



Report of Exbourne Sites Development Community Survey

Devon Communities
Together

June 2021



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1.0 Foreword by Adam Hedley

The Neighbourhood Plan is the community's plan and this report sets out the results of the survey we undertook to understand the views of Exbourne's residents in respect of 6 potential sites for housing development. Over 36% of households in the parish contributed (61 responses), which is a great response for a community survey, and we are extremely grateful to those who took part.

The survey sought to get an indication of which sites you prefer to go forward for future development and how many houses should be built on those sites. For some sites there was a clear indication of community feeling. For other sites the conclusions are less clear cut. We will use the results to help guide our work in this area going forward. Next steps will include discussing potential options with West Devon Borough Council, who will want to ensure compliance with their Local Development Plan policies and, ultimately, will need to adopt the Neighbourhood Plan. We will also need to engage with landowners to work constructively to achieve our Neighbourhood Plan's objectives, whilst maintaining development viability.

It is important to emphasise that there will be more opportunities to have your say. We will consult the community again on the Draft Neighbourhood Plan and any final Plan will need to gain the support of the community in a Referendum.

The Neighbourhood Plan Group meets regularly, our meetings are open to the public and we welcome new members. You can keep up to date and more information can be found by visiting www.exbournenp.org.uk.

Adam Hedley

Project Leader

Exbourne Neighbourhood Plan Group

2.0 Background to the Survey

- 2.1** Devon Communities Together, an independent charity, was commissioned in April 2021 to carry out a survey of community opinion regarding potential development at sites in Exbourne numbered, for the purposes of consultation Site B; Site F; Site G; Site L; Site M; Site O. The survey was commissioned by Exbourne Neighbourhood Plan Group as part of the process of developing a Neighbourhood Plan for the parish and using information on the suitability of the site commissioned in 2020 from AECOM consultants.
- 2.2** The locations of the site are as follows:
- Site B North Road near to Copper Beeches
 - Site F Land at Court Barton
 - Site G Great Rookery Orchard
 - Site L Hayes, Holebrook Lane
 - Site M Stone Buildings and Paddock, Hayfield Road
 - Site O Part of the Garden opposite The Downs, Hayfield Road.
- 2.3** The Exbourne Neighbourhood Plan Group supplied background information to the survey, which went 'live' on the Devon Communities Together website, along with the online survey questionnaire link, on 12 April 2021. Prior to this date the Exbourne Neighbourhood Plan group had publicised the survey in the Parish Pump and by banner in the village. Those people who wanted paper copies of the questionnaire were supplied with these. Four residents requested to complete more than one copy of the survey where opinions in a household differed. **The survey was closed on 4 May with 61 responses.** Proprietary software (Survey Monkey) was used to analyse the responses. There were the following duplicates, which have been analysed for their effect on the result.

Site	Yes	No	Comment
B	2	2	No change yes pref result 32 yes – 29 no (note that development part of site is 26 yes – 19 no
F	2	2	No change clear yes pref
G	1	3	Reduces No result pref by 2 - now 38 no to 19 yes
L	3	0	Reduces yes pref by 3 - still clear yes pref 38 yes to 26 no
M	2	2	No change clear yes pref result Yes 36 - No 22
O	1	2	Reduces no pref by 1 - still clear no now 32 no to 21 yes

	No preference
	Yes preference

3.0 How to Read the Results

- 3.1** This report document gives the headlines of responses to the questions in the survey. For sites G, L and O the community preferences Yes or No to support development or not to support it were clear from their responses to the first question:

- Would you support development at this site?

The responses to Q 1 for sites, G, L and O are therefore shown below as total Yes/No figures, followed by a pie chart showing the responses for each site.

- 3.2** For sites B and M the difference between the number of 'Yes' responses and 'No' responses to the first question 'Would you support development at this site?' gave no immediate overall indication of preference. The lack of clear indication of preference is complicated by the fact that some responders to Q1 who answered 'Yes' or 'No' and both went on to qualify their response to Q1 with an indication of the number of houses they would accept on the site. A significant number of respondents also qualified their response to Q1 in respect of site F, even though there was reasonably strong support for its development. For sites B, F and M, therefore, the responses to the questions 'If yes, do you accept the number of houses suggested already.' and 'If no...how many houses would you accept' have been passed through filters to give a more fine-grained result. The analysis of the results for sites B, F and M then goes on to give a mean average of the number of houses on the site which would be accepted by all participants out of the number of houses suggested by AECOM consultants. For the purposes of the overall results, 'don't know' totals have been added to total 'no' responses.

- 3.3** The report then goes on to document all of the comments received, site by site.

- 3.4** Appendices – separate documents which are:

Appendix A:: Sites information supplied by Exbourne Neighbourhood Planning Group

Appendix B: EXBOURNE SITE DEVELOPMENT Survey Questionnaire

Appendix C: Printout from Survey Monkey software of Responses to Questionnaire

should be read in conjunction to this report.

- 3.5** It should be noted that this survey is intended to give an indication to the NPG of site development preferences by Exbourne residents for the preparation of the Exbourne Neighbourhood Plan. It analyses the responses statistically. However, it makes no comment or weighting on the strength of community opinions around particular sites. These are a matter for local interpretation. All planning decisions will be made by the responsible authority – West Devon Borough Council.

4.0 Site by Site Results of Exbourne Survey

4.1 SITE B – Development Supported for 4 -5 houses

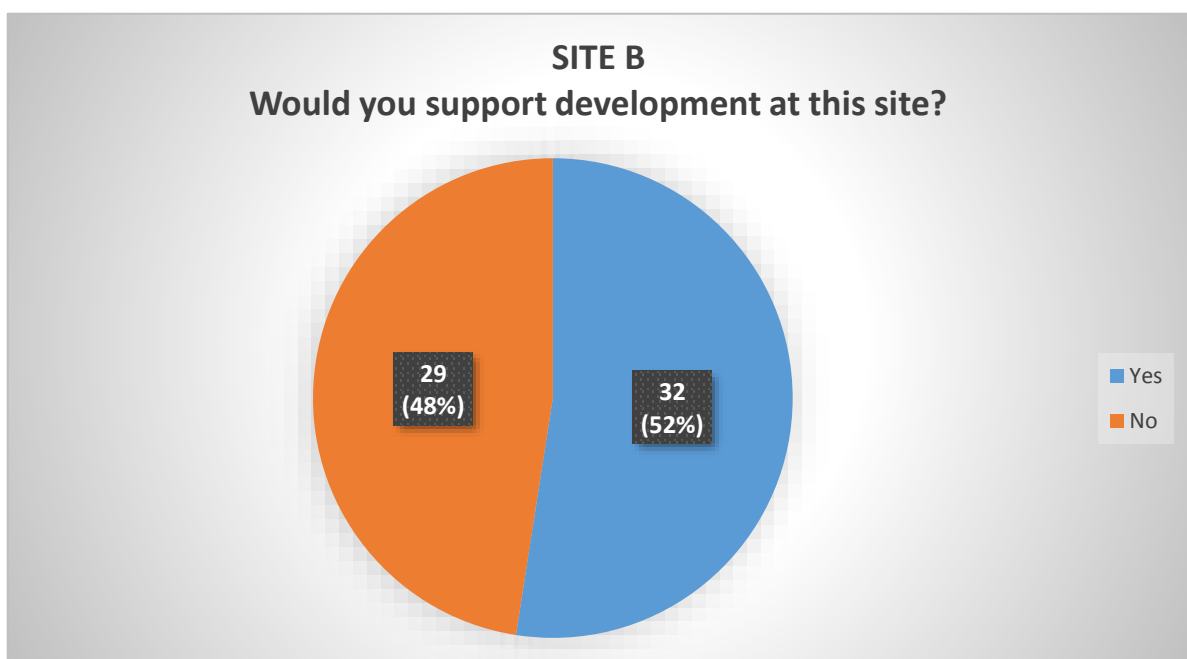
A total of 61 responses were collected to question 1 'Would you support development at this site?', to which 32 (52.5%) responded 'Yes' and 29 (47.5%) responded 'No'. Therefore no clear, definite result. Analysis proceeded to filter responses.

Of the 32 respondents who would support development at Site B, 31 went on to answer 'Would you accept the number of houses (10) already suggested?' with 23 (74.2%) answering 'Yes'. 8 people (25.8%) responded 'No' with 7 going on to suggest how many houses they would accept, this showed 2 people would accept 3-4 houses and 5 people would accept 5-6 houses.

Of the 29 respondents who answered 'No' to supporting development at Site B, 14 also responded to the question 'what number of houses would you accept?', with 8 respondents answering 0, 3 answering 1-2 houses, 2 answering 2-3 houses, and 1 answering 5-6 houses.

