

Consultation on sites for development in Lydbury North Village June 2013

Shropshire Council is currently developing its Site Allocation and Management of Development (SAMDev) plans for the county, which will define where housing development will be located in Shropshire up to 2026. Communities have the option to remain as "open countryside" where no open market housing is permitted or opt in to become either a "hub" or "cluster" settlement where development of open market housing will be permitted.

As a rural village with services such as a school, community shop and village hall Lydbury North Parish Council have opted to be a "hub" settlement and have asked Shropshire Council to explore the potential for development on sites in the village of Lydbury North for up to 20 properties.

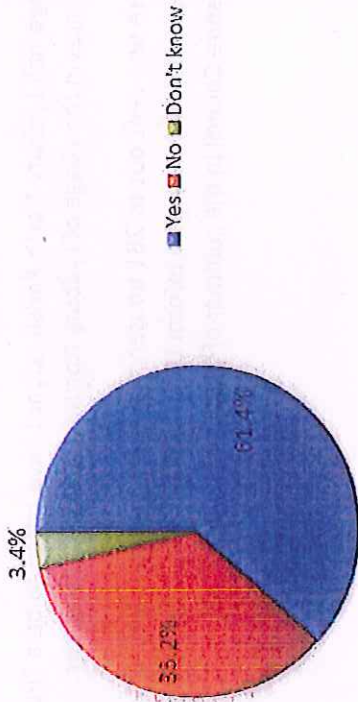
To assist this process, and to get local opinions on the sites a questionnaire was sent out to 281 households in the parish in June 2013. 88 surveys were returned and the results of the survey are listed below. The results of the survey will be used to inform Lydbury North Parish Council of the views of local people and help form the basis of further consultation carried out by Shropshire Council in the summer of 2013.

Should LYD001 be retained as originally proposed to provide a maximum of 12 dwellings?

Answer Options	Response Percent	Response Count
Yes	61.4%	54
No	35.2%	31
Don't know	3.4%	3
If you have any comments, please tell us	answered question	88
	skipped question	0

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Should LYD001 be retained as originally proposed to provide a maximum of 12 dwellings?



Comments submitted about site LYD001

Main concern is over increased vehicle traffic that would come out onto road leading down to Primary School. This road has no pavement or grass verge. Primary School children already walk to and from school on un-paved road where cars also park, therefore having to walk into road to pass around cars. Thus any increase in vehicle use would increase danger to pupils.

No employment in the area for residents, the last project of affordable housing attracted one local family (who have since moved out) and the rest of the houses were filled via Housing Association with non Shropshire residents. There are 6 rentable properties in the immediate area

This was the field the village would have the annual fate on. The long talks which have gone on forever about the village hall, the poor ladies who have now both died who left money for a new one. You might as well just build on all this land here

Road access already there it could improve access to village hall. Could it include a play area to link to village hall. Access to the school avoids main road

It seems a natural continuation of the current affordable housing site

Traffic chaos would occur

Good access

I do not know whose land this borders, which concerns me and also what land is used for i.e. feeding people, but it would seem to have a scarring effect on the vista of the village

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Ideal site for people with young families - Close to school and village hall without crossing main road

Near to school and village hall without children crossing the road

I think it should be used as a continuation of the Housing Association properties on Habershon close, for local families who can't afford the escalating prices

Stop being stupid and build on the most obvious site

Access would have to be through Habershon Close which tends to have children playing there

As long as additional parking for existing residents in south view and Habershon Close is provided

Lydbury North gets more than its fair share of traffic - this, sadly, would no doubt increase dramatically and upset residents

This land should be kept for use with the new village hall

Half this area should be car parking for the new village hall. Not much point putting up a new hall and then having no parking for potential customers

As long as the houses are in keeping with the rest of the village

Access either Habershon or current single track lane totally unsuitable for vehicle access to 12 additional houses, residents and service vehicles. 6 max (as per density of Oak Tree Crescent)

The choice I hate the most

Single track access. Is the sewage system able to deal with more houses? 6 at most

The best site for 12 dwellings

LYD001 and 002 extend the boundaries of the present village to a much greater degree than all other options, and would have the greatest visual impact on approach to the village from the west

Access a major problem

Close to school and their amenities

Too much traffic would go to the narrow lane leading to the village hall. Too much social housing together - risk of "ghettoisation" very bad community spirit of the village.

Adjacent to existing new development

Good in fill site. easy access

Development here will not spoil the aspect of the village. Minimal impact, but does it impact on village hall parking?

Ideal place. Wouldn't need a new road EXIT

Poor access through the village

Not suitable for more housing

Lack of access

Are they going to be affordable housing?

Not correct to confirm 12 dwellings at this stage. If building ensure 'play area' included and link to Village Hall

road access is inadequate for houses currently on the adjacent site and more traffic on a single track road would be hazardous

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We believe this is Poors Estate Owned land and the development would release cash for good purposes. This site is near to the Village Hall amenity and also any younger families with children would be within easy access of the school without the children having to cross the road which can at times be busy. We believe that there has been a suggestion of this land being used for car parking for the Village Hall. This would result in a lower sale price of the land if it were not to be developed for housing.

There would be no negative visual impact on the approach to the Village.

No parking for current residents, already too busy

There is no employment in the area, minimal public transport, there are 6 rentable properties in the immediate area currently.

