

Community Governance Review

Consultation Response Report

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What was the consultation about?

East Devon District Council ("the Council") has resolved to undertake a CGR of the Cranbrook Parish following a request from the Cranbrook Town Council. The request is shown in Appendix 1 and is detailed below. Although the request for the review of their civil parish area has come from Cranbrook Town Council, as the request deals with its external boundaries, then the adjacent parishes of Broad Clyst, Clyst Honiton, Rockbeare and Whimble must also be included in the review as their boundaries would also need to be altered to accommodate any change made to Cranbrook civil parish.

In undertaking the review the Council will comply with the legislative and procedural requirements of the 2007 Act and will have regard to Guidance on Community Governance Reviews issued under section 100 of the Local Government and Public Involvement in Health Act 2007 by the Secretary of State and the Local Government Boundary Commission for England

The Review is a legal process whereby the Council will consult with those living in the area, and other interested parties, on the most suitable ways of representing the people in the area identified in the review and thus have a say in how their local communities are represented.

What did we need to find out

The review must make a series of recommendations based on the following topics, some of which are dependent upon and relate to each other.

Parish Areas

- ~ creating, merging and abolishing parishes;
- ~ alternative styles for any new parishes;
- ~ lesser boundary alterations between existing parishes;
- ~ changes to parish names;
- ~ grouping parishes under a common council.

Electoral Arrangements

- ~whether to have a parish council or not;
- ~the size of the council;
- ~whether to ward the parish or not;
- ~drawing up appropriate ward boundaries;
- ~allocating councillors to wards.

This survey was structured to get your input for these topic areas.

Over what period did the consultation run?

The consultation period ran from 1 August 2025 to midnight on the 24 October 2025.

What consultation methods were used?

The consultation involved an online and paper leaflets. This included:

Online survey which was hosted on commonplace. This included set questions and a free text section for people to add any other comments.

Leaflets promoting the consultation were sent to residents and stakeholders with information on the consultation and how to take part.

How many responses were received overall?

94 overall contributions were received. 90.4% of responses were from individuals that indicated they live in the town / parish area, 7.4% from community organisations in the town / parish area and 2.1% indicated they work in the town / parish area.

How representative is the response to the wider population?

As this was an open survey it is not possible to define a statistically valid sample size.

Where will the results be published?

Results will be published on the council's website [Community Governance Review: Cranbrook and Surrounding Development Areas - East Devon](#)

How will the results be used?

The results of this consultation will be used to create a series of proposals which will be consulted on.

Who has produced this report?

Louie Belfield Communications and Engagement Officer , East Devon District Council
November, 2025

Note

Note this report looks at the wider responses and at how people/organisations generally responded to the individual questions. It is not intended to consider the detailed content of submissions and this will be considered separately.

Background: East Devon District Council has received a request from Cranbrook Town Council to carry out a Community Governance Review in order to amend the external parish boundary of Cranbrook Parish to properly reflect the planned expansion of the town.

The Cranbrook area has undergone and continues to undergo significant development and expansion in relation to housing and related development and infrastructure which extends

into the area of neighbouring parishes. The areas for this growth have previously been formally identified through the adopted Cranbrook Plan.

In carrying out this review, East Devon District Council must ensure that community governance arrangements reflect the identities and interests of the community in the area, and that they are effective and convenient.

This means that in looking at the boundaries of Cranbrook Town Council, we will also include the boundaries of the four parish and town councils which are adjacent to it in the review. These are:

- Broadclyst Parish
- Clyst Honiton Parish
- Rockbeare Parish
- Whimble Parish

Scope of the Review

- The review must make a series of recommendations based on the following topics, some of which are dependent upon and relate to each other.
- Parish Areas
 - ~ creating, merging and abolishing parishes;
 - ~ alternative styles for any new parishes;
 - ~ lesser boundary alterations between existing parishes;
 - ~ changes to parish names;
 - ~ grouping parishes under a common council.
- Electoral Arrangements
 - ~whether to have a parish council or not;
 - ~the size of the council;
 - ~whether to ward the parish or not;
 - ~drawing up appropriate ward boundaries;
 - ~allocating councillors to wards.

This survey was structured to get residents/organisations input for these topic areas.

