



EXBOURNE

Neighbourhood Plan



Report of Exbourne Sites Development Community Survey

**Devon Communities
Together**

June 2021



LOVE DEVON Helping Communities Help
Themselves for 60 Years

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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 – included at the end of this report:

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

- 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

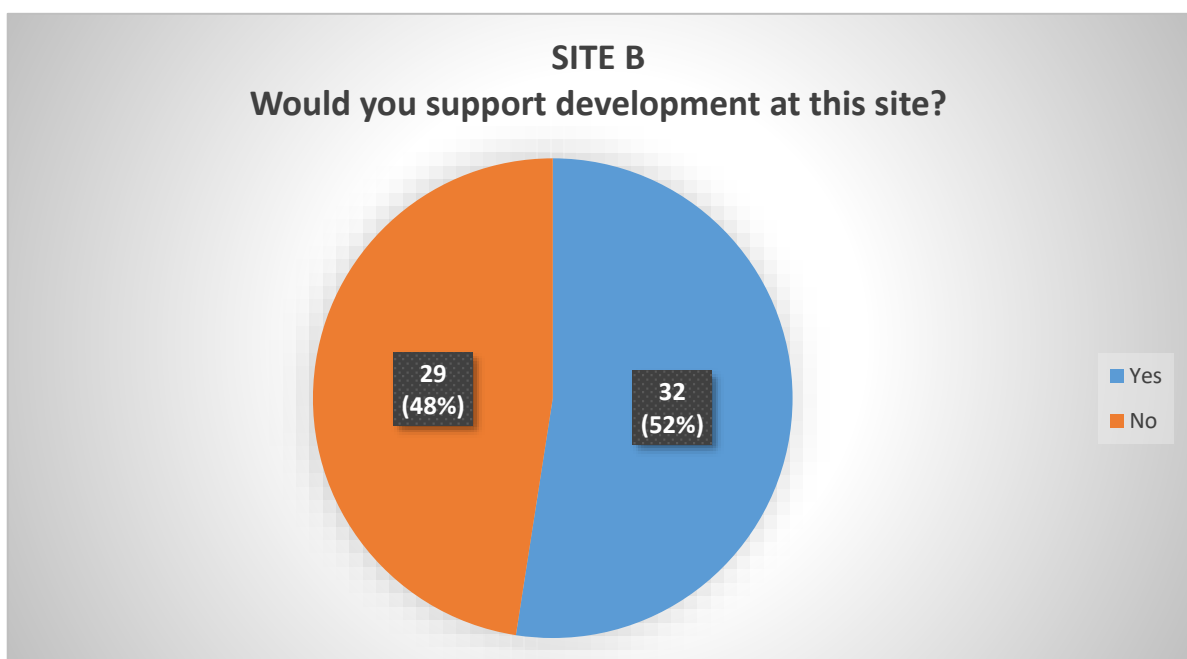
A total of 61 responses were collected to question 1 'Would you support development at this site?', to which 32 (52.5%) responded 'Yes' and 29 (47.5%) responded 'No'. Therefore no clear, definite result. Analysis proceeded to filter responses.

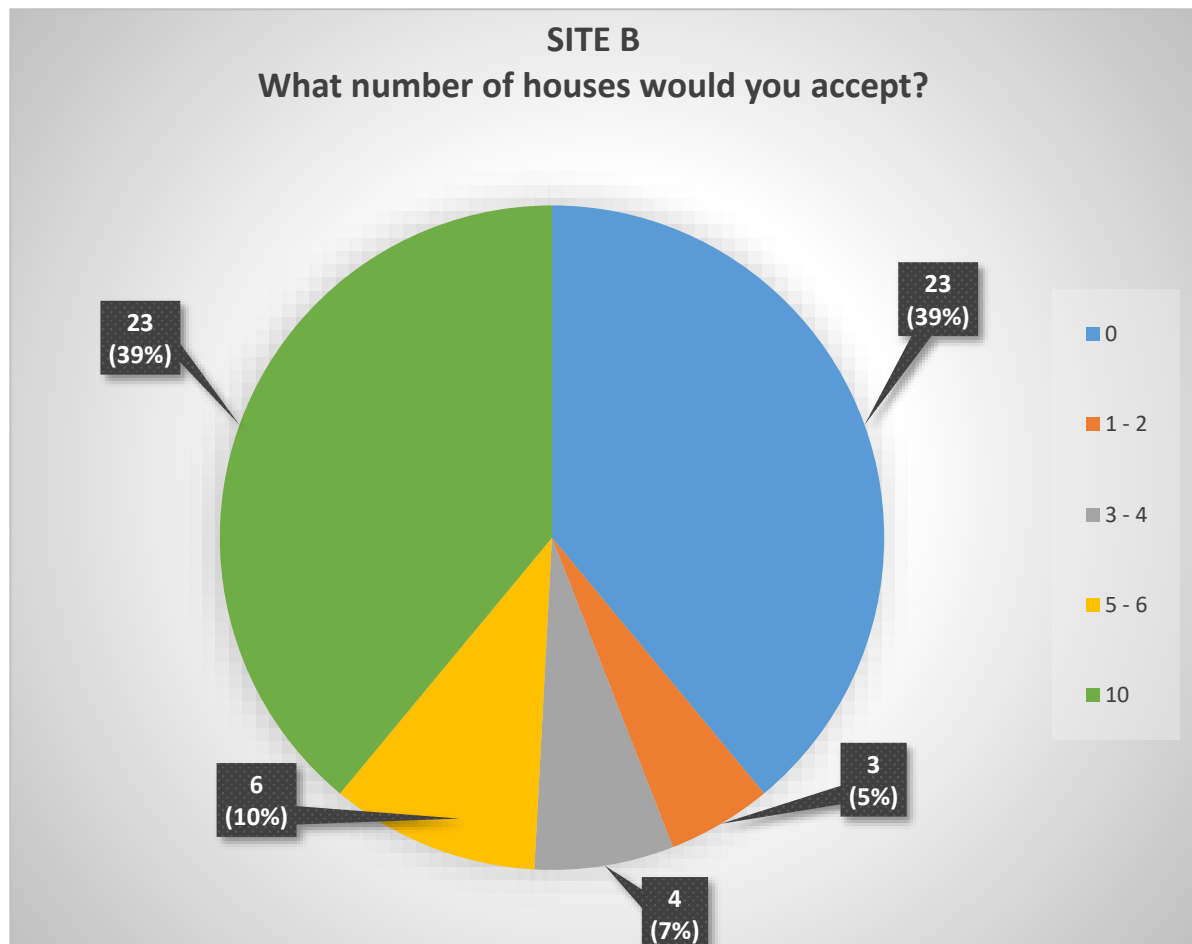
Of the 32 respondents who would support development at Site B, 31 went on to answer 'Would you accept the number of houses (10) already suggested?' with 23 (74.2%) answering 'Yes'. 8 people (25.8%) responded 'No' with 7 going on to suggest how many houses they would accept, this showed 2 people would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



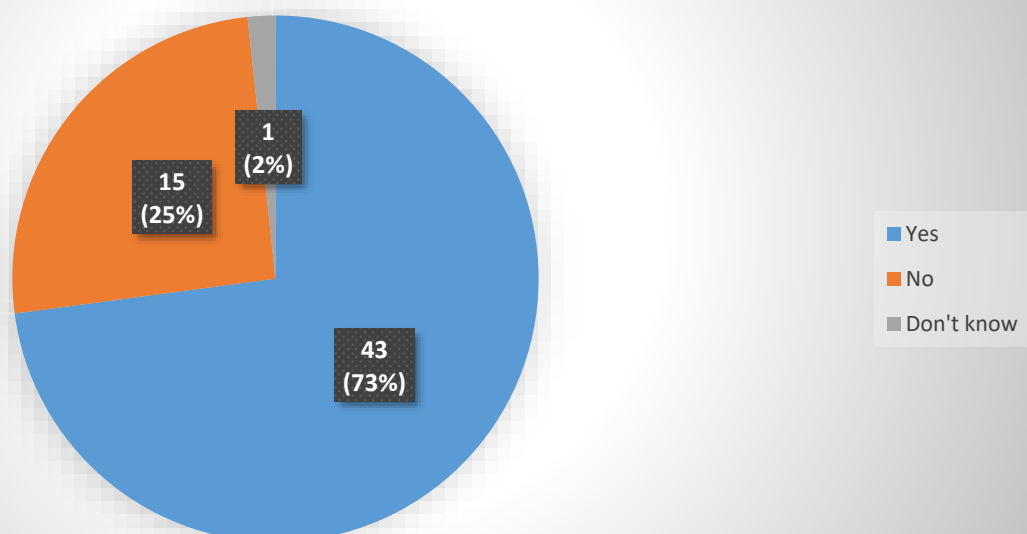


4.2 SITE F – Survey Result: Development Supported to Indicative Capacity 24 houses

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’.

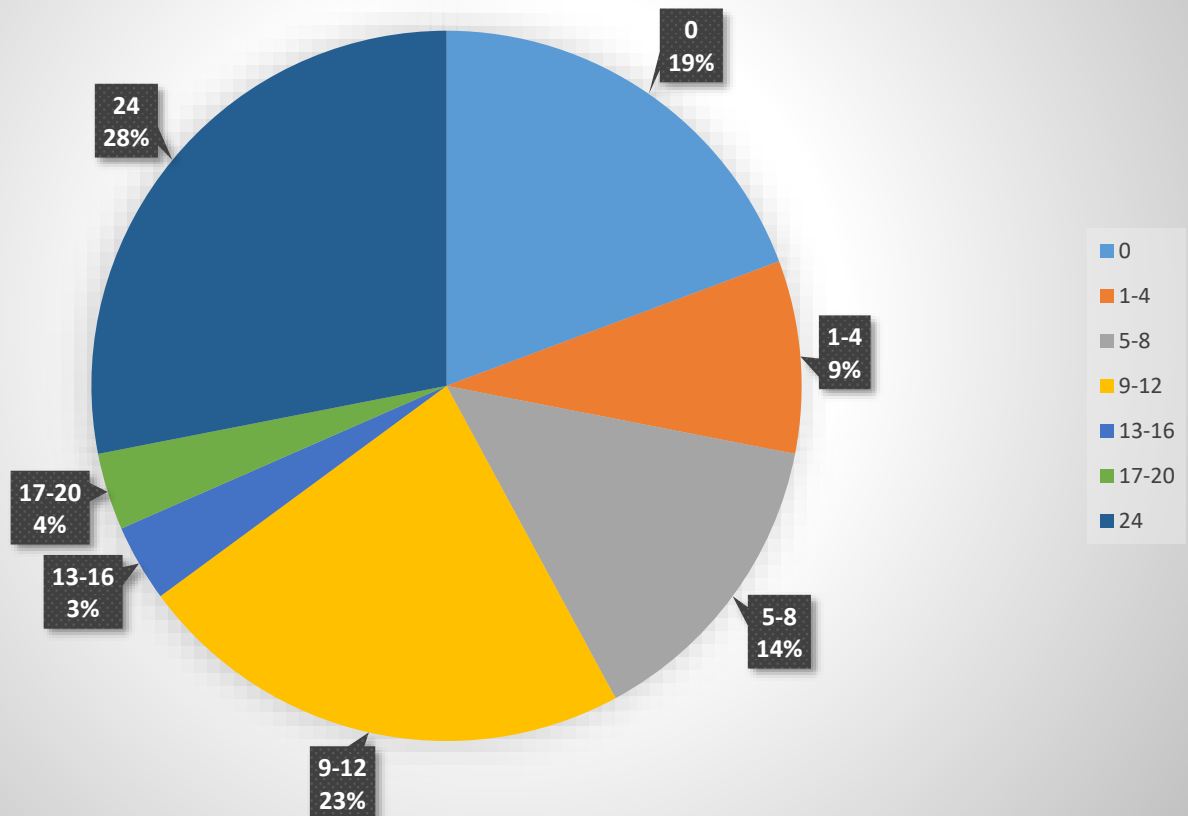
The 43 respondents who answered ‘Yes’ went on to answer ‘Would you accept the number of houses (24) already suggested?’, to which 16 (37.2%) answered ‘Yes’ and 33 (62.8%) answered ‘No’. 25 of the 33 respondents answering ‘No’ went on to suggest what number of houses they would accept, which showed 1 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?