The perceived need for additional housing in Lydbury North is misguided. Whilst it may tick council and government targets, that is all it will do. Additional housing will not translate into creating a sustainable community until other issues are properly addressed and improved:

- employment opportunities must be improved
- existing sparse facilities and services are poor
- the school site does not appear to have the capacity to increase
- the shop is a community shop run by volunteers, created as the result of closure of the former shop which could not sustain a living wage for the proprietor
- the garage closed many years ago
- the village hall is in a very poor state and is not fit for purpose
- public transport is almost non-existent

Lydbury North is an old, well-established village. The amount of proposed additional housing will serve to urbanise the village, threatening its character and identity i.e. loss of open spaces and unacceptable density of housing development. Progress is important, and this could include additional housing, but not without first addressing the above issues and ensuring that the number of houses is appropriate. There's approximately 112 dwellings in Lydbury North. An additional 20 houses represents an increase of about 18%. On this site alone, 12 houses represents about 11% of the total. But for a maximum of 4 dwellings.

The recommended densities are too high. They don't fit the character of the village. I would say that most people would support some development but are more likely to object if they feel they are having housing 'estates' plonked on them by faceless developers. For this reason individual private building projects should be encouraged (as in Germany) with 1 or 2 houses max per builder. This would give more individuality and enhance the village.

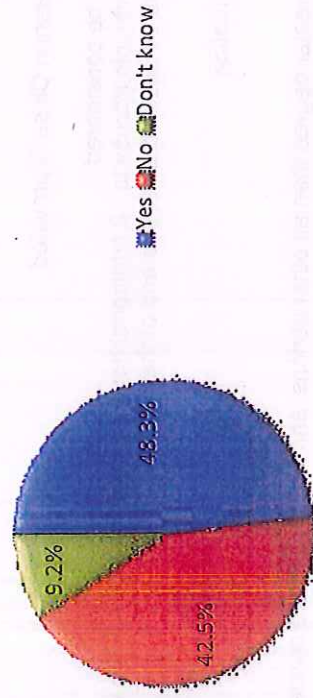
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No as this is a quiet cul de sac. Also a busier road would be dangerous to the children who play in the road. There is a parking issue along South View and the road is too narrow for additional traffic.

Should LYD002 be retained as originally proposed to provide a maximum of 12 dwellings?

Answer Options	Response Percent	Response Count
Yes	48.3%	42
No	42.5%	37
Don't know	9.2%	8
If you have any comments, please tell us		36
answered question		87
skipped question		1

Should LYD002 be retained as originally proposed to provide a maximum of 12 dwellings?



Comments made about LYD002

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- Same reason as above. Increased vehicle use of road leading down to primary school represents increased potential danger to pupils walking to and from school on a road that has no pavement or grass verge.
- No employment in the area for residents, the last project of affordable housing attracted one local family (who have since moved out) and the rest of the houses were filled via Housing Association with non Shropshire residents. There are 6 rentable properties in the immediate area
- This would probably be the best site for building on
- Maximum 6 to 8 dwellings
- Traffic chaos would occur
I do not know whose land this borders, which concerns me and also what land is used for i.e. feeding people, but it would seem to have a scarring effect on the vista of the village
- Near to school and village hall without children crossing the road
If this site needs to be developed at all then it needs to be as car parking facilities for the properties. As anyone knows who attempts to turn round at the top of South View the turning space is generally taken up by cars, lorries or sometimes buses. In the event of an emergency it would be almost impossible for an ambulance to turn.
- This would have its own direct access from South View
- As long as additional parking for existing residents in south view and Habershon Close is provided
- This area is beyond the village envelope. Of all the sites this is the least to be considered
Access either Habershon or current single track lane totally unsuitable for vehicle access to 12 additional houses, residents and service vehicles. 6 max (as per density of Oak Tree Crescent) High density housing appears to be situated all at one end of the village
- Would make the whole area look like a big estate and spoil the rural village feeling
- Access is single track road
LYD001 and 002 extend the boundaries of the present village to a much greater degree than all other options, and would have the greatest visual impact on approach to the village from the west
- Access a significant problem
- Future build on this site means efficiency of use of any infrastructure e.g. sewage pipes, electrical installations etc
- LYD001 and LYD002 are the least bad options

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Too much traffic would go to the narrow lane leading to the village hall. We don't want to see one end of the village categorised as "the estate" with all that implies.

Adjacent to existing new development

Development here will not spoil the aspect of the village. Minimal impact

Same as LYD001

Should LYD001 and LYD002 go ahead there will be too much traffic along School Road and South View to pass parking area for school and to join the main road.

Think this site is too hilly

Consider new access from main road

Would extend the village too much

Lack of access, over development parking problems

Too much traffic up to South View

Again. What type of Buildings? Social, Affordable, Market Housing etc

road access inadequate, unless new road made from B4385 which would be costly, also site slopes making building costly

This site is within easy access of the playing field and the Village Hall and the school. Families with young children could benefit from the location without the need to cross the road which at times can be busy.

There would be limited visual impact on the approach to the Village.

As above

There are no employment opportunities locally for these new residents, minimal public transport, there are 6 rentable properties in the immediate area currently.

The perceived need for additional housing in Lydbury North is misguided. Whilst it may tick council and government targets, that is all it will do. Additional housing will not translate into creating a sustainable community until other issues are properly addressed and improved:

- employment opportunities must be improved
- existing sparse facilities and services are poor

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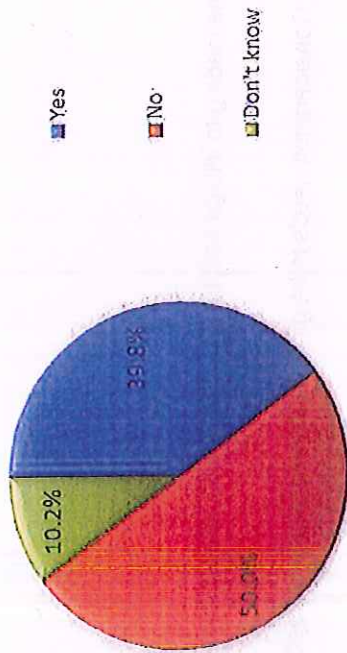
- the school site does not appear to have the capacity to increase
- the shop is a community shop run by volunteers, created as the result of closure of the former shop which could not sustain a living wage for the proprietor
- the garage closed many years ago
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Lydbury North is an old, well-established village. The amount of proposed additional housing will serve to urbanise the village, threatening its character and identity i.e. loss of open spaces and unacceptable density of housing development. Progress is important, and this could include additional housing, but not without first addressing the above issues and ensuring that the number of houses is appropriate. There's approximately 112 dwellings in Lydbury North. An additional 20 houses represents an increase of about 18%. On this site alone, 12 houses represents about 11% of the total.

