

CHAPTER 5

5.1 Settlement and Housing

Housing development is one of the key issues of this NP but finding a balance between provision of smaller units of accommodation, especially affordable housing for shared ownership, whilst ensuring protection of the rural landscape has been the challenge that has been demanded by the community. There is concern that in the past, planning decisions have not always given sufficient regard to these factors. The General Development Guidelines will apply to all new development throughout the Parish whether in the form of housing or other forms of development.

Consultation responses
94% wanted see the rural aspect of the parish protected

5.1.1 In the adopted JLP, Lamerton has been categorised as a ‘Sustainable Village’ and a figure of 20 additional homes for the period 2014 – 2034 has been suggested as both sustainable and improving the viability of the village.

5.1.2 In the period between 2017 and 2025 a total of 10 dwellings have been built that are accepted as counting towards the total required, leaving at this point a deficit of around 10 dwellings from which the Parish also has to meet the assessed affordable housing need including smaller 1 and 2 bedroomed homes for those wishing to downsize and for small families.

General Development Guidelines

5.1.3 The overwhelming majority of people in the March 2023 survey stated that they valued highly the natural beauty and related features of the Parish and therefore any new build development must be in harmony and in scale with the character of its surroundings, thus being sensitive to the defining characteristics of the local area as the NPPF urges. The Lamerton conservation area has to be considered. All developments must be well sited in the landscape and take full account of the historic environment.

5.1.4 To address light pollution, unnecessary forms of artificial lighting in proposed development will be discouraged in line with Dark Sky policy to ensure that new development has a minimal environmental impact, applications should also include techniques that promote energy conservation and reduce energy demands for heating and lighting. The results of the November 2023 Consultation highlighted the importance of providing homes designed for low energy consumption with 81% of respondents considering this an extremely important design feature.

SECTION 1: SETTLEMENT BOUNDARIES AND HOUSING ALLOCATION

5.1.5 Development within or adjacent to the settlement boundaries was the preferred location of respondents to the public consultations. Lamerton has no infill sites that would accommodate more than 1 or 2 houses, but sites put forward were outside the pre 2019 settlement boundary. This did not reflect the existing built environment and ignored around a third of dwellings in the village although it did include the community centre, the primary school and Church together with the Conservation Area.

5.1.6 In order to ensure the appropriate JLP policies were applied to applications for new housing, and that suitable Sites would be chosen that could make a positive contribution to the integration and consolidation of the community, the Settlement Boundary was revised. (Appendix VII: Rationale for drawing Settlement Boundary).

Policy H1 Settlement boundary for Lamerton

- The development of Lamerton shall be focused within the development boundary of Lamerton as identified in Fig.8.
- Within the Settlement Boundary there will be a presumption in favour of housing development subject to compliance with NP policies.
- Outside the Settlement Boundary there will be a presumption against residential development unless the proposal meets the requirements of JLP policies TTV26 or TTV27 and relevant policies of this Neighbourhood Plan (NP).

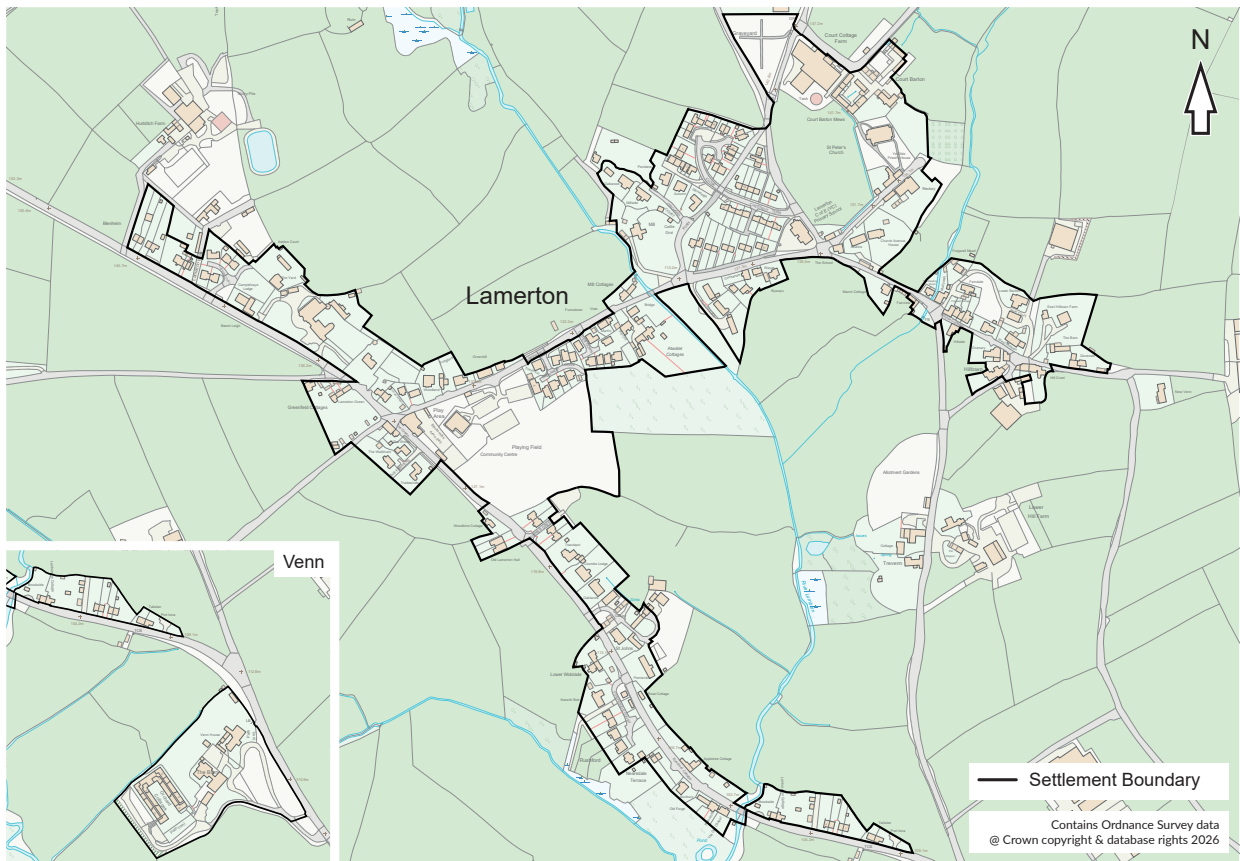


Fig.8 Settlement Boundary

Policy H2 Sustainable housing development

Proposals for new housing development will be supported at a scale and in locations that are in accordance with the NPPF, JLP policies and relevant neighbourhood plan policies, where they support the continued sustainability and viability of communities in the Plan area by providing new homes, including affordable and local needs housing to meet the objectively assessed local housing needs of the Plan area.

Housing allocation in Lamerton

5.1.7 The JLP sets a housing requirement for Lamerton of 20 additional dwellings to be provided over the period 2014-2034. The JLP includes an indicative level of housing in sustainable villages. The JLP clarifies that commitments and completions prior to the end of March 2017 do not contribute to the indicative figure, the figures should be interpreted locally, and some neighbourhood plans may deliver more or less than indicated.

5.1.8 Between April 2017 and November 2019 consent was granted for a total of 10 dwellings, 5 each on 2 sites and these have now been completed. These are within the new settlement boundary proposed in this NP. The sites are identified on Fig.7 (Chapter 3) as sites 10 and 13

(Fortescue Court and Cherry Court respectively) Both developments were of 3 and 4 bedroomed market value homes.

