

Green Wedge Assessment Summaries

This document sets out summaries of the assessments undertaken for each of the potential Green Wedge areas in East Devon. It should be read in conjunction with the methodology.

Contents

Beer to Seaton Green Wedge Assessment Summary	2
Budleigh Salterton to Knowle Green Wedge Assessment Summary	5
Colyton to Colyford Green Wedge Assessment Summary	8
Land between Colyford and Seaton Green Wedge Assessment Summary	11
Land to the East of Exeter and South of the A30 Green Wedge Assessment Summary	14
Exmouth - Lymptstone Green Wedge Assessment Summary	17
Land between the Exe Estuary and the A376 Green Wedge Summary Assessment.....	20
Ottery St Mary to West Hill Green Wedge Assessment Summary	28
Poltimore Green Wedge Assessment Summary.....	31
Rockbears to Cranbrook Green Wedge Assessment Summary	34
Sidbury to Sidford Green Wedge Assessment Summary	36
Whimple to Cranbrook Green Wedge Assessment Summary.....	39

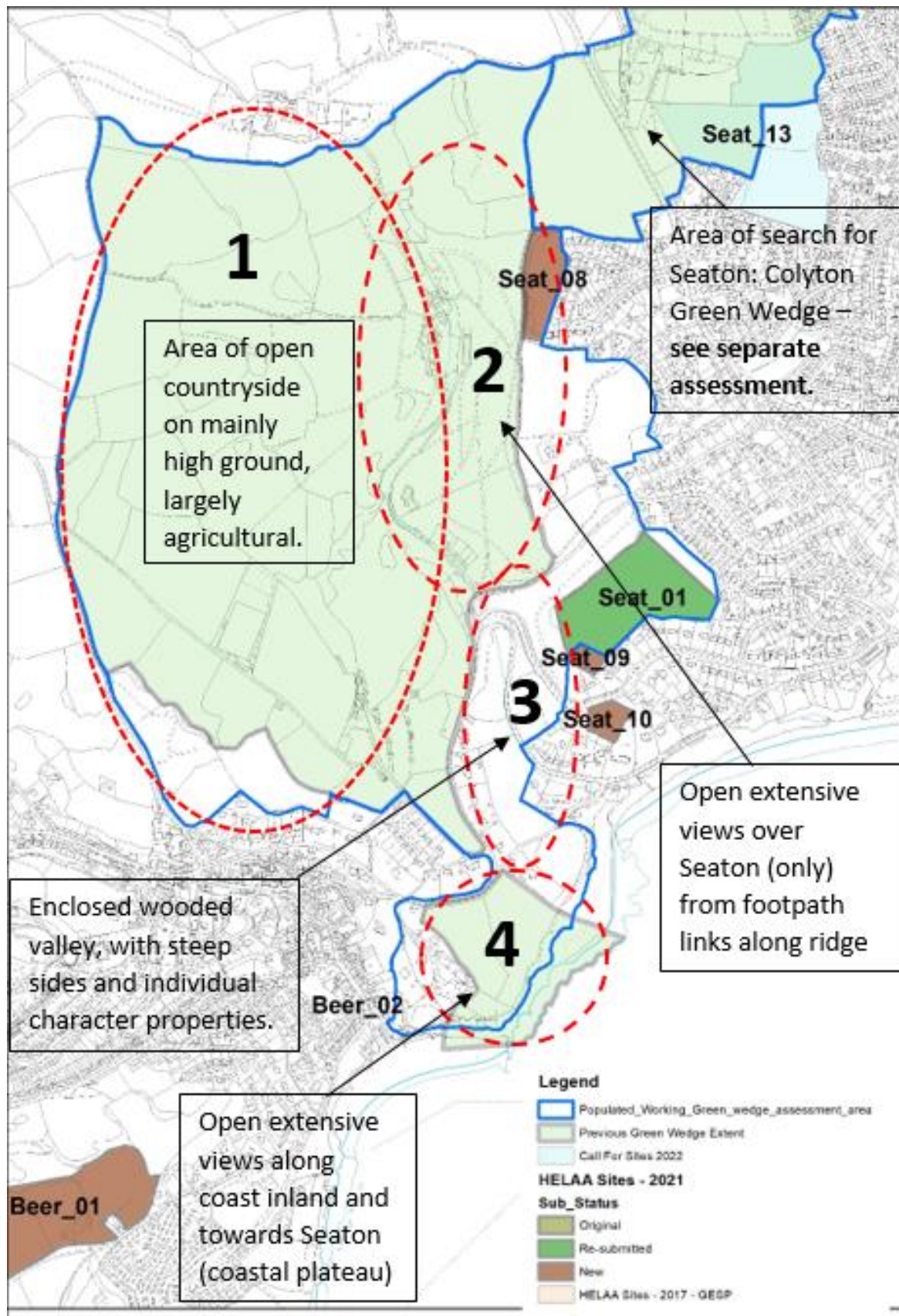
It should be noted that the areas assessed in this report (as referenced in the contents table above) are as summarised in report to Strategic Planning Committee dated 13 February 2024, see paragraph 3.2 of that report. The Committee report, however, lists two areas: e) Land east of Exeter and g) Land between Lymptstone and Exton separately, whereas in this detailed assessment report they come under a single over-arching title of - Land between the Exe Estuary and the A376 Green Wedge Summary Assessment.

Beer to Seaton Green Wedge Assessment Summary

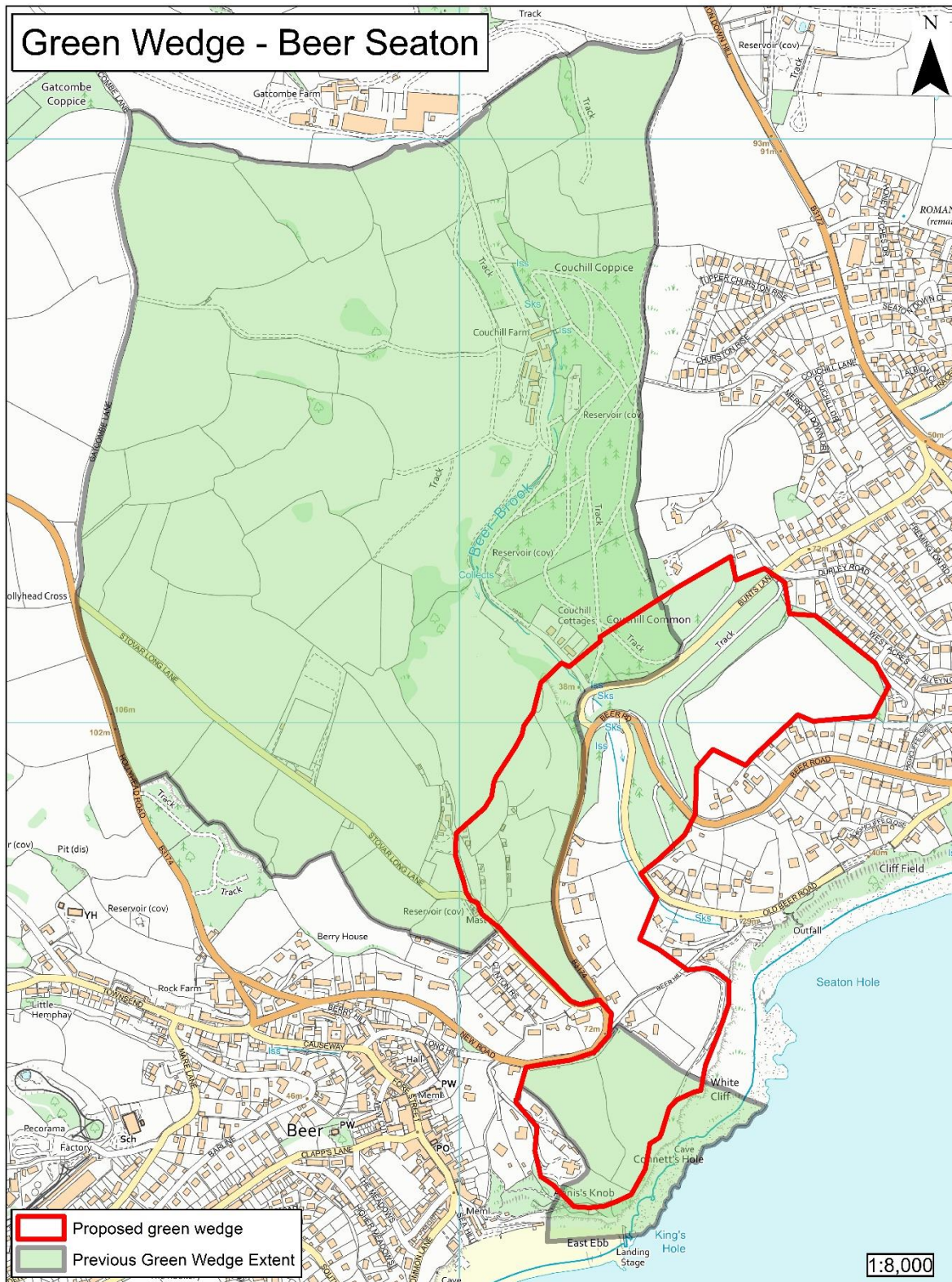
Parish	Beer and Seaton
Existing local plan designation	No
Made neighbourhood plan designation	Yes
Affects proposed allocation?	No
Summary of proposed changes	Remove majority of northern part of existing green wedge, which do not meet the designation criteria because they do not separate two or more settlements. Extend the green wedge over the parish boundary (which the neighbourhood plan was unable to do) to more fully perform separation role.
Reason for proposed designation	Land includes key visual gap in terms of long range views between Beer and Seaton, in both directions, and the largely unspoilt and tranquil area that currently separates the settlements.
Evaluation of proposed designation against green wedge criteria ¹	<ol style="list-style-type: none"> 1. To prevent the coalescence of settlements – Strong 2. To maintain a sense of place and identity for communities - Strong
Evaluation of search areas not proposed for designation	<ol style="list-style-type: none"> 1. To prevent the coalescence of settlements – does not meet the purpose. 2. To maintain a sense of place and identity for communities – does not meet the purpose.
Other comments	The proposed green wedge will protect the land and key views that contribute to the small degree of separation between the eastern extent of Beer and the western extent of Seaton/Seaton Hole, and seek to limit further sporadic isolated developments by including elements of the existence of these within the proposed designated area.

