

Lamerton Parish

Lamerton Neighbourhood Plan

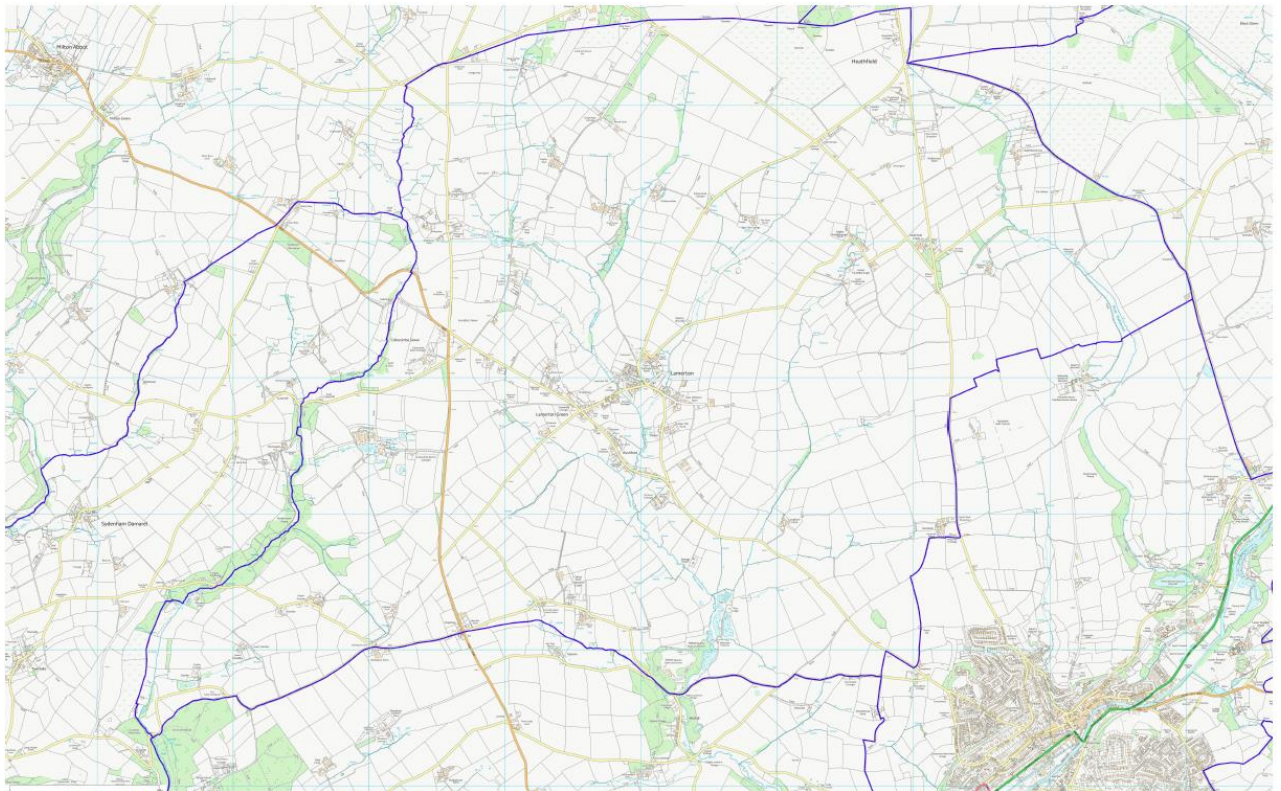
HAVE YOUR SAY ABOUT THE FUTURE OF LAMERTON

Please spend a little time to complete this questionnaire.

For further information please go to:

<http://www.lamertonparish.co.uk/index.php>

Lamerton Parish



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WHY THIS QUESTIONNAIRE ?

Following on from public meeting in early January and the unanimous vote given in favour of the creation of a Neighbourhood Plan for Lamerton Parish, the Steering Group now needs your views on what are the important planning issues facing us in Lamerton both now and during the next fifteen years. Amongst other things, this could include how much housing and commercial development should take place, the type and design of developments, or things which you value that you think need protection and which make Lamerton a great place in which to live and work.

The Neighbourhood Plan Steering Group will be holding a public event at the Village Hall Saturday coffee morning of the 25th June before the date for return of the questionnaire. If you have any problems with your responses we will be happy to help you at that time. If you are unable to attend either coffee morning but would like to discuss the questionnaire then alternatively please telephone either of the numbers below for further information.

