



# ***EXBOURNE*** ***Neighbourhood Plan***



**SITE DEVELOPMENT COMMUNITY SURVEY**  
**April 2021**

**Background Information—read this before  
filling in the Survey Questionnaire**

# EXBOURNE SITE DEVELOPMENT COMMUNITY SURVEY - APRIL 2021

## INTRODUCTION

**This information has been prepared by the Exbourne Neighbourhood Plan Group (NPG). It should be read prior to answering the Site Development Questionnaire.**

The NPG has, in common with many parish councils, been working on a Neighbourhood Development Plan. The plan will outline a vision and planning policies for Exbourne Parish up to 2034 and, once completed, will carry legal weight in the planning process. It is important to the NPG that it is very much 'our plan', that is the Exbourne community's Neighbourhood Development Plan, and we are keen to hear from residents about your opinions on future housing development in the parish.

This Site Development Community Survey will inform the Neighbourhood Plan. The NPG has commissioned independent organisation Devon Communities Together [www.devoncommunities.org.uk](http://www.devoncommunities.org.uk) to conduct a questionnaire survey of residents' opinions in respect of 6 potential sites for housing development. The aim of this questionnaire is for the NPG to have an **indication** from you as to which of the sites you prefer to go forward for future development and how many houses should be built on those sites.

The questionnaire is your opportunity to have your say in the neighbourhood planning process. No decisions have been made as to where development should take place.

## INFORMATION ABOUT THE 6 SITES.

Exbourne is required by West Devon Borough Council (WDBC) to have *about* 30 dwellings by 2034. The 9 houses in the process of being built at Wood Close have, after a lot of hard work by the NPG, been included in that number.

Permission in Principle (PIP) planning has been granted by WDBC to a smaller development at Site A - Meadow's Edge, North Road for between 4 – 9 houses. A PIP means that, subject to design and layout, development on this site will take place.

There remain about a further 12 - 17 houses required by WDBC.

The NPG commissioned AECOM, an independent body, to report in 2020 on the suitability of the sites put forward by various landowners. The full report is available on [www.exbournenp.org.uk](http://www.exbournenp.org.uk) Go to 'Documentation' and scroll down to '2020-09 AECOM Site Options Assessment'.

AECOM has summarised its findings by the use of a traffic light system, i.e. green, amber and red. The red sites were deemed to have too many constraints and are therefore not before the community for consideration. The one green site (Site A - described above) is not before the community as it already has planning permission. The remaining 6 amber sites are for consideration.

The AECOM Report in its Executive Summary states “A further 6 sites are potentially suitable and available either in full or in part, but have constraints – some significant – which mean they are less likely to be suitable for development. If these constraints are not able to be resolved or mitigated the affected sites may not be appropriate for allocation.”

There will be further opportunities to engage with the process as we move toward completion of a draft Neighbourhood Plan and parishioners will ultimately have an opportunity to vote for the plan in a referendum.

The AECOM Report refers to a ‘SHELAA’ – this is a technical exercise to determine the quantity and suitability of land potentially available for housing development. It informs local authority plans and decision-making about the range of sites which are available to meet a local authority's housing requirement. More information can be found at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

The Site Development information for each site includes planning history which is correct as at 22<sup>nd</sup> March. Any planning applications made after this date will not be shown here.

The NPG has requested an ‘Infrastructure Constraints’ study from WDBC. To date this has not been produced. Please be aware that this study may influence the decision-making process.

## **INFORMATION ABOUT AFFORDABLE HOUSING**

In August 2016 WDBC completed a **Housing Needs Survey** (‘HNS’) in Exbourne. This concluded that **4 units of affordable housing should adequately meet the needs of those aspiring to rent, own, or part own their own home in Exbourne**. WDBC’s Development Plan requires developers to provide a minimum of 30% “on-site” affordable housing in developments of 11 dwellings or more. Therefore, a development of 11 houses should include the 4 units of affordable housing identified in the HNS. Developments of between 6 and 10 dwellings make contributions to “off-site” affordable housing, which might not necessarily be built in Exbourne, whereas smaller developments are not burdened with contributions.

Note: If you are interested in an affordable home you will need to register on line [www.devonhomechoice.com](http://www.devonhomechoice.com). If you have specific needs or wish to talk to an officer about affordable housing you can email [alex.rehaag@swdevon.gov.uk](mailto:alex.rehaag@swdevon.gov.uk) or contact WDBC on 01822 813600. It is important that the council knows about your need for an affordable home as this will feed in to the Neighbourhood Plan that the community is undertaking.

