

Lamerton Neighbourhood Plan

Site Options and Assessment Report

October 2025

Quality information

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Abbreviations used in the report

Abbreviation Definition

BMV	Best and most versatile (agricultural land)
DLUHC	Department for Levelling-Up, Housing and Communities (now MHCLG)
dph	Dwellings per hectare
Ha	Hectare
SHLAA	Strategic Housing Land Availability Assessment
LPC	Lamerton Parish Council
NP/NDP	Neighbourhood Plan / Neighbourhood Development Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
PRoW	Public Right of Way
SSSI	Site of Special Scientific Interest
TPO	Tree Preservation Order
WDBC	West Devon Borough Council

1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for the Lamerton Neighbourhood Plan (NP). The work undertaken was agreed with Lamerton Parish Council (LPC) and the Ministry for Housing, Communities and Local Government (MHCLG) in January 2025 as part of the national Neighbourhood Planning Technical Support programme led by Locality.
- 1.2 The purpose of the site assessment is to determine whether identified sites are suitable for development and appropriate for allocation in the Neighbourhood Plan, including whether the site locations and development proposals comply with the strategic policies of the adopted Development Plan. The report is also intended to help LPC to ensure that the Basic Conditions considered by the independent examiner are met, as well as any potential legal challenges by developers and other interested parties.
- 1.3 It is important that the site process is carried out in a transparent, fair, robust, and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.

Local Context

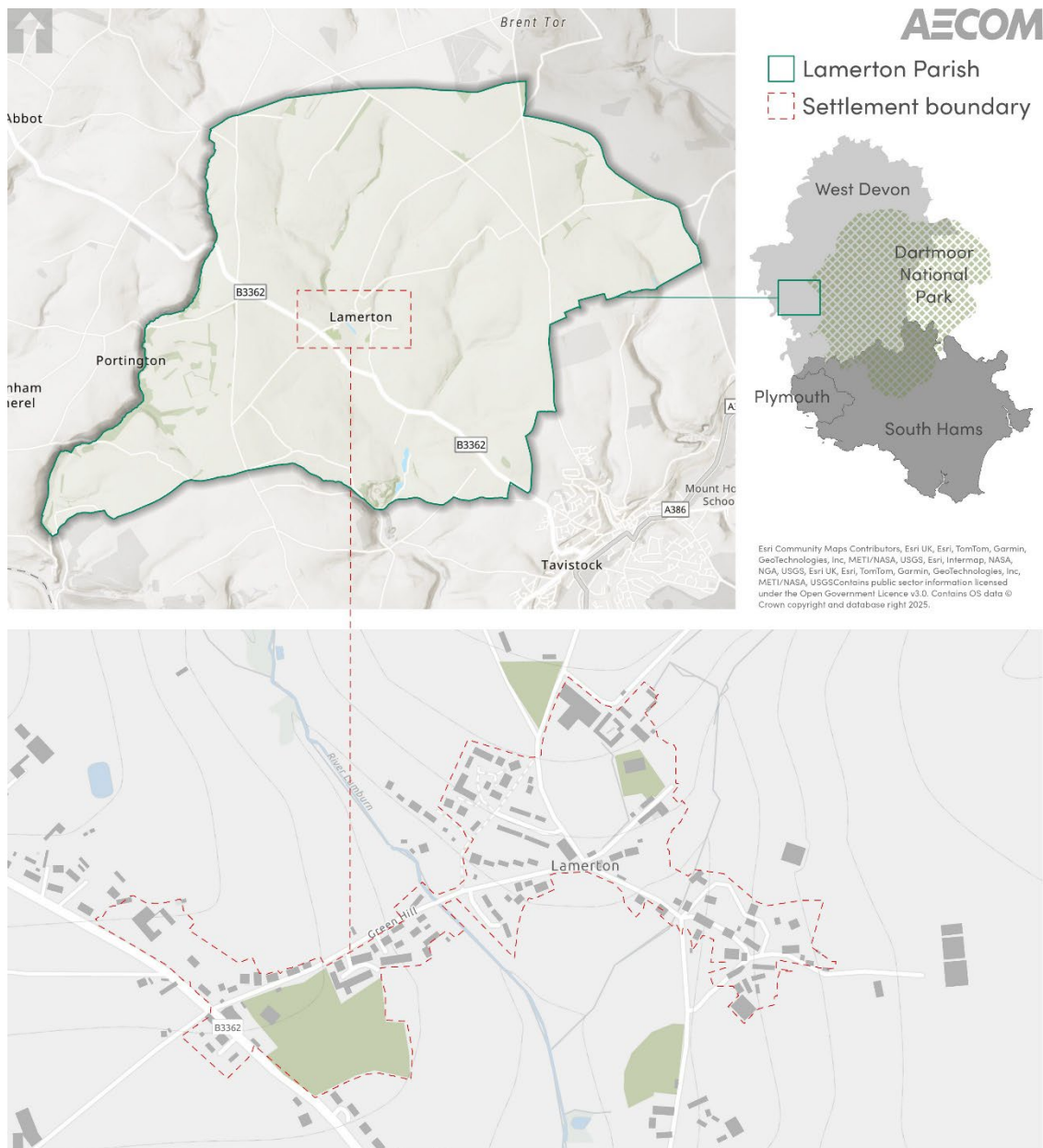
- 1.4 Lamerton (Figure 1-1) is a parish located in West Devon and the NP is being prepared in the context of the adopted Plymouth and South West Devon Joint Local Plan (2019)¹. The Five-Year Review (2024) of the Local Plan found that the Plan continues to provide an efficient strategy for the management of growth and development across the whole Plan area. The relevant local planning authority is West Devon Borough Council. Devon County Council is responsible for certain public services, including roads, schools and libraries, with West Devon Borough Council holding the devolved powers of planning.
- 1.5 Lamerton is a rural village located approximately three miles north west of Tavistock, three miles west of Dartmoor National Park and half a mile to the east of the Tamar Valley National Landscape. The Lamerton Parish boundary is adjacent to the National Park and overlaps with the National Landscape. A number of minor roads provide connectivity between Lamerton and Tavistock as well as to the wider area and road network, including Plymouth, Launceston and Oakhampton, with road connectivity via the A30, A386 and A388. The local bus service provides a Monday-Saturday service, connecting the village to Tavistock, Launceston, Holsworthy and Barnstaple. Plymouth (18 miles by road) acts as a key hub for rail connectivity to the rest of the region and country.
- 1.6 Lamerton is classified as a 'Sustainable Village' in the Plymouth and South West Devon Joint Local Plan, meaning that it has 'limited, but vital provision of services and amenities'. The parish has a population of 887 (2021 Census) and local provisions including a primary school, sports and recreation facilities, a community centre, a public bus service, a church and care home provision for residential needs. Lamerton Village does not have a settlement boundary set out on the Local Plan, however historic use by WDPC of the boundary (Figure

¹ Available at: [Plymouth and South West Devon Joint Local Plan \(2017\)](#)

1-1) is deemed acceptable by the Parish Council for use in the Lamerton NP. It is noted that this assessment used the currently adopted settlement boundary, as set out in the made Neighbourhood Plan’s Proposals Map and as historically recognised by West Devon Borough Council. An updated boundary has been consulted on and is expected to be formalised within the making of the updated Neighbourhood Plan. This boundary is larger, and stretches further along the linear road network to cover a fuller extent of the Parish’s built-form.

- 1.7 The parish contains 52 listed buildings (one of which is Grade I and four of which are Grade II*), including the centrally located Church of St Peter (Grade II*) which falls within the small scale Lamerton Conservation Area.

Figure 1-1: Lamerton Parish location map



The Neighbourhood Plan

- 1.8 The parish of Lamerton, located in West Devon was designated as a neighbourhood area by West Devon Borough Council in 2015.

- 1.9 West Devon Borough Council have provided a housing requirement figure of 20 dwellings, as set out in the Plymouth and South West Devon Joint Local Plan through its indicative levels of new housing in Sustainable Villages. As of January 2025, Lamerton Parish had seen 10 completions, leaving a residual requirement of 10 dwellings.

2. Methodology

- 2.1 The approach to site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (updated July 2019) and Neighbourhood Planning (updated September 2020). The approach also aligns with Locality's Neighbourhood Planning Site Assessment Toolkit .
- 2.2 Although a neighbourhood plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in the Assessment

- 2.3 The first task is to identify which sites should be considered as part of the assessment. The list of available sites in the parish identified have come forwards through two Call for Sites exercise completed by the LPC (2016/17 and 2022), and the SHLAA (2017) completed by West Devon and South Hams authorities, forming an element of their joint Local Plan-making process.
- 2.4 A previous Site Assessment was completed for the Lamerton Neighbourhood Plan in 2020; this report provides a full update taking into account up-to-date evidence. Sites that have been built out have been excluded from the assessment.

Task 2: Gathering information for site assessments

- 2.5 Some of the sites included in this assessment have been previously assessed to establish the suitability, availability and achievability for the proposed use through the 2017 SHLAA and previous site assessment report. The Neighbourhood Plan site assessment process uses the same approach as the HELAA and is based on the Government's National Planning Practice Guidance².
- 2.6 All sites were assessed with the relevant SHLAA conclusions taken into consideration for the conclusions illustrated in this report.
- 2.7 Sites were assessed using a site appraisal proforma based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)³ and the professional knowledge and experience of the consultant team. The

² Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

³ Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

purpose of the proforma is to enable a consistent evaluation of each site against an objective set of criteria.

The proforma enables a range of information to be recorded, including:

- General information:
 - a) Site location and use; and
 - b) Site context and planning history.
- Context:
 - a) Type of site (greenfield, brownfield, etc.); and
- Suitability:
 - a) Site characteristics;
 - b) Environmental considerations;
 - c) Heritage considerations;
 - d) Community facilities and services; and
 - e) Other key considerations (e.g. flood risk, agricultural land, tree preservation orders)
- Availability of sites for development
- Any issues that may affect site delivery/viability.

2.8 A range of quantitative information has been collected to inform the assessments through desk-based research using the Local Authority website⁴, Natural England's Magic Map Tool⁵ and other sources of evidence. Where existing evidence has not been available, e.g. landscape sensitivity and visual amenity, a high-level judgement on the likely impact of development has been made, but a more detailed assessment or verification should be sought from a landscape professional or the Local Planning Authority, if appropriate.

2.9 Following the initial desktop assessment, site surveys were carried out in person in February 2025 to understand the site context and relationship with the existing settlement, visually assess site constraints and opportunities and assess the impact of development on the surrounding built environment and landscape.

Task 3: Consolidation of Results

2.10 The desktop assessment and site survey information are drawn together into a summary table which provides a 'traffic light' rating of all sites based on the site constraints and opportunities. The rating indicates the following judgement, based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available, and likely to be achievable for the proposed use:

- Green is for sites which are free of constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites

⁴ Available at: [West Devon Borough Council - Home](#)

⁵ Available at: [Magic Map Application](#)

rated green are appropriate for allocation for the proposed use in a neighbourhood plan.

- Amber sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation for the proposed use in a neighbourhood plan.
- Red sites are unsuitable for development and therefore not appropriate to allocate for the proposed use in a neighbourhood plan.

Task 4: Indicative Housing Capacity

2.11 The capacity of a site is the amount of development that would be appropriate for that site, depending on location, the surrounding area and the site context, e.g. existing buildings or trees. An appropriate density is applied to the developable area of the site, which is the site area reduced to allow for non-residential use.

2.12 For sites being considered for housing where a capacity figure does not already exist (this has been identified through the site submissions for the 2022 Call for Sites exercise), the indicative capacity has been calculated by applying a density of 35 dwellings per hectare (dph), in line with the approach set out in the methodology for the West Devon and South Hams SHLAA (2017)⁶, unless this conflicts with the local character and distinctiveness of the area in which case a judgement was made on the potential capacity of the site. To take account for the fact that not all of a site is considered to be developable, the SHLAA methodology used a net developable area at 80% of area, for which the density figure should apply.

⁶ Available at: [Strategic Housing Land Availability Assessment Final Report](#)

3. Policy Context

Planning Policy

- 3.1 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted Development Plan. Consideration should also be given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 3.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies, and relevant evidence base documents.
- 3.3 National Policy is set out in the National Planning Policy Framework (NPPF) (2024)⁷ and is supported by the Planning Practice Guidance (PPG)⁸. The NPPF is a high-level document which sets the overall framework for more detailed policies contained in local and neighbourhood plans.
- 3.4 The statutory local plan-making authority is West Devon Borough Council. Forming a joint Plan with Plymouth City Council and South Hams District Council, the key adopted Plan for the area is the Plymouth and South West Devon Joint Local Plan (2019)⁹. A 2024 review found this Plan continues to effectively meet the requirements to form a strategy for the management of growth and development across the whole Plan area.
- 3.5 The relevant policies and findings from the above Local Plan are presented below.

National Planning Policy

- 3.6 The policies of particular relevance to development in Lamerton are set out below, but this report has regard to all other aspects of national planning policy where appropriate.
- 3.7 **Paragraph 8** outlines that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across the economic, social and environmental objectives).
- 3.8 **Paragraph 10** states that there is a presumption in favour of sustainable development at the heart of the NPPF.
- 3.9 **Paragraph 12** states that where a planning application conflicts with an up-to-date neighbourhood plan that forms part of the development plan, permission should not usually be granted.
- 3.10 **Paragraph 13** states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.

⁷ Available at: [National Planning Policy Framework](#)

⁸ Available at: [Planning Practice Guidance](#)

⁹ Available at: [Plymouth and South West Devon Joint Local Plan \(2017\)](#)

- 3.11 **Paragraph 14** states that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:
- The neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
 - The neighbourhood plan contains policies and allocations to meet its identified housing requirement.
- 3.12 **Paragraph 30** states that Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.
- 3.13 **Paragraph 61** emphasises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.
- 3.14 **Paragraph 63** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 3.15 **Paragraph 66** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 3.16 **Paragraph 74** states that neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 73a) suitable for housing in their area.
- 3.17 **Paragraph 82** states that in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing.
- 3.18 **Paragraph 84** highlights the need to avoid the development of isolated homes in the countryside.
- 3.19 **Paragraph 124** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.20 **Paragraph 170** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at

highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.

