

This 'Village' specific section forms part of a wide-ranging consultation on the Local Plan Part II. It is therefore strongly recommended that you first read the 'Mendip' section to gain a wider understanding of the issues and options relating to the district as a whole.

# The Lydfords (Secondary Village)

"The Lydfords" refer to the villages of East Lydford, West Lydford and Lydford on Fosse, all situated in the south of the district.

The villages are well connected by road, lying either on or close to the A37 and a large proportion of residents travel large distances to work.

The parish age profile broadly mirrors that of the Mendip average, although there are a slightly lower proportion of younger people in the parish.

Affordable housing is a significant issue for a small number of households in the parish, who are recorded as being in housing need.

## Planning for the Lydfords...

- East Lydford, West Lydford and Lydford on Fosse combined are designated in the Local Plan Part I as a Secondary Village.
- Lydford-on-Fosse does not have a development limit and is currently a settlement in open countryside.
- These villages are expected to deliver at least **25** new homes over the Local Plan period 2006-2029.
- **6** houses are still to be delivered to meet this requirement.
- The Local Plan envisages this could be accommodated through small sites in existing development limits.
- **9** sites have been put forward by landowners for us to look at to see which may be the most suitable.

## What you have said about the Lydfords....

We know that local people have done work on Planning for the Lydfords and Lydford on Fosse's Parish Plan (2006) identifies the following issues:

- Housing type although many villagers felt that there should be no more housing, a preference was expressed for low cost or family homes.
- Housing mix villagers expressed opposition to the building of solely large houses.

### What does this mean for the village?

- ❖ The Local Plan does not anticipate a need to allocate additional sites for housing.
- ❖ Consideration could also be given to any other facilities/infrastructure needed in the village.

### KEY FACTS

Parish population (Lydford on Fosse):  
**511**

Age profile:		Mendip average
16%	0-15 yrs	19%
7%	16-24 yrs	10%
20%	25-44 yrs	23%
48%	45-74 yrs	39%
9%	75+ yrs	9%

Approximate housing stock of village:  
**155**

Data sources:  
ONS Census Statistics 2011  
MDC Rural Settlement Role & Function Study 2012

### Key Facilities

Our most recent records show the village has the following facilities:

- **Journey to work bus service**
- **Post office**
- **Shop**
- **Pub**
- **Village hall**
- **Church**
- **Petrol station**

Is this still correct? Are there any that we have missed?

## Have your say...

The following appendix has information on the designations in and around the village as well as the sites that have been put forward for consideration by landowners. To ensure that the views of local communities and stakeholders are reflected in the Local Plan Part II we would welcome views on a number of issues. Please answer as many (or as few) of the following questions as you wish:

### **Local Distinctiveness and Character**

LYDQ1: What makes the villages in the Lydfords special? Are there any specific areas, features or characteristics that should be protected or improved? In the event that future development is needed, are there any broad areas of the village where this should be preferred – or avoided? *Please answer in general terms – you can comment in detail on specific sites below.*

### **Housing**

LYDQ2: Although The Lydfords have almost met their minimum housing requirement as set out in the Local Plan Part I, are there any reasons why we should consider identifying further sites for housing in the Local Plan Part II?

LYDQ3: If a need for further development is identified, would you support / not support any of the sites put forward by landowners, which are set out in Table B. Why? Please include site reference(s) where applicable and have regard to the constraints outlined in Tables A and B in explaining your reasons.

LYDQ4a: Are there any other potential development sites we have not identified which you would like to draw our attention to?

LYDQ4b: If further development is needed, what types of development would you like to see on any of the site(s) identified e.g. housing of a particular size or type, affordable housing, custom build or mixed use schemes?

### **Employment**

LYDQ5: Are there any existing employment or commercial sites in or around the villages that may be suitable for redevelopment? If so, where and for what type(s) of development?

LYDQ6: Are there any existing employment or commercial sites in or around the villages that you feel should be retained in their current use if at all possible? If so where and why?

LYDQ7: Is there a need for any additional land for employment/commercial development? If so, what types and where could such development take place?