Would you consider progressing LYD005 to provide a maximum of 10 dwellings?

Answer Options	Response Percent	Response Count
Yes	39.8%	35
No	50.0%	44
Don't know	10.2%	9
If you have any comments, please tell us		36
<i>answered question</i>		88
<i>skipped question</i>		0

Would you consider progressing LYD005 to provide a maximum of 10 dwellings?



Additional comments about LYD005

Excellent vehicular access onto a main road that has pavement.

How can you build on a conservation area? A supposedly protected area, dangerous turning onto and off the main road.

This would be an environmental disaster. There is so much wildlife living here

This site would look better

It has good access onto the main road and is a bit of a messy bit of the village

It is partly within a conservation area, stretches alongside woodland/wildlife and is adjacent to the central dwellings within the village, ergo would have a larger impact on the village than is needed

It would be a good site for a car park for the village

Because this site is central to the village but would need good quality housing being in a conservation area

Inappropriate for the south side of the village; covenant held by owner of no 34 controlling building

Site should be used as vegetable garden and bee hive

Because this site is a conservation area I think it would be quite nice to have as an area for the community to use as gardens, areas for local children to use and explore i.e. play area and picnic area

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If developed the maximum number of houses should be 5. Would vehicle access to the site be main road opposite the school? Have this site as a car park for the church/school, or have the village shop here

This site would not infringe on most properties

Too close to school - too many cars already and within conservation area it would tidy up the centre of the village which is an eyesore

This is within the conservation area

This is green space

This is in a conservation area

- This is a conservation area

- Really difficult access; opposite the school; opposite or nearly opposite to lane leading to village hall; traffic management (especially in term time) would be a big issue

We don't think there should be building in conservation area

This is within the existing boundary of the village and is untidy at the moment. Consideration needs to be given to access as it is opposite the school

10 seems a lot on such a central site. Would prefer to see less intensive development here

I think conservation Area should be left as it is for as long as possible

Poor Access

Not sure as this site appears to be an area of conservation

Conservation area

At the moment a eyesore, and its just redundant waste ground

Site ideal for development, next to main road and also development of this site would greatly improve the appearance of the area.

We understand that there may be some complications about the ownership of the land as the owners are said to be overseas and in limited contact. This would seem to be a sensible location for new dwellings as it could have direct access from the main road and therefore have limited impact on the narrower lanes and tracks that appear to be access routes for the other sites. Being opposite the school there is also a much lesser visual impact on local home owners and occupiers.

Is part of a conservation area - and should therefore be protected.

This site would appear to be the most sustainable location being in the middle of the village on the main road. It is next to the bus stop, opposite the school, close to the pub and the church. It could accommodate a mix of affordable and market housing and a relocated and expanded community shop. Screening from the road could be provided by trees and hedges.

Conservation area

Conservation area, large changes required to accommodate the entry/exit.

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This site is in the conservation area and is protected by a covenant to prevent building development, both of which should be upheld and respected. This makes sense as it provides the only direct access onto the main road rather than putting extra traffic onto the unclassified roads. But for a maximum of 6 dwellings.

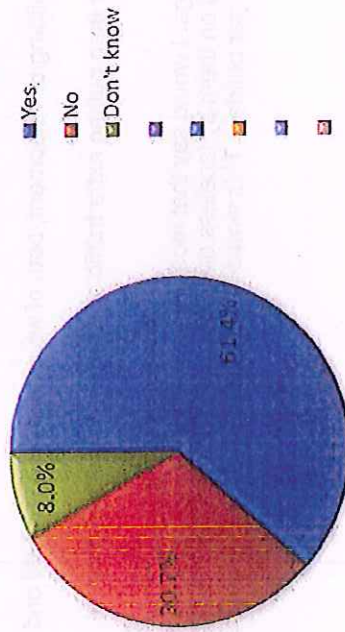
The recommended densities are too high. They don't fit the character of the village. I would say that most people would support some development but are more likely to object if they feel they are having housing 'estates' plonked on them by faceless developers. For this reason individual private building projects should be encouraged (as in Germany) with 1 or 2 houses max per builder. This would give more individuality and enhance the village.

Consultation on sites for development in Lydbury North Village June 2013

Would you consider progressing LYD007, LYD008 and LYD009 as a combined site to provide for a mixed housing and employment development for up to 14 dwellings?

Answer Options	Response Percent	Response Count
Yes	61.4%	54
No	30.7%	27
Don't know	8.0%	7
If you have any comments, please tell us		40
	<i>answered question</i>	88
	<i>skipped question</i>	0

Would you consider progressing LYD007, LYD008 and LYD009 as a combined site to provide for a mixed housing and employment development for up to 14 dwellings?