About respondents

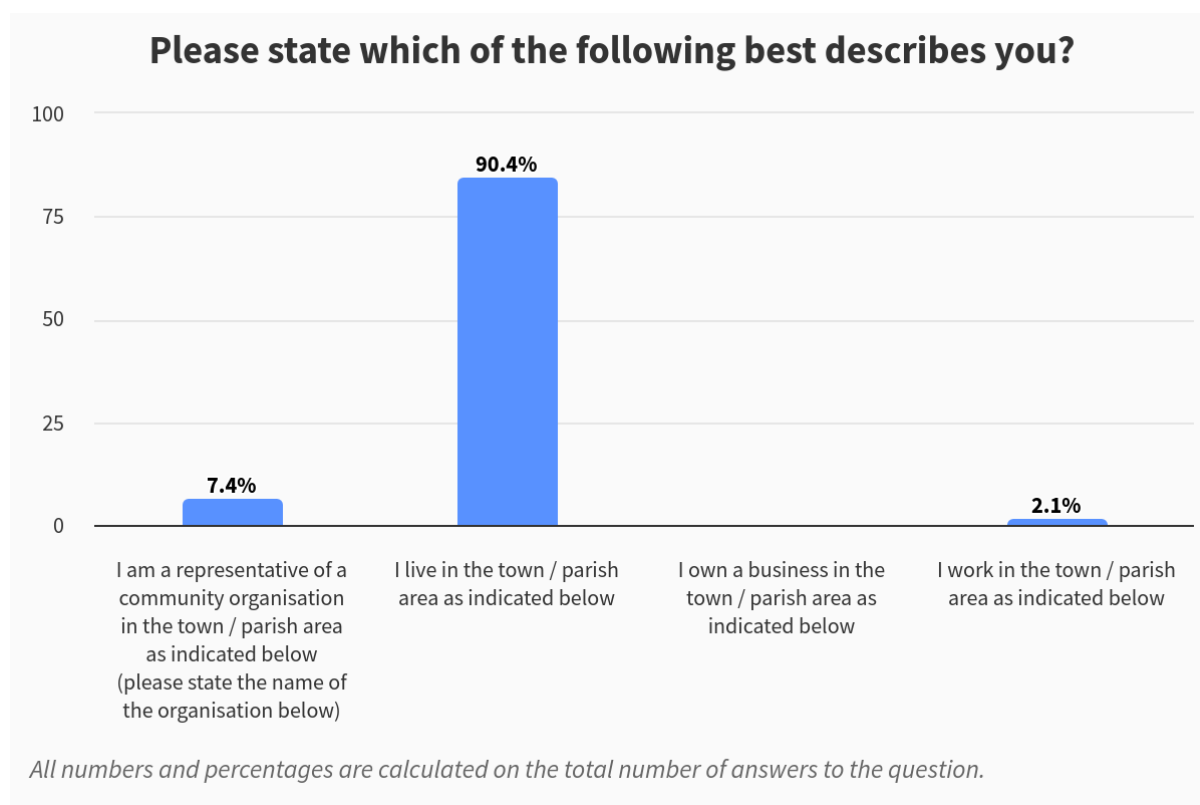
94 overall contributions were received.

Please state which of the following best describes you?

Contributions 94

| | % of all respondents | Number |
|--|----------------------|--------|
| I live in the town / parish area as indicated below | 90.4 | 85 |
| I work in the town / parish area as indicated below | 2.1 | 2 |

| | | |
|--|-----|---|
| I am a representative of a community organisation in the town / parish area as indicated below | 7.4 | 7 |
|--|-----|---|



