

Feedback on potential development sites at and around the West End in respect of Green Wedge designation and further potential development land

September 2024

In the Spring of 2024 we undertook further consultation on the East Devon Local Plan under Regulation 18 of the plan making regulations. This consultation ran from Thursday 16th May 2024 to Thursday 27th June 2024.

The consultation was centred around a series of topic matters, see [Further Draft Local Plan Consultation - East Devon](#) with three, in particular as noted below, specifically relevant to potential land allocations for development in areas covered by this report.

- Green wedge areas,
- Coastal Preservation areas, and
- New Housing and Mixed Use Site Allocations
- New Employment Site Allocations

We received consultation feedback through the Commonplace on-line consultation platform as well as receiving feedback in the form of emails and pdf documents that were sent in directly. This report primarily draws on information received through the consultation portal. We have used Artificial Intelligence (AI) to produce the summary comments contained in this report. We would stress, however, that the AI outputs have been reviewed and considered by officers alongside original submissions. The AI outputs are regarded as providing an accurate and very useful summation of matters raised in feedback and the strength of comment. All comments made through the online system can be viewed at: [Have Your Say Today - East Devon Local Plan Further Consultation - Commonplace](#)

To date we have not summarised non-on-line submitted comments that we received, though from officer review we would consider that those submitted by members of the public are in line with the sentiments and views expressed through the on-line route. There were, however, also some comments made by agents (typically acting for land owners promoting development) and by various bodies and organisations that did not come in through the portal. In these non-general-public submitted

comments there were some differing views expressed (differing to the general public feedback that tended to be opposed to development). We make some specific note in this report to some of the concerns raised.

We would highlight that this further round of Regulation 18 consultation should be considered alongside the first Regulation 18 consultation that we undertook and which ran from 7 November 2022 to 15 January 2023. Comments from the first round of consultation can be viewed at [Comments made during the Draft Local Plan Consultation and Feedback Report - East Devon](#)

To gain a full picture of feedback both sets of comments should be reviewed. It may well be that some individuals and organisations did not comment at the second round of consultation as they considered that they had raised all relevant matters that they wished to comment on at the first stage of consultation.

Green Wedge – non-site-specific comments for all locations in East Devon

We asked two questions in the further consultation that were relevant to Green Wedge matters in general, they are therefore applicable across the District. The questions asked and the summary feedback received are set out below.

Do you think that sites proposed for new housing or employment development should be included in the Green Wedges (would the development be appropriate inside a Green Wedge?) or should the Green Wedges be redrawn to exclude them?

Summary: The responses to this question overwhelmingly oppose including new housing or employment development within Green Wedges. Most respondents view Green Wedges as important areas that should be protected from development to maintain separation between settlements, preserve local character, and protect the environment. There is strong sentiment against redrawing Green Wedge boundaries to accommodate development, as many feel this would undermine the purpose and integrity of Green Wedges. A small minority support some limited development within Green Wedges or redrawing boundaries in certain circumstances.

Key points raised, in order of frequency:

1. Opposition to any development in Green Wedges

- Green Wedges should be protected from all development
 - Development would undermine the purpose of Green Wedges
2. Opposition to redrawing Green Wedge boundaries
 - Redrawing boundaries would set a precedent for future erosion
 - Changing boundaries undermines the integrity of Green Wedges
 3. Environmental and landscape protection
 - Preserving wildlife habitats and biodiversity
 - Maintaining green spaces for wellbeing and climate reasons
 4. Preserving settlement identity and character
 - Preventing coalescence of settlements
 - Maintaining distinct local identities
 5. Support for excluding development from Green Wedges
 - Green Wedges should be redrawn to exclude proposed development sites
 6. Infrastructure and service concerns
 - Inadequate roads, schools, healthcare facilities
 - Concerns about increased traffic and congestion
 7. Limited support for some development in Green Wedges
 - Some respondents open to limited or carefully managed development
 8. Calls for expanding or strengthening Green Wedges
 - Suggestions to extend existing Green Wedges
 - Calls for stronger protections for Green Wedges
 9. Concerns about housing needs and affordability
 - Recognition of housing needs, but not at expense of Green Wedges
 - Suggestions to focus on brownfield sites or existing urban areas
 10. Confusion or disagreement with the question
 - Some respondents found the question unclear or disagreed with its premise

Do you think the wording of the Green Wedges policy is appropriate?

Summary: The responses to the question about the appropriateness of the Green Wedges policy wording show mixed opinions, with a slight majority expressing support for the policy as written. However, many respondents, even those who generally agree with the policy, suggest that the wording could be strengthened to provide more robust protection for Green Wedges. There are also concerns about potential loopholes in the current wording and calls for clearer, more definitive language prohibiting development in these areas.

Key points raised, in order of frequency:

1. Support for the policy wording as is
 - Many find it clear and appropriate
 - Seen as important for maintaining settlement identity
2. Calls for stronger, more definitive language
 - Suggestions to prohibit all development in Green Wedges
 - Concerns about potential loopholes in current wording
3. Need for clearer definitions and less ambiguity
 - Some find the wording confusing or open to interpretation
 - Calls for more specific criteria for what constitutes a Green Wedge
4. Requests to reinstate or add environmental protection aspects
 - Mentions of wildlife corridors, biodiversity, and ecological importance
 - Desire to include health and wellbeing benefits of green spaces
5. Concerns about policy implementation and enforcement
 - Questions about how strictly the policy will be applied
 - Worries about potential overrides by developers or planners
6. Suggestions for policy expansion
 - Proposals to include more areas as Green Wedges
 - Calls for broader protection of rural character
7. Criticisms of the policy concept
 - Some view it as too restrictive for necessary development
 - Concerns about hindering economic growth
8. Support for the principle, but doubts about effectiveness
 - Agreement with the intent, but skepticism about practical application
 - Worries about gradual erosion of Green Wedges over time
9. Requests for simpler language
 - Some find the wording too complex or technical
 - Calls for more accessible phrasing for non-experts
10. Concerns about consistency with other planning policies
 - Questions about how Green Wedges relate to other designations
 - Calls for better integration with overall planning strategy

Non-on-line submitted comments in respect of Green Wedge and Coastal Preservation Area proposals

We would highlight, however, that there were challenges to establishing Green Wedge and whilst not directly relevant to this area under assessment (bar a small area on its southern edge) to the Coastal Preservation Area proposal in general and to specific designated locations.

There was concern raised that the way that Green Wedge and Coastal Preservation Area designations were consulted on was not in line with the requirement of a local plan to address all relevant issues. It was suggested that with potential designations

falling over proposed development sites they would adversely impact on ability to secure appropriate levels of development. These designations and the way they were consulted on was also seen as potentially inappropriately distorting development site allocation choices.

There was a challenge that Coastal Preservation Area boundaries were not justified and the blanket approach applied was too restrictive and not appropriate.

There was also a challenge to the role and relevance of Green Wedge designation. The view was also expressed that there was a lack of methodology or coherent process followed to define areas that should be included. With comment that designation, if appropriate, should apply to areas where development would genuinely undermine separation and not be a blanket approach.

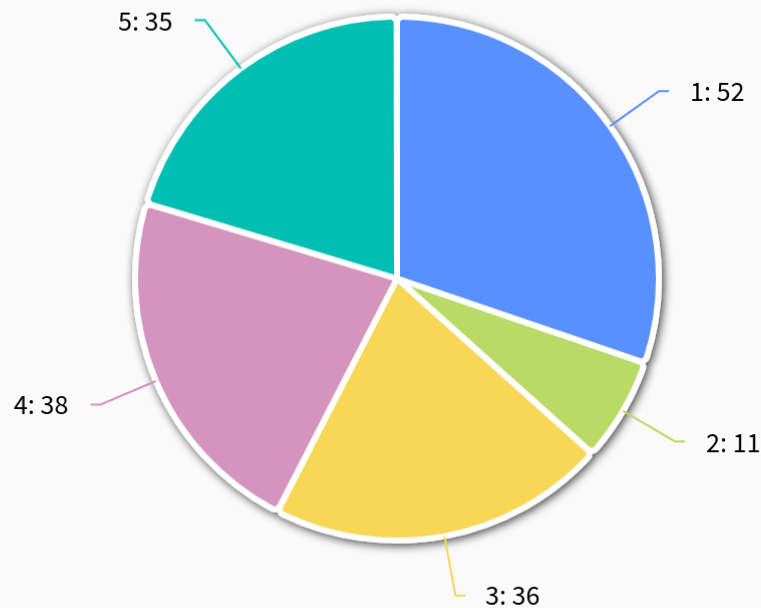
Natural England, however, highlighted positive opportunities that could be provided by Green Wedge designation for Local Nature Recovery Networks and biodiversity gain.

Feedback specifically relevant to the West End and surrounding areas

In respect of the Green Wedge area that we consulted on, in this part of the district, and noting that a number of proposed development allocations sites fall in this area, the feedback received in respect of the question asked is set out below.

Land East of Exeter

How satisfied are you with the proposed Green Wedge on land east of Exeter?



5 - Very satisfied

1 - Not at all satisfied

Why do you feel this way and do you have any other comments?

Summary: The responses to the question about the proposed Green Wedge on land east of Exeter reveal mixed opinions, with a majority expressing support for maintaining or expanding the Green Wedge. Many respondents emphasize the importance of preserving the separation between Exeter and surrounding villages, protecting agricultural land, and maintaining the area's distinct character. There are significant concerns about potential flooding, increased traffic, and the impact on local infrastructure if development occurs. Some respondents question the effectiveness of the Green Wedge policy or find the concept unclear. A minority view supports some development in the area, citing housing needs near Exeter.