## HOW TO TAKE PART IN THE SURVEY

The Survey becomes 'live' online on 12 April 2021 at <https://www.surveymonkey.co.uk/r/LSQMGPG> You will not be able to take part in the survey until that date.

First, read the information in this Introduction about the 6 sites under consideration in the survey. (see below) The AECOM report will give more information [www.exbournenp.org.uk](http://www.exbournenp.org.uk)

**Note that the site letters in the questionnaire correspond to the letters used in the AECOM study. You will need to reference these letters when you answer the Survey questionnaire.**

When you are satisfied you have read enough information to inform your views - click on this link <https://www.surveymonkey.co.uk/r/LSQMGPG> to take you to the survey.

If you need a paper copy instead of completing the survey online, please contact Sally Hordern on **01837 – 851646** or email Sally at [hhordern@btinternet.com](mailto:hhordern@btinternet.com)

## WHAT HAPPENS NEXT?

When you press 'Submit' at the end of the survey questionnaire, your questionnaire will go into the pool of submissions waiting to be analysed by Devon Communities Together.

**The Survey will close for submissions on Monday 3<sup>rd</sup> May.** After this date Devon Communities Together will produce a report for NPG on the analysis of all the survey questionnaires. The results then be made available to residents on the Exbourne Neighbourhood Plan website and via the Parish Pump.

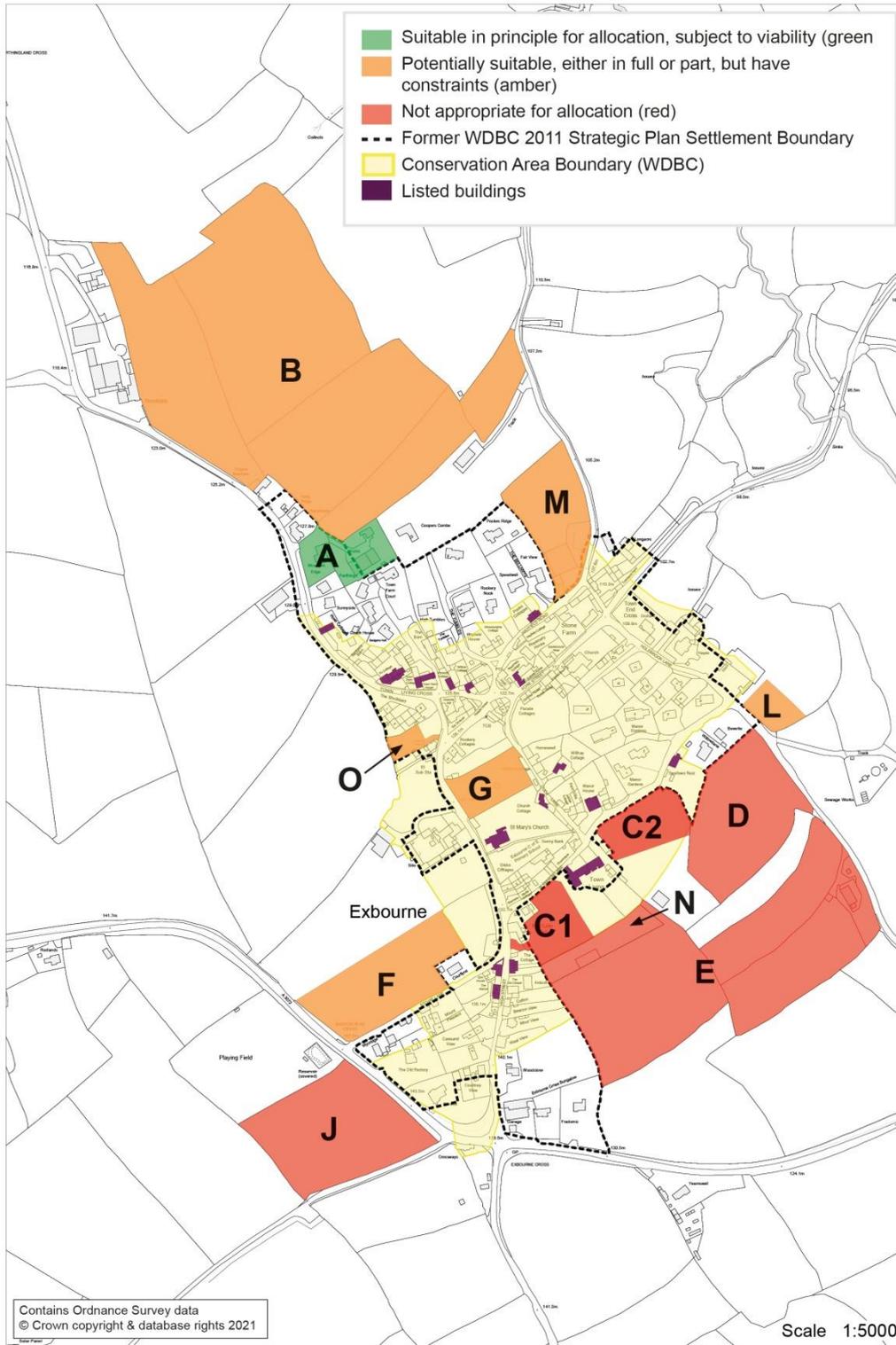
**Thank you in advance for completing the questionnaire. It is important to have your views so that WDBC understands clearly what people in Exbourne want in their parish. The Site information is below.**