- 3.21 **Paragraph 187** states that policies and decisions should contribute and enhance the natural and local environment, including considerations relating to landscape, biodiversity, geological value, character and ecosystems services.
- 3.22 **Paragraph 188** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 65 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.
- 3.23 **Paragraph 202** states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 3.24 **Paragraph 213** goes on to emphasise that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Plymouth and South West Devon Joint Local Plan (2019; Reviewed 2024).

- 3.25 The key **Strategic Outcome** detailed in the Plan prioritises creating a vibrant, thriving and well-connected sub-region, meeting housing, economic and natural environmental needs throughout the varied rural and urban areas.
- 3.26 **Strategic Objective SO1** (delivering the spatial strategy) seeks to maximise new homes, employment and services growth in Plymouth in the first instance (the sub-regional centre), with thriving towns and villages next, helping to reinforce their roles as sustainable service centres. Smaller towns and villages would see sufficient development to support their local services. More sensitive locations in terms of natural or built assets would be conserved and protected from inappropriate development.
- 3.27 **Policy SPT1** (delivering sustainable development) outlines support for change and growth which supports sustainable outcomes for the sub-region through economic, societal and environmental principles.
- 3.28 **Policy SPT2** (sustainable linked neighbourhoods and sustainable rural communities) focuses on the need to deliver sustainably accessible, mixed-use communities with higher density development located in better connected locations. Other key support will focus on digital connectivity, appropriate housing types and tenures, resilience to future pressures, provisions for healthy lifestyles and access to natural spaces, facilities which meet the needs of local communities, positive place-making and design and sustainable energy generation and consumption.
- 3.29 **Policy SPT3** (Provision for New Homes) stipulates that LPAs will plan, monitor and manage the delivery of housing from 2014 to 2034 in accordance with the apportionment between Policy Areas, the spatial strategy and the site allocations set out in this plan. Housing provision will be made for at least

26,700 dwellings (net) in the Plan Area during the plan period 2014 to 2034, comprising the Policy Area totals and the related market housing and affordable housing provision as follows [...]

[...] Within the Thriving Towns and Villages Policy Area - at least 7,700 new homes of which 2,050 should be affordable.

The Policy Area housing requirements are separate and non-transferable. Only housing proposals within each Policy Area will be considered to contribute to meeting the housing requirement for that Policy Area. Any shortfall in the supply of housing sites in a Policy Area must be made up within that Policy Area, and cannot be remedied in the other Policy Area.

- 3.30 **Policy STP10** (balanced transport strategy for growth and healthy and sustainable communities) outlines the key priorities to support new growth and existing communities with a high quality transport system offering sustainable modal choices. This includes active, private, public and freight based transport systems, as well as their interconnectivity.
- 3.31 **Policy STP11** (strategic approach to the historic environment) seeks to ensure conservation and enhancement of the historic environment is supported and promoted through considerations relating to the character and distinctiveness of areas. Both designated and non-designated assets will be considered.
- 3.32 **Policy SPT12** (Strategic Approach to Natural Environment) requires the Plan Area's natural environment will be protected, conserved, and enhanced through a strategic approach that respects the hierarchy of designated sites and their natural functions. Key principles include avoiding harmful impacts, protecting significant biodiversity sites at European, national and local levels, and enhancing landscapes and scenic beauty, particularly in areas like South Devon and Dartmoor National Park. Additionally, the plan supports sustainable solutions, improves public access, and maintains a functional network of greenspaces and geodiversity sites.
- 3.33 **Strategic Objective SO6** (delivering a prosperous and sustainable South West Devon) seeks to reinforce and protect the natural and economic characteristics of South West Devon's settlement pattern. Key considerations relate to the hierarchy of settlements, neighbourhood planning, access to jobs, resilient communities, education, health, transport, digital connectivity and environmental and protections.
- 3.34 **Policy TTV1** (prioritising growth through a hierarchy of sustainable settlements) sets out the settlement hierarchy which determines the appropriate distribution of growth and development within settlement types, ensuring each is aligned with local circumstances.
1. The Main Towns - which will be prioritised for growth to enable them to continue to thrive, achieve strong levels of self-containment, and provide a broad range of services for the wider area.
 2. Smaller Towns and Key Villages - which will receive support for growth commensurate with their roles in supporting the small villages and hamlets.

3. Sustainable Villages - where development to meet locally identified needs and to sustain limited services and amenities will be supported. Lamerton is classed as a Sustainable Village.
 4. Smaller villages, Hamlets and the Countryside - where development will be permitted only if it can be demonstrated to support the principles of sustainable development and sustainable communities.
- 3.35 **Policy TTV2** (Delivering Sustainable Development in the Thriving Towns and Villages Policy Area) aims to support development proposals that reinforce a sustainable settlement hierarchy. Key objectives include enhancing rural community vitality through housing, delivering affordable homes, expanding rural businesses, and promoting sustainable tourism and leisure. Additionally, it focuses on retaining essential rural services, providing sustainable transport, and delivering natural infrastructure alongside new developments.
- 3.36 **Policy TTV25** (Development in Sustainable Villages) seeks to support the provision of 550 homes across this settlement type. The policy encourages the support for preparations of neighbourhood plans and for these to plan adequately to meet the identified development needs of the relevant village. Lamerton is identified as a Sustainable Village which is able to accommodate 20 dwellings over the plan-period.
- 3.37 **Policy TTV26** (Development in the Countryside) aims to protect the unique characteristics and role of the countryside by avoiding isolated development, except in exceptional circumstances such as meeting essential needs for rural workers or securing the future of heritage assets. Development proposals should protect public rights of way, re-use traditional buildings, complement agricultural operations, and avoid using the best agricultural land. Additionally, proposals should enhance the site's immediate setting and include plans to prevent long-term environmental degradation.
- 3.38 **Policy TTV27** (meeting local housing needs in rural areas) states that proposals for residential development near existing settlements may be permitted if they meet a proven need for affordable housing for local people. These proposals must include a mix of affordable and market housing, with open market housing not exceeding 40% of the homes or land. Additionally, the scheme must ensure that the dwellings continue to meet the identified need in perpetuity and comply with all other relevant policies of the Plan.
- 3.39 **Policy DEV8** (meeting local housing need in the Thriving Towns and Villages Policy Area) aims to create sustainable, inclusive, and mixed communities by delivering a variety of high-quality homes in the Thriving Towns and Villages Policy Area. This includes providing a mix of housing sizes, types, and tenure to meet local needs, with a focus on homes for younger people, working families, and older individuals. Additionally, developments must ensure at least 30% affordable housing (schemes of 11+ dwellings), either on-site or through off-site contributions. Within rural areas with special designations, as defined in section 157 of the Housing Act 1985, all residential developments of 6 to 10 dwellings will provide an off-site commuted sum to deliver affordable housing to the equivalent of at least 30 per cent of the total number of dwellings in the scheme.
- 3.40 **Policy DEV9** (meeting local housing need in the Plan Area) supports the delivery of a range of housing to meet local needs, including affordable housing

options like social rent, shared ownership, and innovative models such as rent-to-buy. Self and custom build housing will be supported, with LPAs negotiating suitable plots and encouraging serviced plots and co-housing schemes. Additionally, the LPAs will support private rented sector developments and ensure a mix of accessible housing units, with specific requirements for accessibility and adaptability standards.

The Plymouth and South West Devon SPD (adopted 2020)

- 3.41 The SPD will be a material consideration for planning applications pursuant to Part 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended.
- 3.42 The SPD provides additional guidance on the policies included in the Joint Local Plan.

4. Site Assessment

- 4.1 A total of 17 potential development sites were identified within the Lamerton Neighbourhood Area (Figure 4-1). The sources of these include the Lamerton 2022 Call for Sites, the South Hams and West Devon SHLAA (2017) and a previous Lamerton Call for Sites (2016/17). Table 4-1 presents the sites which were assessed and their source.
- 4.2 It is important to note that some of these sites have already been assessed in the SHLAA and a previous site assessment. Due to a significant time having passed since these assessments, it was determined that this needed to be fully updated to take account of more up-to-date evidence. As such, this report has included the sites assessed in the previous site assessment, as well as sites submitted since that time. Sites which were considered, but on investigation found to have already been developed, were not assessed in further detail as part of the process.
- 4.3 Table 4-2 provides a summary of the findings of the assessment of potential development sites within the Neighbourhood Area. The full site assessment findings can be found in Appendix A.
- 4.4 The table shows a 'traffic light' rating for each site, indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Plan. Red indicates the site is not appropriate for allocation and Green indicates the site is appropriate for allocation. Amber indicates the site is less sustainable or may be appropriate for development if certain issues can be resolved or constraints mitigated.
- 4.5 The site assessment ratings are also shown on Figure 4-2.
- 4.6 Indicative site capacities have been provided for sites found to be suitable or potentially suitable for allocation for residential use, in line with the methodology in Chapter 2 of this report.

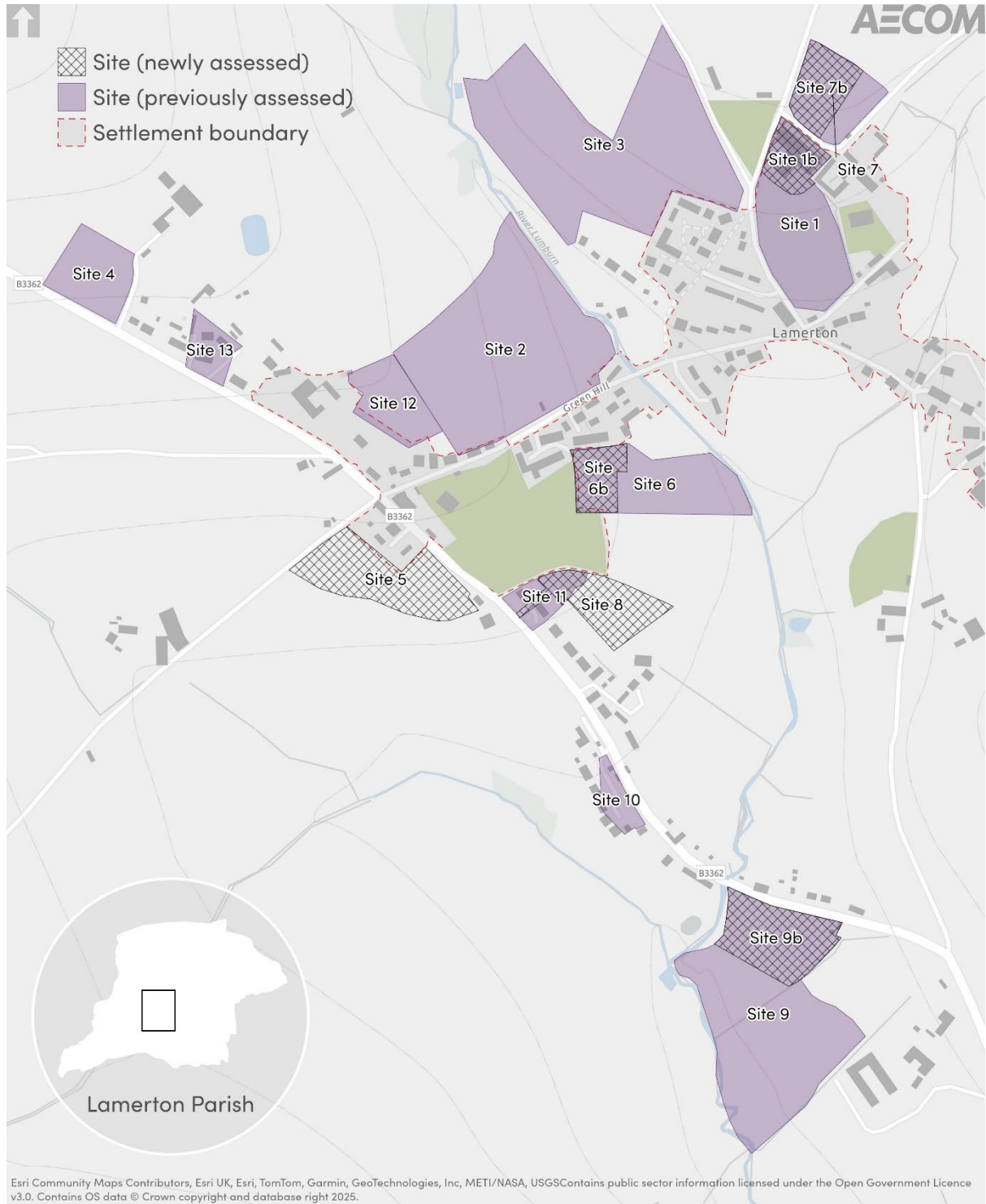


Figure 4-1 Map of all sites assessed in Lamerton.