### **Development Limit**

LYDQ8: Do the current Development Limits around East Lydford and West Lydford reflect the existing and likely future built up area(s) of these villages?

LYDQ9a: Do you feel the current Development Limit(s) should be changed? If so where and why?

LYDQ9b: Is there a need to consider a development limit for Lydford-on-Fosse?

### **Infrastructure/Facilities**

LYDQ10: Is there a need for further infrastructure or facilities in the village(s) e.g. open or recreation space, meeting place, car park? If so, please specify what and where.

### **Open Areas of Local Significance/Local Green Spaces**

LYDQ11: Looking at the Open Areas of Local Significance/Local Green Space criteria (see Mendip Section Appendix 2), do you think all of the sites listed still warrant designation? If so, why are they special?

LYDQ12: Are there any sites from which you feel the designation should be removed? If so which one(s) and why?

LYDQ13: Are there any new areas of land that you feel merit designation? If so please provide details of where and why.

### **Other Matters**

LYDQ14: Are there any other planning issues in the Lydfords that you feel should be addressed in the Local Plan Part II?

LYDQ15: Is any of the information presented incorrect or in need of updating (e.g. existing facilities and services)? If so, please specify?

# The Lydfords Appendix

**Table A: Key designations and other relevant planning information**

<b>Constraint</b>	<b>Information</b>	<b>Implications for Local Plan Part II</b>
<b>Agricultural Land Classification</b>	Land to the north of West Lydford is Grade 2, with all other land surrounding the Lydfords classified as Grade 3.	In choosing development sites, local planning authorities should seek to use areas of poorer quality agricultural land in preference to that of a higher quality. The grades of agricultural land range from best and most versatile to poor.
<b>Ancient Woodland</b>	None.	Ancient woodlands are an irreplaceable natural habitat and development should avoid their unnecessary loss or deterioration.
<b>Areas of High Archaeological Potential and Interest</b>	East and West Lydford fall within AHAPs.	Any development within an area of known or potential archaeological interest will have to take into account this archaeological potential.
<b>Area of Outstanding Natural Beauty (AONB)</b>	None.	Development within an AONB is more strictly controlled and must be designed in a way which will not negatively impact upon the characteristics of the AONB.
<b>Coal Consultation Zone</b>	None.	The Coal Authority will need to be consulted on potential sites to see whether there are any possible issues from old coal mining works.
<b>Conservation Area</b>	None.	Any development within the Conservation Area will need to be sympathetic.
<b>Flood Zones</b>	The northern parts of East and West Lydford fall within Flood Zones 2 and 3.	Development should generally be directed away from areas designated as at most risk from flooding (Zones 2 and 3).
<b>Green Belt</b>	None.	Development in the Green Belt should be resisted in line with Chapter 9 of the NPPF.
<b>Groundwater Source Protection Zone</b>	None.	Particular care is needed in such areas to ensure development in such areas does not adversely affect the quality of groundwater.
<b>Historic Parks &amp; Gardens</b>	None.	Recorded by English Heritage in recognition of their special historic significance. Any proposed development should be considered against whether it would be likely to impact on the special character of any

		Historic Park and Garden.
<b>Landfill sites</b>	None.	Areas of land which are, or have been subject to landfill may be contaminated and/or lead to abnormal development costs.
<b>Listed Buildings</b>	There are a number of Listed Buildings in the Lydfords, mostly concentrated in West Lydford.	Listed buildings are protected by national policy and development policy 3 of the Local Plan Part 1. Any development will need to ensure the integrity of these listed buildings.
<b>Local Wildlife Sites</b>	None.	Development should be directed away from these sites to ensure no negative impact upon the potential biodiversity there.
<b>Mendip Bat Consultation Zone</b>	None.	Any development within this area will need to take account of the potential for bats.
<b>Mineral Consultation Areas</b>	None.	MCAs identify where mineral reserves exist which potentially could be needed at some point in the future.
<b>National Nature Reserves (NNRs)</b>	None.	National Nature Reserves are statutorily protected for their ecological and biodiversity value. Development should be directed away from such sites to ensure any adverse impacts.
<b>Open Areas of Local Significance/Local Green Spaces</b>	There are two areas designated as OALS/LGS in West Lydford (see Table C for details). No sites are designated in East Lydford or Lydford on Fosse.	These areas are protected from development under development policy 2 of the Local Plan Part I. However all of the areas designated as Local Green Spaces are being reviewed as part of the Local Plan Part II. More details can be found below.
<b>Protected Recreation Areas</b>	There is one Protected Recreation Site in West Lydford (The Sports Ground on the High Street).	These areas are protected from development under development policy 16 of the Local Plan Part I, therefore any development here will be resisted.
<b>Quarries – SMLP Quarries</b>	None.	The existence of a quarry site may constrain the development of nearby sites due to noise etc...
<b>Ramsar Sites</b>	None.	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the integrity of the Ramsar site.
<b>Regionally Important Geological/ Geomorphological</b>	None.	RIGS are locally designated areas of importance for geology or geomorphology. Any new development would need to be