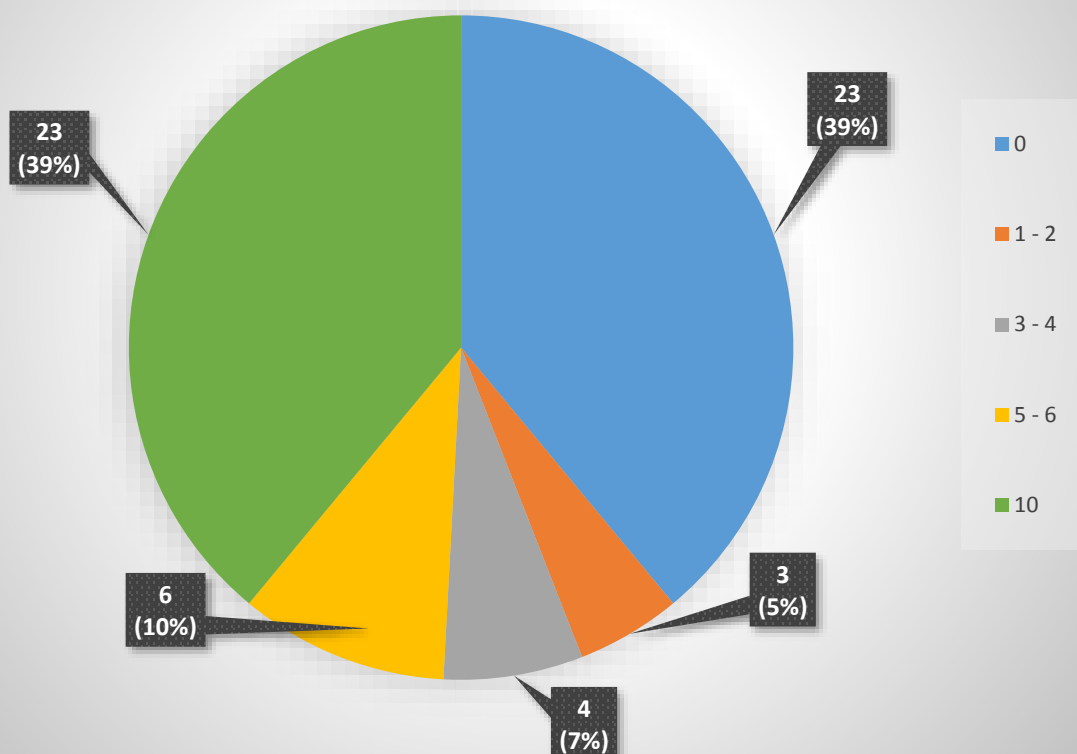
Totalling these responses with the remaining 15 respondents who answered 'No' to question 1, found 23 respondents (39.0%) would accept 10 houses, 6 (10.2%) would accept 5-6 houses, 4 (6.8%) would accept 3-4 houses, 3 (5.1%) would accept 1-2 houses and 23 (39.0%) would accept 0 houses.

Whilst the number of respondents who would accept the 10 proposed houses was equal to the number of people who would accept 0 houses, the mean average of all responses was 4.79 houses would be accepted.



SITE B

What number of houses would you accept?

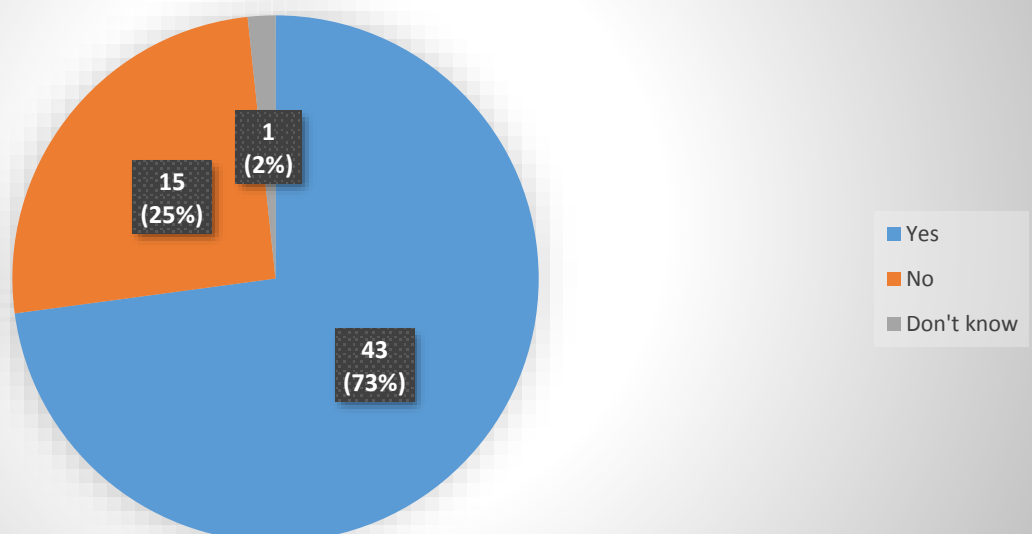


4.2 SITE F – Survey Result: Development Supported to Indicative Capacity 24 houses

A total of 59 responses were collected to the question ‘Would you support development at this site?’. The results of this showed 43 respondents (72.9%) answered ‘Yes’, 15 (25.4%) answered ‘No’ and 1 (1.7%) answered ‘Don’t know’.

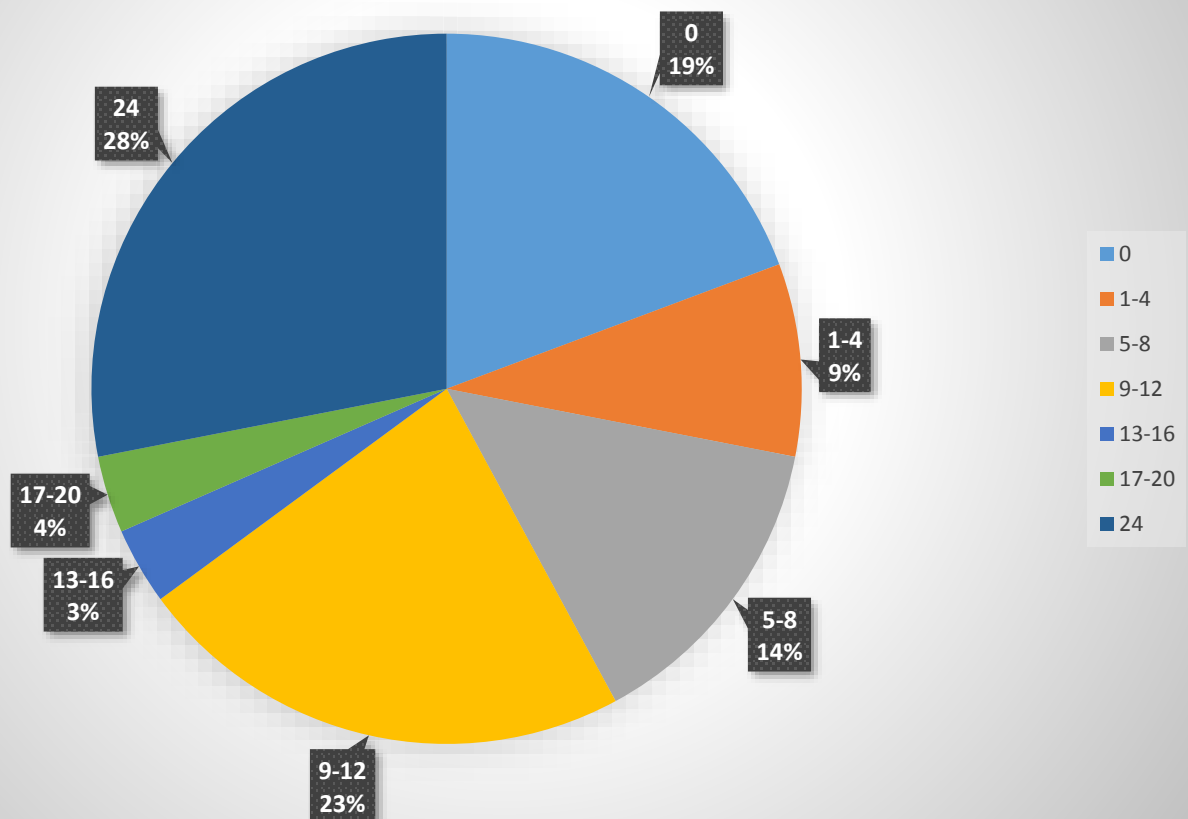
The 43 respondents who answered ‘Yes’ went on to answer ‘Would you accept the number of houses (24) already suggested?’, to which 16 (37.2%) answered ‘Yes’ and 33 (62.8%) answered ‘No’. 25 of the 33 respondents answering ‘No’ went on to suggest what number of houses they would accept, which showed 1 answered 1-4 houses, 7 answered 5-8 houses, 13 answered 9-12 houses, 2 answered 13-16 houses and 2 answered 17-20 houses. Of the 16 respondents who answered ‘No’ or ‘Don’t know’ to the initial question ‘Would you support development at this site’, 11 also answered ‘What number of houses would you accept’, which showed 6 answering 0 houses, 4 answering 1-4 houses and 1 answering 5-8 houses. Combining all responses showed 11 would accept 0 houses, 5 would accept 1-4 houses, 8 would accept 5-8 houses, 13 would accept 9-12 houses, 2 would accept 13-16 houses, 2 would accept 17-20 houses, and 16 would accept 24 houses. **Calculating the mean, median and mode from these responses showed a mean average of 11.54 houses and a median of 12 houses, this showed the number of houses to be negatively skewed, thus favouring more houses rather than less, further confirmed by the most common answer (mode) being 24 houses.**

SITE F
Would you support development at this site?