Table 4-1: Sites included within the assessment

Site reference	SHLAA reference	Site name	Source	Included in site assessment
Site 1	WD_44_05_08/13	Court Cottage Farm (previously assessed)	SHLAA	Included
Site 1b	-	Court Cottage	2022 Call for Sites	Included
Site 2	WD_44_14_13	Land adjacent to Green Hill (previously assessed)	SHLAA	Included
Site 3	WD_44_11_13	Land at Chestnut Close (previously assessed)	SHLAA	Included
Site 4	WD_44_15_13	Land at Hurditch Farm (previously assessed)	SHLAA	Included
Site 5	-	Behind Farriers (previously assessed)	2022 Call for Sites / 2016/17 Call for Sites	Included
Site 6	WD_44_08_08/13	Land behind Trenance Drive (previously assessed)	SHLAA	Included
Site 6b	-	Behind Trenance	2022 Call for Sites	Included
Site 7	-	The Bull's Field (previously assessed)	2016/17 Call for Sites	Included
Site 7b	-	The Bull's Field	2022 Call for Sites	Included

Site reference	SHLAA reference	Site name	Source	Included in site assessment
Site 8	-	Summer Green	2022 Call for Sites	Included
Site 9	WD_44_07_08/13	Rushford, Lamerton	SHLAA	Included
Site 9b	-	Rushford	2022 Call for Sites	Included
Site 10	WD_44_02_08/13	Kooshti-Bok, Lower Widslade, Rushford, Lamerton	SHLAA	Not included in assessment – development completed
Site 11	WD_44_03_08/13	St John's, Lamerton	SHLAA	Included - site partially developed
Site 12	WD_44_16_14	Land at Camplehaye	SHLAA	Included
Site 13	WD_44_10_08/14/16	Lamerton Villas	SHLAA	Not included in assessment – development complete

Table 4-2: Site assessment summary

Site Reference	Site Address / Location	Gross Site Area (ha)	Capacity – indicative number of homes (all sites being considered for housing)	Suitability rating (red/amber/green)	Summary
Site 1	Court Cottage Farm (previously assessed)	1.5	44 (10 on previously developed element of the site) (SHLAA)		<p>This is a medium sized mixed greenfield/previously developed site to the north east of the village core. Access is via the northern entrance to the site. The site is within the Lamerton Conservation Area and the settings of the associated Grade II* listed church and other Grade II listed buildings. Redevelopment of the previously developed part of the site is considered as Site 1b. The remainder of the site is relatively poorly screened aside from some natural screening offered by existing trees and hedgerows around some of the site, and its elevated position creates sensitivities and intervisibilities with long distance views to the south and south east. The site is Grade 3 Agricultural Land.</p> <p>The wider site is unsuitable for development due to heritage and landscape sensitivities, however the previously developed land has been considered under Site 1b.</p>
Site 1b	Court Cottage	0.4	6 (site submission). SHLAA suggests potential for up to 10 dwellings on brownfield area.		<p>This is a small previously developed site to the north east of the village core. It is part of Site 1 but has been considered separately as a smaller site. There is existing access at the north of the site. The site is within the Lamerton Conservation Area and the settings of the associated Grade II* listed church and other Grade II listed buildings. Development would be required to be of a suitable design and character to account for these sensitivities. The site has natural screening offered by trees and hedgerows, however its elevated position create sensitivities and intervisibilities with long distance views to the south and south east. Development would be likely to require extensive demolition and remediation works, which might affect the viability of development.</p>

Site Reference	Site Address / Location	Gross Site Area (ha)	Capacity – indicative number of homes (all sites being considered for housing)	Suitability rating (red/amber/green)	Summary
					The site is potentially suitable, available and achievable. Any proposals would be expected to mitigate heritage, landscape and visual amenity impacts.
Site 2	Land adjacent to Green Hill (previously assessed)	3.5	103 (SHLAA)		<p>This is a large greenfield site on the edge of the village. Development of the whole site would be unsuitable due to the impacts on the settlement character and intervisibility with large parts of the village. The site is steeply sloping, Grade 3 Agricultural land and overlaps with an SSSI impact risk zone. A suitable portion of this site could align with the boundary of the live planning application (0107/22/OPA) which indicates a capacity of 19 dwellings with potential access onto Green Hill. The site could create a positive opportunity for a frontage along Green Hill, helping to blend the development with the village's existing built form. Medium distance views to the Grade II* listed church might lead to impacts upon the heritage assets setting and therefore significance, and the site is adjacent to a Grade II listing for two buildings along Green Hill. Any development would be expected to incorporate these considerations into the scheme design and character, including any appropriate screening. The site contains a Tree Preservation Order and low voltage power lines, which could be incorporated into and considered within the design and layout of any proposals.</p> <p>The site is potentially suitable, available and achievable for approx. 19 dwellings on the south of the site (aligned with live planning application: 0107/22/OPA). Any proposals would have to give significant weight to ensuring appropriate frontage onto Green Hill adhered to the local character and building line and provided safe access to the village centre. Impacts upon heritage assets would be required to be a key consideration in the design of any proposal.</p>
Site 3	Land at Chestnut Close (previously assessed)	4.0	116 (SHLAA)		This is a large greenfield site north of the village. It is steeply sloping, Grade 3 Agricultural land with significant trees on the boundary of the site and an adjacent TPO. Development of the whole site could significantly alter the village and settlement character, with the more elevated elements of the site being prominent with far

Site Reference	Site Address / Location	Gross Site Area (ha)	Capacity – indicative number of homes (all sites being considered for housing)	Suitability rating (red/amber/green)	Summary
					<p>reaching views. The existing access is unlikely to be suitable for an increase in traffic arising from development.</p> <p>Due to the significant constraints identified relating to access and impact on landscape character, the site is not suitable for development.</p>
Site 4	Land at Hurlditch Farm (previously assessed)	0.7	15 (SHLAA)		<p>The site is a small, gently sloping greenfield site to the north west of the village centre, along a linear stretch of development to the east of the B3362. There is no existing pavement or safe pedestrian route connecting the site with an existing footpath. The site is outside and not connected to the settlement boundary and more remote from services and facilities. The site is Grade 3 Agricultural land and there are landscape and visual sensitivities and it is open countryside on the settlement edge as well as defining the approach to the village.</p> <p>There are some low voltage power lines crossing the site, which would be a consideration during the design and construction phases of any development.</p> <p>The site is potentially suitable for development, if the lack of footpath is confirmed as acceptable by the Highways Authority. Any proposals should ensure that harm to the landscape and local views on the approach to the village are appropriately mitigated.</p>
Site 5	Behind Farriers (previously assessed)	1.1	Previous application suggests potentially 20 dwellings, though 10 dwellings might be more suitable due to sensitivities.		<p>The site is a greenfield site on the settlement edge. There is potential for access to be created from the main road or lane to the North West of the site, which may require hedgerow removal. The site is Grade 3 Agricultural land, with a Public Right of Way crossing the site and a TPO. Development of the site would encroach on the open countryside to the west of Lamerton, with close and long distance visual impacts (including potentially into the Tamar Valley National Landscape).</p> <p>The site was refused planning permission in 2021 (ref 1766/21/OPA) and an appeal dismissed in 2022 (ref APP/Q1153/W/21/3286032) on the grounds that the proposal did not comply with Local Plan policy on affordable housing (TTV27). However, if the site was brought within a settlement boundary as part of a neighbourhood plan, and if</p>

Site Reference	Site Address / Location	Gross Site Area (ha)	Capacity – indicative number of homes (all sites being considered for housing)	Suitability rating (red/amber/green)	Summary
					landscape and visual impact was minimised and mitigated through design, the site could be suitable for development under policy TTV25 Sustainable Villages.
Site 6	Land behind Trenance Drive (previously assessed)	1.3	10 (SHLAA)		The medium sized, gently sloping greenfield site is close to the village centre of Lamerton, with access possible in principle via Trenance Drive. The site encroaches into the locally important 'Green Triangle' and sits adjacent to the existing settlement boundary; given the eastern extent of the site stretches away from the existing built-up area, it would be challenging to deliver housing in a manner which keeps development close to the existing building line, and as such, it would be unlikely to be able to fully mitigate impacts upon the landscape and settlement character of the area. Flood zones 2 and 3 in the east of the site would limit the potential developable area. The site has some significant tree cover, with undergrowth and scrub-land covering much of the site and low-voltage power lines nearby. Due to the constraints, the site is not currently suitable. A smaller, less constrained section of the site has been considered, under Site 6b.
Site 6b	Behind Trenance	0.4	5 (site submission)		<p>This is a smaller parcel of site 6 close to the village centre. Access is possible in principle from Trenance Drive. The site has significant boundary trees (which would be expected to be retained) with undergrowth and scrub-land covering much of the site and low-voltage power lines nearby. Whilst the site does encroach into the locally important 'Green Triangle' and sits adjacent to the existing settlement boundary and built-up area, a development which is kept close to the existing building line on this site would be likely to minimise impacts upon the landscape and settlement character of the area.</p> <p>The site is potentially suitable, available and achievable. Any application should be supported by an ecology survey in order to understand the ecological value of the existing site and its features.</p>

Site Reference	Site Address / Location	Gross Site Area (ha)	Capacity – indicative number of homes (all sites being considered for housing)	Suitability rating (red/amber/green)	Summary
Site 7	The Bull's Field (previously assessed)	0.8	22 (calculated from SHLAA density methodology)		<p>A small, gently sloping greenfield site to the north east of the village core, with access possible via the surrounding unnamed lane. The location, adjacent to the existing settlement boundary and its development would encroach into the open countryside. Its natural features and elevated position mean that, despite some screening from nearby views, longer distance views to the south/south east are more sensitive. The site is within the setting of the nearby conservation area and listed buildings (Grades II* and II); whilst trees/hedgerows and the topography provide some screening, development would not be expected to avoid all effects upon their wider setting. Further investigation into the historical significance of the standing stone on this site would be needed. The site is Grade 3 (and therefore potentially Best and Most Versatile) Agricultural Land and is remote from some of the village's services and amenities.</p> <p>The site would be potentially suitable, available and achievable. Any development proposals would have to adequately mitigate potential impacts upon nearby heritage, landscape and visual amenity based sensitivities. Given the constraints, a lower capacity would be more appropriate and has been proposed for development on the site, detailed under Site 7b.</p>
Site 7b	The Bull's Field	0.5	8 (site submission)		<p>The small, gently sloping greenfield site has capacity to deliver around eight dwellings to the north east of the village core, on a smaller parcel of Site 7.</p> <p>The location, adjacent to the existing settlement boundary and its development would encroach into the open countryside. Its natural features and elevated position mean that, despite some screening from nearby views, longer distance views to the south/south east are more sensitive. The site is within the setting of the nearby conservation area and listed buildings (Grades II* and II); whilst trees/hedgerows and the topography provide some screening, development would not be expected to avoid all effects upon their wider setting. Further investigation into the historical significance of the standing stone on this site would be needed. The site is Grade 3</p>

Site Reference	Site Address / Location	Gross Site Area (ha)	Capacity – indicative number of homes (all sites being considered for housing)	Suitability rating (red/amber/green)	Summary
					<p>(and therefore potentially Best and Most Versatile) Agricultural Land and is remote from some of the village's services and amenities.</p> <p>The site would be potentially suitable, available and achievable. Any development proposals would have to adequately mitigate potential impacts upon nearby heritage, landscape and visual amenity based sensitivities. The reduced number of dwellings compared to Site 7 make this site more suitable for development.</p>
Site 8	Summer Green	0.7	20 (calculated from SHLAA density methodology)		<p>A small, greenfield site close to the village centre. The site has landscape sensitivities with intervisibility into the locally important 'Green Triangle' and to the east and west. Development of the site may be in conflict with the emerging NP policy to protect the Green Triangle.</p> <p>Planning permission has been refused (ref 2424/17/OPA) and an appeal (ref APP/Q1153/W/20/3248731) due to concerns relating to the landscape and settlement character impacts. As such, the site is not currently suitable for development.</p>
Site 9	Rushford, Lamerton	3.4	99 (SHLAA)		<p>This is a large greenfield site located along a linear stretch of housing development along the B3362 to the south of the village centre. The site is remote from services and amenities and would pose potential concerns relating to access, due to the high speed of vehicles travelling along the B3362 as they approach the village centre. It is not connected to the settlement boundary and development of the whole site would represent a change to the settlement character.</p> <p>The site at the proposed scale of development would not be suitable, available and achievable. However, a smaller portion of the site, assessed under Site 9b, has been considered.</p>
Site 9b	Rushford	0.9	10 dwellings linked to the site's remoteness		<p>The site is a smaller section of Site 9; with capacity for up to 10 dwellings (due to the remoteness of the site). It is located along a linear stretch of housing development along the B3362 (from which access could be provided) to the south of the village centre. The site is remote from services and amenities and has potential concerns</p>

Site Reference	Site Address / Location	Gross Site Area (ha)	Capacity – indicative number of homes (all sites being considered for housing)	Suitability rating (red/amber/green)	Summary
			from the centre of the village.		<p>relating to access, due to the high speed of vehicles travelling along the B3362. The site is not connected to the settlement boundary, making it potentially less suitable for development. The SHLAA identifies 'the entire site designated as Unconfirmed Wildlife Site' and as such, an ecology survey would be required to support any planning application. The landscape on the site is potentially sensitive with intervisibilities affecting medium distance views. The nearby Grade II* Venn House's setting includes this site, however there is suitable screening ought to help to mitigate potential impacts. Small areas of the site are Grade 3 (and therefore potentially Best and Most Versatile) Agricultural Land and flood zones 2 and 3 on might limit the developable area to a small enough degree that they should be able to be incorporated into the design of any proposals.</p> <p>The site is potentially suitable, available and achievable. Any proposals would have to give significant weight to improving accessibility to the village centre and ensure that harm to the landscape and local views were appropriately mitigated.</p>
Site 11	St John's, Lamerton	0.3	10 (SHLAA)		<p>This site has no remaining potential for development, since the four homes were built. The remainder of the site is included within and hence superseded by Site 8. The site is not currently suitable, available and achievable.</p>
Site 12	Land at Camplehay	0.6	16 (SHLAA)		<p>The small greenfield site is set back behind the existing building line on the periphery of the village centre. Providing access would be dependent upon the development of the Land adjacent to Green Hill site in advance, due to its landlocked nature. Due to the combined scale of development on both sites as well as the associated impact on the settlement character, it is not likely to be suitable in this plan period. The site's elevated position would also create intervisibility with views to the south and east, making it visually sensitive. The site is Grade 3 Agricultural Land.</p> <p>Due to access issues, the site is not currently suitable for development.</p>