Sites Considered

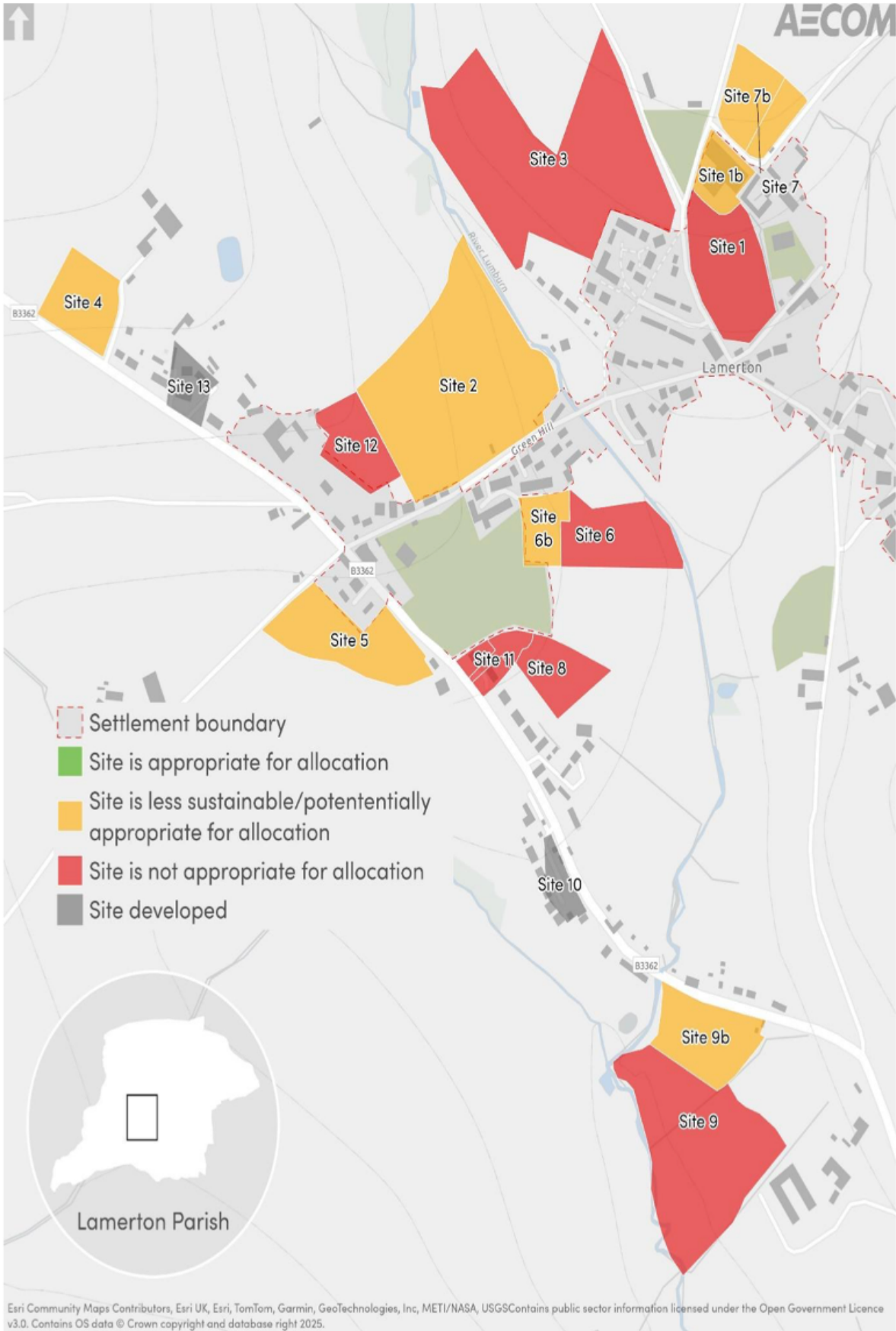
5.1.9 The decision was made to obtain an independent evaluation of sites against the Aims and Objectives of the NP, the ability of the sites to deliver the assessed housing need for local people and their physical suitability for development. This process was undertaken by AECOM on behalf of the NPG. A total of 17 potential development sites had been identified within the NP area through previous and current calls for sites and the West Devon and South Hams SHLAA 2017.

5.1.10 Due to the significant time elapsed since previous assessments it was determined there was a need to take account of up-to-date evidence.

5.1.11 Two sites were excluded as they had been developed and a further 7 sites were rated as *not appropriate for allocation*. The 8 remaining sites were all rated *less sustainable / potentially suitable for allocation*, i.e. potentially suitable and available for housing development subject to resolving or mitigating identified constraints.

The full report of the assessments carried out by AECOM dated October 2025 is included in Appendix VIII. The report sets out the process of the Site Evaluations.

Fig. 9: Potential Development Sites rated by AECOM ²³



²³ AECOM Report Site Assessment Fig 4-2

Table 8: AECOM site assessment report summary of findings

Assessment findings

Table 5: Site assessment findings - rankings and significant effects

SEA theme		Court Cottage (Site 1b)	Behind Farriers (Site 5)	Behind Trenance (Site 6b)	The Bull's Field (Site 7b)
Biodiversity and geodiversity	Significant effect?	No	No	No	No
	Rank	1	4	2	3
Climate change and flood risk	Significant effect?	No	No	No	No
	Rank	=1	=1	=1	=1
Community wellbeing	Significant effect?	Yes – positive	Yes – positive	Yes – positive	Yes - positive

Prepared for: Lamerton Parish Council

AECOM
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Strategic Environmental Assessment (SEA)
for the Lamerton Neighbourhood Plan

SEA Environmental Report accompanying the
Regulation 14 version of the Neighbourhood
Plan

SEA theme		Court Cottage (Site 1b)	Behind Farriers (Site 5)	Behind Trenance (Site 6b)	The Bull's Field (Site 7b)
	Rank	1	2	4	3
Historic environment	Significant effect?	Yes - negative	No	No	Yes - negative
	Rank	3	=1	=1	2
Land, soil and water resources	Significant effect?	No	No	No	No
	Rank	1	4	2	3
Landscape	Significant effect?	No	Yes – negative	No	Yes - negative
	Rank	2	4	1	3
Transportation	Significant effect?	No	No	No	No
	Rank	=1	3	2	=1

Policy H3 Allocate land for 19 new homes for local needs 2026-34

Proposals will be supported for new housing, on the following three sites and shown on the site allocations plan, provided the development meets the requirements set out in the policies in this plan.

- Land at Court Cottage (site 1(b) (Reference: SX451771), 0.4 hectare to accommodate some 6 new homes, to be developed during the period 2026-34.
- Land at Bull Field (Site 7(b) (Reference: SX451772), 0.5 hectare hectare, to accommodate some 8 new homes, to be developed during the period 2026-34.
- Land behind Trenance (site 6(b) (Reference: SX447767), 0.4 hectare to accommodate some 5 new homes, to be developed during the period 2026-34.

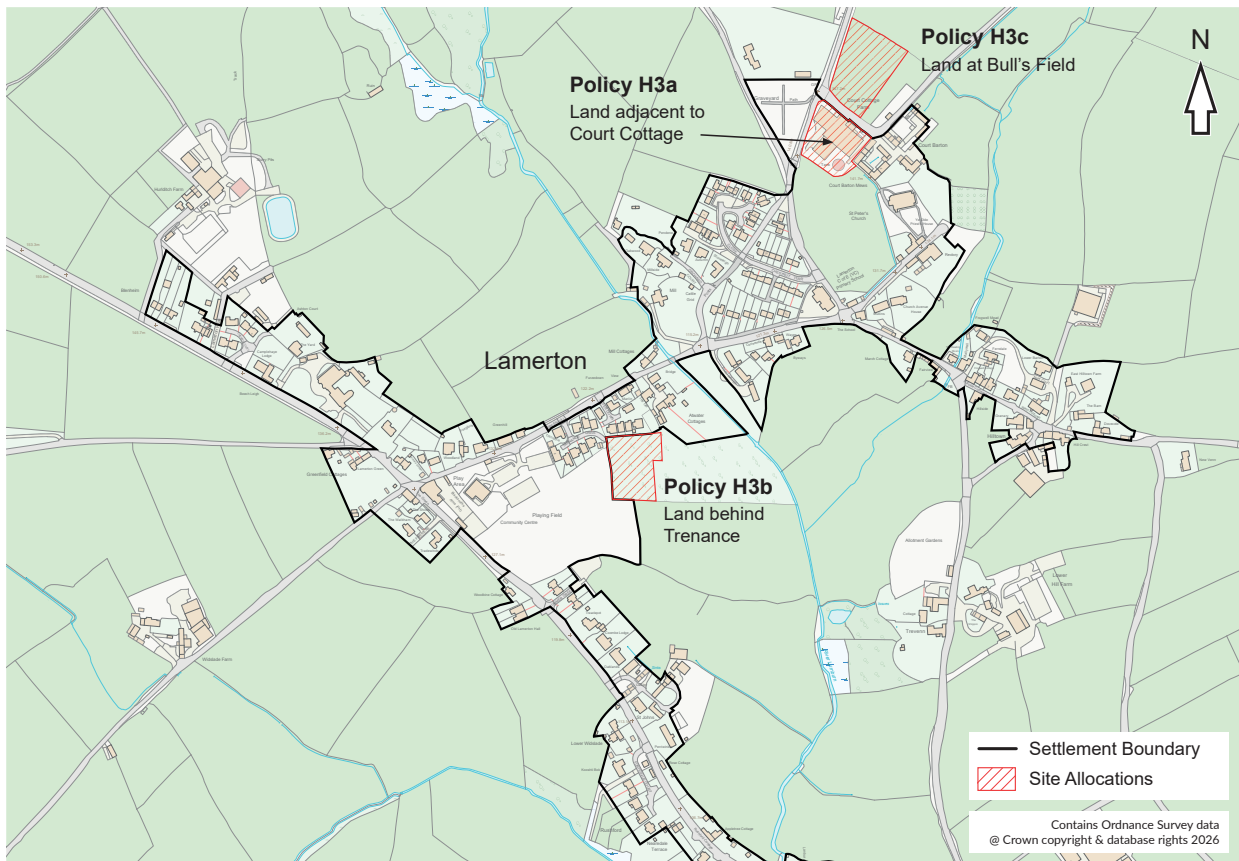
Total site allocations: 1.3 hectares, providing some 19 new homes, covering the period 2026-34.