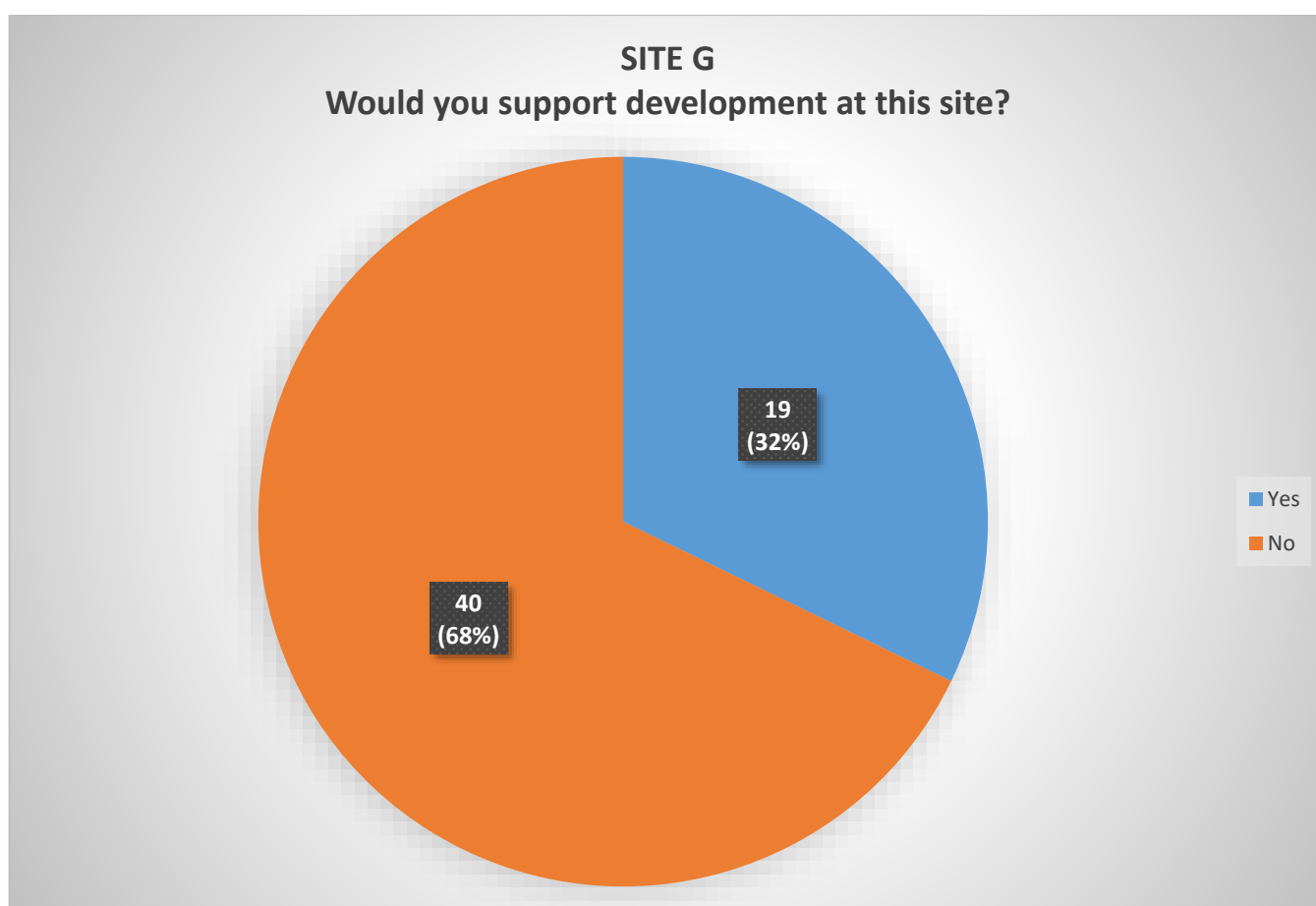
Site F

What number of houses would you accept?



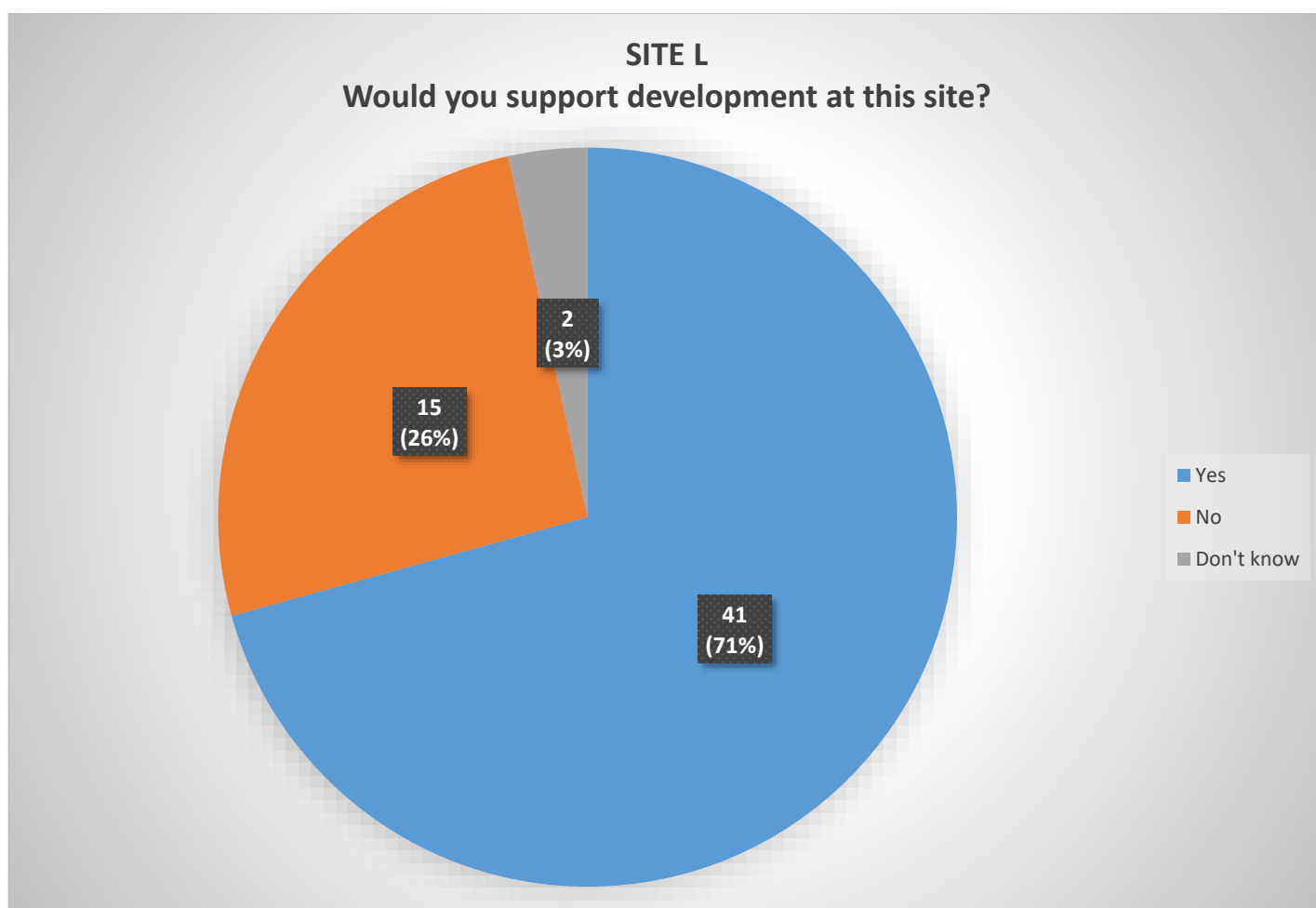
4.3 SITE G – Survey Result: Development NOT supported

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’.



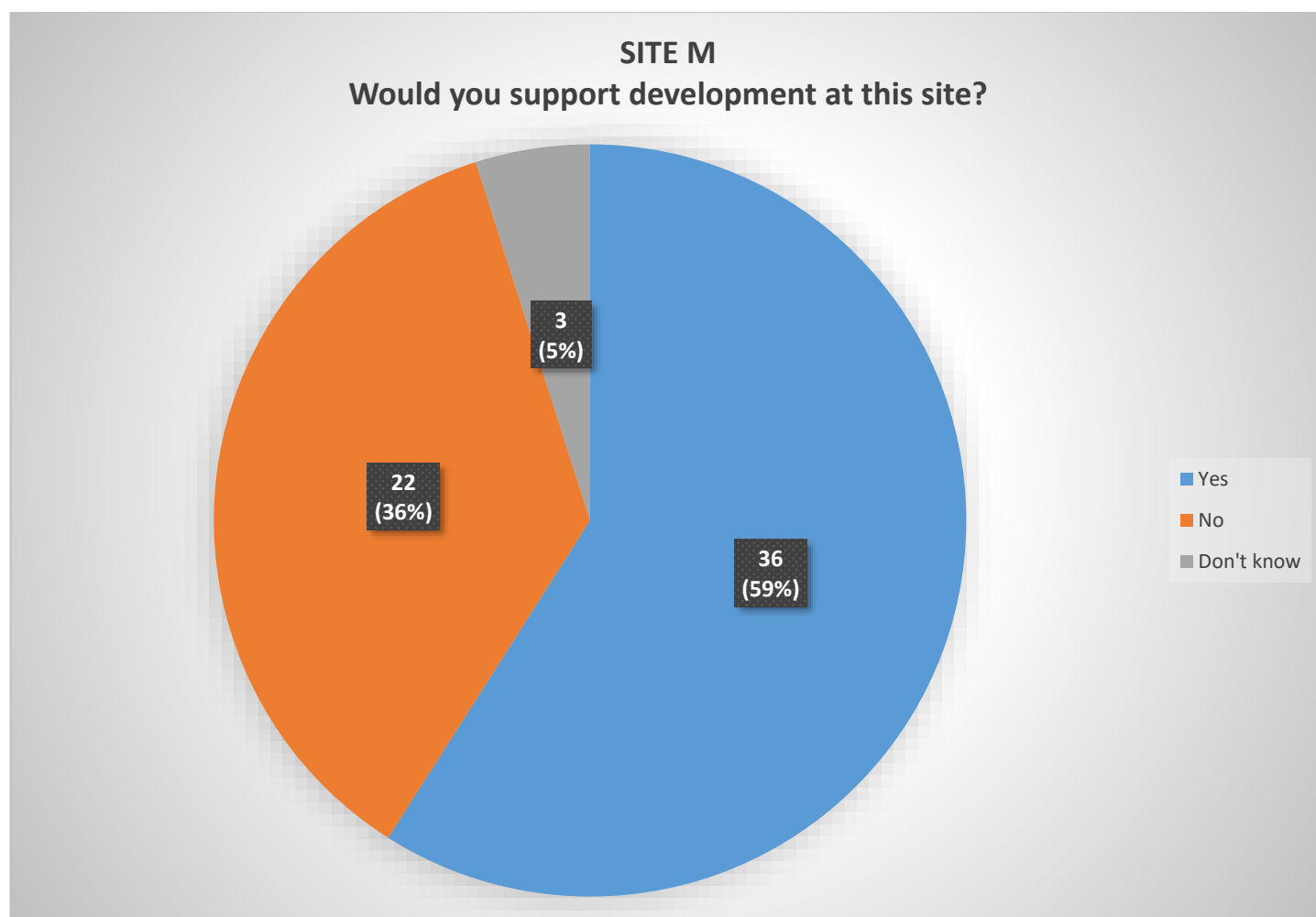
4.4 SITE L: Development Supported to indicative capacity 2 houses

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'.