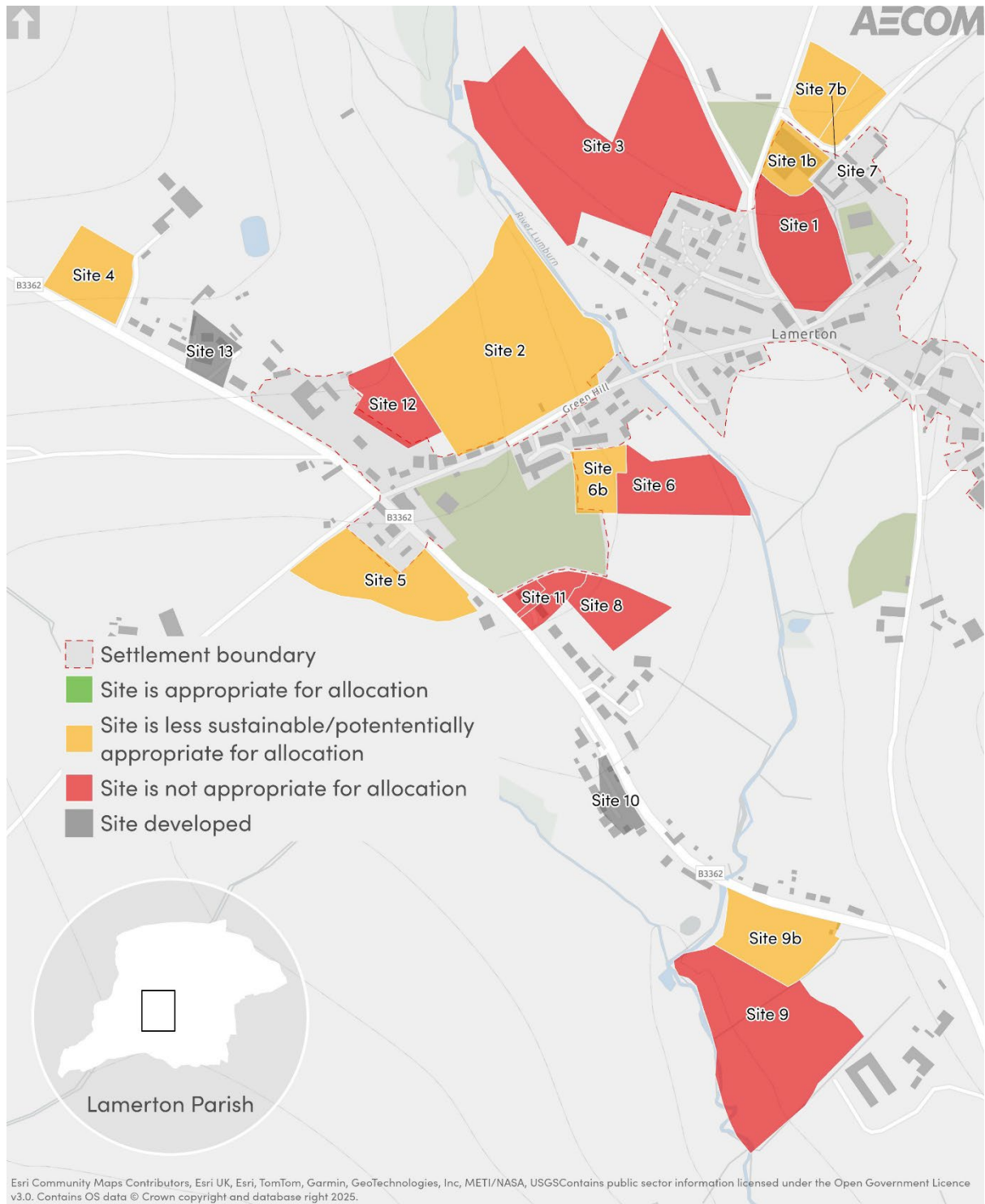


Figure 4-2: Map visualising the conclusions from the site assessments.

5. Conclusions

Site Assessment Conclusions

5.1 Of the potential development sites within the Neighbourhood Area that were identified in the 2016/17 Call for Sites, 2017 SHLAA and 2022 Call for Sites, eight were determined to be potentially suitable for housing development, subject to resolving or mitigating identified constraints:

- Site 1b: Court Cottage;
- Site 2: A smaller, southern parcel of land on Land Adjacent to Green Hill;
- Site 4: Land at Hurditch Farm;
- Site 5: Behind Farriers;
- Site 6b: Behind Trenance;
- Site 7: The Bull's Field;
- Site 7b: The Bull's Field; and
- Site 9b: Rushford

Next Steps

5.2 If allocations are proposed for residential development, the next steps will be for the Neighbourhood Plan group to select the sites to put forward in the Neighbourhood Plan, based on either a housing requirement agreed with WDBC or an assessment of local housing need (if allocations within the Neighbourhood Area are also being made in the Local Plan). Any allocations should take into account:

- The findings of this site assessment;
- Consideration of viability issues of any sites considered for allocation;
- The aims and objectives of the Neighbourhood Plan;
- Community consultation and consultation with landowners;
- Any other relevant evidence that becomes available; and
- Other considerations such as the appropriate density of the proposed site(s) to reflect local character.

Other considerations

Viability

5.3 If a site or sites are selected for allocation, it is recommended that the steering group discuss site viability with WDBC and with landowners and site developers. In addition, the Local Plan evidence base may contain further evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

Affordable Housing

- 5.4 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually the neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

Appendix A Lamerton Neighbourhood Plan Site Assessment – all sites

Site Assessment Reference sheet

Assessment of Suitability

Statutory environmental designation

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

- Ancient Woodland
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Landscape (also known as Area of Outstanding Natural Beauty)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?

Yes (red)	No (green)	Partly or adjacent (amber)
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Non-statutory environmental designations

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes (red)	No (green)	Partly or adjacent (amber)
-----------	------------	----------------------------

Nutrient Neutrality

Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?

No (green)	Yes (amber)
------------	-------------

Flood Zone

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: Low Risk (green)
- Flood Zone 2: Medium Risk (amber)
- Flood Zone 3 (less or more vulnerable site use): Medium Risk (amber)

- Flood Zone 3 (highly vulnerable site use): High Risk (red)

High Risk (red)	Low Risk (green)	Medium Risk (amber)
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Surface water flooding

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk (green)

>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk (amber)

Low Risk (green)	Medium Risk (amber)
------------------	---------------------

Agricultural land Classification

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes (red)	No (green)
-----------	------------

Potential to support priority species

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:

- UK BAP Priority Habitat;
- a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);
- wildlife corridors (and stepping stones that connect them); and/or

an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?

Yes (red)	No (green)
-----------	------------

Air Quality Management Area (AQMA)

Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?

Yes (red)	No (green)
-----------	------------

Topography

Is the site:

Flat or relatively flat (green) / Gently sloping or uneven (amber) / Steeply sloping (red)

Steeply sloping (red)	Flat or relatively flat (green)	Gently sloping or uneven (amber)
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Vehicular access

Is there existing vehicle access to the site, or potential to create suitable access?

No (red)	Yes (green)
----------	-------------

Pedestrian access

Is there existing pedestrian access to the site, or potential to create suitable access?

No (red)	Yes (green)
----------	-------------

Cycle access

Is there existing cycle access to the site, or potential to create suitable access?

No (red)	Yes (green)
----------	-------------

Significant trees

Are there other significant trees within or adjacent to the site?

No (green)	Within/Adjacent (amber)
------------	-------------------------

Tree Preservation Orders**Are there any known Tree Preservation Orders on the site?**

No (green)	Yes (amber)
------------	-------------

Veteran or ancient trees**Are there veteran/ancient trees within or adjacent to the site?**

Within (red)	No (green)	Adjacent (amber)
--------------	------------	------------------

Public Rights of Way**Are there any Public Rights of Way (PRoW) crossing the site?**

No (green)	Yes (amber)
------------	-------------

Ground contamination**Is the site likely to be affected by ground contamination?**

No (green)	Yes (amber)
------------	-------------

Utilities infrastructure**Is there any utilities infrastructure crossing the site i.e. power lines/pipelines, or is the site in close proximity to hazardous installations?**

No (green)	Yes (amber)
------------	-------------

Loss of social, amenity or community value**Would development of the site result in a loss of social, amenity or community value?**

No (green)	Yes (amber)
------------	-------------

Accessibility**Distance to train station (m)**

>1200m (red)	<400m (green)	400-1200m (amber)
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Distance to bus / tram stop (m)

>800m (red)	<400m (green)	400-800m (amber)
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Distance to village centre (m)

>1200m (red)	<400m (green)	400-1200m (amber)
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Distance to open space / recreation facilities (m)

>800m (red)	<400m (green)	400-800m (amber)
-------------	---------------	------------------

Distance to primary school (m)

>1200m (red)	<400m (green)	400-1200m (amber)
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Distance to secondary school (m)

>3900m (red)	<1600m (green)	1600-3900m (amber)
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Distance to Cycle route (m)

>800m (red)	<400m (green)	400-800m (amber)
-------------	---------------	------------------

Landscape sensitivity**Is the site low, medium or high sensitivity in terms of landscape?**

- High sensitivity (red): the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.
- Medium sensitivity (amber): the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.

Low sensitivity (green): the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.

High sensitivity (red)	Low sensitivity (green)	Medium sensitivity (amber)
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Visual amenity**Is the site low, medium or high sensitivity in terms of visual amenity?**

- High sensitivity (red): the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.
- Medium sensitivity (amber): the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.

Low sensitivity (green): the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.

High sensitivity (red)	Low sensitivity (green)	Medium sensitivity (amber)
------------------------	-------------------------	----------------------------

Designated heritage asset**Would the development of the site cause harm to a designated heritage asset or its setting?**

- Directly impact and/or mitigation not possible (red)
- Some impact, and/or mitigation possible (amber)

Limited or no impact or no requirement for mitigation (green)

Directly impact and/or mitigation not possible (red)	Limited or no impact or no requirement for mitigation (green)	Some impact, and/or mitigation possible (amber)
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Non-designated heritage asset**Would the development of the site cause harm to a non-designated heritage asset or its setting?**

- Directly impact and/or mitigation not possible (amber)
- Some impact, and/or mitigation possible (amber)

Limited or no impact or no requirement for mitigation (green)

Limited or no impact or no requirement for mitigation (green) Directly impact and/or mitigation not possible; or	Some impact, and/or mitigation possible (amber)
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Green Belt**Is the site in the Green Belt?**

Yes (red)	No (green)
-----------	------------

Planning Policy**Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?**

Yes / No / Unknown

Other relevant planning policies**Are there any other relevant planning policies relating to the site?****Greenfield / mix / PDL****Is the site:**

- Greenfield (red)
- A mix of greenfield and previously developed land (amber)

Previously developed land (green)

Greenfield (red)	Previously developed land (green)	A mix of greenfield and previously developed land (amber)
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Relationship with settlement**Is the site within, adjacent to or outside the existing built up area?**

- Within (green)

- Adjacent to and connected to (amber)

Outside and not connected to (red)

Outside and not connected to (red)	Within (green)	Adjacent to and connected to (amber)
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Settlement boundaries

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

- Within (green)
- Adjacent to and connected to (amber)

Outside and not connected to (red)

Outside and not connected to (red)	Within (green)	Adjacent to and connected to (amber)
------------------------------------	----------------	--------------------------------------

Coalescence

Would development of the site result in neighbouring settlements merging into one another?

No (green)	Yes (amber)
------------	-------------

Size and character

Is the size of the site large enough to significantly change the size and character of the existing settlement?

No (green)	Yes (amber)
------------	-------------

Assessment of Availability

Site availability

Is the site available for development?

No (red)	Yes (green)
----------	-------------

Legal or ownership issues

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

Yes (red)	No (green)
-----------	------------

Timeframe

Is there a known time frame for availability?

Available now / 0-5 years / 6-10 years / 11-15 years

Assessment of Achievability

Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes (red)	No (green)
-----------	------------

Conclusions

Site capacity (assessed)

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)

Timeframe

What is the likely timeframe for development

(0-5 / 6-10 / 11-15 / 15+ years)

Other key information

Overall rating

The site is suitable and available (green)

The site is potentially suitable, and available (amber)

The site is not currently suitable, and available (red)

Site is not currently suitable, and available (red)	Site is suitable and available (green)	Site is potentially suitable, and available (amber)
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Site 1

1. Site Details

Site Address	Court Cottage Farm (previously assessed)
Gross Site Area (ha)	1.54325
SHLAA/HELAA Reference	WD_44_05_08/13



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Existing land use	Greenfield and previously developed land
Land use being considered (if known)	Housing
Development capacity (if known)	44 (10 on previously developed element of the site) (SHLAA)
Site identification method / source	SHLAA
Planning history	1618/20/FUL: Demolition of redundant farm buildings and erection of 15no. homes (including 4no. affordable) with new access, parking and car port and new community recreation area refused
Neighbouring uses	Agricultural, religious and residential

Assessment of Suitability

Statutory environmental designation	G	Site falls within the Impact Risk Zone for a number of SSSIs. That said, the zones advise consultation with Natural England on sites seeking to deliver over 100 dwellings and as such, is not of relevance to this site.
Non-statutory environmental designations	G	No.