Later this year the Neighbourhood Plan Steering Group will be staging a further public consultation when we will be seeking your views on the potential siting of any new developments and, the design, type and style of future housing and, other issues which may become apparent from the results of the questionnaire. The date will be posted on the Parish notice boards, on the website detailed below and other prominent locations throughout the Parish.

Once the Neighbourhood Plan is written, it has to be approved by the Parish Council, and West Devon Borough Council. It will then be submitted for examination by an independent planning inspector. When it passes this final test it will need to be approved in a Parish referendum, so everyone gets a say by voting.

If successful at referendum, our Neighbourhood Plan becomes part of the “Statutory Development Plan”, and carries real “teeth” in the planning process. All development proposals in the Parish will have to comply with its requirements (together with National and Borough Council planning policies). This is why your views are so important in shaping the plan.

Can you please return your completed questionnaire in the enclosed pre-paid envelope no later than Friday 1st July. One paper copy will be delivered to each household. Please complete with your own opinions and experiences. We would also encourage more people within your household to respond – if more than one person in your household wishes to complete the questionnaire you may obtain additional copies from the person(s) below, or by downloading a copy from the website <http://www.lamertonparish.co.uk/index.php>.

Please also refer to the website for ongoing updates and communications.

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This questionnaire will be evaluated by Devon Communities, an independent charitable organisation with great experience in Neighbourhood Planning, who work closely with many Devon communities and under whose transparent and wholly impartial management the compilation of this survey, analysis and subsequent reports will be presented.

Finally, if you have any questions about this Survey, or would be interested in meeting or discussing it with the Lamerton Neighbourhood Plan Steering Group, please contact either;-

John Edgar - 01822 618512 (Steering Group Chairman)

David Green - 01822 616141 (Vice Chairman)

(On behalf of the Parish of Lamerton Neighbourhood Plan Steering Group)

For your information the other Lamerton Neighbourhood Steering Group members are:-

John Broadbridge (Lead – Housing/Sites)

Andy Harrap (Housing/Sites)

Graham Manning (Housing/Sites)

Simon Matthews (Housing/Sites)

Greta Doble (Lead – Heritage/Renewable Energy)

Malcolm Pocock (Lead – Business & Infrastructure)

Nick Hill (Lead – Youth Needs)

Matthew Bevan

Cllr Bob Baldwin (Ex- Officio Member)

Linda Glover

Mike Jefferies

Adam Scraibman

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In order to obtain the most comprehensive survey possible please provide all the required information and answer all questions. Thank you.

Email address –

Postcode –

(Please note email address will only be used to update you with Parish developments and will **not** be shared with any other organisation or business)

How long have you lived in Lamerton Parish? years

Please circle your age-bracket	0-18	19-25	26-65	65+
Please enter the number of people in your Household in each age group				

Do you work in the Parish of Lamerton?	Yes/No	→	
Do you have children in Lamerton School?	Yes/No	→	
How many cars are there in your household?	Number	→	
How many miles do you travel to work each day?	Number	→	

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Community Life

Q1. In relation to living in Lamerton, how important are the following to you?

Tick a selection for each where 1 is not important and 5 is very important	1	2	3	4	5
Parish identity and feeling part of the community					
Local services and facilities					
Local employment opportunities					
The rural nature of the Parish					

Q2. For those under the age of 25 what do you consider to be your future plans within the next 5 years? – Please tick appropriate box

Leave the Village/Parish?	
Leave the Village/Parish but return in later after (e.g. after Education/work experience)?	
Stay in the Village/Parish?	
Stay in the Village/Parish and raise a family?	

Local Facilities and Amenities

Q3. Where do you usually shop for the following – Please tick appropriate box

	Tavistock	Launceston	On Line	Other
Main groceries				
Household/DIY				
Other Shopping				

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Q4. What facilities would you like to see for those aged under 18? (e.g. Skate Park, All Weather Playing Area)

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Q5. On average, how often do you use the following local facilities?