The NPG is: Borough Cllr Barry Ratcliffe - Chair , Adam Hedley - Project Leader, Sally Hordern, Sally Kenealy, Nick Kenealy, Gaye Langham, Dave Stuart, Dave Holwill, Tim Hawkins, Kirk England.

For further information on the work of NPG please contact Alice Turner via Exbourne with Jacobstowe Parish Council ([www.hugofox.com/community/exbourne-with-jacobstowe-parish-council](http://www.hugofox.com/community/exbourne-with-jacobstowe-parish-council))



**Figure 1 Map of Exbourne showing potentially suitable sites for development, coloured amber**



## EXBOURNE SITE DEVELOPMENT COMMUNITY SURVEY

### INFORMATION ON 6 'AMBER' SITES UNDER CONSIDERATION

The sites are (alphabetical order as per AECOM report)

SITE B – NORTH ROAD, EXBOURNE EX20 3SH

SITE F – LAND AT COURT BARTON

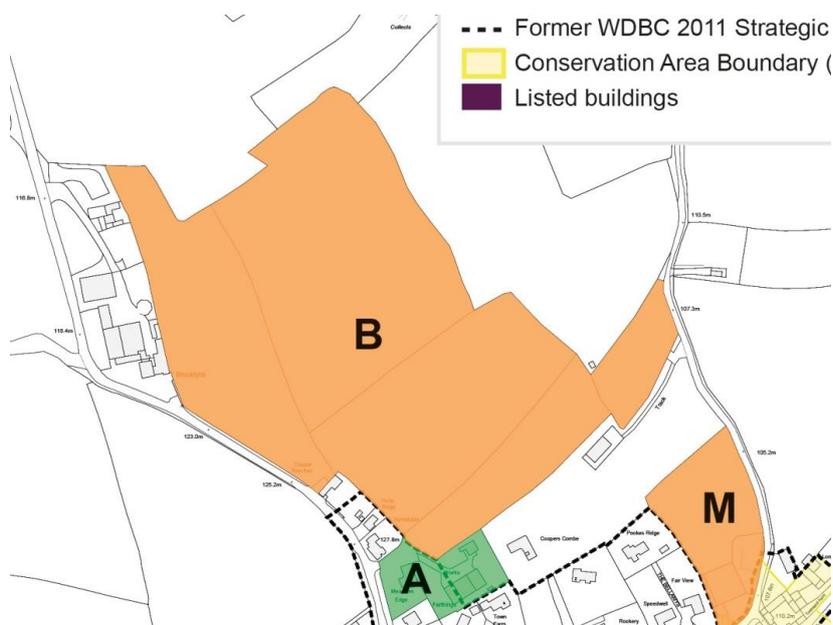
SITE G – GREAT ROOKERY ORCHARD

SITE L – HAYES, HOLEBROOK LANE, EXBOURNE

SITE M – STONE BUILDINGS AND Paddock, HAYFIELD ROAD

SITE O – PART OF THE GARDEN OPPOSITE THE DOWNS, NORTH ROAD

### SITE B - NORTH ROAD, EXBOURNE, EX20 3SH



Type: Greenfield

**Size: 7 hectares**

**Indicative Capacity: 10**

**AECOM RAG SCORE: AMBER**

### **AECOM SUMMARY**

- The site is entirely undeveloped and supports long views in from the north and east giving a degree of landscape sensitivity.
- There will also be short views in from one property on Town Living Cross.
- Development of the whole site would have the potential to significantly change the character of the village.
- The site is underlain by Grade 2 agricultural land, which is land classified as the 'best and most versatile'.
- Limited scale development located towards the south of the site would be more suitable and fit in with the local villagescape.
- The site is in relatively good proximity to community services and facilities within the village.
- Although improvements might be necessary, vehicle access is currently provided via a gate on Town Living Cross.
- Small scale development in the south of the site is considered **potentially suitable to allocate in principle** subject to mitigation of identified constraints.