Nutrient Neutrality	G	No, there are no habitat sites within the West Devon Council area that are in unfavourable condition where nutrient neutrality has been identified as a potential mitigation solution to enable to proceed.		
Flood Zone	G	Low Risk		
Surface water flooding	G	Low Risk		
Within best agricultural land		Mixed Grade 4 and Grade 3 (Grade 3a or 3b)		
Potential to support priority species	G	No		
Air Quality Management Area (AQMA)	G	No		
Topography	A	Gently sloping		
Vehicular access	G	Yes, but on to single track lane		
Pedestrian access	G	Yes, site opens onto lane.		
Cycle access	G	Yes, site opens onto lane.		
Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	A	The land is on the site of a former graveyard with potential stability issues.		
Utilities infrastructure	A	Low voltage power lines on the site		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G <400m
Distance to village centre (m)	G	<400m	Distance to open space / recreation facilities (m)	A 400-800m
Distance to primary school (m)	G	<400m	Distance to secondary school (m)	R >1200m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	A	High level AECOM findings: Medium sensitivity - peripheral site with open and natural features. Please note that a more detailed study undertaken by technical specialists should be undertaken to better understand the landscape sensitivity of this site.		
Visual amenity	R	High sensitivity - the visually open nature of the site has long/medium views extending to Bodmin Moor / Kit Hill.		
Designated heritage asset harm	R	The site is within the setting of the Grade II* listed Church, a number of Grade II buildings and is within the Conservation Area, with very limited screening. Presence of a building on site in a poor state of repair currently detracts from one element of the site's contributions to the historic setting of the area, however the largest part of the site (in the south) forms a vital contributing element of the setting and significance of the heritage assets.		
Non-designated heritage asset harm	G	Limited impact from available evidence.		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies		No		
Greenfield / mix / PDL	A	A mix of greenfield and previously developed land		

Built-up area	A	Adjacent and connected to the existing built-up area
Settlement boundaries	G	Within the existing settlement boundary.
Coalesce neighbouring sites	G	No
Size and character	G	No
Assessment of Availability		
Site availability	G	Yes (part of site)
Legal or ownership issues		Unknown
Timeframe		0
Assessment of Viability		
Viability	R	Demolition and remediation work of existing buildings on the site likely to be required. Evidenced by condition of existing buildings on site.
Conclusions		
Site capacity (assessed)		44 (10 on brownfield element of the site) (SHLAA)
Timeframe		0
Other key information		
Overall rating (Red/Amber/Green)	R	The site is not currently suitable, available and achievable
Summary		<p>This is a medium sized mixed greenfield/previously developed site to the north east of the village core. Access is via the northern entrance to the site. The site is within the Lamerton Conservation Area and the settings of the associated Grade II* listed church and other Grade II listed buildings. Redevelopment of the previously developed part of the site is considered as Site 1b. The remainder of the site is relatively poorly screened aside from some natural screening offered by existing trees and hedgerows around some of the site, and its elevated position creates sensitivities and intervisibilities with long distance views to the south and south east. The site is Grade 3 Agricultural Land.</p> <p>The wider site is unsuitable for development due to heritage and landscape sensitivities, however the previously developed land has been considered under Site 1b.</p>

Site 1b

Site Details

Site Address	Court Cottage
Gross Site Area (ha)	0.394848
SHLAA/HELAA Reference	0



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Existing land use	Previously developed land
Land use being considered (if known)	Housing
Development capacity (if known)	6 (site submission). SHLAA suggests potential for up to 10 dwellings on brownfield area.
Site identification method / source	Lamerton Neighbourhood Plan Call for Sites
Planning history	Wider site: 1618/20/FUL: Demolition of redundant farm buildings and erection of 15no. homes (including 4no. affordable) with new access, parking and car port and new community recreation area refused
Neighbouring uses	Agricultural, religious and residential

Assessment of Suitability

Statutory environmental designation	G	Site falls within the Impact Risk Zone for a number of SSSIs. That said, the zones advise consultation with Natural England on sites seeking to deliver over 100 dwellings and as such, is not of relevance to this site.
Non-statutory environmental designations	G	No.
Nutrient Neutrality	G	No, there are no habitat sites within the West Devon Council area that are in unfavourable condition where nutrient neutrality has been identified as a potential mitigation solution to enable to proceed.
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Mixed Grade 4 and Grade 3 (Grade 3a or 3b)
Potential to support priority species	G	No

Air Quality Management Area (AQMA)	G	No		
Topography	G	Relatively flat		
Vehicular access	G	Yes, but on to single track lane		
Pedestrian access	G	Yes, site opens onto lane.		
Cycle access	G	Yes, site opens onto lane.		
Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	A	Low voltage power lines on the site boundary		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G <400m
Distance to village centre (m)	G	<400m	Distance to open space / recreation facilities (m)	R >800m
Distance to primary school (m)	G	<400m	Distance to secondary school (m)	R >1200m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	A	High level AECOM findings: Medium sensitivity - site with natural boundary features screening the existing development on the site. Please note that a more detailed study undertaken by technical specialists should be undertaken to better understand the landscape sensitivity of this site.		
Visual amenity	A	Medium sensitivity - The site is predominantly screened by natural boundary features but the site has long views to the south/south east.		
Designated heritage asset harm	R	The site is within the setting of the Grade II* listed Church, a number of Grade II buildings and is within the Conservation Area, though some screening from existing nearby buildings and trees might mitigate effects to a limited extent. Presence of a building on site in a poor state of repair currently detracts from the site's contributions to the historic setting of the area.		
Non-designated heritage asset harm	G	Limited impact from available evidence.		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies		No		
Greenfield / mix / PDL	G	Previously developed land		
Built-up area	A	Adjacent and connected to the existing built-up area, but well connected to existing development		
Settlement boundaries	G	Within the existing settlement boundary.		
Coalesce neighbouring sites	G	No		
Size and character	G	No		
Assessment of Availability				
Site availability	G	Yes		
Legal or ownership issues	G	No		

Timeframe	Available now
Assessment of Viability	
Viability	R Demolition and remediation work of existing buildings on the site likely to be required. Evidenced by condition of existing buildings on site.
Conclusions	
Site capacity (assessed)	6 (site submission). SHLAA suggests potential for up to 10 dwellings on brownfield area.
Timeframe	Available now
Other key information	
Overall rating (Red/Amber/Green)	A The site is potentially suitable, available and achievable
Summary	<p>This is a small previously developed site to the north east of the village core. It is part of Site 1 but has been considered separately as a smaller site. There is existing access at the north of the site. The site is within the Lamerton Conservation Area and the settings of the associated Grade II* listed church and other Grade II listed buildings. Development would be required to be of a suitable design and character to account for these sensitivities. The site has natural screening offered by trees and hedgerows, however its elevated position create sensitivities and intervisibilities with long distance views to the south and south east. Development would be likely to require extensive demolition and remediation works, which might affect the viability of development.</p> <p>The site is potentially suitable, available and achievable. Any proposals would be expected to mitigate heritage, landscape and visual amenity impacts.</p>

Site 2

Site Details

Site Address	Land adjacent to Green Hill (previously assessed)
Gross Site Area (ha)	3.533312
SHLAA/HELAA Reference	WD_44_14_13



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Existing land use	Greenfield
Land use being considered (if known)	Housing
Development capacity (if known)	103 (SHLAA)
Site identification method / source	SHLAA
Planning history	0107/22/OPA: Outline application for proposed development of 19 dwellings with access & external works with all matters reserved other than the access decision pending/under consideration.
Neighbouring uses	Agricultural and residential

Assessment of Suitability

Statutory environmental designation	A	Site falls within the Impact Risk Zone for a number of SSSIs. The zones advise consultation with Natural England on sites seeking to deliver over 100 dwellings and as such, considering the approximate site capacity, consultation would be sought.
Non-statutory environmental designations	G	No.
Nutrient Neutrality	G	No, there are no habitat sites within the West Devon Council area that are in unfavourable condition where nutrient neutrality has been identified as a potential mitigation solution to enable to proceed.
Flood Zone	G	Low risk- partial overlap with flood zones 2 and 3 on eastern extent of site.
Surface water flooding	G	Low risk- partial overlap with flood zones 2 and 3 on eastern extent of site.
Within best agricultural land		Mixed Grade 4 and Grade 3 (Grade 3a or 3b)
Potential to support priority species	G	No

Air Quality Management Area (AQMA)	G	No	
Topography	R	Steeply sloping with some areas gently sloping.	
Vehicular access	G	SHLAA conclusion - Vehicle access acceptable in principle. There is a slight level change and the creation of a suitable access may result in the loss of a section of the bank.	
Pedestrian access	G	SHLAA conclusion - Vehicle access acceptable in principle. There is a slight level change and the creation of a suitable access may result in the loss of a section of the bank. Site is well related to the rest of the village.	
Cycle access	G	SHLAA conclusion - Vehicle access acceptable in principle. There is a slight level change and the creation of a suitable access may result in the loss of a section of the bank. Site is well related to the rest of the village.	
Tree Preservation Orders	A	Yes	
Significant trees	G	No	
Veteran or ancient trees	G	No	
Public Rights of Way	G	No	
Ground contamination	G	No	
Utilities infrastructure	A	Low voltage power lines on the site	
Loss of social, amenity or community value	G	No	
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m) G <400m
Distance to village centre (m)	G	<400m	Distance to open space / recreation facilities (m) G <400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m) R >1200m
Distance to Cycle route (m)	R	>800m	
Landscape sensitivity	A	High level AECOM findings: Medium sensitivity - peripheral site with open and natural features. SHLAA conclusions - The site covers a large area and development on all of the site would represent a significant growth of the village and could have a significant impact on landscape character, particularly to the north west of the site where the site is elevated above the rest of the village. However, there is an opportunity for frontage development along Green Hill where development could blend in more easily with existing development. Please note that a more detailed study undertaken by technical specialists should be undertaken to better understand the landscape sensitivity of this site.	
Visual amenity	A	Medium sensitivity, there is a high degree of intervisibility between this site and some areas of the village.	
Designated heritage asset harm	A	Some potential impact for the setting of the Grade II* listed church, due to the site falling within its medium distance views. The site also sits adjacent to two buildings which sit under one Grade II listing; the current character of the area and existing screening mean that the setting and significance of these heritage assets would be unlikely to be significantly affected.	
Non-designated heritage asset harm	G	Limited impact from available evidence.	
Green Belt	G	No	
Is the site allocated for a particular use or designated as open space in	No		

the adopted and / or emerging Local Plan		
Other relevant planning policies		No
Greenfield / mix / PDL	R	Greenfield
Built-up area	A	Adjacent and connected to the existing built-up area
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary.
Coalesce neighbouring sites	G	No
Size and character	A	Yes
Assessment of Availability		
Site availability		Unknown
Legal or ownership issues		Unknown
Timeframe		0
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)		103 (SHLAA)
Timeframe		0
Other key information		
Overall rating (Red/Amber/Green)	A	The site is potentially suitable, available and achievable
Summary		<p>This is a large greenfield site on the edge of the village. Development of the whole site would be unsuitable due to the impacts on the settlement character and intervisibility with large parts of the village . The site is steeply sloping, Grade 3 Agricultural land and overlaps with an SSSI impact risk zone. A suitable portion of this site could align with the boundary of the live planning application (0107/22/OPA) which indicates a capacity of 19 dwellings with potential access onto Green Hill. The site could create a positive opportunity for a frontage along Green Hill, helping to blend the development with the village's existing built form. Medium distance views to the Grade II* listed church might lead to impacts upon the heritage assets setting and therefore significance, and the site is adjacent to a Grade II listing for two buildings along Green Hill. Any development would be expected to incorporate these considerations into the scheme design and character, including any appropriate screening. The site contains a Tree Preservation Order and low voltage power lines, which could be incorporated into and considered within the design and layout of any proposals.</p> <p>The site is potentially suitable, available and achievable for approx. 19 dwellings on the south of the site (aligned with live planning application: 0107/22/OPA). Any proposals would have to give significant weight to ensuring appropriate frontage onto Green Hill adhered to the local character and building line and provided safe access to the village centre. Impacts upon heritage assets would be required to be a key consideration in the design of any proposal.</p>

Site 3

Site Details

Site Address	Land at Chestnut Close (previously assessed)
Gross Site Area (ha)	3.979738
SHLAA/HELAA Reference	WD_44_11_13



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Existing land use	Greenfield
Land use being considered (if known)	Housing
Development capacity (if known)	116 (SHLAA)
Site identification method / source	SHLAA
Planning history	OA/3/37/1067/1991/: Erection of private dwelling and double garage refused on small parcel of land in south east of site.
Neighbouring uses	Agricultural and residential

Assessment of Suitability

Statutory environmental designation	A	Site falls within the Impact Risk Zone for a number of SSSIs. The zones advise consultation with Natural England on sites seeking to deliver over 100 dwellings and as such, considering the approximate site capacity, consultation would be sought.
Non-statutory environmental designations	G	No.
Nutrient Neutrality	G	No, there are no habitat sites within the West Devon Council area that are in unfavourable condition where nutrient neutrality has been identified as a potential mitigation solution to enable to proceed.
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Mixed Grade 4 and Grade 3 (Grade 3a or 3b)
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No

Topography	R	Steeply sloping with some areas gently sloping.		
Vehicular access	R	The only access is via a small lane leading to Great Haye Farm and is unlikely to be suitable for an increase in traffic generating development. Mature trees would be affected by the creation of a suitable access.		
Pedestrian access	G	Yes, agricultural gated entrance		
Cycle access	G	Yes, agricultural gated entrance		
Tree Preservation Orders	A	Yes, on site boundary		
Significant trees	A	Yes, within, but restricted to field boundary		
Veteran or ancient trees	G	No		
Public Rights of Way	A	Yes		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A 400-800m
Distance to village centre (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R >800m
Distance to primary school (m)	G	<400m	Distance to secondary school (m)	R >1200m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	A	High level AECOM findings: Medium sensitivity - peripheral site with open and natural features. SHLAA conclusions - The site covers a large area and development on all of the site would represent a significant growth of the village and could have a significant impact on landscape character, particularly as the site is elevated above the rest of the village, is prominent and has far reaching views. Please note that a more detailed study undertaken by technical specialists should be undertaken to better understand the landscape sensitivity of this site.		
Visual amenity	R	High sensitivity - the visually open site has medium/long views to the surrounding countryside resulting in high intervisibility with the surrounding open landscape, including longer views to Kit Hill. This is less so for the lower areas of the site, where the site slopes down towards the west towards the River Lamburn. SHLAA conclusions - as the site is elevated above the rest of the village, is prominent and has far reaching views.		
Designated heritage asset harm	G	Limited impact from available evidence. Despite the site being nearby to the conservation area, the existing trees and hedgerows offer full screening and the site and the heritage asset are not functionally connected.		
Non-designated heritage asset harm	G	Limited impact from available evidence.		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No			
Other relevant planning policies	No			
Greenfield / mix / PDL	R	Greenfield		
Built-up area	A	Adjacent and connected to the existing built-up area		
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary.		

