

SITE A – MEADOWS EDGE



WDBC SITE ASSESSMENT WITH NEIGHBOURHOOD PLAN GROUP COMMENTS IN BLUE			
Site area	0.4 ha		
Site capacity	12 dwellings		
Site potential	10 dwellings		
Access	Vehicle access acceptable in principle. Site is bordered on two sides by development and is well related to the village centre.		
Location	The site is 0.303 miles (488m) from the Burrow (centre of village). It benefits from a (virtually) continuous footway to the centre of the village except along the initial stretch of North Road leading from the site.		
Impact on High Street traffic	Residential development here will likely lead to an increase in traffic on High Street, one of the highest mentioned issues in need of improvement in Exbourne according to the community. There should, however, be a small reduction in traffic as a result of the discontinued business.		
Landscape and Ecology	The site is within an area of Grade 2 agricultural land but as the site is already partially developed it would not lead to the loss of significant amounts of higher quality agricultural land.		
Visual amenity	Distant views towards the village from the North and East are affected. However, as the proposal would be replacing existing development, there is unlikely to be an impoverishment of visual amenity.		
Heritage and Archaeology	No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. The site is outside the Conservation Area. Rose Cottages (listed) lie nearby but are separated from this site by other houses.		
Flood Risk, Water Quality and Drainage	No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Un-pumped gravity-fed foul drainage not available without the consent of neighbouring landowners, which may have a bearing on sustainability.		
Contamination and Environmental Health	No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.		
Other	This is a brownfield site which is currently used as a repair workshop. A change of use could result in the loss of employment land from the village. The generously wide verge on the east side of the highway is an important green feature in the village and should be preserved if possible.		
Conclusion	There are limited constraints to development but 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 ongoing employment uses and/or approximately 10 dwellings. Residential development would lead to a loss of employment space in the village. However, the site is well related to the village centre and its development should not result in a significantly adverse impact on the landscape.		
WDBC Site Assessment	Limited constraints - green	Neighbourhood Plan Group Site Assessment	Score = +5 Rank: 1 of 7

SITE B – NORTH ROAD



WDBC SITE ASSESSMENT WITH NEIGHBOURHOOD PLAN GROUP COMMENTS IN BLUE			
Site area	7 ha		
Site capacity	210 dwellings		
Site potential	10 dwellings		
Access	Vehicle access would need to be achieved either from the B3217 or Hayfield Road. Both roads are narrow lanes which are bordered by hedgerows/banks and access may be difficult to achieve. A better access to the south western corner could potentially be achieved via site A. The site extends a long way out of the village centre but the south western corner could potentially link with site A to achieve walking and cycling links.		
Location	Distance from the Burrow (centre of village) to the access North of Copper Beeches is 0.348 mile (560m); Distance to a possible future access by the southernmost point 0.307 mile (494m).		
Impact on High Street traffic	Residential development here will likely lead to an increase in traffic on High Street, one of the highest mentioned issues in need of improvement in Exbourne according to the community.		
Landscape and Ecology	The site covers a large area and development on all of the site would represent a doubling of the size of the village which has the potential to impact on the character of the village and the wider landscape. However, the south western corner of the site is close to the village centre and development within this area could avoid impact on the wider landscape and a sprawling of development into the countryside. Any development should therefore be kept with this area of the site but this would rely on vehicle and pedestrian access being achieved via site A. Part of the site is on Grade 2 agricultural land, including the area closest to the village boundary. Local Planning Authorities should seek to use land of poorer quality in preference to that of higher quality and therefore restricting development to a smaller area in the south western corner would be more appropriate.		
Visual amenity	Distant views towards the village from the North and East are affected.		
Heritage and Archaeology	No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. The site is outside the Conservation Area and remote from listed or other structures of importance.		
Flood Risk, Water Quality and Drainage	No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. Un-pumped gravity-fed foul drainage not available without the consent of neighbouring landowners, which may have a bearing on sustainability.		
Contamination and Environmental Health	No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.		
Other	No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process. An application has already been made for residential development of part of the site near Copper Beeches, which was refused and lost at appeal.		
Conclusion	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 A. 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. As WDBC and the planning appeal inspector have indicated, the southernmost area of this site could be a natural extension to the village once the Meadows Edge site (site A) is developed and if provision is made for access by planning obligations on that site.		
WDBC Site Assessment	Significant constraints - amber	Neighbourhood Plan Group Site Assessment	Score = +2 Rank: 3 of 7

