

# Exbourne Neighbourhood Plan Community Consultation Day Report

July 2017

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## Key Findings

- 1.1 The following table identified the key findings under the headings of the Neighbourhood Plan objectives:

No.	Finding	Supporting Evidence
<b>1</b>	<b>Vision, Aims and Objectives</b>	
1.1	A significant majority of respondents support the draft vision, aims and objectives	<b>Figure 1, p.5.</b> <b>Paragraphs 3.4 - 3.8</b>
<b>2</b>	<b>Housing and built environment</b>	
2.1	There is little support for developing more homes than the 30 that the emerging Joint Local Plan suggests Exbourne is able to accommodate in the period from 2014-34	<b>Figure 2, p.7</b> <b>Paragraph 3.10</b> <b>Figure 3, p.8</b>
2.2	Site F (land North of Stowe Lane) was supported by the majority of respondents as the preferred site for future development. This site could also include a desired car park	<b>Figure 4, p.9</b> <b>Paragraph 3.13</b> <b>Paragraph 3.28</b>
2.3	Future housing development should cater for a range of needs, be generally smaller 2-3 bedroom properties, in a range of types, and in smaller (1-10 houses) developments	<b>Figure 5, p.10</b> <b>Figure 6, p.10</b> <b>Figure 7, p.11</b> <b>Paragraph 3.14 &amp; 3.15</b>
2.4	A significant majority of respondents supported the establishment of a Conservation Area Management Plan, an extension of the Conservation Area and the introduction of an Article 4 Direction	<b>Figure 9, p.12</b> <b>Figure 10, p.13</b> <b>Paragraph 3.19</b>
2.5	A significant majority of respondents supported a Village Design Statement, which would apply to the whole village. The most important elements would be: density, conformity with neighbouring buildings and height	<b>Figure 11, p.13</b> <b>Figure 12, p.14</b> <b>Figure 13, p.14</b>
2.6	A significant majority support the creation of footways linking new developments to the heart of the village	<b>Figure 20, p.18</b>
2.7	A reduction in light pollution has significant support	<b>Figure 28, p.22</b>
<b>3</b>	<b>Natural Environment</b>	
3.1	'Open spaces' are important to local residents	<b>Figure 8, p.12</b> <b>Paragraph 3.6</b>
3.2	The following received the most support to be designated as "Local Green Spaces": <ul style="list-style-type: none"> <li>• Coombe House Orchard</li> <li>• Great Rookery Orchard</li> <li>• Town Living Orchard</li> </ul>	<b>Figure 17, p.16</b>
3.3	Natural landscape features are of great value to local residents and new development should be mindful of this	<b>Figure 25, p.20</b> <b>Figure 26, p.21</b> <b>Paragraph 3.5</b> <b>Paragraph 3.30</b>

<b>4</b>	<b>Roads and Parking</b>	
4.1	There is significant support for a new village car park which should be incorporated in a housing development close to the village facilities	<b>Figure 16, p.15</b> <b>Figure 23, p.19</b> <b>Figure 24, p.19</b> <b>Paragraph 3.7</b>
4.2	There is little support for introducing traffic management schemes or a footway on the High Street	<b>Figure 19, p.17</b>
4.3	There is significant support for the introduction of limited stay parking on the existing off-road parking area north of the Burrow	<b>Figure 21, p.18</b>
<b>5</b>	<b>Community, facilities and wellbeing</b>	
5.1	A new or improved village hall is supported by residents	<b>Figure 16, p.15</b>

## Introduction

- 2.1 Exbourne with Jacobstowe Parish Council is developing a Neighbourhood Development Plan for Exbourne. The creation of a Neighbourhood Plan requires that everybody within the area has opportunity to engage with the process.
- 2.2 The steering group had gathered a broad range of evidence regarding the parish and wanted to consult local residents on some of the key questions arising to help ensure that the policies in the Neighbourhood Plan could be guided by the community. A Community Consultation Day was organised on the 6 May 2017, in the Village Hall.
- 2.3 On the day, a range of evidence and information about the parish was presented for people to review and comment on. Two simple surveys were given to all attendees and the community could provide their views in relation to various subjects by responding to specific questions with sticky dots. For residents unable to attend the Community Consultation Day, comments and surveys could be submitted via the Neighbourhood Plan's website. Some were also posted.
- 2.4 To support Exbourne Neighbourhood Plan Steering Group with this process, they engaged the services of Catalyst.

## Catalyst and Devon Communities Together

- 2.5 Catalyst is the in-house consultancy service provided by Devon Communities Together. Catalyst and Devon Communities Together have provided support to over 50 Town and Parish Councils, and neighbourhood plan steering groups working on Neighbourhood Plans across Devon.

## Exceptional Responses

- 2.6 On the closing date for submitting comments, an envelope containing a large number of additional copies of both Survey #1, the Vision, Aims and Objectives survey, and Survey #2, the housing survey, was received by the steering group. There was no covering letter or explanation of where these completed surveys had been collected from or who they had been completed by. In addition, the property owner at the return address provided on the envelope had no knowledge of them.
- 2.7 The responses within these surveys differed significantly from the survey responses already received and there were no comments within the survey forms to identify why this difference of opinion existed. The steering group are keen to identify who these responses are from and to understand the difference of opinions. For now, these responses have been analysed separately in Appendix B and have not influenced the results or conclusions elsewhere in the report.

## Feedback

### Vision, Aims and Objectives Survey

3.1 Survey #1 on the Community Consultation Day concerned the draft vision, aims and objectives for the Neighbourhood Plan. The survey asked respondents whether they agreed with the vision, aims and objectives on a scale from 'Strongly agree' to 'Strongly disagree' and further comments were invited.

3.2 The responses to the ranking scales were:

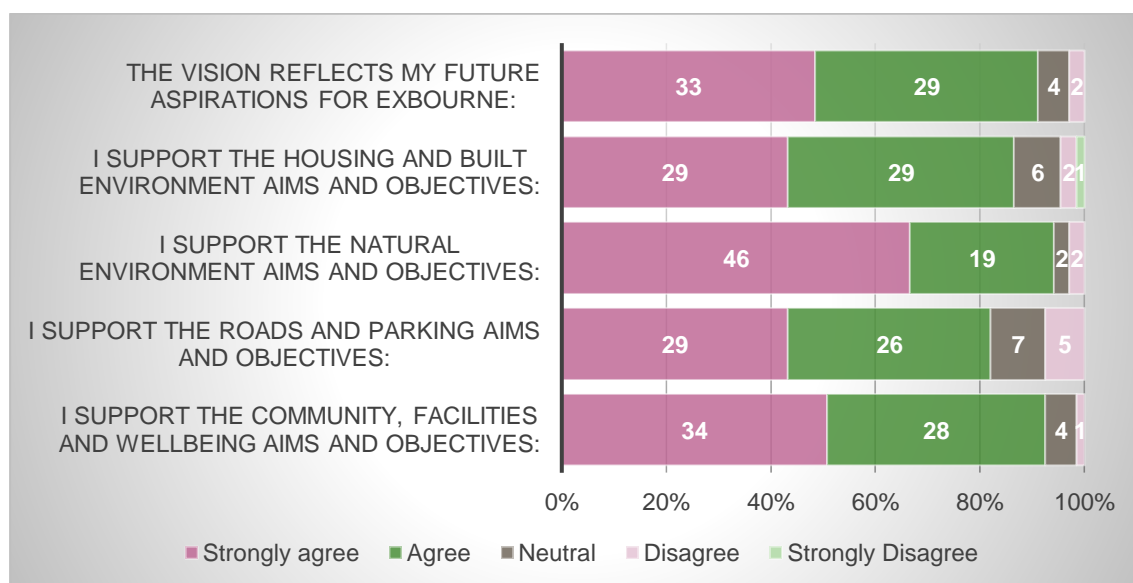


FIGURE 1

3.3 From the comments gathered the following themes emerge:

#### The Vision

3.4 There were 18 comments, the majority of which related to the retention of the character of the parish. Other topics, less frequently mentioned were:

- Traffic control
- Protection of green spaces and views
- Public transport
- Retirement properties needed
- Increase local business
- Ensuring the Neighbourhood Plan caters for all ages

#### Housing and built environment aims and objectives

3.5 There were 22 comments regarding these. The key themes that emerge from these are that development needs to be small scale and low density and well integrated with the village. There are comments which suggest a need for affordable and retirement properties. There was also some concern about increasing planning restrictions by way of, for example, article 4 directions, conservation area management plans, design statements etc. Other subjects, less frequently commented on were:

- Sufficient off-street parking
- Provision of amenities and sufficient parking
- Creativity and innovation needed in development design
- Concerns about road safety with some sites
- Encourage house owners to take pride in their homes

### **Natural environment aims and objectives**

3.6 There were 16 comments regarding these. The most common themes were: retention and protection of current green spaces and hedgerows/banks and reduction in light pollution. Other topics, less frequently mentioned were:

- Development should sit well with landscape
- Improve green infrastructure
- More education about the environment
- Protect wildlife corridors
- Undertake biodiversity audit by 2025

### **Roads and parking aims and objectives**

3.7 There were 32 comments regarding these. The most common theme was parking pressures on High Street. In particular, comments highlighted how drop-off and collection time at the school were problematic. There was mixed opinion in favour and against both a village car park and traffic calming measures. Other topics, less frequently mentioned were:

- Parking permits for residents
- Provision of adequate parking in new developments
- Limited stay parking at the Burrow
- Public and alternative transport options
- Customer parking at the pub
- No yellow lines or urban kerb stones
- Access only for residents with cars
- Easy access retained for farm vehicles and lorries
- Improve pedestrian connectivity
- Deal with congestion issues

### **Community, facilities and wellbeing aims and objectives**

3.8 There were 18 comments regarding these. The most common theme was about extending the public rights of way throughout the parish, but also recognising that this could be a challenge. There were additional isolated comments about specific existing community facilities, including concern that the churches and pre-school were struggling.



## Housing Survey

3.9 Survey #2 on the Community Consultation Day was specifically about housing. A range of questions were asked.

**The Neighbourhood Plan cannot allow for less than the 30 new houses set by the JLP, but do you want more?**

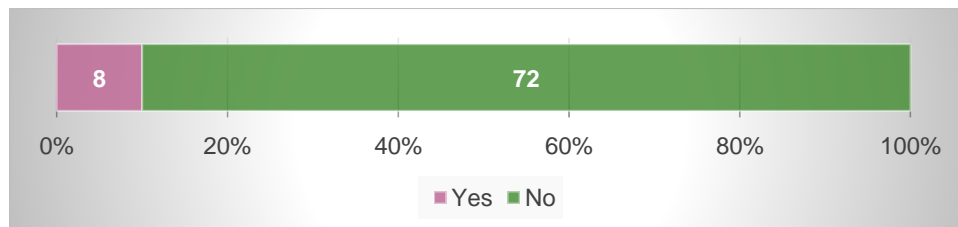


FIGURE 2

3.10 There were 16 additional comments in response to this question. They were a majority of negative:

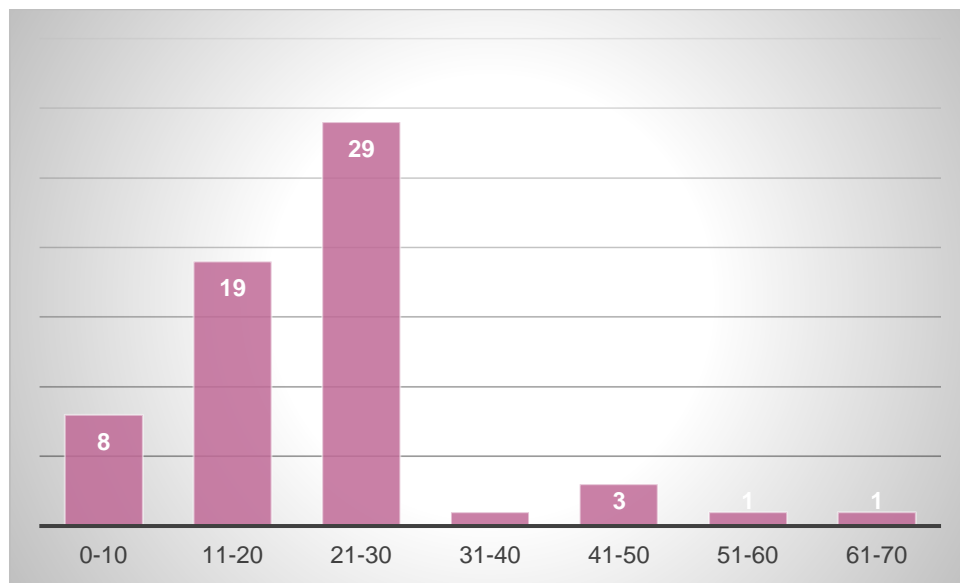
*“Spoil character of village - enough being built in local towns i.e. Okehampton, North Tawton - don't spoil rural villages/Devon character”*  
*“Not without enhanced services/roads/parking”*  
*“30 is too many”*

And, fewer, supportive of more:

*“To create a mix of people of all ages”*

3.11 There were also more general comments about how the additional development should be phased and how Exbourne should be kept as a village, not a town.

