

SAMDev and CIL Drop in Session

Lydbury North – 24th October 2012

Comments - Summary

The actual comments sheets were scanned into file 'Consult Meeting 24.10.12 – scanned comments' and file is stored in:

H:\Strategy and Policy\Policy Team\SAMDev Revised Preferred Options October 2012\Sites\Bishop's Castle\Lydbury North

Issue	Comment	Type
Development Boundary	Would like to see fairly flexible development boundary, but unhappy with suggested areas (<i>potential housing sites</i>) sticking out (<i>from existing building line</i>) to west of village. Would suggest (<i>additional</i>) areas worthy of further consideration: Land next to Viacarage Former Garage If roundabouts are used to resolve junction issues this would not be a good mix with timber lorries with second trailer unit	Post it Comment
Housing Development	No further housing development should be permitted unless it is balanced by employment development otherwise new housing will only attract retired people	Comment Sheet
Type of housing	Any development should be split between Lydbury North and Brockton to offer accommodation for the elderly	Post it Comment
No of Houses in Parish and Brockton	No of Houses - There are less than 200 households in the whole parish so why would anyone want to increase the number of houses by (<i>a</i>) double figures (<i>increase</i>) when only 5 (<i>new houses</i>) have been built in the last 5 years Brockton – access to the village from the main Lydbury North to Bishops Castle road would need to be improved	Comment Sheet
No of Houses, former Garage site south of Bungalow, Site west of Vicarage	No of Houses – need information on demand / need to determine how many houses and type required Former Garage site – ideal for sheltered housing alongside existing – create small community where easily supported and creating good access to shop and church West of Vicarage – seems like a good site for range of housing including affordable particularly families who would be near centre of village with access to local services	Comment Sheet

Issue	Comment	Type
All Sites	Traffic problems – traffic through village is unacceptable but potential garage site should be developed as it is an eyesore	Comment Sheet
All Sites	The Council's apparent presumption in favour of development means it should support any proposed development. Given the lack of any employment or transport infrastructure then what is the point of any development if not to allow the Council to spread the social problems all too apparent in urban areas. Is there any evidence that his consultation is anything other than a box ticking exercise designed to validate the Council's plans	Comment Sheet
All Sites	Rather than put in separate small industrial units it might be good to build homes with a provision for home working – good for start-ups such as people wanting to make things on a small scale etc	Comment Sheet
All Sites	Building to meet government Council targets is all very well but to what end ? Communities and development must be sustainable not simply achieving numbers. Also the consultation mentions 'Lydbury North PARISH' but in reality it appears it really means 'Lydbury North VILLAGE'. What about other sites in the Parish ? Sustainable communities is not just about houses – communication infrastructure, employment, education etc must be included	Comment Sheet
LYD001 and LYD002	LYD001 – housing should be located in SW corner of site so as not to dominate. No 8 Lydbury North located on the lane is sunk down so window is at ground level (i.e. LYD001 is elevated above No 8 Lydbury North) LYD002 – better site as closer to road and new houses would be bound into existing housing pattern. Bishops castle Land Trust would be interested in being involved in development in the village to provide suitable accommodation for young people to live independently	Comment Sheet
LYD001 and LYD002	With increase in traffic on the local road there is danger to pedestrians and further limitation on parking	Post it Comment
Additional Sites	These sites out too much pressure on main road through village	Comment Sheet
Additional Sites	Some of the sites outlined in red (<i>potential housing sites</i>) are impossible. It is no use building more housing if there is no employment or transport. The main road through the village has speeding vehicles (<i>ignoring the 30mph limit</i>) all the time	Comment Sheet
Former Garage site	This site would be fine but needs to be for retired or those with disability	Post it Comment
former Garage Site and Powis Arms	Former Garage Site – suggest building 2 or 3 houses here for those families who live / work in the village and linked to those already built next door – for the elderly – the most expanding group in the village. There are no access issues at all (<i>to this site</i>) Powis Arms – do not want to lose this important facility	Comment Sheet

Issue	Comment	Type
Rear of Plowden Cottage	The Granary building lies to the south of this site (<i>the potential housing site</i>). The design of The Granary is such that most of the light to the upstairs landing comes from the three (No.3) windows on the north face of the house (<i>fronting the potential housing site</i>). These (<i>windows</i>) will of course overlook this site, certainly causing a 2-way privacy issues and a possible exclusion of light from The Granary	Comment Sheet
Rear of Plowden Cottage	Nightmare access to road and only expensive housing would go here - all of restrictions would apply – site does not fit needs of village	Post it Comment
Rear of Plowden Cottage	Access is problematic with cars on pavement even now	Post it Comment
Rear of Plowden Cottage	We could have a roundabout at the top pf the road to slow down through traffic	Post it Comment
West of Vicarage	We could have a roundabout junction with main road which would slow traffic	Post it Comment
West of Vicarage	As I understand it, Robin Parish (owner of Walcot Hall) holds a covenant on the land next to Lydbury House. This covenant prevents all building unless he waives the covenant. This covenant is understood to operate in perpetuity and suggest the Council contacts Robin Parish for confirmation	Comment Sheet
East of Kirbys Cottage	Access issues	Post it Comment
North of Church Close	Access issues	Post it Comment
north of The Old Farmhouse	No access, it is an open field – ridiculous idea Raised ground above typical level of village. Very concerned about drainage and run off from the site	Post it Comment
East of Oakeley Meadow	Elevation of site is too high with no access and very boggy ground	Post it Comment
Lydbury North Post Office	The Post Office is now located in the Community Shop on A4385 Brampton Road and NOT to the north of the Primary School on the northern Bishops Castle Road (<i>as indicated on the plan of potential housing sites</i>)	Comment Sheet
Powis Arms	Don't want to lose the public house	Post it Comment