

## EXBOURNE WITH JACOBSTOWE PARISH COUNCIL

A public meeting was held on Wednesday 18<sup>th</sup> February 2015 at 7.30 p.m. in Exbourne Village Hall. Approximately 45 people attended (including four councillors). Councillor Trevor Hill, West Devon Borough Councillor for the Exbourne Ward was also present.

Debbie Bird, Community Manager for West Devon Borough Council, attended to give a presentation on 'Our Plan'.

The Chairman, Mike Luxton, welcomed Debbie Bird and the members of the public.

Debbie Bird began by informing those present that in May last year a consultation was held to ascertain what should be in the plan. The plan has now been produced and there is now another consultation period, which begins on February 26<sup>th</sup> and finishes on April 13<sup>th</sup>.

The plan can be reviewed, but it is important to comment NOW as once the plan has been adopted that becomes the cornerstone of planning. A number of consultation events are being held.

Exbourne has been designated a main village as it has some services – a pub, a school and a shop.

The plan covers: -

**Our Economy:** to provide an average rate of new net jobs of 120 per year. A positive attitude to business and employment development. Proposals which maintain vibrant town centres.

They need to ensure there are enough opportunities for businesses to start up and expand.

**Our Homes :** they need to find an average rate of 216 homes per year.

They need to find enough homes to meet the needs of a changing population (births, deaths, migration and household sizes). This is called their 'Objectively Assessed Need'. This 'Objectively Assessed Need' needs to be translated into a 'Housing Target'. West Devon's Objectively Assessed Need is between 190 and 216 homes per year, which equates to between 3800 and 4320 homes over the period of the plan. The Housing Target is, therefore, 216 homes per year (4320 over period of plan).

An allowance has been made for homes being built under permitted development (e.g. a barn being developed into a dwelling).

**Our Communities:** with regard to development they need it to be possible for 1 or 2 homes to be built outside the settlement boundary of a village or town. This would be in circumstances where it is important for the person to remain in the area.

West Devon Borough Council has been asked to consider a new community (e.g. Cranbrook), but this is a long term objective to prevent existing towns being over developed.

**Our Heritage:** the plan supports the conservation, enhancement and promotion of the historic landscape of West Devon.

**Our Wellbeing:** the plan supports activities that promote a healthy lifestyle.

**Our Infrastructure:** the new plan supports the improvement of broadband, Wi-Fi and mobile signal. It also supports the safeguarding of the existing railway line between Okehampton and Bere Alston and the improvement of community transport, public transport etc

**Our Resources:** encouraging development which is energy efficient

**Our Environment:** an area which contains Dartmoor National Park and the Tamar Valley Area of Outstanding Natural Beauty the environment has to be maintained.

Exbourne has been designated as a main village and it has been proposed that a minimum of 20 homes could be built there. Three sites have been put forward by land owners or their agents. The first is a large plot to the west of Brooklyns, the second is a plot of land near Meadow's Edge and the third plot is behind the Red Lion running along Blenheim Lane. The first plot could take 200 homes, but West Devon does not think this feasible as Exbourne does not have the infrastructure to support that many. It has been stated this site should take 10 properties, the site adjacent to this another 10 and the site behind the Red Lion 5.

She pointed out that these sites may never come forward for planning, but the land owners have put them forward at this stage.

A member of the public asked if a developer offered to pay to improve the sewage works would that mean that a large development could go forward. Ms. Bird stated it would not guarantee the development went ahead because you need to consider the other infrastructure.

Another member of the public asked what happened about half built homes. There are properties that have obtained consent, but the project is not completed. If these were finished the proposed number of homes could reduce. Ms. Bird stated she would look into this.

Ms. Bird explained about Neighbourhood Plans, which are prepared by the local community and can influence where and what development takes place. The Parish Council has to support it and designate the area. A community committee can then be set up (and can include a parish councillor) to prepare the plan, which could take 2 years to produce. The area needs to be designated by December 2015 and reasonable progress has to have been made by June 2017. When the plan is complete it has to be adopted by the community by holding a referendum. It is not mandatory for a community to produce one. Funding is available and help from West Devon. There is an event being held, but the date has not been set yet (it is possibly 23<sup>rd</sup> April at Bridestowe).

Affordable homes do not have to be provided in developments of 10 and under. Developments of 6 – 10 a contribution of 30% will be requested. These contributions get put into a pot.

S.106 money has to provide facilities in the community where the development was built, which could go to a primary school or Okehampton College where the students of the primary school then go on to).

Community Infrastructure Levy goes to the parish council.

The open spaces of land, which were in the Local Plan have been brought forward into 'Our Plan'. The Conservation Area will remain as it is.

Mike Luxton, Chairman of the Parish Council, asked if anyone would be interested in being involved in producing a Neighbourhood Plan ( 7 people raised their hands).

One member of the public felt a meeting should be held to ascertain interest and what is involved. The details of the meeting at Bridestowe will be circulated to residents.

Mike Luxton thanked Debbie Bird for her presentation and to the public for attending. He invited the public to the next council meeting, which is next Wednesday 25<sup>th</sup> February at 8.00 p.m.