**How many new houses in total (including those with permission or completed to date) do you think Exbourne can sustain to 2034?**



**FIGURE 3**

3.12 There were 20 comments. There were no strong themes from these comments, all addressing individual thoughts or concerns.

If you had to choose, taking into account the evidence we have gathered on the planning merits and constraints of each site and the housing numbers we should be looking to accommodate in Exbourne, list the top 3 sites you would consider nominating for development in order of preference (1-3):

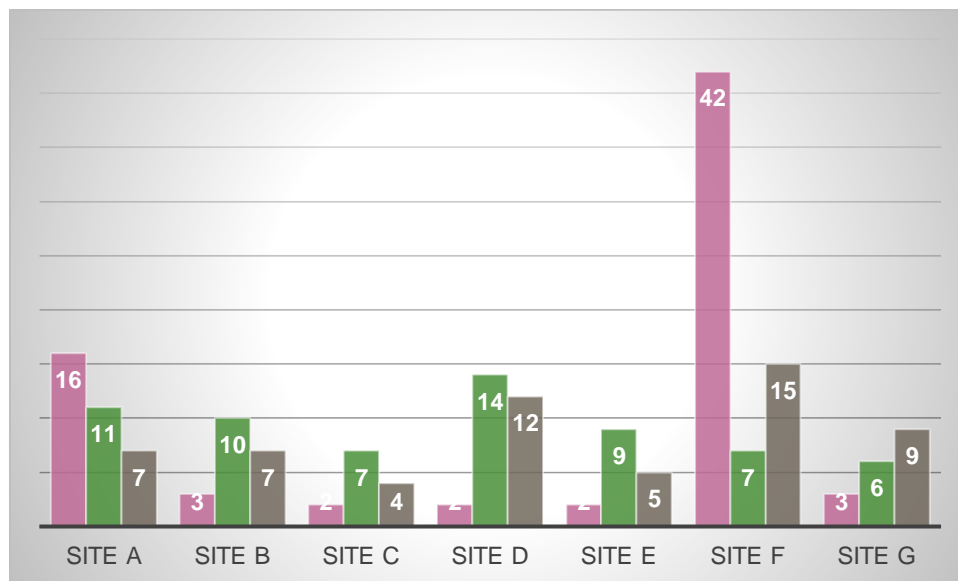


FIGURE 4

- 3.13 There were 19 additional comments to this question. The majority of these comments were in support of site F (land North of Stowe Lane) for a variety of reasons, and some people even suggested they couldn't make a second and third choice. All the other comments were isolated with no other significant themes.

### What size of houses do we need in Exbourne?

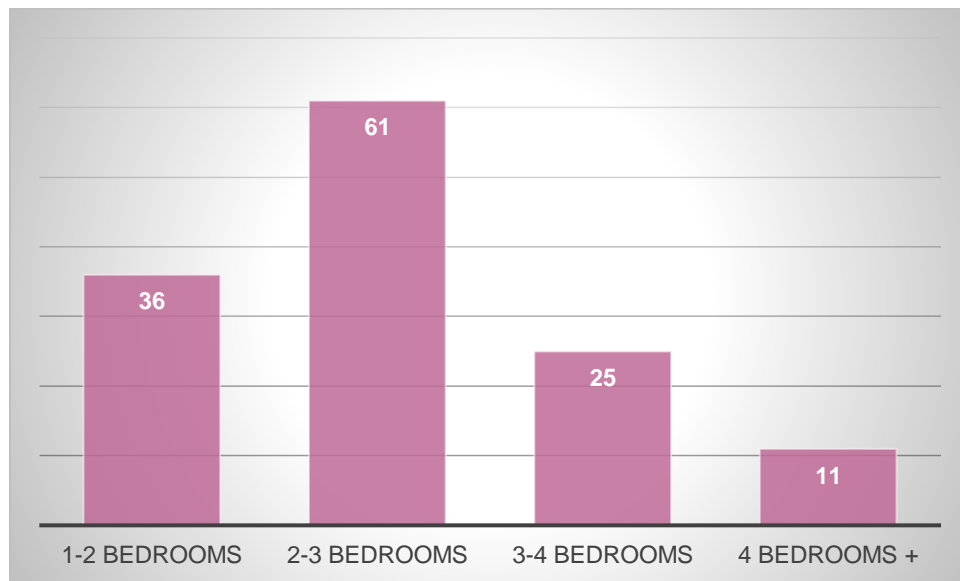


FIGURE 5

- 3.14 There were 18 comments in response to this question. The key theme that emerges from them is a need for smaller properties, primarily for young families and older people.

### What type of houses do we need in Exbourne?

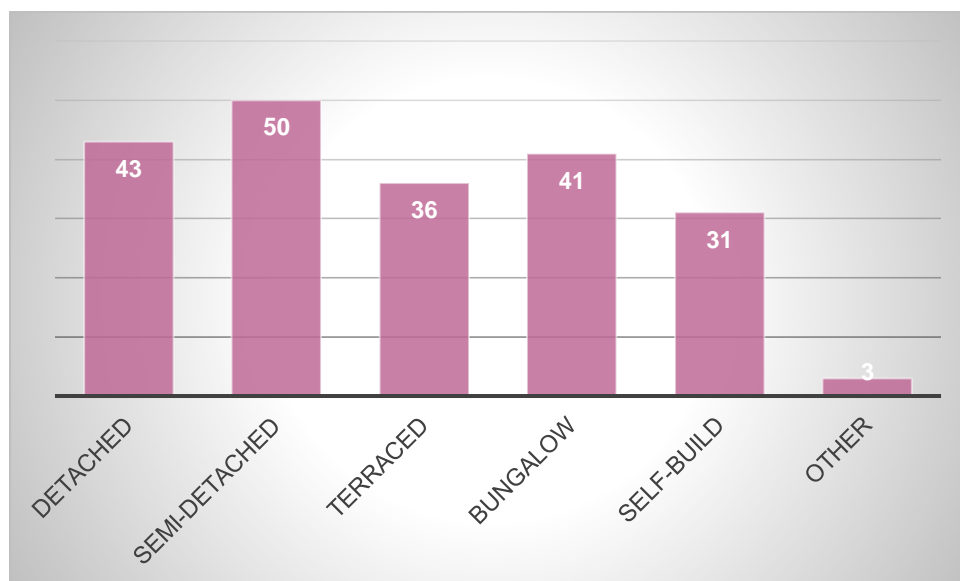
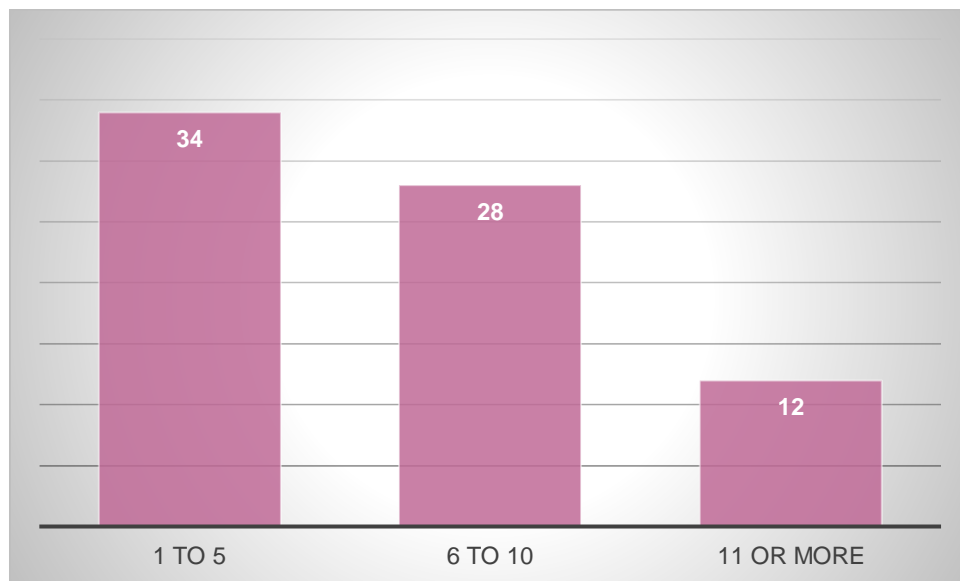


FIGURE 6

- 3.15 There were 15 comments in response to this question. The most common theme was that there should be a mix of housing types. This is also reflected in how people responded to this question, with the majority choosing more than one option.

**Bearing in mind affordable housing is only required to be delivered on-site where there is a development of 11 houses or more, how many houses should be built at one time on a site? In other words, what scale of development would you like to see on a housing site?**



**FIGURE 7**

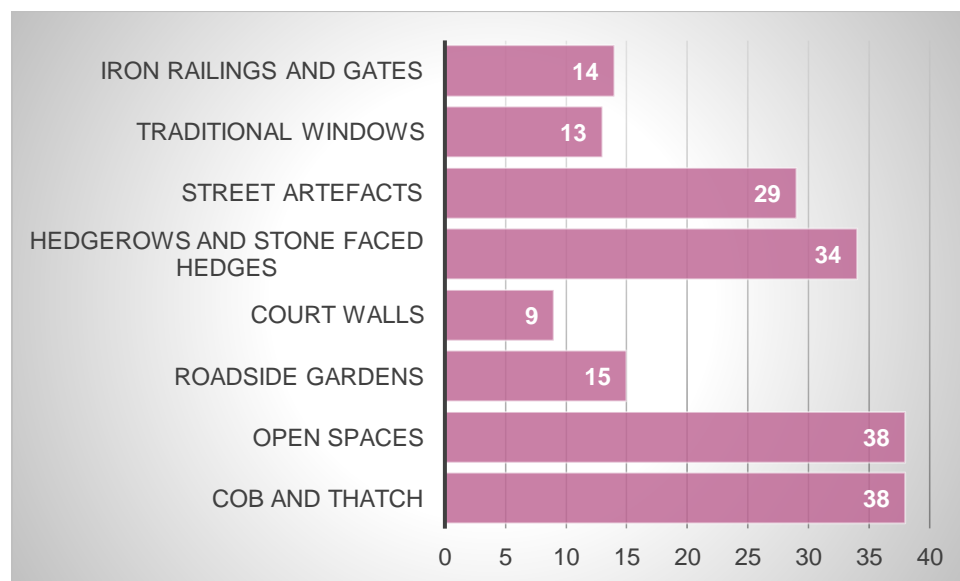
- 3.16 There were 20 comments in response to this question. There is no consensus that emerges. Some are in support of developing one large site of 11 or more dwellings to provide affordable housing, others questioning the housing need and preferring smaller developments.

## Additional Consultation

- 3.17 At the Community Consultation Day there were additional opportunities for the community to provide their views in relation to various subjects by responding to specific questions with sticky dots, and provide further comments on post-it notes where necessary.