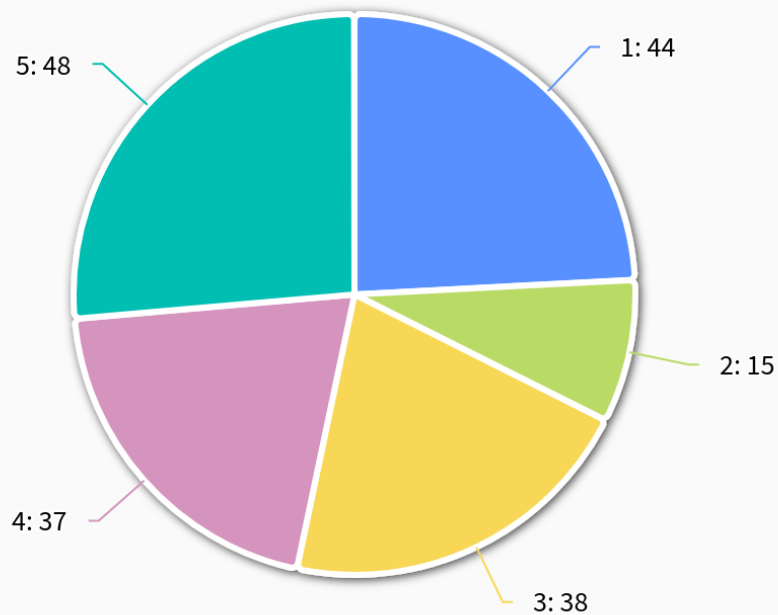
Key points raised, in order of frequency:

1. Support for maintaining or expanding the Green Wedge
 - Calls to extend the Green Wedge further east or make it larger
 - Emphasis on preserving separation between Exeter and East Devon villages
2. Concerns about flooding and development on flood plains
 - Recognition that much of the area is prone to flooding

- Worries about increased flood risk from development
- 3. Traffic and infrastructure concerns
 - Existing congestion issues around Exeter
 - Worries about road capacity and increased traffic from new developments
- 4. Criticism of development proposals within or near the Green Wedge
 - Opposition to specific development sites (e.g., Sowt_09)
 - Concerns about erosion of the Green Wedge's purpose
- 5. Protection of local character and identity
 - Desire to maintain distinct identities of villages and towns
 - Concerns about Topsham being subsumed into Exeter
- 6. Environmental and wildlife protection
 - Importance of preserving habitats and wildlife corridors
 - Mention of the Clyst Valley Regional Park
- 7. Confusion about the question or Green Wedge concept
 - Lack of clarity about the purpose and implementation of Green Wedges
 - Difficulty understanding the map or proposal
- 8. Support for some development in the area
 - Recognition of housing needs near Exeter
 - Suggestions for specific areas that could be developed
- 9. Agricultural land preservation
 - Importance of protecting farmland, including land associated with Darts Farm
- 10. Criticism of the Green Wedge policy
 - Arguments that the policy is too restrictive or unnecessary
 - Concerns about stifling economic growth

Rockbeare and Cranbrook

How satisfied are you with the proposed Green Wedge between Rockbeare and Cranbrook?



5 - Very satisfied

1 - Not at all satisfied

Why do you feel this way and do you have any other comments?

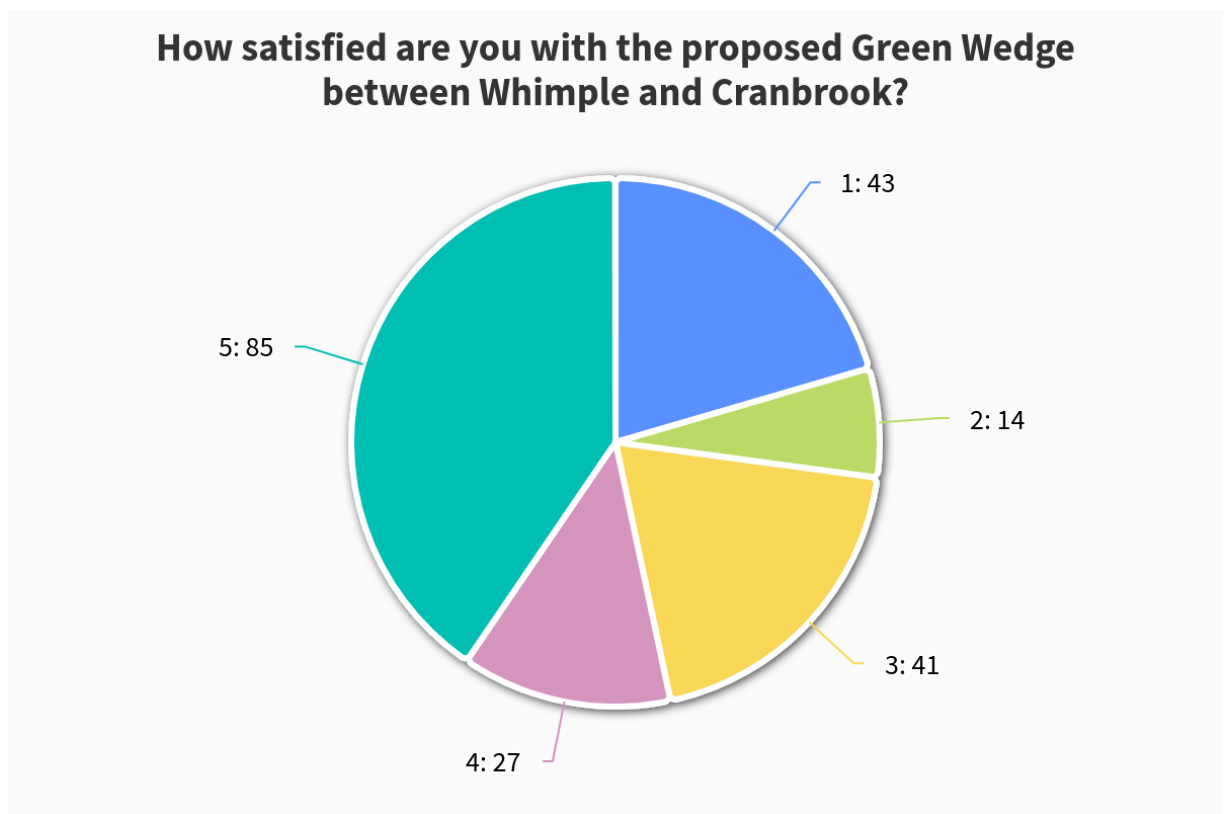
The responses to the question about the proposed Green Wedge between Rockbeare and Cranbrook express a strong desire to maintain and potentially expand the green wedge. Respondents emphasize the importance of preventing the merging of the two settlements and preserving the distinct identities of Rockbeare and Cranbrook. Many are concerned about the rapid expansion of Cranbrook and the potential impact it could have on the surrounding rural character and villages. There are also concerns about the current infrastructure's inability to support further development in the area.

Key points raised, in order of frequency:

1. Maintaining distinct identities of Rockbeare and Cranbrook
 - Importance of preserving the separation between the two settlements
 - Preventing the merging of Rockbeare and Cranbrook
2. Concerns about the expansion of Cranbrook
 - Criticism of the rapid growth of Cranbrook
 - Desire to limit further expansion of Cranbrook
3. Infrastructure concerns
 - Inadequate roads, schools, and other services
 - Inability of current infrastructure to support additional development

4. Environmental and landscape protection
 - Preservation of remaining green spaces and rural character
5. Opposition to development within the green wedge
 - Criticism of any proposed development within the green wedge
6. Support for the green wedge
 - Calls for the green wedge to be maintained or expanded
7. Concerns about specific development proposals
 - Disagreement about the inclusion or exclusion of certain areas within the green wedge

Whimble and Cranbrook



5 - Very satisfied

1 - Not at all satisfied

Why do you feel this way and do you have any other comments?

The responses to the question about the proposed Green Wedge between Whimble and Cranbrook overwhelmingly express satisfaction with the Green Wedge and the need to maintain it to preserve the distinct identity and character of Whimble as a separate community from the larger development of Cranbrook. Respondents emphasize the importance of preventing the coalescence of the two settlements and maintaining Whimble's rural village setting. Many raise concerns about the capacity

of Whimble's infrastructure, particularly roads, schools, and sewage systems, to accommodate further development and growth. There are calls for the Green Wedge to be expanded in size to provide even stronger protection for Whimble.

