

Chapter 3

Issues and Proposals raised by People in the Local Community

SECTION 3.1 INTRODUCTION

3.1.1 As the original survey was carried out over 9 years ago the NPG prepared a fresh questionnaire in 2023 which asked all parishioners over the age of 11 to consider what they thought was important about their Parish, features they valued, aspects they did not like, and changes they would like to see, allowing many opportunities for free script replies. The questionnaire which was delivered to every household was well publicised through posters, the LPC newsletter (also delivered to every household), and the LPC website. Parishioners were directed to the online Survey Monkey version as an option, as well as the opportunity to have additional paper copies of the questionnaire for household members.

3.1.2 Based on the responses of the questionnaire, the NPG extracted the information to draft the Vision and Objectives for the NP which were then the basis of a further public consultation event held in November 2023.

3.1.3 This Chapter of the Plan looks at the results of the various consultations undertaken during the preparation of the NP, highlighting the issues raised and the proposals that were put forward. A summary of the consultation process is included in Appendix I, whilst the full results of the consultations are included in Appendices VI, V, VI & VII. The issues considered relate to future land use and are therefore directly relevant to the NP.

The March 2023 Questionnaire (Appendix V)

3.1.4 A total of 142 questionnaires were completed on line and in paper form, having been distributed to 363 occupied households. This gives an approximate 39% return overall.

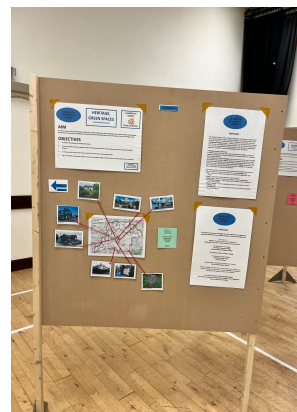
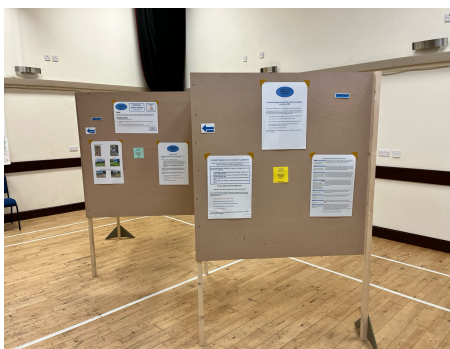
Table 4

Summary of main issues identified	
Housing / traffic and transport	More high-quality affordable homes required to meet local need More housing for younger and older people Inevitable increase in village traffic with development Small pockets of developments rather than one large site Insufficient car parking Speeding traffic endangering pedestrians
Environment and Heritage	Threat to valued landscape from development

Summary of main issues identified	
Employment / Economy	More employment opportunities in traditional industries to boost local economy Utilisation of brownfield sites for new homes / businesses Need for improved mobile phone availability and broadband speeds
Low Carbon development	Ensuring appropriately scaled renewable energy installations and technologies
Community wellbeing	The value of existing facilities for social events, recreation and sports for all ages; need to maintain these

The November Public Consultation (Appendix VI)

3.1.5 The drop-in event was held at the Community Centre on 10th November 2023 between 3pm and 9pm. Councillors and NPG members were on hand to provide information together with information being displayed on large boards around the hall. Attendees were invited comment on each of the proposed. All the materials displayed at the hall were also available on Survey Monkey. 59 residents attended in person and completed responses whilst a further 22 responded using Survey Monkey, where the information was available for 7 days until 17th November 2023 with similar options to express views.



SECTION 3.2 HOUSING

3.2.1 WDBC in the adopted JLP identifies Lamerton as one of a group of Sustainable Development Villages “able to accommodate around 20 dwellings each” during the currency of the JLP (2014-2034). Strategic objective SO10 of the JLP aims to protect the natural beauty of the countryside and to avoid the creation of new homes development in unsustainable or inappropriate locations by “delivering new homes only in areas where there is an identified local need.” As the strategic housing needs assessment is just a snapshot of the first 5 years of the Plan period, the total for the whole of the plan period may be higher or lower than that. The overall need for housing nationwide has in 2025 been revised leading to an expectation of this being a minimum requirement.

3.2.2 The JLP contains the most recent comprehensive assessment of the likely future housing needs for the Local Authority area, and the Parish. We have therefore used this assessment as indicative of the likely need for new housing over the period covered by this NP.

