i>‘NDP Policies ASNP3 and ASNP4 required development designs to be of high quality and sensitive to the character and significance of any nearby heritage assets, including the NDHAs listed in Appendix 5 of the NDP. Appendix 5 of the NDP notes that the railings opposite East Lodge on Aldcliffe Hall Drive are included due to their historical significance contributing to the “collective memory” of the area, and that they are all that remain of the entrance to the drive leading to the now demolished Aldcliffe Hall. The railings comprise of decorative metal railings atop a low stone wall. The avenue of trees is included as an NDHA as a designated landscape</i>

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				<i>feature, with many planted in 1827 when the drive was laid out as part of Edward Dawson's landscaping vision for the Hall. Therefore, on balance, the proposal is unacceptable in terms of impact on the historic environment as a whole.'</i>
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. Parish Council Consideration N/A.	<u>23/00567/OUT 7 houses on Accommodation Field. Application withdrawn.</u> Officer report notes <i>that the application does not specifically address the requirement for development to meet identified housing needs as set out in policy ASNP5 but this was an outline application, and it would be for a reserved matters application to detail how this policy requirement would be satisfied. At this stage the development of this site for housing could contribute towards meeting identified local housing needs.</i>
Policy ASNP5	Housing	Review of planning applications	Percentage of houses granted planning permission which are smaller 1-3 bedroom dwellings (Target 100%). Parish Council Consideration Travellers site for 3 units approved to meet local housing needs.	<u>23/01140/FUL Travellers site (permitted)</u> <i>Policy ASNP5 referred to in officer's report.</i>

Policy Number	Policy Title	Monitoring Process	Monitoring Data and Parish Council Consideration for NDP Review 2025	Planning Applications
Policy ASNP6	Community Energy Schemes	Review of planning applications	The number of small-scale community-led renewable energy schemes in the parish. Parish Council Consideration None.	N/A
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. Parish Council Consideration None.	N/A
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%) Parish Council Consideration None.	N/A
All	All	Review of planning applications	Parish Council to consider all proposals against 'need, balance and infrastructure'. Parish Council Consideration Ongoing.	TBC.

Aldcliffe with Stodday Parish Council
May 2026