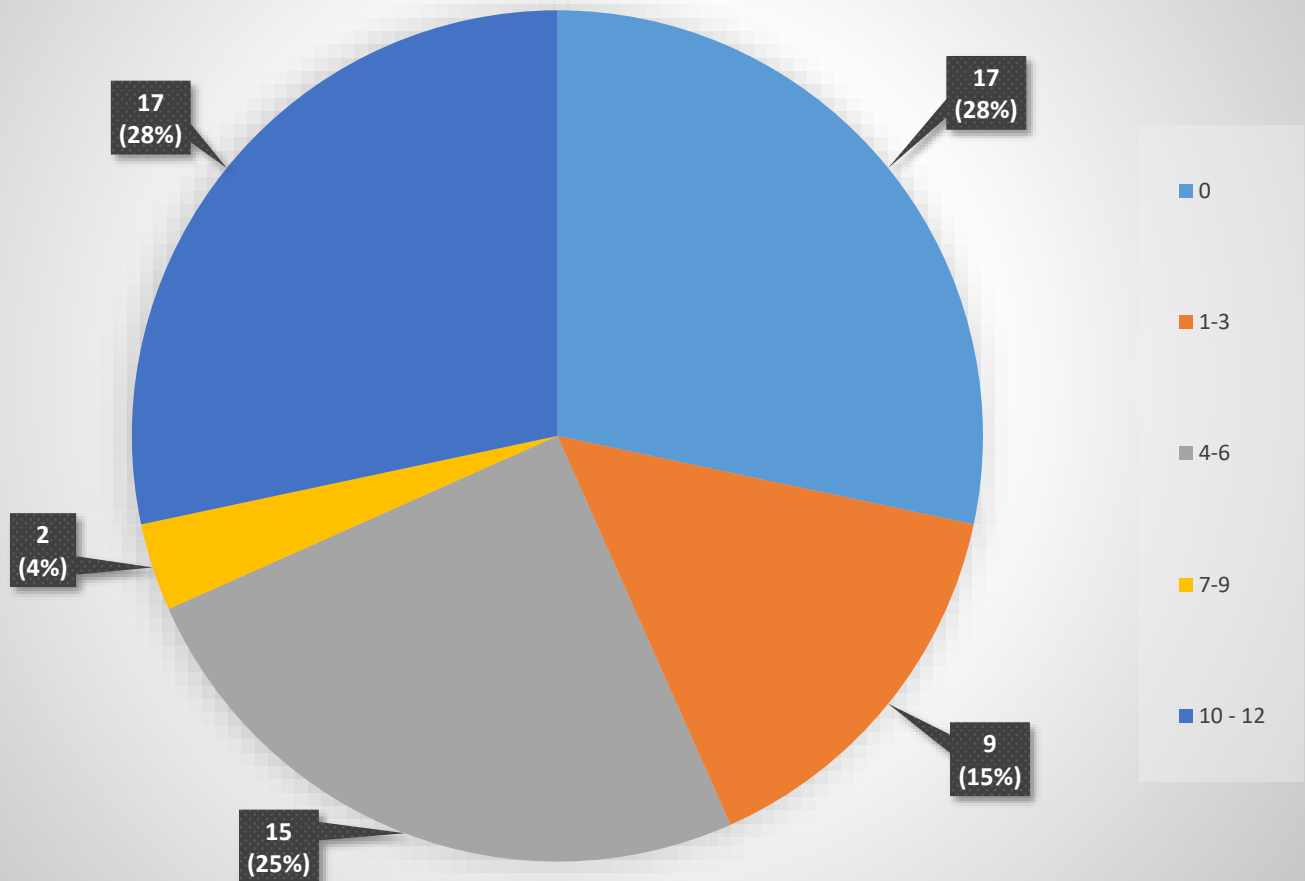
4.5 SITE M: Development Supported for 4 -5 houses

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.**



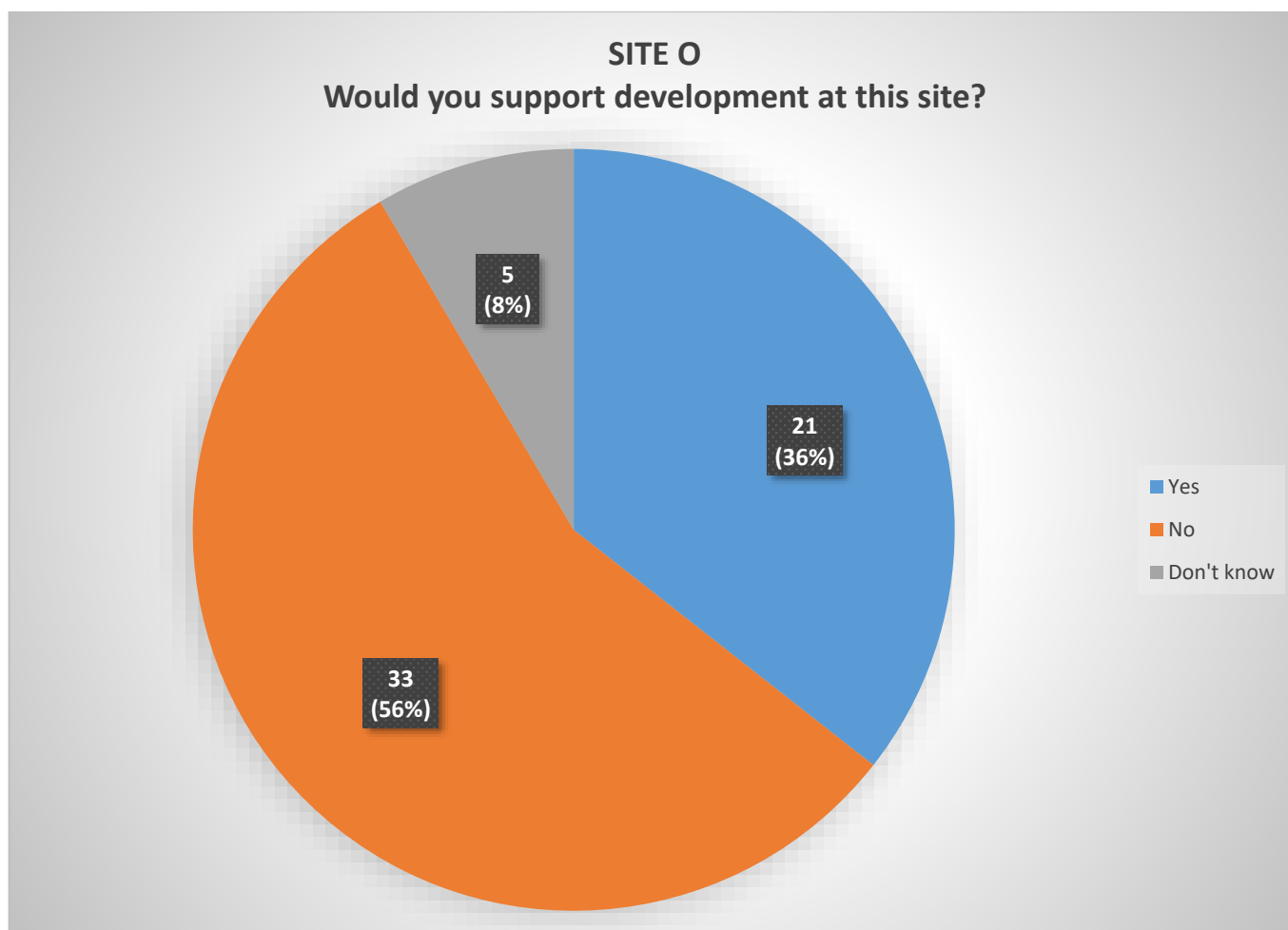
SITE M

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 g 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.

6.0 Appendices

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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 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 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 22nd 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. If you have specific needs or wish to talk to an officer about affordable housing you can email 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/LSQMGP> 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
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/LSQMGP> 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**

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.

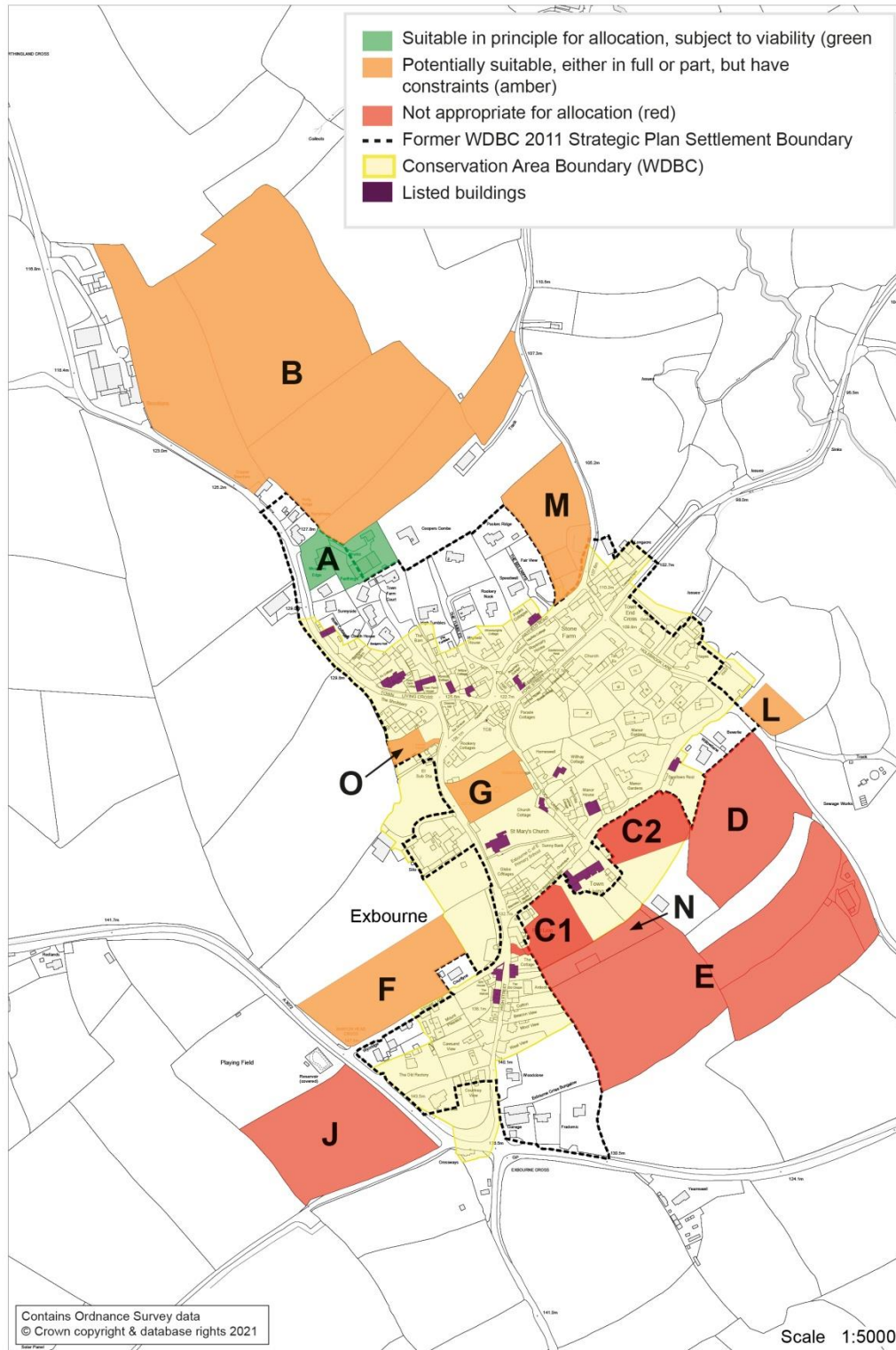
The Survey will close for submissions on Monday 3rd May. After this date Devon Communities Together will produce a report for NPG on the analysis of all the survey questionnaires. The results then be made available to residents on the Exbourne Neighbourhood Plan website and via the Parish Pump.