Consultation on sites for development in Lydbury North Village June 2013

Comments about LYD007, LYD008 and LYD009

Good vehicular access onto main road with pavement or onto side road that has verge (for pedestrian safety). This lane is not wide enough to take traffic, bats in the area, pollution and risk to existence of fresh water mussels in the streams and waterways in this area

LYD009 is owned by somebody who has had plans drawn up for two properties, which I thought was acceptable for Lydbury North. However it was turned down. The person who owns 007 and 008 is on the parish council and it would be very beneficial that these sites were put together. I am very suspicious about this.

This lane is already very busy and more traffic could be dangerous

This site would make the village look better and tidy the corner up

Only if access and exit to site could be improved. Existing exit very dangerous

I think it would improve a very ugly slight on our village

But each site should be considered on its merits. Strongly support LYD009 being developed

As I do not know what kind/type of employment development this is I cannot comment. I appreciate the need for affordable housing but commercial development is a wide area of comment

Not a good site because of the roads

Again this would create a better central location for the village and would tidy up an eyesore

Brilliant idea to get rid of the "eyesore" garage

But not for 14 properties

This site is currently an eyesore

Most suitable access

Maximum 6 houses and light industrial units - First choice if industrial units not taken up then perhaps 10 houses

Prefer splitting all mixed development between this site and one or two others

At the moment this is an eyesore and building on it would not infringe on most other properties. "Employment development" worrying!! Opens onto a single track road

My preferred option would include self build or all different looking

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River runs alongside road, known archaeological site adjoins original "main" road through the village prior to Walcott Hall changes of road system. Narrow cross roads. If LYD002 and 001 used sufficient housing with infill

- It would be good if the mature trees could be left
- We would like one of the "employment development" units to be the Fruit and Veg shop, which is a great asset to the village - no need to use the car

LYD009 is an unattractive site and would benefit from being redeveloped 007 and 008 would extend the "edge" of the village and spoil the rural outlook unnecessarily. I would like to see 009 redeveloped but not the expanded 007 & 008

As above 14 properties seems to be cramming them in a bit, Too many too close I fear would alter the village atmosphere. We don't want to end up a small "town"

Not enough room

Most preferred to eradicate old unsightly ex garage buildings and site. Entrance to main road need improving I like the idea of a combined work/housing site - if we can provide something like live/work units then we will attract a younger demographic. Plus if they don't have to travel to work elsewhere it reduces the pressure on roads/transport

Ideal situation

LYD007 more suitable for B1 uses

The redundant petrol station site LYD009 is the most negative visual effect on the village. If a combination of small industrial units and say two storey flats were incorporated in to the whole of this site LYD009/8/7 this would significantly change the balance of development. The suggestion put forward in 6 below is the best option in the long run for the future development of the village in the next 10-15 years.

LYD009 owner should be allowed to build 2 x Market Houses because of cost of decontamination of the site

If suitable road access was included in the scheme this would make an ideal development plot.

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We understand that the land owner of LYD009 has not been consulted about the selection of his land for the public consultation. He has publicly stated that he would be unwilling to consider the use of his land for development. This land is contaminated due to the underground tanks associated with the former garage on the site. This site would therefore be unlikely to be suitable for new dwellings at a reasonable development cost due to the conditions that would need to be discharged to make the land safe for residential use. There has been a suggestion that this site would be used for employment opportunities which we believe refers to as workshops. There are already vacant workshops in the Village. We do not believe that this would produce an employment opportunity sufficient to support an additional 20 dwellings within the Village. Planning application for this site has already been rejected for 2 substantial houses.

These 3 sites could create a negative visual impact on entering the Village as currently the view on the approach is over open fields towards Walcott Hall.

The lane is narrow with a stream to one side. It would need to be considerably improved if there were to be new dwellings.

The stables are at the end of the lane and horses with children constantly use this lane which up to Forest View currently has minimal traffic. Additional traffic would create a hazard for horse riders.

It seems that these 3 sites could not be linked for consultation as they have different ownership. This is not a sustainable location compared to LYD001 and LYD005. Access via Lower Gardens Lane is not sufficient requiring the highway to be upgraded. However it does make sense to develop LYD009 since the old garage is a eyesore

Owner of garage should be allowed to build the proposed eco houses
Environmentally polluted site, owner has proposed on numerous occasions to build market value houses on this site and has been turned down, stream nearby leads to the River Clun the location of fresh water mussels risking their existence in the case of building, lane is not wide enough to take two lanes of traffic.

Consultation on sites for development in Lydbury North Village June 2013

The perceived need for additional housing in Lydbury North is misguided. Whilst it may tick council and government targets, that is all it will do. Additional housing will not translate into creating a sustainable community until other issues are properly addressed and improved:

- employment opportunities must be improved
- existing sparse facilities and services are poor
- the school site does not appear to have the capacity to increase
- the shop is a community shop run by volunteers, created as the result of closure of the former shop which could not sustain a living wage for the proprietor
- the garage closed many years ago
- the village hall is in a very poor state and is not fit for purpose
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Lydbury North is an old, well-established village. The amount of proposed additional housing will serve to urbanise the village, threatening its character and identity i.e. loss of open spaces and unacceptable density of housing development. Progress is important, and this could include additional housing, but not without first addressing the above issues and ensuring that the number of houses is appropriate. There's approximately 112 dwellings in Lydbury North. An additional 20 houses represents an increase of about 18%. On these three sites alone, 14 houses represents about 13% of the total.

The road is single track which is unsuitable and unsafe for an increase in traffic. The junction on to the main road is already hazardous at which increased traffic creates a greater hazard. Delineating development here also appears to be developing outside the village boundary.

Provided road improvements are made to the junction and to the entrance to the estate But for a maximum of 8 dwellings.

