

Planning application to be considered 2/6/26 0172/26/OPA

Location Land At Sx 448 767 Green Hill Lamerton

Whilst the revised NPPF emphasises the aim to increase housing delivery where a 5-year land supply does not exist, this does not change the need to balance the benefits against the harms.

Lamerton has limited facilities (nearest convenience store 3/4 mile from the site along roads with no footpath) a restricted bus service, a primary school with a finite capacity, and a reliance on vehicular transport. In our opinion the additional harm deriving from this proposal results in the overall harm outweighing any benefit accruing from the proposal and it should be opposed. In particular: -

- 1. Housing mix/need DEV8 :-** with an oversupply of 3 and 4 bedroomed homes in Lamerton, this proposal fails to meet the requirement to address the imbalance within the housing stock and specifically fails to address Lamerton's assessed housing need for small 1 & 2 bedroomed affordable housing of various tenures (Lamerton's Housing Need Assessment January 2022), this site being all market value.
- 2. Sustainable development:** The Application Site lies outside the proposed revised Lamerton settlement boundary and previous settlement boundary. Such sites should be brought forward as Rural Exception Sites (Lamerton Neighbourhood Development Plan (in Reg 14) Policy H1, to which some weight might be attached). Outside the Settlement Boundary there will be a presumption against residential development unless the proposal meets the requirements of JLP policies TTV26 or TTV27 and relevant Neighbourhood Plan policies to which some weight might be attached). The proposal does not indicate an intention to offer a Rural Exception Site contrary to TTV27 and the LNDP Policy H1. It does not meet Lamerton's assessed housing need and does not offer any affordable housing. The proposed allocation of this site in the Lamerton Neighbourhood Development Plan (in Reg 14- Policy H3b- produced below) is specifically on the basis that the site be developed with 3 of the 5 dwellings offering affordable housing to meet assessed needs and for local people.
- 3. Siting, scale and design: DEV20 & DEV23:** Harm to the sensitive landscape has to be weighed against potential benefits. The site was assessed in 2025 by AECOM as part of the development of LNDP now in

Reg 14 (Appendix 8). The site (site 6A) was categorised as potentially suitable (amber) for development with appropriate mitigations because of its impact within the landscape, landscape sensitivities etc. *“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.”*

4. LNDP (now in Reg 14) Policy H5 (Design and Quality) to which some weight might be attached, requires (inter alia) that proposals protect “ individuals and property from overlooking and loss of privacy, overshadowing and overbearing impacts, and unreasonable noise and disturbance”; the application does not address these issues which are of concern to residents in proximity to the site.
5. The site was the subject of a Strategic Environmental Assessment by AECOM as part of the development of LNDP now in Reg 14 (Appendix 9) to which some weight might be attached. Whilst it is acknowledged that a small development on this site could deliver housing in line with the revised NPPF, the proposed development, by virtue of its failure to meet Lamerton’s Assessed Housing Need, fails to meet the criteria and consequently the harm to the sensitive landscape does not justify the benefit of development for development’s sake.
6. **Access** DEV29 and LNDP (now in Reg 14) Policy H7 (to which some weight might be attached) requires demonstrable safe and suitable access to the site for all people, not causing a significant impact on the local road network that cannot be managed or mitigated. The concerns of residents living in proximity to the proposed site are noted. The addition of any extra traffic movements within the village brings risks especially for pedestrians and cyclists using the roadways that lack footpaths. The application and supporting information does not address the practicalities of the construction phase nor issues of privacy, overlooking and light pollution.
7. **Parking:** JLP / SDP 2020 minimum provision and LNDP (now in Reg 14) to which some weight might be attached, Appendix 10 Guideline 9: Provision for 2 & 3 bed houses is 2 per house and where possible include additional off-road visitor parking spaces. In particular, Policy H3b identifies a need for parking for residents at Outer Down and /or Trenance Drive.

Lamerton Neighbourhood Development Plan in Reg 14: Policy H3b Land behind Trenance

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

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

The proposals must also have regard to the following requirements:

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