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)

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

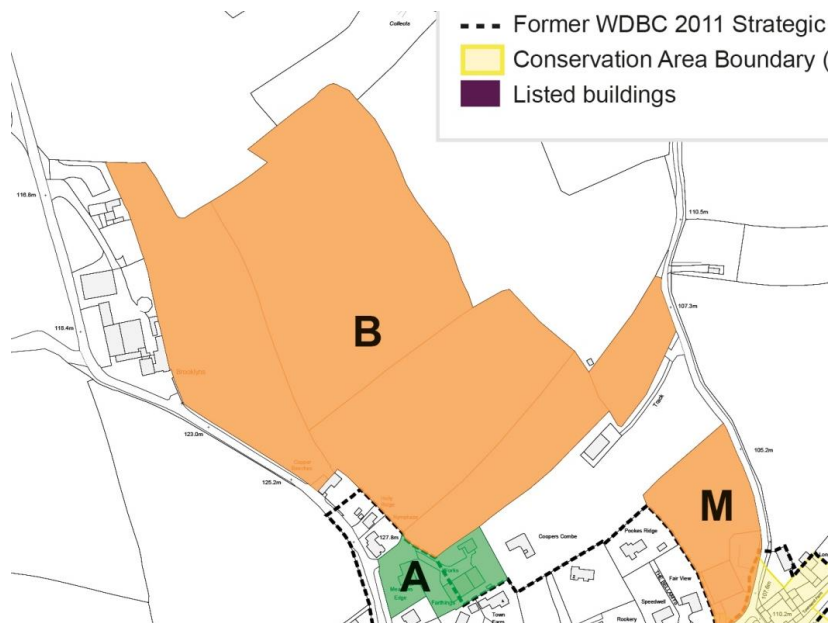
SITE G – GREAT ROOKERY ORCHARD

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, click on 'Search, View or Comment on an application' and either enter 'Exbourne' OR go to 'Advance Search' and enter the references above.

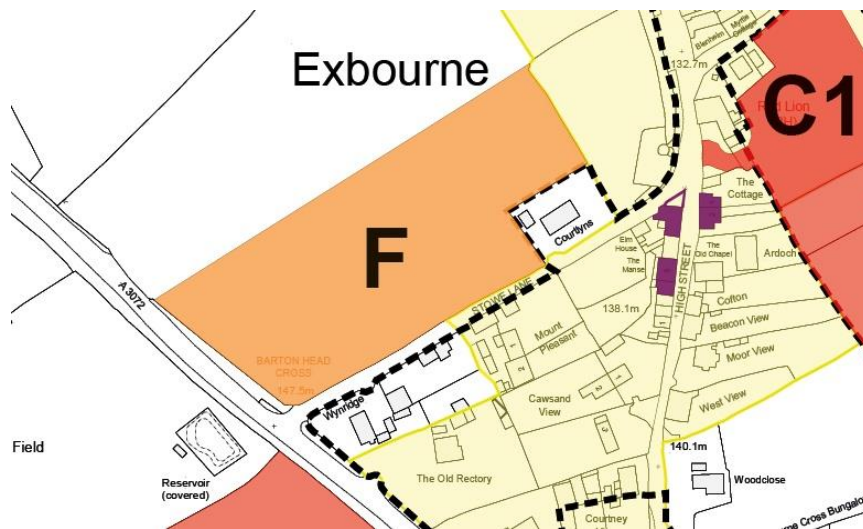
2017 WDBC SHELAA Assessment Conclusion

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 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 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, 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 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**

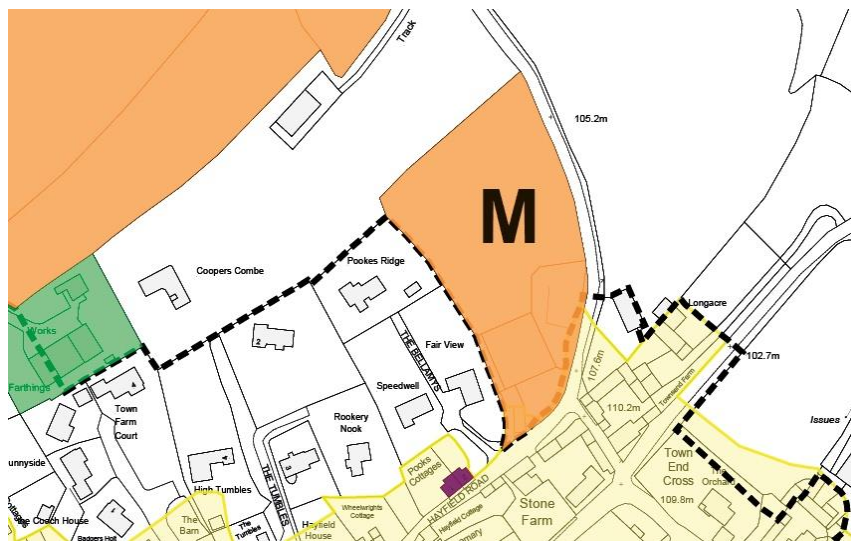
2017 WDBC SHELAA Assessment Conclusion

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 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**

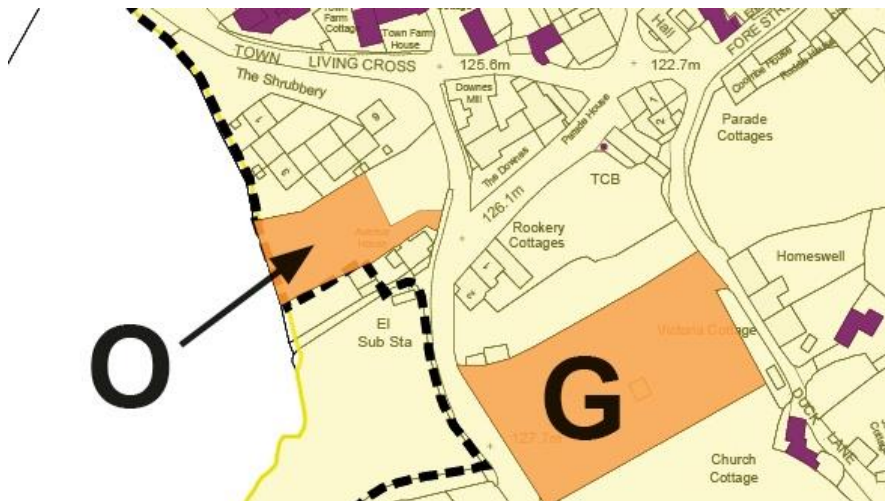
2017 WDBC SHELAA Assessment Conclusion

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 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, 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 and go to 'Documentation' then scroll down to 'Community Consultation Day Report 2017'.



EXBOURNE SITE DEVELOPMENT COMMUNITY SURVEY

This 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. This questionnaire is confidential. We will not ask you for your name. To check, however, that the questionnaire is coming from Exbourne residents, we will ask at the end of the survey for your postcode, which will be kept confidential by Devon Communities Together.

We request that as far as possible you come to an agreement as a household and therefore submit one survey response per household. If, however, there is a need to submit more than one survey for a household for one reason or another, please contact us before the closing date of 3 May 2021, either for a paper copy of the survey to submit in addition to your online submission, or to arrange for an additional survey to be submitted online. Please ring Sally Hordern on 01837 851646 or email hhordern@btinternet.com

The Sites under consideration (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

Please read ALL the Site Development Information before filling in the survey. Your view may change as you read through.

Please indicate by (clicking/circling if paper) your choice.

Please use the ‘Any other comments’ section for any additional comments you wish to make.

Confidentiality and Data Protection.

The information you provide will be used by Devon Communities Together for analysis of questionnaire responses. No data will be held or published that can identify an individual. Confidential information from the questionnaire is protected by Survey Monkey with enhanced security that ensures compliance with data protection regulations. Responses to the questionnaire will be held for 5 years, then destroyed.

SITE B - NORTH ROAD, EXBOURNE, EX20 3SH
AECOM Report suggested number of dwellings: 10

1. Would you support development at this site? (circle your answer)

Yes No Don't Know

2. Which number would you rank this site, with 1 being your first choice for development and 6 being your last?

Your Answer

3. If YES, would you accept the number of houses already suggested? (Circle your answer)

Yes No

4. If NO, what number of houses would you accept?

Your Answer

5. If NO, what decided you against it – in order of importance?

Your Answer

6. Would you accept development on PART of this site? (circle your answer)

Yes No Don't Know

7. If YES, please give an indication by reference to the map showing the site in question on which part of the site giving a landmark or a description e.g. 'the part nearest....' or a road or house name.

8. 16. Any other comments?

SITE F – LAND AT COURT BARTON
AECOM Report suggested number of dwellings: 24

9. Would you support development at this site? (circle your answer)

Yes No Don't Know

10. Which number would you rank this site, with 1 being your first choice for development and 6 being your last?

Your Answer

11. If YES, would you accept the number of houses already suggested? (Circle your answer)

Yes No

12. If NO, what number of houses would you accept?

Your Answer

13. If NO, what decided you against it – in order of importance?

Your Answer

14. Would you accept development on PART of this site? (circle your answer)

Yes No Don't Know

15. If YES, please give an indication by reference to the map showing the site in question on which part of the site giving a landmark or a description e.g. 'the part nearest....' or a road or house name.

16. Any other comments?

SITE G – GREAT ROOKERY ORCHARD A
ECOM Report suggested number of dwellings: 8

17. Would you support development at this site? (circle your answer)

Yes No Don't Know

18. Which number would you rank this site, with 1 being your first choice for development and 6 being your last?

Your Answer

19. If YES, would you accept the number of houses already suggested? (Circle your answer)

Yes No

20. If NO, what number of houses would you accept?

Your Answer

21. If NO, what decided you against it – in order of importance?

Your Answer

22. Would you accept development on PART of this site? (circle your answer)

Yes No Don't Know

23. If YES, please give an indication by reference to the map showing the site in question on which part of the site giving a landmark or a description e.g. 'the part nearest....' or a road or house name.