5.1.12 The NPG identified that of the 8 sites in this category, 3 (nos. 4, 7, 9(b)), were not well related to the to the main facilities within the village - the school, the church to the north-east and the pub and community centre to the west and / or not available at the present time. In addition, a further site (2) was not considered as suitable for allocation because of its size and the current consent failing to align the assessed housing need for the community.

5.1.13. The remaining 4 sites were subject to an independent Strategic Environmental Assessment (SEA) by AECOM further to examine suitability for development and allocation within the NP. The full report of the assessments carried out by AECOM dated October 2025 is included in Appendix IX. The report sets out the process of the assessments.

Lamerton Neighbourhood Plan Housing Allocation

5.1.14 In order to fulfil the requirements of the JLP's minimum planned requirement, it is considered that the NP should allocate land for housing on the following basis:



Justification for Proposal H3

5.1.15 The site assessment process has taken into account a wide range of factors, including the NPPF, WDBC's Site Information Pack (SHLAA), and WDBC's Landscape Character Assessment and Lamerton's Conservation Area. While it is recognised that all the achievable development options will impact to a greater or lesser extent on the area's special landscape character, this needs to be balanced against the requirement to provide for local housing needs in the most sustainable way to ensure the area remains a vibrant, living community.

5.1.16 In making this judgement between promoting a positive approach to meeting development needs, while ensuring that 'great weight' is given to conserving and enhancing the special qualities of the landscape, it has been concluded that:

- The NP has to meet the requirement to allocate land for a minimum planned requirement of 10 new homes 2026-34, to meet local needs.
- In order to achieve the amount of affordable housing to satisfy the assessed housing need for local people to be delivered as rural exception sites (sites 6(b) and 7(b), there is a need to allow for some market value housing to ensure the sites are viable and deliverable.
- The allocation of site 1(b) facilitates the development of the only available previously developed site within the Settlement Boundary, viewed as an eyesore in such a sensitive area of historic significance being located in close proximity to the Conservation Area of the village.

Detailed Site Considerations

5.1.17 Development is expected to be carried out in consultation with WDBC and LPC.

5.1.18 In considering the granting of planning permission for the 3 allocated sites, in addition to conforming to the general requirements set out in the JLP, as well this NP, particular regard should also be had to the following:

5.1.19 Land at Court Cottage

The site is located on the northern edge of the village, providing a gateway site into the village. It is within close proximity to the school and the Church with its wider conservation area, and approximately 10 minute walking distance of the pub and Parish Hall.



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Policy H3a Land Adjacent to Court Cottage

The land at Court Cottage, shown on the Proposals Map as Site 1(b), is allocated for residential development as follows:

- (a) Subject to Policies H1 and H2 the site to accommodate up to 6 dwellings.
- (b) 2 of the dwellings to be affordable housing contributing to the provision of accommodation to satisfy the demand arising from the Housing Needs Survey 2022.
- (c) The design and layout shall be sensitive to the conservation area, the site proximity to Grade II Listed Buildings and shall be in accordance with the Design Criteria set out in Policy H5 and the Village Design Statement of this Plan.
- (d) The scheme is to include detailed landscaping proposals for the retention of existing boundary trees and hedgerows, supplemented by new landscaping to minimise the visual impact of the scheme.
- (e) The planning application should be accompanied by a full viability assessment to show that the development is deliverable.
- (f) At the time of any planning application evidence to be provided to demonstrate that the site is readily available.

The proposals must also have regard to the following requirements:

- The development should create a positive visual frontage onto the main road into the village (B3257), providing a positive gateway to the village.
- that is in character with the area.
- The preferred site access would be from the Chaddlehanger Road on the north-east of the site. The development should create a positive visual frontage, providing an attractive entrance to the village that is in character with the area. It is important that visual screening from existing trees is maintained.
- Be of a density that reflects the rural nature of the area, giving an impression of space and avoiding uniform house and plot layouts.
- Design of the houses takes into account the Village Design Statement and the views and should include selected tree planting, to be provided within the development.
- Limit the height of development so that it is not prominent in the landscape.
- Existing hedgerows to be maintained and managed to maintain and enhance the wildlife interest and to provide adequate screening.
- Be designed to mitigate any potential adverse impacts upon existing residential and community interests including the Conservation Area.
- This development may be required by legal obligation to provide or contribute towards wider and long term planning benefits reasonably associated with the alleviation of any such impacts.

Justification for Policy H3a

5.1.20 The site lies within the Settlement Boundary approved as part of this Plan.

5.1.21 The derelict former dairy building and adjacent unused cattle sheds detract from the general amenity of this part of the village. This is considered an important factor bearing in mind that the site lies within the Lamerton Conservation Area and the setting of the Grade II* Listed Church and other Grade II Listed Buildings.

5.1.22 The site has a high degree of natural screening offered by trees and hedgerows to the west and north-east of the site. However, it occupies an elevated position and can be seen from long distance views to the south and south-east. It is considered that sensitive design and new landscaping can mitigate this issue to a degree that outweighs a conclusion that the site should not be developed.

5.1.23 While the site lies close to the Church and the Primary School (pedestrian access to the latter being largely along the public footpath through the churchyard and then along Church Avenue) it is some distance from the other village amenities. Vehicular and pedestrian access to the community centre and The Blacksmiths will be along Greenhill.

5.1.24 The site is considered to have potential for up to 6 plots. Of these, two plots should be for affordable housing contributing to the provision of the type and size of housing identified from the Housing Needs Survey. The other plots can be market dwellings, preferably serving a range of household sizes.

5.1.25 It is acknowledged that materials used in the construction of the existing buildings are likely to add to the site clearance costs, but not to such an extent that they jeopardise the viability of development.

5.1.26 Due to its size, the site has the potential for a small-scale development that is in keeping with the village and the identified scale of new development that the village can support.

5.1.27 The landowners have confirmed that the site can be made available within the next five years.

5.1.28 In view of the potentially sensitive nature of this elevated site, the design and layout should be in accordance with the provisions Policy H5.

5.1.29 Land behind Trenance

The site is located behind the existing small development at Outer Down with access through the adjoining development of Trenance. It lies approximately equi-distant from the school and the church to the east and the community centre and the pub to the west - all approximately within 5 minutes walk along Green Hill. The site is outside the revised Settlement Boundary but abuts it on 2 sides.