¹ See 'Stage 4' of the methodology
Page | 2

Assessment Summary Map



Existing and Proposed Green Wedge

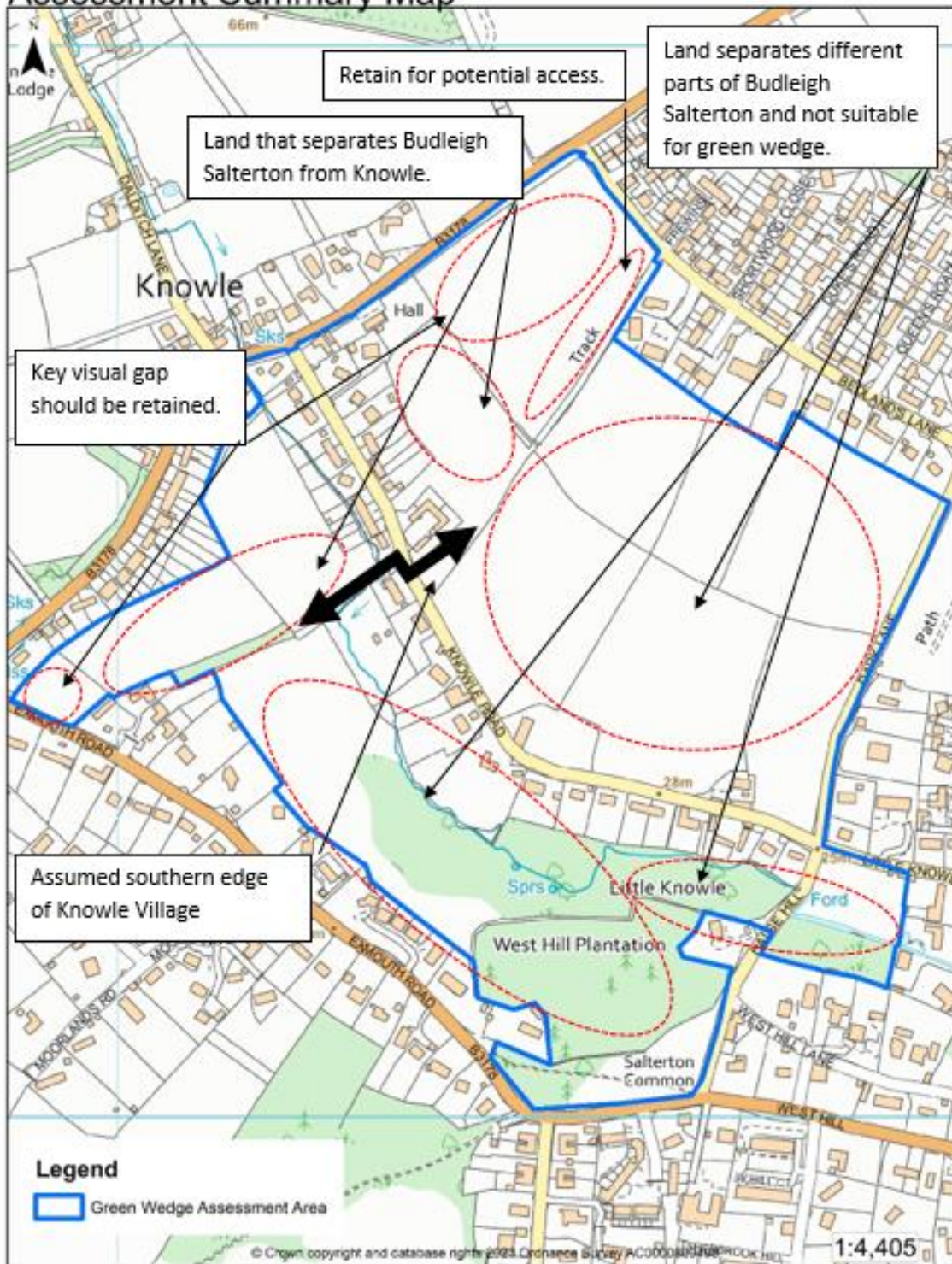


Budleigh Salterton to Knowle Green Wedge Assessment Summary

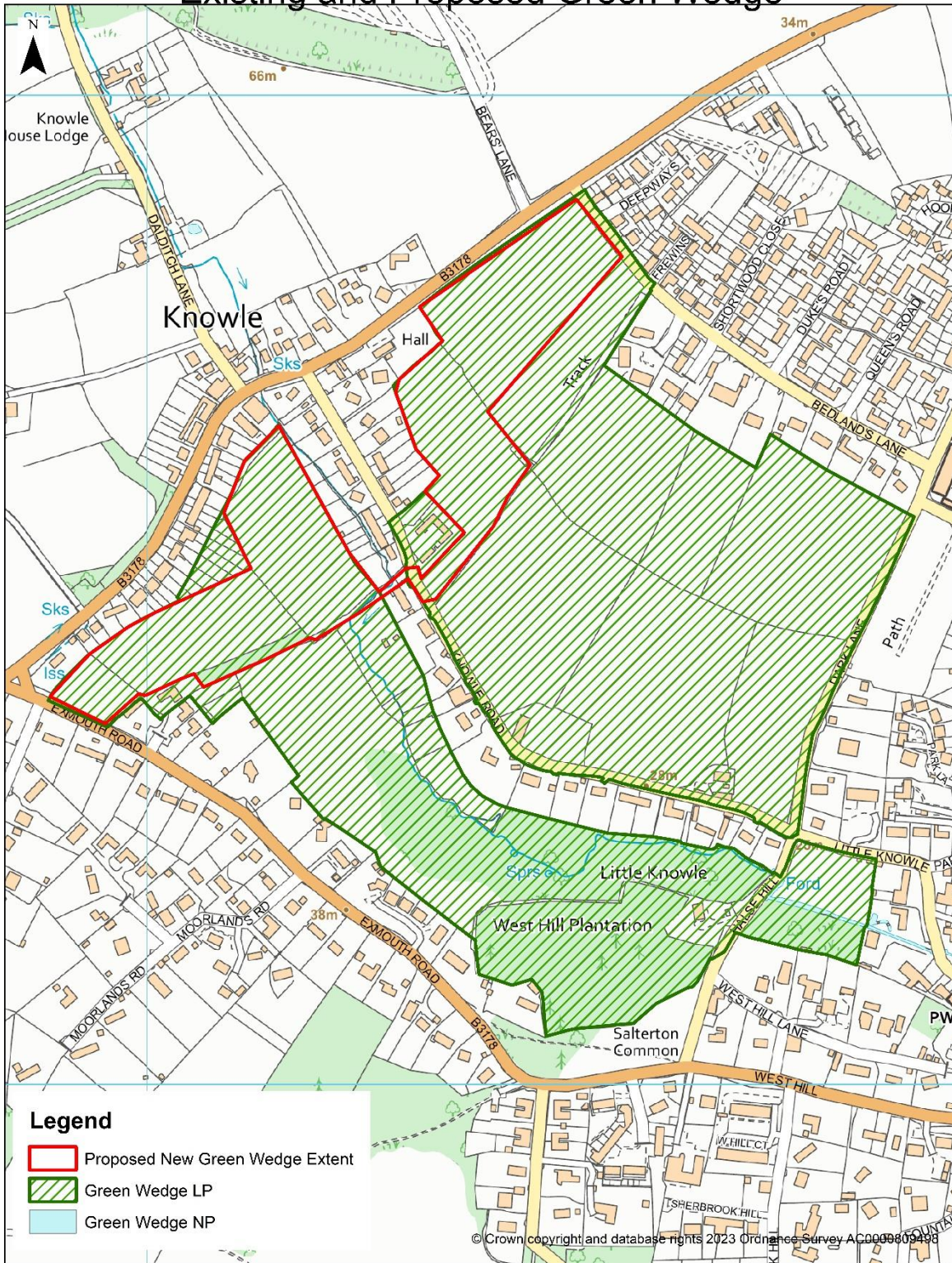
Parish	Budleigh Salterton
Existing local plan designation	Yes
Made neighbourhood plan designation	Yes
Affects proposed allocation?	Part of the existing green wedge is proposed as a 'second choice' allocation, but the acceptability and precise location of this has yet to be determined.
Summary of proposed changes	Remove southern and western parts of existing green wedge, which do not meet the designation criteria because they do not separate two or more settlements.
Reason for proposed designation	Land includes key visual gaps between Budleigh Salterton and Knowle and the areas that separate the settlements.
Evaluation of proposed designation against green wedge criteria ²	<ol style="list-style-type: none"> 1. To prevent the coalescence of settlements – Strong 2. To maintain a sense of place and identity for communities - Moderate
Evaluation of search areas not proposed for designation	<ol style="list-style-type: none"> 1. To prevent the coalescence of settlements – does not meet the purpose. 2. To maintain a sense of place and identity for communities – does not meet the purpose.
Other comments	The proposed green wedge will protect the land and key views that contribute to the small degree of separation between Budleigh Salterton and Knowle.

² See 'Stage 4' of the methodology
Page | 5

Assessment Summary Map



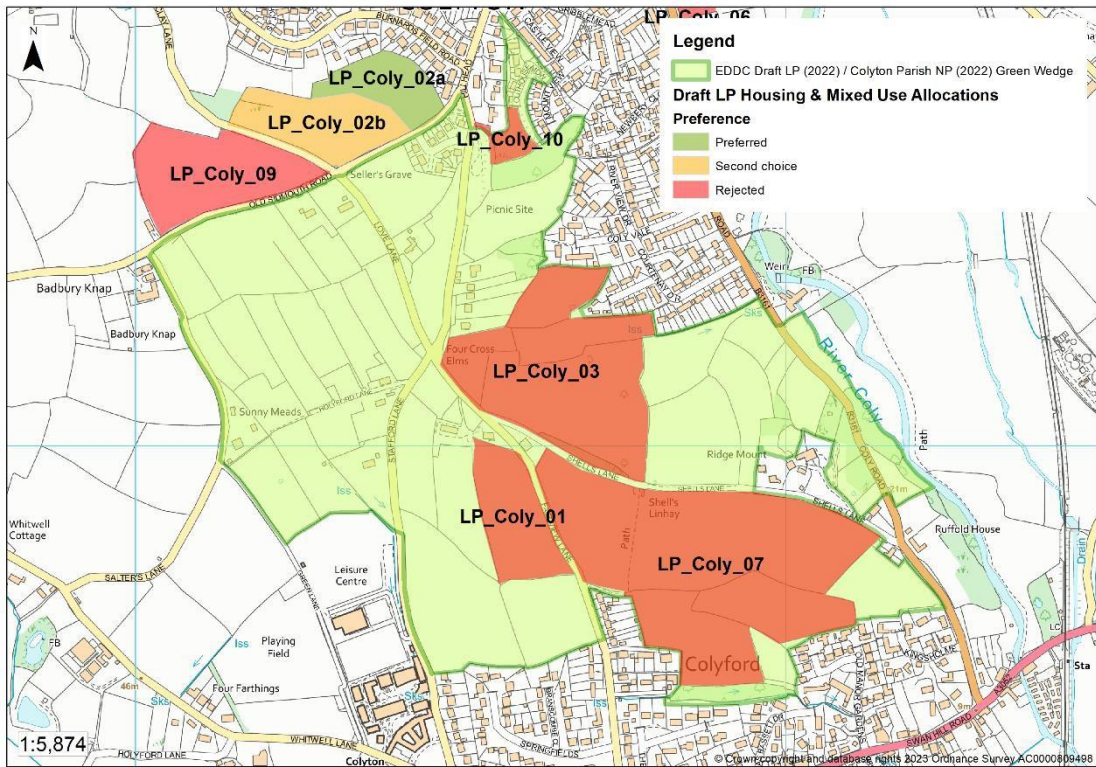
Existing and Proposed Green Wedge



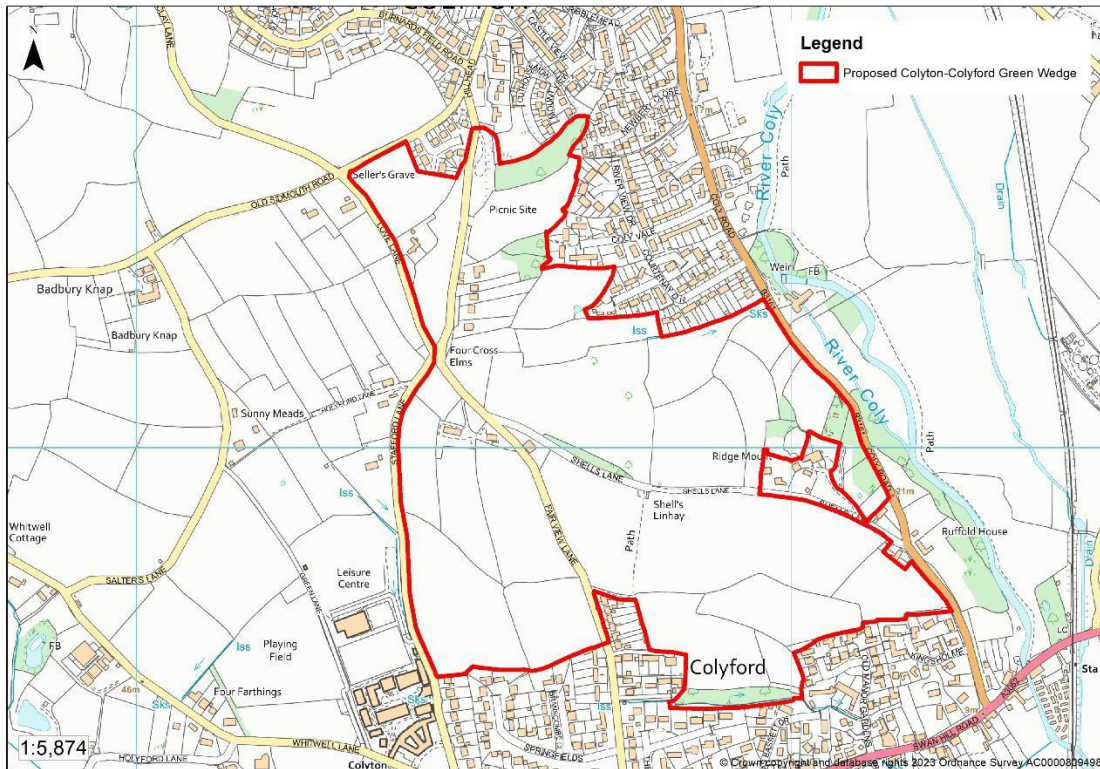
Colyton to Colyford Green Wedge Assessment Summary

Parish	Colyton and the newly established Colyford Parish
Existing local plan designation	Yes
Made neighbourhood plan designation	Yes
Affects proposed allocation?	No
Summary of proposed changes	<p>The following areas that were previously designated GW are no longer deemed necessary, as they do not meet the requirements of preventing the coalescence of settlements and/or maintaining a sense of place and identity for communities:</p> <ol style="list-style-type: none"> 1. Larger area south of Old Sidmouth Road / east of Salters Lane / west of Love Lane and Stafford Lane; 2. Seaway Head; 3. Cuthouse Meadow; 4. Land east of Coly Road, adjacent to the River Coly. <p>See Map 3</p>
Reason for proposed designation	Land includes key visual gaps between Colyton & Colyford and the areas that separate the settlements.
Evaluation of proposed designation against green wedge criteria ¹	<ol style="list-style-type: none"> 1. To prevent the coalescence of settlements – Strong 2. To maintain a sense of place and identity for communities – Strong
Evaluation of search areas not proposed for designation	<ol style="list-style-type: none"> 1. To prevent the coalescence of settlements – Does not meet the purpose 2. To maintain a sense of place and identity for communities – Does not meet the purpose.
Other comments	The proposed green wedge will protect coalescence between Colyton & Colyford and the settlements’ respective individual senses of identity.

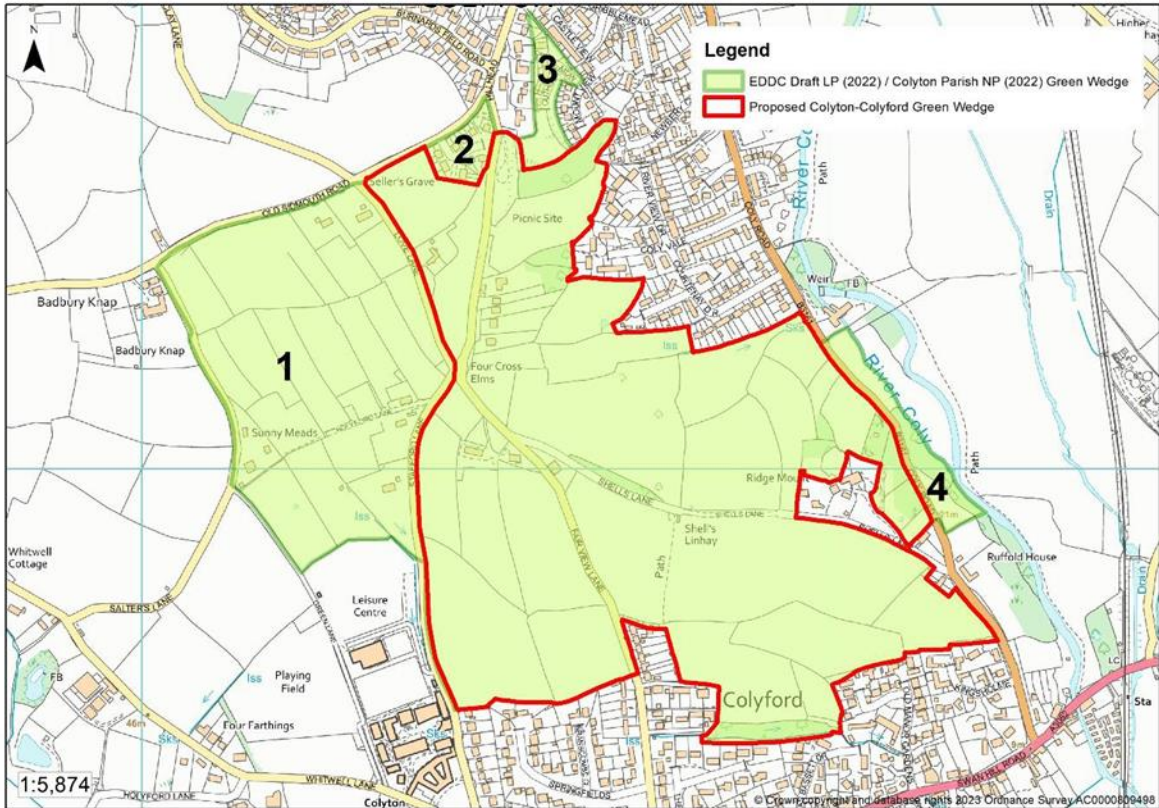
¹ See ‘Stage 4’ of the methodology



The current Colyton-Colyford Green Wedge with Draft LP Housing & Mixed Use Allocations



Proposed Colyton-Colyford Green Wedge



The current and newly proposed Colyton-Colyford Green Wedge with areas for removal highlighted