Key points raised, in order of frequency:

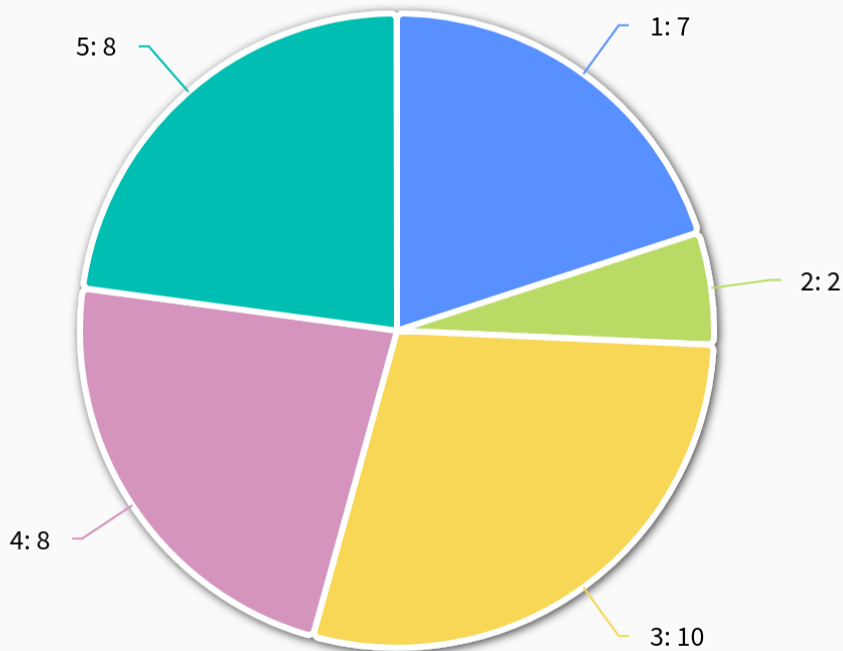
1. Support for the Green Wedge and the need to prevent Cranbrook's expansion towards Whimble
 - Preservation of Whimble's distinct identity and character as a village
 - Concerns about Cranbrook encroaching on and merging with Whimble
2. Infrastructure and capacity concerns
 - Inability of Whimble's roads, schools, and services to accommodate more development
 - Worries about the impact of additional growth on the village
3. Calls for the Green Wedge to be expanded in size
 - Desire for stronger protection and separation between Whimble and Cranbrook
 - Concerns that the current proposed size is insufficient
4. Appreciation for the existing Green Wedge and desire to maintain it
 - Recognition of the importance of preserving the rural character and natural environment
5. Scepticism or opposition to the Green Wedge
 - Concerns that the Green Wedge is unnecessary or could be used to prevent needed development
 - Preference for more integrated development between Whimble and Cranbrook

Additional potential land allocation

We also consulted on a series of new proposed allocation sites with questions and feedback as set out below.

Brcl_27a

How do you feel about the option to allocate site Brcl_27a?



5 - Very satisfied

1 - Not at all satisfied

Why do you feel this way and do you have any other comments?

Summary: The responses to the question about allocating site Brcl_27a in Broadclyst reveal a mix of opinions, with several concerns raised about infrastructure, particularly regarding flooding and traffic. While some see it as a suitable brownfield development, others worry about its impact on the local area and wildlife.

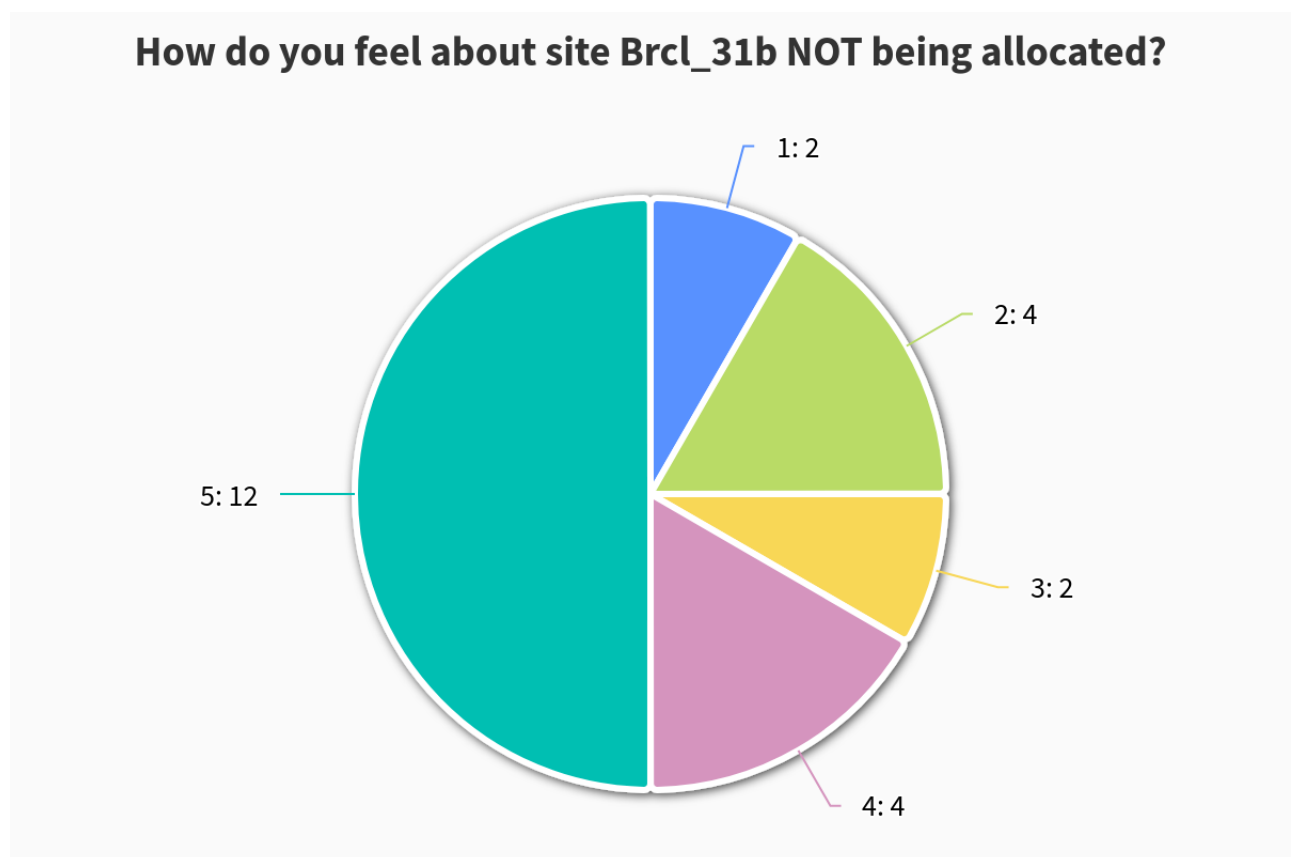
Key points raised, in order of frequency:

1. Traffic and road infrastructure concerns
 - Existing heavy traffic in Broadclyst
 - Need for significant investment in bridge and connectivity
 - Suggestion for a second access point linking to Cranbrook
2. Flooding and hydrology issues
 - Common flooding in the area
 - Need for adequate consideration of hydrology and flood prevention
3. Pedestrian and cycling infrastructure
 - Poor existing cycle and footpath provision

- Need for safe pedestrian and cycling links to Broadclyst Station and Cranbrook
- 4. Suitability as a brownfield site
 - Seen as appropriate due to existing industrial use
 - Viewed as a reasonable use of brownfield land
- 5. Wildlife and environmental concerns
 - Need for protection of existing fauna and flora
 - Concerns about impact on wildlife
- 6. Archaeological considerations
 - Potential for archaeological findings, requiring evaluation and recording
- 7. Mixed opinions on necessity and viability
 - Some support for development of the site
 - Concerns about demand and potential for vacant properties

Brcl_31b

How do you feel about site Brcl_31b NOT being allocated?



5 - Very satisfied

1 - Not at all satisfied

Why do you feel this way and do you have any other comments?

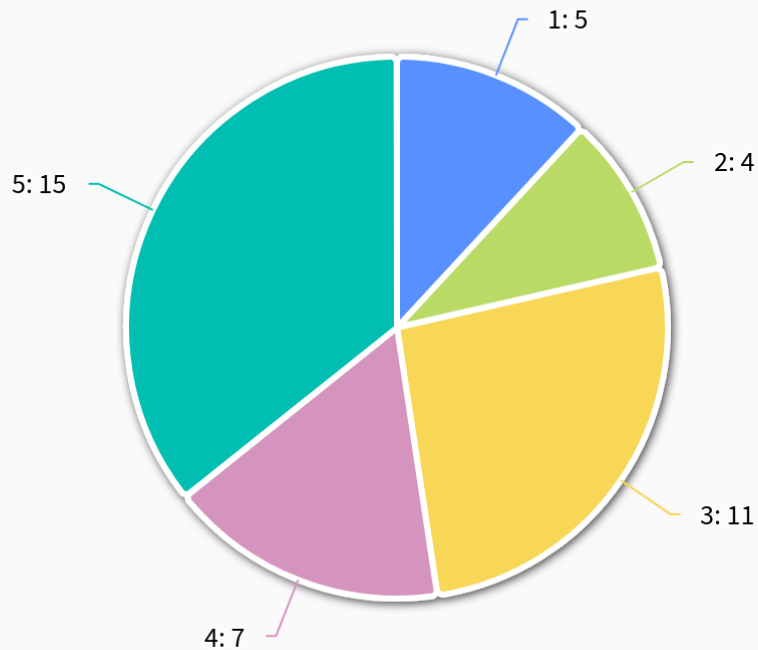
The responses to the question about allocating site Brcl_31b in Broadclyst show a range of concerns, with flooding and traffic issues being the most prominent. There's also a mix of opinions on whether the site should be developed or not.