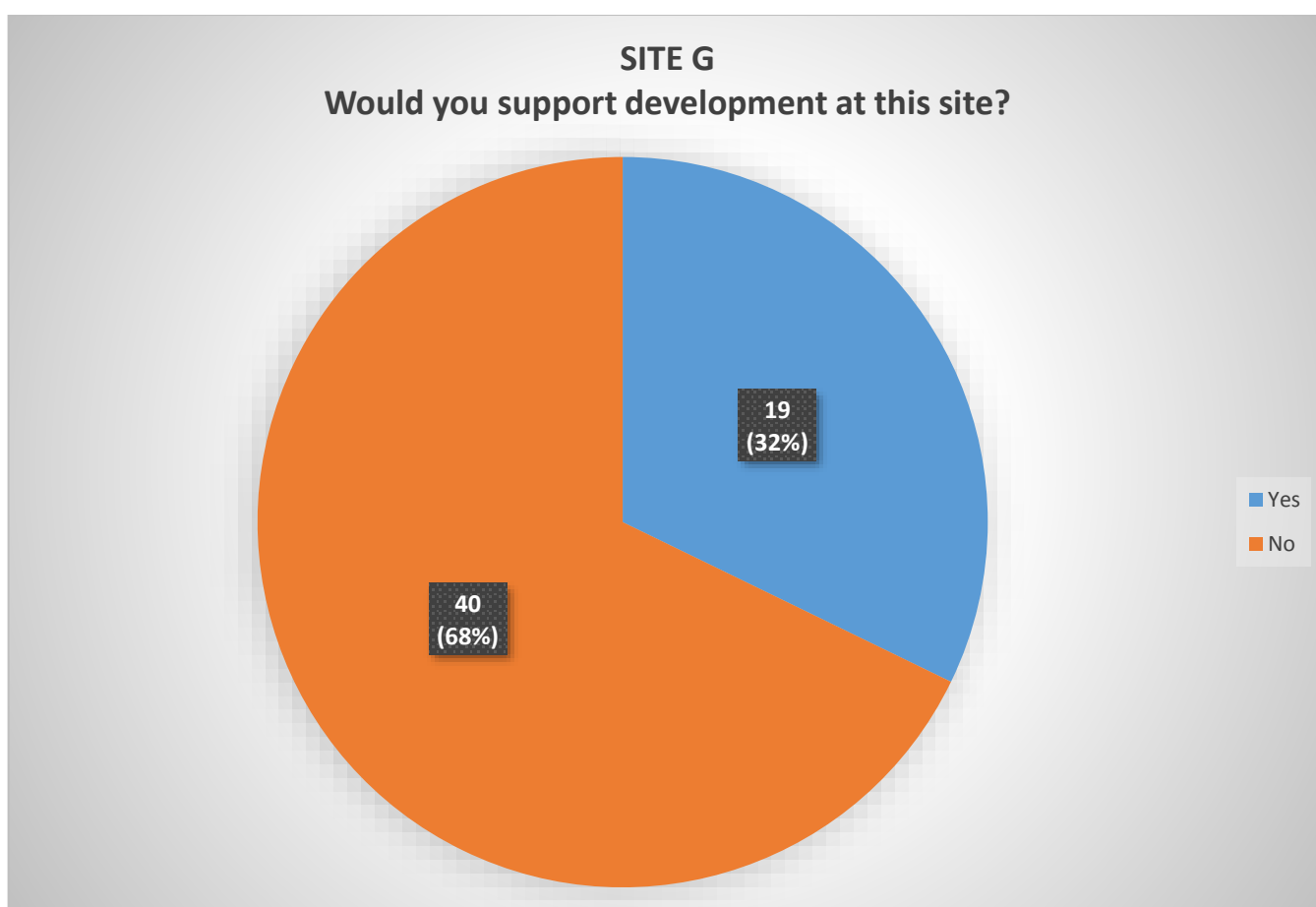
Site F

What number of houses would you accept?



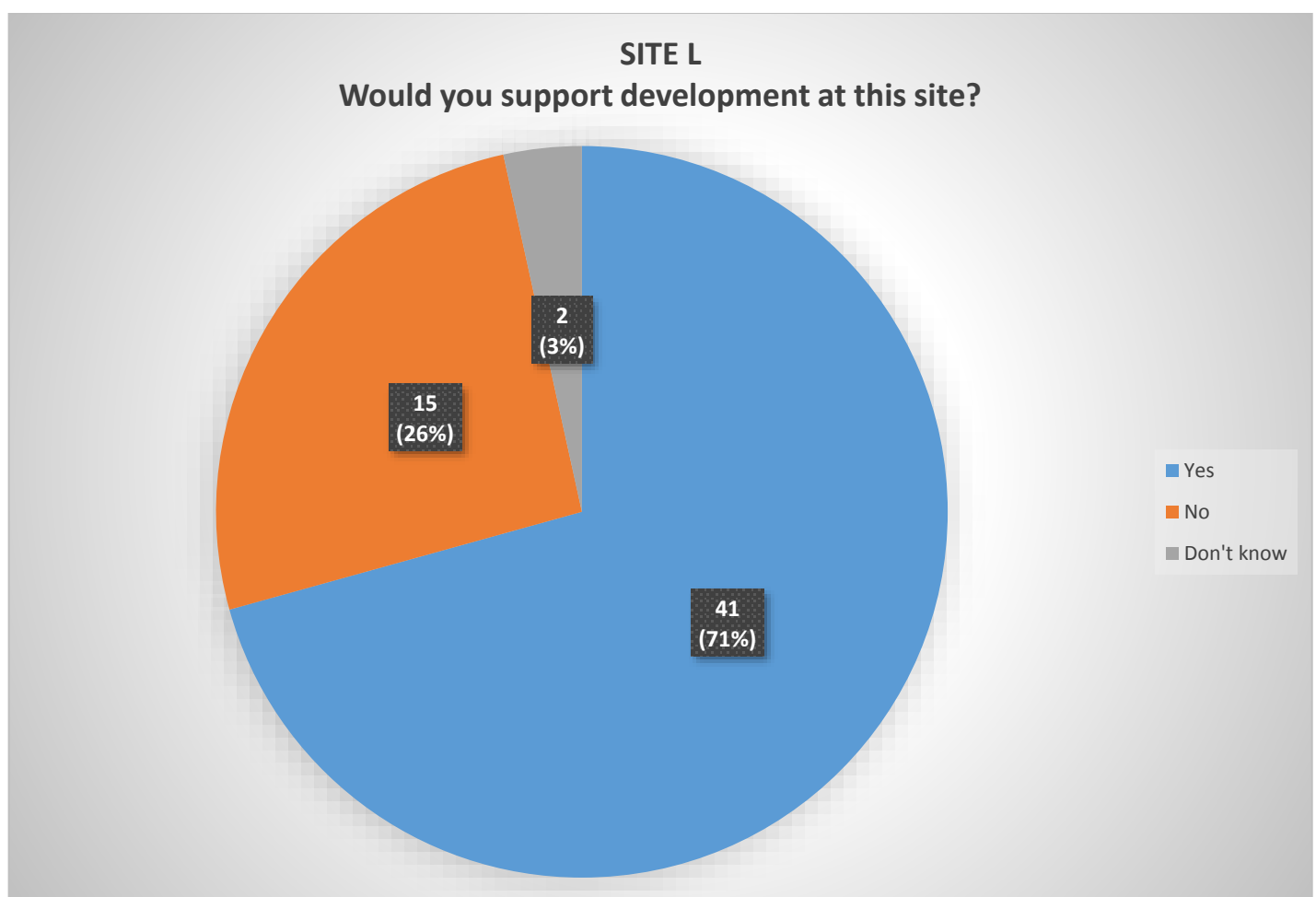
4.3 SITE G – Survey Result: Development NOT supported

A total of 59 respondents answered ‘Would you support development at this site?’ for Site G, with 19 (32.2%) answering ‘Yes’ and 40 (67.8%) answering ‘No’.



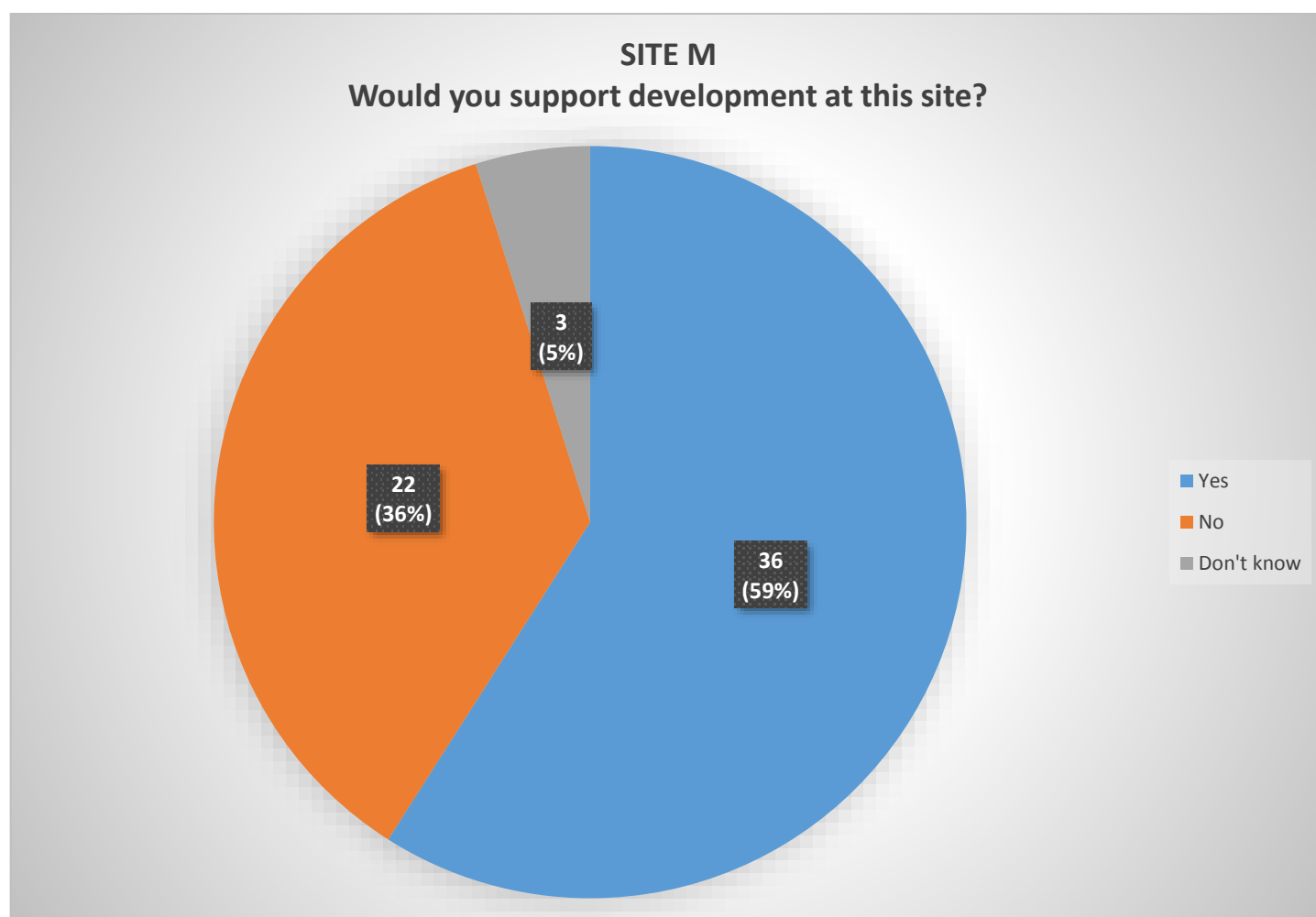
4.4 SITE L: Development Supported to indicative capacity 2 houses