The importance of having accurate figures of housing need through a housing need assessment has been highlighted in the para 60 of the NPPF (2019). It also sets a minimum of 10% of the total dwellings delivered on *major developments* (over 10) but in the case of **rural exception sites**, that requirement rises to not less than 60% and places extra emphasis on meeting ***identified local need***.

3.2.3 Other hamlets within the Parish have not been deemed as suitable for delivering sustainable development.

3.2.4 The WDBC Sub-Regional Housing Market and Needs Assessment (HMNA), carried out in 2006, highlighted the need for more affordable homes and a growing gap between the need for, and the current provision of, appropriate housing, including both affordable housing and market price housing for elderly and disabled residents in West Devon.

3.2.5 Together with the results of our housing needs assessment, the evidence indicates that there is a need for smaller housing, both affordable homes for shared ownership, social rent and smaller market price homes (including single level dwellings) rather than larger homes. Recent developments and development proposals have focused predominantly on more 3 and 4 bed houses for which this is ***no proven local need***.

Lamerton Housing Needs Survey 2022 (HNS 2022) (Appendix IV)

3.2.6 The HNS was commissioned in December 2021, paid for by WDBC, conducted by Devon Communities Together on behalf of the LPC, with results published in January 2022, providing up to date information on existing housing stock and what type of housing was needed to meet the present and future needs of the local population. At that time, data from the 2021 Census was not available.

372 surveys were delivered, 132 forms returned, as response rate of 35%.

82% of all respondents were aged between 55 and 75 and completed the Older Persons Needs Section.

Of those respondents indicating an intention to move within 5 years and remain in the Parish, the predominant requirement was for 1 and 2 bedroomed properties.

3.2.7 The HNS 2022 identified a total of 8 households in housing need who could not afford to buy or rent in the open market. As one of those households in already in affordable rented suitable for their needs, the net requirement is for 7, size and tenure shown in table 13 in the HNS 2022 report shown below.

Table 5

	1 bedroom	2 bedrooms	3 bedrooms
social rent	1	1	0
low cost home ownership	4	0	1

3.2.8 These figures included a need for 2 affordable rented homes with level access, 1 x 1 bed, 1 x 3 bed.

3.2.9 The principal conclusion was an identified need **for up to 8 affordable homes within the next 5 years.**

Where should new homes be sited in Lamerton?

3.2.10 The response to the HNS 2022 and the March 2023 Questionnaire show generally support for a small increase in the housing stock to accommodate **affordable housing for local people or people with a connection to the parish**, but the majority (65%) were against development on green spaces. Development within or adjacent to the settlement boundaries was the preferred location. The majority of those in favour of such development were only accepting if it was limited to affordable housing (31%) and was limited to small developments or infill. In answer to a question regarding the number of new dwellings that should be built in the village, 80% felt development should not exceed the balance of housing required to meet Lamerton’s commitment under the JLP.



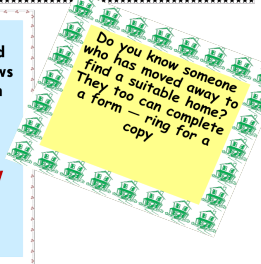
Lamerton Parish Housing Need Survey

IMPORTANT
Arriving through your door **SOON!**



Your Parish Council would like your views on housing in Lamerton

The results of the survey could ensure a supply of affordable housing for local people



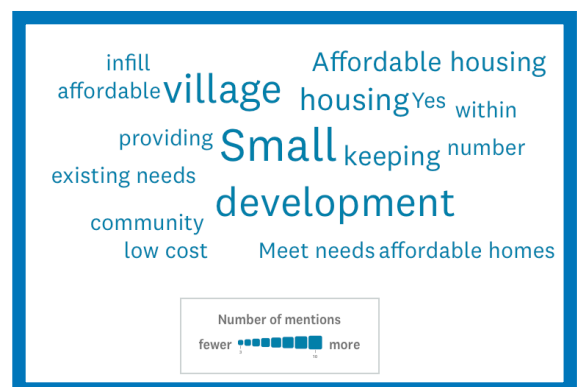
Do you know someone who has moved away to find a suitable home? They too can complete a form — ring for a copy