24. Any other comments?

SITE L – HAYES, HOLEBROOK LANE, EXBOURNE
AECOM Report suggested number of dwellings: 2

25. Would you support development at this site? (circle your answer)

Yes No Don't Know

26. Which number would you rank this site, with 1 being your first choice for development and 6 being your last?

Your Answer

27. If YES, would you accept the number of houses already suggested? (Circle your answer)

Yes No

28. If NO, what number of houses would you accept?

Your Answer

29. If NO, what decided you against it – in order of importance?

Your Answer

30. Would you accept development on PART of this site? (circle your answer)

Yes No Don't Know

31. If YES, please give an indication by reference to the map showing the site in question on which part of the site giving a landmark or a description e.g. 'the part nearest....' or a road or house name.

32. Any other comments

SITE M – STONE BUILDINGS AND PADDOCK, HAYFIELD ROAD
AECOM Report suggested number of dwellings: 10-12

33. Would you support development at this site? (circle your answer)

Yes No Don't Know

34. Which number would you rank this site, with 1 being your first choice for development and 6 being your last?

Your Answer

35. If YES, would you accept the number of houses already suggested? (Circle your answer)

Yes No

36. If NO, what number of houses would you accept?

Your Answer

37. If NO, what decided you against it – in order of importance?

Your Answer

38. Would you accept development on PART of this site? (circle your answer)

Yes No Don't Know

39. If YES, please give an indication by reference to the map showing the site in question on which part of the site giving a landmark or a description e.g. 'the part nearest....' or a road or house name.

40. Any other comments?

SITE O – PART OF THE GARDEN OPPOSITE THE DOWNS, NORTH ROAD - AECOM Report suggested number of dwellings: 1

41. Would you support development at this site? (circle your answer)

Yes No Don't Know

42. Which number would you rank this site, with 1 being your first choice for development and 6 being your last?

Your Answer

43. If YES, would you accept the number of houses already suggested? (Circle your answer)

Yes No

44. If NO, what number of houses would you accept?

Your Answer

45. If NO, what decided you against it – in order of importance?

Your Answer

46. Would you accept development on PART of this site? (circle your answer)

Yes No Don't Know

47. If YES, please give an indication by reference to the map showing the site in question on which part of the site giving a landmark or a description e.g. 'the part nearest....' or a road or house name.

48. 16. Any other comments?

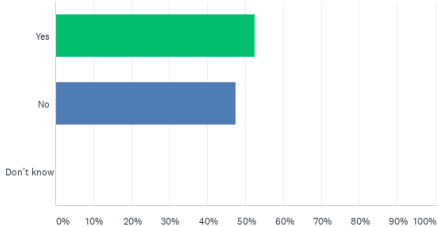
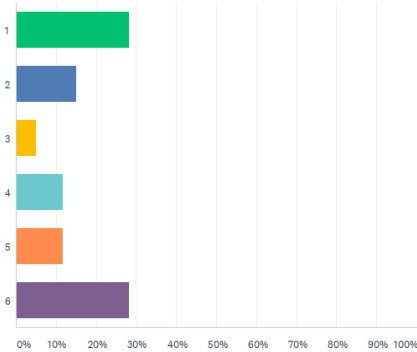
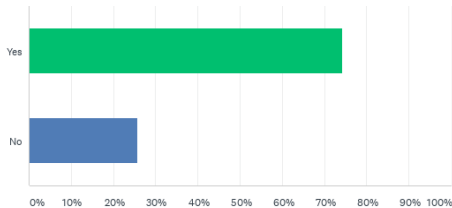
Thank you for completing this Questionnaire. Please return it in the pre-paid envelope provided to reach Devon Communities Together by 3 May 2021.

The envelope is pre-addressed, please do not write anything else on the envelope – or Devon Communities Together will be charged full postage price.



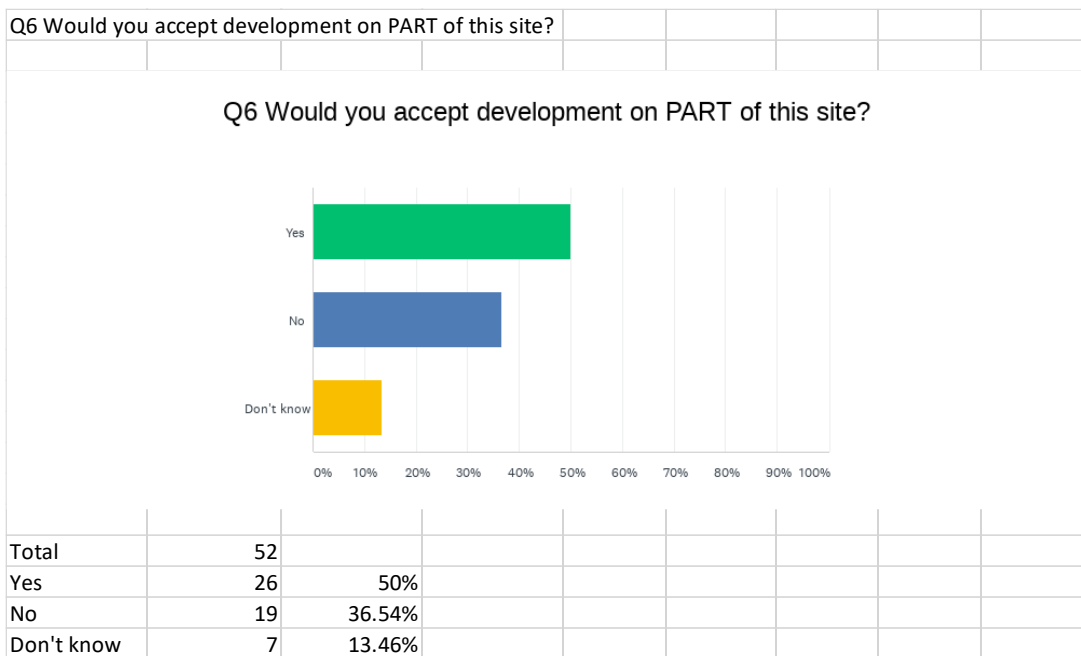
6.3 Appendix C – Printout from Survey Moneky software of Responses to Questionnaire

SITE B

Q1 Would you support development at this site?					
Q1 Would you support development at this site? 					
Total	61				
Yes	32	52.46%			
No	29	47.54%			
Don't know	0	0%			
Q2 Which number would you rank this site, with 1 being your first choice and 6 being your last?					
Q2 Which number would you rank this site, with 1 being your first choice and 6 being your last? 					
Total	60				
1	17	28.33%			
2	9	15%			
3	3	5%			
4	7	11.67%			
5	7	11.67%			
6	17	28.33%			
Q3 If YES, would you accept the number of houses already suggested?					
Q3 If YES, would you accept the number of houses already suggested? 					
Total	31				
Yes	23	74.19%			
No	8	25.81%			

Q4 If NO, what number of houses would you accept?							
		If NO to Q1		If YES to Q1 and NO to Q3			
Total	23	Total	14	Total	7		
0	8	0	8	3	1		
1	1	1	1	4	1		
2	2	2	2	5	3		
3	1	3	0	6	1		
4	4	4	2	5 - 6	1		
5	3	5	0				
5 - 6	1	6	1				
6	2						
12	1						

Q5 If NO, what decided you against it – in order of importance?	
Answered	25
Skipped	36
Responses	
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. T	
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	
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 fin	
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	
It would extend the development way beyond the village and change the character of it too many houses	

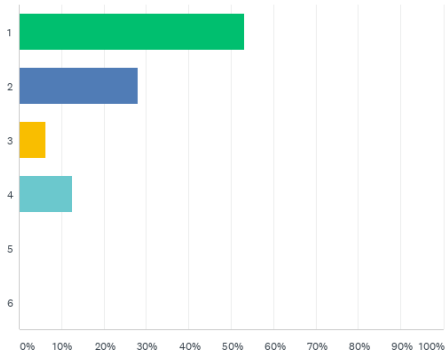


Q7 If YES, please give an indication by reference to the map showing the site in question on which part of the site giving a landmark or a description e.g. 'the part nearest....' or a road or house name.	
Answered	22
Skipped	39
Responses	
The part nearest north road	
The part in the south	
Limited to 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?	
Answered	20
Responses	
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.	
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.'	
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.	
There is already planning permission for two semi-detached houses on part of this site. More development will change the character and agricultural ethos 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 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	
Hedges and trees must be conserved and replaced when absolutely necessary to remove e.g. new entrance to the site	
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	
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	
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	
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.	

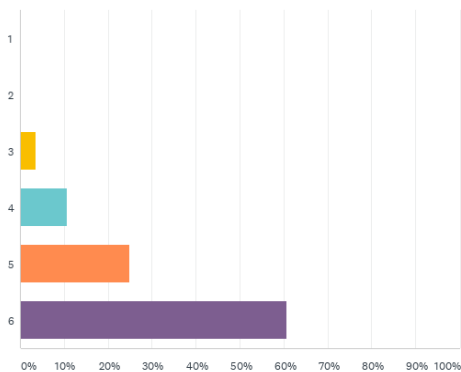
Of people who answered 'Yes' to supporting development at this site (Site B):							
17	53.13%	Ranked the site choice number	1				
9	28.13%	Ranked the site choice number	2				
2	6.25%	Ranked the site choice number	3				
4	12.50%	Ranked the site choice number	4				

Q2 Which number would you rank this site, with 1 being your first choice and 6 being your last?



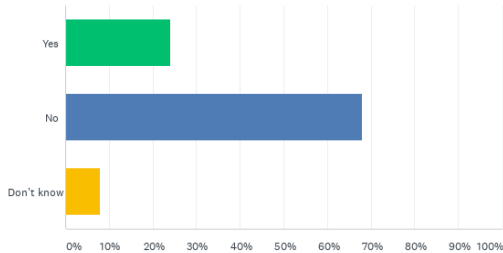
Of people who answered 'No' to supporting development on this site (Site B):							
1	3.57%	Ranked the site choice number	3				
3	10.71%	Ranked the site choice number	4				
7	25.00%	Ranked the site choice number	5				
17	60.71%	Ranked the site choice number	6				

Q2 Which number would you rank this site, with 1 being your first choice and 6 being your last?



Of people who answered 'No' to supporting development at this site (site B):							
6	24.00%	responded 'Yes' to accept development on PART of this site					
17	68.00%	responded 'No' to accept development on PART of this site					
2	8.00%	responded 'Don't know' to accept development on PART of this site					

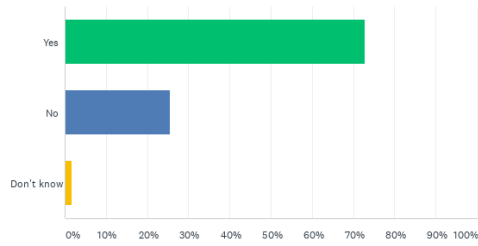
Q6 Would you accept development on PART of this site?



SITE F

Q9 Would you support development at this site?

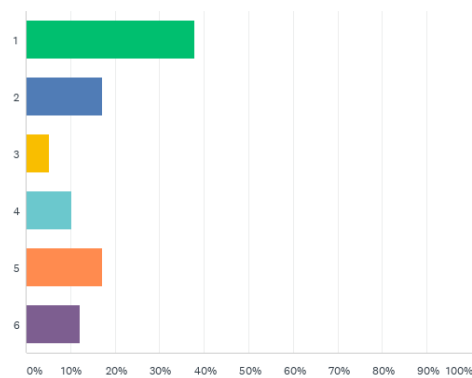
Q9 Would you support development at this site?



Total	59	
Yes	43	72.88%
No	15	25.42%
Don't know	1	1.69%

Q10 Which number would you rank this site, with 1 being your first choice and 6 being your last?