SITE C – TOWN LIVING



WDBC SITE ASSESSMENT WITH NEIGHBOURHOOD PLAN GROUP COMMENTS IN BLUE			
Site area	1.6 ha		
Site capacity	48 dwellings		
Site potential	5 dwellings		
Access	There is generally poor vehicle access to the site due to there being a narrow lane with no passing places. Site is well related to village centre. There is no safe pedestrian access to services.		
Location	The current entrance to site is 0.084 miles (135m) from the Burrow (centre of village).		
Impact on High Street traffic	Residential development here will likely lead to an increase in traffic on High Street, one of the highest mentioned issues in need of improvement in Exbourne according to the community.		
Landscape and Ecology	Site is visible from the main road. The site is within an area of Grade 2 agricultural land but as the site is already partially developed it would not lead to the loss of significant amounts of higher quality agricultural land.		
Visual amenity	Inward views of the village from the A3072 and Hole Hill would be impacted by the development of the green spaces on this site, particularly as it is directly in line with views to the church. The outlook from parts of the road and from a significant number of homes on Blenheim Lane would also be adversely impacted by development. Much of the land is scarcely visible from High Street itself but the visual amenity from the pub and houses on the eastern side of the road would likely be impacted by development here.		
Heritage and Archaeology	A large part of the site is within a conservation area. There is a listed building on the site and others in close proximity, including the church. The green spaces which surround the buildings are as important to the setting of these listed buildings as the building themselves. Any development would need to consider its impact on the setting of the listed buildings and the conservation area. There is potential for the sensitive conversion of the buildings on site but this would be subject to the necessary listed building and conservation area consents. However, development of the greenfields surrounding the buildings are unlikely to be acceptable due to the proximity of listed buildings and conservation area and the potential impact on the setting of these. Possible medieval site - pre-application assessment and evaluation will be required.		
Flood Risk, Water Quality and Drainage	No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.		
Contamination and Environmental Health	No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.		
Other	Part of the site is designated as Important Open Space in the 2005 Local Plan. Planning permission has already been given for the conversion of one detached barn for holiday use and 3 new dwellings for residential use from the barns attached to the main house.		
Conclusion	There are significant constraints relating to the development of the greenfield parts of the site. There are some constraints relating to the conversion of existing buildings but these could be overcome subject to obtaining necessary listed building and conservation area consents. As such, it is considered that there could be potential for the conversion of existing buildings for approximately 5 dwellings. Whilst the site is relatively close to amenities, access is poor, and development on the green areas of the site would have a significant impact on the landscape and character of the area, with views into the village and the settings of some of the most important listed buildings affected. As planning permission has already been received for the conversion of existing buildings, there are significant constraints on further development.		
WDBC Site Assessment	Significant constraints - amber	Neighbourhood Plan Group Site Assessment	Score = -3 Rank: 7 of 7

SITE D – LAND AT HOLEBROOK LANE



WDBC SITE ASSESSMENT WITH NEIGHBOURHOOD PLAN GROUP COMMENTS IN BLUE			
Site area	1.2 ha		
Site capacity	<30 dwellings		
Site potential	<30 dwellings		
Access	Poor vehicle access due to narrow lane with no passing places. Whilst a sustainable location there is no obvious safe pedestrian access to services.		
Location	The site is 0.248 miles (400m) from the Burrow (centre of village).		
Impact on High Street traffic	Residential development here should lead to less of an increase in traffic on High Street compared to the potential sites in the centre or north of the village. This is one of the highest mentioned issues in need of improvement in Exbourne according to the community.		
Landscape and Ecology	Development in open countryside with a potentially significant impact on the landscape. The site is Grade 2 agricultural land.		
Visual amenity	The approach to the village along Holebrook Lane has immense rural character and charm, being flanked by Devon hedges with mature oak trees. Whereas the modern bungalows Beverlie and Willowdene are not visible on account of their elevated position, residential development of this site would likely have a significant impact on this visual amenity.		
Heritage and Archaeology	Adjacent to the conservation area and likely to affect the setting of a listed building including the church. Possible medieval site. There are a number of nearby listed buildings whose settings will be affected by development of this site. This field is one of a series that includes medieval strip farming enclosures, where it is likely that the earliest arable farming in the parish took place. There were once many such enclosures around the village but few still remain. It is argued that this field and those to the South should be preserved for this reason.		
Flood Risk, Water Quality and Drainage	No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.		
Contamination and Environmental Health	No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.		
Other	Grade 2 agricultural land.		
Conclusion	Landscape, heritage and accessibility constraints limit potential for development. A low density development of less than 30 units that addresses the restrictions may be possible. Residential development of this site would likely have a significant landscape and heritage impact no matter what density. There is also poor vehicle access and no safe pedestrian access to the centre of the village. As a result, there are significant constraints on development.		
WDBC Site Assessment	Significant constraints - amber	Neighbourhood Plan Group Site Assessment	Score = 0 Rank: 4= of 7