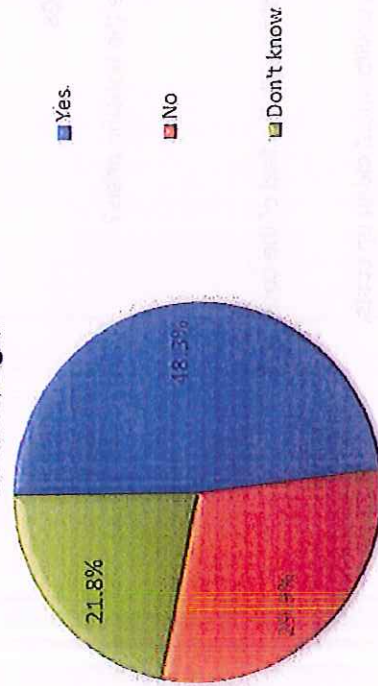
The recommended densities are too high. They don't fit the character of the village. I would say that most people would support some development but are more likely to object if they feel they are having housing 'estates' plonked on them by faceless developers. For this reason individual private building projects should be encouraged (as in Germany) with 1 or 2 houses max per builder. This would give more individuality and enhance the village.

Consultation on sites for development in Lydbury North Village June 2013

Would you consider amending the boundary of the combined sites LYD007, LYD008 and LYD009 to include the bungalow allowing for a more comprehensive redevelopment and provide for a maximum of 15 dwellings?

Answer Options	Response Percent	Response Count
Yes	48.3%	42
No	29.9%	26
Don't know	21.8%	19
If you have any comments, please tell us		29
<i>answered question</i>		87
<i>skipped question</i>		1

Would you consider amending the boundary of the combined sites LYD007, LYD008 and LYD009 to include the bungalow allowing for a more comprehensive redevelopment and provide for a maximum of 15 dwellings?



Consultation on sites for development in Lydbury North Village June 2013

Comments regarding moving the boundary of LYD007, LYD008 and LYD009

As before re vehicle access and pedestrian safety

If anything is done to the garage & bungalow; it should be market priced housing to cover the demolition and environmentally clean cost or rebuilding This is appalling, that would make a family homeless, I don't know how you would ever consider this. To make this a compulsive buy is bullying tactics

EXCEPT - On LYD009 original owner should be allowed to build two market houses because of cost of decontaminating the site. Owner of land/garage has not been included in process - flawed to link in with LYD007 and LYD008

It would look better

Would prefer LYD008 and LYD009 to be used but not LYD007

This would only be considered if the owner of the bungalow is willing to sell the land

Using this area would mean new development would not spoil our lovely views. But I am concerned the other proposals would Each site should be considered on its own merits. Strongly support LYD009 being developed including the current bungalow

Brilliant idea to get rid of the "eyesore" garage

Could be attractively developed but unlikely given standard of modern architecture and bland design

Maximum 10 houses but only if option above fails

"More comprehensive redevelopment" far too vague a term

Opens onto a single track road

Best of all options

Yes if it is only 009 being developed; No if it is planned to include 007 & 008

Not enough room

If you propose to replace 1 dwelling with 1 dwelling how does this improve the housing crisis?

Great access away from built up areas

See comments above.

This would be a very good use of this site

Reasons stated as above.

Area LYD009 is an eyesore and needs proper redevelopment to bring it inline with the feel of the community

However LYD009 should be extended to include the bungalow

As above

Any construction on this plot should be market value housing to cover the environment clean up costs.

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The road is single track which is unsuitable and unsafe for an increase in traffic. The junction on to the main road is already hazardous at which increased traffic creates a greater hazard. Delineating development here also appears to be developing outside the village boundary. Provided road improvements are made to the junction and to the entrance to the estate But for a maximum of 8 dwellings.

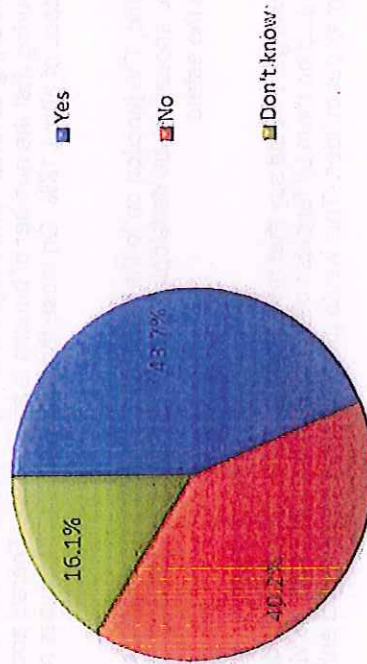
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Would you consider progressing LYD010 (reduced in area to exclude land affected by a spring) to provide a maximum of 10 dwellings?

Answer Options	Response Percent	Response Count
Yes	43.7%	38
No	40.2%	35
Don't know	16.1%	14
If you have any comments, please tell us		
		answered question
		87
		skipped question
		1

Would you consider progressing LYD010 (reduced in area to exclude land affected by a spring) to provide a maximum of 10 dwellings?



Consultation on sites for development in Lydbury North Village June 2013

Comments about LYD010

Yes, but with the reservation that vehicle access could affect pedestrian safety more than other sites. Ancient meadows, we have a large number of bats here, the access lane is not wide enough for cars to pass and it is a route to the bus stop by children and residents. If the houses were built children attending the primary school would have to cross the main road twice as Church Close is a private road. There are fresh water mussels living in the river Clun and pollution entering the stream or the spring would put their existence in jeopardy. Regular toads and newts enter our garden from this plot. The existing sewage cannot support development on this spot.

I have lived in Lydbury North on and off all of my 58 years and this field is unique. It would be an environmental disaster. This field had pigsties which were knocked down. Old ladies from Widow's Row came down to the well to get their water. Wildlife e.g. owls, rabbits, bats, squirrels etc live here plus rare plants. Have you ever had a look at it.