Please spend a few minutes filling in the form



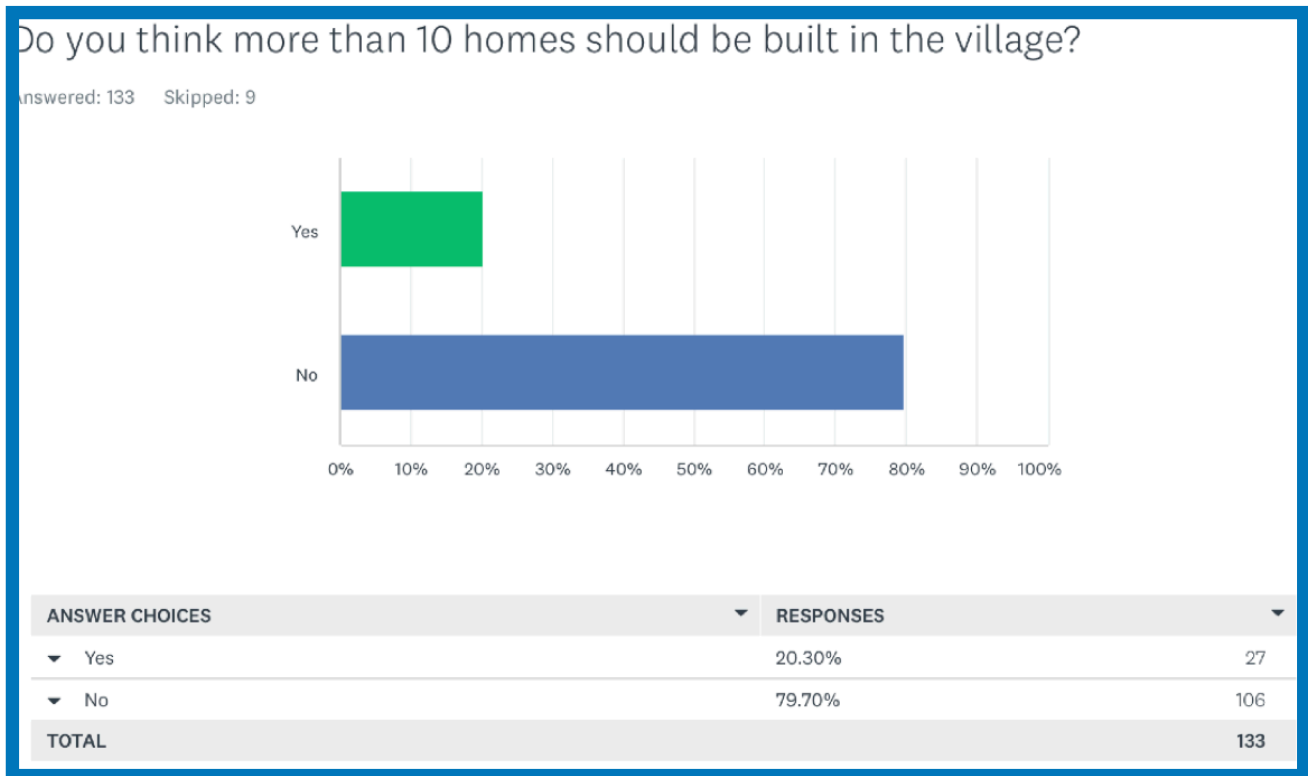
For enquiries contact
Devon Communities Together
01392 248919