SITE E – LAND TO THE SOUTH EAST



WDBC SITE ASSESSMENT WITH NEIGHBOURHOOD PLAN GROUP COMMENTS IN BLUE			
Site area	3.5 ha		
Site capacity	105 dwellings		
Site potential	<30 dwellings (following WDBC assessment on Holebrook Lane site)		
Access	Whilst a sustainable location, the site is divorced from the village and there is a lack of connecting footways to the village and amenities. Poor vehicle access to the whole site due to narrow Holebrook Lane with no passing places. The eastern parcels of the site are adjacent to the narrow lane and the western parcel would need to be accessed from the eastern parcel as there is no obvious alternative means of access.		
Location	The Holebrook Lane entrance to the site is 0.311 miles (500m) from the Burrow (centre of village). If the site could be accessed through any development of Wood Close then an entrance could be 0.174 miles (280m) from the centre of the village.		
Impact on High Street traffic	Residential development here with access on Holebrook Lane should lead to less of an increase in traffic on High Street compared to the potential sites in the centre or north of the village. This is one of the highest mentioned issues in need of improvement in Exbourne according to the community.		
Landscape and Ecology	The site is in open countryside with a potential significant impact on the landscape. The site is Grade 2 agricultural land.		
Visual amenity	The approach to the village along Holebrook Lane has immense rural character and charm, being flanked by Devon hedges with mature oak trees. Residential development of this site would likely have a significant impact on this visual amenity, already evidenced by the machinery sheds erected here. Inward views of the village from the A3072 and Hole Hill would be impacted by the development of areas of this site and, whereas much of the land is scarcely visible from High Street itself, the visual amenity from houses on the eastern side of the road would likely be impacted by development here.		
Heritage and Archaeology	No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. The fields adjacent to Holebrook Lane are part of a series of medieval strip farming enclosures, where it is likely that the earliest arable farming in the parish took place. There were once many such enclosures around the village but few still remain. It is argued that these fields and those to the South and to the North should be preserved for this reason.		
Flood Risk, Water Quality and Drainage	No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.		
Contamination and Environmental Health	No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.		
Other	No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.		
Conclusion	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. Residential development of this site would likely have a significant landscape and heritage impact. It is also divorced from the built environment with poor vehicle access and no safe pedestrian footways to the centre of the village. As a result, there are significant constraints on development.		
WDBC Site Assessment	Significant constraints - amber	Neighbourhood Plan Group Site Assessment	Score = -2 Rank: 6 of 7

SITE F – LAND NORTH OF STOWE LN.