### Historic and Built Environment

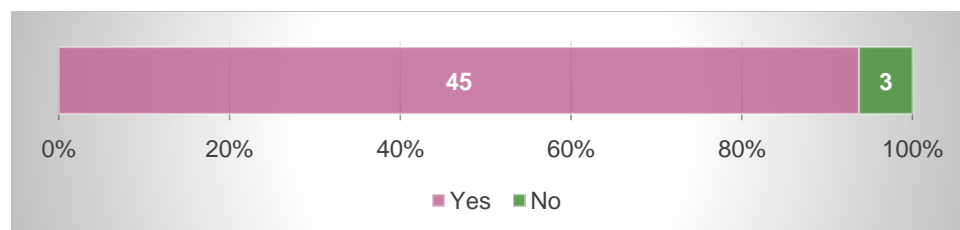
**What are the most important characteristics of Exbourne's historic environment?**



**FIGURE 8**

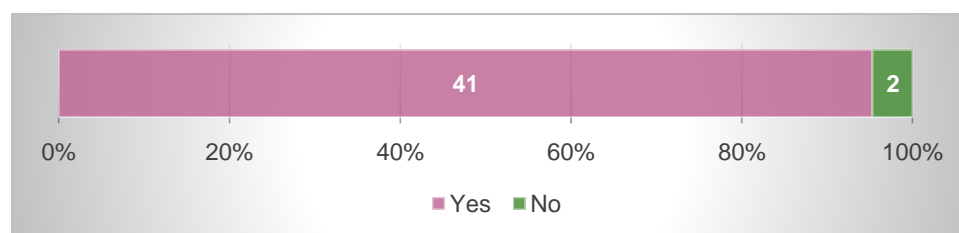
- 3.18 The main theme of the additional comments was about extending the Conservation Area and ensuring that the area was indeed conserved, for example by reducing use of uPVC.

**Would you be in favour of a Conservation Area Management Plan better to conserve and enhance the Conservation Area?**



**FIGURE 9**

**Would you be in favour of seeking to introduce an Article 4 Direction to help guide future development in sympathy with the Conservation Area (assuming no special planning application fees are chargeable)?**



**FIGURE 10**

**Would you like to see the Conservation Area boundary extended or reduced? If so, how?**

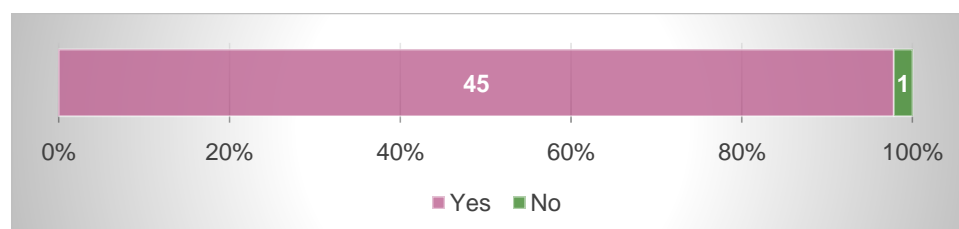
3.19 There were 12 comments in favour extension and 2 for it to stay the same. There were no suggestions about how it should be extended.

**Many buildings in Exbourne are listed by Historic England as being of special heritage interest. Which do you value most?**

3.20 A complete list of all the buildings mentioned is below:

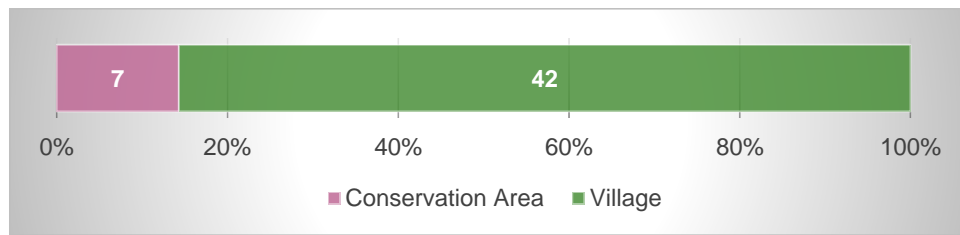
- Farmhouses - all
- Farm cottages
- Barns
- Manor House
- Court Barton
- Hayes
- Rosemary Cottage
- Swallows Rest
- Town Living
- Tumbles Cottage
- Sunny Bank
- Willow Cottage
- Church Cottage
- Rose Cottages
- Rookery Cottages
- Thatched houses

**Would you be in favour of a Village Design Statement?**



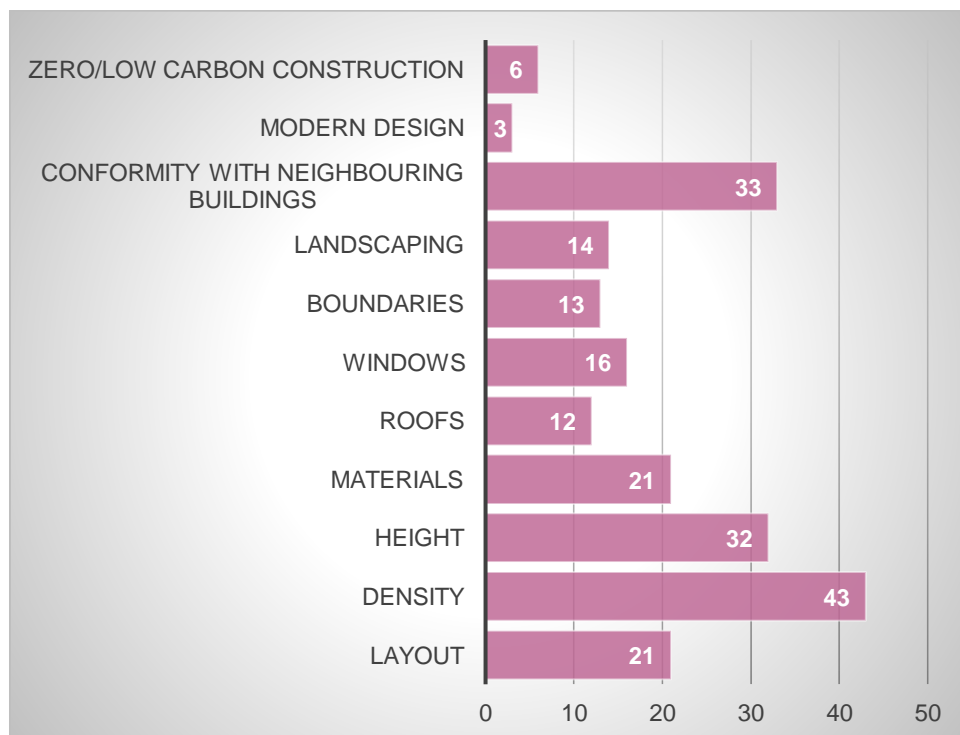
**FIGURE 11**

**If yes, should it apply to the Conservation Area or the village?**



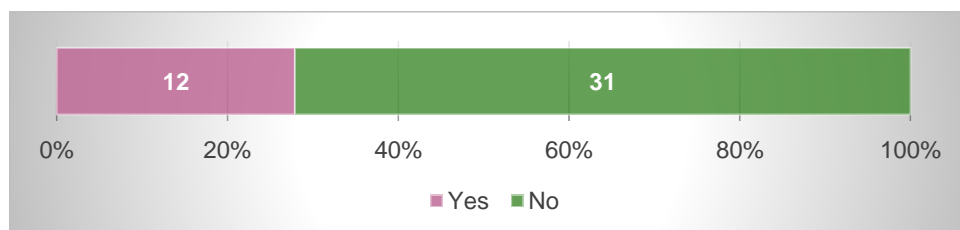
**FIGURE 12**

**What are the most important matters to be addressed in a Village Design Statement?**



**FIGURE 13**

**Do you believe the Neighbourhood Plan should support the development of infill sites?**



**FIGURE 14**



## Community and Facilities

Are you in favour of more development to provide funds for improving facilities?

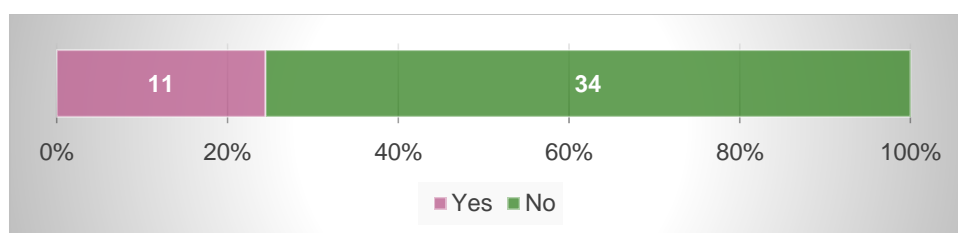


FIGURE 15

Which community facilities do you believe should be prioritised for such investment?

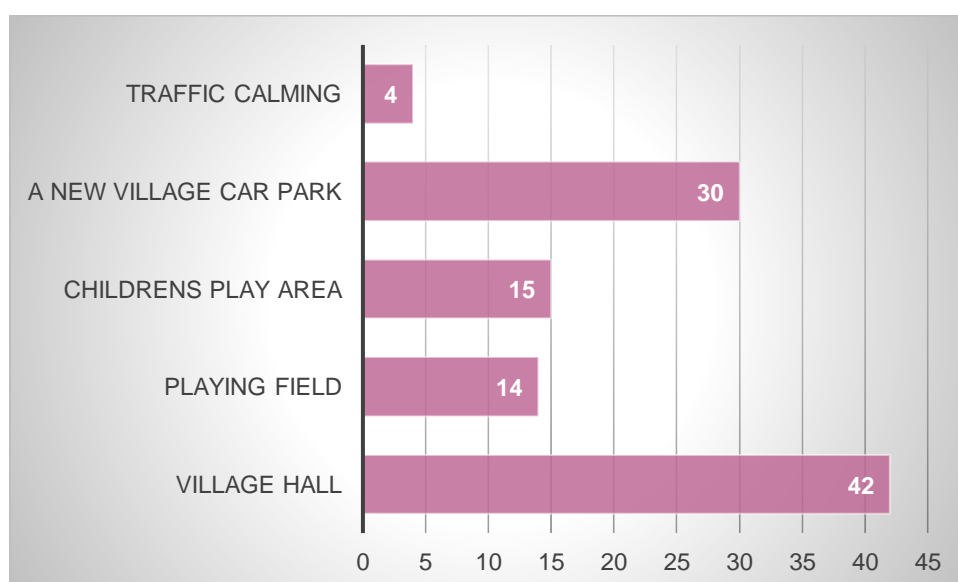


FIGURE 16

3.21 The following additional comments were made (the numbers in square brackets indicates the number of stickers attached to a comment, indicating agreement):

*“Village car park - but not on playing field” [+2]*

*“Further development of playing field for children in the village would be ideal if it catered for older children and not just toddlers”*

*“Develop the playing field with the addition of purpose built village hall. This would combine both spaces with parking and could allow for additional events to take place outside with services (elec and water)”*

## What else do you think can be done to improve the community facilities and preserve their existence?

3.22 There were a broad range of themes, some of which are covered in more detail in other areas of the consultation. The themes mentioned include:

- Move playing field and/or create safe access
- The future of the pub
- Need for a new or improved village hall
- Need for increased capacity, or new, school building
- Traffic and parking problems
- Need for more volunteers

## Local Green Spaces

Which of the nominated sites do you support becoming Local Green Spaces in the Neighbourhood Plan?

