

# Lamerton Parish

## Neighbourhood Development Plan

### 2026-2034



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# Neighbourhood Plan for Lamerton 2026 – 2034

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## **Glossary of terms used in this document.**

**Affordable Housing** Low-cost housing for sale or rent, often from a housing association, to meet the needs of local people who cannot afford accommodation through the open or low-cost market, or subsidised housing.

**Amenity** The pleasant or normally satisfactory aspects of a location which contribute to its overall character and the enjoyment of residents or visitors.

**Aspiration** A desire to influence decisions taken on matters outside the remit of the Neighbourhood Forum.

**Character areas** Specific areas of land defined by their main purpose and use. Character areas have some distinct boundaries or overlap with other character areas or open countryside.

**Conservation Area** An area designated by a District Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees.

**Core Strategy** A Development Plan Document setting out long-term spatial vision and objectives and containing both strategic policies and generic policies which will apply to all development proposals in the local authority area as a whole.

**Dark sky** The dark-sky movement is a campaign to reduce light pollution. The advantages of reducing light pollution include an increased number of stars visible at night, reducing the effects of electric lighting on the environment, and cutting down on energy usage.

**Evidence base** The researched, documented, analysed and verified basis for preparing the Neighbourhood Plan. It consists of many documents produced over a period of years, many of which have been produced by West Devon Borough Council as part of the process of developing its Core Strategy.

**Green Corridors** Green spaces that provide avenues for wildlife movement, often along streams, rivers, hedgerows or other natural features. They connect green spaces together and often provide pleasant walks for the public away from main roads.

**Heritage asset** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions.

**Independent Examination** An examination of a Neighbourhood Plan carried out by an independent examiner appointed by the District Council. The Plan is checked for compliance with legislative and other requirements to ensure that it is suitable for submission to a local referendum. The Examiner's findings are not binding on the planning authority.

**Joint Local Plan** The planning framework developed by Plymouth City Council, West Devon Borough Council and South Hams District Council (JLP) to provide planning policies for south west Devon and Plymouth. The plan was approved in 2019, and neighbourhood plans prepared in the area must conform with its policies (as revised from time to time).

**Landscape character assessment** Landscape character assessment (LCA) is the process of identifying and describing variation in character of the landscape. LCA documents identify and explain the unique combination of elements and features that make landscapes distinctive by mapping and describing character types and areas. They also show how the landscape is perceived, experienced and valued by people.

**National Planning Policy Framework (NPPF)** The National Planning Policy Framework was published by the Government in March 2012 and then revised in 2019. It sets out the Government's planning policies for England and how these are expected to be applied.

**Neighbourhood Development Plan.** The full title in the Localism Act is 'Neighbourhood Development Plan' but this is commonly shortened to 'Neighbourhood Plan' (NP). The abbreviated form is the term used throughout this document. It is a plan document for a defined area subject to examination in public and approval by referendum. It will be used on approval in the determination of planning applications.

**Non designated heritage asset.** A building, structure or object that may be offered some level of protection by the local planning authority because it has been identified locally as contributing to the character of the area but is not designated.

**Referendum** A general vote by the electorate on a single political question that has been referred to them for a direct decision. In the case of the Lamerton Neighbourhood Development Plan, the referendum will decide whether or not to adopt the Plan in its entirety.

**Social Rented Housing** Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

**Stakeholders** Non residents, organisations and service providers that have a role or responsibility for facilities, services or other aspects related to the parish e.g. local and regional councils, utility providers, schools, shops and businesses.

**Sustainable Development** Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

**West Devon Borough Council (WDBC):** (1) the planning authority for the parish of Lamerton with responsibility for overseeing the production of neighbourhood plans for parishes in its area; (2) a party to the JLP:

**Windfall Sites** Sites not allocated for development in the Neighbourhood Plan that unexpectedly comes forward for development.

## **Abbreviations used throughout this Document**

<b>JLP</b>	Joint Local Plan
<b>LPC</b>	Lamerton Parish Council
<b>NPPF</b>	National Planning Policy Framework
<b>NP</b>	Lamerton's Neighbourhood Development Plan
<b>NPG</b>	Lamerton Neighbourhood Plan Group (2022 onwards)
<b>NPSG</b>	Lamerton Neighbourhood Plan Steering Group (2016 - 2020)
<b>WDBC</b>	West Devon Borough Council

# FOREWORD

The Localism Act of 2011 (which received Royal Assent on November 15th, 2011) amended the Town and Country Planning Act 1990 (the Act), introducing new rights and powers to allow local communities to shape new development in their community by preparing a Neighbourhood Plan, that can establish general planning policies for the development and use of land in the neighbourhood.

A Neighbourhood Plan must

- have due regard to the National Planning Policy Framework (NPPF2019);
- be in general conformity with strategic policies in the development plan for the local area (the Joint Local Plan developed by Plymouth City Council, West Devon Borough Council and South Hams District Council (JLP)); and
- contribute to sustainable development.

The NPPF was published in 2012 and revised in February 2019 and sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is supported by detailed guidance (National Policy Planning Guidance, NPPG) on how the framework and its contents should be applied locally and nationally. Both the NPPF and the NPPG are available at: <http://planningguidance.communities.gov.uk/>

The NPPF states (para 28-30)

*Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.*

***Neighbourhood planning gives communities the power to develop a shared vision for their area. 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<sup>16</sup>. Once a Neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.***

The JLP was adopted in April 2019 and sets out the overarching strategy for the area, setting out where development will take place, what areas should be protected, and how the area will change through to 2034.

In this NP, we have sought to follow the principles set out in the JLP. Lamerton Parish Council is the qualifying body preparing the NP as defined by the Localism Act 2011.

### **The process of submission, examination and adoption of the Neighbourhood Plan**

Before submission the NP must undergo pre-submission, consultation and publicity. The way in which this must be done is set out in Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (<http://www.legislation.gov.uk/uksi/2012/contents/made>). This current version of the NP is the draft for submission under Regulation 14 and has been produced to ensure the widest consultation with local residents.

After taking account of all submissions and suggestions that are received during the Regulation 14 consultation, the final version of the report will be produced, for submission to West Devon Planning Authority (Lead Planning Authority) under Regulation 15. When submitted to the Local Authority under Regulation 15 the NP will undergo examination to test whether it meets the basic conditions and other relevant legal conditions.

At the end of the process of examination the Examiner's Report will be sent to the West Devon Planning Authority and to LPC. The Examiner has 3 options in assessing the NP:

1. That the NP proceeds to referendum as submitted.
2. That the NP is modified by the West Devon Planning Authority to meet the basic conditions and the modified version proceeds to referendum.
3. That the NP does not proceed to referendum.

The West Devon Planning Authority (WDPA) will then set out its decision and reasons in a "decision statement". If satisfied that the NP meets the basic conditions they must decide to proceed to referendum as soon as reasonably possible.

The Local Authority will then organise a referendum on the NP, in which all adult residents of the parish who are on the electoral register will be entitled to participate. If the referendum accepts the NP (by a simple majority of those who vote) it will be "made" – i.e. adopted.

The weight to be accorded to Parish led development policies contained in a Neighbourhood Plan that has been "made" (i.e. adopted) will be equal to that of policies developed at both District and National level, ensuring that local residents have a real and greater voice in the quality and contribution of new development to local community facilities and the character of the rural landscape within the Parishes. However, Neighbourhood Plans are not a potential tool to stop development from happening in the first place