Key points raised, in order of frequency:

1. Flooding concerns
 - High flood risk in the area
 - Need for flood prevention measures before any construction
2. Traffic and access issues
 - Potential disruption to vehicle access
 - Concerns about the restricted railway bridge nearby
3. Archaeological considerations
 - Site has some archaeological potential, requiring evaluation and recording
4. Mixed opinions on development
 - Some support for resolving the site's status
 - Concerns about unplanned, ad hoc development
5. Infrastructure concerns
 - Narrow roads in the area

Farr_01

How do you feel about the option to allocate site Farr_01?



5 - Very satisfied

1 - Not at all satisfied

Why do you feel this way and do you have any other comments?

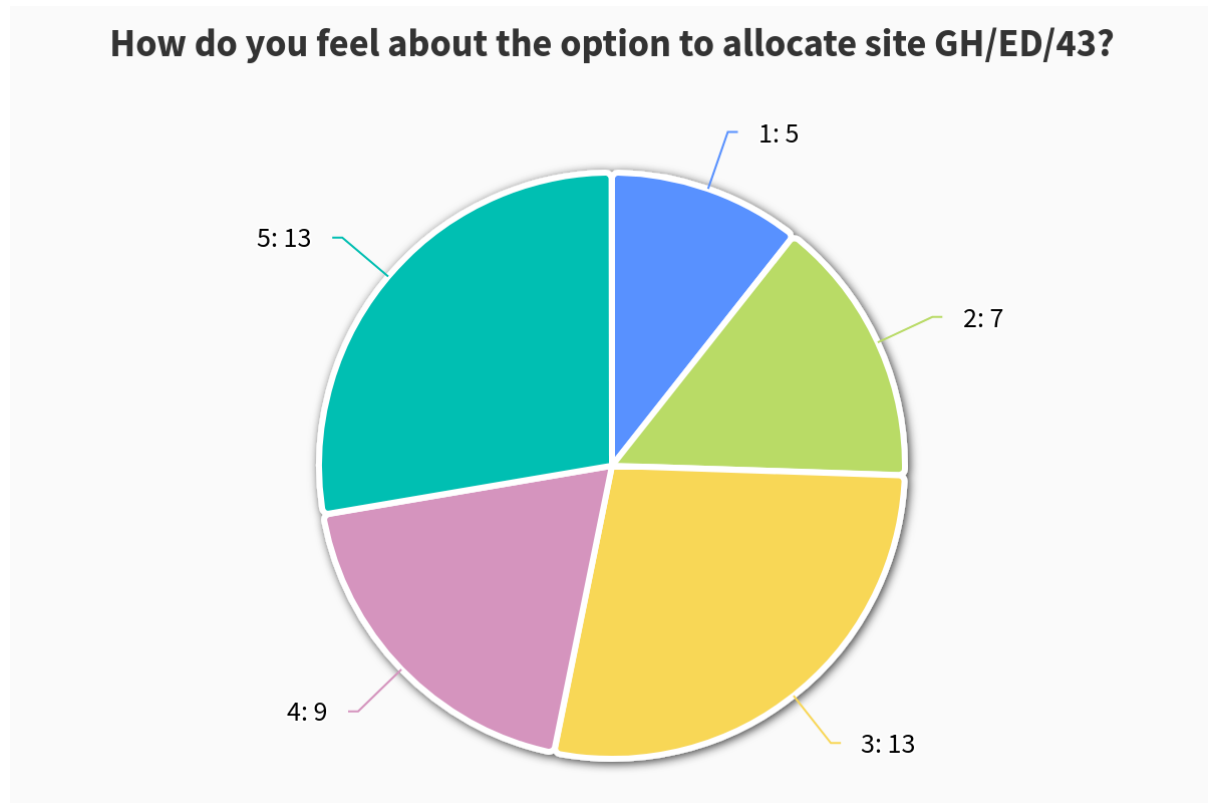
Initial Summary: The responses to the question about allocating site Farr_01 show mixed opinions, with concerns about over-development and infrastructure balanced against the site's existing development and potential suitability for employment use.

Key points raised, in order of frequency:

1. Concerns about expansion and over-development
 - Fear of further expansion into Farringdon Parish
 - Worry about changing the agricultural nature of the area
 - Perception of too many industrial areas already present
2. Existing development and suitability
 - Site already has some development
 - Viewed as isolated and not suitable for other uses
 - Considered appropriate for employment use as a brownfield site
3. Environmental considerations
 - Need to protect and retain existing tree belts to reduce visual impact
4. Archaeological potential
 - Site has medieval origins and archaeological potential

- Suggestion for mitigation through evaluation and recording
5. Infrastructure concerns
- Lack of adequate infrastructure to access the area

GH/ED/43



5 - Very satisfied

1 - Not at all satisfied

Why do you feel this way and do you have any other comments?

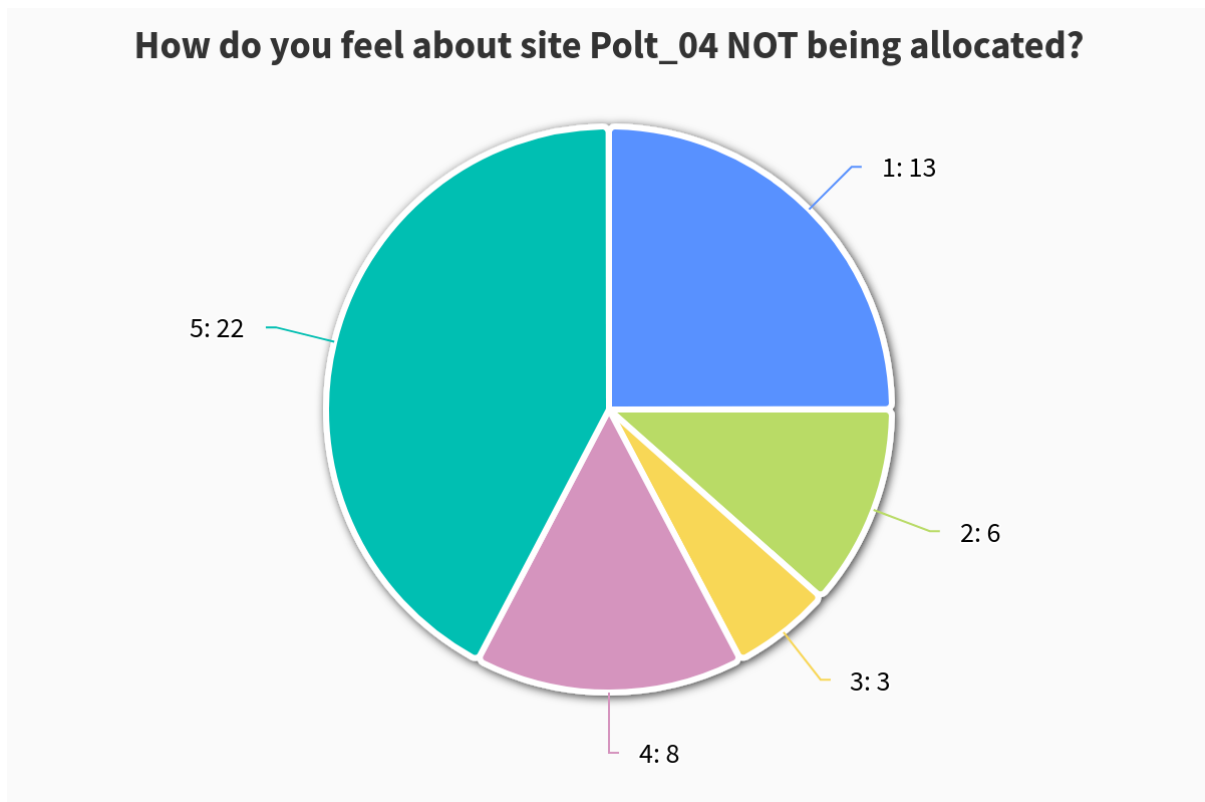
Initial Summary: The responses to the question about allocating site GH/ED/43 show a strong focus on transportation and access issues. All comments express concerns about the site's suitability due to inadequate infrastructure and connectivity.

Key points raised, in order of frequency:

1. Road infrastructure concerns
 - Long Lane described as unsuitable for two-way employment traffic
 - Single track road at this point, requiring widening works
 - Need for alternative route or road upgrade
2. Lack of pedestrian and cycling infrastructure
 - No links to Cranbrook for walking or cycling

- Lack of safe pedestrian access
- Need for pedestrian/cycle links to be extended to the site entrance
- 3. Public transportation issues
 - Limited frequency of public transport
 - Transport schedules not coinciding with employment hours
- 4. Traffic access concerns
 - Insufficient recognition of traffic access issues in the allocation