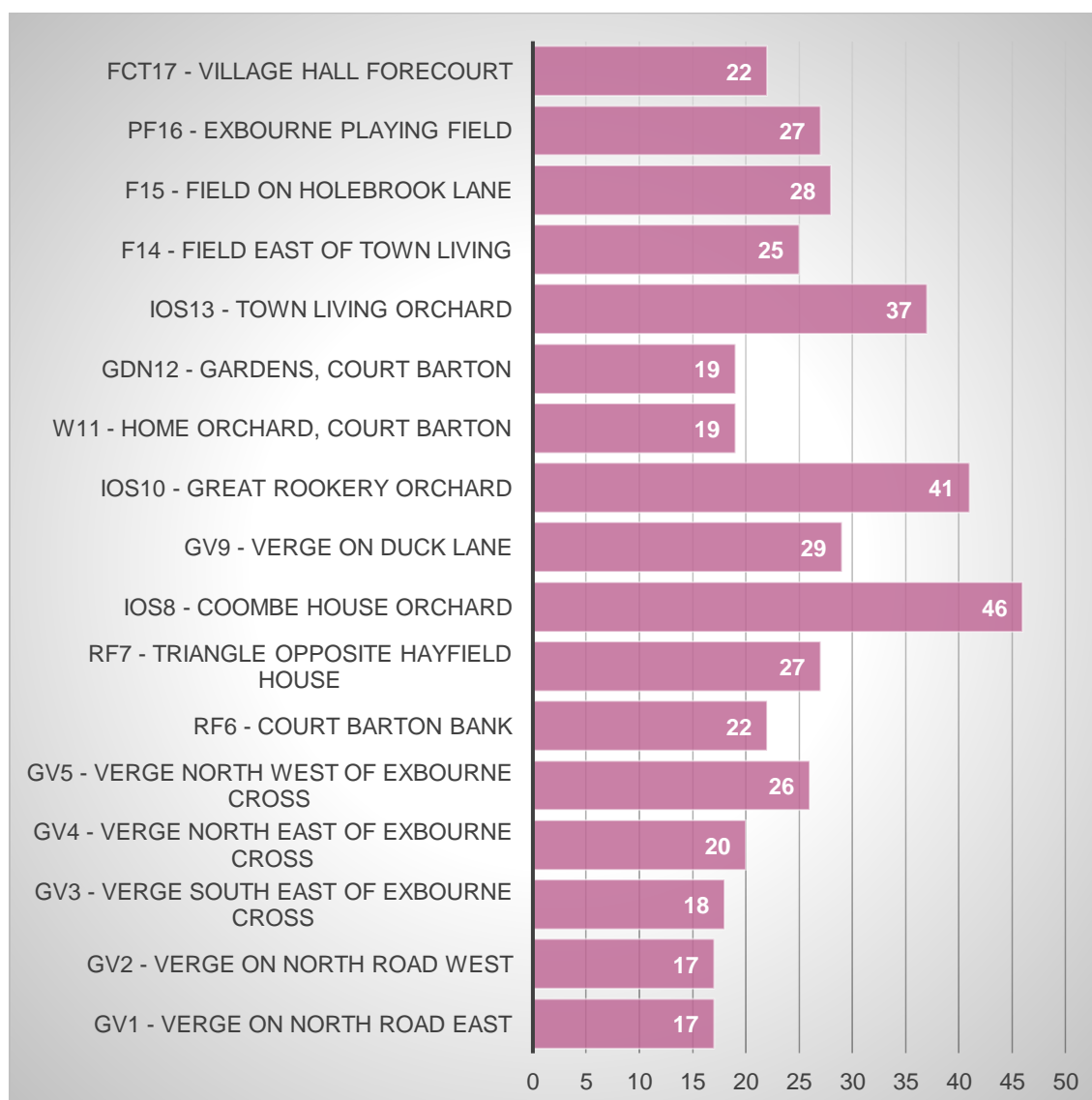


FIGURE 17

## Roads and Parking

Are you in favour of a village 20mph limit given the likely costs?

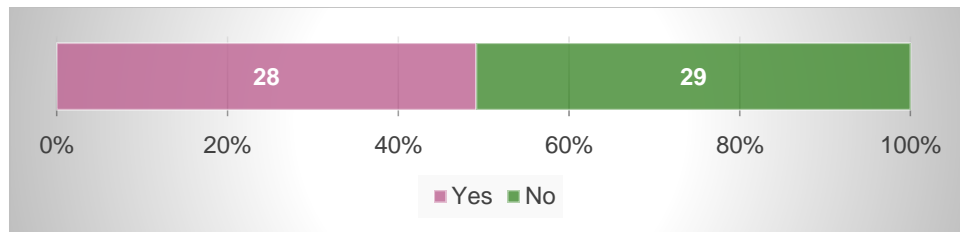


FIGURE 18

3.23 There were two additional comments:

*“Yes, but need to avoid a plethora of signs”*

*“I would happily pay towards this”*

Although considered prohibitively expensive at present, are you in principle in favour of creating a footway on the High Street and exploring other traffic management tools?

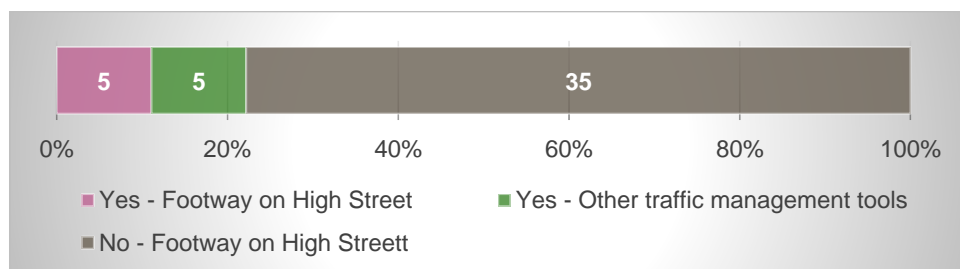


FIGURE 19

3.24 There were 13 comments, which included suggestions for traffic management, the most common being to suggest using Stowe Lane as part of a one-way system.

The network of footways through the village is sporadic and limited. Do you agree that, where possible, new developments should be encouraged to create footways linking them with the heart of the village?

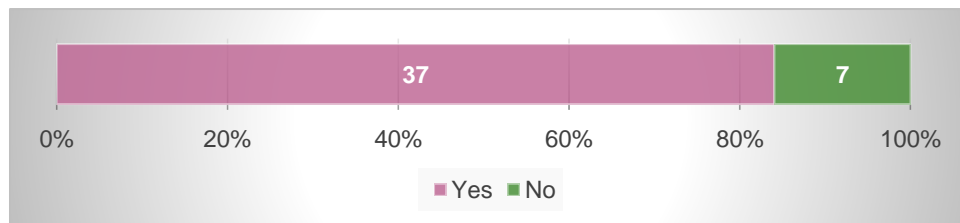


FIGURE 20

3.25 There was one comment in response to this question:

*“Along main road down to rivers. Linking to other footpaths for circular routes”*

Are you in favour of a limited stay parking restriction on the existing off-road marked parking area to the north of the Burrow?

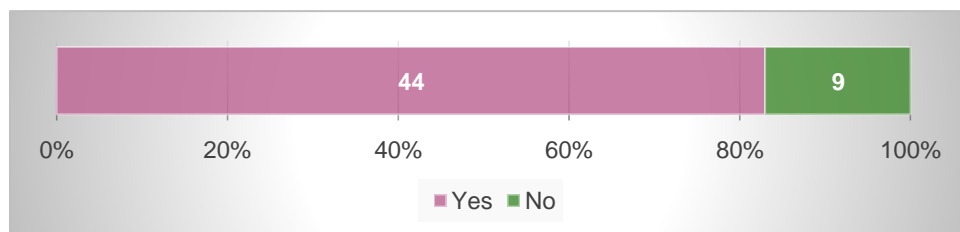


FIGURE 21

3.26 There were ten comments in response to this question, eight supporting a restriction, but some on the proviso that alternative parking facilities or resident permits were provided. Two questioned whether a restriction would simply move the parking problem elsewhere.

### Should there be a parking space dedicated to disabled parking?

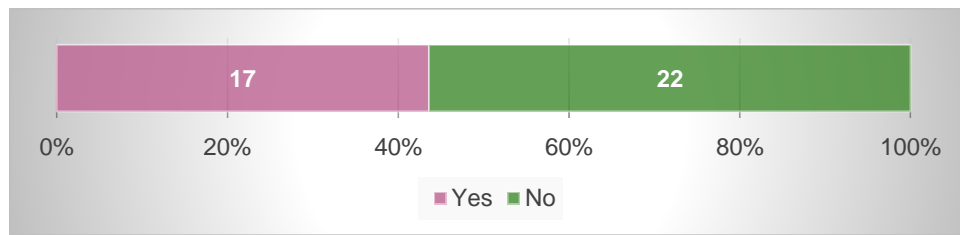


FIGURE 22

3.27 There were five comments in response to this question:

*“Disabled parking could be restricted to day time”*

*“By shop and outside village hall + loading bay for shop”*

*“No - because all the spaces are about as easy to get into as each other and parking space is just too restricted. This is a small village not a town! Should not be necessary”*

*“Because the disabled shouldn't get left out”*

*“No because most of the time this would be an empty unusable space”*

### Are you in favour of a village car park?

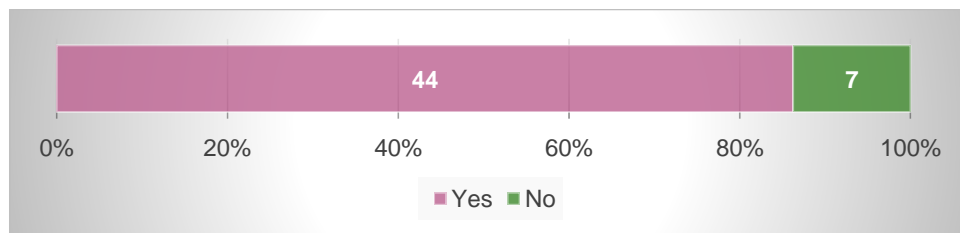


FIGURE 23

If so, would the proposed playing field facility be sufficient? Or, would you prefer to incorporate it into a new housing development closer to the village facilities?

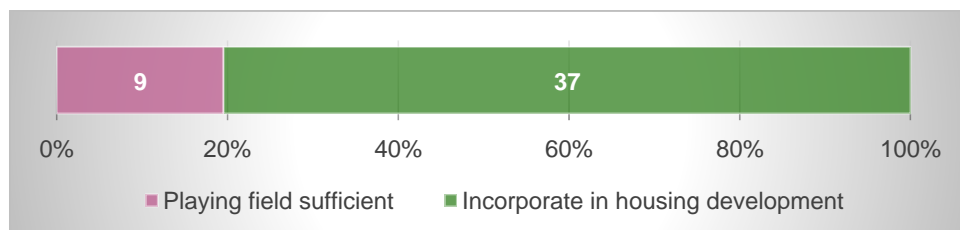


FIGURE 24

3.28 The most common theme in the comments to this question was that, if Site F was chosen for a new development, it would be the best to incorporate a village car park within the development as part of an integrated approach.

## Natural Environment

Which landscape features do you value most in Exbourne?

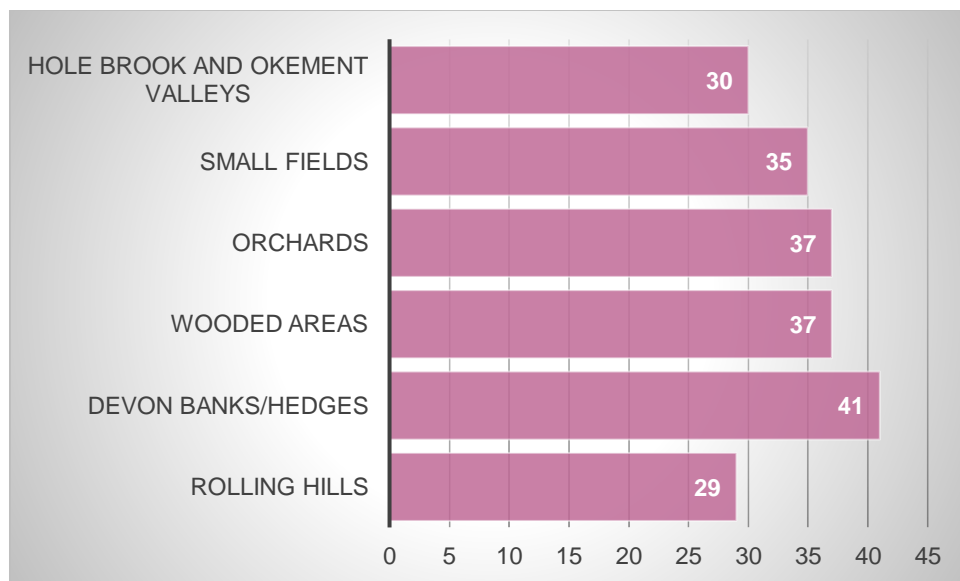


FIGURE 25

3.29 There were two additional comments:

*“Exbourne has agriculture at its heart - therefore need young people to live on the farms because of livestock welfare demands - Borough Council seems determined to curtail sensible agricultural accommodation”*

*“Valued Culm grassland”*

### How can we ensure new development is appropriate to Exbourne's landscape character in terms of design, quality and visual appearance?