<b>Sites (RIGS)</b>		assessed against whether there would be likely to be any adverse effects on such areas.
<b>Rights of Way</b>	There several Rights of Way running into and out of the Lydfords, including paths between East and West Lydford and between West Lydford and Lyford on Fosse.	Routes over which the public enjoy a legal right to access by foot and sometimes other means. All public rights of way would need to be incorporated into, or reasonably diverted around, new development.
<b>Road Infrastructure</b>	A37 runs through Lydford on Fosse.	The standard of local roads may dictate the scale of development a settlement can accommodate.
<b>Scheduled Ancient Monuments (SAMs)</b>	None.	Any development to the west of the village must ensure that the integrity of the SAMs is not damaged.
<b>Sewage Treatment Buffer Zones</b>	A Sewage Treatment Buffer Zone lies to the west of East Lydford. None of the other villages fall within or adjacent to a buffer zone.	Buffer Zones may constrain areas which are capable of being developed for housing in particular.
<b>Sites of Special Scientific Interest</b>	None.	Development should be directed away from these areas and from sites which may have a negative impact upon the integrity of these designated areas.
<b>Special Areas of Conservation (SAC)</b>	None.	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the integrity of the Special Area of Conservation.
<b>Special Landscape Feature</b>	None.	Any new development should not have a negative impact upon the special landscape feature and should ideally be located away from it.
<b>Special Protection Areas (SPAs)</b>	None.	A Habitats Regulations Assessment will have to be carried out to look at the possible impact of potential future development sites on the integrity of the Special Protection Area.
<b>Traditional Orchards</b>	There are two traditional orchards identified in West Lydford, and one in West Lydford.	Traditional Orchards are an important rural feature and habitat and development should avoid their unnecessary loss or deterioration.
<b>Tree Preservation Orders - Areas and Trees</b>	There is one TPO in the centre of West Lydford, one in East Lydford and none in Lydford on Fosse.	Any new development should take account of these areas and ensure that there is no negative impact upon them.

**Table B: Sites put forward by Landowners for Consideration\***

**PLEASE NOTE: The sites listed below are NOT proposals for development put forward by the Council. They are simply a range of options that we need to consider should any additional development be needed.**

Ref and Location	Area (ha)	Key Site Characteristics	Constraints and Considerations	Initial Assessment	Potential Development Option?
<b>East Lydford</b>					
<b>LOF005</b> Land at Toy Farm	4.54	Site comprises two large areas of agricultural land divided into 3 fields either side of Toy Farm - Lydford Business Park.  The site lies adjacent to the B3136 road with the eastern boundary broadly abutting East Lydford and the western boundary adjacent to sporadic development. Open countryside to the north.	<ul style="list-style-type: none"> <li>The eastern field lies within an area of high archaeological potential.</li> <li>Land to east of Toy Farm has a consent for 14 homes.</li> </ul>	No significant constraints identified. Potentially suitable for development although consideration should be given to the most suitable distribution/pattern of development across the three villages.	Yes
<b>LOF006</b> Manor Cottage, Cary Road	0.10	The site lies between Lydford on Fosse and East Lydford and comprises a long narrow parcel of land which incorporates garden and parking area associated with Manor Cottage. The land on the far western side - a relatively narrow plot - remains undeveloped.	<ul style="list-style-type: none"> <li>Lydford on Fosse does not have a development limit.</li> </ul>	No significant constraints identified. Potentially suitable for development although consideration should be given to the most suitable distribution/pattern of development across the three villages.	Yes
<b>LOF008</b> Field of B153 (part of New Manor Farm)	0.70	Open Field close to the A37 junction and services. Lies between Lydford on Fosse and East Lydford The site is separated by two fields from properties at South View.	<ul style="list-style-type: none"> <li>Lydford on Fosse does not have a development limit.</li> </ul>	No significant constraints identified. Potentially suitable for development although consideration should be given to the most suitable distribution/pattern of development across the three villages.	Yes