Polt_04



5 - Very satisfied

1 - Not at all satisfied

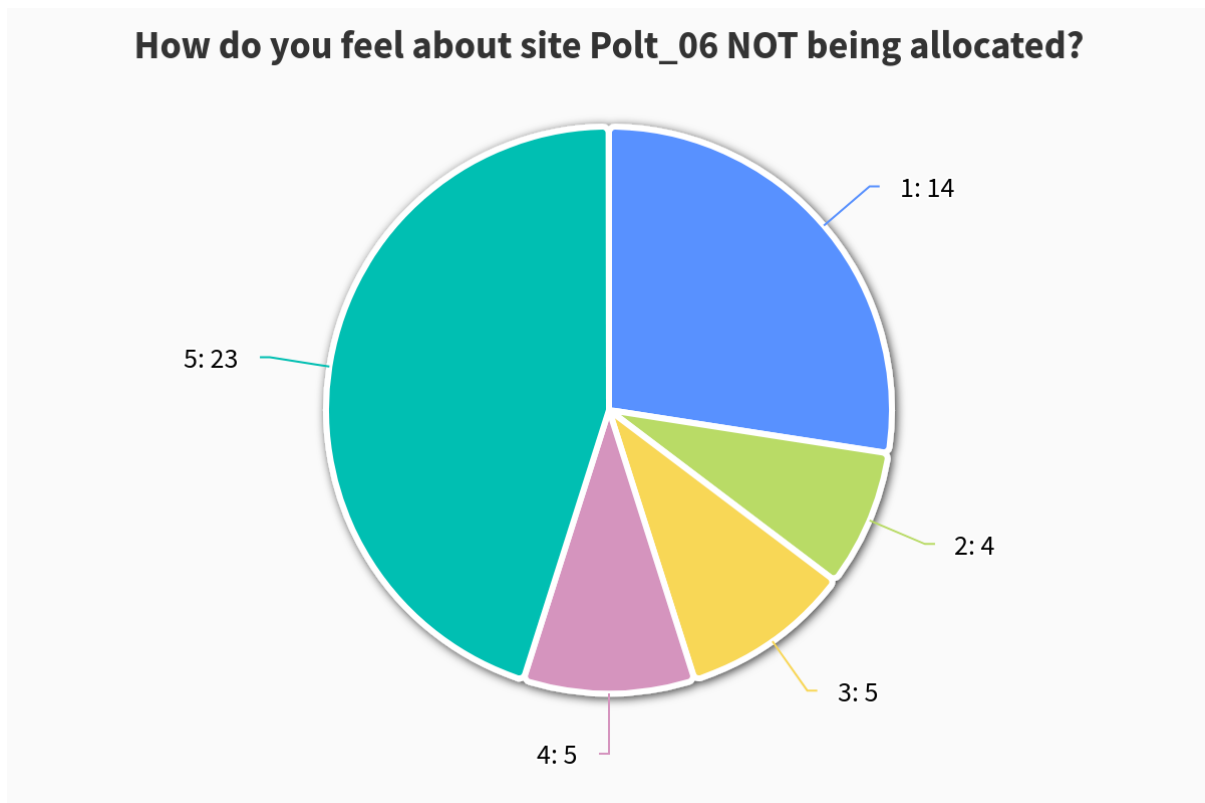
Why do you feel this way and do you have any other comments?

Initial Summary: The responses to the question about allocating site Polt_04 show mixed opinions, with arguments both for and against the allocation. The main points of contention revolve around the need for a motorway service area, environmental and historical impacts, and potential benefits for employment and tourism.

Key points raised, in order of frequency:

1. Debate over need for motorway services
 - Some argue it's unnecessary due to nearby existing services
 - Others see it as a good opportunity for a new service station, especially for HGVs
2. Environmental and agricultural concerns
 - Potential flooding issues
 - Loss of prime farming land
 - Impact on nature and the Clyst Valley Park
3. Historical and cultural impact
 - High archaeological potential
 - Concerns about impact on Poltimore House, Killerton, and Broadclyst
4. Employment and economic benefits
 - Potential for creating employment opportunities
 - Support for local food and drink production businesses
5. Traffic and infrastructure concerns
 - Worries about increased traffic through Broadclyst
6. Tourism benefits
 - Potential positive impact on tourism

Pol_t_06



5 - Very satisfied

1 - Not at all satisfied

Why do you feel this way and do you have any other comments?

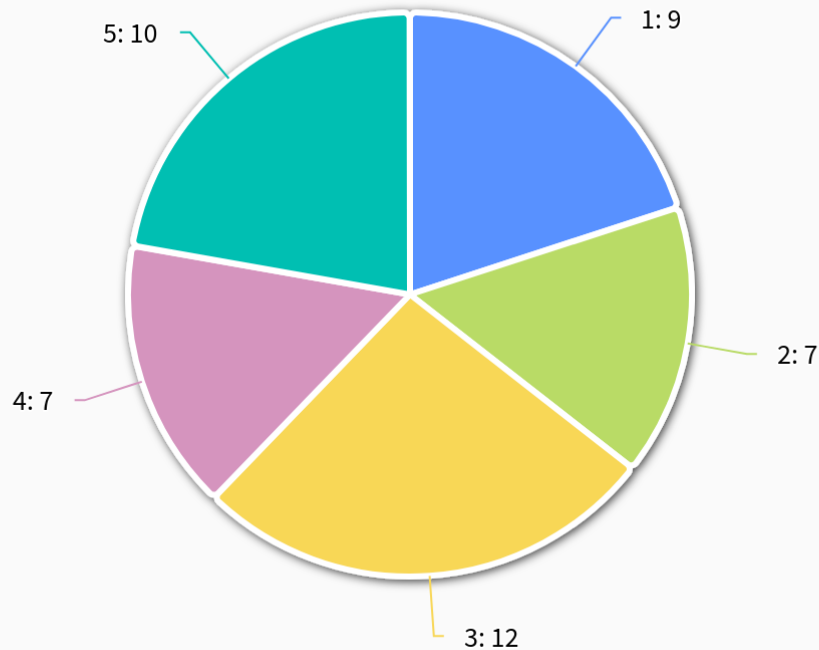
Initial Summary: The responses to the question about not allocating site Polt_06 show mixed opinions, with a majority supporting the decision not to allocate. The main points of contention are similar to those for Polt_04, revolving around the need for motorway services, environmental and historical impacts, and potential economic benefits.

Key points raised, in order of frequency:

1. Support for non-allocation
 - No perceived need for additional motorway services
 - Concerns about size and impact on the area
 - Potential negative visual impact on the landscape
2. Debate over need for motorway services
 - Some argue it's unnecessary due to nearby existing services
 - Others see it as a good opportunity for a new service station, especially for HGVs
3. Historical and cultural impact
 - High archaeological potential
 - Concerns about impact on Poltimore House and its park
4. Environmental and agricultural concerns
 - Potential flooding issues
 - Impact on existing agricultural land
5. Economic and employment benefits
 - Potential for creating jobs and strengthening the local economy
6. Location considerations
 - Acknowledgment that bridging a motorway could be a good idea, but this specific location is problematic

Sowt_15a

How do you feel about the option to allocate site Sowt_15a?



5 - Very satisfied

1 - Not at all satisfied

Why do you feel this way and do you have any other comments?

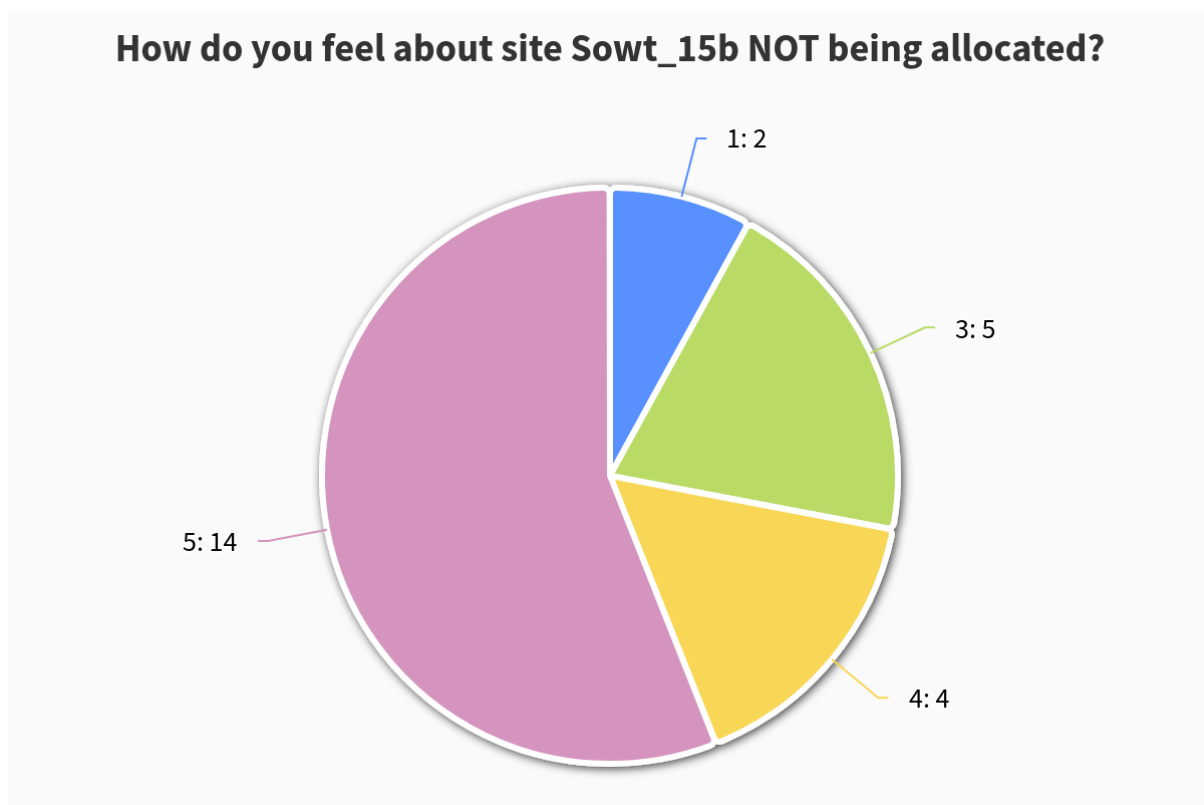
Initial Summary: The responses to the question about allocating site Sowt_15a show mixed opinions, with some support for the allocation but also significant concerns about traffic, safety, and environmental issues. The site's location within an existing industrial area is seen as both a positive and a potential problem.