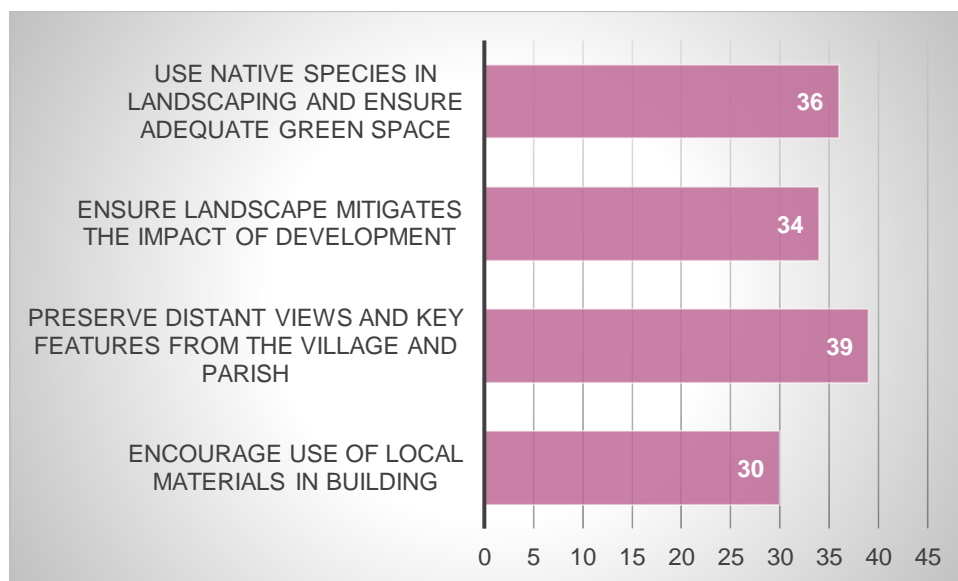


FIGURE 26

- 3.30 The most common comment in response to this question was to ensure that landscaping measures required by planning consents are actually enforced. Other comments included protecting hedgerows and encouraging biodiversity, safeguarding existing fabric (walls, paving, architectural features, etc.) and ensuring the height of new buildings do not spoil the character of the area.

### How can we help increase biodiversity?

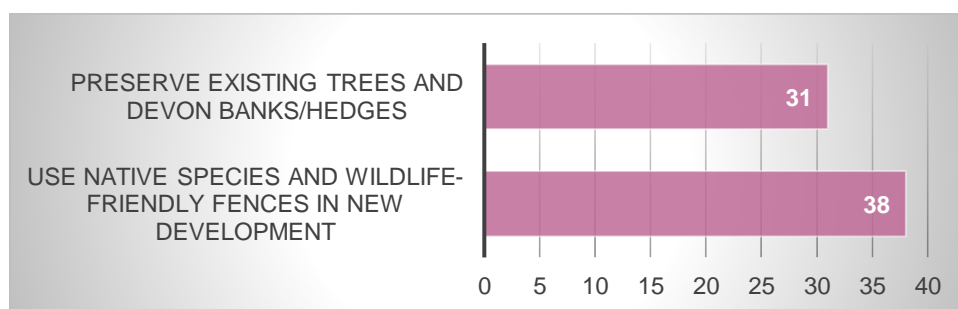


FIGURE 27

- 3.31 There were four additional comments:

*“Allow for wildlife to migrate around locations (i.e. gaps in walls/gardens) See the hedgehog garden at the RHS Chelsea”*

*“Plant more hedgerows with native species”*

*“Stop cutting by machines. Start hedgerow management”*

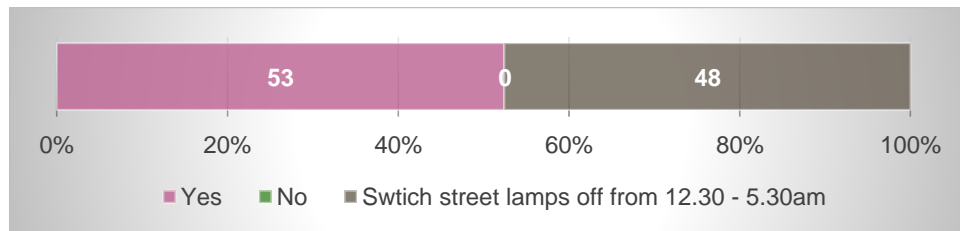
*“Remove sycamore from hedges”*

**Where have you experienced flooding or poor surface water management in Exbourne?**

3.32 The following places were listed:

- Hayfield Road
- North Road
- Holebrook Lane [3]
- High Street

**Do you support reducing the levels of light pollution in Exbourne? If so, how?**



**FIGURE 28**

3.33 There were several comments in response to this question all seeking a reduction in light pollution. Additional measures mentioned were reducing the power of security lights, using directional shades and ensuring lighting was in keeping with local heritage.



## Appendix A – Comments

Where there are numbers in square brackets these indicate where sticky-dots had been added to a comment to indicate support.

### **The vision reflects my future aspirations for Exbourne:**

The vision supports the 3 key priorities of sustainability - economy, society and environment, which is great. Planning for the future development therefore needs to be realistic in order to support these 3 areas

Everybody appears to feel the same way to keep Exbourne as a village and retain the unique character

Whether it happens remains to be seen.

For me (having visited Exbourne off and on for 30 yrs) I have noted with sadness that at one time cows were taken through the village twice a day, now it is a load of cars clogging up twice a day. Allow access for cars which passes the centre. Then peace will return. Don't increase the number

Too many development areas planned within this beautiful village. It is likely to lose its peaceful character and views, enjoyment of wildlife

Would like traffic calming. Make school park on playing field not on roads

Retirement properties needed

The main reason we moved was because of the conservation area and the balance of community and privacy

Especially about green spaces needing to be retained at the heart of the village

Depends where development takes place in village

With good public transport to local market towns

Pre-school will not be maintained at current numbers

Including hedges, banks and roads. Increase local business? Don't just protect, allow growth!

Retaining character and keeping in 'unspoiled' are not consistent with any development

Any future development need to ensure the village remains a village. The impact a development has must be kept a minimum

Agree with some but not all - against the number of areas potentially designated as local green spaces, is it necessary or fair?

I do not agree that all stages of life are provided for: facilities and bus times for the elderly are not adequate and facilities for children could be improved

The emphasis here is 'a quiet, rural village'. Too much development would turn Exbourne into a town

### **I support the housing and built environment aims and objectives:**

Housing needs to be integrated into village. Amenities like car parking (school, pub, shop) and phased to allow time for new residents to integrate slowly and fully

Allow smaller houses for local people rather than large executive developments would retain more character, I have no issues with windfarms and would support any green energy development

Must be in cooperation with other development such as amenities, car parking etc.

But strongly feel that these aims/objectives will be better met with less development.

I think it is important not to allow garden grabbing to meet the needs of the future development

Hold a competition (i.e. with town planning students at Plymouth University or rural affairs students at Exeter, 6th formers from Okehampton) for the most innovative, low cost, environmentally sustainable housing design. Bring initiative to the project!

Car park on playing fields if people will use it which I doubt very much

We do need retirement properties as well as starter homes and creatively planned developments not just standard "easy to build" boxes. What about the old bakery on the square?

Any new housing must be sympathetic with the overall village character

How do you convince house owners to take pride in the appearance of thatch and cob properties?  
The village looks a bit sad as you drive through

Individual buildings or max 5/6 development

Especially that density of new developments kept at under 5 at a time to ensure good integration with the village. Especially that design maintains the low profile of the 'hidden' character of buildings within undulating countryside

Off road parking must be applied to any new developments

I have strong concerns about developing sites A and B because of the access road being so narrow and the sharp bend. Coming out of the gate to cross the road from the Shrubbery will be more dangerous than ever

Affordable housing needs to be for local people

Scale and density are crucial to both the impact on the village and how well new residents integrate with the existing community

Have dwellings for all ages

I would like to see 2-3 bed homes built which would be affordable to local families. There are too many unaffordable (by most people) large houses, 4+ beds, being built in Devon

Working age families, especially with teenage children, have to commute out of the village for work, school and leisure, adding to road congestion and turning villages into dead dormitory towns. They have no time to contribute to village life. We need to encourage the energetic retired and the self-employed looking for quiet working environments.

Agree with some but not all. Against more planning restrictions. Against increasing the size of the conservation area. Against the conservation area management plan. Against the article 4 direction

I know of at least one landowner willing to have affordable housing on their land. This not included in village info. Do not believe we need article 4 direction. Not in favour of a village design statement

There are a number of historic buildings and sites the loss of which would destroy the heritage of Exbourne and make it no different to other towns

### **I support the natural environment aims and objectives:**

Creating new green spaces is not a like for like if existing green spaces are destroyed. Existing green spaces like the coombe house orchard in the centre of the village are critical habitats and connectivity corridors within the built environment and need to be kept in their entirety

Retaining hedges and trees is very important. Hedges should have as much protection as trees as they have higher visual impact in most cases

Must go hand in hand with understanding and education about why this is important

In addition to turning street lighting off over night I think you should look at reducing the number of street lights

We could decrease the current light pollution with limiting the candle power of home security lights

Especially prevent light pollution and ensure hedges leave wildlife corridors throughout

Dark skies; improved lighting causes less light pollution on main road. It would be good to see more of this in the village and I would support encouraging residents to use security lighting responsibly

Protect hedges and banks, increase meadows. Undertake a biodiversity audit by 2025

Save the wildlife

What makes Exbourne such a good place to live is how well it sits harmoniously in the local landscape. This needs to be protected in any future development

Improve footpath and bridleway network

It is vitally important to maintain green spaces in the centre of the village to create a sense of peace and to create wildlife refuges and green corridors for wildlife.

The agricultural aspects of Exbourne, particularly its orchards or former orchards give the village a sense of place and history. This arises from the views over the landscape and also the green spaces in the centre of the village. Preservation of the sense of place, history and longevity as reflected in its tangible local assets such as the green spaces and super views across to the rolling hills, must continue. In addition we need to create wildlife refuges and green corridors for wildlife since we have a very rich biodiversity.

Too many areas nominated as local green spaces that do not meet the criteria in NPPF. Agree with less light pollution, switch street lights off.

I support the reduction of light pollution - do we need street lighting and if so could it be turned off sooner?

Exbourne has a range of wildlife and flora which need protecting, including the hedgerows

### **I support the roads and parking aims and objectives:**

But please don't create an urban village with yellow lines and kerb stones (which ruined the rural look of the end of Duck lane)

Permits for residents - time limited parking. Traffic calming and speed limit reduction - pub should pay towards a village car park and should be encouraged to improve the look of the pub as it is messy and requires decoration and this makes the village look bad as it is on the way in and out.

Must go hand in hand with housing development - planning given to help provide suitable parking areas etc.

Parking is a major problem in the village and priority should be given to providing a village car park. I can think of numerous villagers where this had been done and it can appear to work well.

Access only (residential) for cars, encourage walking, cycling (build a cycle route) and petition for an increase (not decrease) in public transport. Permit parking for residents only

So people have more than one car parked on high street should be made to move them and have one car per household

Currently there are real danger areas within the village due to people not parking in safe places etc. Formal car parks are essential to improve safety

Providing there is easy access for lorries, delivery vans and farm vehicles

Limited stay at burrows essential

Dedicated parking. Short term for the shop

With the number of vehicles owned by each household the vision needs to be realistic. I'm not sure traffic calming is necessary and would it be enforceable? I'm not convinced the costs will balance the actual outcome

Please, no traffic calming road bumps. Certainly 20mph through the village

Think parking helps maintain low speeds throughout the village making it safer for pedestrians, riders etc and keeping noise levels down - No traffic calming

Time limit parking in the centre of village can only be applied if an alternative car park made for longer term parking

I would like very serious thought to be given to the amount of additional traffic and parking caused if sites are in the village rather than the outer ones

Driving through the village at certain times of the day is an utter nightmare. People park near the school and church making driving through very difficult

Traffic calming needed along the road marked Town Living Cross on the map. Drivers do not always obey speed limit signs

I feel that the parking problems are mainly caused by school pressures at certain times and as such short-term measures should be enough rather than designating large additional car parks

Parking needs to be addressed but yellow lines will simply move the problem further into the village where there are no footpaths and children play.

Any new development should provide adequate parking not just 1.5 parking place per property

Needs careful planning for the traffic calming

Yes for new developments not so much for the other points. No traffic calming

Most needed years ago.