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Policy H3b Land behind Trenance

The land behind Trenance shown on the Proposals Map as Site 6(b), is allocated for residential development as follows:

- (a) Subject to Policies H1 and H2 the site to accommodate up to 5 dwellings.
- (b) Three of these dwellings to be affordable homes in a mix of dwelling size to suit the householder needs identified in the HNS 2022, with the other two being market housing.
- (c) The scheme is to include detailed landscaping proposals for the retention of existing boundary trees and hedgerows, supplemented by new landscaping to minimise the visual impact of the scheme.
- (d) The land to be subject to a full ecology study with the report on findings submitted in support of any planning application.
- (e) Consideration to be given to providing general parking facilities along the north-western boundary of the site for residents and other properties at Outer Down and / or Trenance Drive.
- (f) Any planning application is to include full details of the access arrangements along Trenance Drive.
- (g) The design of the scheme to make proper provision for surface water run-off to protect Flood Zones 2 and 3 to the east.
- (h) The planning application should be accompanied by a full viability assessment to show that the development is deliverable.
- (i) At the time of any planning application evidence to be provided to demonstrate that the site is readily available.

The proposals must also have regard to the following requirements:

- The preferred site access would be via the Trenance Drive.
- It is important that visual screening by existing trees is maintained.
- Be of a density that reflects the rural nature of the area, giving an impression of space and avoiding uniform house and plot layouts.
- Design of the houses takes into account the Village Design Statement and include selected tree planting, to be provided within the development.
- Limit the height of development so that it is not prominent in the landscape.
- Existing hedgerows to be maintained and managed to maintain and enhance the wildlife interest.
- Existing hedgerow height should be maintained to provide adequate screening.
- Be designed to mitigate any potential adverse impacts upon existing residential and community interests.
- This development may be required by legal obligation to provide or contribute towards wider and long term planning benefits reasonably associated with the alleviation of any such impacts.

Justification for Policy H3b

5.1.30 This is a small site of 0.4ha but it is situated close to the centre of the village. It lies almost equidistant from the Parish Hall and pub to the west and the Primary School and Church to the east.

5.1.31 Although the site encroaches into the undeveloped area of open countryside known locally as the “Green Triangle”, it has significant screening firstly from existing boundary trees which (i) materially reduce its visibility both in the short and long distance views and (ii) from the existing residential developments in Trenance Drive and Outer Down.

5.1.32 In addition, the development of this site will not result in a loss of agricultural land as it is scrub-land with extensive areas of undergrowth.

5.1.33 The current nature of the site suggests the ecology of the land may have some significance in the development process. A full evaluation of the ecology should therefore be carried out as part of the planning application.

5.1.34 The landowners have confirmed there are no obstacles to the provision of access along Trenance Drive. While the development of this site will add to traffic movements on Greenhill there is the potential to impose a development obligation to provide some parking on the site to aid street parking issues in Trenance Drive and Greenhill alongside the parking requirement for each dwelling.

5.1.35 Due to its size, the site has the potential for small-scale development that is in keeping with the village and the identified scale of new development that the village can support.

5.1.36 Although outside the Settlement Boundary adopted as part of this Plan, it immediately abuts the Trenance and Outer Down developments and the boundary of the grounds held with the community centre. It is set back from the River Lumburn thus avoiding the potential flood zone issues. A sensitive design can ensure that the development has minimal impact on the landscape and settlement character of this part of the village.

5.1.37 As it lies outside the Settlement Boundary, it could only be developed if accepted as an RES and as such, the primary (but not exclusive) purpose is to provide affordable housing for local residents reflecting the outcome of the HNS 2022. Having regard to the matters set out above it is considered that the benefit to the Parish of it being designated a RES outweighs the arguments against its’ development.

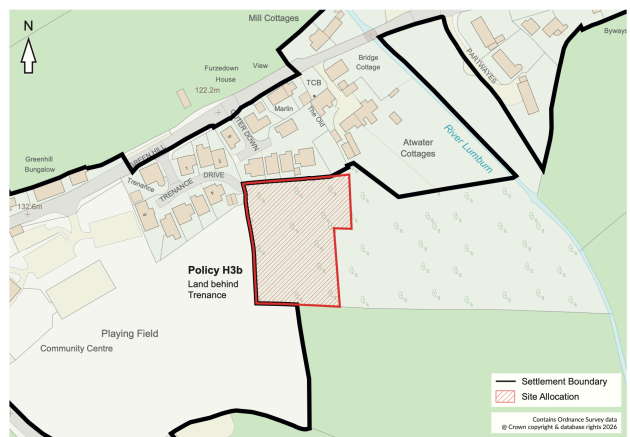
5.1.38 With small sites such as this, it is recognised that an element of market housing may be required to make the development financially viable. Consequently, this site is considered suitable for a development comprising two market dwellings and three affordable homes; a total of 5 dwellings.

Land at Bull Field

5.1.39 Bull Field is located on the northern edge of the village, outside the revised Settlement Boundary, but adjacent to the site at Court Cottage. It will form a gateway site into the village. It is within close proximity to the school and the Church with its wider conservation area, and approximately 10 minute walking distance of the pub and community centre.



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Policy H3c Land at Bull Field

The land at The Bull Field shown on the Proposals Map as Site 7(b), is allocated for residential development as follows:

- (a) Subject to Policies H1 and H2 the site to accommodate up to 8 dwellings, of which a minimum of 5 will be affordable contributing to the provision of accommodation to satisfy the demand arising from the HNS 2022 with the remainder being market housing.
- (b) The design and layout shall be sensitive to the site proximity to Grade II Listed Buildings and shall be in accordance with the Design Criteria set out in Policy H5 and the Village Design Statement of this Plan.
- (c) The design and layout should incorporate one- and two-storey dwellings having regard to the topography of the site to minimise the impact on long-distance views of the land.
- (d) The scheme is to include detailed landscaping proposals for the retention of existing boundary trees and hedgerows, supplemented by new landscaping to minimise the visual impact of the scheme.
- (e) The historic significance of the cattle rubbing stone in the site is to be investigated and a report submitted in support of any planning application.
- (f) The planning application should be accompanied by a full viability assessment to show that the development is deliverable.

The proposals must also have regard to the following requirements:

- The preferred site access would be from the lane known as Pittiscombe Lane running along the north west boundary of the site.
- It is important that visual screening by existing trees is maintained.
- Be of a density that reflects the rural nature of the area, giving an impression of space and avoiding uniform house and plot layouts.
- Design of the houses takes into account the Village Design Statement and include selected tree planting, to be provided within the development.
- Limit the height of development so that it is not prominent in the landscape
- Existing hedgerows to be maintained and managed to maintain and enhance the wildlife interest.
- Existing hedgerow height should be maintained to provide adequate screening
- Be designed to mitigate any potential adverse impacts upon existing residential and community interests
- This development may be required by legal obligation to provide or contribute towards wider and long term planning benefits reasonably associated with the alleviation of any such impacts.

Justification for Policy H3c

5.1.40 The site forms part of what is known locally as The Bull Field. It extends to approximately 0.5ha and lies to the north-east of the village core between Pittiscombe Lane and the lane leading to the hamlet of Chaddlehanger.

5.1.41 The site slopes gently to the south-east in a location outside but adjoining the Settlement Boundary adopted in this Plan. It is therefore close to existing development and also the curtilage of the Lamerton Conservation Area and the Grade II* Listed Church and other Grade II Listed buildings.

5.1.42 While the site lies close to the Church and the primary school (pedestrian access to the latter being largely along the public footpath through the churchyard and along Church Avenue) it is some distance from the other village amenities.

5.1.43 The site is assessed by MAFF as Grade 3 Agricultural Land.

5.1.44 Within the curtilage is a standing stone but its historical value is not currently identified. Clarification of its status is required and as a minimum it is to be retained as a feature of any development.

5.1.45 It is in an elevated position bounded to the south and south-east by established hedgerows, but is nevertheless sensitive in the context of long distance views from the south/south-east. Reflecting the topography of the site, the impact of any development could be mitigated by the incorporation of one and two-storey housing or consideration of other design details that limit roof ridge height. This will need to be accompanied by the submission of a landscaping scheme to supplement the existing natural screening.

5.1.46 The landowners submitted the site in response to the Call for Sites in 2022 with a stated preference for the land to be used for the provision of affordable housing.

5.1.47 Due to its size, the site has the potential for small-scale development that is in keeping with the village and the identified scale of new development that the village can support.

5.1.48 While development would lead to the loss of agricultural land the site does not currently form part of a farm holding or agricultural enterprise. Its loss would not adversely impact on the viability of farming in the Parish.

5.1.49 The willingness of the landowner to release the land to enable the provision of affordable housing to address the householder demand identified in the HNS 2022 outweighs the loss of this small parcel of agricultural land.