Table 6 ¹²



¹² Survey Monkey wordcloud analysis of priorities from March 2023 survey

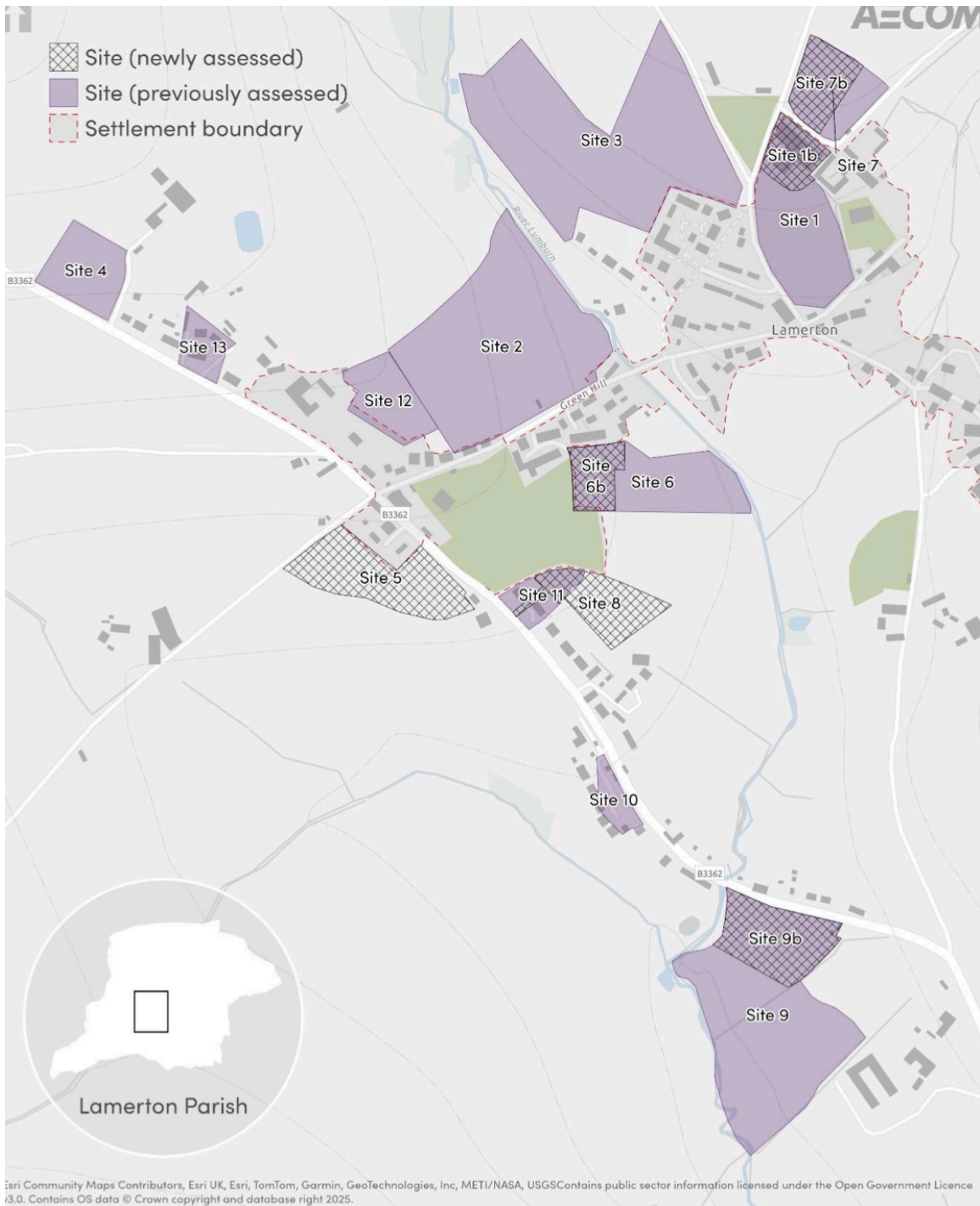
Table 7



3.2.11 A Call for Sites was advertised running from 23rd November 2021- 14th January 2022. This included the placement of an advert in the local press, and a written approach to all landowners or their agents who had indicated a willingness to offer a site in 2017 and / or whose land had been identified in the 2017 WDBC Strategic Housing Land Availability Assessment (SHLAA) and remained undeveloped.

3.2.12 At the time the Call for Sites was issued, the results of the HNS 2022 were not known so the request for sites did not address the actual assessed need of the Parish. 6 small sites for up to 20 houses immediately available for development were offered. All of the sites with the exception of The Old Dairy site at Court Cottage fell outside the previous settlement boundary for the village which also excluded much of the existing built environment.