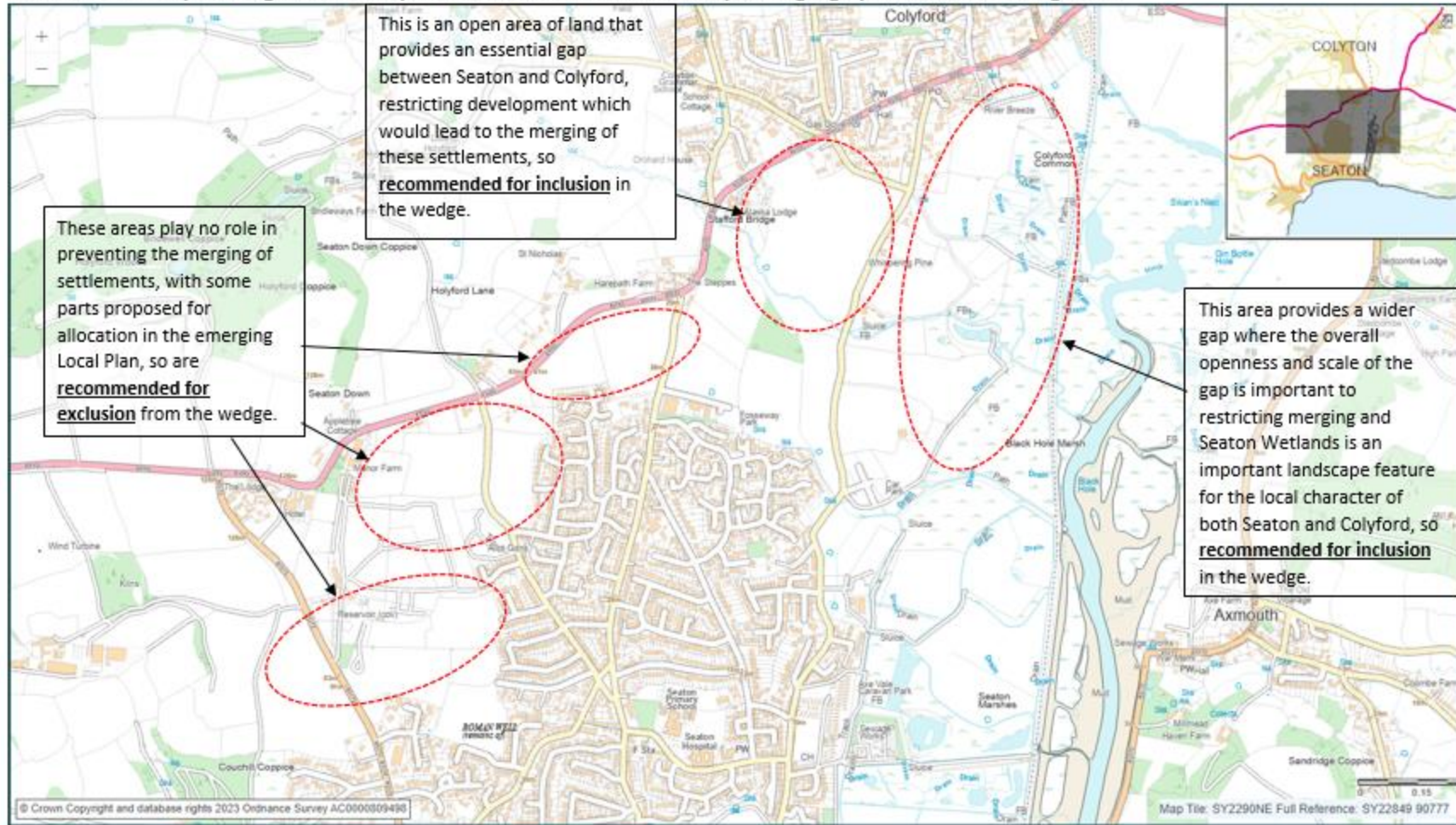
Land between Colyford and Seaton Green Wedge Assessment Summary

Parish	Seaton, Colyford
Existing local plan designation	Yes
Made neighbourhood plan designation	Yes
Affects proposed allocation?	Preferred allocations: LP_Seat_02, LP_Seat_05. Second choice site: LP_Seat_03. Rejected site: LP_Coly_05. Site still to be assessed: Seat_13.
Summary of proposed changes	Remove western part of Green Wedge, west of Harepath Road up to Seaton Down Hill, which does not meet the designation criteria because there is no threat of settlement coalescence in this area.
Reason for proposed designation	The proposed area provides an essential gap between Seaton and Colyford and safeguards the setting and character of the settlements
Evaluation of proposed designation against green wedge criteria ³	<ol style="list-style-type: none"> 1. To prevent the coalescence of settlements – Strong 2. To maintain a sense of place and identity for communities - Moderate
Evaluation of search areas not proposed for designation	<ol style="list-style-type: none"> 1. To prevent the coalescence of settlements – does not meet the purpose. 2. To maintain a sense of place and identity for communities – does not meet the purpose.
Other comments	

³ See 'Stage 4' of the methodology

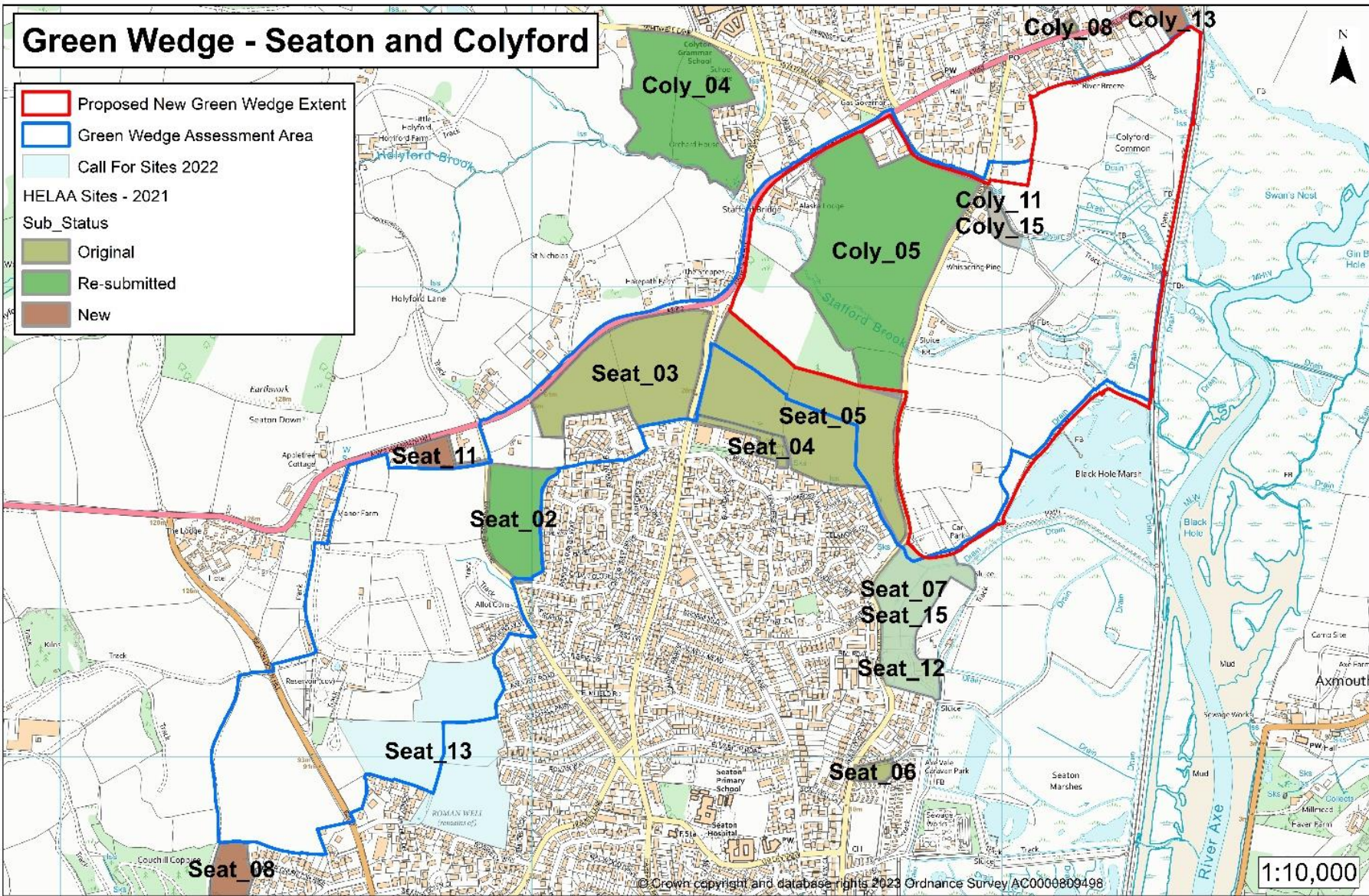
Seaton and Colyford – Green Wedge analysis map

All lines on this map are diagrammatic only and are not intended to relate to precise geographic features on the ground.



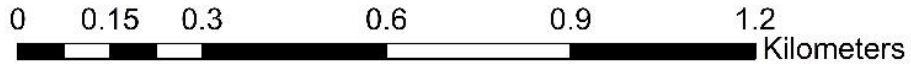
Green Wedge - Seaton and Colyford

Proposed New Green Wedge Extent
 Green Wedge Assessment Area
 Call For Sites 2022
 HELAA Sites - 2021
 Sub_Status
 Original
 Re-submitted
 New



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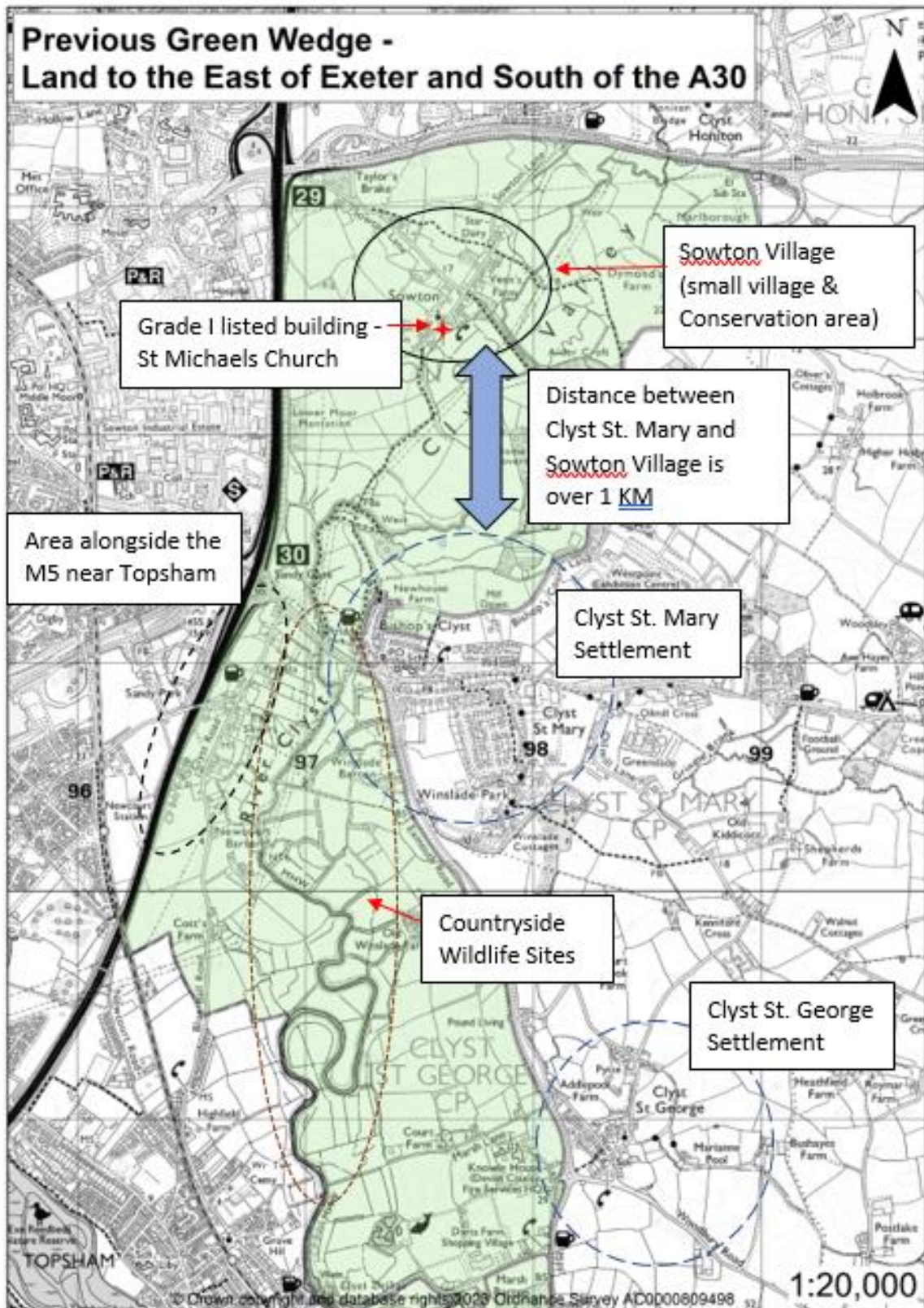
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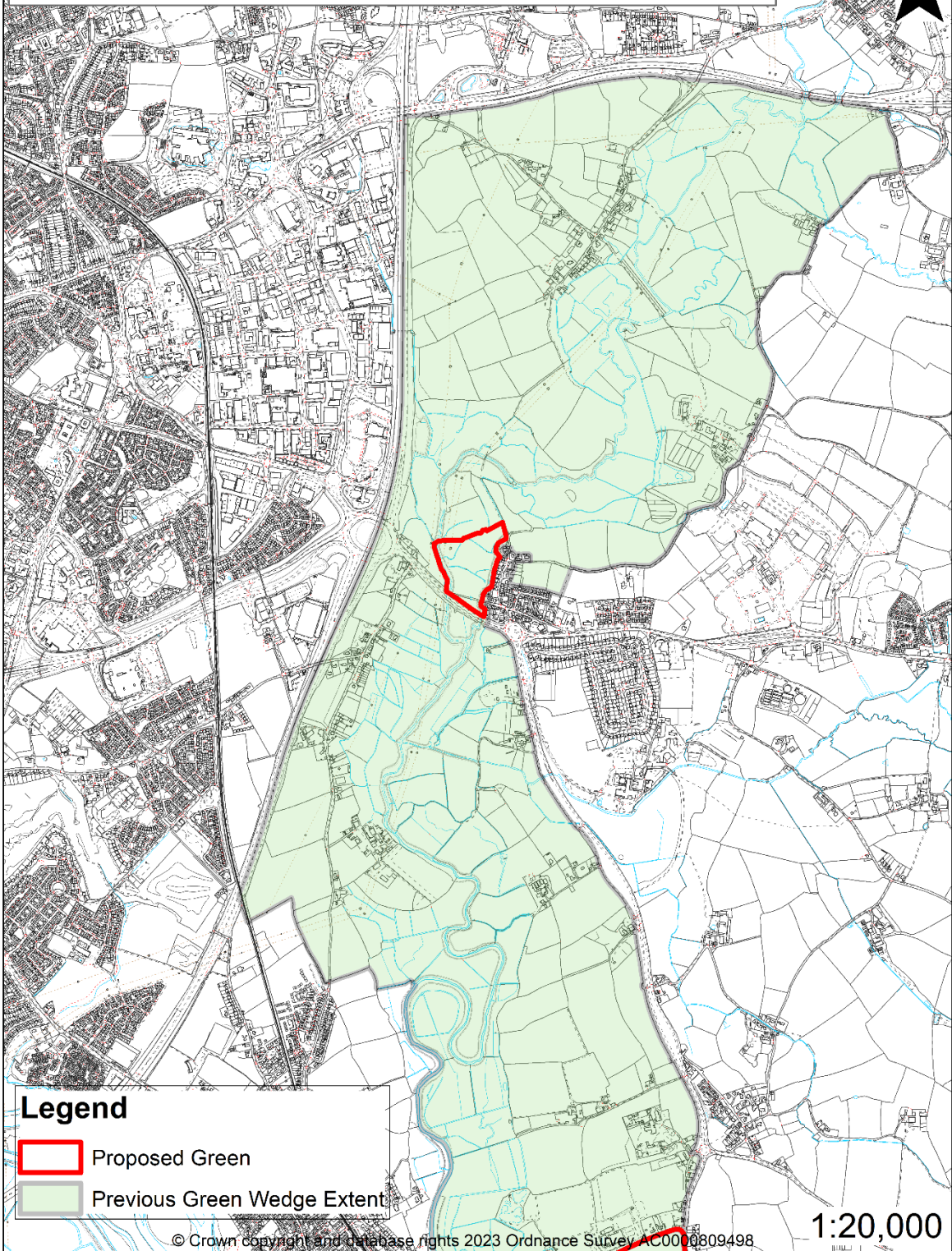
Land to the East of Exeter and South of the A30 Green Wedge Assessment Summary