Coalesce neighbouring sites	G	No
Size and character	A	Yes
Assessment of Availability		
Site availability		Unknown
Legal or ownership issues		Unknown
Timeframe		0
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)		116 (SHLAA)
Timeframe		0
Other key information		
Overall rating (Red/Amber/Green)	R	The site is not currently suitable, available and achievable
Summary		This is a large greenfield site north of the village. It is steeply sloping, Grade 3 Agricultural land with significant trees on the boundary of the site and an adjacent TPO. Development of the whole site could significantly alter the village and settlement character, with the more elevated elements of the site being prominent with far reaching views. The existing access is unlikely to be suitable for an increase in traffic arising from development. Due to the significant constraints identified relating to access and impact on landscape character, the site is not suitable for development.

Site 4

Site Details

Site Address Land at Hurditch Farm (previously assessed)

Gross Site Area (ha) 0.7

SHLAA/HELAA Reference WD_44_15_13



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Existing land use Greenfield

Land use being considered (if known) Housing

Development capacity (if known) 15 (SHLAA)

Site identification method / source SHLAA

Planning history N/A

Neighbouring uses Agricultural and residential

Assessment of Suitability

Statutory environmental designation	G	Site falls within the Impact Risk Zone for a number of SSSIs. That said, the zones advise consultation with Natural England on sites seeking to deliver over 100 dwellings and as such, is not of relevance to this site.
Non-statutory environmental designations	G	No.
Nutrient Neutrality	G	No, there are no habitat sites within the West Devon Council area that are in unfavourable condition where nutrient neutrality has been identified as a potential mitigation solution to enable to proceed.
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - Grade 3 (Grade 3a or 3b)
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	A	Gently sloping

Vehicular access	G	Yes, access could be created onto two road with two-way traffic but this would require disruption to trees/hedgerow.		
Pedestrian access	G	Yes, access could use the road access created, however there is no pavement or safe pedestrian route into the village.		
Cycle access	G	Yes, access could use the road access created.		
Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	A	Low voltage power lines on the site		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	A 400-800m
Distance to village centre (m)	A	400-1200m	Distance to open space / recreation facilities (m)	A 400-800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R >1200m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	A	High level AECOM findings: Medium sensitivity - peripheral site with open and natural features. Please note that a more detailed study undertaken by technical specialists should be undertaken to better understand the landscape sensitivity of this site.		
Visual amenity	A	Medium sensitivity - SHLAA conclusions - Site is relatively flat and is not visible in wider views. However, the site is very visible from the northern entrance into the village and development will need to be carefully designed to reduce visual impact and to blend in with adjoining development.		
Designated heritage asset harm	G	Limited impact from available evidence.		
Non-designated heritage asset harm	G	Limited impact from available evidence.		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies		No		
Greenfield / mix / PDL	R	Greenfield		
Built-up area	A	Adjacent and connected to the existing built-up area, but away from the main core of the village.		
Settlement boundaries	R	Outside and not connected to the existing settlement boundary.		
Coalesce neighbouring sites	G	No		
Size and character	G	No		
Assessment of Availability				
Site availability		Unknown		
Legal or ownership issues		Unknown		
Timeframe		0		
Assessment of Viability				
Viability	G	No		
Conclusions				

Site capacity (assessed)	15 (SHLAA)
Timeframe	0
Other key information	
Overall rating (Red/Amber/Green)	A The site is potentially suitable, available and achievable
Summary	<p>The site is a small, gently sloping greenfield site to the north west of the village centre, along a linear stretch of development to the east of the B3362. There is no existing pavement or safe pedestrian route connecting the site with an existing footpath. The site is outside and not connected to the settlement boundary and more remote from services and facilities. The site is Grade 3 Agricultural land and there are landscape and visual sensitivities and it is open countryside on the settlement edge as well as defining the approach to the village.</p> <p>There are some low voltage power lines crossing the site, which would be a consideration during the design and construction phases of any development.</p> <p>The site is potentially suitable for development, if the lack of footpath is confirmed as acceptable by the Highways Authority. Any proposals should ensure that harm to the landscape and local views on the approach to the village are appropriately mitigated.</p>

Site 5

Site Details

Site Address	Behind Farriers (previously assessed)
Gross Site Area (ha)	1.123333
SHLAA/HELAA Reference	0



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Existing land use	Greenfield
Land use being considered (if known)	Housing
Development capacity (if known)	Previous application suggests potentially 20 dwellings, though 10 dwellings might be more suitable due to sensitivities.
Site identification method / source	Lamerton Neighbourhood Plan Call for Sites
Planning history	1766/21/OPA: Outline application with some matters reserved for residential development of up to 20 dwellings, formation of new access and associated works refused. 4650/21/OPA: (resubmission of above) refused.
Neighbouring uses	Agricultural and residential

Assessment of Suitability

Statutory environmental designation	G	Site falls within the Impact Risk Zone for a number of SSSIs. That said, the zones advise consultation with Natural England on sites seeking to deliver over 100 dwellings and as such, is not of relevance to this site.
Non-statutory environmental designations	G	No.
Nutrient Neutrality	G	No, there are no habitat sites within the West Devon Council area that are in unfavourable condition where nutrient neutrality has been identified as a potential mitigation solution to enable to proceed.
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - Grade 3 (Grade 3a or 3b)

Potential to support priority species	G	No		
Air Quality Management Area (AQMA)	G	No		
Topography	G	Relatively flat		
Vehicular access	G	Yes, access could be created onto two road with two-way traffic but this would require disruption to trees/hedgerow. Existing agricultural gated access onto single track lane with poor visibility.		
Pedestrian access	G	Yes, via existing right of way.		
Cycle access	G	Yes, access could be created onto two road with two-way traffic but this would require disruption to trees/hedgerow.		
Tree Preservation Orders	A	Yes		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	A	Yes		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G <400m
Distance to village centre (m)	G	<400m	Distance to open space / recreation facilities (m)	G <400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R >1200m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	R	High level AECOM findings: High sensitivity - Peripheral development comprised of open landscape features which define the boundary of the existing built-up area. Please note that a more detailed study undertaken by technical specialists should be undertaken to better understand the landscape sensitivity of this site.		
Visual amenity	R	High sensitivity - the visually open site has medium/long views to the west/south west resulting in high intervisibility with the surrounding open landscape.		
Designated heritage asset harm	G	Limited impact from available evidence.		
Non-designated heritage asset harm	G	Limited impact from available evidence.		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies		No		
Greenfield / mix / PDL	R	Greenfield		
Built-up area	A	Adjacent and connected to the existing built-up area		
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary.		
Coalesce neighbouring sites	G	No		
Size and character	G	No		
Assessment of Availability				
Site availability	G	Yes		
Legal or ownership issues	G	No		

Timeframe	1-5 years	
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	31 (calculated from SHLAA density methodology). Previous application suggests potentially 20 dwellings.	
Timeframe	1-5 years	
Other key information		
Overall rating (Red/Amber/Green)	A	The site is potentially suitable, available and achievable
Summary	<p>The site is a greenfield site on the settlement edge. There is potential for access to be created from the main road or lane to the North West of the site, which may require hedgerow removal. The site is Grade 3 Agricultural land, with a Public Right of Way crossing the site and a TPO. Development of the site would encroach on the open countryside to the west of Lamerton, with close and long distance visual impacts (including potentially into the Tamar Valley National Landscape).</p> <p>The site was refused planning permission in 2021 (ref 1766/21/OPA) and an appeal dismissed in 2022 (ref APP/Q1153/W/21/3286032) on the grounds that the proposal did not comply with Local Plan policy on affordable housing (TTV27). However, if the site was brought within a settlement boundary as part of a neighbourhood plan, and if landscape and visual impact was minimised and mitigated through design, the site could be suitable for development under policy TTV25 Sustainable Villages.</p>	

Site 6

Site Details

Site Address	Land behind Trenance Drive (previously assessed)
Gross Site Area (ha)	1.305315
SHLAA/HELAA Reference	WD_44_08_08/13



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Existing land use	Greenfield
Land use being considered (if known)	Housing
Development capacity (if known)	10 (SHLAA)
Site identification method / source	SHLAA
Planning history	N/A
Neighbouring uses	Residential, recreational and agricultural.

Assessment of Suitability

Statutory environmental designation	G	Site falls within the Impact Risk Zone for a number of SSSIs. That said, the zones advise consultation with Natural England on sites seeking to deliver over 100 dwellings and as such, is not of relevance to this site.
Non-statutory environmental designations	A	Adjacent to a designated Public Open Space (Lamerton Pitch).
Nutrient Neutrality	G	No, there are no habitat sites within the West Devon Council area that are in unfavourable condition where nutrient neutrality has been identified as a potential mitigation solution to enable to proceed.
Flood Zone	G	Low risk- partial overlap with flood zones 2 and 3 on eastern extent of site.
Surface water flooding	G	Low risk- partial overlap with flood zones 2 and 3 on eastern extent of site.
Within best agricultural land	G	Grade 4
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No

Topography	A	Gently sloping		
Vehicular access	G	Vehicle access acceptable in principle via Trenance Drive.		
Pedestrian access	G	Vehicle access acceptable in principle via Trenance Drive.		
Cycle access	G	Vehicle access acceptable in principle via Trenance Drive.		
Tree Preservation Orders	G	No		
Significant trees	A	Yes, within		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	A	Low voltage power lines on, or near to, the site boundary		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G <400m
Distance to village centre (m)	G	<400m	Distance to open space / recreation facilities (m)	G <400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R >1200m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	A	High level AECOM findings: Medium sensitivity - SHLAA conclusions - The site encroaches into the 'green triangle' which is an important feature of the village. Any development should be kept close to the existing building line to limit impact on this landscape character. Please note that a more detailed study undertaken by technical specialists should be undertaken to better understand the landscape sensitivity of this site.		
Visual amenity	G	Low sensitivity		
Designated heritage asset harm	G	Limited impact from available evidence.		
Non-designated heritage asset harm	G	Limited impact from available evidence.		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No		
Other relevant planning policies		No		
Greenfield / mix / PDL	R	Greenfield		
Built-up area	A	Adjacent and connected to the existing built-up area		
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary.		
Coalesce neighbouring sites	G	No		
Size and character	G	No		
Assessment of Availability				
Site availability	G	Yes (part of site)		
Legal or ownership issues		Unknown		
Timeframe		0		
Assessment of Viability				
Viability	G	No		
Conclusions				
Site capacity (assessed)		10 (SHLAA)		
Timeframe		0		

Other key information

Overall rating (Red/Amber/Green)	R	The site is not currently suitable, available and achievable
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Summary

The medium sized, gently sloping greenfield site is close to the village centre of Lamerton, with access possible in principle via Trenance Drive. The site encroaches into the locally important 'Green Triangle' and sits adjacent to the existing settlement boundary; given the eastern extent of the site stretches away from the existing built-up area, it would be challenging to deliver housing in a manner which keeps development close to the existing building line, and as such, it would be unlikely to be able to fully mitigate impacts upon the landscape and settlement character of the area. Flood zones 2 and 3 in the east of the site would limit the potential developable area. The site has some significant tree cover, with undergrowth and scrub-land covering much of the site and low-voltage power lines crossing through it. Due to the constraints, the site is not currently suitable. A smaller, less constrained section of the site has been considered, under Site 6b.

Site 6b

Site Details

Site Address	Behind Trenance
Gross Site Area (ha)	0.39271
SHLAA/HELAA Reference	0



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Existing land use	Greenfield
Land use being considered (if known)	Housing
Development capacity (if known)	5 (site submission)
Site identification method / source	Lamerton Neighbourhood Plan Call for Sites
Planning history	N/A
Neighbouring uses	Residential, recreational and agricultural.

Assessment of Suitability

Statutory environmental designation	G	Site falls within the Impact Risk Zone for a number of SSSIs. That said, the zones advise consultation with Natural England on sites seeking to deliver over 100 dwellings and as such, is not of relevance to this site.
Non-statutory environmental designations	A	Adjacent to a designated Public Open Space (Lamerton Pitch).
Nutrient Neutrality	G	No, there are no habitat sites within the West Devon Council area that are in unfavourable condition where nutrient neutrality has been identified as a potential mitigation solution to enable to proceed.
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land	G	Grade 4
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	A	Gently sloping

Vehicular access	G	Vehicle access acceptable in principle via Trenance Drive.	
Pedestrian access	G	Vehicle access acceptable in principle via Trenance Drive.	
Cycle access	G	Vehicle access acceptable in principle via Trenance Drive.	
Tree Preservation Orders	G	No	
Significant trees	A	Yes, within	
Veteran or ancient trees	G	No	
Public Rights of Way	G	No	
Ground contamination	G	No	
Utilities infrastructure	A	Low voltage power lines on, or near to, the site boundary	
Loss of social, amenity or community value	G	No	
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m) G <400m
Distance to village centre (m)	G	<400m	Distance to open space / recreation facilities (m) G <400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m) R >1200m
Distance to Cycle route (m)	R	>800m	
Landscape sensitivity	G	High level AECOM findings: Low sensitivity. The site encroaches to a small degree into the 'Green Triangle' which is an important feature of the village. Any development should be kept close to the existing building line to limit impact on this landscape character. Please note that a more detailed study undertaken by technical specialists should be undertaken to better understand the landscape sensitivity of this site.	
Visual amenity	G	Low sensitivity	
Designated heritage asset harm	G	Limited impact from available evidence.	
Non-designated heritage asset harm	G	Limited impact from available evidence.	
Green Belt	G	No	
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No	
Other relevant planning policies		No	
Greenfield / mix / PDL	R	Greenfield	
Built-up area	A	Adjacent and connected to the existing built-up area	
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary.	
Coalesce neighbouring sites	G	No	
Size and character	G	No	
Assessment of Availability			
Site availability	G	Yes	
Legal or ownership issues	G	No	
Timeframe		1-5 years	
Assessment of Viability			
Viability	G	No	
Conclusions			
Site capacity (assessed)		5 (site submission)	
Timeframe		1-5 years	
Other key information			

Overall rating (Red/Amber/Green)	A	The site is potentially suitable, available and achievable
Summary	<p>This is a smaller parcel of site 6 close to the village centre. Access is possible in principle from Trenance Drive. The site has significant boundary trees (which would be expected to be retained) with undergrowth and scrub-land covering much of the site and low-voltage power lines crossing through it. Whilst the site does encroach into the locally important 'Green Triangle' and sits adjacent to the existing settlement boundary and built-up area, a development which is kept close to the existing building line on this site would be likely to minimise impacts upon the landscape and settlement character of the area.</p> <p>The site is potentially suitable, available and achievable. Any application should be supported by an ecology survey in order to understand the ecological value of the existing site and its features.</p>	