	Daily	Weekly	Monthly	Occasionally	Never
Petrol Station					
Church					
Village Hall					
Playing Field /Children's Play Area					
Pub					
Public Footpaths					
Other (please specify)					

Q6. Is there a need for any additional facilities (leisure or community) or services? Please specify

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The Economy

Q7. Own business - Do you run your own business *in Lamerton*? Or does anyone in your household run their own business? Please note that we have a separate business questionnaire and we would appreciate you taking the time to complete this as well. For further details please see the website <http://www.lamertonparish.co.uk/index.php> or contact John Edgar or David Green to obtain a copy.

Are you or anyone in your household thinking of setting up a business or expanding an existing business in Lamerton within the next five years?
Yes/No

If “Yes” what type and size of property will you require? Please tick one of the following:

None	Lock Up Facility	Office	Workshop	Live/Work Unit

Q8. Land for small-scale commercial use

	Yes	No
Should we encourage the development of more land for small-scale commercial use?		
If “Yes” can you suggest a suitable area(s) for such development?		

Q9. What type of business/employment should we be trying to attract to Lamerton?

Tourism	Yes/No
Tourism Accommodation	Yes/No
Local independent shops	Yes/No
Small offices/workshops	Yes/No

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Starter Business in single units	Yes/No
Larger retailers	Yes/No
Agricultural related activities	Yes/No
Farm diversification projects	Yes/No
Warehousing and distribution	Yes/No
Light industry	Yes/No
Other – Please tell us here why you think your choices are important	

The Environment

Q10. Green Space

What type of green space should be incorporated into new development?	Tick box Below
Allotments	
Community Gardens	
Informal Play Areas	
Equipped Play Areas	
Wildlife corridors	
Multi use games areas (Ball Parks)	
Other – Please specify	

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Q11. What energy saving improvements should we consider to help improve existing building?

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Q12. Would you support an investigation into a community owned renewable energy scheme with direct benefits to Parish Residents?

Yes/No

Q13. Please indicate the type of renewable energy you would prefer.

Yes No

	Yes	No
Solar panels to generate electricity (on domestic and commercial building roofs)		
Solar Panel Farms to generate electricity (in fields and open spaces)		
Wind Turbines		
Hydro Power (using rivers and streams to generate electricity)		
Biomass (bio-digesters small to medium scale, where gas, heat and power can be generated from decomposing organic waste)		
Biomass (small to medium scale where gas, heat and power can be generated from burning wood, waste material or fuel crop products)		
Other – Please specify		

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Housing

West Devon Borough Council's "draft" strategy document released on 1 December 2014 identifies the required development levels throughout the West Devon district up to 2031 (the next 15 years). The allocation for Lamerton is thirty new homes. This takes into account the results of the Public Consultation held in August 2014. The National Planning Policy Framework means that we cannot reduce this number. We could propose a larger number if you thought it feasible but that is up to you.

Thirty homes would represent an average development rate of two homes per year over the plan period. From 2006 to 2015 approximately sixteen houses have been built in Lamerton village averaging just less than two per year.

Q14. Please tick one of the following. Do you:

Own your own home?	
Live in a shared ownership property?	
Live with relatives?	
Rent from a private landlord?	
Rent from a housing association/local authority?	
Live in housing tied to a job?	
Other – please specify	

Q15. How many bedrooms does your current home have? (Please tick)

1	2	3	4	5	6+

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Q16. Which of these statements best describes your future housing plans?

I have no plans	
I expect to move in the next five years	
I will move but not for at least five years	

Q17. If you plan to move, which of these choices would you prefer?

To remain within the parish	
To move away from the parish	

Q18. Would you be interested in Self-Build either individually or as part of a group if a suitable site was available within the parish? Please tick relevant box below and provide contact details if so.

Individual Self-Build	
Group Self-Build	
My contact details are:	

Q19. In your view what type of homes should be prioritised in the plan? Please tick all your preferences.

1 Bed Houses		2 Bed Houses		3 Bed Houses	
4 Bed Houses		5 Bed Houses		1 Bed Bungalows	
2 Bed Bungalows		1 Bed Flats		2 Bed Flats	
Other – Please specify					

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Q20. Would you support the idea that new housing developments should include any of the following, please tick Yes or No. If you expect to move within the parish within the next five years please tick the housing development which, if applicable, would be the most likely to meet your needs.