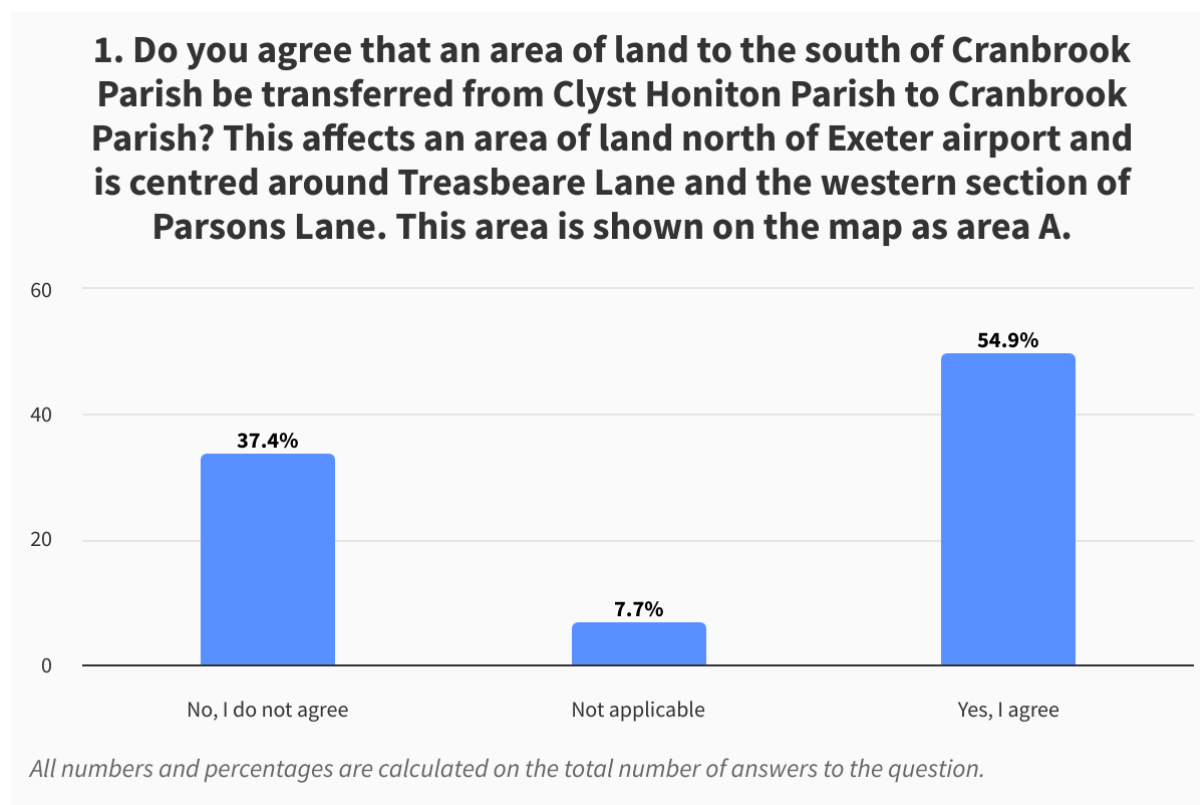
92.5% of respondents were responding as individuals. Other responses came on behalf of organisations (7.4%).

Community Governance Review responses to questions

1. Do you agree that an area of land to the south of Cranbrook Parish be transferred from Clyst Honiton Parish to Cranbrook Parish? This affects an area of land north of Exeter airport and is centred around Treasbeare Lane and the western section of Parsons Lane. This area is shown on the map as area A.

| | | |
|---|----------------------|--------|
| Question 1. Do you agree that an area of land to the south of Cranbrook Parish be transferred from Clyst Honiton Parish to Cranbrook Parish? This affects an area of land north of Exeter airport and is centred around Treasbeare Lane and the western section of Parsons Lane. This area is shown on the map as area A. | % of all respondents | Number |
|---|----------------------|--------|

| | | |
|--------------------|-------|----|
| Yes, I agree | 54.9% | 50 |
| No, I do not agree | 37.4% | 34 |
| Not applicable | 7.7% | 7 |



Additional comments for question 1

Of the 91 respondents to this question, 54.9% indicated agreement with the proposed transfer of land (Area A). However, 15 respondents (around 14%) provided additional written comments, which presented a mix of views, though largely expressing reservations or concerns.

1.Views on Cranbrook's size and infrastructure

Several respondents questioned the capacity of Cranbrook to absorb further land, noting existing challenges with infrastructure, community facilities, and service provision. Others felt the proposal was a natural progression of the town's growth and supported a more coherent boundary reflecting its development footprint.