**SITE CONSTRAINTS: YES**

### **FURTHER INFORMATION**

#### **Planning History**

Have there been previous planning applications YES/NO? **YES**

a) 2015 Ref: 00579/2015

b) 2019 Ref 0851/19/OPA

c) 068/20/OPA

d) 2977/FUL/20

Are there any current planning applications YES/NO? **YES**  
0322/21/FUL

For more information visit [www.westdevon.gov.uk](http://www.westdevon.gov.uk), click on 'Search, View or Comment on an application' and either enter 'Exbourne' OR go to 'Advance Search' and enter the references above.

#### **2017 WDBC SHELAA Assessment Conclusion**

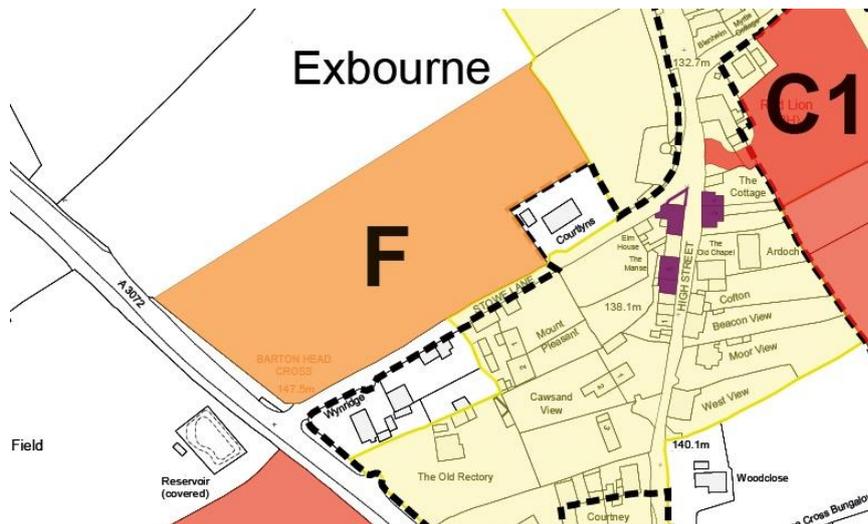
WDBC SHELAA Reference: WD\_08\_06\_13 "The whole of the site is not suitable for development due to access issues and impact on the character of the village and wider

landscape. However, there are limited constraints to development on part of the site providing that access can be achieved via site WD\_08\_02\_08/13 [Site A – Meadows Edge]. Due to the local primary school capacity only small scale development is likely to be suitable. As such, it is considered there could be potential for approximately 10 dwellings within the South West corner.”

### Community Consultation Day 2017

This site was available for consideration at the NPG’s Community Consultation Day in 2017. For more information see Exbourne Neighbourhood Plan Group web site at [www.exbournenp.org.uk](http://www.exbournenp.org.uk) and go to ‘Documentation’ then scroll down to ‘Community Consultation Day Report 2017’.

## SITE F – LAND AT COURT BARTON



**Type: Greenfield**

**Size: 1 hectares**

**Indicative Capacity: 24**

**AECOM RAG SCORE: AMBER**

### AECOM SUMMARY

- The site is in good proximity to community services and facilities within the village.
- The site has a degree of openness to the east and north west where it faces the open countryside.
- The site has views in from properties on Stowe Lane.
- Development at this location also has the potential to change the character of the village for those travelling in from the west.

- Part of the site is located adjacent to a Conservation Area and there are Grade II listed buildings located 35m to the east of the site.
- There is currently no vehicle access onto the site.
- Subject to appropriate design and layout and ensuring that vehicle access can be provided, this site is considered suitable in principle for allocation.

**SITE CONSTRAINTS: YES**

**FURTHER INFORMATION**

**Planning History**

Have there been any previous planning applications YES/NO? **NO**

Are there any current planning applications YES/NO? **NO**

**2017 WDBC SHELAA Assessment Conclusion**

WDBC SHELAA Reference: WD\_08\_12\_16 "Due to the significant constraints identified relating to location and impact on landscape character, the site is not considered to have potential for development at this time."