Parking on the main thoroughfares of the village needs to be restricted. A lot of traffic parking issues on the high street is caused by non-resident customers of the pub parking irresponsibly. Yellow lines should be introduced along the high street

Improve pedestrian connectivity. Emphasis should be on relieving congestion rather than making parking easier

It is noticeable that when the school is closed there is little, if any traffic congestion. Parents create a danger to their own children by parking in the village both through pumping out car fumes (often diesel) while they wait to get back into the flow of traffic outside the school and by children having to weave round cars. Children should be dropped off and collected at the playing field, then walked in a group to and from school. However, creating a hard-standing car park will only add to the problem of traffic queues as parents wait to get in and out. And as other villages have found, hard-standing car parks tempt large groups of 'travellers' to move onto these sites and set up camp, in addition to people leaving cars there for months that are in need of repair.

I support the roads and parking aims and objectives. Additional Comments: Parking is a perennial problem in towns and cities during school terms as much as it is in Exbourne. It is no worse here than in any other location and occurs only twice a day for around 20 minutes. The difference is that Exbourne is a farming community and so we have large vehicles moving through the village. To change the location of collection of school children in the village would resolve the issue. A 'walking bus', as used on the continent is a solution, especially if parents could use a rota system to act as traffic controllers, to ensure safe passage across the main road to the playing field which could be the pickup site. (This counters their fears for road safety and also ensures a much tighter pickup time). If a changing room was built then children could shelter from rain in this building. Such a development would also enhance the playing field and children's playground and support school activities. One of the attractions of Exbourne is that the playground is away from the centre of the village thereby allowing children to be as exuberant as they wish. This location protects the valued aspects of peace and quiet in the village. A designated car park associated with a housing development will merely mean that the house owners have further places near their homes to park/store their additional cars, their boats, caravans and their kids' old bangers! It is unlikely to resolve the issue of congestion in Exbourne for everyone.

Some form of off road parking is essential

There must be some extra parking facility within the village, bearing in mind most households have 2 or more vehicles

No to more yellow lines. No to a 20mph speed limit. No to more traffic calming - too unattractive in a pretty village

Not in favour of a 20mph speed limit, considering the costs. A village car park in the centre of the village is possible. Several landowners would donate and surely it would never be a brownfield site as car parking is always required. A car park at playing field would not be used.

The nature of the roads are consistent with a rural community and its heritage as a farming community

### **I support the community, facilities and wellbeing aims and objectives:**

Support our pre-school - it is a critical feeder for our junior school

May have to be realistic about extending rights of way - great idea but how do you overcome the resistance from local land owners to allow this - Have to understand other sides of the argument

Agree re. extension of network of public rights of way. Disagree promote school which is almost at max capacity already. Disagree "improvements" to playing field - that usually means building!!

Encourage more children to be involved in their area of conservation

The school should be able to cope with extra children

I would very much like to see a more active village hall that would tie the village together more

We're new here but seems well supported environment

Especially development of maintenance of good rights of way

Better parking at village hall as it creates real issues for local residents when it is in use. Move the village hall to playing field with proper parking could create a really good space

There is a great risk to the future of the church and chapel, both are useful venues. If the pre-school closes, the chapel is at a greater risk

enhance the linkages and footpaths through the fields and including footpath to link Jacobstowe

It may seem that younger families are necessary to keep the village 'alive', but it is actually the older residents (retirees) who support village clubs and activities

If the pub fails - perhaps we have a self-help community club

Consider opportunities for renewable energy for community benefit

Since the majority of children at the school do not live in the village itself, nor (judging by the number of cars) live within walking distance of the school. It would solve many problems if the school was relocated to another village or town which might also have more room for more facilities for the children. It is inevitable that Exbourne school will be closed within in the next few years, as small schools are becoming increasingly economically unsustainable and the trend is to concentrate educational resources in larger schools drawing on a wider catchment area. So we should take the future closure of this school into consideration when drawing up the Neighbourhood Plan.

Support all these objectives

It would be natural for development to help improve local facilities, therefore help growth of the village and community. Safe access to the playground (perhaps move it?) is important

Too many houses at any one time may make it difficult for the new members to be assimilated and thus there is a risk of the community spirit being lost

### **The Neighbourhood Plan cannot allow for less than the 30 new houses set by the JLP, but do you want more?**

Spoil character of village - enough being built in local towns i.e. Okehampton, North Tawton - don't spoil rural villages/Devon character

To create a mix of people of all ages

Not without enhanced services/roads/parking

Not at this time we will need to assess impact on the village. Also if more are agreed to then suspect the council will require this eventually

30 is too many

New development needs to be phased to allow people to integrate not flood of new people

Some will be natural infill and exception provision

Not over the period of time concerned

I want to continue living in a village not a town

It is my understanding that the goal posts have shifted since this process began and 30 houses are no longer being imposed on villages such as Exbourne, as the housing needs of the area can be

met through bigger developments in towns, and the county wide approach is now being used. To phrase this question in this way is misleading and biases peoples' responses to this survey in favour of the developers. We already have a wide range of different sizes of house up for sale in the village, and they are not selling, which demonstrates that additional housing is not required. The houses which are awaiting completion should be finished and sold first before any new houses are even considered. If these dwellings have not been finished because no one is willing to buy them, this again proves new houses are not needed in Exbourne.

The unadopted JLP proposed that neighbourhood plans determine the housing number which would provide sustainability in their village and indicated the 'carrying capacity' without setting a figure for Sustainable Villages such as Exbourne. They did set figures for other Main Towns and the larger Villages. We need to be aware of this distinction and not conclude the numbers are set as the question states. We need to take account of the additional houses which Sampford Courtney is being asked to carry as this also assists in sustaining our shop and pub and so development should compliment this. Many of the social activities are joint with Sampford Courtney. The JLP also indicates that the proposal is not growth for growth's sake.

30 is more than enough

30 will change the village in a bad way

Up to 50 is fine

This is a living village which must adapt. Any infill and windfall and development in the future must allow for natural growth of population and community

Exbourne should be kept as a village

**How many new houses in total (including those with permission or completed to date) do you think Exbourne can sustain to 2034?**

More may be required after 2034

In keeping with the size of Exbourne since the build of the initial village

Anything over 30 would mean larger scale sites which would affect the character of the village

I am 73 years old and can only speak for the next 10 years at most!

If the village is going to retain its character a large influx of new people will stop that happening

No more than 10 in any four-year period

Depends on lots of factors as houses increase services etc. would increase also

The village will be large enough with the potential 30.

The High Street is already overly busy - anything passing through will add to this. Keep anything new to the beginning of the village (Exbourne Cross) Primary school is also at capacity.

Mixed use - please design for the demographic i.e. both young families with two cars and retired older adults with limited mobility

Based on sale of current housing stock

These need to be phased to avoid swamping the school and village

Okehampton and North Tawton Developments make additional housing in Exbourne unnecessary.

Parking, green spaces and community services allowing

Mixed development - varying sizes and affordable and including parking areas

Keep to the plan

Where Exbourne can find space to put houses by invading agricultural fields is not necessarily what Exbourne needs to maintain its sustainability. Many Exbourne houses change ownership roughly every 7 years according to Estate Agent web sites so new blood is fairly frequent. This change = sustainability.

No more than the planned number

Villages need to grow - so 50 homes is not too many

Seems adequate as things stand in 2017 but things change

**If you had to choose, taking into account the evidence we have gathered on the planning merits and constraints of each site and the housing numbers we should be looking to accommodate in Exbourne, list the top 3 site you would consider nominating for development in order of preference (1-3):**

Must be suitable pedestrian access to the centre of the village

Site G would make a good car park. The wildlife corridor would be maintained

Retains more of the nuclear shape of the village. Ongoing proposed ribbon development changes the character and definition of village

These all have good/better access potentially Holebrook lanes has the potential to be widened and improved

F is the only site as others will be far too large and change village to the size of a town

The capacity for this site should be less than suggested

Avoid at all costs bringing another 60 cars through the village. Give people access to the road directly.

I don't think any of the other sites are suitable. Site F could also incorporate a car park with footpath to the village.

Site F is the obvious choice. It also provides an opportunity to create a car park close to the Burrow and the school and pub via pedestrian path down the side of the burrow. Development needs to be on the south side of the village to prevent increasing traffic through the village.

Cannot choose second and third sites as all six sites (apart from F) are equally unsuitable due to access and additional traffic.

Site C - but only 1/2 behind pub and car park - access by side of pub

This (F) is the only feasible site that would allow for safe building and would have a low impact on the village and the natural environment.

But not 210 homes on site B

The NPPF indicates that Brownfield sites should be developed first. Secondly in the case of Exbourne sites which do not increase the traffic in and through the village are preferred. Site F & A fulfil these criteria. However: Preparation of a design statement for housing would be a fairer



approach to the issue of housing. This way the problems of development could be addressed: limiting factors of road size, water and sewage infrastructure capacity, development siting on fields where current houses have cess pits designed to leak away into those locations etc.

No further site are required in my opinion (sites F and A) as these together with those already at planning stage are sufficient

Site F would cause least traffic through the village and could accomodate 11+ houses to allow for a small amount of social housing

15 houses in each site (sites F and D)

Would prefer assessments and decision to be undertaken by an external body. How many houses did the land owners agree to?

For ease of access and avoinding traffic through the village, especially the blind bend where High St meets Town Living

### **What size of houses do we need in Exbourne?**

Smaller homes so children growing up can stay

Maybe develop the old bake house into old person's apartments say 4 with parking

Provide more smaller than larger properties

Families homes not posh, under 200k

We need families in the village. 2-3 bedrooms could make the homes more affordable and attractive to younger families

Large areas should have a mixture

A mix of single occupancy, young family, older adults who can't get up stairs etc.

We need smaller homes to attract younger people to the village

A mix I would think - not least because this targets a mix of people.

A mix attracts variety of people

People need to stop converting small cottages into bigger houses - we need to keep these community starter homes.

No idea, cannot speak for other people

There are a number of very large houses but not so many smaller ones for people on lower incomes. Smaller houses on smaller developments would help to retain character and allow more people to move to the village - many larger houses only have two people living in them but take up more space.

If there is a demand at all it is from young single people, or older residents wanting to downsize

The provision of housing for young and old (or the divorced and widowed(er) but not necessarily families) will ensure Exbourne is a sustainable village. Those with children and jobs in Exeter, Plymouth, Bristol, London etc. will merely use the village as a place to sleep, having little or no time to spare for developing village community. Even the welcome addition of a better train service will not resolve this problem.

Starter houses, up to 3 bedroom. There are already a number of 4 bedroom houses which is enough for this village

Prefer smaller houses for young families and first time buyers

Affordable for local people

### **What type of houses do we need in Exbourne?**

Depends on size of site and location

All new properties could benefit from creative planning e.g. courtyard type developments of mixed property types

Mixed to suit the intended demographic

Terraced follows the existing nature of housing. 'No' to bungalows and self-build (aren't these already in progress??)

Bungalows for older people. Terrace - mimics historic nature of buildings in the village.

A mix! The key is that they should be built in sympathy with existing vernacular architecture, so we need a design statement.

No idea, cannot speak for other people

Mixture, but all with own parking and sympathetically designed

Self-build - with character conversion of existing buildings. Terraced - with garden and parking.

If you are going to build you need to build bungalows, of which there very few in the village, suitable for the retired older person or couple. This will allow existing residents of the village to remain in the village when they get older and move out of family homes or cottages with stairs, in turn freeing these up for young families and young single people, thereby solving both problems.

House position on estates is crucial. Houses should not impede the views of the landscape from existing houses and from the roads and footpaths inc public rights of way. Currently in several houses the windows of one house face those of another and residents can see into another person's house. Several Exbourne parishioners made this point at the Consultation several seeking some way to resolve the invasion of their privacy. Others were concerned that current proposals going through planning would invade their privacy because of the window position which in turn blocks their view and causes them stress. The need to maintain tranquillity and privacy has been raised time and again in questionnaires and parish plans.

