

35th Interim Report from Lamerton Neighbourhood Plan Group to Lamerton Parish Council.

This Report is prepared by the Project Manager for the Lamerton Neighbourhood Plan Group for submission to Lamerton Parish Council at their meeting on 24th February 2026

1. The following actions are brought forward to Council by the Neighbourhood Plan Group for approval:-

1.1 To continue to sanction the publication on the Parish Council website of ongoing draft revisions to the draft Neighbourhood Plan (the Plan) as completed by the Neighbourhood Plan task groups

1.2 To sanction publicity for the Plan to go forward into Reg 14 once approved by Council

1.3 To approve expenditure for the printing of publicity and paper copies of the NP

2. Update since January 2026

- (1) Aecom have made a few amendments to their SEA Report following careful consideration by the Task Group of text. This has not altered the views expressed in their earlier draft Report but corrected terminology and several matters of fact. The final Report is now on the Parish Council website, Neighbourhood plan section as “Aecom SEA Report Final February 2026”
- (2) Having received a quote from WDBC of between £80 - £120 plus VAT for the production of maps for the Neighbourhood Plan already sanctioned by Council, WDBC were requested to proceed with this work but have said it will not be completed before end February
- (3) A public meeting of the NPG has been called for 24th February 2026 to consider the Plan documentation with the exception of the final mapping. Voting on the content of the Plan and especially the Policies will enable the Task Group to make any adjustments proposed ahead of presenting the Plan in its Regulation 14 format to Council for Council’s approval at its meeting on 24th March
- (4) In proceeding to the final preparation of the documentation, the Task Group has taken note of comments made by Aecom in their 2 Reports (Site Assessment and SEA) and taken steps where appropriate to address these in the Plan
- (5) Aecom suggested that because the NPG is no longer able to obtain technical support to provide viability assessments of the proposed site allocations, landowners or their agents be requested to provide this. The Task Group considered this but concluded that as none of the landowners of sites under consideration for allocation currently have presented draft development plans with their submissions, the production of any meaningful viability study would be unlikely. Instead it is proposed through the proposal policies contained in the NP that viability be demonstrated at the point of a planning application, so that prevailing market conditions can be considered and applied to a specific scheme
- (6) The Task Group notes that generally, the SEA report prepared by Aecom considers the draft policies contained in the NP as suitable to address the concerns of the community that have been expressed through previous Consultations, and to meet NPPF and JLP and other statutory requirements

3. Record of Actions and ongoing matters:

- (1) Task Group members have met 4 times in the last month to consider and respond to the Aecom report, make recommended amendments to the NP, to revise text and insertions, check facts, script read, number pages and add footnotes. This has involved many hours of work. With the exception of material to come from WDBC, the NP document is in a format that is, subject to approval, ready for Reg 14.
- (2) Any amendments to the draft NP proposed by the NPG meeting on 24th February will be addressed before its next meeting on 24th March
- (3) Mapping will be inserted in the text when received.
- (4) Costs for printing copies of the Plan for public availability will be obtained for Council approval / application to WD Locality funding on 24th March
- (5) Consent of local organisations and businesses to display copies of the Plan during the 6 week consultation period will be sought
- (6) Council will be requested to consider and, if appropriate, fund all appropriate ways in which publicity for the public consultation period may drawn to the attention of the community and to ensure the requirement to provide copies to consultees (see Sch. 1 to the Regulations below) are fulfilled.

18th February 2026

Karen Dreher

Project Manager, Lamerton Neighbourhood Plan Group

The Neighbourhood Planning (General) Regulations

Regulation 14

Before submitting a plan proposal [or a modification proposal] to the local planning authority, a qualifying body must—

(i) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area—(i)details of the proposals for a neighbourhood development plan or modification proposal;(ii)details of where and when the proposals for a neighbourhood development plan or modification proposal] may be inspected;(iii)details of how to make representations;.(iv)the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised; and (v)in relation to a modification proposal, a statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion;

(b)consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan [or modification proposal]; and

(c) send a copy of the proposals for a neighbourhood development plan [or modification proposal] to the local planning authority.

SCHEDULE 1 Consultation Bodies

Neighbourhood development plans

1. For the purposes of regulations 14 and 16, a “consultation body” means—

A. where the local planning authority is a London borough council, the Mayor of London;

B. a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;

C. the Coal Authority;

D. the Homes and Communities Agency;

E. Natural England;

F. the Environment Agency;

G. the Historic Buildings and Monuments Commission for England (known as English Heritage);

H. Network Rail Infrastructure Limited (company number 2904587);

I. the Highways Agency;

J. the Marine Management Organisation;

K. any person—(i)to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and (ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;

L. where it exercises functions in any part of the neighbourhood area—(i) a Primary Care Trust established under section 18 of the National Health Service Act 2006(7) or continued in existence by virtue of that section;(ii) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989; (iii) a person to whom a licence has been

granted under section 7(2) of the Gas Act 1986; (iv) a sewerage undertaker; and (v) a water undertaker;

M. voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;

N. bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area;

O. bodies which represent the interests of different religious groups in the neighbourhood area;

P. bodies which represent the interests of persons carrying on business in the neighbourhood area; and

Q. bodies which represent the interests of disabled persons in the neighbourhood area.