

SETTLEMENT: LYDFORDS										
Prefix	Rep No	ID	Issue Ref	Contact Name	Company / Organisation	Policy	Matter	Issue Summary	Changes sought to the Pre-Submission	MDC Response
PSPT2	300	6297	1	Sally Buxton		LGSWESTLYD002		Landowner supports LGS	None	Support noted.
PSPT2	309	6305	1	David Davies on behalf of Mrs J Townley, Mrs N Hancock, Mrs E Bryant	Clive Miller Planning Ltd	Development Limits & Site LOF013		Site LOF013 should be allocated for housing development. The justification for this is based on significant doubts regarding the deliverability of the 25 houses The Lydfords need to deliver. 13 of the 25 houses are accounted for in the planning permission at Toy Farm. The Planning Authority are probably unaware that there is a covenant in place which prevents the erection of any buildings on a major part of the site. Para 3 of the covenant states 'not to erect or cause or permit to be erected upon the land hereby conveyed or any part or parts thereof any buildings whether temporary or permanent.' The covenant covers about 3/4 of the land with planning permission (maps enclosed) which would suggest a maximum number of dwellings to be delivered is more likely to be 3. The land at Toy Farm clearly does not meet the availability requirements outlined in para 47 of the NPPF and footnotes 11 & 12 and para 019 of the NPPG. An alternative approach would be to incorporate the land at LOF013. This would be consistent with the settlement pattern and in visual terms would not extend development	Allocation of site LOF013	The planning system should be plan led. LPP1 sets out strategic policies for the distribution and scale of development in settlements and identifies broad locations for future growth LPP2 sets out non-strategic policies to deliver the strategy. LPP2 has not identified a need to identify further land in The Lydfords to deliver the strategy set out in LPP1. There is an existing valid planning permission which together with expected infill development meets the need identified in LPP1. No change to the plan.
PSPT2	313	6308	1	Erica Snead	n/a	housing omission	housing allocation omission	LoF is accessible and has local facilities. One house and 2 flats could be designed appropriately on the site. LoF is accessible to public transport. Dwellings could be designed to be sustainable.	allocate land adjacent to Millway House.	Millway House is at some distance from either East Lydford or West Lydford, which are the areas of this scattered village defined as suitable for some limited development and where development limits have been defined. The Lydfords is made up of 3 clusters of settlement, and Millway House is on the edge of Lydford on Fosse, which does not have defined development limits and is regarded as open countryside. This is an area where LPP1 would indicate that only development meeting the criteria set out in policy CP4 should be permitted. Allocation of a site in this location would not deliver the strategy set out in LPP1. No change to the plan.

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PSPT2	705	3099	1	Anna Branson	Lydford on Fosse Parish Council	11.17	design of housing	If additional housing were needed in future it should be linear in layout. Applications for non liner sites would be considered if suitable for the site and where they meet local needs.	Refer to linear nature of the village.	No sites are allocated and the development limits reflect the current built up area of the village. There is no need for additional reference to linear development. No change to the plan.
PSPT2	705	3099	2	Anna Branson	Lydford on Fosse Parish Council	11.17	published maps	Properties on the northern boundary of the parish are not shown and the map should be updated	update the maps.	The maps focus on the areas of the village where development may be appropriate, showing East and West Lydford in their local context. There is a scatter of development at Lydford Fairplace to the north, which is sometimes locally regarded as the 4th cluster of settlement making up The Lydfords. However, this is a loose collection of housing and is regarded as open countryside in LPP1. No change to the plan.