Parish	Sowton, Clyst St. Mary & Clyst St. George
Existing local plan designation	Yes
Made neighbourhood plan designation	Yes
Affects proposed allocation?	proposed preferred allocation Swot_09 is within the existing green wedge.
Summary of proposed changes	Only keep small part of the existing green wedge. Based on the new methodology, majority of the area does not meet the designation criteria because it does not separate two or more settlements.
Reason for proposed designation	The proposed green wedge would serve as a valuable visual and physical buffer, separating Clyst St Mary from the bustling M5 & A376 motorway and the rapidly expanding urban edge of Exeter. The proposed Green Wedge would effectively maintain the distinct boundary between the Exeter urban area and the East Devon countryside, preserving the unique local character within the broader context.
Evaluation of proposed designation against green wedge criteria ⁴	<ol style="list-style-type: none"> 1. To prevent the coalescence of settlements – Weak 2. To maintain a sense of place and identity for communities - Strong
Evaluation of search areas not proposed for designation	<ol style="list-style-type: none"> 1. To prevent the coalescence of settlements – does not meet the purpose. 2. To maintain a sense of place and identity for communities – does not meet the purpose.
Other comments	None



⁴ See 'Stage 4' of the methodology



Green Wedge - Land to the East of Exeter and South of the A30



Legend

-  Proposed Green
-  Previous Green Wedge Extent

1:20,000

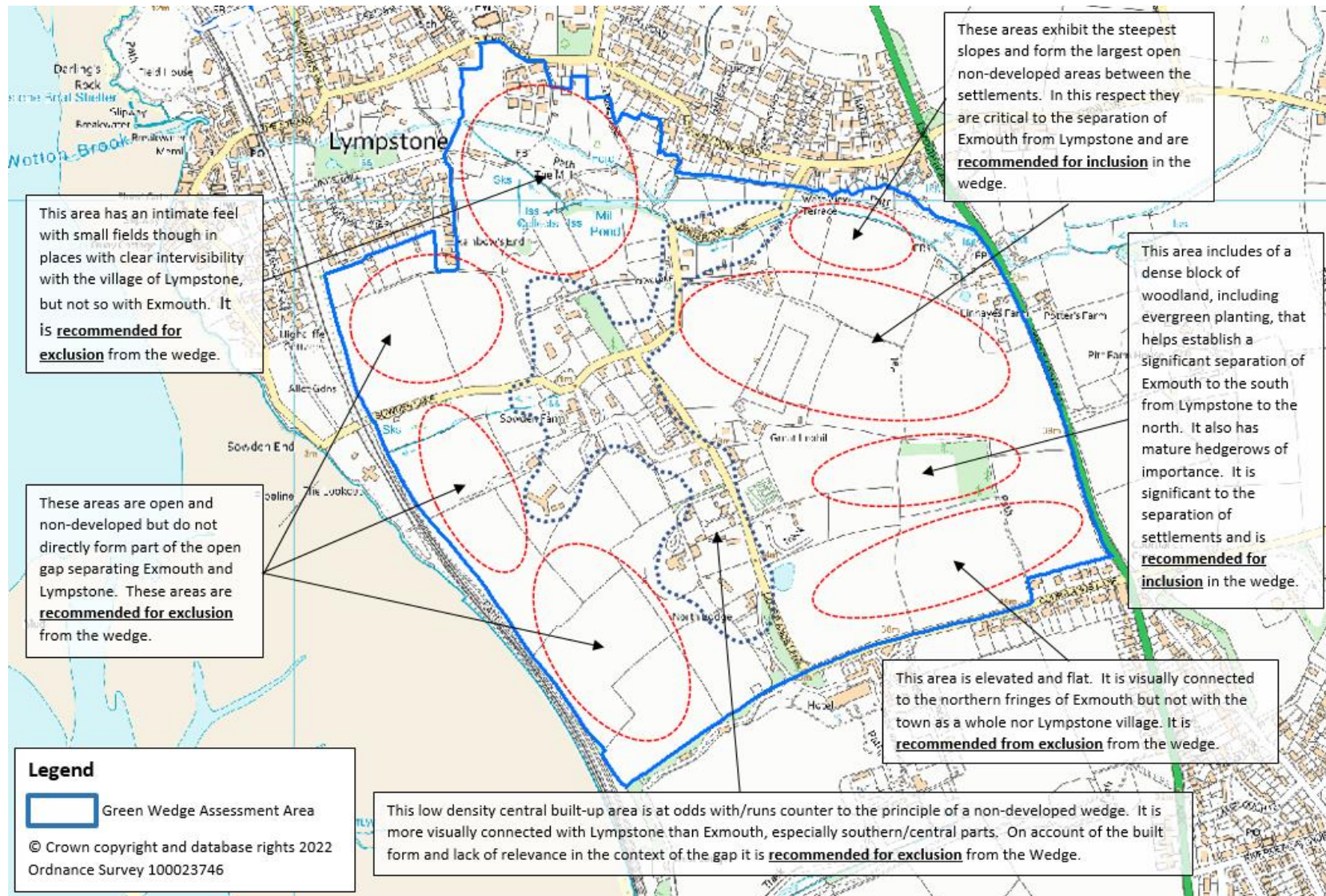
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Exmouth - Lympstone Green Wedge Assessment Summary

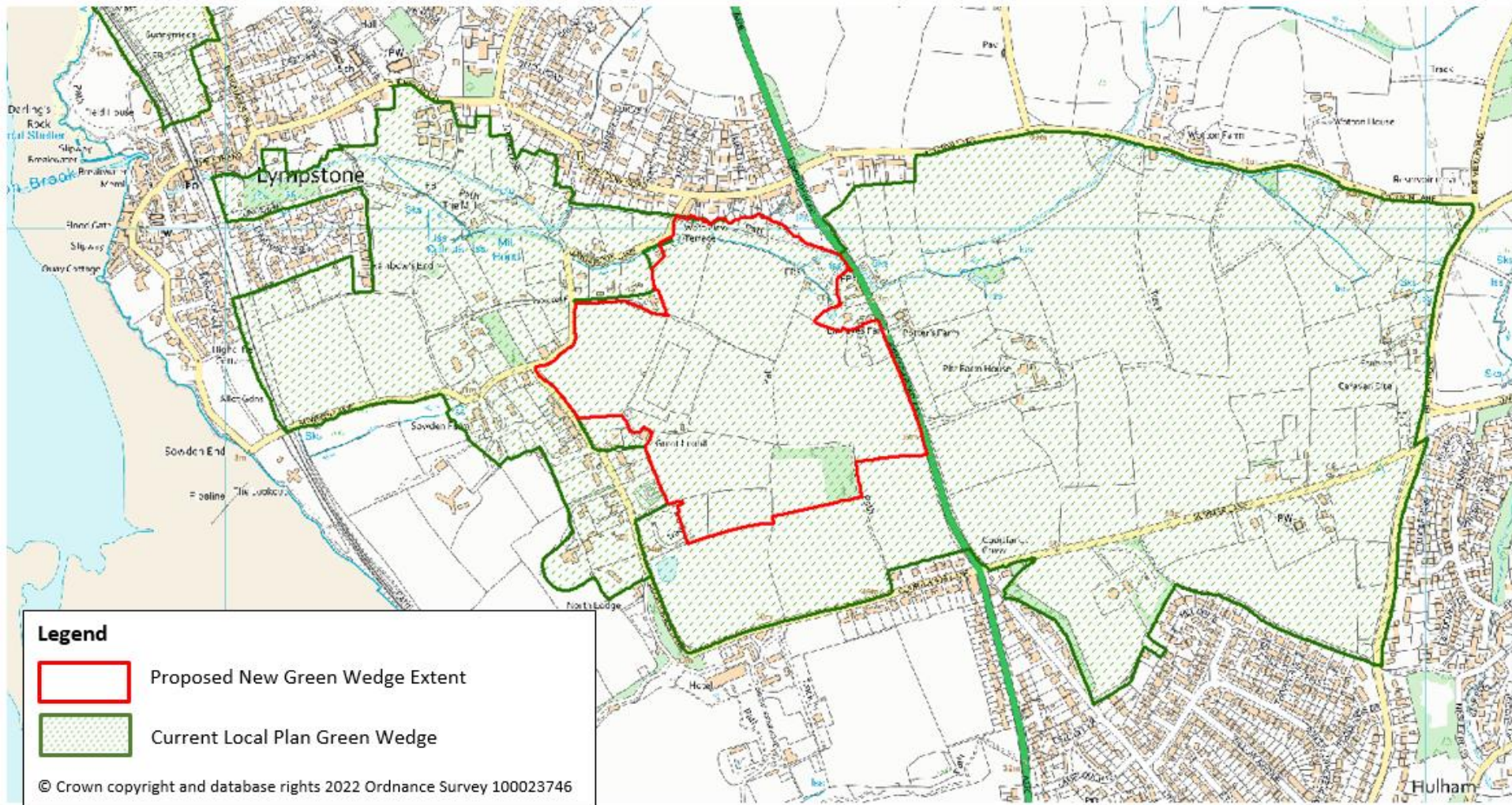
Parish	Exmouth and Lympstone
Existing local plan designation	Yes
Made neighbourhood plan designation	Referenced in neighbourhood plan wording but boundaries not spatially defined in neighbourhood plans.
Affects proposed allocation	An allocation falls to the south of the proposed wedge area and a small part is within it (though agent promoting development shows this part as green space).
Summary of proposed changes	<p>Remove:</p> <ul style="list-style-type: none"> • Land to east of Exmouth Road; • Land on northern edge of Exmouth (immediately north of the east-west running length of Courtlands Lane); • Land and buildings along the north-south running length of Courtlands Lane and land to the north and west of this. <p>These areas do not meet the designation criteria because they either do not separate two or more settlements or are not of visual importance in terms of separation.</p>
Reason for proposed designation	Land includes key visual gaps between Exmouth and Lympstone and the areas that separate the settlements.
Evaluation of proposed designation against green wedge criteria ⁵	<ol style="list-style-type: none"> 1. To prevent the coalescence of settlements – strong 2. To maintain a sense of place and identity for communities - strong
Evaluation of search areas not proposed for designation	<ol style="list-style-type: none"> 1. To prevent the coalescence of settlements – does not meet the purpose. 2. To maintain a sense of place and identity for communities – does not meet the purpose.
Other comments	The proposed green wedge will protect the land and key views that establish a visual and physical separation between Exmouth and Lympstone. A potential allocation for housing development lies on land to the south of the proposed new Green Wedge, on an area that is Green Wedge in the existing local plan. This land visually relates to small parts of Exmouth, to the south, but does not directly visually link to Lympstone.