Key points raised, in order of frequency:

1. Traffic and access concerns
 - Need for traffic lights or a roundabout at Oil Mill Lane/A3052 junction
 - Existing traffic congestion during peak times
 - Dangerous access from Oil Mill Lane
2. Safety issues
 - Concerns about relocating school children's pick-up point
 - Near misses at junction with Enfield Farm
3. Potential suitability
 - Support for developing the western end only
 - Seen as a reasonable expansion to adjacent development
 - Within existing industrial area with no apparent residential impact

4. Environmental concerns
 - Smell from pig farm and digester
 - Noise pollution from digester
5. Archaeological considerations
 - Some archaeological potential, requiring evaluation and recording
6. Tree protection
 - Support conditional on genuine protection of trees
7. Public transport
 - Concern about insufficient bus links

Sowt_15b



5 - Very satisfied

1 - Not at all satisfied

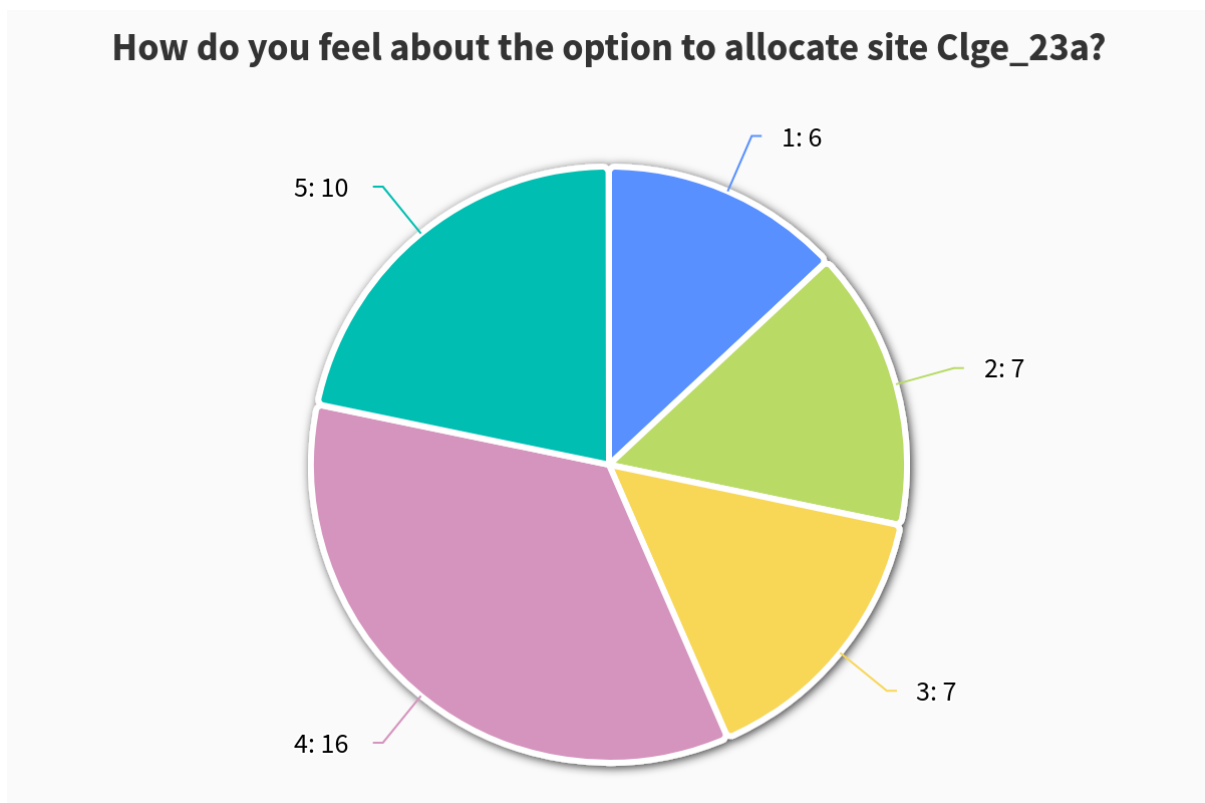
Why do you feel this way and do you have any other comments?

Initial Summary: The responses to the question about not allocating site Sowt_15b show a general agreement with the decision not to allocate, with one exception. The main concerns revolve around traffic issues, impact on local residents, and the sufficiency of other available sites.

Key points raised, in order of frequency:

1. Support for non-allocation
 - Perception that existing operations in the area already cause problems for locals
 - Proximity to residential housing
 - Concerns about traffic impact on the strategic road network
2. Traffic concerns
 - Existing operations causing issues for locals
 - Potential for huge traffic movement that could compromise the road network
3. Archaeological considerations
 - Some archaeological potential, which could be mitigated through evaluation and recording
4. Potential for consideration
 - One comment suggesting the site should be considered for allocation

Clge_23a



5 - Very satisfied

1 - Not at all satisfied

Why do you feel this way and do you have any other comments?

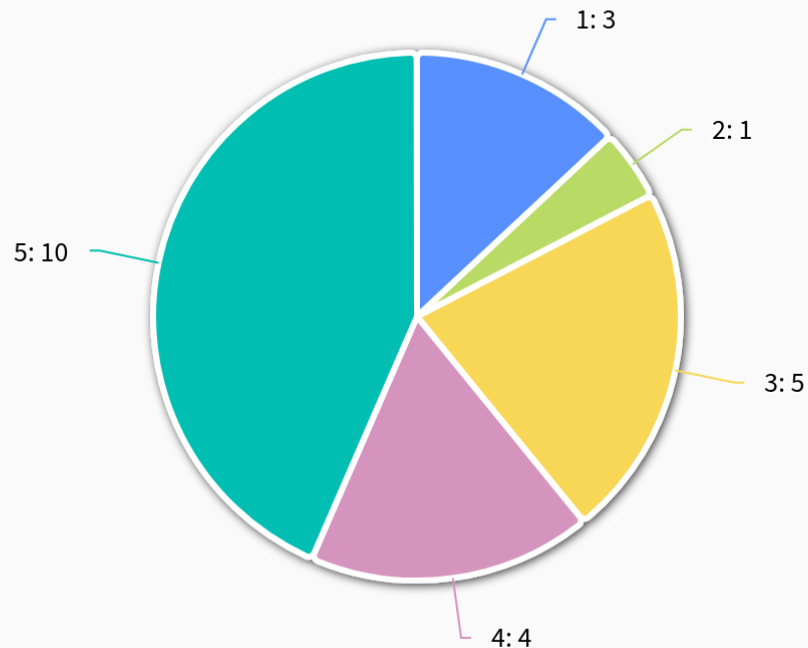
Initial Summary: The responses to the question about allocating site Clge_23a show a mix of opinions, with many seeing it as a reasonable extension of the existing Darts Farm complex. However, there are concerns about traffic, parking, and potential overdevelopment of the area.

Key points raised, in order of frequency:

1. Suitability due to existing development
 - Site is already developed or used for storage/ancillary employment
 - Adjacent to existing commercial buildings and Darts Farm complex
2. Traffic and parking concerns
 - Potential increase in vehicle traffic
 - Current use as overflow parking for Darts Farm
 - Concerns about congestion in nearby areas (e.g., Topsham)
3. Mixed opinions on development need
 - Some see it as necessary for business expansion
 - Others feel the area is already overdeveloped
4. Environmental impact
 - Considered unobtrusive if not on agricultural land
 - Low impact on wildlife noted
5. Overdevelopment
 - Warning against overdevelopment that might reduce location value

Clge_23b

How do you feel about site Clge_23b NOT being allocated?



5 - Very satisfied

1 - Not at all satisfied

Why do you feel this way and do you have any other comments?