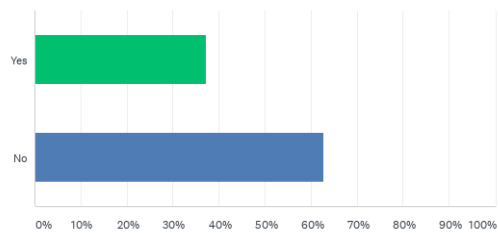
Q10 Which number would you rank this site, with 1 being your first choice and 6 being your last?



Total	58	
1	22	37.93%
2	10	17.24%
3	3	5.17%
4	6	10.34%
5	10	17.24%
6	7	12.07%

Q11 If YES, would you accept the number of houses already suggested?

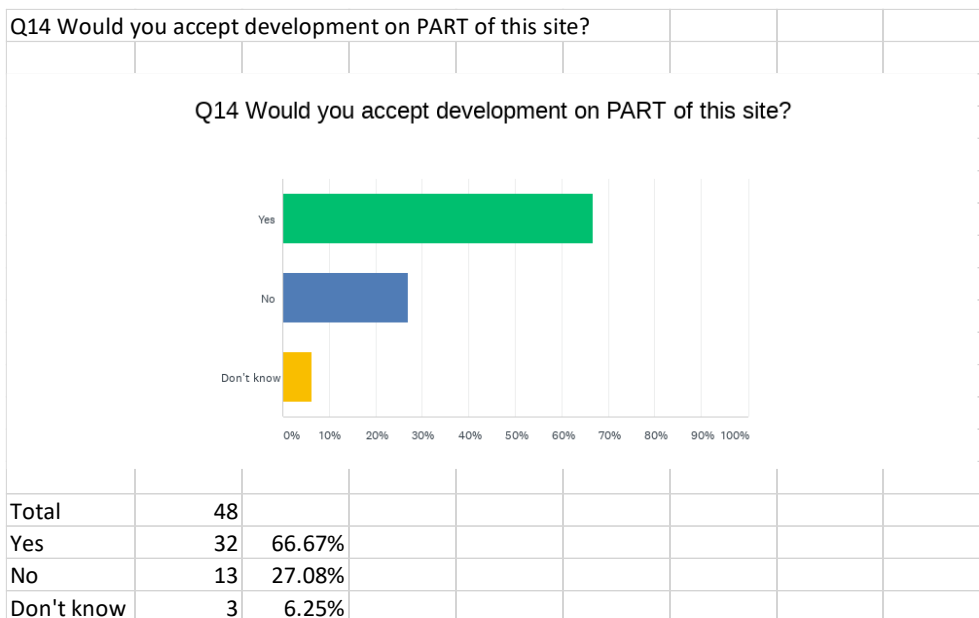
Q11 If YES, would you accept the number of houses already suggested?



Total	43	
Yes	16	37.21%
No	33	62.79%

Q12 If NO, what number of houses would you accept?							
Total	37			If NO to Q1		If YES to Q1 and NO to Q3	
				Total	11	Total	25
0	6			0	6	4	1
2	3			2	3	5	1
4	2			4	1	6	3
5	2			5	1	8	2
6	3					9	1
8	2					10	1
9	1					11	3
10	2					12	7
11	3					15	1
12	7					17	1
15	1					5 or 6	1
17	1					10 to 12	1
5 or 6	1					12 to 15	1
10 to 12	1					Up to 18	1
12 to 15	1						
Up to 18	1						
Comments							
Maybe up to about 8. But 24 houses is a ludicrous suggestion.							
No more than needed eg 17							
12 suitably spaced and with gardens and renewed Devon hedges and banks.							
No more than 12							
Up to 12							
12-15 Maximum							
Maximum EIGHT							
10 max							
up to 18							

Q13 If NO, what decided you against it – in order of importance?	
Answered	21
Skipped	40
Responses	
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 teh caharcter 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 directlyfrom the main road would be dangerous, as would access	
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	
access	
Position in village entrance	
Terrible Site	
Already congested all around	
A larger build would create and 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	
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	

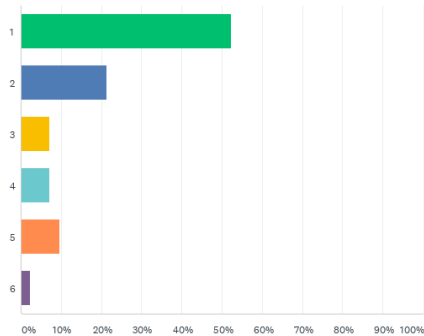


Q15 If YES, please give an indication by reference to the map showing the site in question on which part of the site giving a landmark or a description e.g. 'the part nearest....' or a road or house name.		
Answered		31
Responses		
Part nearest main road		
The part hatched on the map		
West Edge nearest 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 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		
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		

Q16 Any other comments?	
Answered	26
Responses	
This land should not be allowed development as it would no doubt lead to further development along the A3072 and destroy the character of 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 g downhill towards Sampford Courtney has speeding If site were developed for any dwellings eventually there could be a very large development on this site which would negatively affect the the If site were developed for any dwellings eventually there could be a very large development on this site which would negatively affect the the 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 We own the property adjoining the site but in no way do we wish to be NIMBY clients. As a former Borough Councillor, 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 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 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 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 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 This site has good access to main road, will not impact on the traffic going through the Village causing more danger for pedestrians.	

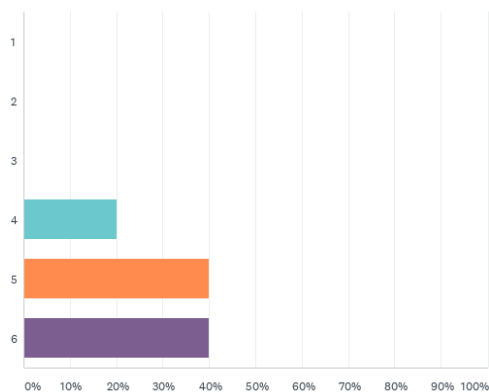
Of people who answered 'Yes' to supporting development at this site (Site F):							
22	52.38%	Ranked the site choicenumber	1				
9	21.43%	Ranked the site choicenumber	2				
3	7.14%	Ranked the site choicenumber	3				
3	7.14%	Ranked the site choicenumber	4				
4	9.52%	Ranked the site choicenumber	5				
1	2.38%	Ranked the site choicenumber	6				

Q10 Which number would you rank this site, with 1 being your first choice and 6 being your last?



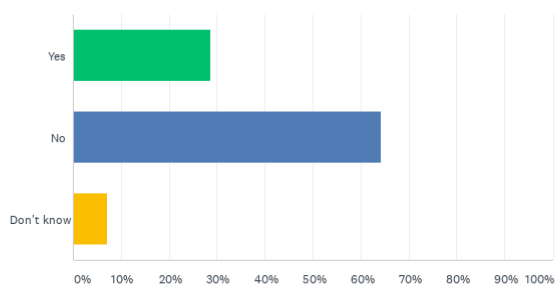
Of people who answered 'No' to supporting development on this site (Site F):							
3	20.00%	Ranked the site choice number	4				
6	40.00%	Ranked the site choice number	5				
6	40.00%	Ranked the site choice number	6				

Q10 Which number would you rank this site, with 1 being your first choice and 6 being your last?



Of people who answered 'No' to supporting development at this site (site F):							
4	28.57%	responded 'Yes' to accept development on PART of this site					
9	64.29%	responded 'No' to accept development on PART of this site					
1	7.14%	responded 'Don't know' to accept development on PART of this site					

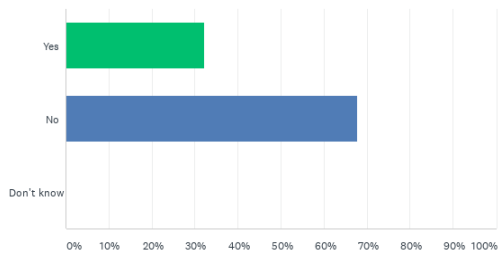
Q14 Would you accept development on PART of this site?



SITE G

Q17 Would you support development at this site?

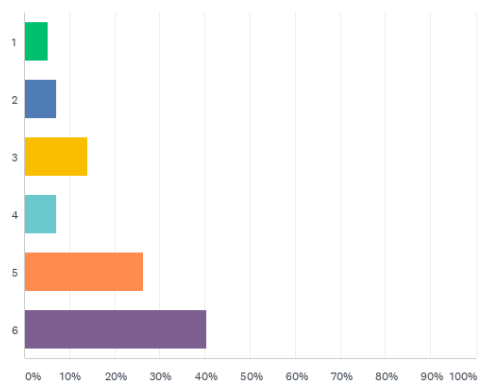
Q17 Would you support development at this site?



Yes	19	32.20%
No	40	67.80%
Don't know	0	0
Total	59	

Q18 Which number would you rank this site, with 1 being your first choice and 6 being your last?

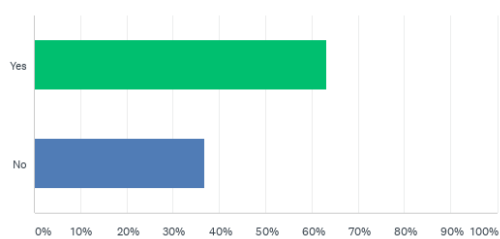
Q18 Which number would you rank this site, with 1 being your first choice and 6 being your last?



Total	57	
1	3	5.26%
2	4	7.02%
3	8	14.04%
4	4	7.02%
5	15	26.32%
6	23	40.35%

Q19 If YES, would you accept the number of houses already suggested?

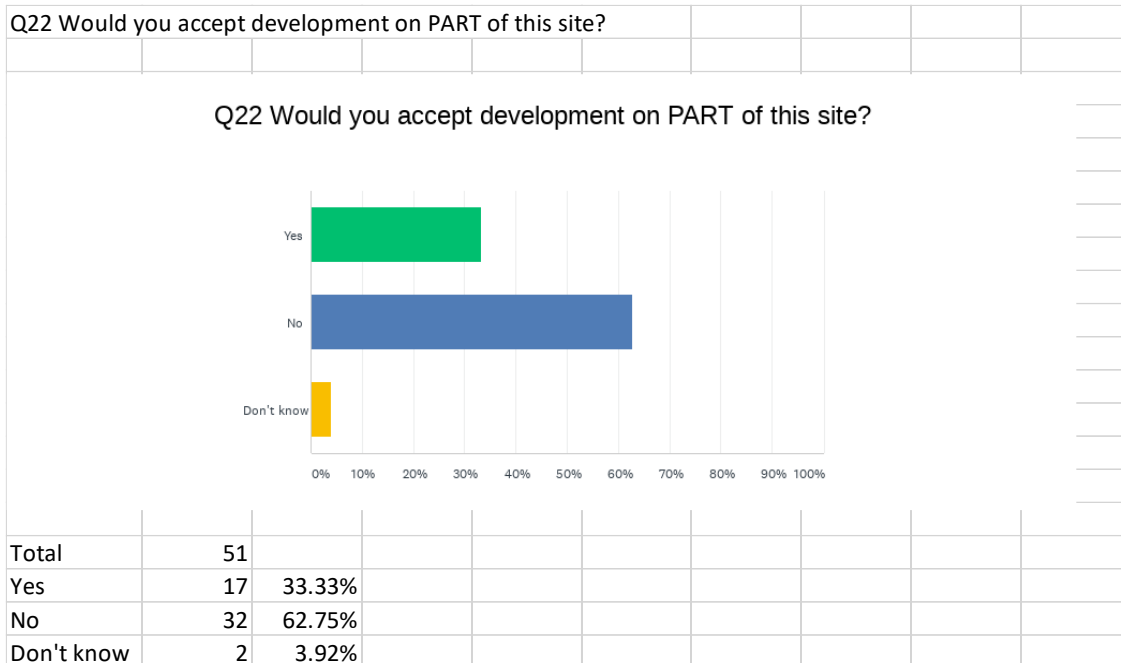
Q19 If YES, would you accept the number of houses already suggested?