<b>LOF011</b> Land off West Lane, East Lydford		Open land to east of East Lydford Hall.	<ul style="list-style-type: none"> <li>Site within Flood zone 3</li> </ul>	The site is wholly within an area of flood zone 3 where development is not suitable.	No
<b>LOF012</b> Land at Lydford on Fosse (opp garage)	0.11	Scrubby parcel of land opposite shop/garage with frontage onto A37.	<ul style="list-style-type: none"> <li>Establishing principle of access onto A37.</li> </ul>	Potentially suitable for development subject to constraint identified.	Yes
<b>West Lydford</b>					
<b>WLYD002</b> Land off Fair Place	0.12	Garden site next to a farm with residential properties opposite and adjacent.	<ul style="list-style-type: none"> <li>None identified at this stage.</li> </ul>	No significant constraints identified. Potentially suitable for development.	Yes
<b>WLYD005</b> Barberry, High Street	0.13	Part of a domestic garden. Access via High Street or Mill Lane. Majority of site is within the development limit, although a small part adjoins it.	<ul style="list-style-type: none"> <li>Site lies within an area of archaeological interest.</li> </ul>	Potentially suitable for development although further investigation will be needed into the site's archaeological interest.	Yes
<b>WLYD007</b> Church Cottages, High Street	0.10	Small undeveloped site with a few large trees. The site is located next to a farm and amongst some other houses and buildings. It sits adjacent to the road 'High Street'. It lies outside the development limit and is approximately 150m to the north of it.	<ul style="list-style-type: none"> <li>Lies within an extensive band of Flood Zone 3.</li> <li>Lies within an Area of High Archaeological Potential</li> </ul>	The site is wholly within an area of flood zone 3 where development is not suitable. The site is also removed from the development limits and has been excluded as a result of these factors.	No
<b>WLYD008</b> Westfield House, High Street	0.15	<p>The site is greenfield with direct access to a road.</p> <p>Although the site is relatively close to some other development, mostly farm buildings and some detached houses, it lies completely outside the development limit by approximately 0.5km.</p>	<ul style="list-style-type: none"> <li>None identified at this stage.</li> </ul>	The site lies 0.5km from the village development limits and is excluded on this basis.	No

<b>WLYD009</b> Garden/ Paddock area of Higher House, Off Mardi's Lane	0.12	Site for single dwelling in garden/paddock of Higher House. Adjacent site has an outline permission for 1 dwelling There is open countryside to the south and to the west.	<ul style="list-style-type: none"> <li>• Site lies within an area of High Archaeological Potential.</li> <li>• The immediate grounds of Higher House, which lies to the east of the site, is an Open Area of Local Significance.</li> <li>• A sewage treatment works buffer zone lies directly adjacent to the site to the west.</li> </ul>	Potentially suitable for development although further investigation will be needed into the constraints outlined.	Yes
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\*Please note that this excludes sites which have already been given planning consent.

### Table C: Open Areas of Local Significance / Local Green Spaces

Site Reference	Size of site (in ha)	Description	Notes
OALSWESTLYD001	0.21	Private gardens in the centre of West Lydford.	Not covered by any other designations.
OALSWESTLYD002	0.14	Private gardens in the centre of West Lydford.	House is Grade II listed.

*There are no OALS / LGS sites in East Lydford or Lydford on Fosse.*