⁵ See 'Stage 4' of the methodology

Assessment summary map



Existing and Proposed Green Wedge



Land between the Exe Estuary and the A376 Green Wedge Summary Assessment

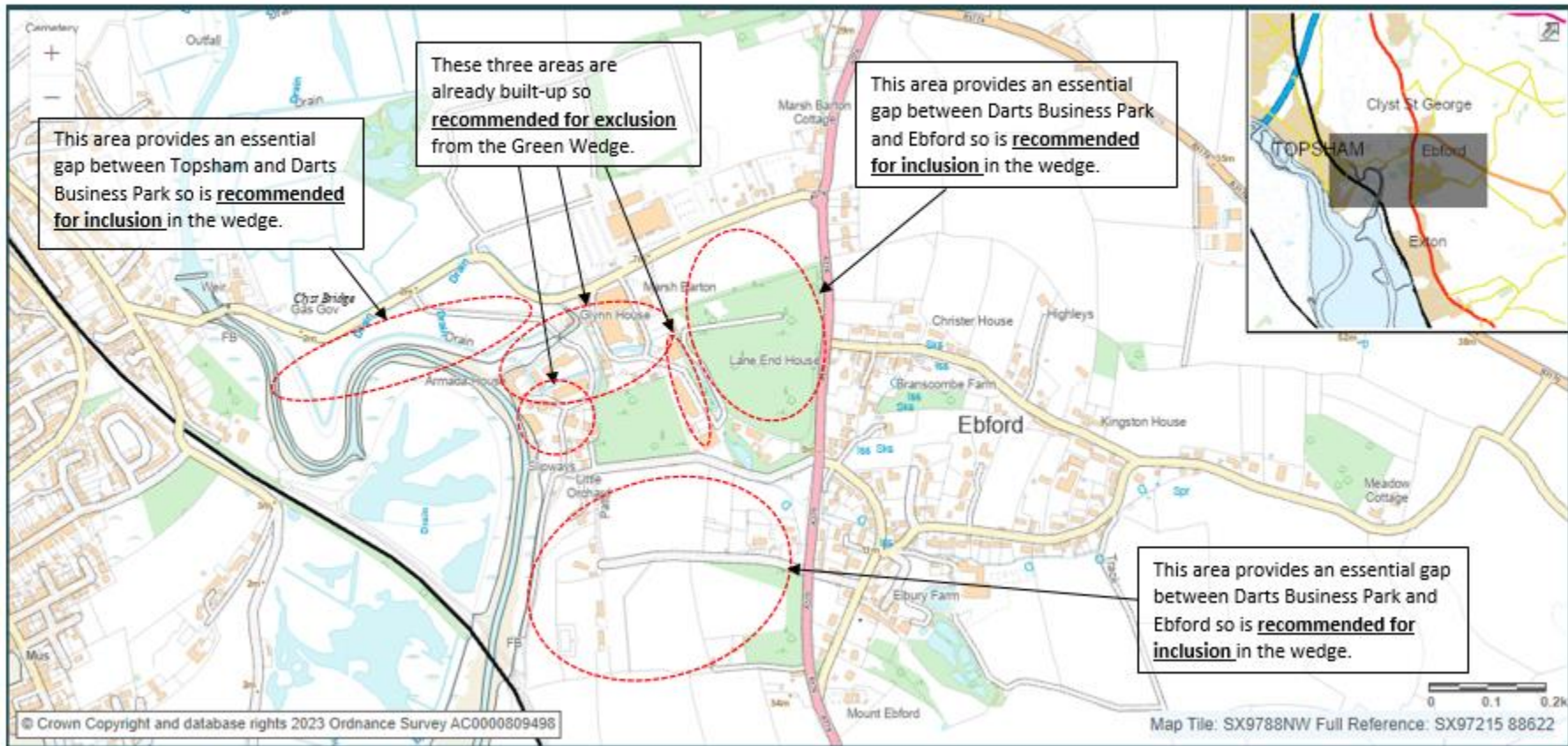
Parish	Clyst St George, Woodbury, Lympstone
Existing local plan designation	Yes
Made neighbourhood plan designation	Yes
Affects proposed allocation?	Rejected site: Clge_21, Clge_22, LP_Wood_41. Site still to be assessed: Clge_39, Clge_40.
Summary of proposed changes	Remove area of Green Wedge that encompasses Darts Business Park as this area is built-up so it is not considered appropriate to be included within a Green Wedge which is a policy restriction against new built development. Remove area between the Royal Marines site and Lympstone as there is no requirement for a Green Wedge to prevent the coalescence of settlements, due to the large distance between the Royal Marines site and Lympstone (1.2km), and the intervening topography and vegetation meaning there is no visual connection between these two built-up areas.
Reason for proposed designation	In the north the area has a strong role in preventing coalescence between Darts Business Park and Topsham to the west, and Ebford to the east; and to prevent coalescence between Ebford and Exton. The central area is essential to preventing coalescence between Exton and the Royal Marines site.
Evaluation of proposed designation against green wedge criteria ⁶	<ol style="list-style-type: none"> 1. To prevent the coalescence of settlements – Strong 2. To maintain a sense of place and identity for communities – Moderate/Strong
Evaluation of search areas not proposed for designation	<ol style="list-style-type: none"> 1. To prevent the coalescence of settlements – does not meet the purpose. 2. To maintain a sense of place and identity for communities – Strong
Other comments	

⁶ See 'Stage 4' of the methodology

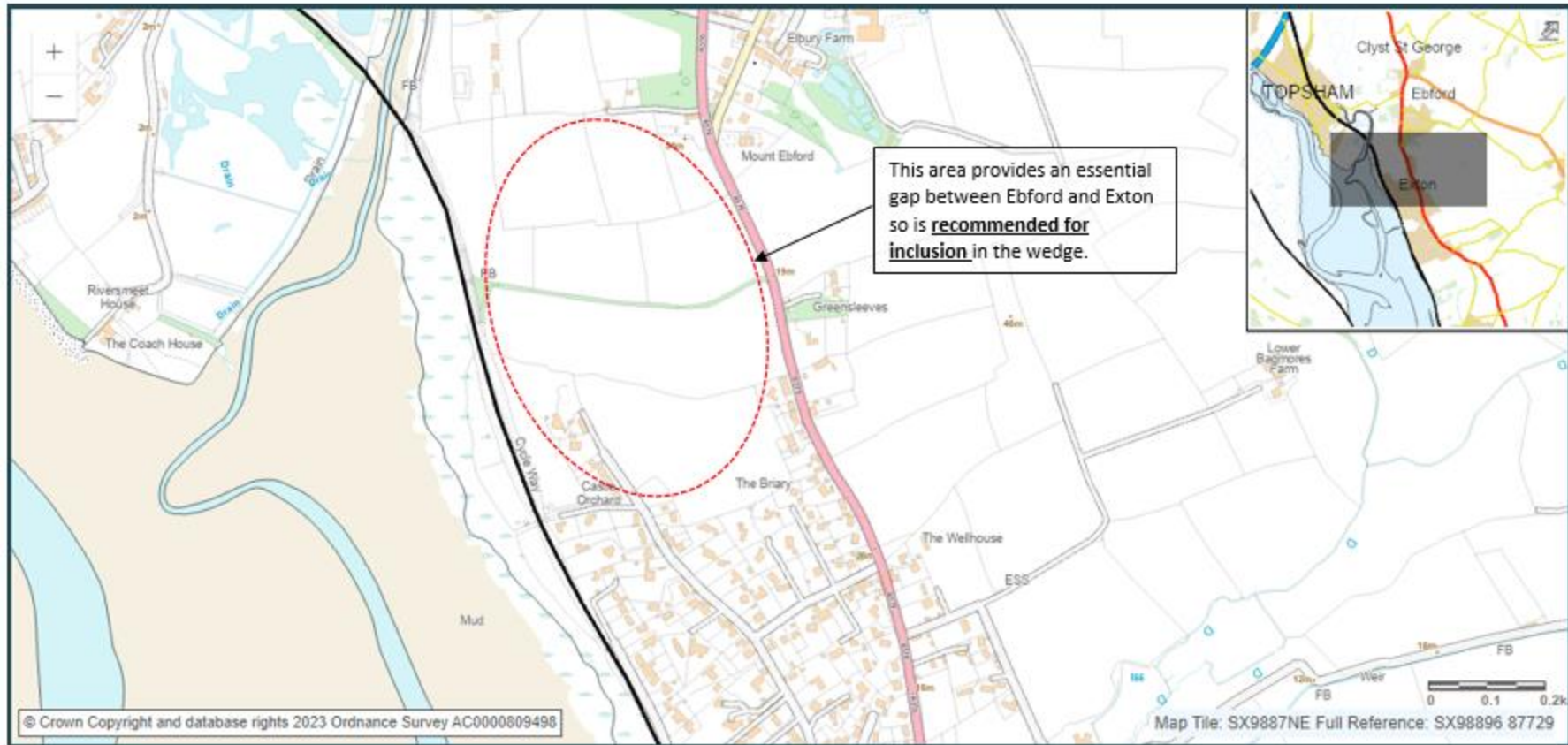
Land adjoining the Exe Estuary and west of the A376 north of Lypstone to the Royal Marines site, and north of Exton to Marsh Barton – Green Wedge analysis maps

All lines on these maps are diagrammatic only and are not intended to relate to precise geographic features on the ground.

North – part one:



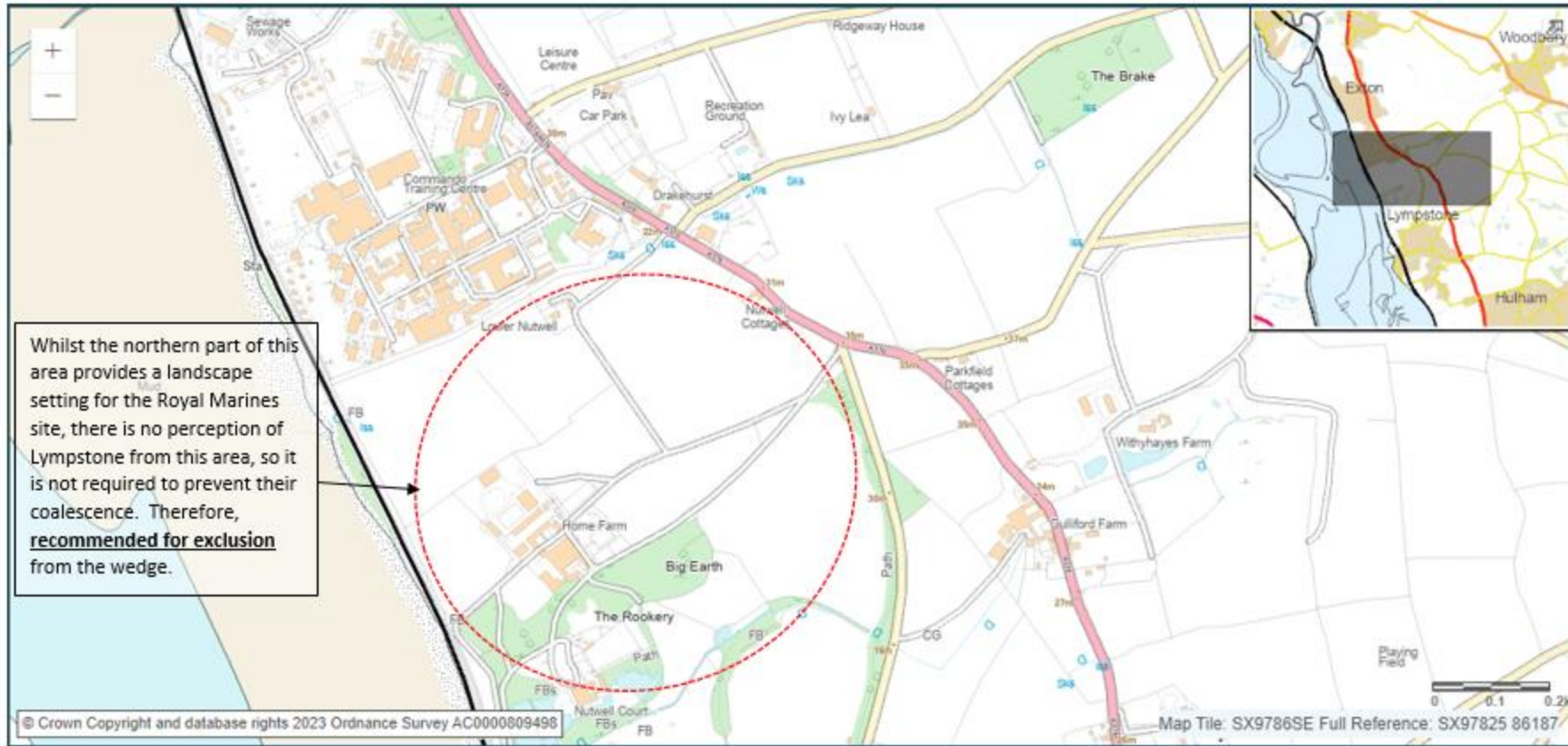
North – part two:



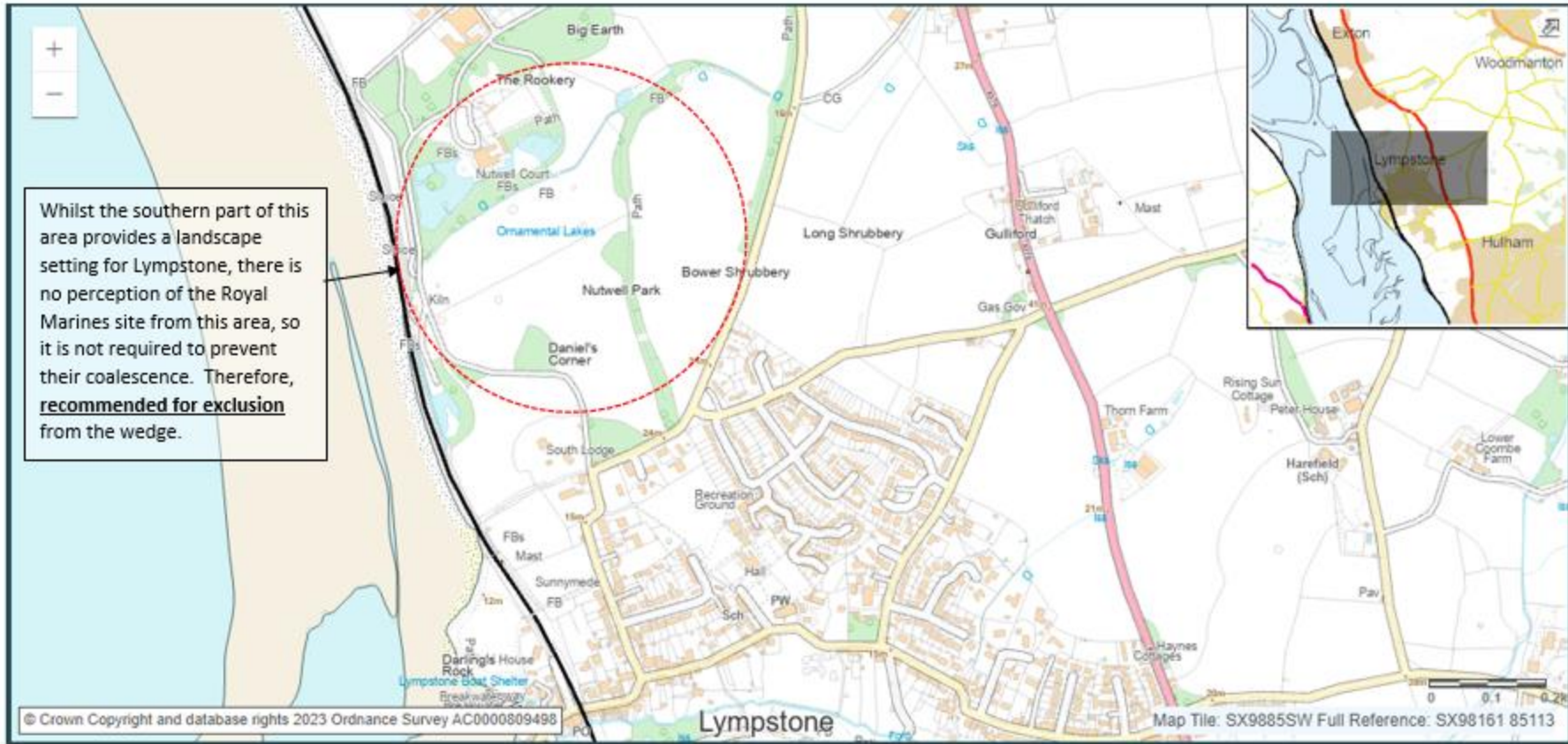
Central:



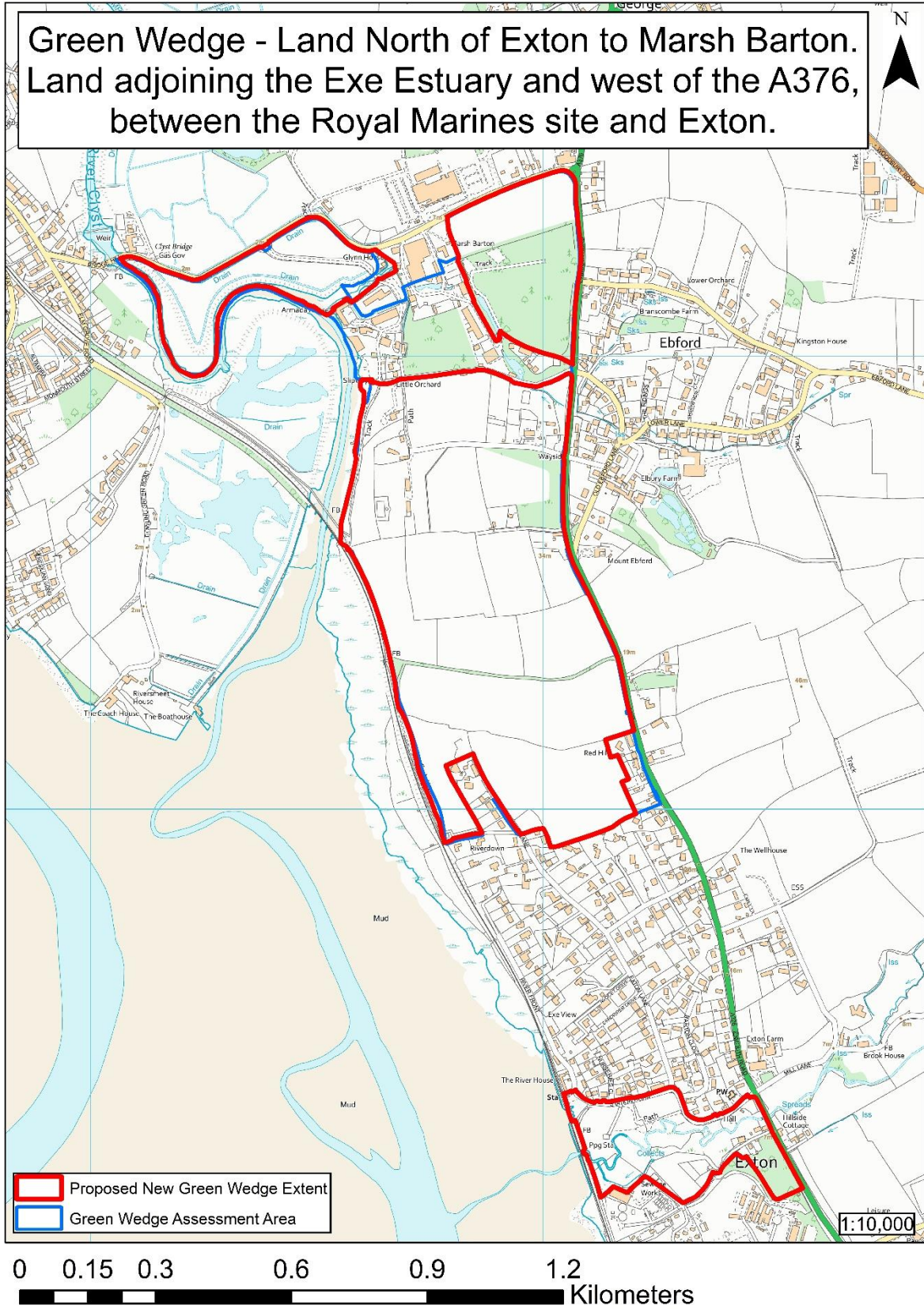
South – part one:



South – part two:



**Green Wedge - Land North of Exton to Marsh Barton.
Land adjoining the Exe Estuary and west of the A376,
between the Royal Marines site and Exton.**



Green Wedge - Royal Marine Base and Lympstone



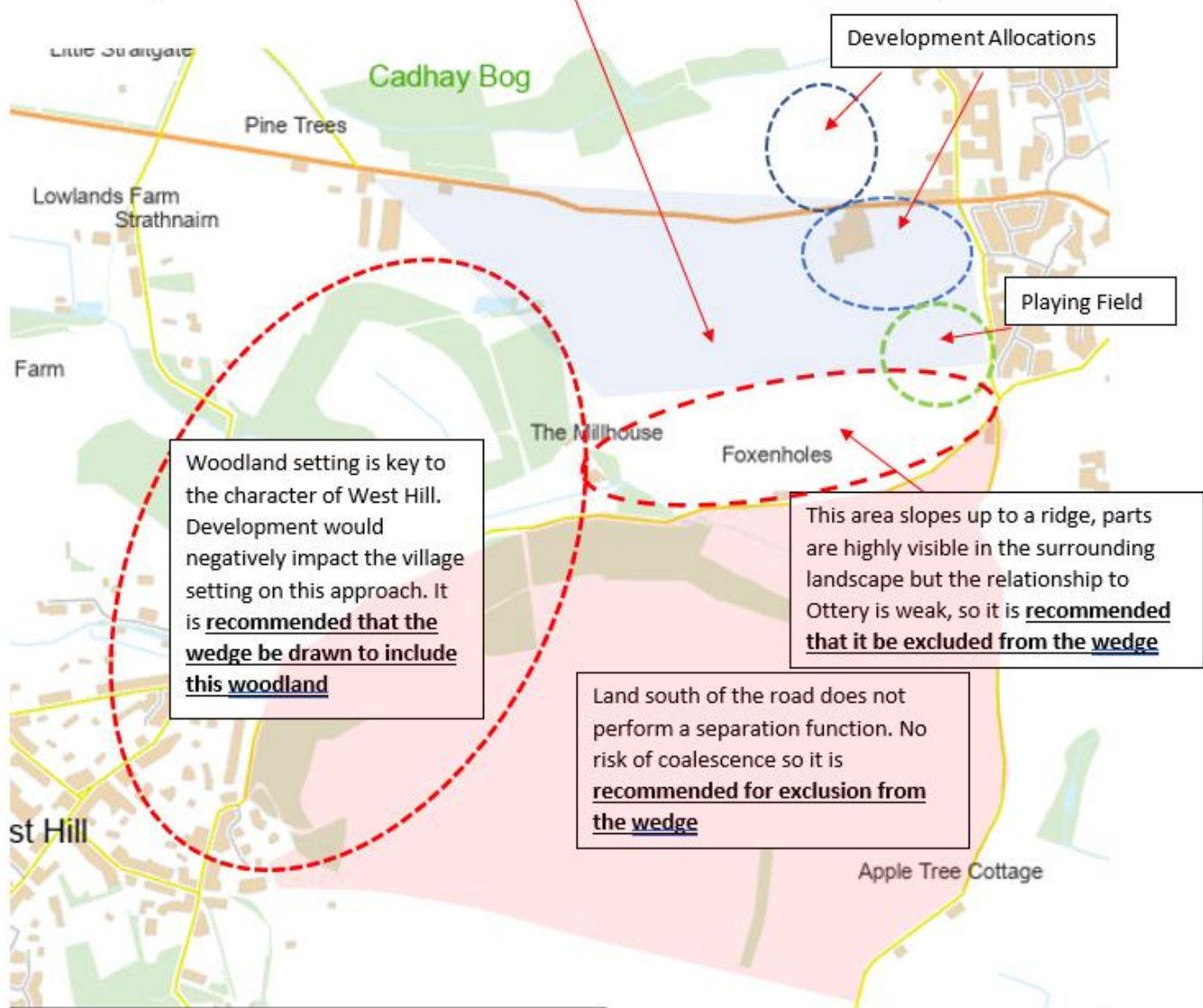
Ottery St Mary to West Hill Green Wedge Assessment Summary

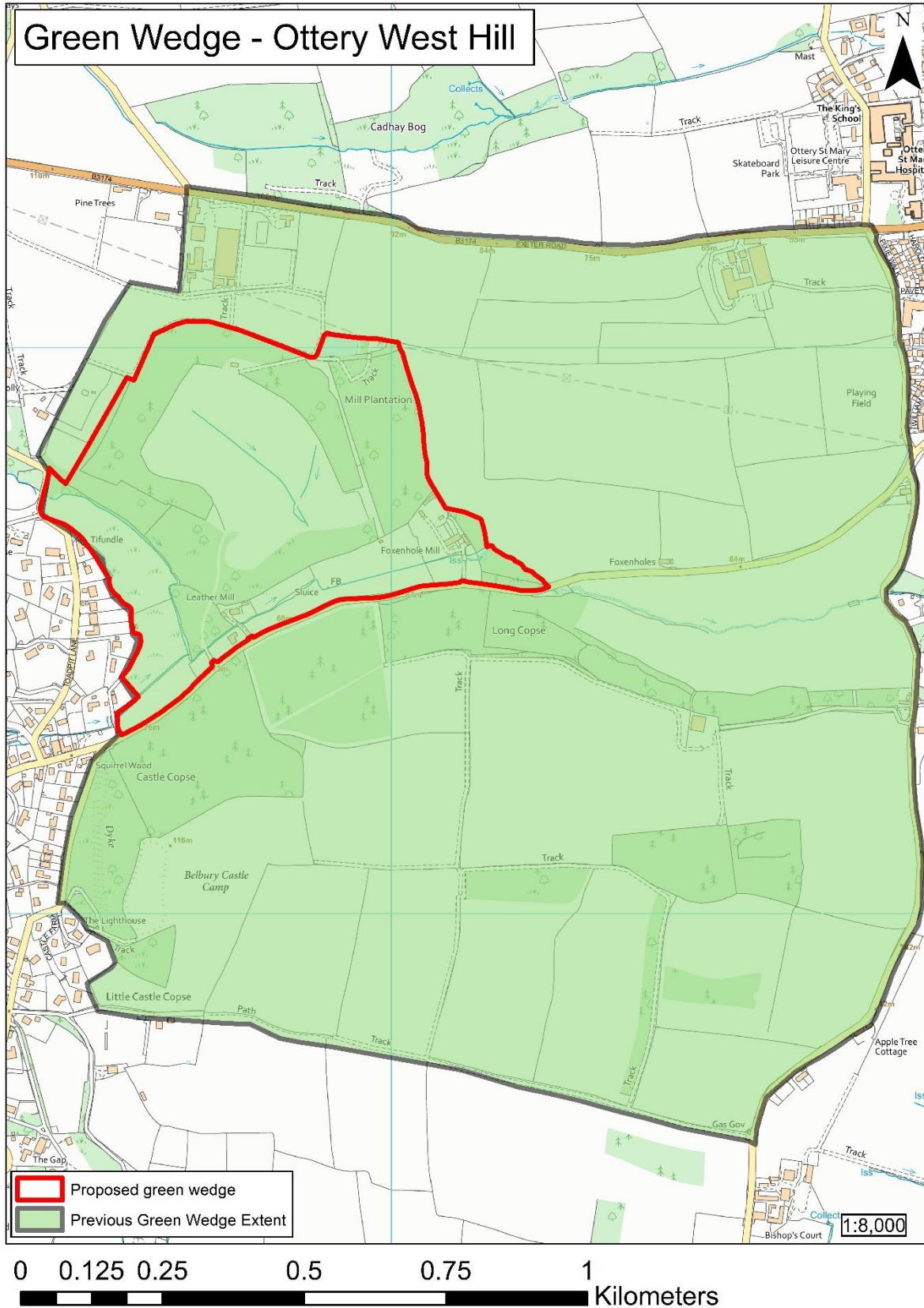
Parish	Ottery St Mary and West Hill
Existing local plan designation	No
Made neighbourhood plan designation	Yes
Affects proposed allocation?	Yes- LP_Otry01b is proposed for mixed use housing and employment and is within the area of search.
Summary of proposed changes	Designate a Green Wedge to include the area of woodland adjoining West Hill
Reason for proposed designation	Woodland is a key component of West Hill's identity and the wooded approach to the village should be protected from development in order to maintain the distinctive character of the village.
Evaluation of proposed designation against green wedge criteria ⁷	<ol style="list-style-type: none"> 1. To prevent the coalescence of settlements Moderate 2. To maintain a sense of place and identity for communities –Strong (with regard to West Hill)
Evaluation of search areas not proposed for designation	<ol style="list-style-type: none"> 1. To prevent the coalescence of settlements –Weak. 2. To maintain a sense of place and identity for communities –Weak.
Other comments	The proposed green wedge will protect the woodland that is key to the setting of West Hill.

⁷ See 'Stage 4' of the methodology
Page | 28

Assessment Summary Map

Whilst the eastern part of the area of search provides a landscape setting for Ottery St Mary, there is no perception of West Hill from this area, so it is not required to prevent their coalescence. It is an attractive, pastoral landscape but is not visually well related to the character or sense of place of the housing to the western side of the town. Therefore, **recommended for exclusion** from the wedge.