Fig. 7: Sites assessed by AECOM
Assessment Report Appendix VIII



6 Sites put forward in 2022 by reference to the numbering on Fig. 7

1(b)	Old Dairy site, Court Cottage
5.	Behind Farriers
6(b)	Adjacent to Trenance (behind Outer Down)
7(b)	Bull Field
8.	Adjacent to Summer Green
9(b)	Rushford

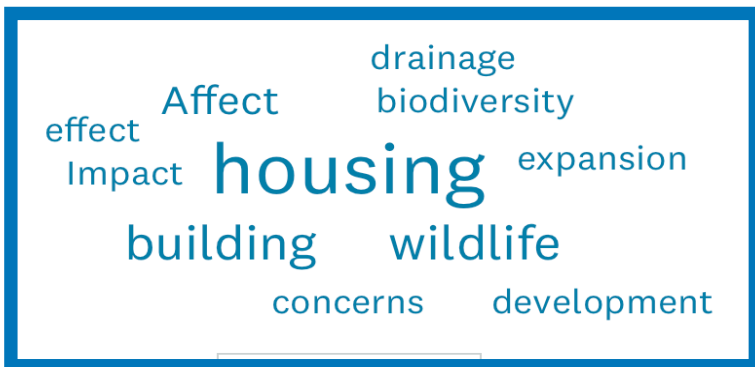
3.2.13 In January 2024, the landowners of these sites and / or their agents were contacted and asked to respond to a detailed Site Assessment form specifically targeting the assessed Housing Need as identified by the HNS 2022.

3.2.14 Lamerton is located in the Thriving Towns and Villages (TTV) Area of the JLP.

3.2.15 The JLP does not define settlement boundaries. However, development outside built-up areas will be considered in the context of Policy TTV26 (development in the countryside). Neighbourhood plans may choose to identify settlement boundaries for their towns and villages, and the NPG considered this was appropriate in the process of identifying suitable sites for the identified local need. (Appendix VII: Rationale for drawing settlement Boundary)

3.2.16 The decision was made to consult regarding the settlement boundary and public consultation was carried out in March 2023 with residents of the village, and the resultant proposed revised boundary of the built environment put to the public consultation in Nov 2023. This showed local support by parishioners. With an acknowledgement of the status quo, and a strong desire for any new development to be a Rural Exception Site (RES) connected to the existing settlement, the final revised Settlement Boundary should provide a useful planning tool for guiding, controlling and identifying the limits of future development for the village. A key objective of the strategy should be to improve the structural balance of the village, consolidate the village, by encouraging any new development to be close to the main facilities of the village that lie within the compass of the village boundary and thereby to establish a more cohesive and coherent village.

3.2.17 In June 2025 outline planning consent was granted for 19 houses on part of the land shown as site 2 in Fig. 7 known as land north of Green Hill (0107/22/OPA). This site was not offered in response to the Call for Sites. The consent included permission for 10 affordable houses plus 2 below market value self-build sites. The type, size and tenure of the dwellings included in this consent does not respond to the assessed housing need for the community. None of the houses have been delivered. This NP still needs to address the 2022 assessment for affordable housing.



3.2.18 Issues arising from new development of concern to residents were parking (63%), traffic (81%), pedestrian safety (87%) and impact on rural views (73%). Other matters included impact on biodiversity, wildlife and the environment and the lack of infrastructure in the village. ¹³

3.2.19 Previous development in the village has resulted in surface water run off affecting nearby properties and is a real concern for residents. It is therefore an issue that needs to be addressed in further development.

Size and type of new housing

3.2.20 As has already been noted such support as was voiced for new development was specifically for smaller affordable homes.

Style of new housing

3.2.21 When asked which features of new homes were particularly important, renewable energy provision (61%), traditional appearance (58%) and local style incorporating local materials (stone) (58%), were all rated as being particularly important. The NPG considered the views expressed enabled them to draw up a Village Design Statement incorporating the most desired features (Appendix X).

The policies in this NP will seek to address these concerns.

Housing issues that are important to local people:

- Need for developments of smaller (1-2 bedrooms) and affordable homes for shared ownership in preference to larger market value homes.
- Development should preferably be within or close to the settlement boundary.
- Support small pockets of development / infill rather than large developments.
- Consider suggested sites in the Plan in the light of residents' opinions, especially giving weight to suggestions on how to reduce any negative aspects.
- Support developments that take account of residents' opinions as expressed in this Plan, with particular weight being given to approaches to minimise the identified negative aspects.
- Include statements on the importance of good design, sensitive to the character of the locality of any proposed development.
- Support the use of sustainable drainage systems to reduce the potential impact of new and existing developments with respect to surface water drainage discharges and existing developments with respect to surface water drainage discharges.

¹³ Survey Monkey *Wordcloud* analysis of responses Q.16 March 2023 survey