Much less than 10

If existing entrance/exit is kept this would be very dangerous on a small lane (single traffic). It would only work if a new road was put in to come out and the end of the houses on the left of the main road

I would be very wary to "mess around" with the water scheme which naturally occurs. Apart from potential pollution, flooding and drainage problems it could be damp and sanitation issues. Environment first.

This land would be better suited, together with LYD011 for recreation for the children of the village

Unlikely to be appropriate or required for Lydbury

Max 3 houses only. The well is of great historical significance and should be classified as an Ancient Monument

But 10 is too many in this area

Suitable for 1 or 2 dwellings

Difficult access to main road - vision restricted

This extends the "edge" of the village and would spoil the rural outlook when better sites are available.

Ideal site entrance already there

Logically this site "fills in" a gap in other housing

Yes but 5 houses sufficient

Traffic will double in what is simply a narrow lane, making entry on the main road extremely dangerous. Entry from main road already leads to twelve houses.

But no more than 5 houses

I feel it would spoil the land with having the spring there, and I suppose no one wants them on their doorstep!

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Site would be suitable for development if a new road could be included to access the B4385 to the East of the existing Council house row but otherwise I don't consider the road suitable, and it floods in heavy rain.

There is limited access via a narrow track with poor visibility to this site.

There would be limited negative visual impact on the approach to the Village.

Poor access, wildlife, ancient meadows

Ancient meadows that should be preserved, large number of bats in this area, toads and newts regularly enter our garden from this plot, the access lane is not wide enough to accommodate any further traffic, the lane is used by children and residents to walk to local bus stops this would become dangerous during and after construction, children attending the primary school would have to cross the main road twice to reach the school as Church Close is private access. There are fresh water mussels in the River Clun, any pollution to the spring would jeopardise their existence. The existing sewage system cannot take the extra waste. No local employment.

The perceived need for additional housing in Lydbury North is misguided. Whilst it may tick council and government targets, that is all it will do. Additional housing will not translate into creating a sustainable community until other issues are properly addressed and improved:

- employment opportunities must be improved
- existing sparse facilities and services are poor
- the school site does not appear to have the capacity to increase
- the shop is a community shop run by volunteers, created as the result of closure of the former shop which could not sustain a living wage for the proprietor
- the garage closed many years ago
- the village hall is in a very poor state and is not fit for purpose
- public transport is almost non-existent

Lydbury North is an old, well-established village. The amount of proposed additional housing will serve to urbanise the village and threaten the character of the village i.e. loss of open spaces and unacceptable density of housing development. Progress is important, and this could include additional housing, but not without first addressing the above issues and ensuring that the number of houses is appropriate. There's approximately 112 dwellings in Lydbury North. An additional 20 houses represents an increase of about 18%. On this site alone, 12 houses represents about 11% of the total.

The road is single track which is unsuitable and unsafe for an increase in traffic. The junction on to the main road is already hazardous at which increased traffic creates a greater hazard.

Consultation on sites for development in Lydbury North Village June 2013

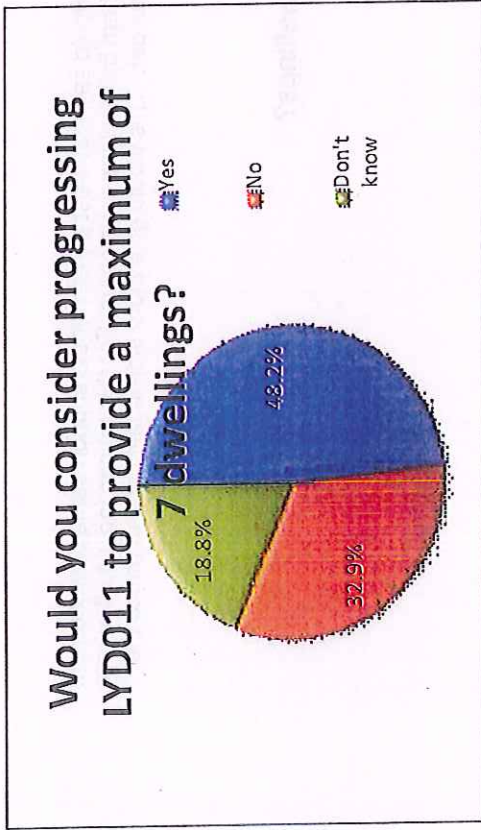
Insufficient access onto main road
But for a maximum of 4 dwellings.

The recommended densities are too high. They don't fit the character of the village. I would say that most people would support some development but are more likely to object if they feel they are having housing 'estates' plonked on them by faceless developers. For this reason individual private building projects should be encouraged (as in Germany) with 1 or 2 houses max per builder. This would give more individuality and enhance the village.

Would you consider progressing LYD011 to provide a maximum of 7 dwellings?

Answer Options	Response Percent	Response Count
Yes	48.2%	41
No	32.9%	28
Don't know	18.8%	16
If you have any comments, please tell us		23
	<i>answered question</i>	85
	<i>skipped question</i>	3

Consultation on sites for development in Lydbury North Village June 2013



Comments about LYD011

There are a large number of bats living by this spot. The access lane is not wide enough for 2 cars to pass plus residents walk along here to bus stops. Children living here have to cross the main road twice to reach the primary school as Church Close is a private road. Building & construction pollution would enter the stream with potentially fatal results for the rare fresh water mussels in the River Clun. The sewers can't take more housing. There are no employment opportunities in this area and a long way to travel if working in Shrewsbury.

I think it is nice to have small fields in and around villages for people to keep horses etc on That's village life for you isn't it?