For Site L, 58 responses were collected for the question 'Would you support development at this site'. This showed 41 respondents (70.7%) answered 'Yes', 15 (25.9%) answered 'No' and 2 (3.5%) answered 'Don't know'.

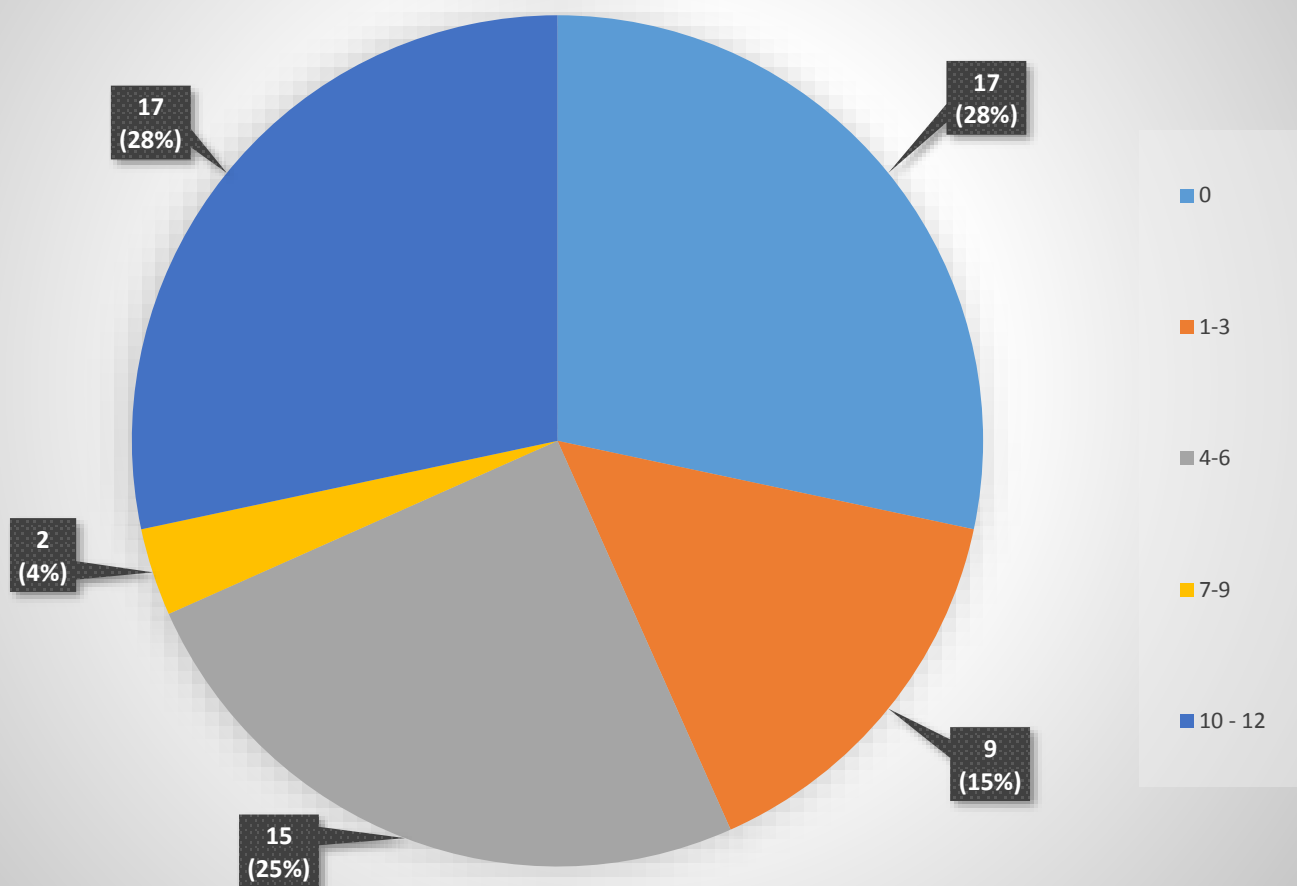


4.5 SITE M: Development Supported for 4 -5 houses

For Site M, 61 respondents answered 'Would you support development at this site?', with 36 (59.0%) answering 'Yes', 22 (36.1%) answering 'No' and 3 (4.9%) answering 'Don't know'. Of the 36 respondents who answered 'Yes', 35 went on to answer 'would you accept the number of houses (10-12) already suggested?', to which 17 (48.6%) answered 'Yes' and 18 (51.4%) answered 'No'. The 18 respondents who answered 'No' then answered 'what number of houses would you accept?', to which 4 answered 1-3 houses, 12 answered 4-6 houses and 2 answered 7-9 houses. Of the 25 respondents who answered 'No' or 'Don't know' to the initial question 'would you support development at this site', 19 also answered the question 'what number of houses would you accept?', with 11 answering 0 houses, 5 answering 1-3 houses and 3 answering 4-6 houses. Combining all responses found 17 respondents would accept the proposed 10-12 houses, 2 would accept 7-9 houses, 15 would accept 4-6 houses, 9 would accept 1-3 houses and 17 would accept 0 houses. **Whilst the number of people who would accept 10-12 houses was equal to the number who would accept no houses, the mean average number of houses accepted by respondents was 4.83 houses.**

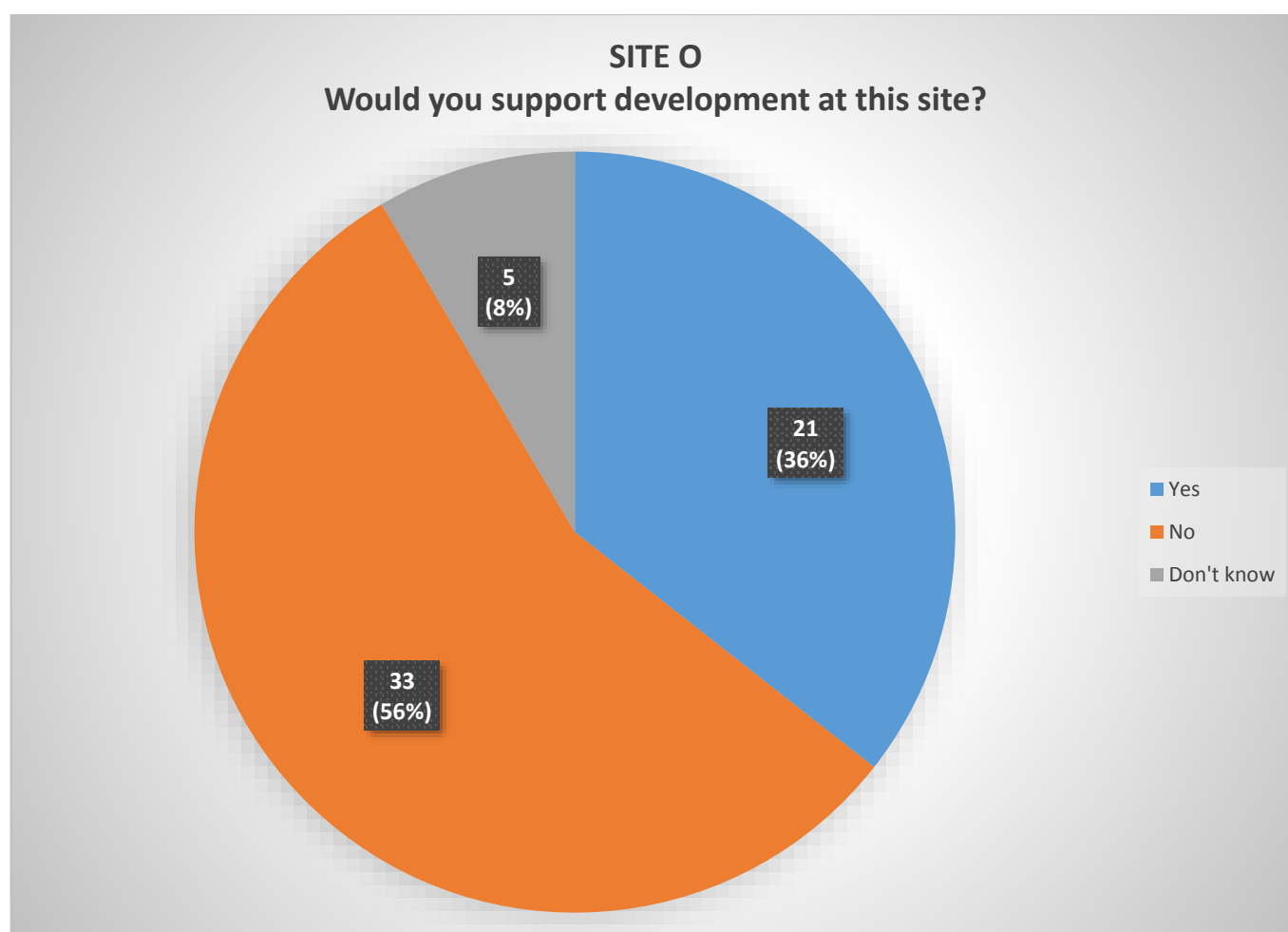


SITE M **What number of houses would you accept?**



4.6 SITE O – Survey Result: Development NOT supported

59 respondents answered 'Would you support development at this site?' for Site O, with 21 (35.6%) answering 'Yes', 33 (55.9%) answering 'No' and 5 (8.5%) answering 'Don't know'.