5.1.50 However as it lies outside the Settlement Boundary, it could only be developed if accepted as a RES and as such, the primary (but not exclusive) purpose is to provide affordable housing for local residents reflecting the outcome of an housing needs survey. Having regard to the matters

set out above it is considered that the benefit to the Parish of it being designated a RES outweighs the arguments against its' development.

5.1.51 With small sites such as this, it is recognised that an element of market housing may be required to make the development financially viable. Consequently, this site is considered suitable for a development comprising not less than 5 affordable homes out of 8 dwellings.

Housing Need

5.1.52 Public consultation indicated, on all occasions, a clear desire for genuinely affordable housing for **local** people with a housing need. A definition of 'local housing need' was agreed drawing on this view; the criteria are more stringent than that of the LA in order to ensure the housing needs of the local population can be met.

Definition of Local Housing Need

5.1.53 In this Plan, "local need" with reference to housing provision is defined as housing provided specifically for people who meet one or more of the following criteria:

1. Existing residents of Lamerton parish establishing a separate household;
2. People who do not live in the Parish but who have a current and long-standing link (of at least 5 years) to the local community including a previous period of residence in the Parish or an adjacent parish;
3. People who are in or are taking up permanent substantive employment in an already established business within the Parish or an adjacent parish;
4. People who must leave tied accommodation within the Parish or adjacent parish;
5. Those residents of the Parish who currently live in accommodation that is unsuited to their needs and who are unable to find suitable accommodation within their local community.

Policy H4 Rural Exception Sites

Development proposals on sites outside but adjacent or near to the development boundaries of Lamerton, whose primary purpose is to provide affordable housing to meet local needs in perpetuity and to enhance or maintain the vitality of the communities will be supported, where they:

- a) accord with the Development Plan; and
- b) are clearly affordable housing led; and
- c) would be well related to the physical form of the settlement and appropriate in scale and character and appearance.

In addition, proposals should demonstrate a consideration of the impacts on landscape and landscape setting of the settlement.

Justification for policy H4

5.1.54 Affordable housing on exception sites may take the form of rented housing through a social housing provider, shared equity housing (part ownership/part rent), and potentially - 'starter homes', sold at below market price to younger people. However subject to negotiations, these may include an element of market housing, to help make the social housing schemes viable, all of which it is anticipated should be developed and co-ordinated by Housing Associations or similar social housing providers such as Community Land Trusts.

Identifying housing need

5.1.55 The HNS 2022 identified 7 households in need of affordable homes within the next 5 years, six of which will need a 1-2 bedrooled home and one will need a 3 bedroom home. Of these 7, two need affordable rented accommodation while seven could afford shared ownership. The survey revealed no households in housing need were interested in self-build. A further 22 older residents expressed a wish for smaller, market priced accommodation that would allow them to downsize within the locality and 18 expressed a desire for accommodation on one level, however, only 6 of these respondents expected to move within the next 5 years.

5.1.56 Not only is there a need for affordable housing but also an identified need for smaller properties for those households wishing to downsize, as the population continues to age. The NPPF requires us to "plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities....." (para. 50).

Improving housing stock

5.1.57 The current housing stock comprises over 70% of 3,4, or more bedrooms, whilst 70% of households comprise only one or two people with only 14% of households comprising 4 or more people. ²⁴

Lamerton has a disproportionate number of larger homes and an attempt should be made to redress this imbalance in the housing stock and this accords with the Local Authority's strategic objective. ²⁵

²⁴ ONS Data

²⁵ JLP Policies SPT2.4, 2.5 and DEV 8.1

Design & Quality

Policy H5 Design and Quality of New Development

Applications for new development will be supported provided they meet the following criteria:

- a) It demonstrates high quality design through the use of scale, density, layout, height and mass, materials and detailing, that reflects local character and distinctiveness; and
- b) Where feasible and proportionate to the scheme, incorporates sustainable construction techniques and energy conservation measures and small scale energy production; and
- c) Utilises sustainable drainage systems (SuDS) and sewage disposal methods; and
- d) Where feasible and proportionate to the scheme enhances biodiversity; and
- e) It respects and works with the existing landscape and natural and historic environment; and
- f) It protects individuals and property from overlooking and loss of privacy, overshadowing and overbearing impacts, and unreasonable noise and disturbance; and
- g) It improves safety through design and layout, minimising opportunities for crime, fear of crime and antisocial behaviour.
- h) It minimises light pollution particularly for any development outside or at the edge of the existing settlement.

In addition, proposals should demonstrate a design process that has clearly considered the design principles as set out in the Village Design Statement in Appendix X.

Justification for Policy H5

5.1.58 Policy H5 seeks to define certain aspects of what is meant by high quality design and seeks to ensure that all new development incorporates the criteria identified below where relevant to the application.

In an area in which the cost of housing is high relative to incomes, and many people live in conditions of fuel poverty there is a very strong requirement to ensure that running costs of buildings are as low as possible and thus high standards of insulation and energy conservation are particularly important.

5.1.59 The quality of design needs not add to cost but certainly adds to the quality of wellbeing. Plot sizes will be proportionate to the size of site and the locality.

5.1.60 Good design can overcome problems of density. Developments should be able to demonstrate that the positioning of houses within the development and adjacent to existing properties has been carefully thought through and provided so that no one feels overlooked or cramped by neighbouring properties.

5.1.61 Although this is a low crime area, the fear of crime can undermine quality of life or community cohesion. Safe and accessible developments, with well defined pedestrian routes and public space will improve the perception of safety and may discourage antisocial behaviour.

Dark Skies

5.1.62 The inclusion of a criterion to minimise night pollution was supported by over 50% of the respondents to the November 2023 consultation.

Conversion of redundant buildings for residential use

Policy H6 Conversion of Buildings in the Countryside

Where planning permission is required, the conversion of redundant or disused rural buildings of substantial and permanent construction which positively contribute to an area's rural character for residential uses will be supported where:

- a) A suitable access to the building is in place or can be created without damaging the surrounding area's rural character and the road network can support the proposed use; and
- b) The building can be converted without significant alteration, extension or rebuilding; and
- c) The design will respect the original character of the building and its surroundings; and
- d) The development will retain any nature conservation interest associated with the site or building, and provide net gains in biodiversity where possible; and
- e) It protects individuals and property from overlooking and loss of privacy, overshadowing and overbearing impacts, and unreasonable noise and disturbance.

In addition, support will be given to proposals where the design process has clearly considered the existing context and its response to climate change and changing social conditions including need for adaptability.

Justification for policy H6

5.1.63 Conversion of rural buildings is becoming more frequent especially with the decrease in traditional farming and increased diversification and there is support in the local communities as long as there is minimal impact upon the wider landscape.

The NPPF states that LPAs should avoid new isolated homes on the countryside unless there are special circumstances including where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.

5.1.64 As a result of recent changes to 'Permitted Development' in relation to agricultural buildings and their conversion, there will be cases where planning applications are required. In a rural locality, future development opportunities that do not impact upon the wider landscape are limited. Conversions of old barns and farm buildings can, however, provide opportunities for new accommodation and a valuable and appropriate re-use of buildings which could make a positive contribution to the local character of the area, as well as meeting housing needs. Such developments also make use of past investment in building materials and the energy used in their construction and so contribute towards a more sustainable form of development.

Traffic and parking

Policy H7 Transport and Accessibility

All new development should:

- a) provide an appropriate level of off-street parking i.e. 2 parking spaces for 2 bedroom houses and 3 for larger houses, subject to viability and, where possible, include additional off-road visitor parking spaces; and
- b) demonstrate a safe and suitable access to the site for all people and not cause a significantly adverse impact on the local road network that cannot be managed or mitigated; and
- c) where feasible, discourage on street parking.

Justification for policy H7

5.1.65 In rural areas car ownership is higher because of poor public transport and the need to commute to work. Less than 2% of residents use a bike, walk, cycle or bus in the NP area.²⁶ With new housing development comes an inevitable increase in traffic and a need for off road parking.

5.1.66 Lamerton's residents have both expressed strong views on traffic problems; speeding traffic through the village which makes it hazardous to cross the road and to park outside properties. There is on-street parking throughout the village. Most properties in the village do not have off road parking. With reduced public transport there is a reliance on cars in this rural area and often households have more than one to allow travel to work.

