

# Lydbury North Parish Council

## Development Planning Statement

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### **Objectives**

1. To preserve the character of the village and ensure growth is sympathetic to existing development
2. Provide more housing to sustain the village facilities and community
3. Housing that encourages and enables younger people and families to live in the village
4. To consider employment opportunities.

### **Conservation Principles**

- To encourage the building of environmentally friendly dwellings in accordance with relevant Shropshire Council policy frameworks.
- To encourage the preservation of hedges and trees across all sites and where necessary to replace/renovate.
- To reduce the height of higher land (as at site 011) to ensure development on such sites do not dominate the village.

### **Mix of housing type, size and affordability**

- 2/3 bed preferred
- To utilise opportunities for enabling younger people to build/buy or rent property, e.g. rent to buy or shared ownership Affordable Housing.
- Where practicable to allow for properties to expand with growing families (by, for example including some integral garages or workshops which could be converted to residential use at a later date).
- To ensure the garage site is developed appropriately in a way that enhances the entrance to the village
- To consider the development of a small number of lower cost terraced housing
- Should the other designated sites provide insufficient housing numbers when the layouts are agreed to consider reinstating the original site LYD010 (reduced in size due to the presence of a spring and to create a feature of this within a housing development) at some later date
- To create a mix of terraced, semi-detached and detached housing within the village that seeks to create a balanced demographic community

- Self Build will only be considered on infill plots

## **Recreational open space**

- There is a need to maintain the 'feeling of space' within the village.
- To provide housing with sufficient space for gardens as play areas and/or for gardening.

## **Employment Development**

- Provide flexible housing that enables, supports and encourages self employment
- Consider the provision of starter units on 'other land' not suitable or designated for housing development.
- To consider the provision of care facilities to address ageing population needs and provide local employment opportunities

## **Design Principles**

### *Massing*

- To avoid the development of an 'estate'
- To agree with landowners / developers the number and design of dwellings to be built on each site according to an agreed layout to be proposed for consideration by the Landowners/Developers.

## **Access and parking**

### *Car and cycle parking*

- To provide integral garages or other off street parking that enable cars and other vehicles to be parked away from streets and potential recreational areas.

## **Utilities and Drainage**

To be assessed following provision of a Comprehensive Layout Plan.

## **Phasing**

- Prefer that development is 'staggered' over the time scale of this development plan rather than all at once. Each individual site would be developed as a contiguous project but the development of the total number of sites would be developed, as individual projects, over the lifetime of the development plan.