Important Note – Before answering, please see Appendix 1 for a full definition on “What is affordable Housing” (as supplied by West Devon)

	Yes	No	5 Years
Retirement housing, flats or bungalows for sale			
Retirement housing, flats or bungalows for rent			
Affordable family homes for sale			
Affordable family homes for rent			
Shared ownership homes			
Starter homes for sale			

Q21. Do you have any comments regarding housing in the parish?

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Transport and Communications

Q22. To what extent do you consider the following transport related issues to be a problem within the parish? (1 is Low, 5 is High)

	1	2	3	4	5
Speed of vehicles in the village					
Scheduled bus services					
Community bus					
Road maintenance					
Cycle routes					
Public footpaths					
HGV traffic					
Comments					

Q23. Is the provision of car parking appropriate for each of the following?

	Yes	No
Access to the centre of Lamerton		
Residents		
Businesses		
Visitors		
School		
Village Hall		
Church		

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Q24. Does the mobile phone and broadband service limit your ability to carry out any of the following?

	Broadband			Mobile Phone		
	Yes	No	Occasionally	Yes	No	Occasionally
Website research						
Internet shopping						
Work/business						
Study						
General communication						

Q25. How do you find out what is going on in Lamerton? Please tick

Parish Website	
Parish Notice Board	
Parish Magazine	
Village Hall News Letter	
Word of Mouth	
Church	
School	
Other – Please specify	

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Q26. What sort of place would you like Lamerton Parish to be in the next 10/15 years?

This is the ideal opportunity for you to provide us with your vision for your Parish. Please give us your thoughts.

Finally, thank you for your assistance and co-operation in completing this questionnaire which will help with shaping the Parish you live in up to 2031

If you would like to make any further comment please do so in the box below.

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If you think you may need to move to an affordable home in Lamerton Parish within the next five years, please complete this survey AND the enclosed postcard and send it directly to Janice Alexander at Devon Communities Together (address shown at end of Questionnaire). Janice is a Rural Housing Enabler working for Devon Communities Together (DCT) and will be analysing the results of this survey. Your information will ONLY be seen by DCT staff and will NOT be passed to any other individual or organisation.

Appendix 1

What is “Affordable Housing?”

Affordable Rent Housing

- Is usually owned and managed by Housing Associations (Registered Providers) and is offered to those on the housing register.
- More expensive than Social Rented Housing as this is usually charged at 80% of market rents, but rents are usually kept within local housing allowance levels.

Social Rent Housing

- This is usually owned and managed by a Housing Association (Registered Provider) to those applicants that are on the housing register.
- This is less expensive than affordable rents as it is charged at about 60% of the local market rents.
- It is important to note that this type of housing is not included on many new affordable housing developments now due to the changes in government grant. There may be properties which are let by providers at this rent level on older/existing housing schemes.

Low Cost Home Ownership

Shared Ownership

- You share ownership of your home with the Housing Association (Registered Provider)
- You pay a mortgage on your ownership percentage
- You also pay rent to the Housing Association - this rent will be higher than social rents, but lower than market rents in the private-rented sector
- Sometimes you will be able to buy the property outright in due course
- Sometimes the percentage you can buy will be restricted, to make sure some properties remain as affordable housing for the future.

Equity Loan Schemes

- You own the property, but get financial help through another loan, which is secured on the property
- This loan is partly funded by the developer and partly by the Government

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Discounted Open Market Housing

- You purchase 100% of the property from a housing association or developer at a discounted price typically 60 – 75% of the open market value.
- The property will stay affordable in perpetuity so if you want to sell the property in the future you can only sell at the percentage at which you bought.

Community Land Trusts

- A Community Land Trust (CLT) is a corporate body which is established for the express purpose of furthering the social, economic and environmental interests of a local community by acquiring and managing land and other assets in order to provide a benefit to the local community. A CLT could develop and manage homes only on sites that have been approved by local voters (e.g. through a Neighbourhood Plan. The CLT would operate like a housing association but with the important difference that the trustees, making the decisions, would be local people. The CLT's main task would then be to make sure these homes are genuinely affordable, available to rent only by truly local people at rents based on what people actually earn in the local area, and not just for now but for every future occupier.

NOTE:

This survey is being securely managed by Devon Communities Together (DCT) on behalf of Lamerton Parish Neighbourhood Plan Steering Group. Devon Communities Together (DCT) is an independent charity with over 50 years' experience of community development work.

Their address and contact details are:-

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Lustleigh Close

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