

## Lamerton Neighbourhood Plan – Public meeting August 7<sup>th</sup> 2017

Since the Parish determined in January 2016 that we should create our own Neighbourhood Plan, the Plan Steering Group needs to further this task by making a public presentation to the Parish as a whole to seek approval for our preferred development sites.

These sites have been arrived at by a complex Site Assessment Selection process and much internal review and debate and represents a fair and totally impartial selection on behalf of Lamerton Parish.

The following is a definition of the rationale behind the determinations made and we are now seeking to receive your interim approval before completing the Plan and re-submitting it to you for your final approval and onwards for official approval.

### **Rejected Development Sites**

The West Devon “Our Plan” listed 10 potential development locations which came forward from their own ‘Call for Sites’ i.e., asking for land owners to confirm potential development sites. Of these 10 locations, 7 have been rejected for various reasons as listed below:

- Rushford - Rejected by West Devon BC due to flood risk, location constraints, landscape character, ecology and listed building
- Land at Camplehaye – Rejected by West Devon BC as land locked and therefore no direct access
- Kooshti-Bok – Rejected by Lamerton Parish Council as provides no affordable housing, is outside of the settlement boundary and is likely to increase parking along the main road.
- Hurditch – Rejected by the NP Steering Group as significantly outside of the settlement boundary, too far from village amenities and no safe pedestrian access.
- St. John's – Rejected by the Parish Council (and NP Steering Group as well as Parish Questionnaire) as within the Green Triangle and outside of the Settlement boundary.
- Trenance – Rejected by the Parish Council (and NP Steering Group as well as Parish Questionnaire) as within the Green Triangle and outside of the Settlement boundary.
- Land adjacent to Chestnut Close – Rejected by West Devon BC due to road access issues and landscape character, also outside of the Settlement Boundary.

In most of these sites, there is no potential for construction of affordable homes since the minimum site size requires at least 11 homes before there is any requirement upon the developer to provide such. Provision of affordable homes was a major wish expressed by the people of our Parish in the 2016 Questionnaire and is a major factor in the approvability of any Neighbourhood Plan.

Under the Joint Local Plan and like all other Parishes, Lamerton is required to absorb a “minimum” housing need of 20 dwellings. No maximum number is given in the JLP but villages classified in the tier above Lamerton are required to develop a minimum of 30 dwellings. It can be argued that Lamerton has been misclassified if more than 30 dwellings must be developed. So far, the following dwellings have either been built or have outline approval, none of which include ‘affordable housing’:

- Summer Green, St Johns – 4 houses already built
- Lamerton Villas – Planning consent given for 5 dwellings

Others include:-

- George/Caroline Hill – Barn conversion, 1 dwelling (probably will count as ‘windfall’)
- Val/Jeff Hill – New build, 1 dwelling (probably will count as ‘windfall’)
- Cherry Oak Barn – Barn conversion, 1 dwelling (probably will count as ‘windfall’)
- House Opposite The Blacksmiths – 1 house built (probably will count as ‘windfall’)

Note – ‘Windfall’ is essentially any small / individual dwelling not captured within site development plans.

Out of a Joint Local Plan requirement for a minimum of 20 dwellings, potentially 13 have already been built/identified within the accepted time frame of the JLP (2014 to 2034) Of these, 4 are arguably windfall sites.

A location for at least a further 10-15 dwellings, which must be able to accommodate affordable homes, has to be identified.

It is also prudent to identify an additional "Reserve" site given the time span of the Joint Local Plan and the fact that 20 dwellings for Lamerton is a minimum and likely to rise.

### **Recommended Sites – Showing Pro's and Con's**

- **Court Cottage Farm (The Old Dairy) (10 – 12 Dwellings)**
  - Brown field site (+)
  - Safe pedestrian access to village amenities (+)
  - Located within the settlement boundary (+)
  - Location likely to be listed on Brown Field register and developable anyway (+)
  - Impact on agriculture by those who utilise this area (but who do not own it) (-)
  - Development has restricted capacity (+)
  - Capacity for affordable homes (+)
  - Listed buildings located nearby (-)
- **Green Hill (15 – 111 Dwellings)**
  - Green field site (-)
  - Located outside of the settlement boundary (-)
  - Safe pedestrian access to village amenities (+)
  - Potential for far greater future development than will be needed; no natural boundaries to restrict capacity (-)
  - Exposed elevation; visible from many directions (-)
  - Capacity for affordable homes (+)
- **Land Adjacent to the Farriers (15 – 20 Dwellings)**

(This site came to us from our own 'Call for Sites' earlier this year.)

  - Green field site (-)
  - Located outside of the settlement boundary (-)
  - Potential to make improvements to road junction opposite Blacksmiths Arms (+)
  - Safe pedestrian access to village amenities (+)
  - Development has restricted capacity (+)
  - Capacity for affordable homes (+)
- **Bull Field (Land Opposite The Old Dairy) (15 – 20 Dwellings)**

(This site came to us from our own 'Call for Sites' earlier this year.)

  - Green field site (-)
  - Located outside of the settlement boundary (-)
  - Road access acceptable in principle (+)
  - Safe pedestrian access to village amenities (+)
  - Exposed elevation; visible from many directions (-)
  - Listed buildings located near by (-)
  - Development has restricted capacity (+)
  - Capacity for affordable homes (+)
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There are other sites available within Lamerton that have been proposed by the landowners through the 'Call for Sites' but which fail to meet the basic criteria described earlier. These are:-

- Land behind Summer Green, St Johns – (10-13 dwellings)
- Orchards Court – (2- 4 dwellings)