Maximum of 4 dwellings

This development would also prove to be dangerous to exit onto a single land and then blind exit onto B4385

As long as the architecture did not "clash" with the church and complement it by being traditional, stone and suitably ecclesiastical in design

This should be developed as a village green

Maximum 4 only

Don't overcrowd to developers profit motive. The village character should be your first priority

But 7 is too many

Suitable for 1 or 2 dwellings

Consultation on sites for development in Lydbury North Village June 2013

Again possible archaeology as site of one of two original farms

Difficult access to main road

This is within the area of the existing village and would spoil the existing outlook
5 houses sufficient

But no more than 5 houses

Feel that 7 dwellings is too much for this site

Road access inadequate

There is limited access via a narrow track with a sharp bend and poor visibility to access this site.

There would be no negative visual impact on the approach to the Village.

As above

Same comments as number 7.

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Lydbury North is an old, well-established village. The amount of proposed additional housing will serve to urbanise the village and threaten the character of the village i.e. loss of open spaces and unacceptable density of housing development. Progress is important, and this could include additional housing, but not without first addressing the above issues and ensuring that the number of houses is appropriate. There's approximately 112 dwellings in Lydbury North. An additional 20 houses represents an increase of about 18%. On this site alone, 7 houses represents about 6% of the total.

The road is single track which is unsuitable and unsafe for an increase in traffic. The junction on to the main road is already hazardous at which

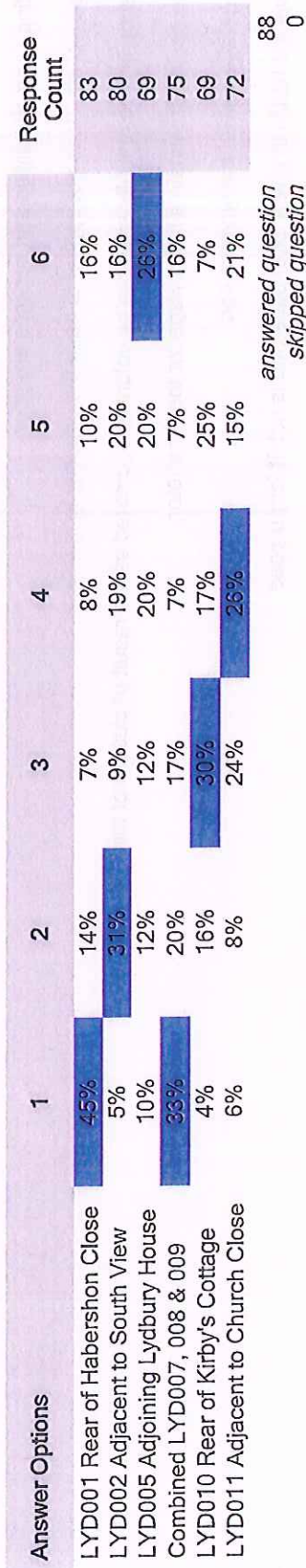
Consultation on sites for development in Lydbury North Village June 2013

increased traffic creates a greater hazard.

Insufficient access onto main road
But for a maximum of 4 dwellings.

The recommended densities are too high. They don't fit the character of the village. I would say that most people would support some development but are more likely to object if they feel they are having housing 'estates' plonked on them by faceless developers. For this reason individual private building projects should be encouraged (as in Germany) with 1 or 2 houses max per builder. This would give more individuality and enhance the village.

How would you rank these sites where 1 is the most preferred option and 6 the least preferred option?



Other comments submitted by people responding to the survey

22 surveys included additional comments.

Pedestrian safety, particularly of children walking to and from school of significant importance.

Consultation on sites for development in Lydbury North Village June 2013

LYD001 and LYD002 existing affordable housing locations

Affordable housing on the other sites is out of keeping with the current properties on these locations. No development on LYD010 and LYD011 is acceptable

I would prefer none of these sites were built on. There is very little work around Lydbury. It seems foolish of you to even think about it. The people who are working already must drive to Ludlow, Shrewsbury or into Powys. Maybe you should build there?

I think that all the sites are suitable and better that each site should have a few houses rather than any site have the maximum
Why have so many properties on each site? Spread it out 2 or 3 on each site.

What type of housing is proposed

Access to the main road should be varied

There is no reason for any development within the village at present as where is the employment to sustain those young people who wish to live here. The whole Parish is slowly falling into a retirement community and those individuals do not like any change. To progress forward there needs to be realistic small business start up grants and realistic council tax rates levied on those companies which show some interest in maintaining a business within the community.

The SAMDev questionnaire May 2013 has been sent out yet we do not know the results of the 'housing survey' that was apparently done. I did not see that survey and I think it would have been better that someone actually went around all the houses in the village to confirm that they had got it and that they would fill it in. You would then be in a position to know that if any had not replied it was either a case of not being interested and the count could be measured more representatively of households in the village. That was such an important survey it was essential that all households gave an answer one way or the other.

The lead paragraph of the questionnaire is misleading. It is not correct to say 'which is agreed at 20 dwellings'. The correct wording is 'upto 20 Houses'. It could be 1, or 5, in other words what the community considered suitable. This is the wording from the Parish Council.

I also think it is very wrong that Herbie as owner of the Garage property only found out about the link of sites LYD007, 008 and 009 a week before receiving this questionnaire. That generated a lot of bad feeling at the meeting at Powis Arms on Friday 7th June. This site should be considered for Market Housing so that the Land Owner can get a reasonable return on cleaning up the site.

The meeting of the 7th June at the Powis Arms and the closing date of 10th June is too soon after the Friday meeting. There were a significant number of new comers to the village at the 7th June meeting and as a result they found the survey worrying. There is no possibility of making an informed judgement when the type of buildings is not indicated. Is it Council 'Social' Housing, is it property to Rent, is it Low Cost Affordable etc.