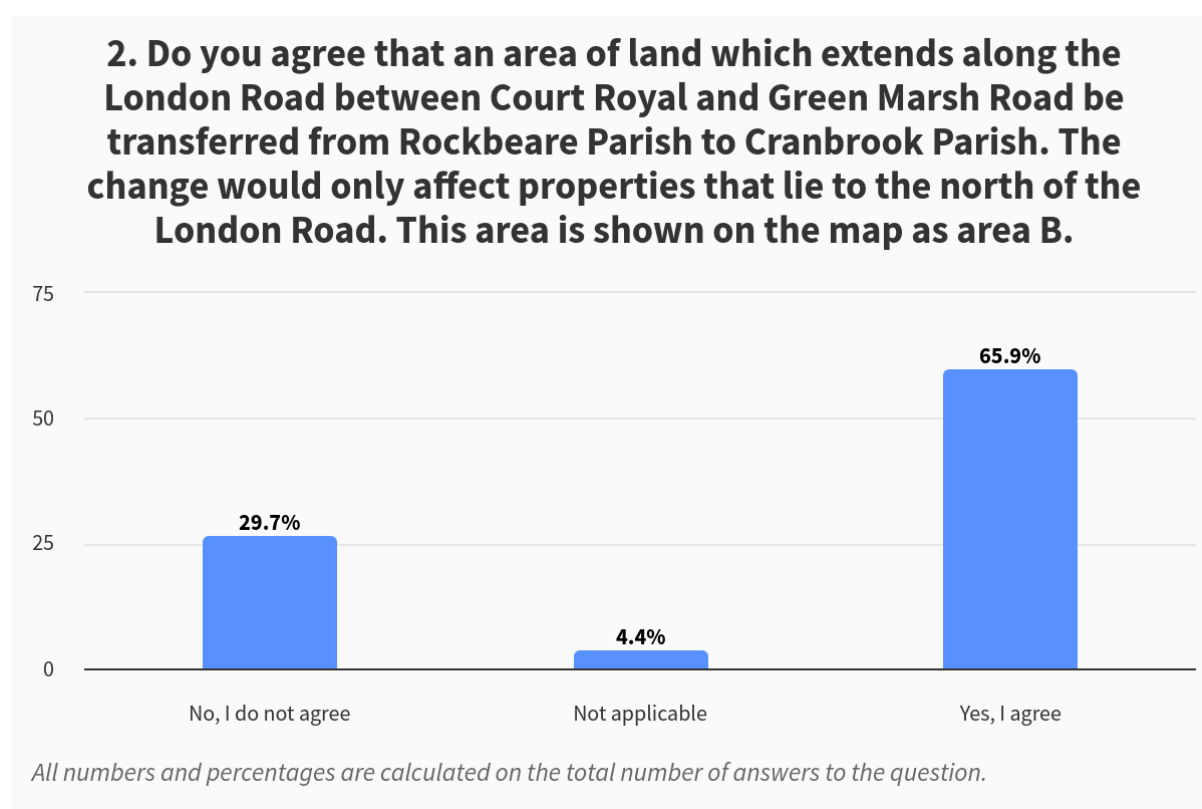
2. Preservation of community identity

A number of respondents emphasised the importance of maintaining the distinct identity of neighbouring parishes such as Clyst Honiton and Whimble. They expressed concern that ongoing expansion could blur historic boundaries and risk smaller settlements being

overshadowed. Supporters, however, considered the adjustment reasonable given the proximity of the area to Cranbrook's existing built-up area.

2. Do you agree that an area of land which extends along the London Road between Court Royal and Green Marsh Road be transferred from Rockbeare Parish to Cranbrook Parish. The change would only affect properties that lie to the north of the London Road. This area is shown on the map as area B.

| Question 2. Do you agree that an area of land which extends along the London Road between Court Royal and Green Marsh Road be transferred from Rockbeare Parish to Cranbrook Parish. The change would only affect properties that lie to the north of the London Road. This area is shown on the map as area B. | % of all respondents | Number |
|---|----------------------|--------|
| Yes, I agree | 65.9% | 60 |
| No, I do not agree | 29.7% | 27 |
| Not applicable | 4.4% | 4 |



Of the 91 respondents to this question, 65.9% indicated agreement with the proposed transfer of land. 29.7% indicated disagreement (Area B).

Additional comments for question 2

Ten respondents (around 11%) provided additional written comments, which presented a range of views, though most expressed reservations or opposition.

1.Views on Cranbrook's growth and capacity

Several respondents opposed any further expansion of Cranbrook, citing concerns about its scale, infrastructure, and the adequacy of existing community facilities. Some felt that ongoing boundary changes would encourage further development and erode the rural character of surrounding areas. Others, however, recognised that the proposed transfer could help create a more consistent and logical parish boundary aligned with the town's existing footprint.