The current JLP policy does not include criteria relating to road and pavement layout and parking. The consultation highlighted that 97% of households own at least one vehicle with 75% of households owning 2 or more cars. The community has expressed concern about the amount of on-road parking in residential areas and how it impedes the normal flow of traffic causing drivers to take risks. The congested road means that larger vehicles are sometimes not able to get past the parked cars and the school bus experiences problems negotiating parked vehicles with picking up and setting down secondary school children in the village. There is anxiety that emergency vehicles can be impeded.

5.1.67 The arrival and departure of children from the village primary school adds to the congestion. Primary school children walking up to use hall facilities are forced to walk on the road as there is no pavement. The NPPF encourages development design that creates 'safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones.' There is real concern that new development will only exacerbate the existing problems so any new development within the village must address these problems. For these reasons Policy H7 seeks an allocation of parking space in new developments that correlates with house size. It also justifies concerns raised by the community.

²⁶ March 2023 Survey question 5

5.1.68 There is interest in creating a public parking area within the village although there is no obvious site; however, discussion with landowners may result in a solution coming forward. This aspiration is outlined in Community Aspirations (Appendix XIII).

Flood risk and mitigation

Policy H8 Flood risk

Development should be located away from areas at risk of flooding, and flood measures are included in the development to ensure that flood risk in surrounding areas is not increased in accordance with existing policies.

Justification for policy H8

5.1.69 With River Lumburn running through the village together with smaller streams flowing into it, the threat of flooding is taken seriously. Houses in the village in proximity to the river and the stream at Mulleywell were flooded in 2020 after heavy rain. There is great concern in Lamerton about the risk of flooding and for this reason Policy H8 is included.

5.1.70 Dealing with water drainage is an important element in development delivery and the NPPF has put increased emphasis on the deployment of Sustainable Drainage Systems (SuDS). These systems are designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges. SuDS is one of the criteria of Policy H5.

5.1.71 A recent report²⁷ highlighted that the onus is on the Local Authority to ensure they have a monitoring and/or a reporting regime in place to monitor SuDS deployment in their adopted local plans. The report shows some shortcomings by Local Authorities and so part of the review and delivery of this Plan must be to ensure that there is no dereliction of duty on their part. Flood maps are produced by the Environment Agency. The Flood Map for Lamerton is in Appendix XVI and shows the flood risk areas within Lamerton.

²⁷ The Ministry of Housing Communities and Local Government (MHCLG) report, entitled 'A review of the application and effectiveness of planning policy for Sustainable Drainage Systems (SuDS)' 2018

5.2 Heritage, Green spaces and the Environment

5.2.1 This section is guided by the Plan's Objective No. 2: To protect and enhance village open spaces, the landscape, biodiversity, natural habitats and culture heritage of the Parish.

5.2.2 This NP recognises the special blend of rich heritage and scenic qualities that makes this designated area such an exceptionally beautiful area. In an early consultation, people were asked what they liked about living in the area; above all they valued the landscape and this view has been repeatedly expressed by the community throughout the consultation process. The need to preserve and protect the landscape whilst embracing the need for further development, including infrastructure, must be balanced accordingly.

The NPPF and JLP attach great importance to preserving and enhancing this unique landscape.

Policy HGE1 General Landscape

The siting, scale, form, layout, design, materials and landscaping of any development proposal should respect, conserve and enhance, wherever possible, the rural nature and existing visual landscape character of the area, its wildlife and the heritage value of the Parish.

In addition, development should also respect the important contribution the open countryside makes to the setting and visual quality of Lamerton,

In particular, new development should, wherever possible:

- a) Maintain existing hedgerows, trees and woodland; and
- b) Provide for the planting of new trees and hedgerows on boundaries and within sites and the creation of wildlife habitats.

Diversification in farming and implications for the landscape

5.2.3 The designated area is shaped by its farming heritage. "A gentle agricultural landscape...a semi regular pattern of fields, edged with hedges and earth banks, covers the undulating landform and adds pattern and texture to the landscape"²⁸. With the decline in farming there is a threat that diversification and innovative land use may erode the much valued rural landscape.

Horse riding and other equestrian activities are popular forms of recreation and sport in the countryside that can fit well with farming activities and help to diversify rural economies. However, care should be taken that such developments don't detract from the appearance of the historic landscape. These concerns inform Policy HGE2.

Policy HGE2 Farm Diversification

Proposals for development that enable farm diversification or for changes required for agriculture or appropriate land management practices, which respect or enhance the natural environment will be supported, providing that proposals are complementary to, or compatible with, the existing agricultural use.

²⁸ From Devon County Council's landscape character assessment

Local green spaces

5.2.4 The responses to the community questionnaire demonstrated very strong support and appreciation for and of the local green spaces as well as the value attached to the areas of unspoilt countryside within and beyond the Parish.

Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. They do have to meet the criteria set out in the NPPF namely that the local green space is close to the community, holds a special local significance and is not an extensive tract of land.

5.2.5 Three have been identified in the village and are outlined in Table 9 with the specific characteristics of each area. A map showing the sites appears in Appendix XV. Whilst relatively small they nonetheless contribute towards the character of the village and are important to those who live in the immediate locality, as well as the wider community.

The designation process will be carried out separately having confirmed that this is the wish of the communities.

Table 9

Space, site and location	Characteristics	Green space value
<p>1. Avenue of Sycamore trees, Greenhill Verge side Approx 250 meters</p>	<p>An avenue of mature sycamore trees on the approach to the village, fringed by farmland and specific to the village.</p>	<p>Provides a place of recreational value, tranquility, beauty on the edge of the village on a route used by village residents daily.</p>
<p>2. River Lumburn as a wildlife corridor through the village</p>	<p>The river passes through open countryside and farmland through the middle of the area known as the green triangle, an open space bordered by the main transport routes through the village.</p>	<p>Footpaths run in close proximity to the river. The river is recorded as providing habitat for otters, herons and bats including threatened species. It also harbours invertebrates and is valued for the tranquility and beauty, wildlife and the recreational facility it provides.</p>
<p>3. Playing Field adjacent to Lamerton's Parish Hall, Greenhill Area</p>	<p>A play area with good selection of play equipment, including goal posts, MUGA (multi use games area). Fringed by mature trees and hedgerows.</p>	<p>Conveniently situated and used by children, young people and families. Used for annual fetes and local events.</p>

Policy EGH3 Local Green Space Designations

The areas shown in Table 9 are the designated Local Green Spaces, namely Avenue of Trees, Playing Field and River Lumburn. Fig.10. Development on these areas will not be permitted other than in very special circumstances.