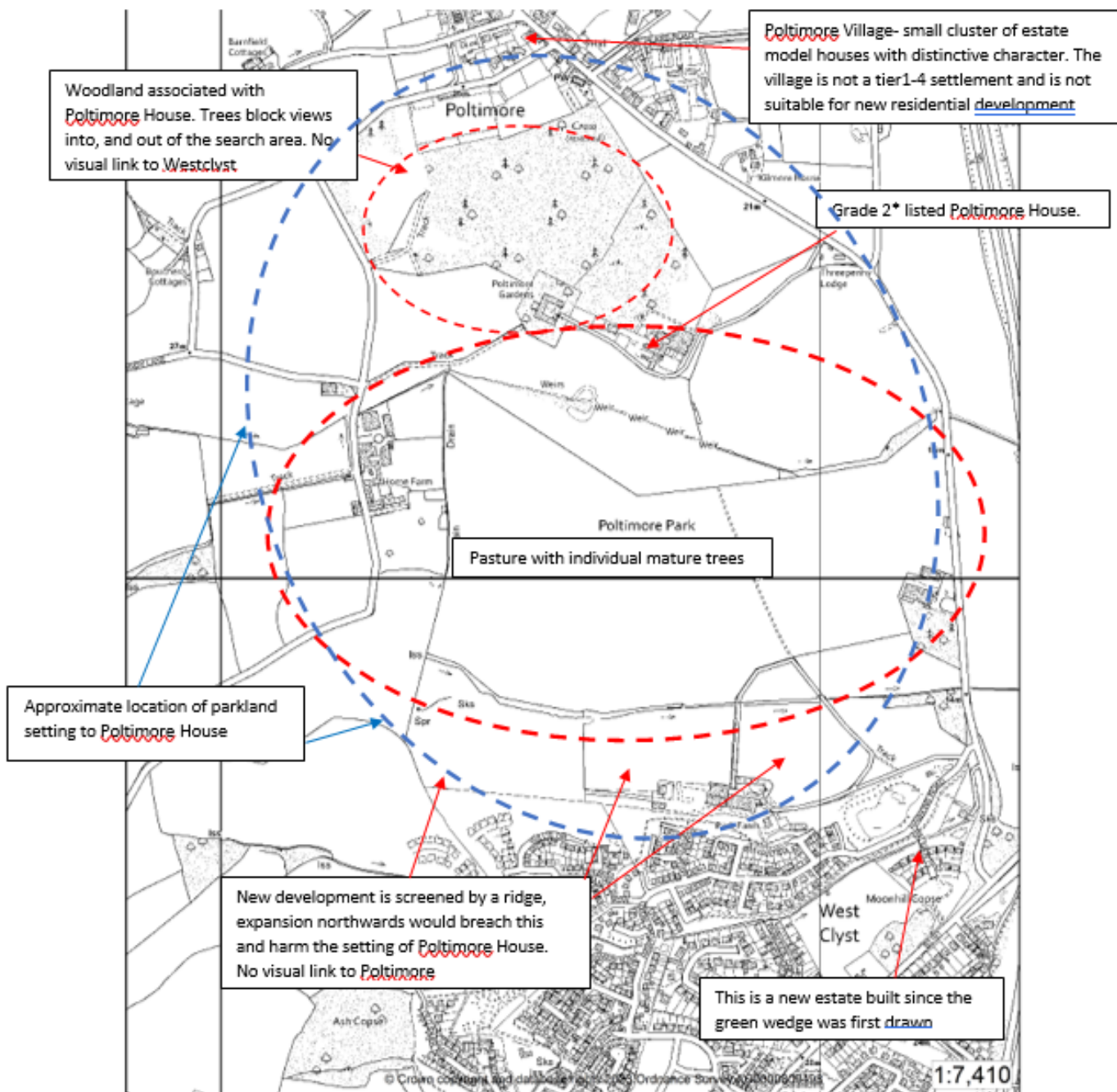
Note- the Previous Green Wedge was designated in the Neighbourhood Plan and was not a Local Plan designation

Poltimore Green Wedge Assessment Summary

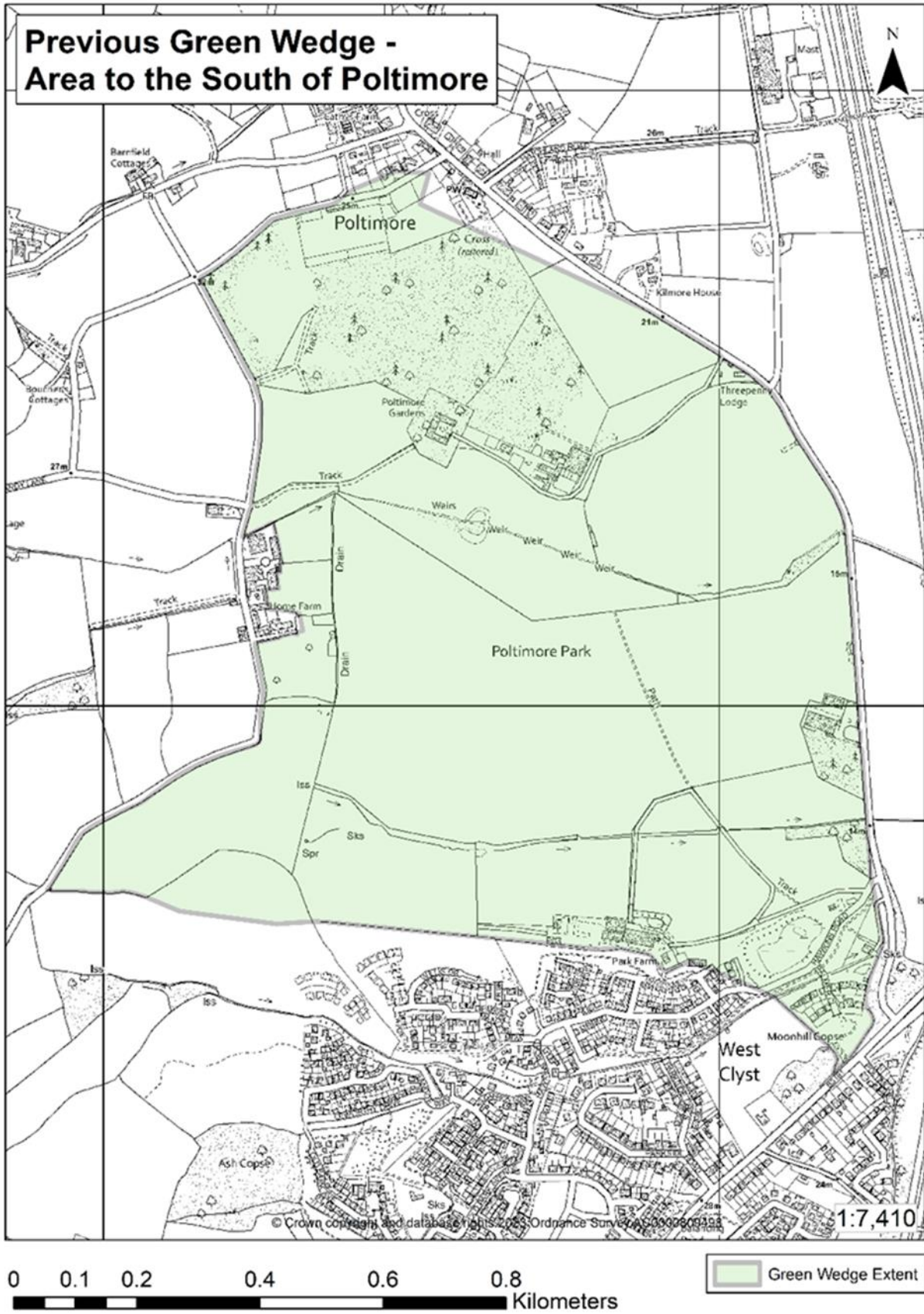
Parish	Poltimore and Broadclyst
Existing local plan designation	Yes
Made neighbourhood plan designation	No
Affects proposed allocation?	No
Summary of proposed changes	Delete the Green Wedge designation as it does not meet the designation criteria. It does not separate two settlements that are planned for expansion. The area is already protected as the historic parkland setting to Grade 2* listed Poltimore House and the southern part is within the proposed Clyst Valley Regional Park.
Reason for proposed designation	Designation is not proposed
Evaluation of proposed designation against green wedge criteria ⁸	<ol style="list-style-type: none"> 1. To prevent the coalescence of settlements No designation is proposed 2. To maintain a sense of place and identity for communities – No designation is proposed
Evaluation of search areas not proposed for designation	<ol style="list-style-type: none"> 1. To prevent the coalescence of settlements – does not meet the purpose. 2. To maintain a sense of place and identity for communities – Moderate.
Other comments	Part of the existing green wedge was rejected as an allocation due to landscape and heritage sensitivity, it also has a history of refused planning permission for development. The area is already protected by virtue of its status as the parkland setting to Grade 2* listed Poltimore House.

⁸ See 'Stage 4' of the methodology
Page | 31

Assessment Summary Map



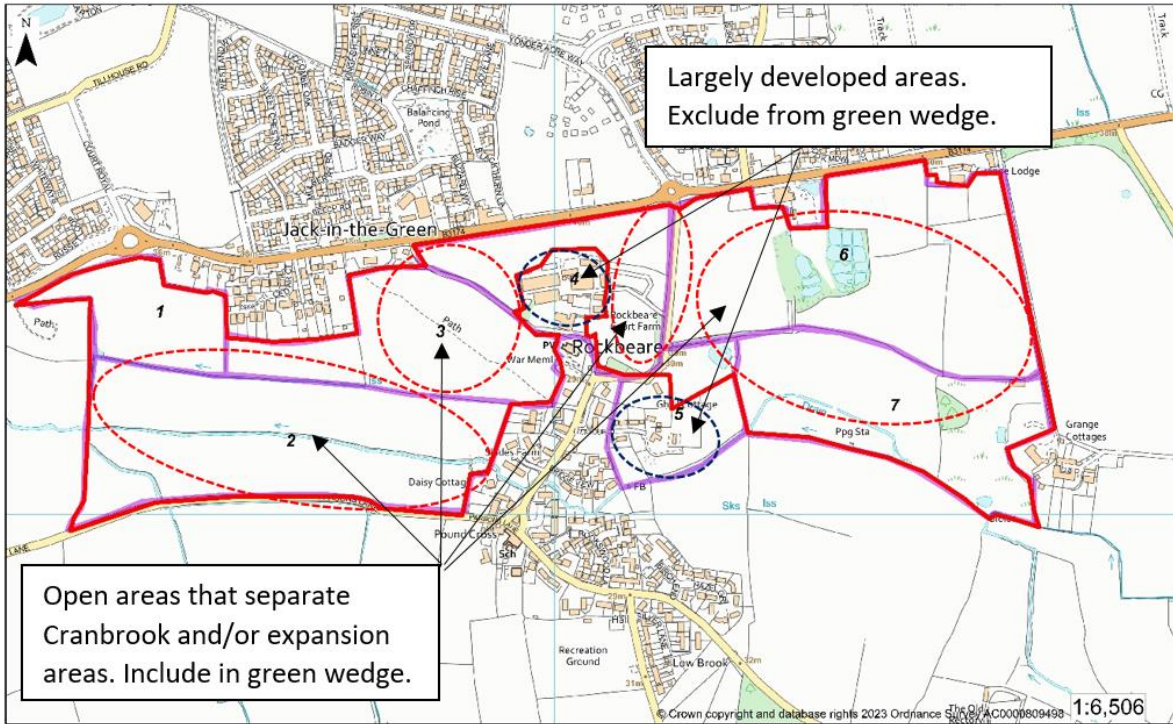
It is proposed that the Green Wedge be DELETED



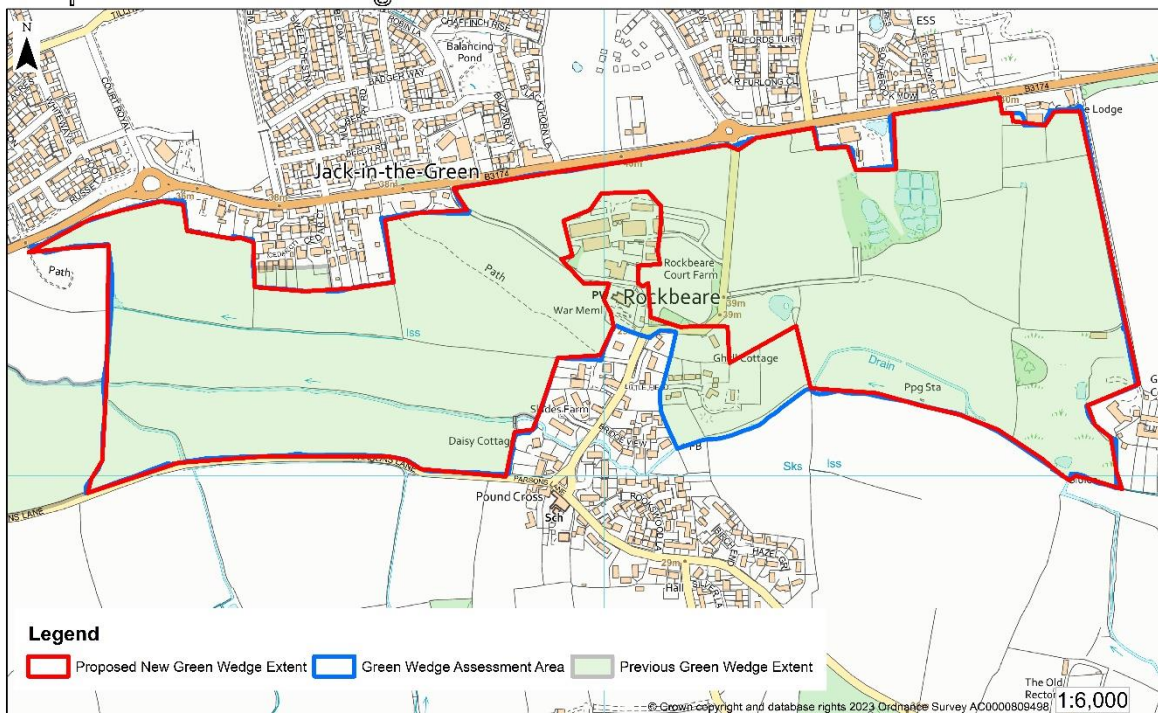
Rockbeare to Cranbrook Green Wedge Assessment Summary

Parish	Rockbeare
Existing local plan designation	Yes
Made neighbourhood plan designation	Yes
Affects proposed allocation	No
Summary of proposed changes	Remove western portion of Local Plan Green Wedge (this is in Clyst Honiton Parish and forms part of one of the Cranbrook expansion areas). Remove built development at Rockbeare Court/Farm and around new housing to east of village.
Reason for proposed designation	Land provides an essential gap between Rockbeare and both Cranbrook and its proposed expansion areas. This helps to preserve physical separation and the distinctive character of Rockbeare.
Evaluation of proposed designation against green wedge criteria ⁹	<ol style="list-style-type: none"> 1. To prevent the coalescence of settlements – Strong. 2. To maintain a sense of place and identity for communities – Strong.
Evaluation of search areas not proposed for designation	<ol style="list-style-type: none"> 1. To prevent the coalescence of settlements – does not meet the purpose. 2. To maintain a sense of place and identity for communities – does not meet the purpose.
Other comments	The proposed green wedge will protect the perception of separation and distinctive identity of Rockbeare, Cranbrook and the Cranbrook expansion areas.

