

It's nice to see all the old familiar faces are here again. I would just like to run through some bullet points that I feel answer most of the objections and questions this proposal has brought forward.

Firstly: I know people want this site to be visible from the A3072 because they could then use that to object to it. But the site isn't, no matter how hard they pray for it to be, it isn't. So could they please stop using that as an objection.

I know the land is an orchard but I do not see this proposal as the loss of an orchard but as the village gaining an orchard. An orchard is only an orchard because of its trees. If new owners decided not to plant new trees or grub the orchard up that would be a definite loss. But the gifting of this land is a way to ensure that the main part of the orchard could, if the village so decrees it, be protected for prosperity. So the village is actually protecting a natural asset, not losing one. Also I note that most of the objections to this proposal have come from former and present members of the NPG who all stated last year that this land should be protected as LGS. Now that there is an offer of what could become LGS they are objecting to it.

The NPG have recently learnt that Wood Close does not now count towards our housing needs. So we still have to find sites for between 21-25 houses. According to the people of this village on the Consultation Day, the village needs small sites that are not intrusive on the landscape or streetscape. These sites need to be well positioned close to the centre of the village and its amenities. These sites should provide easy pedestrian access to the high street. They should provide adequate parking for the housing they are proposing. They should provide good green spaces for the enjoyment of all. The houses should be smaller family homes to encourage younger families into the village. This project delivers nearly all of what the village needs and what the villagers themselves have asked for.

Unfortunately the parking we would create, would be for the use of the residents of the proposed new housing only. The NPG has decided that they cannot support a village parking area as they feel it would not be used and that it would need to be maintained and would become a burden on the village. As a consequence of this we have not included any village parking in the proposal.

We do not plan to remove any mature trees along the hedgerow at the back of the site. We will make sure that a fence or hedge of some description is placed in front of the pub car parking spaces to replace the one that was cut down earlier this week.

There are many strands of funding for open spaces: the section 106 that most new housing attracts could be ring fenced to help enhance the gifted land. There is also funding available for creation and maintenance from many sources. I have printed off a sheet for the council.

But obviously if the village feels that it is too much of a burden on them we are more than happy to take the gifted land out of the proposal.

If the PIP is approved then the next process is agreeing the detail, design and layout of the site. This will be negotiated with WDBC, the conservation officer and the village. So a good design can be achieved for both the village and for the future homeowners. We can do nothing until these Technical Details have been approved and passed by WDBC. So the village can be assured that the housing will be in keeping and an enhancement to the Conservation Area. Obviously any concerns over oil tank pipes, foul water drainage, access to the site, lighting, etc can be negotiated at that time.

There has been a lot of talk about deliverable sites.

The NPPF description of Deliverable is:

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years: so at this moment Exbourne has only one deliverable site.

I also want to say that we have had good support from the village in regard to this proposal and I am sure that there will be letters of support for it in the forthcoming days. I have here an email from the headmaster of Exbourne primary school.

I know planning is always a contentious subject and cannot fulfil or satisfy everybody. But this proposal is well thought out, considerate of its neighbours, generous and much needed. What it offers and what the village could gain from it, I feel, far outweigh the few negatives.

I would like to think that the parish council would give this proposal its full support.

Thank you for listening.

Email from the Primary School Headmaster

Dear Sam and Pete,

Thank you for your email regarding your planning application.

I believe that the proposal is an excellent one. From the school's point of view, we have two major issues in the village. Firstly is parking, especially at school drop off and pick up. Secondly the lack of open green spaces within easy reach of the school. I have, for some time, been looking for a green space to use at break and lunch times for the children as our playground is not big enough for our school population.

Furthermore, as with any village school, our survival depends upon pupils coming into school and we are desperate for new families to join us.

I have a couple of questions:

Would the 'residents parking' been open and free parking? If so would our parents be able to use this for drop off and pick up?

Who would manage the green space?

We would be happy to present a statement of support in the near future.

Many thanks,

Adam Hill

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