



UPDATE ON HOUSING

Plymouth and South West Devon's Joint Local Plan ('JLP') classifies Exbourne as a **"Sustainable Village"** and makes an indicative assessment that it is able to accommodate **about 30 new homes in the period from 2014 to 2034**. West Devon Borough Council ('WDBC') have said that the proposed development at Wood Close will not count towards this total.

The Neighbourhood Plan Group ('NPG') has decided to "allocate" specific housing sites to deliver the required level of new homes through the Neighbourhood Plan, so that the community can have a say in their location, type, tenure, design and so on. The alternative is that housing allocations would be determined by WDBC through the JLP in due course.

From previous consultation, the community has indicated that future housing development in Exbourne should cater for a range of needs, be generally smaller 2-3 bedroom properties, in a range of types, and in smaller (1-5 or 6-10 house) developments.

With this in mind, earlier this year the NPG carried out a 'Call for Sites' to help ensure that all land which might be suitable for this kind of development had been identified. A list of the sites submitted as a result of this exercise, as well as those sites WDBC were asked to consider for development in the JLP, are set out below.

Potential development sites – see maps on pages 3 and 4

- A. Meadow's Edge - workshop and grounds (now has permission)
- B. Land off North Road to east and north of Copper Beeches
- C. Town Living - land to rear of Red Lion and lower field

- D. Land off Holebrook Lane to south of Beverlie, Willowdene, and Swallows Rest
- E. Land to south east between Holebrook Lane and High Street
- F. Land north of Stowe Lane
- G. Great Rookery Orchard
- H. Shilstone Farm Bungalow - field to east
- I. Shilstone Farm Bungalow - field to south east
- J. Land at Barton Head to south east of playing field
- K. Dornaforde Cottage - northern section of grounds
- L. Land off Holebrook Lane to south east of Hayes
- M. Land off Hayfield Road to north of Stone Farm
- N. Land behind 2 High Street to north east
- O. Land opposite The Downes behind Avenue House

Next steps

A site assessment will now be carried out on the sites listed above so that they can be considered for their development potential. The NPG has recently secured a technical support package from the organisation Locality to assist with this exercise. External consultants will provide independent, objective technical advice to ensure the process is robust and transparent.

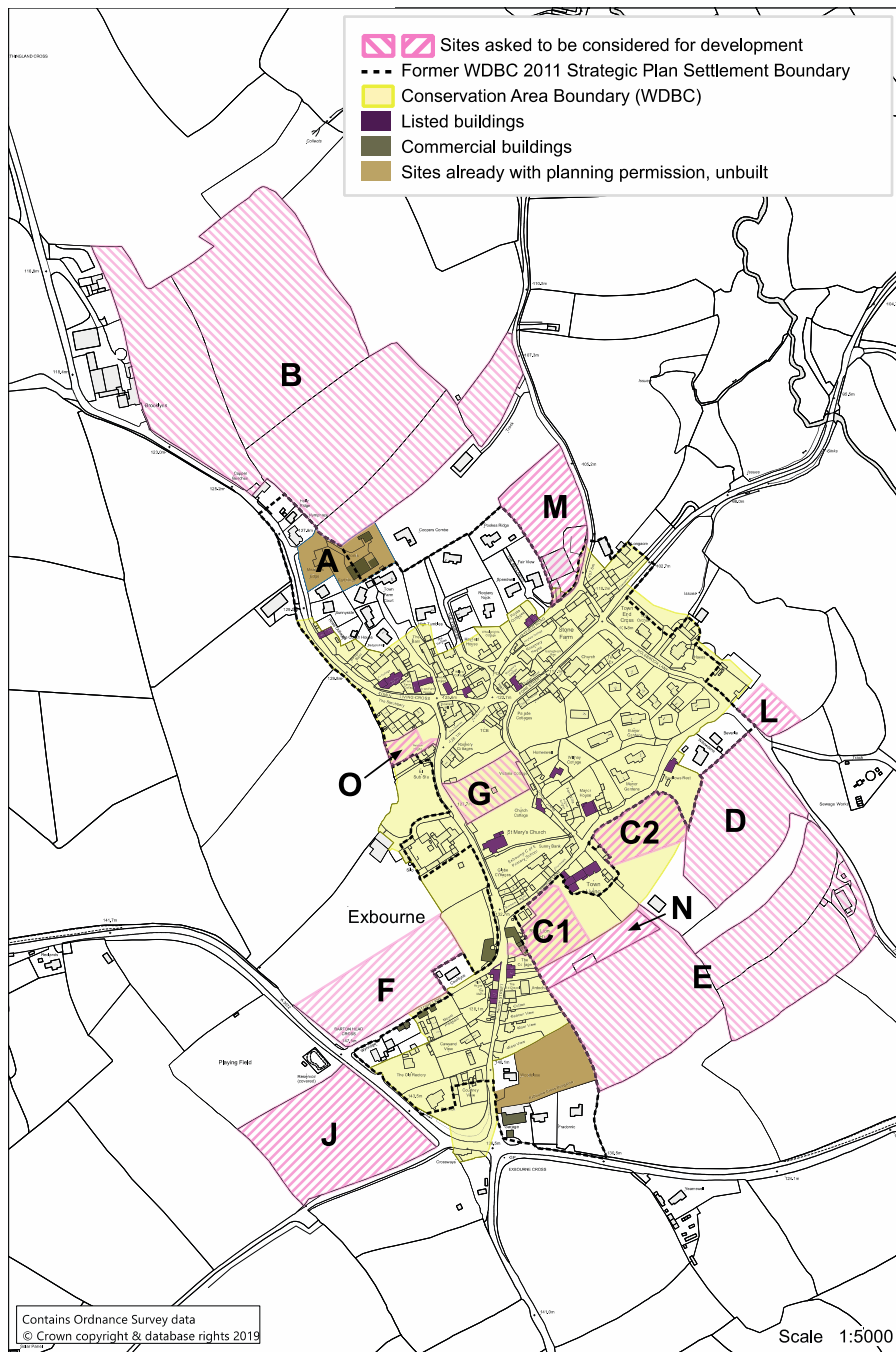
The aim will be to provide the evidence that will enable the selection of sites that are the most appropriate for allocation in the Neighbourhood Plan – that they are in the most sustainable location, they are in conformity with the strategic policies of the JLP, and that there is a good prospect that they will be developed.

The results of the site assessment will be shared with the community and you will be given the opportunity to have your say in due course.

Where can I find out more?

The Neighbourhood Plan website (www.exbournenp.org.uk) has lots of information. All of our meetings are open to the public and everyone is welcome. Please don't hesitate to contact us if you are interested in joining the NPG or making a contribution.

Exbourne village sites



Shilstone and Dornaford sites