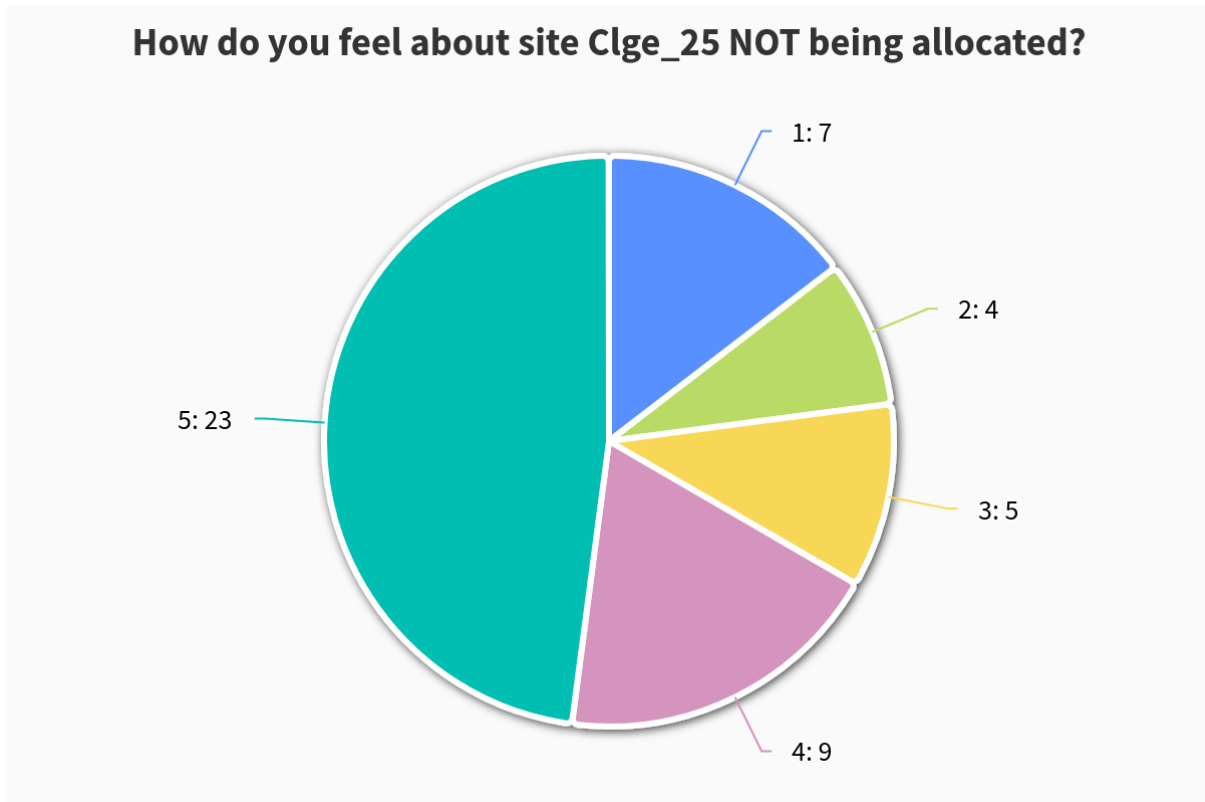
Initial Summary: The responses to the question about not allocating site Clge_23b show mixed opinions, with some supporting the decision due to existing development, while others, particularly those associated with Darts Farm, strongly disagree with the non-allocation.

Key points raised, in order of frequency:

1. Importance of Darts Farm to local economy
 - Major component of local, Devon, and South West regional economies
 - Employs over 400 people across 13 companies
 - Key outlet for over 500 suppliers and businesses in the region
2. Disagreement with non-allocation decision
 - Argument that there is scope for further intensification of current employment uses
 - Suggestion that non-allocation is an error in the Consultation Plan
3. Support for non-allocation
 - Perception that enough development is already planned in the area
 - View that the site is full with little capacity for more

4. Parking and congestion concerns
 - Reference to previous comments about customer parking congestion

Clge_25



5 - Very satisfied

1 - Not at all satisfied

Why do you feel this way and do you have any other comments?

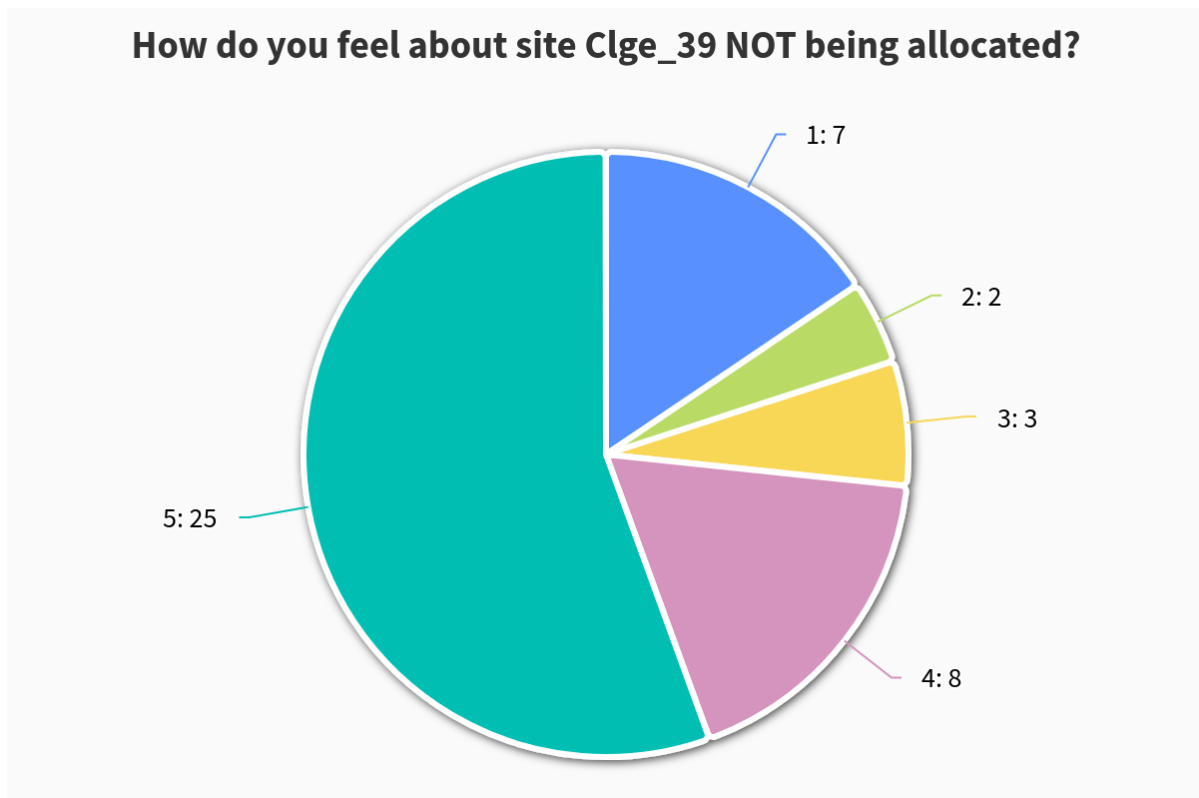
Initial Summary: The responses to the question about not allocating site Clge_25 show a mix of opinions, with most supporting the decision not to allocate, while one detailed comment strongly advocates for its allocation. The main concerns revolve around preserving green space, agricultural land, and the rural character of the area.

Key points raised, in order of frequency:

1. Support for non-allocation
 - Desire to preserve green spaces and agricultural land
 - Perception that enough development is already planned in the area
 - Importance of maintaining Darts Farm's rural character
2. Archaeological considerations

- Presence of a known prehistoric or Romano-British farmstead enclosure
 - Preference for non-allocation from an archaeological perspective
3. Strong argument for allocation
- Site described as enclosed by existing development on three sides
 - Suggestion that it's suitable for innovative businesses
 - Proposal to allocate at least part of the site now
4. Environmental and visual impact concerns
- Concerns about hedgerow removal
 - Site visibility from a distance
 - Presence of a public footpath

Clge_39



5 - Very satisfied

1 - Not at all satisfied

Why do you feel this way and do you have any other comments?

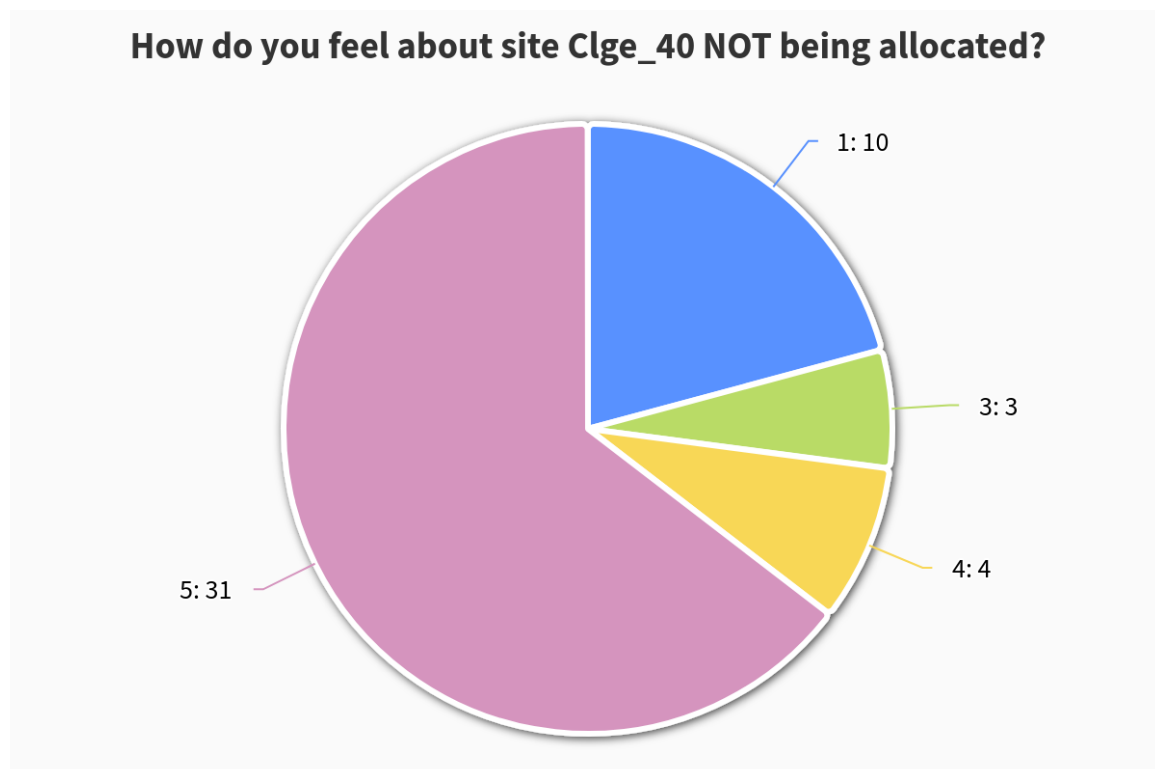
Initial Summary: The responses to the question about not allocating site Clge_39 show strong support for the decision not to allocate. The main concerns revolve

around preserving green spaces, maintaining the rural character of the area, and potential access issues.