**Community Consultation Day 2017**

This site was available for consideration at the NPG’s Community Consultation Day in 2017. For more information see Exbourne Neighbourhood Plan Group web site at [www.exbournenp.org.uk](http://www.exbournenp.org.uk) and go to ‘Documentation’ then scroll down to ‘Community Consultation Day Report 2017’.

**SITE G – GREAT ROOKERY ORCHARD**



**Type: Greenfield**

**Size: 0.3 hectares**

## Indicative Capacity: 8

### AECOM RAG SCORE: **AMBER**

#### AECOM SUMMARY

- The site is in very good proximity to community services and facilities within the village.
- The site is located within the Conservation Area and the Grade II\* listed Church of St Mary is located approximately 25m to the south of the site, from which it is highly visible. It is in close proximity to a number of heritage assets.
- The site has some biodiversity sensitivity.
- Visually the site forms a distinctive area of open space in the centre of the village.
- The site is underlain by Grade 2 agricultural land, which is land classified as the 'best and most versatile'.
- Given the site may be otherwise suitable, small scale development is considered **potentially suitable to allocate in principle** if heritage considerations can be addressed. This can only be achieved if a detailed heritage assessment is undertaken of the site, design and layout is sensitive and reflects the significance of the historic environment, and mitigation measures are implemented. This would need to be undertaken in conjunction with consultation with Historic England, prior to an allocation being taken forward through the Neighbourhood Plan.

### SITE CONSTRAINTS: **YES**

#### FURTHER INFORMATION

##### Planning History

Have there been previous planning applications YES/NO? **YES**

For more information visit [www.westdevon.gov.uk](http://www.westdevon.gov.uk), click on 'Planning' and search for the references below:

01124/2013

Are there any current planning applications YES/NO? **NO**

##### 2017 WDBC SHELAA Assessment Conclusion

WDBC SHELAA Reference:WD\_08\_13\_16 "If landscape and heritage constraints can be addressed, the site is considered to have potential for development."

##### Community Consultation Day 2017

This site was available for consideration at the NPG's Community Consultation Day in 2017. For more information see Exbourne Neighbourhood Plan Group web site at [www.exbournenp.org.uk](http://www.exbournenp.org.uk) and go to 'Documentation' then scroll down to 'Community Consultation Day Report 2017'.

## SITE L – HAYES, HOLEBROOK LANE, EXBOURNE



**Type: Greenfield**

**Size: 0.18 hectares**

**Indicative Capacity: 2**

**AECOM RAG SCORE: AMBER**

### **AECOM SUMMARY**

- Although the site has some long views in from the open countryside to the east, the site is relatively small and is within the setting of the village.
- The site is underlain by Grade 2 agricultural land, which is land classified as the 'best and most versatile'
- Although the site is located within a Conservation Area, there are no significant views in from listed buildings or impacts on locally listed features.
- The site is in relative proximity to community services and facilities within the village.
- The site has existing access off Holebrook Lane.
- There is no safe footpath to key village amenities.
- Small scale development is considered **potentially suitable to allocate in principle** subject to mitigation of identified constraints.

**SITE CONSTRAINTS: YES**

### **FURTHER INFORMATION**

#### **Previous Planning History**

Have there been previous planning applications: YES/NO? **NO**

Are there any current planning applications YES/NO? **NO**

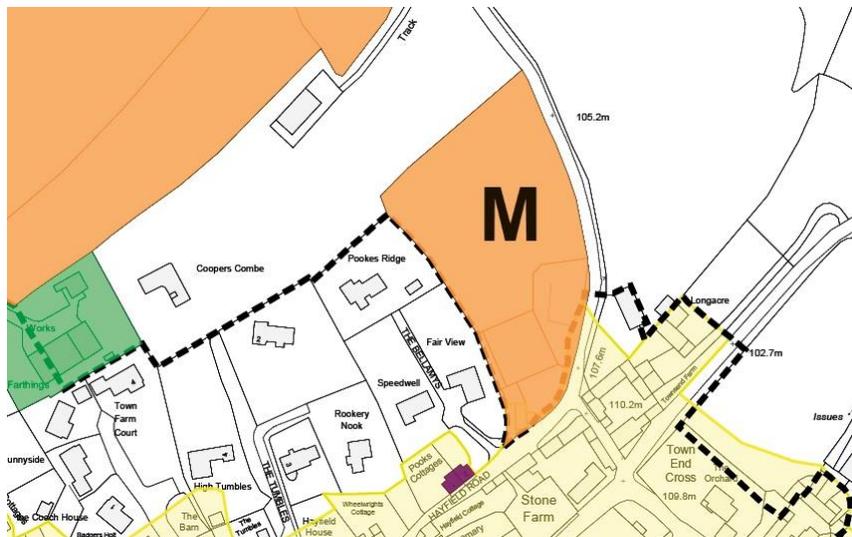
## 2017 WDBC SHELAA Assessment Conclusion