5.0 Comments: Site by Site

SITE B comments

'What decided you against it – in order of importance?'

Agricultural land

More traffic from village

Access

Too remote. Extra traffic through village. Like 1930's ribbon development.

Access is dangerous, valuable farmland used and continues the sprawl of the village

The access to any properties on this site will come within a metre or so of my house, and potentially there would be houses at the bottom of my garden.

There is no need to build on working fields. These fields provide long countryside views from the back of the village and delineate the start of open countryside. They also provide important amenity for villagers.

Out on the edge of village, not within easy reach of amenities. Also, would have most impact on wildlife and environment

Open countryside setting, not well related to village unless access can be achieved through Site A

Outside village boundary in narrow Road with congested parking.

Already development planned for A .If less on A More on B

Too big, out of village

Development here would increase traffic through the village. It would contribute to the outward spread of the village. It is some distance from village amenities. This is an extensive greenfield site and would result in loss of agricultural land.

Detrimental landscape character issues & too far from amenities, and would lead to the village sprawling

Maximum capacity plus already accepted sites in area would cause unacceptable traffic through the village.

Development outside the existing edge of the settlement is unacceptable. More traffic would go through the village and use North Road. It is already too busy in my view and dangerous for pedestrians. Development at this site would just extend the size of the settlement.

There is already planned development on this side of the village (Site A) more houses will mean yet more traffic going through the village. Due to lack of parking people will drive on through and not stop to support local facilities and keep the village sustainable.

Put all houses in one place

Open countryside

Too far from community centre meaning cars would be used to visit local shop; The site will be stretching the village out beyond its centre; the land is very useable quality farm land; access would require removal of devon hedge if a large development was considered

More traffic through the village

Potential number of houses which a developer would push to build would exceed 10 very rapidly. Building on Grade 2 Ag land is counter to supporting agriculture to feed the nation. Loss of Devon hedges; Good wildlife site so loss of habitat i.e. 24 priority sp noted within 2Km of this site in recent planning appn ecol survey.

This site is on good productive agricultural land and it should not be built on. On the edge of the Village this is creeping development which I find unacceptable

This is a large area of agricultural land and given the opportunity within the village to achieve the required target in smaller groups in other areas thus reducing concentration of traffic in one area.

It would extend the development way beyond the village and change the character of it too many houses

'Give an indication by reference to the map... which part of the site'

The part nearest north road

The part in the south

Limited to South West Corner

Continuing on the main road from Copper beeches for 3-4m houses

Ribbon development along the road with single entrance, retaining hedgerow along the road.

Next to A

Any

In south of the proposed site.

The part below Site A Meadows Edge there could then be two accesses - 1 through Meadows Edge development and 2 through gate at bottom of the field on to the narrow lane coming down from Hayfield Road.

Near to site A for good + safe road access

SW corner is best

To south of site as per AECOM

Area closest to B3217

Field nearest the road

I understand that permission has been granted to build two houses next to Copper Beeches and therefore I accept this but no more.

The entire site is suitable for building

Along Town Living Cross - south section

Southern most part

Near houses built or near the road

The area designated for 2 off on north road.

The south west area if sensitively developed

Northern portion

'Any other comments?'

A waste of Good Agricultural Land. If this land is developed then the village will lose its compact identity and no doubt lead the further development away from the centre. It will further cause even more traffic to come through the village. There is no pavement access along North Road either.

Too far out of village, lots of traffic travelling through an already busy and congested High Street.

A development here would be adjacent to Site A and would not spoil the appearance of the village.

Large site, out of conservation area.

I do not agree to any further development on this site. The Planning Inspector has made it clear that he does not believe that development of this site beyond the two already granted permission would contribute to the sustainability of the village and he also has stated that it would have a detrimental impact on the landscape character of the village. In Appeal notice the Planning Inspector commented that the site was too far from the village amenities and would encourage the use of a car and was in 'conflict with the social and environmental roles of sustainability.' He further states that 'the form of development proposed at this highly prominent hillside location would be out of kilter with the traditional pattern of development. Site A already has planning permission for 4-9 houses and with an average of 2 cars

per household , using the upper end of Site A's planning permission this would mean an additional 22 cars coming and going through the village, a figure that is not sustainable for those living further down the High Street.

Totally unacceptable to build on this site due to the amount of extra traffic that would go through the village to access the A3072. This would impact everyone living on High Street and North Road, including the school, shop and narrow part of the road out to the A3072 at Exbourne Cross. This is even more important given development accepted at Meadows Edge for 9 houses. More development in this part of the village would start to change the landscape character of the northern end of the village. No, No , No!!!! We don't want this scale of development in our village all in one vicinity. The only place that should be built on in this area is Brooklyns scrapyard which is a disgrace

There is already planning permission for two semi-detached houses on part of this site. More development will change the character and agricultural ethos of the village.

While a seemingly obvious location for building a larger number of houses, a substantial build at this location would change the character of the compact nature of the village which is one of its principle features. If a build were to be allowed then it must reflect the feel of the village and not be yet more of the 'identical' houses currently being built around Devon. The village has a 'feel' and character to it that would be ruined by houses of this type. We think that any development here must not feel like another estate bolted on to the side of the village (as per the new development at Exbourne Cross). It's important that any new houses being built need to reflect the character of the village as a whole.

Provided appropriate screening is in place and Devon hedges preserved

This site represents a good option as it keeps the majority of the Conservation Area safe and clear from increased traffic movement. The road is already designated a 'b' road rather than a minor country/village road and allows good access for emergency vehicles and two way traffic. Additionally this site has a minimal impact on the feel of the existing village. Since the village has a very limited number of job opportunities, it can be assumed that the majority of new residents will commute out of the village on a daily basis. With this in mind any new development should be positioned in such a way to take advantage of either the B3217 or A3072.

Hedges and trees must be conserved and replaced when absolutely necessary to remove e.g. new entrance to the site.

The village character would be significantly changed by development at Site B. Development at this location will further increase traffic through the village and hence increase noise , air pollution and cause damage to the conservation area cob houses adjacent to the road with no foundations and some of which are grade II listed buildings.

This is the most suitable site as it does not encroach on the conservation area and provides easy and direct access to the main road through the village. Although heavy vehicles driving past listed buildings may cause structural damage due to vibration the road is wide enough for this type of vehicle to easily access the site.

Restrictions on height and layout to blend with the contours of land and in keeping with other houses along that section of the road.

This is a big site and given opportunity to achieve the target using several smaller sites it would be concentrating traffic in one area.

This site is the best option for any larger development (no more than 15 dwellings) and also the houses need to be in keeping with the rest of the village buildings.

The houses will probably be built off the road depending on access, but should snuggle into the houses already built.

Confirmation of intent for the whole of the site would be useful as the subset of this area of land is for 2 houses.

SITE F comments

‘What decided you against it – in order of importance?’

Site seems smaller

Access

No proven need for this number of houses. Devon is already building more homes than national guidelines require.

If a development of the size proposed were to happen it would be too large to incorporate it into boundaries of the village. It is more preferable to infill in the village itself to incorporate dwellings into the existing envelope. Additionally with existing planning that has been agreed the numbers would take the village way over the number that has been dictated by the Authorities.

Destroys the character of the village

Greenfield site outside village boundary. Too crowded for this space.

Would affect the appearance of the village on approach to Exbourne. Access directly from the main road would be dangerous, as would access via Stowe Lane.

Too many houses

Previous objections and close proximity to church and grave yard

24 houses on this site would create a village on its own, would significantly impact on the views in to the village

Any number near indicated capacity on this site would have a significant impact to the local character of the village because of the openness of the site.

Access

Position in village entrance

“Terrible Site”

Already congested all around

A larger build would create an estate type feature which does not reflect the village character

24 houses would constitute an "estate" and from my own experience this would have a significantly damaging effect on the culture of the Village. In addition, using land for 24 houses that is good productive agricultural land and a carbon sink is, in my opinion, unsupportable

This site is too small for such a large development and this amount of houses would not fit in with the character of the village and impact on the view of the village from the main road

Dominating position in the village

Development at this location will change the character of the village for those travelling in from the west

Visible Intrusion. Not in keeping with the natural and local aesthetics of this beautiful village and surrounding area. Stowe Lane used as a rat run putting primary school children at risk getting to and from the playing field. The lane is signposted as a 'restricted access' for this very purpose which villagers already ignore!