Total	19	
Yes	12	63.16%
No	7	36.84%

Q20 If NO, what number of houses would you accept?								
Total	31			If NO to Q1		If YES to Q1 and NO to Q3		
				Total	25	Total	6	
0	21			0	21	2	1	
2	5			2	4	4	3	
4	3					6	2	
6	2							
Comments								
4. Thus leaving additional space for much needed village parking.								

Q21 If NO, what decided you against it – in order of importance?		
Total		25
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.		

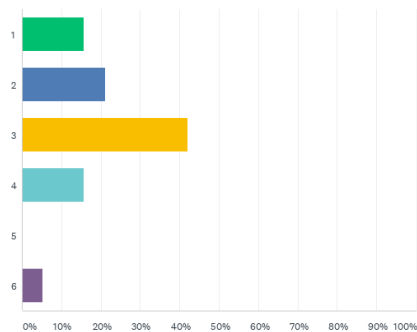


Q23 If YES, please give an indication by reference to the map showing the site in question on which part of the site giving a landmark or a description e.g. 'the part nearest....' or a road or house name.		
Answered		12
Responses		
Eastern edge alongside Duck Lane		
towards the far end (away from road) 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		

Q24 Any other comments?	
Answered	26
Responses	
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.	
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	
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 dependant on further impact studies	
Development should be dependant 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 built behind the Gsrage.	

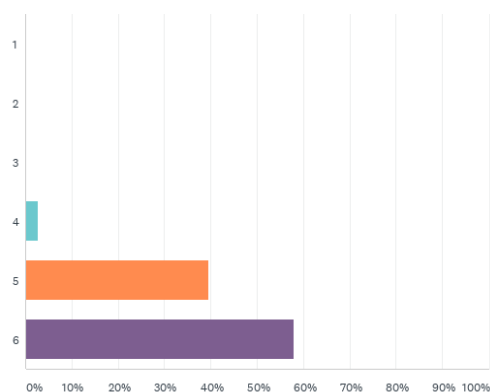
Of people who answered 'Yes' to supporting development at this site (Site G):							
3	15.79%	Ranked the site choice number	1				
4	21.05%	Ranked the site choice number	2				
8	42.11%	Ranked the site choice number	3				
3	15.79%	Ranked the site choice number	4				
0	0.00%	Ranked the site choice number	5				
1	5.26%	Ranked the site choice number	6				

Q18 Which number would you rank this site, with 1 being your first choice and 6 being your last?



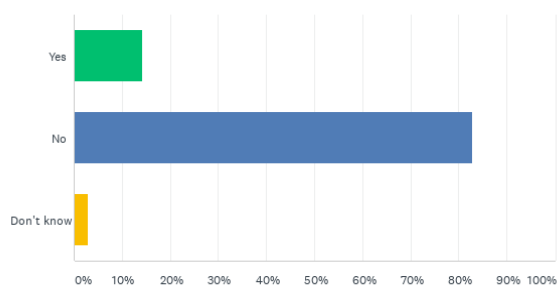
Of people who answered 'No' to supporting development on this site (Site G):							
1	2.63%	Ranked the site choice number	4				
15	39.47%	Ranked the site choice number	5				
22	57.89%	Ranked the site choice number	6				

Q18 Which number would you rank this site, with 1 being your first choice and 6 being your last?



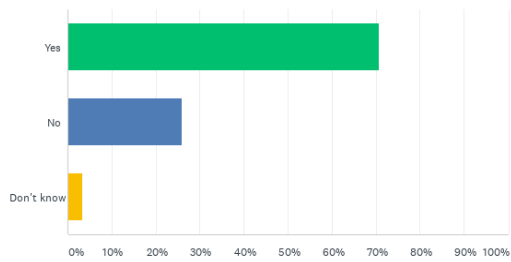
Of people who answered 'No' to supporting development at this site (site G):							
5	14.29%	responded 'Yes' to accept development on PART of this site					
29	82.86%	responded 'No' to accept development on PART of this site					
1	2.86%	responded 'Don't know' to accept development on PART of this site					

Q22 Would you accept development on PART of this site?



Q25 Would you support development at this site?

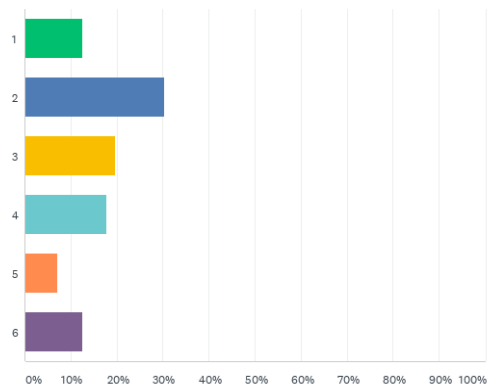
Q25 Would you support development at this site?



Yes	41	70.69%
No	15	25.86%
Don't know	2	3.45%
Total	58	

Q26 Which number would you rank this site, with 1 being your first choice and 6 being your last?

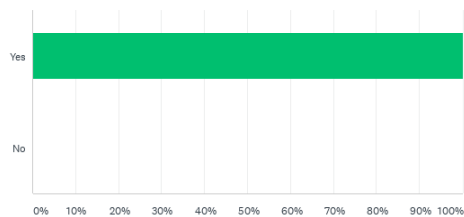
Q26 Which number would you rank this site, with 1 being your first choice and 6 being your last?



Total	56	
1	7	12.50%
2	17	30.36%
3	11	19.64%
4	10	17.86%
5	4	7.14%
6	7	12.50%

Q27 If YES, would you accept the number of houses already suggested?

Q27 If YES, would you accept the number of houses already suggested?



Total	41	
Yes	41	100%
No	0	0%

Q28 If NO, what number of houses would you accept?														
Total	6					If NO to Q1				If YES to Q1 and NO to Q3				
Responses						Total	6			Total	0	*Everybody who answered yes to Q25(Q1), also answered yes to Q27(Q3)		
0	6					0	6							

Q29 If NO, what decided you against it – in order of importance?														
Total														5
Responses														
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.														

Q30 Would you accept development of PART of this site?																										
Q30 Would you accept development on PART of this site?																										
A horizontal bar chart with three bars. The top bar is green and labeled 'Yes', extending to 40% on the x-axis. The middle bar is blue and labeled 'No', extending to 34.29% on the x-axis. The bottom bar is yellow and labeled 'Don't know', extending to 25.71% on the x-axis. The x-axis is labeled from 0% to 100% in 10% increments. <table><thead><tr><th>Response</th><th>Count</th><th>Percentage</th></tr></thead><tbody><tr><td>Yes</td><td>14</td><td>40%</td></tr><tr><td>No</td><td>12</td><td>34.29%</td></tr><tr><td>Don't know</td><td>9</td><td>25.71%</td></tr></tbody></table>															Response	Count	Percentage	Yes	14	40%	No	12	34.29%	Don't know	9	25.71%
Response	Count	Percentage																								
Yes	14	40%																								
No	12	34.29%																								
Don't know	9	25.71%																								
Total	35																									
Yes	14	40%																								
No	12	34.29%																								
Don't know	9	25.71%																								

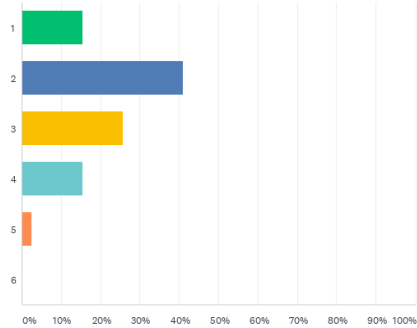
Q31 If YES, please give an indication by reference to the map showing the site in question on which part of the site giving a landmark or a description e.g. 'the part nearest....' or a road or house name.														
Total														14
Responses														
Part nearest road														
the 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														

Q32 Any other comments?	
Total	23
Responses	
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.	
Unobstrusive development	
Unobstrusive 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 withing 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	
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.	
holbrooke 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 build 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.	

Of people who answered 'Yes' to supporting development at this site (Site L):

6	15.38%	Ranked the site choice number	1						
16	41.03%	Ranked the site choice number	2						
10	25.64%	Ranked the site choice number	3						
6	15.38%	Ranked the site choice number	4						
1	2.56%	Ranked the site choice number	5						

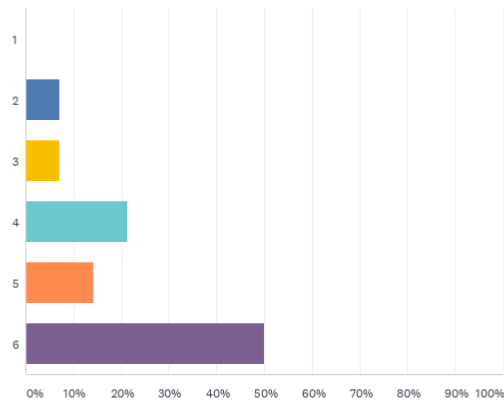
Q26 Which number would you rank this site, with 1 being your first choice and 6 being your last?



Of people who answered 'No' to supporting development on this site (Site L):

1	7.14%	Ranked the site choice number	2						
1	7.14%	Ranked the site choice number	3						
3	21.43%	Ranked the site choice number	4						
2	14.29%	Ranked the site choice number	5						
7	50.00%	Ranked the site choice number	6						

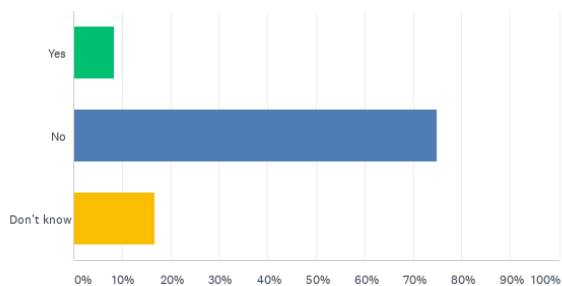
Q26 Which number would you rank this site, with 1 being your first choice and 6 being your last?



Of people who answered 'No' to supporting development at this site (site L):

1	8.33%	responded 'Yes' to accept development on PART of this site							
9	75.00%	responded 'No' to accept development on PART of this site							
2	16.67%	responded 'Don't know' to accept development on PART of this site							

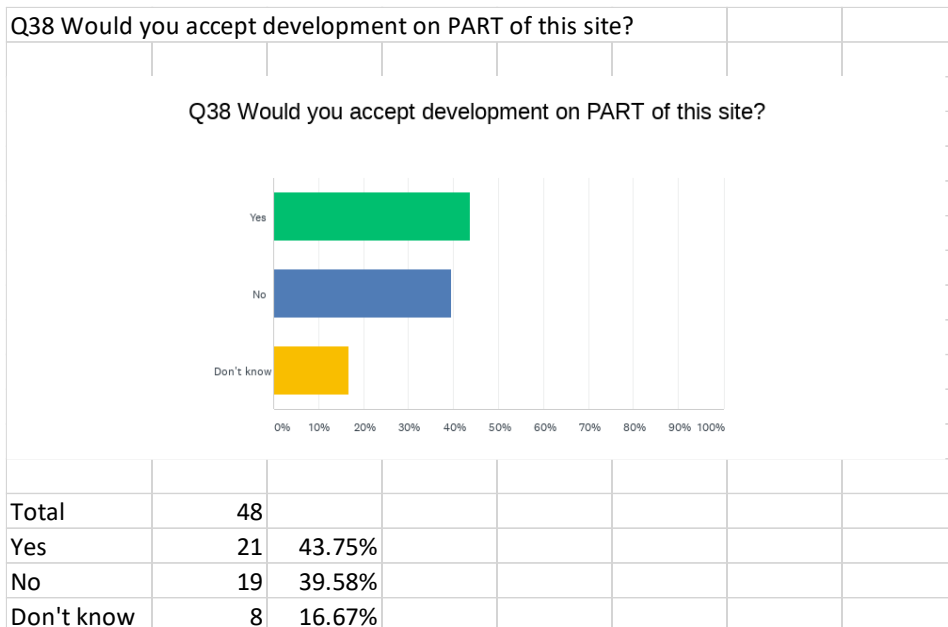
Q30 Would you accept development on PART of this site?