WDBC SITE ASSESSMENT WITH NEIGHBOURHOOD PLAN GROUP COMMENTS IN BLUE			
Site area	1 ha		
Site capacity	30 dwellings		
Site potential	10 dwellings (in lower eastern area of site) and if some land set aside for community facilities		
Access	Vehicular access may be possible from the road bounding the eastern side of the site. Part of the site is reasonably well related to the built form of the village and its amenities with the primary school immediately opposite. There is a lack of connecting footways to the village. Highways have confirmed vehicle access would be possible from the A3072. Access from the A3072 would be preferable as access from Stowe Lane would likely require the provision of visibility splays that would require the removal of a large part of the hedgerow/bank on the north side.		
Location	If pedestrian access can be provided to the site via Stowe Lane, then distance to the Burrow (centre of village) is only 65m; Distance to a possible future access on the A3072 is 0.130 miles (210m).		
Impact on High Street traffic	Residential development here will potentially <u>not</u> lead to an increase in traffic on High Street, one of the highest mentioned issues in need of improvement in Exbourne according to the community.		
Landscape and Ecology	The site is part of a larger area which is open to views from surrounding countryside. It is uncertain how the site could be satisfactorily integrated with the existing built form of the village. The site is Grade 2 agricultural land and high point of the site to the west is prominent in the landscape. However, the area of the site bordering Stowe Lane and the lower part of the site to the east is close to the village centre and other properties and there is shielding by tall trees. Therefore, development within this area could potentially avoid impact on the wider landscape.		
Visual amenity	As mentioned above, the high point of the site to the west is prominent in the landscape and visible from the A3072. The amenity of the characteristic Stowe Lane, together with the visual amenity of the property known as Courtlyns, could potentially be affected if not safeguarded. Otherwise, the site is relatively well hidden from the village due to topography and screening.		
Heritage and Archaeology	Part of the site is within the Conservation Area which potentially could be adversely affected by development of the site. Further assessment would be required as part of any pre-application process. Part of the site is adjacent to the Conservation Area, not in it. There is a long historical connection between Court Barton and the village. It is one of the principal farming estates in the parish. In recent times the house and lands have been divided up and modernised, with the result that it would be difficult to justify protection of their wider setting merely on heritage grounds.		
Flood Risk, Water Quality and Drainage	No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.		
Contamination and Environmental Health	No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.		
Other	No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.		
Conclusion	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. This site is close to the centre of the village and amenities. The site is particularly attractive given access could be directly from the A3072. Footways to access the village without needing to go to the main road would be required. A modest development can probably be accommodated in a location that has minimal impact on visual amenity either from public areas of the village or from the main road.		
WDBC Site Assessment	Significant constraints - amber	Neighbourhood Plan Group Site Assessment	Score = +4 Rank: 2 of 7

SITE G – GREAT ROOKERY ORCHARD



WDBC SITE ASSESSMENT WITH NEIGHBOURHOOD PLAN GROUP COMMENTS IN BLUE			
Site area	0.3 ha		
Site capacity	9 dwellings		
Site potential	5 – 6 dwellings if some land set aside for community facilities		
Access	<p>Vehicular access may be possible at the south western end of the site onto the High Street but adjoining hedgerow and trees will be affected. The site is very well located at the centre of the village and close to amenities.</p> <p>Vehicle access would need to be on High Street. There are some significant trees along the frontage that may be prejudiced by the formation of an access with suitable sight lines.</p>		
Location	The site is 0.024 miles (40m) from the Burrow (centre of village).		
Impact on High Street traffic	Residential development here will likely lead to an increase in traffic on High Street, one of the highest mentioned issues in need of improvement in Exbourne according to the community.		
Landscape and Ecology	<p>The site forms an important area of open space in the village. The site is slightly elevated above Duck Lane to the north east and is open to views from surrounding countryside. The site is reasonably well screened with trees along the north western and south western boundary.</p> <p>The site is Grade 2 agricultural land and currently functions as a wildlife corridor, combined with Court Barton orchard and the paddock at Coombe House. The site is one of the village’s designated Important Open Spaces.</p>		
Visual amenity	The site comprises mainly a meadow and is bordered on two sides (including the highway) by large mature trees, which contribute much to the character of this part of the village. The East boundary is more characterised by a traditional hedge, but the South boundary also includes many trees. The site is visible from its entrance from the highway; it is also very visible from St. Mary’s Church yard.		
Heritage and Archaeology	<p>The site is within the Conservation Area and adjacent to the church which is a listed building. Development of this site will potentially affect the setting of the church. Further assessment would be required as part of any pre-application process.</p> <p>Development is likely to affect the setting of the neighbouring Grade 2* listed church. At the South West corner lies the historic site of the former Church House. Opposite the South East corner of the site is the listed Will Hay Cottage and the listed Church Cottage is also close by. The site holds high potential for medieval settlement evidence.</p>		
Flood Risk, Water Quality and Drainage	<p>No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p>There is evidence of underground springs in the area and historic flooding of the road and property on Duck Lane. Development of the site would likely lead to increased water run-off, especially given its gradient, worsening the flood risk. Further assessment would be required as part of any pre-application process.</p>		
Contamination and Environmental Health	No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.		
Other	No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.		
Conclusion	<p>If landscape and heritage constraints can be addressed, the site is considered to have potential for development.</p> <p>This site is close to the centre of the village and amenities. However, development of this site would impact the wildlife corridor it provides and result in the loss of an important open space and the Thuja trees near its access, both of which add to the character of the village centre. There are also significant heritage constraints.</p>		
WDBC Site Assessment	Limited constraints - green	Neighbourhood Plan Group Site Assessment	Score = 0 Rank: 4= of 7