'Give an indication by reference to the map... which part of the site'

Part nearest main road

The part hatched on the map

West Edge nearest main road

Side adjacent to Stowe Lane

2 houses facing Stowe Lane

Along the main road

Access to this site from A3072 is preferable as the narrow road through the village is already busy and congested with cars as most houses do not have garages. there is also a primary school on High St and children crossing the road to school and to walk up to the playing field . The part of the road past the church, already causes problems as it is not wide enough for 2 cars to pass. In my opinion any extra traffic belonging to future residents should be able to access their homes without coming through the village. heavy lorries carrying building supplies to some of the suggested sites would cause mayhem and be extremely dangerous.

The part bordering Stowe Lane and bordering the main road

Nearest to road

Ribbon development along the road

Any

Nearer main road

Adjacent to Stowe Lane

The part adjacent to the main road

It should not go behind Courtlyns but could border Stowe Lane

North side of "Stowe Lane".

The part nearest the village

Top part of the site nearest the main road. This would be easier for access, Stowe Lane would be a footpath down to the shop, pub, school, church etc. Development of this site on a small scale would mean little additional traffic through the High Street, which is already dangerously congested, particularly at school drop off and pick up times. This site would ensure that the village facilities are used and keep the village sustainable.

It is Redland soil

Land adjacent to Stowe Lane and behind the Burrow

No preference

Area closest to the main road

Top end of field closest to the main road

F- The part nearest the main road, so entrance could be independent of Stowe Lane.

Develop the part nearest to the A3072, leaving space to protect privacy of Courtlyn, Court Barton and any heritage evidence.

Land with possible access to the main road the A3072

All of this site is suitable for development

Nearest main road

Part nearest the Burrow

Access off Stowe Lane - row or cul de sac

Part nearest high street if safety issues are addressed for the access

'Any other comments?'

This land should not be allowed development as it would no doubt lead to further development along the A3072 and destroy the character of the village

Planning permission has already been granted for a further 6 houses in Exbourne in ADDITION to those at Wood Close and Meadows Edge (Hayes +1, Town Living +3, Town Living Cross +2). These SHOULD be taken into account in the numbers since they make a great deal of difference to a village the size of Exbourne! Therefore the true housing requirement is less than stated.

This site could potentially provide housing without adding to the congestion of traffic through the village. Smaller developments will be much more in keeping with the identity and character of village.

Site is favoured if access could be achieved from main road but development to the east of the site would be preferable in terms of access to the village and it would have less of an impact on the landscape and views into the village.

Likely to be parking issues with cars accessing an estate from a main road which going downhill towards Sampford Courtney has speeding issues and a bend.

If site were developed for any dwellings eventually there could be a very large development on this site which would negatively affect the perception of the village as a whole.

Least disturbance to the village during build and also achieves maximum housing in one hit. Not in conservation area.

This site has the best access to the main road without increasing traffic through the village, but also has easy access to village amenities via Stowe Lane. Access to the site should be from the main road and not from Stowe Lane.

12-15 appropriately designed and screened houses on this site with access onto the main road would prevent too much traffic passing through the village. Any development should not look like a separate housing estate from the rest of the village. The development at Woodclose has already 'urbanised' the village which has historic roots to Saxon times and beyond. It could provide the village with the affordable houses required by the community and if there is a footpath into the village the residents are more likely to contribute to village life.

We own the property adjoining the site but in no way do we wish to be NIMBY clients. As (name removed for GDPR by DCT) I understand traffic problems that developments cause in communities. Access to this site could be managed without adding to the village problems. Having said that, I wish serious consideration be given to my previous comment to restricting the number on this site. Thank you.

Keep the development nearer the village to minimise landscape effect. This site is nearer the main road A3072 so reduces potential traffic impact in village compared to the North Road site. Access could be out of the existing lane to the A3072 without impacting on village.

Easy access and could be a possibility of putting in some form of safer crossing to the playing field, which would be opposite the proposed site.

The site is within easy reach of the village shops and School etc meaning no additional road traffic; The number suggested (11) means that 4 would be affordable housing and meets the recommended number suggested in the scoping survey and would inject much needed younger families into the village; It maintains the compact character of the village centred around the pub, school and village shop: An extensive build of this nature must reflect the feel of the village and not be yet more of the 'identical' houses currently being built around Devon. The village has a 'feel' and character to it that would be ruined by houses of this type. We think that any development here must not feel like another estate bolted on to the side of the village (as per the new development at Exbourne Cross). Its important that any new houses being built need to reflect the character of the village as a whole

As this is on the SW side it will keep the pub/shop/church at the centre of the village. It perhaps also has the best access to facilities. Access should be easy to the site and can be via the main road to avoid excess traffic flow down the high street. This one site can more than meet the housing requirements.

24 is disproportionate to the needs of the village over the JLP; it also wd create an 'estate'

This site can be accessed from the A3072 and thus would have no vehicular impact to the village. It would also afford excellent access to emergency services. Additionally the site would be ideally placed to take advantage of the play area on the opposite side of the road. Since the village has a a very limited number of job opportunities, it can be assumed

that the majority of new residents will commute out of the village on a daily basis. With this in mind any new development should be positioned in such a way to take advantage of either the B3217 or A3072.

This area will accommodate the expansion of Exbourne Village well beyond 2034 as well. A new service road from the main road would accommodate good access without adding through traffic to the village. This site will also enable the development of the affordable housing

This site provides an opportunity to meet the required number of affordable houses and limits development effects on the Conservation area. Suitable effect mitigation could be achieved by using earth banked Devon banks and hedges and appropriate tree and hedge planting. Judicious location of additional trees in the playing field boundary = visual mitigation. Character change at the entrance to the village has already happened from fencing at Wood Close. Good design and house layout and careful road access to A3017 at site F could improve entrance to the village. The location is close to the playing field so benefits children. Access to the road here means the cars from this development won't need to enter the village and primary school children can walk to school. This was the preferred site identified by Exbourne Community at the Consultation Day.

This site if kept to a smaller development has direct access to the main road with no need for cars to drive through the village and would not impact on the look of the village. there would be easy access for construction vehicles and equipment from the main road

Height restrictions to keep within contours of the land. Development in stages, if more houses allowed, so that the village is never swamped with too many new families at once which can lead to newcomers staying together and not being easily assimilated into the village community and life. 10 new households at a time is the largest influx sensible

There are too many villages that have been over developed and have completely lost the character it once had

Excellent walking access to school, shop and pub with no need for cars to congest the tight, narrow lanes, especially at school times. Cars can access Stowe Lane direct from main road so less congestion again on the village lanes. Playfield close to this site.

This area is ideally suited for development as it is outside the conservation zone and could provide the remaining quantity of dwellings in one location.

This site has good access to main road, will not impact on the traffic going through the Village causing more danger for pedestrians.

SITE G comments

'What decided you against it – in order of importance?'

Too close to a grade listed building biodiversity or treat too wildlife

An open area in centre of village would be best

Listed building next to the church

This site is adjacent to a Grade II* listed church, and is part of the previously protected agricultural landscape within the village.

This has always been a designated green space, and is within the Conservation Area of the village NO building should be allowed on this site.

Access through the village would cause more congestion

This land provides an important wildlife corridor and open space which contributes to the village character of Exbourne

Very close to the church and valued by the community, open space

This open space is important to retain for the setting of the church and character of the village.

Make it a car park for the school and shop. Get cars off the main road

4

At the Consultation Day this was the least popular site to be developed and the most popular site to be designated a Local Green Space - it was previously an IOS. It is a prominent site, visible to all users of the High Street. It is next to the Church and graveyard and has the ancient Church House in one corner. It is rich in wildlife.

Too close to Church

Too central with access issues from either end .

Road access

Too many houses

Previous objections up held and close proximity to church and grave yard.an open space in the village centre.

This site provides a vital open space in the centre of the village. It is close to several heritage assets. Duck Lane, which forms the NE boundary, floods easily and development on this site is likely to make this worse.

Heritage, biodiversity, historic constraints, detrimental impact on Conservation Area

This provides an open space in the middle of the village. It is in close proximity to St. Mary's Church which is Grade 2 listed. It is also in close proximity to the remains of the old poor house. It is in the middle of a conservation area. of the old poor house

Greenland for Exbourne

Green space in middle of village important

The village is built around central green spaces and development here would destroy this and dramatically change the village character

Important open green space in centre of village

Need green space in the village which has public access

The AECOM report pointed out that assessment of site G's historic significance should be determined prior to it being brought forward as an allocated site through the NP. It should therefore not be considered at this point. Site G is visible to 3 listed buildings. It forms part of the setting for the listed church. It forms a buffer being adjacent to the churchyard. Any decomposition fluid will leak down into Site G. The slope of a development hard surface will potentially result in surface runoff to Church Cottage garden at the bottom of GRO, houses in Duck Lane and the adjacent Fore St., gardens. This is a hunting ground for bat species.

More than 6 houses would have a negative effect on the properties in Duck lane

This site is next to the church and in the conservation area a large development here would ruin the look and character of the village and negatively impact on the tranquillity and appearance of the church

A central site in the village on dangerous bit of road for the school and shop and with the best views and green space surrounded by wonderful buildings.

Special area of village

The proximity to the church and historic buildings. Any more than 2 buildings would ruin this part of the village

Location and land configuration not appropriate

Loss of important visual green space in centre of the village and flora and fauna issues

Small plot in the centre of the Village causing danger and congestion.

Congestion created in the centre of the village.

'Give an indication by reference to the map... which part of the site'

Eastern edge alongside Duck Lane

Towards the far end (away from road) if possible

Top of site near road, north west corner, screened by trees.