Consultation on sites for development in Lydbury North Village June 2013

We are new home owners investing considerably in a renovation of a historic property within the Village and have been very surprised that information about the public consultation other than for sites LYD001 and LYD002 had not been accessible. It has become apparent from our conversation with longstanding homeowners living in the Village that they were unaware of the site selection process and public consultation. It is questionable how the information was gathered and submitted into the SAMDEV plan for the 20 new dwellings.

There was significant discomfort at a public meeting on Friday 7th June 2013 at The Powis Arms about the short timescale for the completion of the form or online submission, the form design which leads to a default where respondents are required to rank sites therefore appearing to agree with the site selections.

There was a request for an extension to the deadline for submission to allow people living in the Village to consult with one another prior to completing questionnaires. This was rejected out of hand by the Council Officer present at the meeting. It was unreasonable to have an information session 3-7pm on a Friday when the deadline for postal replies is the following Monday. There was a general dissatisfaction at the inability of important questions asked to be answered - the reason being "the person who could answer the questions is unwell and unable to be at the meeting". This is totally unacceptable for such an important issue that impacts on the lives of people living in the Village and the potential impact on property prices and saleability of houses.

The potential for new dwellings, only 13% of which are to be "affordable", in an area with low employment and no public transport links seems to lead only to reinforce the higher cost houses which will likely be affordable by early retired people, is unlikely to be a benefit to the Village when the Village plan called for more young families with children of primary school age. We fail to see that this will enable local people to afford the new properties.

Prime consideration should be given to access, families tend to have more than one car and parking and access should be a priority when choosing a site.

Lydbury North is a relatively isolated village. There is little transport infrastructure, and unless residents have access to their own vehicles it is extremely difficult for them to get anywhere. An influx of young families will be lucky to have the primary school available (if Council had their way not too long ago, it would not have been there!) Other than the playing field, there is no "entertainment facility" in the village and again the nearest such facility (Bishop's Castle) requires transport to get there (whether that is car or bicycle). There is, therefore, a danger that unless the correct demographic of people come to live in Lydbury North, the village will suffer as a whole - the last criminal act I can remember was when the community shop was broken into about 4 years ago!

This is a quiet and beautiful village which should be protected as such and used as a dumping ground because it is "out of way".

LYD009, extended to include the bungalow, should be considered independent of LYD008 and LYD007

I would like Lydbury North to develop naturally, not through bulk building. There is a natural in and out flow of residents that will keep the equilibrium of the village.

The future of the primary school is not dependant on the expansion of the village but the decision of the council. Further development in Lydbury North is not required

Consultation on sites for development in Lydbury North Village June 2013

We oppose all building in Lydbury North due to the lack of detail from the drop in session, 13% of 20 houses equates to 2.6 houses allocated to affordable housing. The village does not need further housing to 'survive'. Village people have applied to build houses and been rejected, yet landowners set to make a lot of money out of this SAM Dev scheme. There are no local employment opportunities to support an increase in housing, there are poor transport systems in the area for travel to and from sites of employment. The roads and lanes off the main road are too small to cope with an increase of traffic and in cases of emergency, police, ambulance and fire services would have trouble reaching the far out houses. The refuse collection truck brings the village to a stand still. Construction increases the chance of village floods due to the lack of natural water drainage, the village has come close to flooding on a number of occasions during the winter.

The existing community is predominantly old and new housing may provide an infusion of younger people and give the school a future. The perceived need for additional housing in Lydbury North is misguided. Whilst it may tick council and government targets, that is all it will do. Additional housing will not translate into creating a sustainable community until other issues are properly addressed and improved:

- employment opportunities must be improved
- existing sparse facilities and services are poor
- the school site does not appear to have the capacity to increase
- the shop is a community shop run by volunteers, created as the result of closure of the former shop which could not sustain a living wage for the proprietor
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Lydbury North is an old, well-established village. The amount of proposed additional housing will serve to urbanise the village, threatening its character and identity i.e. loss of open spaces and unacceptable density of housing development. Progress is important, and this could include additional housing, but not without first addressing the above issues and ensuring that the number of houses is appropriate. There's approximately 112 dwellings in Lydbury North. An additional 20 houses represents an increase of about 18%.

PLEASE NOTE:

The paper questionnaire sent by post is different to that online.

The paper version contains 7 questions, numbered 1 to 7; question 8 which asks for the developments to be ranked 1 to 6 and with a single line per development for comments.

Consultation on sites for development in Lydbury North Village June 2013

The online version also contains 7 questions, but numbered 2 to 8; question 9 asking to rank the developments 1 to 6; question 10 for other comments.

In order to complete the online version it is necessary to answer all questions. You will see from my responses that I oppose the current proposals. At question 9, where I was asked to rank the developments, my answer would be 'none of these'. However, the system would not let me proceed without selecting an answer. I have selected one answer only in order to proceed with the questionnaire and that answer does not necessarily reflect my view.

I hope that these anomalies will not be misused and that the difference in numbering, when comparing paper results against online results, will not be confused or create any misrepresentation.

Detailed consideration and weighting should be given to access from these sites to the main roads as the some of the roads in question already struggle with vehicles with no passing places and consideration should only be given where there is sufficient room to allow two lanes of traffic for safety reasons.

Where farmland is already being used this should be weighted against development in this instance, where there are other opportunities available LYD007,008,009 ranks first with all the other sites ranking equally.

No more extra traffic on the small conservation area roads such as side of village school and along side of the church.

South View no through road is to narrow and has parking issues.

Do not spoil the beauty of our village by building on hills on either approach to the village.

Would be better to build where the garage is situated in the centre of our village and is an eye sore and messy area to local residents and passers by.