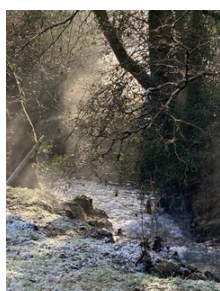
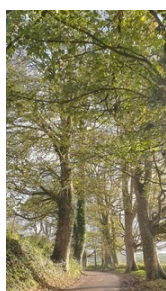
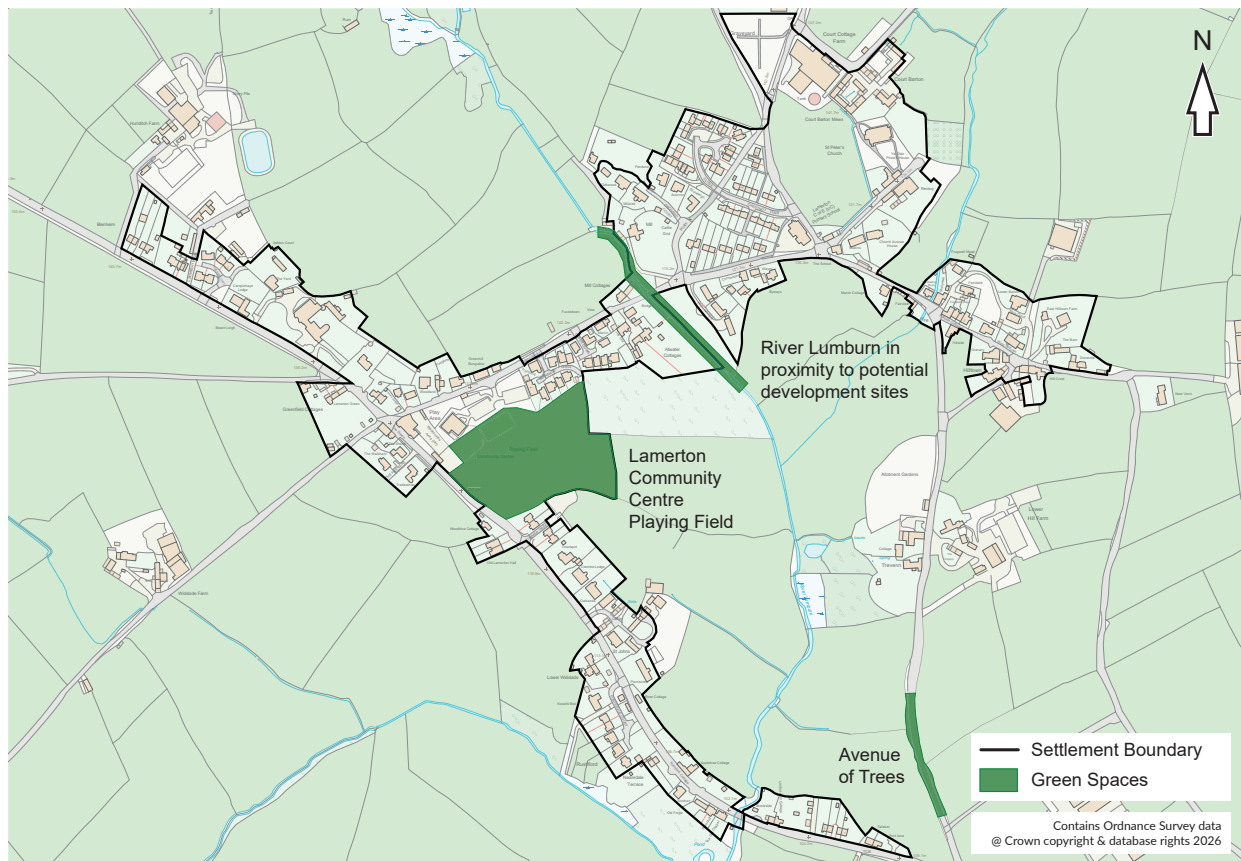


Fig. 10 Designated green spaces



Wildlife and natural habitats

5.2.6 Trees and Woodland are a feature of the Parish. A number of the historic former manor houses and larger farms in the Parish are home to mature trees planted throughout the landscape and particularly on field boundaries and these have a real impact on the landscape. There are a number of veteran oak trees in the vicinity of the village (land north of Greenhill and land behind Farriers) protected by Tree Preservation Orders. To the north of the village the remains of an avenue of chestnut trees planted by the Fortescue family when they owned much land in the area over 100 years ago. There are many miles of hedgerows, numerous streams, ponds, road verges, and abandoned quarries all of which play a significant role in supporting a wide range of wildlife.

Policies HGE4 and HGE5 reflect the importance attached to the natural environment by the local community.

Policy HGE4 Wildlife Protection

All developments are expected to accord with national policy and the planning policies of the local planning authority and should not cause significant direct or indirect harm to any site designated for its wildlife value. Developments should retain any nature conservation interest associated with the site or building and provide net gains in biodiversity where possible. Proposals to protect or restore any existing features, or to create new features of wildlife habitat - particularly where these form linkage between habitats in or beyond the site - will be supported.

Policy HGE5 Trees and Hedgerows

Proposals for all new development should include measures for the protection during the course of development of existing trees/hedgerows of significant landscape, amenity, biodiversity historic or conservation value. Where appropriate, such proposals should include provision for additional planting of native trees and hedges to enhance the landscape character of the wider area within the parish.

Heritage

5.2.8 The local church, St Peter's and over 50 listed buildings and structures are some of the valued heritage assets.

5.2.9 As part of the NP process the community has been encouraged to identify non-designated heritage assets; these include boundary stones, the old post office and the historic area of the village known as Hilltown. This creates a log of valued assets that contribute to the local character of the area.

Policy EH6 Heritage Assets

In accordance with national policy the potential impact of the development proposal on a heritage asset and its setting should be fully assessed. The relevant historic environment record should have been consulted as a minimum requirement. Due regard should be given to the list of non-designated heritage assets which has been compiled by the communities (Appendix XII).

SECTION 3: EMPLOYMENT AND THE LOCAL ECONOMY

5.3.1 This section is guided by the Plan's Aim and objectives:

- to promote the local economy through support for traditional types of rural employment (such as farming and related practical skills) and other forms of small scale independent businesses appropriate to the location;
- to ensure policies support local commercial enterprises;
- to support initiatives that reduce the need to travel;
- to seek on-going improvements to digital connectivity, which is beneficial to all enterprises, especially those working from home; and
- to ensure, through policies, that development has minimal impact on the landscape.

5.3.2 Historically, the village has provided a number of shops and trades supporting the businesses in the wider rural parish. Today, there are no commercial premises in the village with the exception of the remaining public house, and no visible economic activity. The only shop is located at the crossroads at Collacombe Down, one mile north-west of the village of Lamerton. The shop is a convenience store run in association with the fuel station on the B3362. It is also a large used car sales business and petrol station. The provisions sold are essential items but the range of goods is not adequate for a family on a regular basis.

Building resilience

5.3.4 In line with the LA's policies to promote rural regeneration and build resilience within the rural economy and the NPPF requirement to support a prosperous rural economy, this NP hopes to promote and support a distinctive and flourishing local economy in the shape of small scale businesses.

5.3.5 A section of the March 2023 survey was specifically targeted at local businesses. Respondents to the survey favoured the growth of traditional local businesses as well as encouraging new enterprises.

Respondents in their free text comments said jobs and diversity are welcome but highlighted the dependence on vehicular transport for most businesses, their staff, customers and supplies as well as the outbound goods.

Policy E1 General Business Development

Applications for new small-scale business development and uses will be supported subject to fulfilling all the following criteria:

- the development is in an accessible and sustainable location.
- the scale and nature of the proposals would not have significant adverse impacts on the amenities of adjoining businesses and householders, on the landscape or on sites designated for their biodiversity importance.
- the scale and nature of the proposals would be compatible with other land-use Activities.
- any increase in traffic resulting from the proposal must be safely accommodated on the local road network.
- sustainable forms of construction, providing energy conservation measures & renewable energy are used, wherever practicable.
- provision is made for parking appropriate to the needs of the development.
- landscaping and green screening is deployed, where necessary to reduce visual impact.

Policy E2 Small Scale Business Expansions

Business development on land already in employment use in Lamerton will be supported subject to the following criteria:

- a) The scale and nature of the proposals would not have significant harmful impacts on the amenities of adjoining activities; and
- b) The scale and nature of the proposals would not have unacceptable conflicts with other land-use activities; and
- c) The proposal would not have unacceptable impacts on the local road network; and
- d) They provide sustainable forms of construction, energy conservation measures and renewable energy where feasible; and
- e) Provision is made for parking appropriate to the needs of the development; and f) They would contribute to the character and vitality of the local area; and
- g) They would not adversely affect residential amenity.

5.3.6 Young people will inevitably feel they either have to accept limited employment and housing opportunities (due to affordability issues) and potentially remain living with their parents or older relatives, or move away from the area.

Impediments to Business Growth

5.3.7 In the business section of the March 2023 survey, respondents identified mobile phone reception and reliable fast internet as essential for running their businesses successfully.

Business consultation response

81% wanted faster broadband speeds to aid their business
and only 24% rate mobile signal as good

5.3.8 There is strong support for local businesses and loss of any of these enterprises would dent the local economy and local employment opportunities. However, the community was not willing to see development that was intrusive within the landscape. Proposals for redevelopment of redundant buildings would have to meet the criteria set out in Policy H6.

5.3.9 Farm and other buildings in the outlying parts of the Parish have a potential role to play in supporting businesses and providing premises for workshops. The wider range of opportunities which may arise for appropriate rural building conversions, particularly in respect of the “business and enterprise in rural areas” uses, is referenced in para 28 of the NPPF.

Policy E3 Protection of employment sites

Employment sites within the plan area shall be retained for employment use unless appropriate advertising and publicity fails to attract a new business after 1 year and the owner can prove that the site is no longer viable for employment use. Within the National Park the relevant planning policies in the adopted Dartmoor National Park Authority’s Local Plan, the 2008 Core Strategy and 2013 Development Management and Delivery Development Plan Document and the policies in the emerging Dartmoor Local Plan will apply.