Area near the road

Part nearest to main road and furthest away from Duck Lane.

Area closest to B3217.

Area closest to the main road

The part nearest the main road.

The top part of the site nearest to the High Street

Towards the main road and away from duck lane

Furthest away from the church

Cul de sac or estate

'Any other comments?'

This land should NEVER be developed. It has always been designated green space and should remain that way. Additionally it could cause disruption and damage to properties in Duck Lane. If anything it should be made into a Park for folk to walk and sit.

There is very little benefit or visibility of this open space already

This would provide some infill housing g but lose a wide vista between buildings which the village is noted for.

Don't understand why this site was included in the first place given that at the Consultation Day it was an unpopular site for development with the residents.

Parking is a real issue

Use some/all of the land for a car park to alleviate the parking problems and congestion in High Street.

I am strongly against any development on this site. It is the only open area within the village. The AECOM report has so many constraints listed that I believe it should have been given 'RED' status and not AMBER. It is difficult to imagine how any design or layout can mitigate the considerable constraints.

If 8 units would need to be smaller dwellings

This is currently just wasteland and is poorly utilised. As a housing site, it works as infill and does not extend the extent of the existing settlement.

Development on this site would spoil the village environment.

Given Aecom report point on heritage why put this in the first place

We would consider this to be a totally unsuitable location for additional housing and destroys the historic village development

This might be considered as an open space in the heart of the village but to a large extent it is lost or wasted. One can hardly notice it. Therefore development is not as big an issue in reality as it might seem on paper. This site could also possibly provide more general parking for the village.

Significant heritage and conservation area constraints

This site represents a good option as it keeps the majority of the Conservation Area safe and clear from increased traffic movement. The road is already designated a 'b' road rather than a minor country/village road and allows good access for emergency vehicles and two way traffic. Additionally this site has a minimal impact on the feel of the existing village. Since the village has a very limited number of job opportunities, it can be assumed that the majority of new residents

will commute out of the village on a daily basis. With this in mind any new development should be positioned in such a way to take advantage of either the B3217 or A3072.

Allowing a couple of houses should be linked with the rest of the land being given to the community for a green open space/pocket path under the PC. Access would be from Duck Lane.

Allowing a couple of houses should be linked with the rest of the land being given to the community for a green open space/pocket path under the PC. Access would be from Duck Lane.

Site G has long been recognised as an open space allowing visual landscape access. The tree-lined avenue bordering the High St provided by GRO gives character to the village. It also protects houses from wind and elements, especially those with thatch. The line of trees gave Avenue House its name and so have been present since at least 1906. If you build at this point the development entrance to the road will need to be widened. This in turn will result in loss of the village parking spaces at this point. There is a TPO at this site.

This site would have good access for heavy construction vehicles and would not impact heavily on the look of the conservation area if the development was small and contained quality houses that matched the vernacular buildings of Exbourne

As above, this is a special area for those walking regularly around the village and the views and green space are to be protected

Development should be dependent on further impact studies

Good access to school, especially for affordable homes. Could be an opportunity to incorporate a much needed car park for mother's collecting children or for teachers or for the church next door. Village is in dire need of a car park in the centre of the village. This is in the heart of the village and would be good for 3 or 2 bedroom houses.

In filling in the centre of the village is totally unacceptable with what appears to be totally inappropriate style of housing being built, going by newest houses builds behind the Garage.

SITE L comments

'What decided you against it – in order of importance?'

Lot of water surface run off onto this site from Blenheim Lane

This site forms an important part of the open aspect of this part of the village and is constrained in terms of access. In that it is a single track road in poor condition with very limited passing places.

The lane is in poor condition.

Development at this location would not provide for accessible housing. The location is near a somewhat smelly sewage treatment works. Building houses at this site could affect the Holebrook water quality.

Encroachment on beautiful arable land.

‘Give an indication by reference to the map... which part of the site’

Part nearest road

The whole site would be suitable as access could be from Holebrook lane.

Wildlife habitat. Precedent.

Anywhere on site

All of it

Any.

Any part

The part closest to Hayes

Part nearest Hayes

Wherever

Small area so not applicable

No preference

One access to two houses just off road - congested area

All of site

‘Any other comments’

Building at this site would pave the way for further development to the East of Holebrook Lane. It is open countryside made up of ancient boundaries, working fields and water meadow running down to Hole Brook and it provides essential wildlife habitat for birds, amphibians etc.

Smaller development which is preferable in this village

Although at the very edge of the village, this would be a small development.

Unobtrusive development

Not in conservation area and at current edge of the village.

Holebrook Lane cannot take the increased traffic that building on the land would generate, initially from building work itself but also from new residents and delivery vehicles. Not very close to local amenities, so residents will use their cars.

If approved then Holebrook Lane should be required to be updated by the provision of a suitable no of properly constructed passing bays under 106 agreements. This would also alleviate some pressure on High Street etc.

I would prefer not to see any development here but this site is more preferable than others because it is accessible via Holebrook Lane and I do not want Site F to have too many houses.

Two dwellings on this site, properly designed and with sufficient garden space could be appropriate, however there should be a requirement that these properties do not become holiday lets. There is a need for local housing which should not be diminished by too many holiday lets.

This does not have much effect on the village and it is accessible to the main road so does not create more traffic. However, Holebrook Lane needs to be resurfaced desperately!

At least, as far as I can see, it doesn't impact on the quality of lives of existing residents.

The site is very limited in size, is within reasonable walking distance from village amenities and reflects the village cluster feel: Any build must reflect the feel of the village and not be yet more of the 'identical' houses currently being built around Devon. The village has a 'feel' and character to it that would be ruined by houses of this type. . Its important that any new houses being built need to reflect the character of the village as a whole.

It will detract from Hayes Barton.

De minimis number

Buildings need to be in keeping with the Hayes

This site is Grade 2 agricultural land. There is great enthusiasm to provide a habitat for water voles in the area. Development at Site L could disturb this species potential to establish itself.

Holebrook lane is not suitable for heavy traffic and construction vehicles. recent building work in Hayfield road and the increased traffic has caused considerable damage to the surface of the road. there have been several accidents with cars attempting to turn in to and pull out of Holebrook lane and it is not a safe or suitable route to enter and leave the village. The site is next to a listed building and the houses built there would need to be quality properties in keeping with the local vernacular character

A suitably central site for small development of this kind as long as design sensitive to all the landscape factors in the report

2 Dwellings built in style of the older buildings within in the village will help them fit in.

The houses would be built on a "t" junction lane, so would need to consider the safety when deciding on the access to the two houses; they should not reverse out onto the narrow lane so maybe there should be a private lane access with houses opposite each other ?

Spoiling arable land for a couple of what will probably be inappropriate style of house.

SITE M comments

‘What decided you against it – in order of importance?’

Inadequate access from Hayfield Road, and between Townsend and Stone Farms, both of which are very narrow roads without passing places. Excessive traffic through village in High Street. Cross roads on south west side of Townsend Farm not suitable for additional traffic. Holebrook Lane also unsuitable for general access.

Access and development on a site which will encourage traffic to drive all the way through the village. If developers think people will drive to it through Holebrook Lane they are mistaken. Access to and from Holebrook Lane is dangerous on the A3072. Going out of the village or entering it they will no doubt stop at the shop, school or Church. Additionally The narrow access from Fore Street and Hayfield Road up by the Village Hall would cause increased traffic on an unacceptable level. This site must NOT be developed. Additionally it is good Agricultural land and houses many species of wildlife.

Would spoil rural landscape

Access - tricky for people to get to and from along the lanes that lead to it

Road too narrow

Extending existing boundary of the village

The amount of traffic that would be generated by developing the site to the indicative capacity would cause problems in the immediate area.

Enough houses in the village as it is

More than three would create an estate, which is not reflective of the village character; a larger development would require a larger area of grade 2 agricultural land which is integral to the village character; a larger development would create/encourage a ribbon development which is out of character of the village

This site would dramatically effect the traffic flow through out the conservation area. 2 access to this site is severely limited, with only single track, one way roads for access. 3. Access for emergency services would be impossible for Hayfield Road and difficult from Holebrook Road. A development here would materially change the village feel and access/proximity to open countryside.

Restricted access on Hayfield Road which is very narrow

Access roads very narrow and puts more traffic through the village

Site M is near site A which has outline planning permission. Exbourne has to allocate around 30 houses only, between now and 2034. There are better sites with less impact on the wider landscape which do not encourage additional development requests from builders who purchase these small sites.

The two access roads leading to this site, Hayfield Road and the link road through to Holebrook Lane are both less than 3 metres wide in places and neither has any passing places or footpaths. There are 16 households already using Hayfield Road and this has frequently caused obstructions to vehicles and danger to pedestrians. In addition large farm tractors regularly use Hayfield Road and damage has been caused to the listed buildings at Pooks Cottages. There is no alternative access to this site other than these two roads which are two of the narrowest in the village.

This site is not easily accessible for construction vehicles, there is no access through Hayfield road past the village hall and the only other access is past Townsend farm which is narrow and not suitable for heavy vehicles. This is in the heart of the conservation area and a large development would impact on the look of what is probably the prettiest part of the village. Recent building work in Hayfield road has caused damage to the listed buildings in the road with garden walls being knocked down and damaged by vehicles attempting to access the site. Vibrations from recently increased traffic have caused movement and cracking of plasters and render to the listed cob cottage as there are no foundations. A large development would cause an increase in traffic through the narrowest roads in the village and which could increase risks to children, elderly people and pets.