Site 7

Site Details

Site Address The Bull's Field (previously assessed)

Gross Site Area (ha) 0.779646

SHLAA/HELAA Reference 0



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Existing land use Greenfield

Land use being considered (if known) Housing

Development capacity (if known) 22 (calculated from SHLAA density methodology)

Site identification method / source Lamerton Neighbourhood Plan Call for Sites

Planning history 9127/2006/TAV: Outline application for erection of two storey dwelling with double garage refused

Neighbouring uses Agricultural and residential

Assessment of Suitability

Statutory environmental designation	G	Site falls within the Impact Risk Zone for a number of SSSIs. That said, the zones advise consultation with Natural England on sites seeking to deliver over 100 dwellings and as such, is not of relevance to this site.
Non-statutory environmental designations	G	No.
Nutrient Neutrality	G	No, there are no habitat sites within the West Devon Council area that are in unfavourable condition where nutrient neutrality has been identified as a potential mitigation solution to enable to proceed.
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Mixed Grade 4 and Grade 3 (Grade 3a or 3b)
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	A	Gently sloping

Vehicular access	G	Yes, agricultural gated entrance	
Pedestrian access	G	Yes, agricultural gated entrance	
Cycle access	G	Yes, agricultural gated entrance	
Tree Preservation Orders	G	No	
Significant trees	G	No	
Veteran or ancient trees	G	No	
Public Rights of Way	G	No	
Ground contamination	G	No	
Utilities infrastructure	G	No	
Loss of social, amenity or community value	G	No	
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m) G <400m
Distance to village centre (m)	G	<400m	Distance to open space / recreation facilities (m) R >800m
Distance to primary school (m)	G	<400m	Distance to secondary school (m) R >1200m
Distance to Cycle route (m)	R	>800m	
Landscape sensitivity	A	High level AECOM findings: Medium sensitivity - peripheral site with open and natural features. Please note that a more detailed study undertaken by technical specialists should be undertaken to better understand the landscape sensitivity of this site.	
Visual amenity	A	Medium sensitivity - The site is somewhat enclosed with boundary hedgerows but has long distance views to the south/south east.	
Designated heritage asset harm	A	The site is within the wider setting of the Grade II* listed Church, a number of Grade II buildings and Conservation Area, though screening from sloping topography, existing nearby buildings and natural boundary features might mitigate effects to some extent.	
Non-designated heritage asset harm	A	The site contains a standing stone, though its age or historical significance is unknown.	
Green Belt	G	No	
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No	
Other relevant planning policies		No	
Greenfield / mix / PDL	R	Greenfield	
Built-up area	A	Adjacent and connected to the existing built-up area, but away from the main core of the village.	
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary.	
Coalesce neighbouring sites	G	No	
Size and character	G	No	
Assessment of Availability			
Site availability	G	Yes (part of site)	
Legal or ownership issues		Unknown	
Timeframe		0	
Assessment of Viability			
Viability	G	No	
Conclusions			
Site capacity (assessed)		22 (calculated from SHLAA density methodology)	

Timeframe	0
Other key information	
Overall rating (Red/Amber/Green)	A The site is potentially suitable, available and achievable
Summary	<p>A small, gently sloping greenfield site to the north east of the village core, with access possible via the surrounding unnamed lane. The location, adjacent to the existing settlement boundary and its development would encroach into the open countryside. Its natural features and elevated position mean that, despite some screening from nearby views, longer distance views to the south/south east are more sensitive. The site is within the setting of the nearby conservation area and listed buildings (Grades II* and II); whilst trees/hedgerows and the topography provide some screening, development would not be expected to avoid all effects upon their wider setting. Further investigation into the historical significance of the standing stone on this site would be needed. The site is Grade 3 (and therefore potentially Best and Most Versatile) Agricultural Land and is remote from some of the village's services and amenities.</p> <p>The site would be potentially suitable, available and achievable. Any development proposals would have to adequately mitigate potential impacts upon nearby heritage, landscape and visual amenity based sensitivities. Given the constraints, a lower capacity would be more appropriate and has been proposed for development on the site, detailed under Site 7b.</p>

Site 7b

Site Details

Site Address	The Bull's Field
Gross Site Area (ha)	0.514319
SHLAA/HELAA Reference	0



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Existing land use	Greenfield
Land use being considered (if known)	Housing
Development capacity (if known)	8 (site submission)
Site identification method / source	Lamerton Neighbourhood Plan Call for Sites
Planning history	N/A (see larger site (site 6) for application on eastern parcel, excluded from this site)
Neighbouring uses	Agricultural and residential

Assessment of Suitability

Statutory environmental designation	G	Site falls within the Impact Risk Zone for a number of SSSIs. That said, the zones advise consultation with Natural England on sites seeking to deliver over 100 dwellings and as such, is not of relevance to this site.
Non-statutory environmental designations	G	No.
Nutrient Neutrality	G	No, there are no habitat sites within the West Devon Council area that are in unfavourable condition where nutrient neutrality has been identified as a potential mitigation solution to enable to proceed.
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Mixed Grade 4 and Grade 3 (Grade 3a or 3b)
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No

Topography	A	Gently sloping		
Vehicular access	G	Yes, access could be created onto single track lane, but this would require disruption to trees/hedgerow.		
Pedestrian access	G	Yes, access could be created onto single track lane, but this would require disruption to trees/hedgerow. Alternative pedestrian access could be sought across the field to the east, using existing agricultural access gate.		
Cycle access	G	Yes, access could be created onto single track lane, but this would require disruption to trees/hedgerow.		
Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G <400m
Distance to village centre (m)	G	<400m	Distance to open space / recreation facilities (m)	R >800m
Distance to primary school (m)	G	<400m	Distance to secondary school (m)	R >1200m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	A	High level AECOM findings: Medium sensitivity - peripheral site with open and natural features. Please note that a more detailed study undertaken by technical specialists should be undertaken to better understand the landscape sensitivity of this site.		
Visual amenity	A	Medium sensitivity - The site is somewhat enclosed with boundary hedgerows but has long distance views to the south/south east.		
Designated heritage asset harm	A	The site is within the wider setting of the Grade II* listed Church, a number of Grade II buildings and Conservation Area, though screening from sloping topography, existing nearby buildings and natural boundary features might mitigate effects to some extent.		
Non-designated heritage asset harm	A	The site contains a standing stone, though its age or historical significance is unknown.		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No			
Other relevant planning policies	No			
Greenfield / mix / PDL	R	Greenfield		
Built-up area	A	Adjacent and connected to the existing built-up area, but away from the main core of the village.		
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary.		
Coalesce neighbouring sites	G	No		
Size and character	G	No		
Assessment of Availability				
Site availability	G	Yes		
Legal or ownership issues	G	No		

Timeframe	Available now	
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)	8 (site submission)	
Timeframe	Available now	
Other key information		
Overall rating (Red/Amber/Green)	A	The site is potentially suitable, available and achievable
Summary	<p>The small, gently sloping greenfield site has capacity to deliver around eight dwellings to the north east of the village core, on a smaller parcel of Site 7.</p> <p>The location, adjacent to the existing settlement boundary and its development would encroach into the open countryside. Its natural features and elevated position mean that, despite some screening from nearby views, longer distance views to the south/south east are more sensitive. The site is within the setting of the nearby conservation area and listed buildings (Grades II* and II); whilst trees/hedgerows and the topography provide some screening, development would not be expected to avoid all effects upon their wider setting. Further investigation into the historical significance of the standing stone on this site would be needed. The site is Grade 3 (and therefore potentially Best and Most Versatile) Agricultural Land and is remote from some of the village's services and amenities.</p> <p>The site would be potentially suitable, available and achievable. Any development proposals would have to adequately mitigate potential impacts upon nearby heritage, landscape and visual amenity based sensitivities. The reduced number of dwellings compared to Site 7 make this site more suitable for development.</p>	

Site 8

Site Details

Site Address	Summer Green
Gross Site Area (ha)	0.703002
SHLAA/HELAA Reference	0



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Existing land use	Greenfield
Land use being considered (if known)	Housing
Development capacity (if known)	20 (calculated from SHLAA density methodology)
Site identification method / source	Lamerton Neighbourhood Plan Call for Sites
Planning history	<p>2424/17/OPA: Outline application with some matters reserved for erection of 13 dwellings (9 open market and 4 affordable) and access road refused.</p> <p>3404/19/OPA: Outline application with some matters reserved for erection of 5 dwellings and access road refused.</p> <p>2976/20/FUL: Erection of a single dwelling refused at appeal.</p>
Neighbouring uses	Residential, recreational and agricultural.

Assessment of Suitability

Statutory environmental designation	G	Site falls within the Impact Risk Zone for a number of SSSIs. That said, the zones advise consultation with Natural England on sites seeking to deliver over 100 dwellings and as such, is not of relevance to this site.
Non-statutory environmental designations	A	Adjacent to a designated Public Open Space (Lamerton Pitch).
Nutrient Neutrality	G	No, there are no habitat sites within the West Devon Council area that are in unfavourable condition where nutrient neutrality has been identified as a potential mitigation solution to enable to proceed.
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk

Within best agricultural land	Mixed Grade 4 and Grade 3 (Grade 3a or 3b)			
Potential to support priority species	G	No		
Air Quality Management Area (AQMA)	G	No		
Topography	G	Relatively flat		
Vehicular access	G	Yes, through private housing estate		
Pedestrian access	G	Yes, via existing access road, however there is no pavement or safe pedestrian route into the village.		
Cycle access	G	Yes, via existing access road.		
Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	A	Low voltage power line on the site		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G <400m
Distance to village centre (m)	G	<400m	Distance to open space / recreation facilities (m)	G <400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R >1200m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	A	High level AECOM findings: Medium sensitivity - SHLAA conclusions - The site encroaches into the 'green triangle' which is an important feature of the village. Any development should be kept close to the existing building line to limit impact on this landscape character. Please note that a more detailed study undertaken by technical specialists should be undertaken to better understand the landscape sensitivity of this site.		
Visual amenity	A	Medium sensitivity - The site is somewhat enclosed with boundary hedgerows but has medium/long distance views to the east and some to the west (though these are masked by adjacent housing development).		
Designated heritage asset harm	G	Limited impact from available evidence.		
Non-designated heritage asset harm	G	Limited impact from available evidence.		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No			
Other relevant planning policies	No			
Greenfield / mix / PDL	R	Greenfield		
Built-up area	A	Adjacent and connected to the existing built-up area		
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary.		
Coalesce neighbouring sites	G	No		
Size and character	G	No		
Assessment of Availability				
Site availability	G	Yes		

Legal or ownership issues	G	No
Timeframe		1-5 years
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)		20 (calculated from SHLAA density methodology)
Timeframe		1-5 years
Other key information		
Overall rating (Red/Amber/Green)	R	The site is not currently suitable, available and achievable
Summary	<p>A small, greenfield site close to the village centre. The site has landscape sensitivities with intervisibility into the locally important 'Green Triangle' and to the east and west. Development of the site may be in conflict with the emerging NP policy to protect the Green Triangle.</p> <p>Planning permission has been refused (ref 2424/17/OPA) and an appeal (ref APP/Q1153/W/20/3248731) due to concerns relating to the landscape and settlement character impacts. As such, the site is not currently suitable for development.</p>	

Site 9

Site Details

Site Address	Rushford, Lamerton
Gross Site Area (ha)	3.438047
SHLAA/HELAA Reference	WD_44_07_08/13



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Existing land use	Greenfield
Land use being considered (if known)	Housing
Development capacity (if known)	99 (SHLAA)
Site identification method / source	SHLAA
Planning history	OA/3/37/1607/1987/: Outline planning application for residential development refused on parcel of land adjacent to road.
Neighbouring uses	Agricultural, care home and residential

Assessment of Suitability

Statutory environmental designation	G	Site falls within the Impact Risk Zone for a number of SSSIs. That said, the zones advise consultation with Natural England on sites seeking to deliver over 100 dwellings and as such, is not of relevance to this site.
Non-statutory environmental designations	G	No.
Nutrient Neutrality	G	No, there are no habitat sites within the West Devon Council area that are in unfavourable condition where nutrient neutrality has been identified as a potential mitigation solution to enable to proceed.
Flood Zone	G	Low risk- partial overlap with flood zones 2 and 3 on western extent of site.
Surface water flooding	G	Low risk- partial overlap with flood zones 2 and 3 on western extent of site.
Within best agricultural land	G	Grade 4 (small area of Grade 3)
Potential to support priority species	R	The SHLAA identifies 'the entire site designated as Unconfirmed Wildlife Site'.