The type of houses depends on its place within the context of surrounding dwellings, therefore a bungalow may be appropriate in one part of Exbourne but not another

A mixture - some detached/semi and a couple of terraced houses as starter homes

Flats

Affordable for local people

**Bearing in mind affordable housing is only required to be delivered on-site where there is a development of 11 houses or more, how many houses should be built at one time on a site? In other words, what scale of development would you like to see on a housing site?**

One site of 11+ and other smaller sites

I fear 'affordable' will mean bad quality

Only one development of 11+ in order to provide affordable housing. Other should be smaller. Large developments, especially if all units are provided at the same time, can acquire an 'estate' feel and residents may not integrate with village

Needs to be appropriate to the size of site. 11 or more can only be delivered on a large site. But should have a minimum size of surface area

Affordable housing is generally unaffordable. Small number of social housing should be included in the mix

Affordable housing should be for local people and families, not for families out of area

This will also allow the other village services to gradually be changed/improved to allow for village growth

We definitely should provide affordable housing

Depends on the size of site

Other \_\_\_ available for affordable housing and developments over this size do not merge easily into village life

Individual as far as possible

Affordable housing - what need is there? 1-2? If so then this is not relevant to Exbourne

They need to be integrated not dumped all at once and we need a Housing Association to ensure they remain affordable and don't just enter the housing market once sold on the next time.

There is a need for affordable housing, but it would be good for it to be spread out through the village.

In one site to allow 4 affordable to be built as well

But these should be affordable

It would be better to limit the effects of housing influx by having fewer sites with larger numbers of houses. Wood Close provides a solution if sufficient houses of small size are built on this land. In addition it is better to finish the partially built houses we already have before thinking of adding yet more.

A mixture of larger and smaller affordable housing need to be built

This question is biased against affordable housing but I do believe smaller developments would be preferable for natural growth in the village

But keep affordable through size restrictions

### **What are the most important characteristics of Exbourne's historic environment?**

Totally agree re inappropriate kerbs in duck lane. Unfortunately, that was our WDBC Councillor who did it! It should never have happened

Extend conservation area. Apply article 4 Direction (too much use of UPVC!!) [+1]

Extend conservation area. More smaller homes in character - not large executive homes Allow 'sympathetic' development of current properties to bring up to date [+1]

**Would you like to see the Conservation Area boundary extended or reduced? If so, how?**

Definitely extended [+2]

No, stay the same

Extended [+2]

Stay the same

Extended [+8]

**What are the most important matters to be addressed in a Village Design Statement?**

Affordability! Provide homes for local people on low income (i.e. farming community) not millionaires from London

New development should be sympathetic to other village properties! And not stand out like a sore thumb

New development should be good modern design - that respects rather than mimics historic character and is sympathetic to landscape setting [+1]

Spatial organisation of new properties definitely!

**Are you in favour of more development to provide funds for improving facilities?**

Development is going to happen!! E.g. housing don't fight it - make sure it is in the right place etc and also make sure there is community gain e.g. car park

**Which community facilities do you believe should be prioritised for such investment?**

Village car park - but not on playing field [+2]

Further development of playing field for children in the village would be ideal if it catered for older children and not just toddlers

Develop the play field with the addition of purpose built village hall. This would combine both spaces with parking and could allow for additional events to take place outside with services (elec and water)

**What else do you think can be done to improve the community facilities and preserve their existence?**

Move playing field to one of the new development sites? (if level area available) [+1]

Pubs are an essential part of village life as are schools - they both bring parking problems but are essential

The village hall certainly does not meet the requirements and if the population increases it will be even worse. This is vital.

Build a new school on playing field and car park. Add new village hall to this site and make dual car parking available

Exbourne cannot take more cars - it was not designed for cars! Hard enough to park and to drive through as it is!! [+5]

It is vital that enthusiasts volunteer and maintain anything - so only enthusiasts can take any project forward in a small community. It's the maintenance afterwards that is needed

Proper crossing to get safely across the road to the playing field i.e. pelican or zebra

Where is the maypole going?

I was very frustrated that I could not take my father from his house to the pub/shop in his wheelchair due to parking on pavements and potholes - on one occasion we hit a pothole and he fell out of his chair. Pavements are for pedestrians!!

The pub causes a lot of traffic issues throughout the village. Restrict parking for non-residents along high street and other roads that are affected

Something, but I do not know what needs to be done about random parking near the church and school

Improve the playing field with new stimulating play equipment or skate park to give children in the village more to do

All this is not viable. Poor infrastructure [+1]

Village hall won't be sufficient if population increases, needs to be bigger to hold more people

Car parking!

Safe access to playing field across road

It would be good to be able to walk from Woodhall to the village of Exbourne. Could the verges be maintained to enable this to happen? The speed limit is 60mph and having to walk in the road with young children where the footpath runs out, is a bit hairy! We appreciate there is a cost implication here so maybe a pipe dream

### **Are you in favour of a village 20mph limit given the likely costs?**

Yes, but need to avoid a plethora of signs

I would happily pay towards this

### **Although considered prohibitively expensive at present, are you in principle in favour of creating a footway on the High Street and exploring other traffic management tools?**

Restrict parking for non-residents in the village/limited time parking on the high street. A lot of traffic/parking issues caused by non-residential pub customers"

Ban large delivery vehicles from coming through the village. Develop the lower road and restrict access to vehicles over 3.5T

Consider making Stowe Lane a one-way road

Increase width of pavement outside church in order to reduce road width and thus (hopefully) prevent parking where it is already too narrow

Consider opening Stowe Lane to one-way traffic out of the village in order to relieve traffic/pedestrian problems in High Street

Use Stowe Lane for one-way traffic into the village to relieve pressure on the High Street

One way at a time through high street and at town living cross

I don't think making a one-way system through the village is ideal as it will increase traffic in other parts of the village where there are no footpaths

Slow down signs along High St and Hayfield Road

Control of mud on roads - failure to clean roads, especially main road and lack of control by DCC

Footpath linking Exbourne and Jacobstowe either inside hedge or along main road

Introduce double yellow lines from garage down through all of the High Street

Double yellow lines along the stretch of high street alongside of the church where the street narrows. Limited time parking around the pub. Quite often cannot park at shop due to parking by pub customers. Traffic calming along length of high street, people drive too fast

**The network of footways through the village is sporadic and limited. Do you agree that, where possible, new developments should be encouraged to create footways linking them with the heart of the village?**

Along main road down to rivers. Linking to other footpaths for circular routes

**Are you in favour of a limited stay parking restriction on the existing off-road marked parking area to the north of the Burrow?**

Yes, but what about residents of high street? Would they get exemptions like parking zone tickets in cities

Yes, but only during 8.30-4.30

Yes, but only when alternative parking is also provided

"Businesses such as the pub should pay towards car park as they create the problem Permit parking for residents? Really!"

People should not be able to park 3-4 large vehicles (one rented property owner!) in a limited area of parking - it is totally selfish and inconsiderate, so limited day time parking would stop this

There is very limited parking in the centre of Exbourne if one wants to call into the village shop. We are based in Woodhall, so a bit of a walk. We would like to support it more, but end up driving through the village and calling at the supermarkets in Okehampton instead. Would the pub be able to offer limited parking for shop/cafe users only, at times when the pub is not trading?

Restrictions on parking on the High Street will only move the problem elsewhere in the village! Alternative car park should be developed particularly for visitors and households with lots of large vehicles

People who can own several vehicles and park on the High Street - restrictions on parking may move problem to other parts of the village if no car park

Restricted period parking. I agree near Burrows also discourage inconsiderate parking

Restricted periods street parking by the Burrows during daytime

### **Should there be a parking space dedicated to disabled parking?**

Disabled parking could be restricted to day time

By shop and outside village hall + loading bay for shop

No - because all the spaces are about as easy to get into as each other and parking space is just too restricted. This is a small village not a town! Should not be necessary

Because the disabled shouldn't get left out

No because most of the time this would be an empty unusable space

### **Are you in favour of a village car park?**

Yes, but where? People don't like walking far so would most likely carry on parking like they do now

Small car park for existing residents and school teachers. But small enough to discourage further development

### **If so, would the proposed playing field facility be sufficient? Or, would you prefer to incorporate it into a new housing development closer to the village facilities?**

There is already planning permission for some parking on the playing field!

Can be incorporated into development site - e.g. Site F - behind the shops - pedestrian access to the high street and or side of pub into area behind. INTEGRATED APPROACH

Parking on playing field? Would people walk that far? Feel happy leaving car overnight?

Definitely NOT playing field

Yes, if Site F, at the Burrows end

Car park in the centre at village most likely to be used

Site F would be preferable with footpath to playing field and heart of the village

Parking in centre of village near the church - already unused field area there.

### **Which landscape features do you value most in Exbourne?**

Exbourne has agriculture at its heart - therefore need young people to live on the farms because of livestock welfare demands - Borough Council seems determined to curtail sensible agricultural accommodation

Valued Culm grassland

### **How can we ensure new development is appropriate to Exbourne's landscape character in terms of design, quality and visual appearance?**

"Protect Devon banks. Return to Rhy grassland. Increase meadows"

Planners are preoccupied with Beech hedges. These do not encourage biodiversity.

New hedgerows if necessary(!) should be of mixed species in keeping with those already here. [+1]

Protect existing hedgerows and trees [+1]

Avoid development that adversely impacts landscape quality [+1]

Safeguard existing fabric - walls, parings architectural features [+2]

No wind farms or solar farms please

Ensure low height of new building to maintain the 'hidden' character of the village nestling into the hill

Ensure that landscaping schemes required as part of planning consents are actually enforced! [+6]

### **How can we help increase biodiversity?**

Allow for wildlife to migrate around locations (i.e. gaps in walls/gardens) See the hedgehog garden at the RHS Chelsea

Plant more hedgerows with native species

Stop cutting by machines. Start hedgerow management

Remove sycamore from hedges

### **Where have you experienced flooding or poor surface water management in Exbourne?**

Flooding out of North Road. New drainage needed

We only have flooding when Mrs Brady has a bath opposite us!!

High Street opposite Blienham, often surface water after heavy rain

Holebrook Lane

Flood water pours down Hayfield road in moderate rain

Holebrook Lane

When I have left the bath tap running!!

Holebrook Lane often has surface water. At times of heavy rainfall large amounts of surface water run down the main road - the existing drains don't catch it all

### **Do you support reducing the levels of light pollution in Exbourne? If so, how?**

Reduce the power of security lights [+3]

The lights should go off at 11 or 11.30. Very rare for people to be about after that "Stop lights at 11.00

Style of lighting - change to traditional

Use down lights not up lighting

Use directional shades to reduce unnecessary lumination of skies and wasting energy [+2]

Lighting and lamp posts should be in keeping with heritage/conservation are [+3]

Remove all street lighting except at the cross - torches are fine [+3]

Turn off street lights at 11pm - they are not needed! Everyone now carries a torch on their mobile

Crime is higher in areas with street lighting than areas without street lighting



## Appendix B – Exceptional Responses

On the closing date for submitting comments in relation to the Community Consultation Day, an envelope containing a large number of additional copies of both Survey #1, the Vision, Aims and Objectives survey, and Survey #2, the housing survey, was received by the steering group. There was no covering letter or explanation of where these completed surveys had been collected from or who they had been completed by. In addition, the property owner at the return address provided on the envelope had no knowledge of them.

These responses represent a sizeable percentage of the parish population, approximately 16%.

Furthermore, the surveys received only contained 'tick-box' responses with no comments provided, which is unusual within a survey-sample of this size.

The opinions within these surveys express different priorities to those already collected.

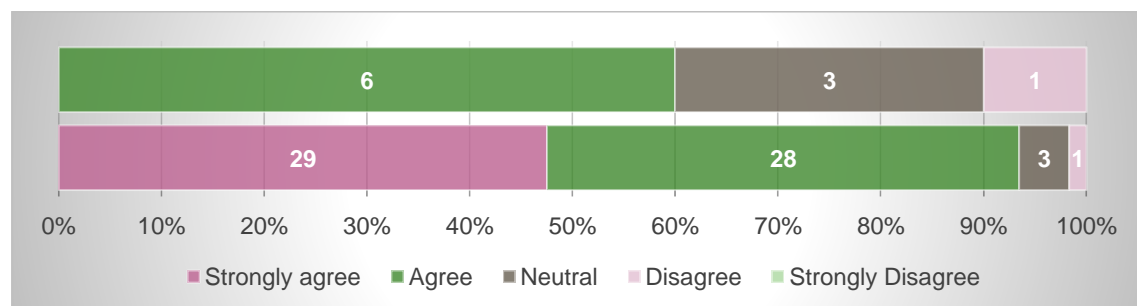
Because of the manner in which these surveys were received and the very different priorities expressed, these surveys have been considered independently of the other survey responses.