⁹ See 'Stage 4' of the methodology
Page | 34



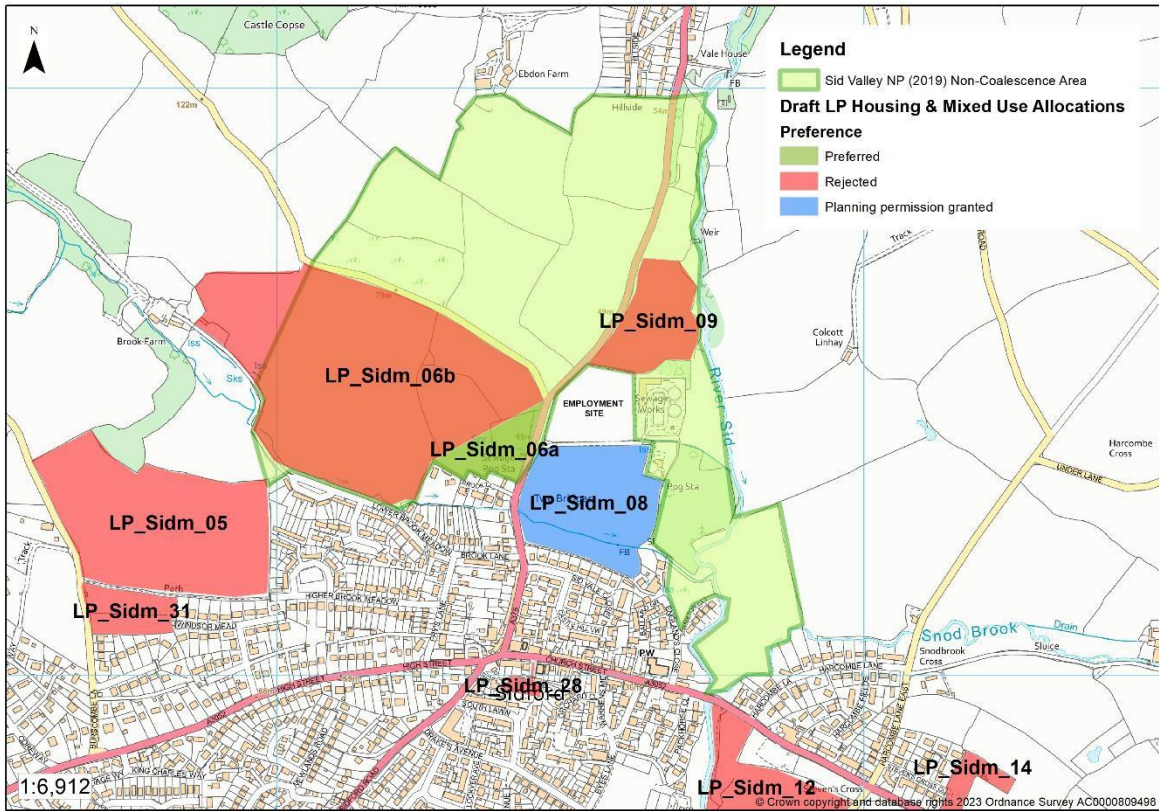
Proposed Green Wedge



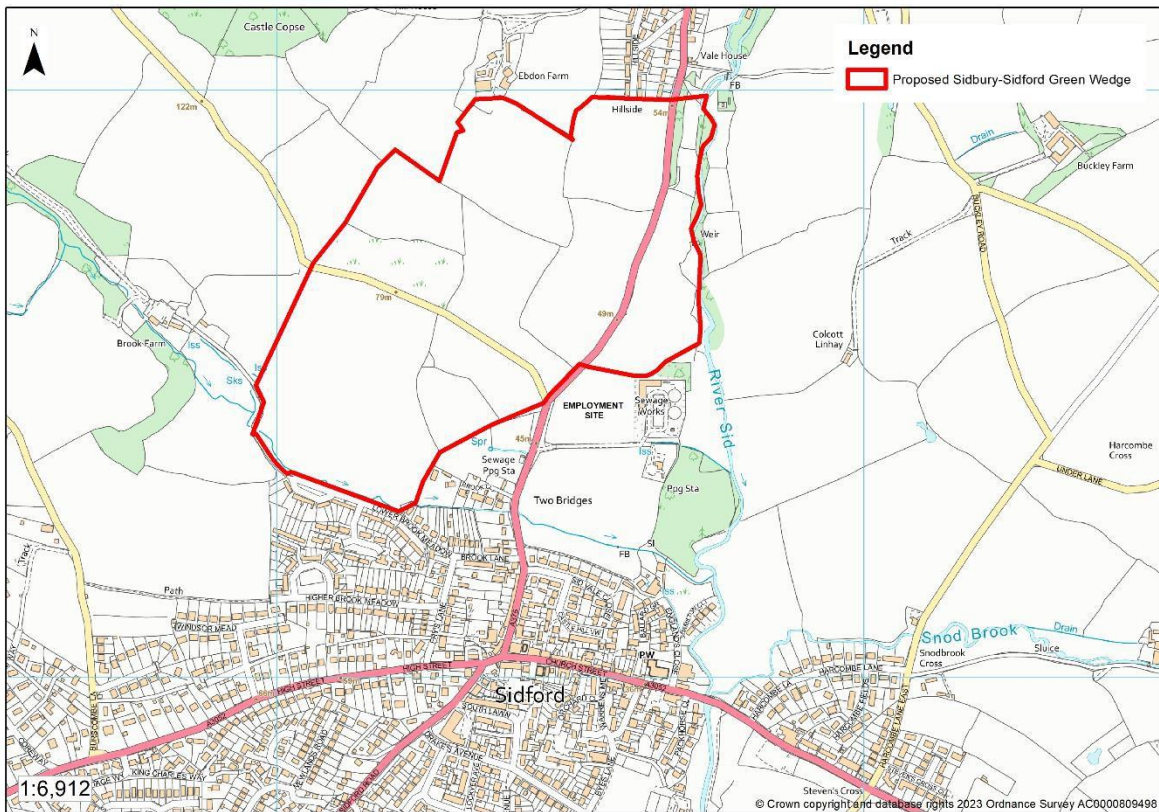
Sidbury to Sidford Green Wedge Assessment Summary

Parish	Sidmouth
Existing local plan designation	No
Made neighbourhood plan designation	Yes
Affects proposed allocation?	Part of the existing green wedge is proposed as a preferred allocation (Sidm_06a).
Summary of proposed changes	<p>The following areas that were previously designated GW are no longer deemed necessary, as they do not meet the requirements of preventing the coalescence of settlements and/or maintaining a sense of place and identity for communities:</p> <ol style="list-style-type: none"> 1. Small patch of land to the south-west of Lower Brook Meadow, Sidford; 2. LP_Sidm_06a, Sidford; 3. Land at the sewage works, pumping station and east of Englands Close, Sidford. <p>See Map 3</p>
Reason for proposed designation	Land includes key visual gaps between Sidbury & Sidford and the areas that separate the settlements.
Evaluation of proposed designation against green wedge criteria ¹	<ol style="list-style-type: none"> 1. To prevent the coalescence of settlements – Strong 2. To maintain a sense of place and identity for communities – Strong
Evaluation of search areas not proposed for designation	<ol style="list-style-type: none"> 1. To prevent the coalescence of settlements – Does not meet the purpose 2. To maintain a sense of place and identity for communities – Does not meet the purpose.
Other comments	The proposed green wedge will protect coalescence between Sidbury & Sidford and the settlements' respective individual senses of identity.

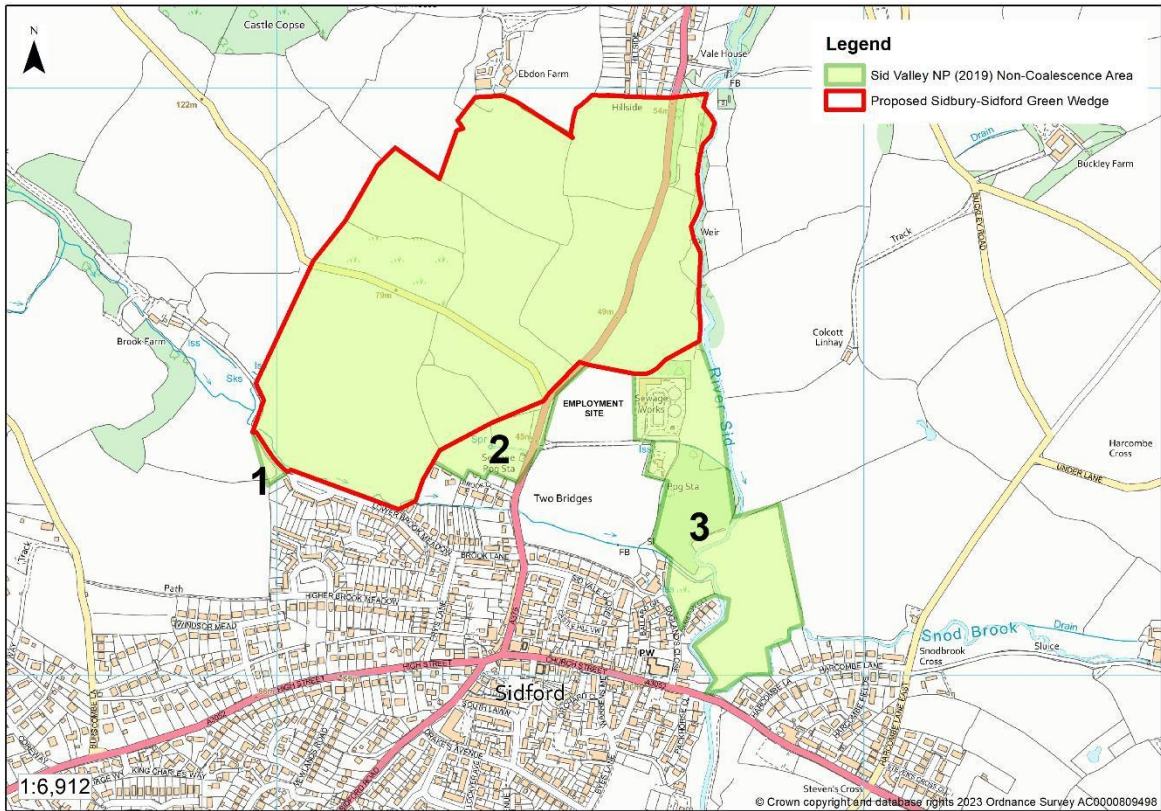
¹ See 'Stage 4' of the methodology



Map 1 - The current Sidbury-Sidford Green Wedge with Draft LP Housing & Mixed Use Allocations



Map 2 - The newly proposed Sidbury-Sidford Green Wedge

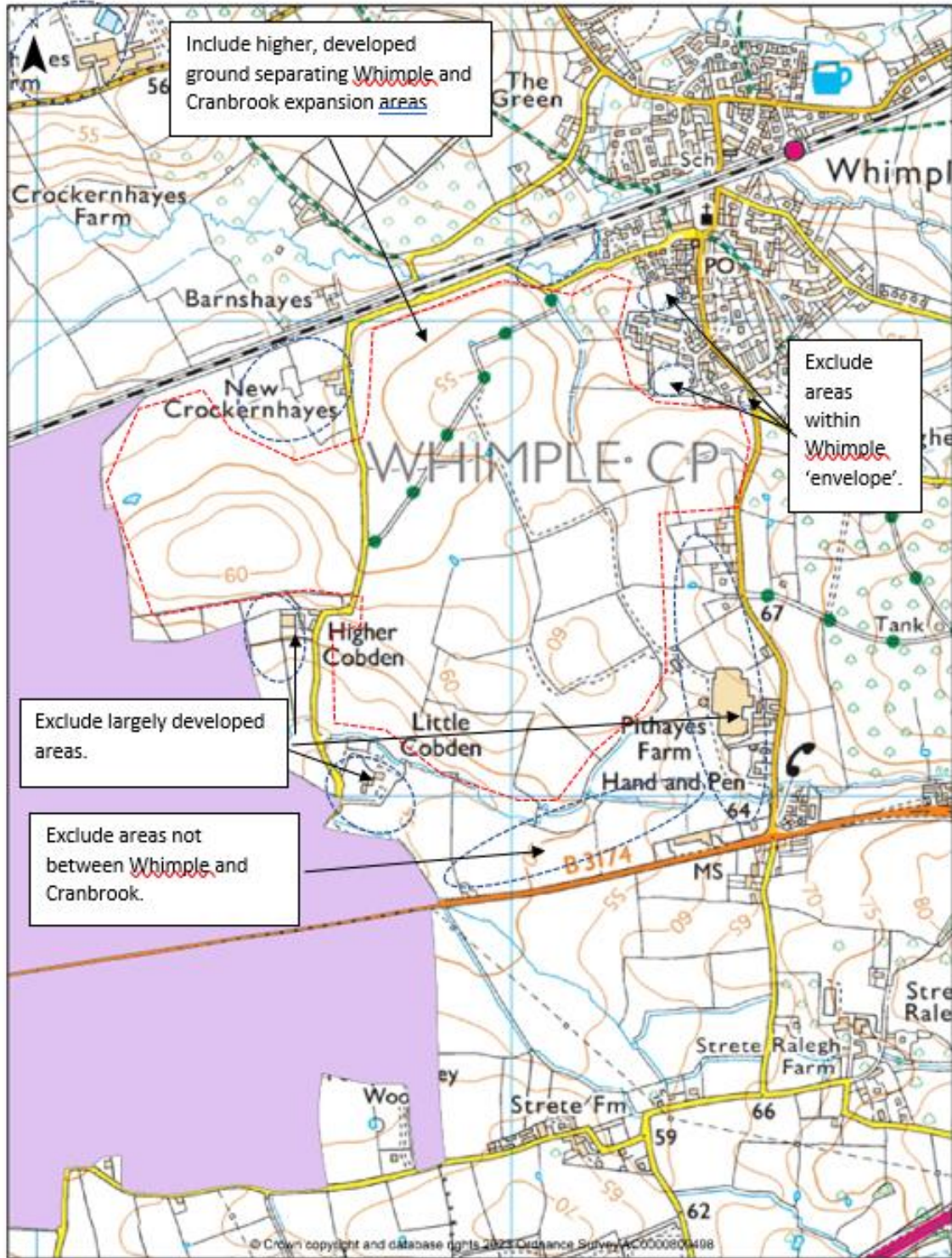


Map 3 – The current and newly proposed Sidbury-Sidford Green Wedge with areas for removal highlighted

Whimble to Cranbrook Green Wedge Assessment Summary

Parish	Whimble
Existing local plan designation	Yes – a small part of the search area was a ‘second choice’ site in the draft local plan. However, it was not proposed for allocation and was only identified for comments if an alternative growth strategy were to be adopted where Whimble and Feniton were recommended for ‘strategic’ growth. Most of this site is recommended for inclusion in the green wedge.
Made neighbourhood plan designation	No
Affects proposed allocation	No, but see comments above.
Summary of proposed changes	Remove land north of the railway as Cranbrook is to the south of the railway. Remove peripheral areas to the south that are either largely developed or are not between Cranbrook and Whimble. Remove land on the periphery of Whimble village that has development on two or more sides.
Reason for proposed designation	The area provides a wider gap between two settlements where the overall openness of the land, its landscape character and topography reinforce the perception of separation. Whimble has a separate, distinct and identifiable character which the green wedge will help to protect.
Evaluation of proposed designation against green wedge criteria ¹⁰	<ol style="list-style-type: none"> 1. To prevent the coalescence of settlements – Moderate. 2. To maintain a sense of place and identity for communities – Strong.
Evaluation of search areas not proposed for designation	<ol style="list-style-type: none"> 1. To prevent the coalescence of settlements – does not meet the purpose. 2. To maintain a sense of place and identity for communities – does not meet the purpose.
Other comments	The proposed green wedge will protect the perception of separation and distinctive identity of Whimble, Cranbrook and the Cranbrook expansion areas.

¹⁰ See ‘Stage 4’ of the methodology



Legend

 Cranbrook Expansion Areas

Proposed Green Wedge