Good communications

5.3.10 More people are setting up businesses that are based on-line and can be run from home and respondents wanted faster broadband speeds as this is essential to running their businesses effectively. Poor mobile phone service will frustrate business activity and growth.

The NPPF recognises that advanced, high quality communications infrastructure is essential for sustainable economic growth. With this in mind, new development must be able to connect to the best available broadband network and to take advantage of future improvements to it.

Of the 131 Survey respondents who reported using mobile phone (75%) only 23% said this was adequate and over 30% said it was not currently available to them but was required. Broadband services were generally better with 95% stating they had a service and over 67% reporting this to be adequate.²⁹

²⁹ Q.25 March 2023 Survey

Policy E4 Communications Infrastructure

Proposals which seek the expansion of telecommunication facilities, electronics communication networks and high-speed broadband along with improvements to connectivity will be supported so long as the proposal does not have a harmful impact on the landscape, heritage assets, biodiversity, and residential amenity.

Tourism development

5.3.11 Tourism is an important part of West Devon's economy and within the parish there is a variety of holiday accommodation on offer from bed & breakfast and self-catering cottages. Visitors swell the numbers using existing facilities, shops, pubs and garage. Tourism not only contributes to the local economy but provides employment. The NPPF encourages neighbourhood plans to support sustainable rural tourism and leisure developments whilst respecting the character of the countryside.

In the neighbourhood plan area redundant farm buildings have been used as residential units, or as business workshops. The use for traditional crafts was supported. They also can be converted into popular self-catering units even within a working farm and this diversification of agricultural and other land-based rural businesses is encouraged by the NPPF. Any conversion for tourist use must adhere to Policy H6.

Policy E5 Tourism Development

Proposals for the development and expansion of tourism - related businesses will be supported providing that:

- the scale of development is small and proportionate to existing activity and the immediate locality.
- the potential impact on neighbouring residential properties is acceptable having regard to potential noise and disturbance.
- they do not have a significant adverse impact on the landscape and are mitigated by extensive landscaping and visual screening.
- traffic, access and highway issues are satisfactorily addressed.

SECTION 4: DELIVERING LOW CARBON DEVELOPMENT

5.4.1 This section is guided by the Plan's Objective No. 4:

- To support microgeneration whilst ensuring minimal impact on landscape.
- To encourage new developments to incorporate energy conservation measures through housing and business policies.
- To encourage provision for electric charging vehicles.
- To encourage a dark skies policy to minimise light pollution.

This Plan will therefore encourage small-scale renewable energy production in new developments or within the home (Policy H4) and in the existing built environment where location and design are sensitive both to the local environment and to residential amenity.

5.4.2 There was strong support evidenced in the 2023 November Consultation for the use of ground source and air source heat pumps in homes and for small scale photovoltaic (solar electricity) and solar thermal (solar hot water) developments. Larger scale installations were supported in relation to commercial and farming enterprises.

5.4.3 Lamerton is in an area of low wages and very high property prices. To make homes not only affordable to buy, but to run, it is important that as well as good insulation, energy saving devices and small scale renewable energy production become a standard part of the house build and the local community. See Policy H5 b. On such a small scale it is difficult to mitigate climate change, but it is possible to reduce our carbon footprint, as a step towards it.

Policy LC1 Microgeneration Energy Development

Proposals for microgeneration renewable energy infrastructure will be supported that are compatible with the landscape sensitivity of the Parish and does not, either individually or cumulatively, have an adverse impact on the special qualities of the landscape within the plan area. These projects will be supported provided the following conditions are met:

1. The siting and appearance of any proposed development must ensure minimal impact on the landscape considering the landscape context, scale and openness, visual amenity, cumulative effects and settlement pattern;
2. Any associated structures must sit well in the landscape and be similar in height and extent to existing structures in the local landscape so as not to adversely affect visual horizons and the key vistas listed in Appendix XVI;
3. The siting, scale and design of the energy generating infrastructure does not compromise public safety and allows continued safe use of public rights of way;
4. The developer must show evidence that the development will have no adverse impacts in terms of drainage, noise, vibration, amplitude modulation, visual reflection, dazzle, odour, electro-magnetic interference or other adverse impacts on neighbouring properties associated with the installed equipment; and
5. The developer must show evidence that the development will have no adverse impact on the natural environment or local hydrology.

SECTION 5: COMMUNITY and WELLBEING

5.5.1 This section is guided by Objective No. 5: Community Wellbeing.

- To protect existing facilities where possible;
- To sustain and improve local facilities for existing and new residents;
- To identify appropriate planning criteria that will enhance the quality of development by mitigating adverse effects on community facilities.; and
- To encourage less use of a car by walking, cycling or public transport.

5.5.2 There is strong community support for the primary school that was rated as *good* in the Ofsted inspections of February 2017. It accepts children from a wide catchment area. Whilst most people felt that the services and resources available for young children in the parish were good, many people expressed concern at the lack of services and facilities for older children, adolescents and young adults.

5.5.3 The NPPF contains requirements to promote healthy communities and promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

5.5.4 The March 2023 survey suggests that the pub, the facilities at the community centre and the convenience shop (known as Lamerton Stores) are used by the most of the populace at some point.



St Peter's Church



Lamerton Primary School



Blacksmiths Arms Pub



Sports & Community Centre

Community matters / aspirations

5.5.5 In response to the November 2023 consultation the issues identified by the community are generally issues that are not capable of delivery through the NP. Whilst a number of ideas and projects were initially suggested, in the end there was insufficient community interest to take them forward. Consequently, this plan makes no provision for aspirations, actions or projects.

Policy CW2 Sporting/recreational facilities

Proposals that provide for additional public open space, sports facilities, or access to shared facilities, which meet the needs of schools and the wider community, will be supported where they:

- a) Do not have an adverse impact on residential amenity; and
- b) They provide suitable access and car parking.

Any proposals for built development that are on sites used for these amenities but not associated with these uses and/or will result in the loss of these facilities, will not be supported.

Policy CW1 Community assets and facilities

Community assets and facilities that are valued by the community will be protected and changes of use resulting in the loss of these assets will not be supported unless satisfactory evidence is produced that there is no longer an economic justification to protect the asset and all reasonable efforts have been made to secure alternative business or community or social enterprise re-use.

Existing community facilities:

Education: Lamerton Primary School

Community buildings: Community Centre

Church: St Peter's

Sport and Leisure: Facilities at Lamerton Hall, allotments

SECTION 6 - IMPLEMENTATION AND MONITORING

6.1 The NP is aimed at providing strong local input into the local planning development and protection of the parish. As illustrated above, the Plan has been prepared following extensive community and stakeholder consultation. The Plan's policies and the manner in which they are implemented will aim to ensure that the vision and objectives for the plan will be met over the Plan period.

6.2 The monitoring and evaluation will involve local people in an ongoing basis in the process of plan-making, monitoring and delivery of development. For example, the LPC will monitor new development which must incorporate SuDs and ensure that the LAs are fulfilling their duty in monitoring this deployment (See Flood Risk section).

6.3 If the Local Authorities decide to adopt the Community Infrastructure Levy (CIL), the LPC will qualify for 25% raised as a result of certain developments within the Parish and collected by WDBC. (Parishes without a neighbourhood plan receive a maximum of 15%.) Contributions secured through Community Infrastructure Levy and/or Section 106 Agreements or, where appropriate, direct provision, will be used to improve or provide community infrastructure requirements and/or improvements identified by LPC.

6.4 The opportunity to secure CIL or section 106 funding from some new developments could assist in funding schemes that maybe identified as the community's future aspirations. The LPC will report on progress of the Plan's implementation to all households in the parish. The NP will be subject to review in the next 3-5 years. The use of Community Infrastructure Levies or 106 agreements. Any Community Infrastructure Levy or 106 Agreement generated by development within the boundary of the Plan area and paid over to LPC should be used to:

- deliver community sports and leisure facilities
- deliver projects or achieve objectives identified as a future community aspiration and/or
- support other infrastructure necessary to address the demands that development places on the area, such as green infrastructure, recreation and other necessary facilities.