Access to the site is severely restricted especially from Village Hall down Hayfield Road. The houses on the southern side of the site have been ignored by the report, which reports open countryside instead. These houses were restricted in height and design to remain concealed within the landscape and have restrictive covenants to protect the livelihood on the high grade agricultural land of the site so that should preclude change of use of the land here.

Access

Hayfield Road is a narrow lane with no pavements and the access top and bottom is inaccessible to many vehicles. Lots of damage to homes monthly. Safety is another fear, a vehicle and a pedestrian cannot pass each other safely; pedestrian has to jump into a doorway. Would request a Risk Assessment. Too far away from the central hub. Is being used for grazing all year round. The land floods during the wet months. It is a burial site for cows burned during foot and mouth. Neighbouring properties have concern over land heave due to considerable height difference. This is a natural habitat. One of the outbuildings has a conservation order.

Overdevelopment would affect the ambience of the village

Access to this site is from very small lanes and will once again infill the edge of the village causing mayhem with traffic, and once again inappropriate style of housing ring built going by latest new builds.

'Give an indication by reference to the map... which part of the site'

The part nearest the village

Site seems too small

Again access could be from Holebrook lane, avoiding the centre of the village.

The part which is already hard standing + barns. NOT the field.

Nearest road

Cul-de-sac in southern half of site

Just the area covered by the existing barn and hard standing

Any.

The part nearest the village

I would only support development on the southern part of the site which has been previously developed

Only the brown field site should be developed

Southern area of the site.

The part nearest hayfield road and on brownfield - not greenfield

Southern boundary of the site where the existing farm buildings are. This would be developing a brown field site.

The area in and immediately around the farm buildings

Southern part of site as per AECOM

Where the old farm buildings are.

Site M, the part nearest the road.

'Any other comments?'

The natural evolution will ensure its survival. There are other derelict plots with the village that should be compulsorily used for development. It would be pure folly to develop this site.

A couple of houses here in place of the mismanaged barns would be in keeping and potentially an improvement - so long as they were SYMPATHETICALLY DESIGNED to fit in with the Stone Farm buildings opposite.

If sites A,B and M went ahead, it would be a matter of time before plans to build on the intervening land on that side of the road.

A small development on this site would improve the appearance of the site with it's present buildings.

Not in conservation area and at the edge of the village.

Any development should be conditional on improvements to Holebrook Lane, i.e. a suitable number of properly constructed passing bays. This would provide the opportunity to remove traffic from High Street.

Development of only the southern part of the site would neatly tuck into existing development and would not contribute to "sprawl". It would also not result in the loss of agricultural land. There is already access onto the site and vehicles may use Holebrook Lane to exit the village, thus relieving pressure on the narrow roads through the village.

– 2-3 houses on the area that is presently brown field would be appropriate – I strongly disagree with any of the Greenfield site being developed. Too many houses on this site would be detrimental to the houses on Hayfield Road, which is very narrow.

The site has good access and limited development here would reflect the clustered housing around the central amenities: Any build must reflect the feel of the village and not be yet more of the 'identical' houses currently being built around Devon. The village has a 'feel' and character to it that would be ruined by houses of this type. We think that any development here must not feel like another estate bolted on to the side of the village (as per the new

development at Exbourne Cross). Its important that any new houses being built need to reflect the character of the village as a whole

Appropriate screening and design as per AECOM

Sites with close proximity to the B3217 and ideally the A3072 should be utilised first as they have the least impact on the village and conservation area as they stand today. They also provide the best access for both residents and emergency services and of course infrastructure development.

Volume of traffic accessing site is unacceptable due to Hayfield Road virtually single file traffic and similarly access from Fore Street.

The housing target for West Devon has been exceeded. There is no real need for rapid housing development which would be encouraged if a bridgehead allocation was supported. Mass development (or its potential) at one point in the village would totally alter the village's character detrimentally.

I would have accepted a development on this site which would be similar to that of The Bellamy's which is next to the site. For Example three to four properties with large gardens using the whole site but was advised that this would not be acceptable to West Devon. In addition, the information given in the AECOM report is in accurate regarding the roads and the surrounding countryside.

Car currently drive along Hayfield road at speed and as the doors of the properties open directly on to the road it is not always safe to step on to the road. There have been several recent near misses in the road. The increase in traffic that would be caused by a development in this area at the back of the village would have a detrimental effect on the quality of life of the people currently living here and this has been proved by the recent development in the road. When approving building works in the village thought has to be given to the ability for large machinery and vehicles to access the site without damaging the roads and adjacent properties. Holebrook lane is not a safe or suitable way to access and exit the village. to ensure that the tranquil nature of the conservation area in not impaired traffic access should be limited through the village.

Access and the fact that drainage/run off on this land would be a major problem as it soaks onto this field from the high, laid hedge on the southern side. This hedge would need protection as it is a wildlife corridor and species rich - damage to roots or collapse due to incursion by any developer should be prevented as part of any conditions, should this site ever be allocated

No more that 8 - 10 dwellings is probably the max number of dwellings.

Poor access, narrow lane, unsafe as pedestrians have to jump into doorways to avoid vehicles, no parking areas, conservation area, no passing places, no pavements for schoolchildren and poor lighting. Playing field at other end of the village as are amenities. Field floods during wet months, building work will cause land heave with neighbouring properties due to considerable height difference.

This area is ideal for number of houses, access through Hole Brook lane best option.

SITE O comments

'What decided you against it – in order of importance?'

Too much in centre of village

Difficult access

Too dangerous by the corner

Access

Dangerous access close to junction between High St, North Rd, and Fore St.

Access is extremely dangerous

Access is a major concern and it's a high prominent site and any houses would be overbearing in the historic centre of the village.

I think development of this site would negatively impact the character of this part of the Conservation Area. The site is elevated and I think development would be overbearing.

On a bend in the road

Dangerous bend

By far the least appropriate site nominated and access from pinch point on through road.

Overlooks surrounding properties on three sides

Quite rightly a previous appeal against rejection did not succeed. Access to this parcel of land would be of the highest difficulty and pose significant and serious traffic problems

Loss of open space within the village. Access would be close to a bend in the road.

Access would be on what is already a dangerous corner and junction.

Access on dangerous corner

Bad getting out of there

Too squashed in

The impact for one house would be too high. Also safe access might be difficult.

Access to dangerous corner of the main road even if a new access was created

Hazardous corner already.

Site O is in the centre of the Conservation area. It has been turned down for development previously, albeit with more houses. Development at this point in the village gives no advantage for provision of affordable housing.

Access

Access ! On a bend and between 2 junctions metres apart

Location, access, too congested.

Overdevelopment

Access difficult, in filling unnecessary and the village will lose another small green site

Really awkward place to put a house as access would be dangerous due to the road layout.

'Give an indication by reference to the map... which part of the site'

Away from road and Avenue house

Any part

Not really applicable , but nearest the current access

Wherever

Area closest to b3217

'Any other comments?'

Worries about vehicle access

EX20 3RW

Despite the position of the site it would be good development within the boundary of the old village. In addition to planning already agreed on various plots within the village this would add to the numbers laid down as required. This village has maintained itself for hundreds of years.

Access to road needs to be carefully considered to ensure safety.

Infill although spoiling an open vista.

Access to this site would be dangerous

This location is difficult to navigate now, we do not need to aggravate the situation. This development would undoubtedly increase the existing problems of High St.

I have concerns about the safety of vehicles entering the High Street from a property on this site. If a dwelling is built it should be designed and laid out so as to cause minimum interference with those living in the Shrubby.

Development on the site has already been rejected both by WDBC and at appeal. Access to the road would be extremely dangerous.

Seems rather pointless site really for one house but no real objections to a low level building. Anything tall would look odd. Overall comments on this questionnaire: why are we accepting a need for 30 new houses in the next 9 years in Exbourne? This is crazy. Where is the demand coming from? Tell WDDC we are not having it!!!!

Dangerous corner location

A build at this location would fit with the character of the village and is in close proximity to village amenities. Any build must reflect the feel of the village and not be yet more of the 'identical' houses currently being built around Devon. The village has a 'feel' and character to it that would be ruined by houses of this type (as per the new development at Exbourne Cross). Its important that any new houses being built need to reflect the character of the village as a whole

I am (name removed for GDPR by DCT) and I fully support any development of houses in the area for everyone.

De minimis number - marginal impact - anyway site for one cannot be apportioned

This site represents a good option as it keeps the majority of the Conservation Area safe and clear from increased traffic movement. The road is already designated a 'b' road rather than a minor country/village road and allows good access for emergency vehicles and two way traffic. Additionally this site has a minimal impact on the feel of the existing village. Since the village has a very limited number of job opportunities, it can be assumed that the majority of new residents will commute out of the village on a daily basis. With this in mind any new development should be positioned in such a way to take advantage of either the B3217 or A3072.

Once development is accepted we should be making sure that it is of the highest design standards meeting all the sustainability requirements.

Access onto the road from the development would be dangerous as noted in a refused planning application for the site - the bend is at an approx. 132 degree angle and cars approach it at speed. Slow worms, a protected species, have been recorded from this location.

Any development on this site would need to be in keeping with the vernacular buildings opposite and to be built sensitively. This site is surrounded by listed buildings and unsuitable designs could have a detrimental effect on the look of this part of the village. The access here is good for large vehicles and the increase in traffic for 1 dwelling would not significantly impact on the village. It would be a shame to build here as the area has so much character but I can't really object to one property

Seems a bit of infill and access would need to be very carefully designed. Small and very low rise property careful designed not to impinge on the surrounding properties

Need to keep the pub open and support the fantastic shop.