This site was not included in the 2017 WDBC SHELAA.

## Community Consultation Day 2017

This site was not available for consideration at the NPG's Community Consultation Day in 2017. For more information on the Community Consultation Day see Exbourne Neighbourhood Plan Group web site at [www.exbournenp.org.uk](http://www.exbournenp.org.uk) and go to 'Documentation' then scroll down to 'Community Consultation Day Report 2017'.

## SITE M – STONE BUILDINGS AND Paddock, HAYFIELD ROAD



**Type: Greenfield**

**Size: 0.75 hectares**

**Indicative Capacity: 10-12**

**AECOM RAG SCORE: AMBER**

### AECOM SUMMARY

- There is existing access on the southern boundary of the site where existing farm buildings are present.
- The site is in good proximity to community services and facilities within the village.
- The site has some exposure to the wider landscape, however it is partly screened by trees and hedges along the eastern and northern boundaries.
- Development of parts of the site would fit within the existing setting of Exbourne.

- Although the site is located within a Conservation Area, there are no views in from listed buildings or impacts on locally listed features.
- There are views in from properties on Hayfield Road. However, these properties provide screening which prevents views into the site from the Church of St Mary.
- Small scale development towards the southern previously developed part of the site would be more suitable and fit in with the local villagescape.
- Small scale development on the southern part of the site is considered **potentially suitable to allocate in principle** subject to mitigation of identified constraints.

**SITE CONSTRAINTS: YES**  
**FURTHER INFORMATION**

**Previous Planning History**

Have there been previous planning applications : YES/NO? **NO**

Are there any current planning applications: - YES/NO? **NO**

**2017 WDBC SHELAA Assessment Conclusion**

This site was not included in the 2017 WDBC SHELAA.

**Community Consultation Day 2017**

This site was not available for consideration at the NPG’s Community Consultation Day in 2017. For more information on the Community Consultation Day see Exbourne Neighbourhood Plan Group web site at [www.exbournenp.org.uk](http://www.exbournenp.org.uk) and go to ‘Documentation’ then scroll down to ‘Community Consultation Day Report 2017’.

**SITE O – PART OF THE GARDEN OPPOSITE THE DOWNS, NORTH ROAD**



**Type: Greenfield**  
**Size: 0.085 hectares**  
**Indicative Capacity: 1**

**AECOM RAG SCORE: AMBER**

#### **AECOM SUMMARY**

- The site is in good proximity to community services and facilities within the village.
- Development at this site would be within the existing setting of Exbourne and fit in with the local villagescape.
- However the site is located within a Conservation Area and is in close proximity to a number of heritage assets. Development at the site would lead to the loss of an open area of the Conservation Area.
- There are short views into the site from approximately eight surrounding properties.
- Safety is a concern since the proposed access point is on a bend in the road.
- Small scale development is considered **potentially suitable to allocate in principle** subject to mitigation of identified constraints, including access and heritage constraints.

**SITE CONSTRAINTS: YES**

#### **FURTHER INFORMATION**

##### **Planning History**

Have there been previous planning applications YES/NO? **YES**

Are there any current planning applications YES/NO?...**YES**

For more information visit [www.westdevon.gov.uk](http://www.westdevon.gov.uk), click on 'Planning' and search for the reference: 3100/16/FUL

##### **2017 WDBC SHELAA Assessment Conclusion**

This site was not included in the 2017 WDBC SHELAA.

##### **Community Consultation Day 2017**

This site was not available for consideration at the NPG's Community Consultation Day in 2017. For more information on the Community Consultation Day see Exbourne Neighbourhood Plan Group web site at [www.exbournenp.org.uk](http://www.exbournenp.org.uk) and go to 'Documentation' then scroll down to 'Community Consultation Day Report 2017'.