Q33 Would you support development at this site?									
Q33 Would you support development at this site? Yes No Don't know 0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%									
Yes	36	59.02%							
No	22	36.07%							
Don't know	3	4.92%							
Total	61								
Q34 Which number would you rank this site, with 1 being your first choice and 6 being your last?									
Q34 Which number would you rank this site, with 1 being your first choice and 6 being your last?									
1 2 3 4 5 6 0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%									
Total	61								
1	6	9.84%							
2	11	18.03%							
3	12	19.67%							
4	9	14.75%							
5	10	16.39%							
6	13	21.31%							
Q35 If YES, would you accept the number of houses already suggested?									
Q35 If YES, would you accept the number of houses already suggested? Yes No 0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%									
Total	35								
Yes	17	48.57%							
No	18	51.43%							

Q36 If NO, what number of houses would you accept?							
Total	37			If NO to Q1		If YES to Q1 and NO to Q3	
Responses				Total	19	Total	18
				0	11	1	1
0	11			2	3	3	3
1	1			3	2	4	5
2	3			4	2	5	3
3	5			5	1	8	2
4	7					3 - 4	1
5	4					4 - 5	3
8	2						
3 to 4	1						
4 to 5	3						
Comments							
2 - only the outbuildings							

Q37 If NO, what decided you against it – in order of importance?		
Total		20
Responses		
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 to 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		
1. This site would dramatically effect the traffic flow though 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 ovv TV 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.		

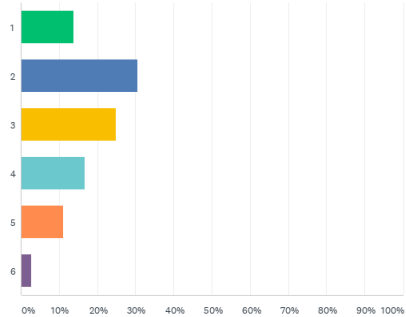


Q39 If YES, please give an indication by reference to the map showing the site in question on which part of the site giving a landmark or a description e.g. 'the part nearest....' or a road or house name.	
Total	18
Responses	
The part nearest the village	
site seems too small	
Again access could be from 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 immediatly around the farm buildings	
southern part of site as per AECOM	
Where the old farm buildings are	
Site M, the part nearest the road.	

Q40 Any other comments	
Total	21
Responses	
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.d 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.	
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, ie 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.	
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 inaccurate 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 is 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 than 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.	

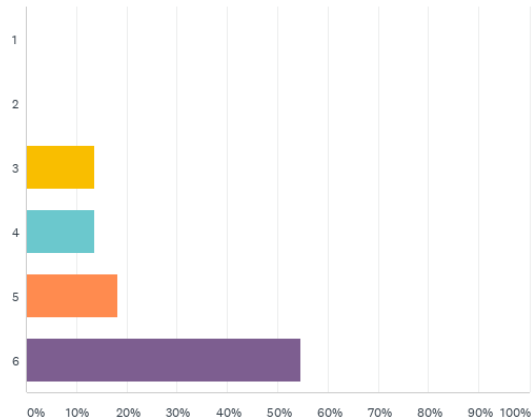
Of people who answered 'Yes' to supporting development at this site (Site M):									
5	13.89%	Ranked the site choice number	1						
11	30.56%	Ranked the site choice number	2						
9	25.00%	Ranked the site choice number	3						
6	16.67%	Ranked the site choice number	4						
4	11.11%	Ranked the site choice number	5						
1	2.78%	Ranked the site choice number	6						

Q34 Which number would you rank this site, with 1 being your first choice and 6 being your last?



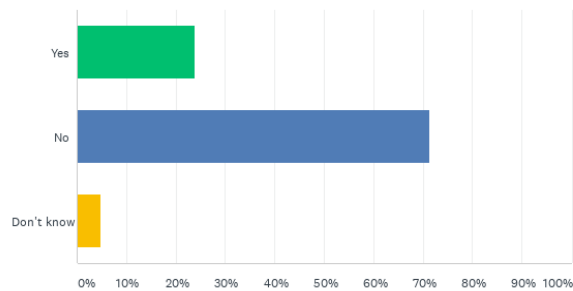
Of people who answered 'No' to supporting development on this site (Site M):									
3	13.64%	Ranked the site choice number	3						
3	13.64%	Ranked the site choice number	4						
4	18.18%	Ranked the site choice number	5						
12	54.55%	Ranked the site choice number	6						

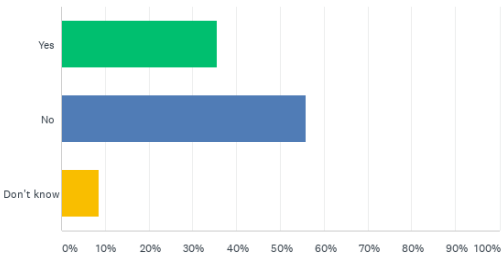
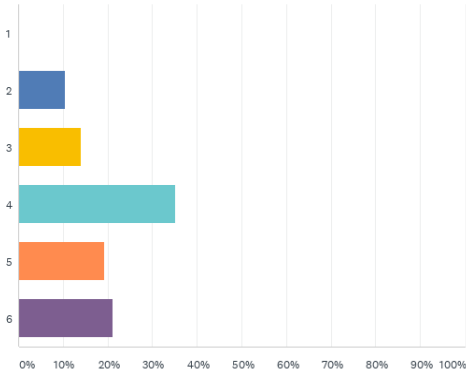
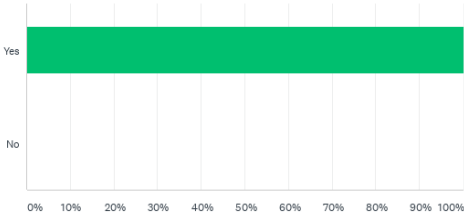
Q34 Which number would you rank this site, with 1 being your first choice and 6 being your last?



Of people who answered 'No' to supporting development at this site (site M):									
5	23.81%	responded 'Yes' to accept development on PART of this site							
15	71.43%	responded 'No' to accept development on PART of this site							
1	4.76%	responded 'Don't know' to accept development on PART of this site							

Q38 Would you accept development on PART of this site?



Q41 Would you support development at this site?									
Q41 Would you support development at this site?									
									
Yes	21	35.59%							
No	33	55.93%							
Don't know	5	8.47%							
Total	59								
Q42 Which number would you rank this site, with 1 being your first choice and 6 being your last?									
Q42 Which number would you rank this site, with 1 being your first choice and 6 being your last?									
									
Total	57								
1	0	0%							
2	6	10.53%							
3	8	14.04%							
4	20	35.09%							
5	11	19.30%							
6	12	21.05%							
Q43 If YES, would you accept the number of houses already suggested?									
Q43 If YES, would you accept the number of houses already suggested?									
									
Total	20								
Yes	20	100.00%							
No	0	0.00%							

Q44 If NO, what number of houses would you accept?									
Total	18				If NO to Q1			If YES to Q1 and NO to Q3	
Responses					Total	18		Total	
0	16				0	16			
1	1				1	1			
2	1				2	1			

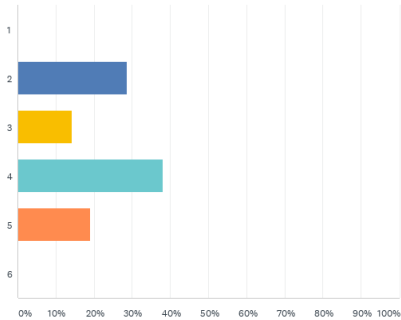
Q45 If NO, what decided you against it – in order of importance?		
Total		28
Responses		
Too much in centre if village		
difficult access		
Too dangerous by the corner		
access		
Dangerous access close to junction between High St, North Rd, and Fore St.		
Access is extremely dangerous		
Access is a major 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.		

Q46 Would you accept development on PART of this site?																					
Q46 Would you accept development on PART of this site? <table><tr><th>Response</th><th>Count</th><th>Percentage</th></tr><tr><td>Yes</td><td>5</td><td>11.90%</td></tr><tr><td>No</td><td>31</td><td>73.81%</td></tr><tr><td>Don't know</td><td>6</td><td>14.29%</td></tr></table>										Response	Count	Percentage	Yes	5	11.90%	No	31	73.81%	Don't know	6	14.29%
Response	Count	Percentage																			
Yes	5	11.90%																			
No	31	73.81%																			
Don't know	6	14.29%																			
Total	42																				
Yes	5	11.90%																			
No	31	73.81%																			
Don't know	6	14.29%																			

Q47 If YES, please give an indication by reference to the map showing the site in question on which part of the site giving a landmark or a description e.g. 'the part nearest....' or a road or house name.	
Total	5
Responses	
Away from road and Avenue house	
Any part	
not really applicable , but nearest the current access	
wherever	
Area closest to b3217	
Q48 Any other comments?	
Total	22
Responses	
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	
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 Shrubbery.	
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 the New Exbourne Pre-school manager 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 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.	
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 build 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 cant 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	

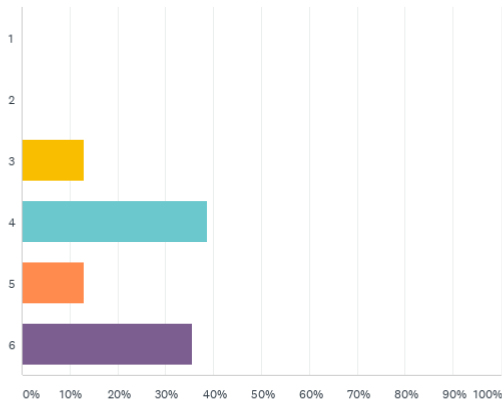
Of people who answered 'Yes' to supporting development at this site (Site O):			
6	28.57%	Ranked the site choice number	2
3	14.29%	Ranked the site choice number	3
8	38.10%	Ranked the site choice number	4
4	19.05%	Ranked the site choice number	5

Q42 Which number would you rank this site, with 1 being your first choice and 6 being your last?



Of people who answered 'No' to supporting development on this site (Site O):			
4	12.90%	Ranked the site choice number	3
12	38.71%	Ranked the site choice number	4
4	12.90%	Ranked the site choice number	5
11	35.48%	Ranked the site choice number	6

Q42 Which number would you rank this site, with 1 being your first choice and 6 being your last?



Of people who answered 'No' to supporting development at this site (site O):		
0	0.00%	responded 'Yes' to accept development on PART of this site
28	96.55%	responded 'No' to accept development on PART of this site
1	3.45%	responded 'Don't know' to accept development on PART of this site

Q46 Would you accept development on PART of this site?