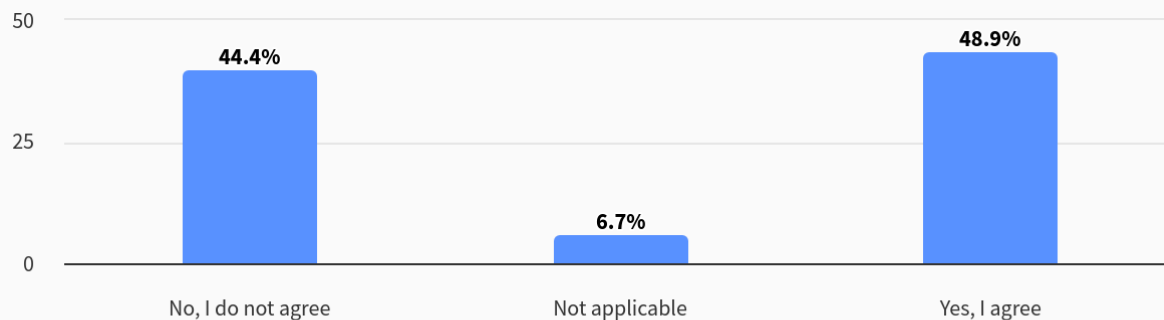
2. Community identity and representation

A common theme among the comments was the importance of preserving Rockbeare's distinct parish identity and village character. Respondents noted that Rockbeare and Cranbrook are very different in nature, and that residents who chose to live in Rockbeare may not wish to become part of a new town. There were also concerns about whether Cranbrook Town Council would represent local residents' interests effectively.

3.Do you agree that an area of land to the south east of Cranbrook, centred on Gribble Lane and lying between London Road and Rewe Lane be transferred from Rockbeare Parish to Cranbrook Parish? This includes both land that is covered by the Cranbrook Plan Area but also properties at Crosspark and Rewe Brake, thereby using Rewe Lane as the defined southern boundary The proposal is shown on the map as area C.

| 3. Do you agree that an area of land to the south east of Cranbrook, centred on Gribble Lane and lying between London Road and Rewe Lane be transferred from Rockbeare Parish to Cranbrook Parish? This includes both land that is covered by the Cranbrook Plan Area but also properties at Crosspark and Rewe Brake, thereby using Rewe Lane as the defined southern boundary The proposal is shown on the map as area C. | % of all respondents | Number |
|---|----------------------|--------|
| Yes, I agree | 48.9% | 44 |
| No, I do not agree | 44.4% | 40 |
| Not applicable | 6.7% | 6 |

3. Do you agree that an area of land to the south east of Cranbrook, centred on Gribble Lane and lying between London Road and Rewe Lane be transferred from Rockbeare Parish to Cranbrook Parish? This includes both land that is covered by the Cranbrook Plan Area but also properties at Crosspark and Rewe Brake, thereby using Rewe Lane as the defined southern boundary The proposal is shown on the map as area C.



All numbers and percentages are calculated on the total number of answers to the question.

Of the 90 respondents to this question, 48.9% indicated agreement with the proposed transfer of land (Area C), while 44% disagreed.

Additional comments for question 3

Fourteen respondents (around 16%) provided additional written comments, which showed a wide range of views.