Key points raised, in order of frequency:

1. Support for preserving green spaces and rural character
 - Desire to retain rural areas and agricultural land
 - Concern about loss of green spaces
 - Perception that development would not be in keeping with the natural environment
2. Access issues
 - Poor access to the site
 - Potential need for significant road improvements and traffic lights
3. Agreement with rejection decision
 - Perception that development of this land is not locally required
 - Support for the reasons given for rejection
4. Archaeological and environmental considerations
 - Some potential for archaeological and environmental evidence
 - Preference for non-allocation from an archaeological perspective
5. Preservation of Green Wedge
 - Call to maintain the Green Wedge designation

Clge_40



5 - Very satisfied

1 - Not at all satisfied

Why do you feel this way and do you have any other comments?

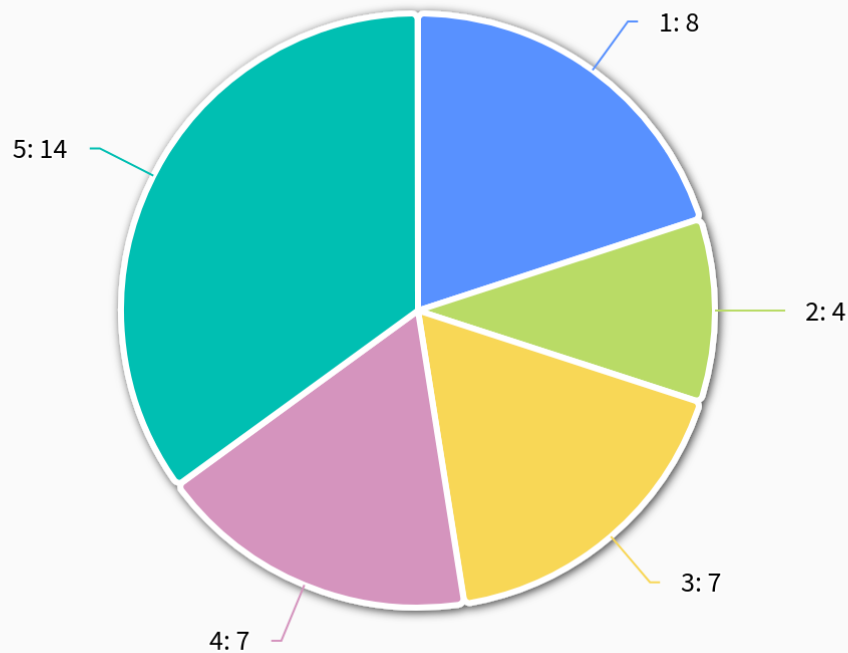
Summary:

The responses regarding the site Clge_40 not being allocated express a mix of views, with some agreement and some disagreement with the decision. The key themes that emerge are:

1. Preservation of rural character and agricultural land
 - Several express support for not allocating the site, citing the importance of maintaining the rural, agricultural nature of the area and preventing further urbanisation.
2. Potential impact on heritage assets and archaeology
 - The Devon Archaeological Society notes that the site contains part of a prehistoric or Romano-British settlement site, and that non-allocation is preferable to avoid potential impacts.
3. Concerns about increased traffic
 - A few respondents raise concerns that developing the site would exacerbate traffic issues in the area, and suggest that any development should be accompanied by improvements to public transport.
4. General opposition to further development
 - Some comments express a more general sentiment of opposition to any further development in the area, citing the existing level of development.
5. Suitability for employment use
 - One respondent argues that the site is well-suited for employment use, given its location adjacent to the successful Darts Business Park and Darts Farm complexes. They suggest that at least the western half of the site should be allocated.

Clge_07

How do you feel about the option to allocate site Clge_07?



5 - Very satisfied

1 - Not at all satisfied

Why do you feel this way and do you have any other comments?

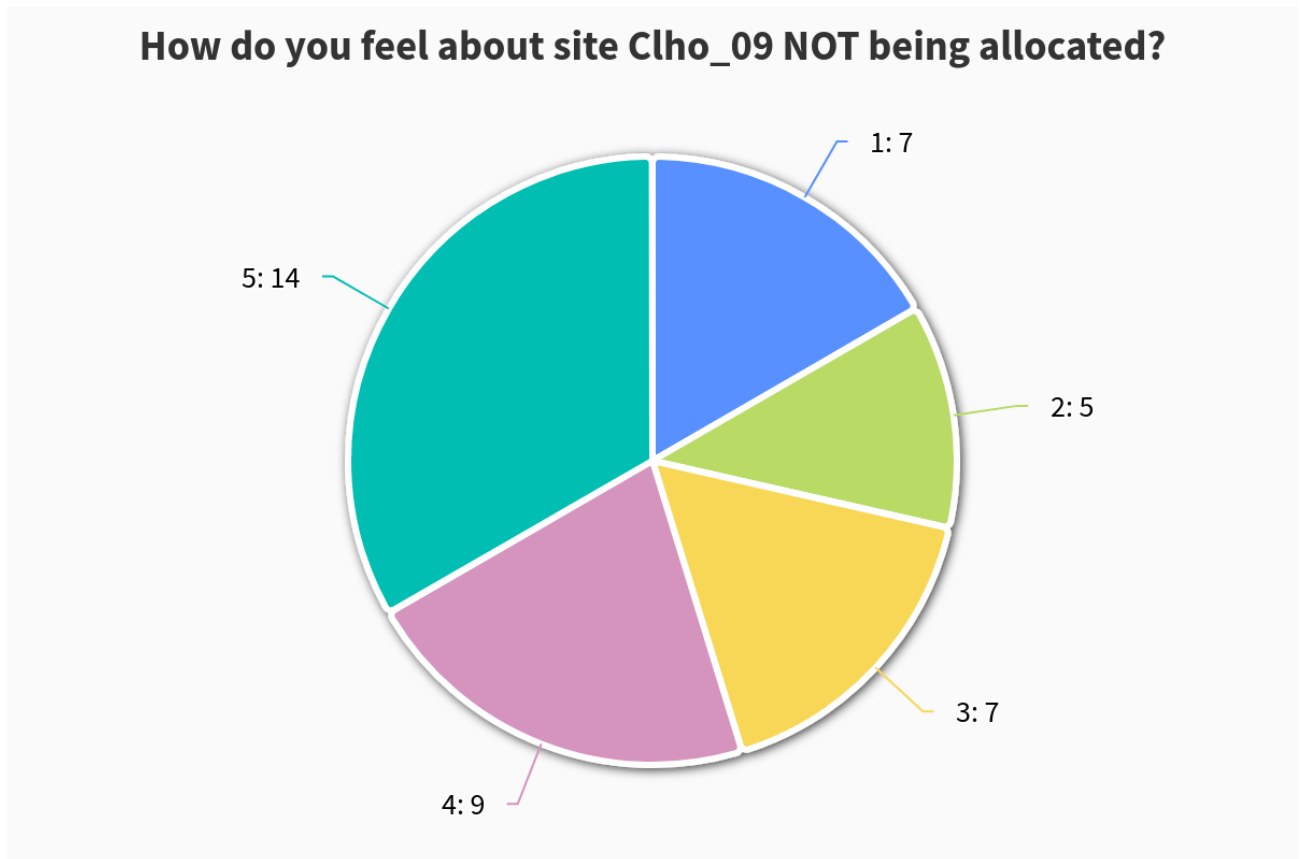
The responses to the question about allocating site Clge_07 show a mix of opinions, with concerns primarily focused on wildlife impact and traffic issues. Some see it as a reasonable location for development due to its proximity to existing industrial sites, while others oppose it for various reasons.

Key points raised, in order of frequency:

1. Wildlife and environmental concerns
 - Impact on wildlife sites and existing nature
 - Interference with existing Green Wedge
2. Traffic and access issues
 - Concerns about difficult two-way access
 - Proximity to traffic light junction and potential compromise of traffic flow
3. Archaeological considerations
 - Site has archaeological potential, particularly related to the Prayerbook Rebellion battle
4. Mixed opinions on suitability
 - Some view it as a reasonable location near existing industrial sites

- Others see no need for development
5. Location and accessibility
- Good access via A376 and links to M5 noted as positive

Clho_09



5 - Very satisfied

1 - Not at all satisfied

Why do you feel this way and do you have any other comments?

Responses to the question about not allocating site Clho_09 show mixed opinions, with some supporting the decision not to allocate while others express disappointment. The main concerns revolve around infrastructure, overdevelopment, and archaeological considerations.

Key points raised, in order of frequency:

1. Infrastructure concerns
 - Need for expansion of sewage works to reduce pollution risks
 - Lack of adequate road infrastructure and links to Cranbrook

2. Support for non-allocation
 - Perception of overdevelopment in the area
 - Belief that better options are available elsewhere (e.g., Skypark area)
3. Archaeological considerations
 - Potential for WW2 airfield remains and earlier archaeology.
 - Preference for non-allocation from an archaeological perspective
4. Disappointment with non-allocation
 - Belief that the site could be suitable for employment use, especially given adjacent housing development