Air Quality Management Area (AQMA)	G	No		
Topography	G	Relatively flat		
Vehicular access	G	Yes, agricultural gated entrance. Dangerous vehicle access due to vehicles travelling at speed along the main road adjacent to the access.		
Pedestrian access	G	Yes, agricultural gated entrance, however there is no pavement or safe pedestrian route into the village. Dangerous pedestrian access due to vehicles travelling at speed along the main road adjacent to the access.		
Cycle access	G	Yes, agricultural gated entrance. Dangerous cycle access due to vehicles travelling at speed along the main road adjacent to the access.		
Tree Preservation Orders	G	No		
Significant trees	A	Yes, within, but restricted to field boundary		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G <400m
Distance to village centre (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R >800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R >1200m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	A	High level AECOM findings: Medium sensitivity - peripheral site with open and natural features. SHLAA conclusions - The site covers a large area and is an important gateway into the village. Development on all of the site would represent a significant growth of the village and could have a significant impact on landscape character. There is limited opportunity to create a smaller scale development that would blend in with the existing settlement or mirror development on the opposite side of the road due to flood zones and impact on hedgerows. Please note that a more detailed study undertaken by technical specialists should be undertaken to better understand the landscape sensitivity of this site.		
Visual amenity	A	Medium sensitivity - the visually open site has medium distance views to the west/south west, creating intervisibility between the site and the elevated land. That said, the elevated land forms a degree of screening from more distant views.		
Designated heritage asset harm	A	The site is nearby to Grade II* listed Venn House, though suitable screening is in place to avoid harm to the setting and/or significance of the heritage asset.		
Non-designated heritage asset harm	G	Limited impact from available evidence.		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No			
Other relevant planning policies	No			

Greenfield / mix / PDL	R	Greenfield
Built-up area	A	Adjacent and connected to the existing built-up area, but away from the main core of the village.
Settlement boundaries	R	Outside and not connected to the existing settlement boundary.
Coalesce neighbouring sites	G	No
Size and character	A	Yes
Assessment of Availability		
Site availability	G	Yes (part of site)
Legal or ownership issues		Unknown
Timeframe		0
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)		99 (SHLAA)
Timeframe		0
Other key information		
Overall rating (Red/Amber/Green)	R	The site is not currently suitable, available and achievable
Summary		<p>This is a large greenfield site located along a linear stretch of housing development along the B3362 to the south of the village centre. The site is remote from services and amenities and would pose potential concerns relating to access, due to the high speed of vehicles travelling along the B3362 as they approach the village centre. It is not connected to the settlement boundary and development of the whole site would represent a change to the settlement character.</p> <p>The site at the proposed scale of development would not be suitable, available and achievable. However, a smaller portion of the site, assessed under Site 9b, has been considered.</p>

Site 9b

Site Details

Site Address	Rushford
Gross Site Area (ha)	0.90335
SHLAA/HELAA Reference	0



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Existing land use	Greenfield
Land use being considered (if known)	Housing
Development capacity (if known)	10 dwellings linked to the site's remoteness from the centre of the village.
Site identification method / source	Lamerton Neighbourhood Plan Call for Sites
Planning history	OA/3/37/1607/1987/: Outline planning application for residential development refused on parcel of land adjacent to road.
Neighbouring uses	Agricultural and residential

Assessment of Suitability

Statutory environmental designation	G	Site falls within the Impact Risk Zone for a number of SSSIs. That said, the zones advise consultation with Natural England on sites seeking to deliver over 100 dwellings and as such, is not of relevance to this site.
Non-statutory environmental designations	G	No.
Nutrient Neutrality	G	No, there are no habitat sites within the West Devon Council area that are in unfavourable condition where nutrient neutrality has been identified as a potential mitigation solution to enable to proceed.
Flood Zone	G	Low risk- partial overlap with flood zones 2 and 3 on western extent of site.
Surface water flooding	G	Low risk- partial overlap with flood zones 2 and 3 on western extent of site.
Within best agricultural land	G	Grade 4 (small area of Grade 3)
Potential to support priority species	R	The SHLAA identifies 'the entire site designated as Unconfirmed Wildlife Site'.

Air Quality Management Area (AQMA)	G	No			
Topography	G	Relatively flat			
Vehicular access	G	Yes, agricultural gated entrance. Dangerous vehicle access due to vehicles travelling at speed along the main road adjacent to the access.			
Pedestrian access	G	Yes, agricultural gated entrance, however there is no pavement or safe pedestrian route into the village. Dangerous pedestrian access due to vehicles travelling at speed along the main road adjacent to the access.			
Cycle access	G	Yes, agricultural gated entrance. Dangerous cycle access due to vehicles travelling at speed along the main road adjacent to the access.			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination	G	No			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G	<400m
Distance to village centre (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	R	>1200m	Distance to secondary school (m)	R	>1200m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	High level AECOM findings: Medium sensitivity - peripheral site with open and natural features. Please note that a more detailed study undertaken by technical specialists should be undertaken to better understand the landscape sensitivity of this site.			
Visual amenity	A	Medium sensitivity - the visually open site has medium distance views to the west/south west, creating intervisibility between the site and the elevated land. That said, the elevated land forms a degree of screening from more distant views.			
Designated heritage asset harm	A	The site is relatively nearby to Grade II* listed Venn House, though suitable screening is in place to avoid harm to the setting and/or significance of the heritage asset.			
Non-designated heritage asset harm	G	Limited impact from available evidence.			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No			
Other relevant planning policies		No			
Greenfield / mix / PDL	R	Greenfield			
Built-up area	A	Adjacent and connected to the existing built-up area, but away from the main core of the village.			
Settlement boundaries	R	Outside and not connected to the existing settlement boundary.			
Coalesce neighbouring sites	G	No			
Size and character	G	No			

Assessment of Availability		
Site availability	G	Yes
Legal or ownership issues	G	No
Timeframe		1-5 years
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)		25 (calculated from SHLAA density methodology)
Timeframe		1-5 years
Other key information		
Overall rating (Red/Amber/Green)	A	The site is potentially suitable, available and achievable
Summary	<p>The site is a smaller section of Site 9; with capacity for up to 10 dwellings (due to the remoteness of the site). It is located along a linear stretch of housing development along the B3362 (from which access could be provided) to the south of the village centre. The site is remote from services and amenities and has potential concerns relating to access, due to the high speed of vehicles travelling along the B3362. The site is not connected to the settlement boundary, making it potentially less suitable for development. The SHLAA identifies 'the entire site designated as Unconfirmed Wildlife Site' and as such, an ecology survey would be required to support any planning application. The landscape on the site is potentially sensitive with intervisibilities affecting medium distance views. The nearby Grade II* Venn House's setting includes this site, however there is suitable screening ought to help to mitigate potential impacts. Small areas of the site are Grade 3 (and therefore potentially Best and Most Versatile) Agricultural Land and flood zones 2 and 3 on might limit the developable area to a small enough degree that they should be able to be incorporated into the design of any proposals.</p> <p>The site is potentially suitable, available and achievable. Any proposals would have to give significant weight to improving accessibility to the village centre and ensure that harm to the landscape and local views were appropriately mitigated.</p>	

Site 11

Site Details

Site Address	St John's, Lamerton
Gross Site Area (ha)	0.338452
SHLAA/HELAA Reference	WD_44_03_08/13



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Existing land use	Greenfield and previously developed land
Land use being considered (if known)	Housing
Development capacity (if known)	10 (SHLAA)
Site identification method / source	SHLAA
Planning history	Partially built-out with land to rear of dwellings still undeveloped and below planning applications of relevance. 2424/17/OPA: Outline application with some matters reserved for erection of 13 dwellings (9 open market and 4 affordable) and access road refused. 2976/20/FUL: Erection of a single dwelling refused at appeal. 3404/19/OPA: Outline application with some matters reserved for erection of 5 dwellings and access road refused.

Neighbouring uses Residential, recreational and agricultural.

Assessment of Suitability

Statutory environmental designation	G	Site falls within the Impact Risk Zone for a number of SSSIs. That said, the zones advise consultation with Natural England on sites seeking to deliver over 100 dwellings and as such, is not of relevance to this site.
Non-statutory environmental designations	A	Adjacent to a designated Public Open Space (Lamerton Pitch).
Nutrient Neutrality	G	No, there are no habitat sites within the West Devon Council area that are in unfavourable condition where nutrient neutrality has been identified as a potential mitigation solution to enable to proceed.

Flood Zone	G	Low Risk		
Surface water flooding	G	Low Risk		
Within best agricultural land	Unknown - Grade 3 (Grade 3a or 3b)			
Potential to support priority species	G	No		
Air Quality Management Area (AQMA)	G	No		
Topography	G	Relatively flat		
Vehicular access	G	Yes. Vehicle access acceptable in principle. Site is on the main road but there is an opportunity for new development to overlook the playing fields and link to Green Lane via a new footpath.		
Pedestrian access	G	Yes, via existing access road, however there is no pavement or safe pedestrian route into the village. SHLAA conclusion - Site is on the main road but there is an opportunity for new development to overlook the playing fields and link to Green Lane via a new footpath.		
Cycle access	G	Yes, via existing access road.		
Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	A	Low voltage power line on the site		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G <400m
Distance to village centre (m)	G	<400m	Distance to open space / recreation facilities (m)	G <400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R >1200m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	A	High level AECOM findings: Medium sensitivity - SHLAA conclusions - The site encroaches into the 'green triangle' which is an important feature of the village. Any development should be kept close to the existing building line to limit impact on this landscape character. Please note that a more detailed study undertaken by technical specialists should be undertaken to better understand the landscape sensitivity of this site.		
Visual amenity	A	Medium sensitivity - The site is somewhat enclosed with boundary hedgerows but has medium/long distance views to the east and some to the west (though these are masked by adjacent housing development).		
Designated heritage asset harm	G	Limited impact from available evidence.		
Non-designated heritage asset harm	G	Limited impact from available evidence.		
Green Belt	G	No		
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	No			
Other relevant planning policies	No			
Greenfield / mix / PDL	R	Greenfield		

Built-up area	A	Adjacent and connected to the existing built-up area
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary.
Coalesce neighbouring sites	G	No
Size and character	G	No
Assessment of Availability		
Site availability	G	Yes (part of site)
Legal or ownership issues		Unknown
Timeframe		0
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)		10 (SHLAA)
Timeframe		0
Other key information		
Overall rating (Red/Amber/Green)	R	The site is not currently suitable, available and achievable
Summary		This site has no remaining potential for development, since the four homes were built. The remainder of the site is included within and hence superseded by Site 8. The site is not currently suitable, available and achievable.

Site 12

Site Details

Site Address Land at Camplehaye

Gross Site Area (ha) 0.622867

SHLAA/HELAA Reference WD_44_16_14



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. Site photograph taken by AECOM and its affiliates, Esri Community Maps contributor, Map layer by Esri.

Existing land use Greenfield

Land use being considered (if known) Housing

Development capacity (if known) 16 (SHLAA)

Site identification method / source SHLAA

Planning history N/A

Neighbouring uses Agricultural and residential

Assessment of Suitability

Statutory environmental designation	G	Site falls within the Impact Risk Zone for a number of SSSIs. That said, the zones advise consultation with Natural England on sites seeking to deliver over 100 dwellings and as such, is not of relevance to this site.
Non-statutory environmental designations	G	No.
Nutrient Neutrality	G	No, there are no habitat sites within the West Devon Council area that are in unfavourable condition where nutrient neutrality has been identified as a potential mitigation solution to enable to proceed.
Flood Zone	G	Low Risk
Surface water flooding	G	Low Risk
Within best agricultural land		Unknown - Grade 3 (Grade 3a or 3b)
Potential to support priority species	G	No
Air Quality Management Area (AQMA)	G	No
Topography	G	Relatively flat with an area of gentle slope

Vehicular access	R	No existing access to the site from the road – with questions where access would come from. SHLAA conclusions - The site appears to be landlocked and there is therefore potential difficulty with access to the site. Access could be achieved via the Land adjacent to Green Hill site, but this would require the development of this site in advance of development on the Land at Camplehay site. Due to the scale of development this would create, it is not likely to be something that will be achievable or suitable in this plan period.		
Pedestrian access	R	No existing access to the site from the road – with questions where access would come from. SHLAA conclusions - The site appears to be landlocked and there is therefore potential difficulty with access to the site. Access could be achieved via the Land adjacent to Green Hill site, but this would require the development of this site in advance of development on the Land at CampleHay site. Due to the scale of development this would create, it is not likely to be something that will be achievable or suitable in this plan period.		
Cycle access	R	No existing access to the site from the road – with questions where access would come from. SHLAA conclusions - The site appears to be landlocked and there is therefore potential difficulty with access to the site. Access could be achieved via the Land adjacent to Green Hill site, but this would require the development of this site in advance of development on the Land at CampleHay site. Due to the scale of development this would create, it is not likely to be something that will be achievable or suitable in this plan period.		
Tree Preservation Orders	G	No		
Significant trees	G	No		
Veteran or ancient trees	G	No		
Public Rights of Way	G	No		
Ground contamination	G	No		
Utilities infrastructure	G	No		
Loss of social, amenity or community value	G	No		
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	G <400m
Distance to village centre (m)	G	<400m	Distance to open space / recreation facilities (m)	G <400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	R >1200m
Distance to Cycle route (m)	R	>800m		
Landscape sensitivity	A	High level AECOM findings: Medium sensitivity - peripheral site with open and natural features. SHLAA conclusions - The site covers a large area and development on all of the site would represent a significant growth of the village and could have a significant impact on landscape character, particularly to the north west of the site where the site is elevated above the rest of the village - this is assuming this site comes forward in combination with Land adjacent to Green Hill (to ensure site access). Please note that a more detailed study undertaken by technical specialists should be undertaken to better understand the landscape sensitivity of this site.		
Visual amenity	A	Medium sensitivity - the elevated position of this site compared to surrounding development allows long views to the south and east.		
Designated heritage asset harm	G	Limited impact from available evidence.		
Non-designated heritage asset harm	G	Limited impact from available evidence.		

Green Belt	G	No
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan		No
Other relevant planning policies		No
Greenfield / mix / PDL	R	Greenfield
Built-up area	A	Adjacent and connected to the existing built-up area
Settlement boundaries	A	Adjacent to and connected to the existing settlement boundary.
Coalesce neighbouring sites	G	No
Size and character	G	No
Assessment of Availability		
Site availability		Unknown
Legal or ownership issues		Unknown
Timeframe		0
Assessment of Viability		
Viability	G	No
Conclusions		
Site capacity (assessed)		16 (SHLAA)
Timeframe		0
Other key information		
Overall rating (Red/Amber/Green)	R	The site is not currently suitable, available and achievable
Summary	<p>The small greenfield site is set back behind the existing building line on the periphery of the village centre. Providing access would be dependent upon the development of the Land adjacent to Green Hill site in advance, due to its landlocked nature. Due to the combined scale of development on both sites as well as the associated impact on the settlement character, it is not likely to be suitable in this plan period. The site's elevated position would also create intervisibility with views to the south and east, making it visually sensitive. The site is Grade 3 Agricultural Land. Due to access issues, the site is not currently suitable for development.</p>	