1. Mixed views on boundary change and growth

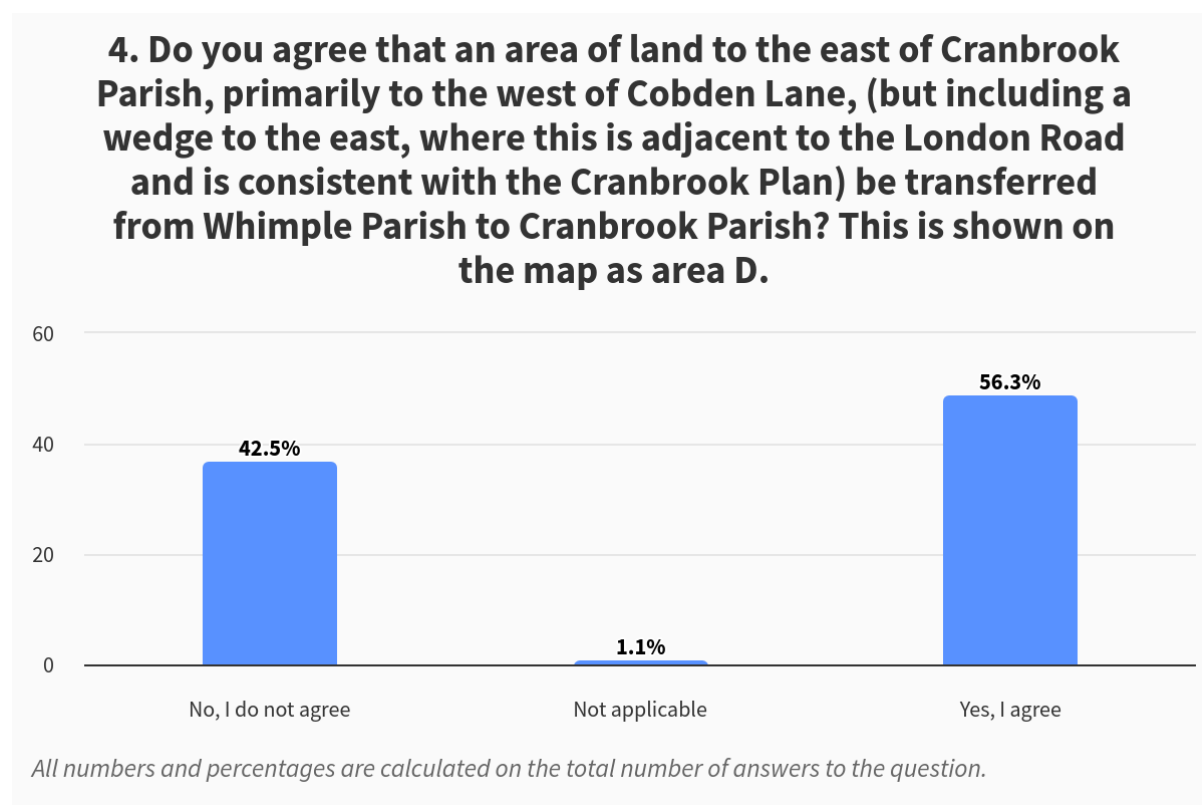
Responses were closely divided, reflecting differing opinions on whether extending Cranbrook's parish boundary in this location is appropriate. Supporters noted that the proposed change would align with existing planning boundaries defined in the Cranbrook Plan Area and could help achieve a clearer and more logical parish edge. Those opposed felt that Cranbrook is already large enough and that further expansion risks opening up additional development in the future.

2. Concerns about community identity and rural character

Many of those who commented opposed the proposal on the grounds that it would further diminish the identity of Rockbeare and surrounding rural communities. Respondents highlighted previous assurances to protect village character and felt that continued encroachment by Cranbrook was inconsistent with these commitments. Some viewed the proposal as "acquisition by stealth" and called for the old A30 or Rewe Lane to serve as a natural boundary line.

4. Do you agree that an area of land to the east of Cranbrook Parish, primarily to the west of Cobden Lane, (but including a wedge to the east, where this is adjacent to the London Road and is consistent with the Cranbrook Plan) be transferred from Whimble Parish to Cranbrook Parish? This is shown on the map as area D.

| 4. Do you agree that an area of land to the east of Cranbrook Parish, primarily to the west of Cobden Lane, (but including a wedge to the east, where this is adjacent to the London Road and is consistent with the Cranbrook Plan) be transferred from Whimble Parish to Cranbrook Parish? This is shown on the map as area D. | % of all respondents | Number |
|--|----------------------|--------|
| Yes, I agree | 56.3% | 49 |
| No, I do not agree | 42.5% | 37 |
| Not applicable | 1.1% | 1 |



Of the 87 respondents to this question, 56.3% agreed with the proposed transfer of land (Area D), while 42.5% did not.

Additional comments for question 4

Fourteen respondents (around 16%) provided written comments.