For comparison, the following charts show the additional responses compared with the main survey results:

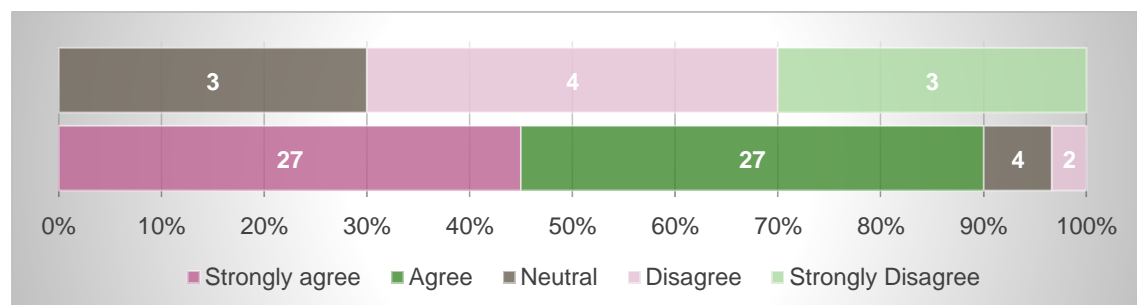
### Survey #1, Vision, Aims and Objectives

Within the following bar charts, the top bar is additional copies received, the bottom bar is the main survey results:

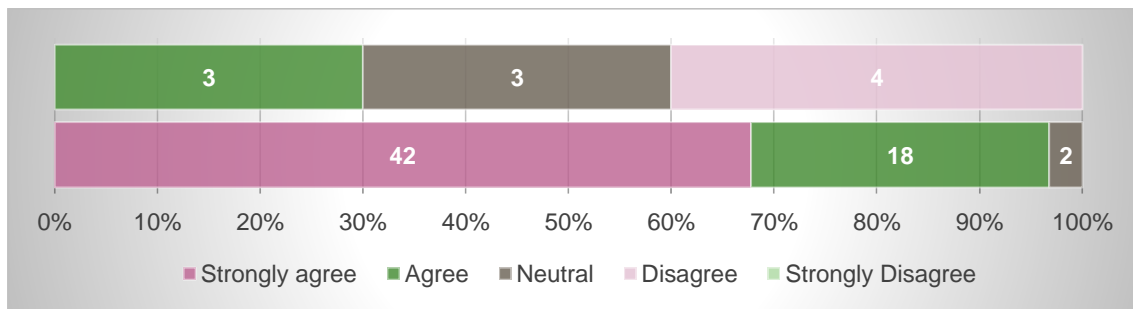
#### The vision reflects my future aspirations for Exbourne:



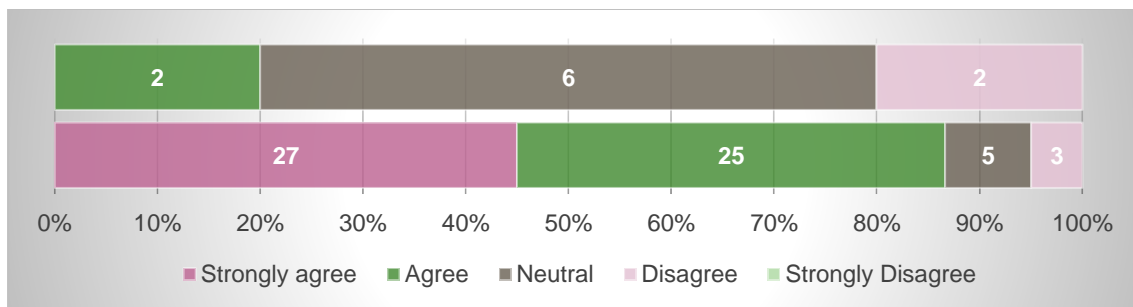
#### I support the housing and built environment aims and objectives:



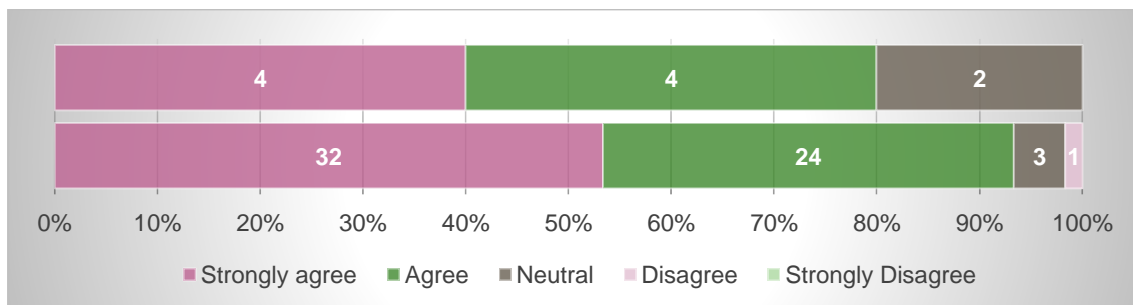
**I support the natural environment aims and objectives:**



**I support the roads and parking aims and objectives:**

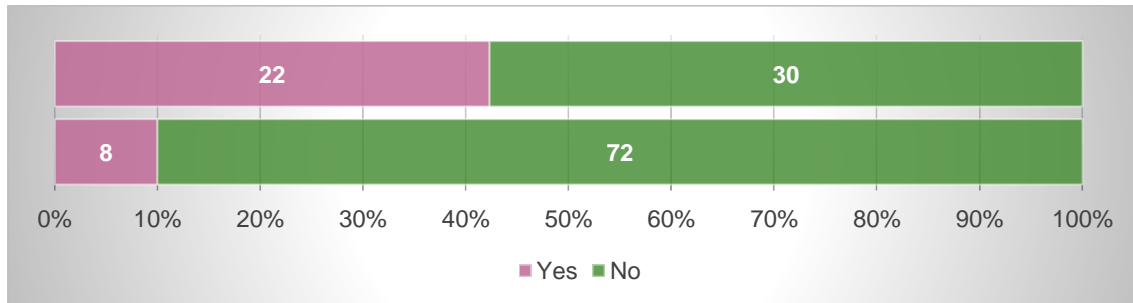


**I support the community, facilities and wellbeing aims and objectives:**

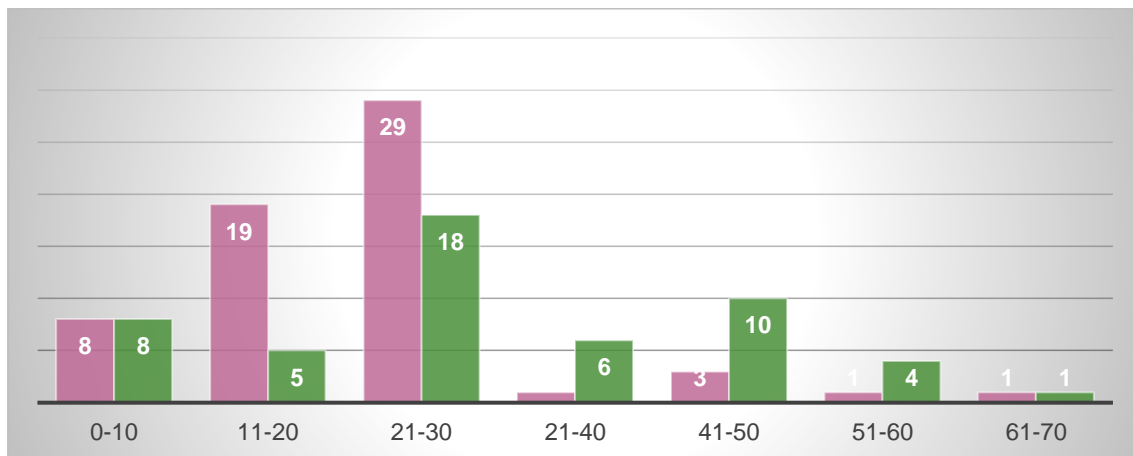


## Survey #2, Housing

**1. The Neighbourhood Plan cannot allow for less than the 30 houses set by the JLP, but do we want more?**



**2. How many new houses in total (including those with permission or completed to date) do think Exbourne can sustain to 2034?**

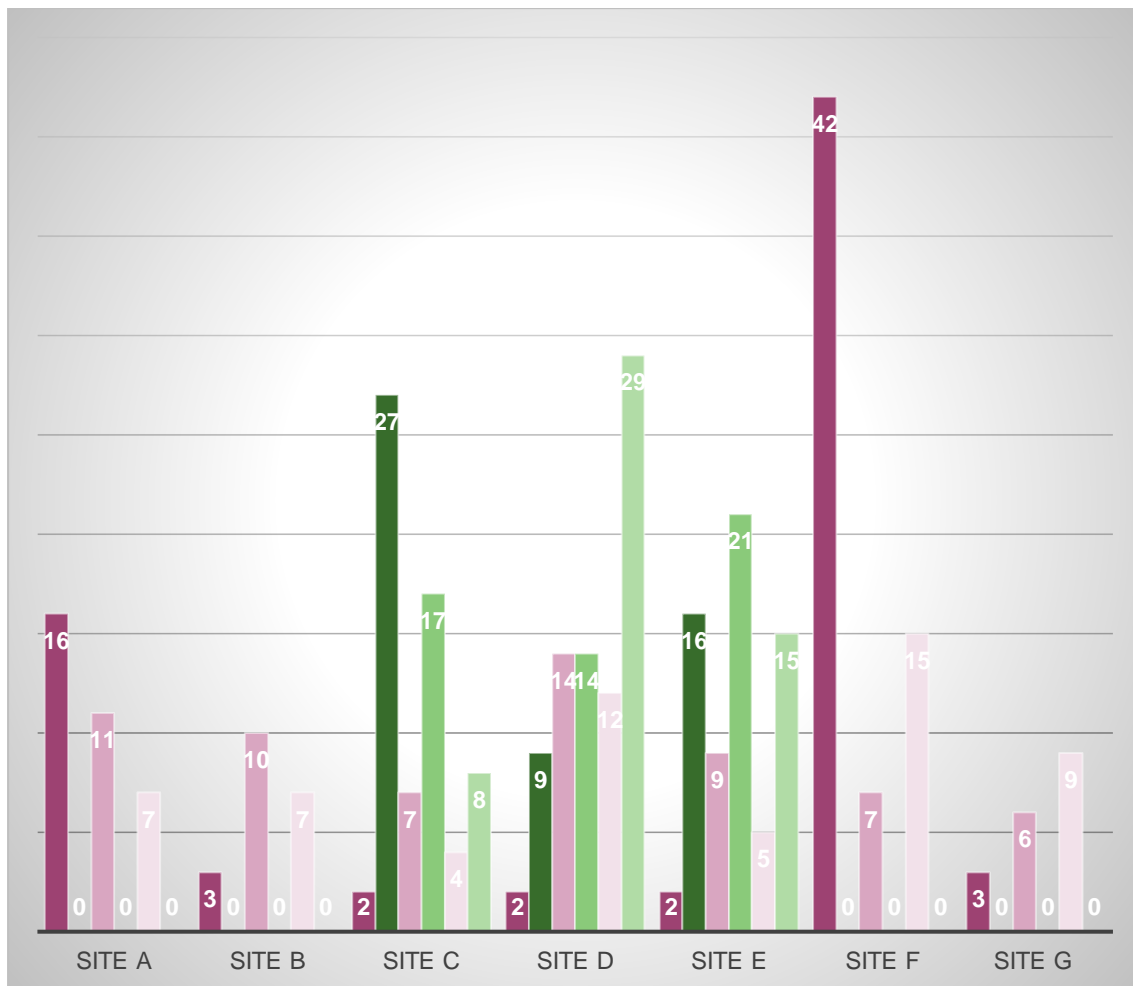


The bars coloured pink in this chart are from the main survey, the bars coloured green are from the additional surveys received.

The mean number of houses from the main survey results is 25, with a median of 25.

The mean number of houses from the additional responses is 32, with a median of 30.

3. If you had to choose, taking into account the evidence we have gathered on the planning merits and constraints of each site and the housing numbers we should be looking to accommodate in Exbourne, list the top 3 sites you would consider nominating for development in order of preference (1-3).



The bars coloured pink in this chart are from the main survey, the bars coloured green are from the additional surveys received. From left to right, for each site, it is scored from 1 to 3. For example, Site A has 16 first preferences, 11 second preferences and 7 third preferences from the main survey and no selections from the additional survey sheets received.