1.Views on boundary alignment and fairness

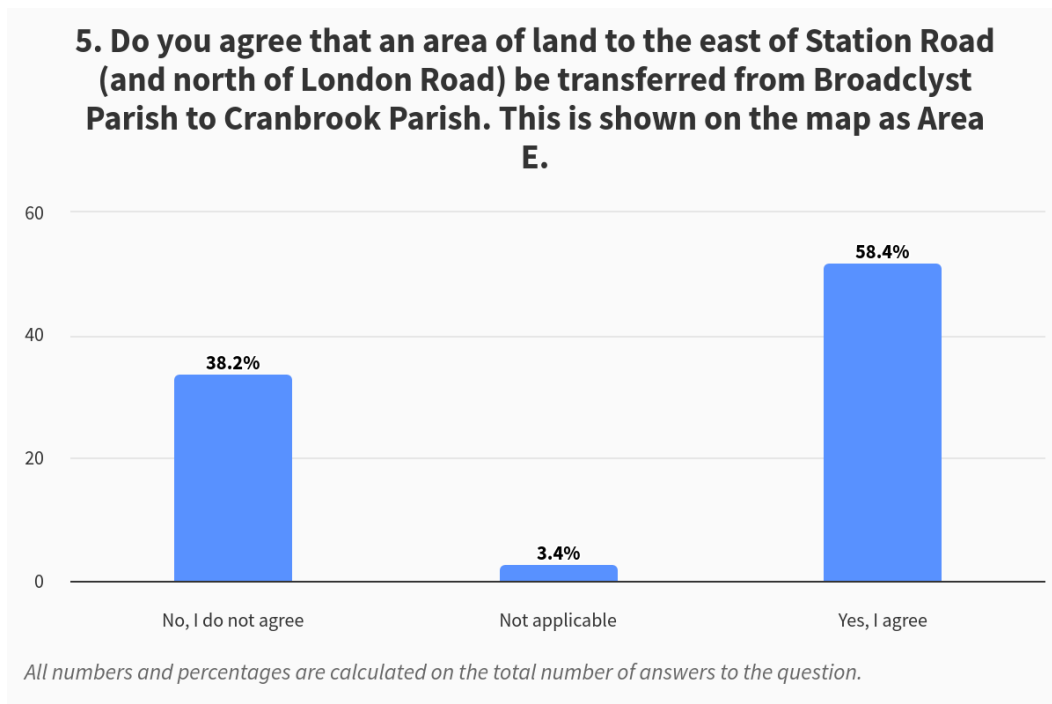
Many respondents acknowledged that aligning the parish boundary with the existing Cranbrook Plan Area would be practical and consistent with previous planning decisions. Whimble Parish Council itself supported the proposal, noting that it would ensure that the ongoing costs of the Travellers Site and SANGs (Suitable Alternative Natural Green Space) fall to Cranbrook residents, rather than Whimble taxpayers. Others questioned the fairness of shifting boundaries again, describing the process as confusing or “arbitrary,” and arguing that it appeared to serve development interests rather than community benefit.

2. Importance of protecting Whimble’s identity and green space

Opposition to the proposal was often rooted in a desire to protect Whimble’s rural setting and sense of independence. Respondents referred to earlier assurances that development would not extend east of Cobden Lane and described the land between Whimble and Cranbrook as a vital green buffer for wildlife, farming, and local character. Some saw the proposal as a gradual erosion of these promises and expressed frustration that Whimble’s boundaries were again being reconsidered.

5. Do you agree that an area of land to the east of Station Road (and north of London Road) be transferred from Broadclyst Parish to Cranbrook Parish. This is shown on the map as Area E.

| 5. Do you agree that an area of land to the east of Station Road (and north of London Road) be transferred from Broadclyst Parish to Cranbrook Parish. This is shown on the map as Area E. | % of all respondents | Number |
|--|----------------------|--------|
| Yes, I agree | 58.4% | 52 |
| No, I do not agree | 38.2% | 34 |
| Not applicable | 3.4% | 3 |



Of the 89 respondents to this question, 58.3% agreed with the proposed transfer of land (Area E), while 38.2% did not.

Additional comment summaries for question 5

1. Divided opinions and questions over justification

While a small majority supported the proposal, the written responses showed that many were unconvinced that any clear policy or governance case had been made. Several viewed the suggested boundary adjustment as unnecessary or premature, arguing that there is currently no active development in this location. Broadclyst Parish Council formally objected, stating that Area E is not included in the adopted Cranbrook Plan and that its transfer would lack a planning-led rationale. Others felt the change would bring consistency with Cranbrook's future growth corridor and help simplify long-term boundary arrangements.

2. Protection of Broadclyst's rural setting and community identity

Many respondents emphasised that Broadclyst is an established rural parish with deep historic roots and should not be further reduced to accommodate Cranbrook's expansion. Comments referred to the need to preserve farmland, open countryside, and the physical separation between the two settlements. A number of respondents used strong language to describe perceived "land grabbing" and expressed frustration at what they saw as ongoing pressure on smaller parishes to cede territory.

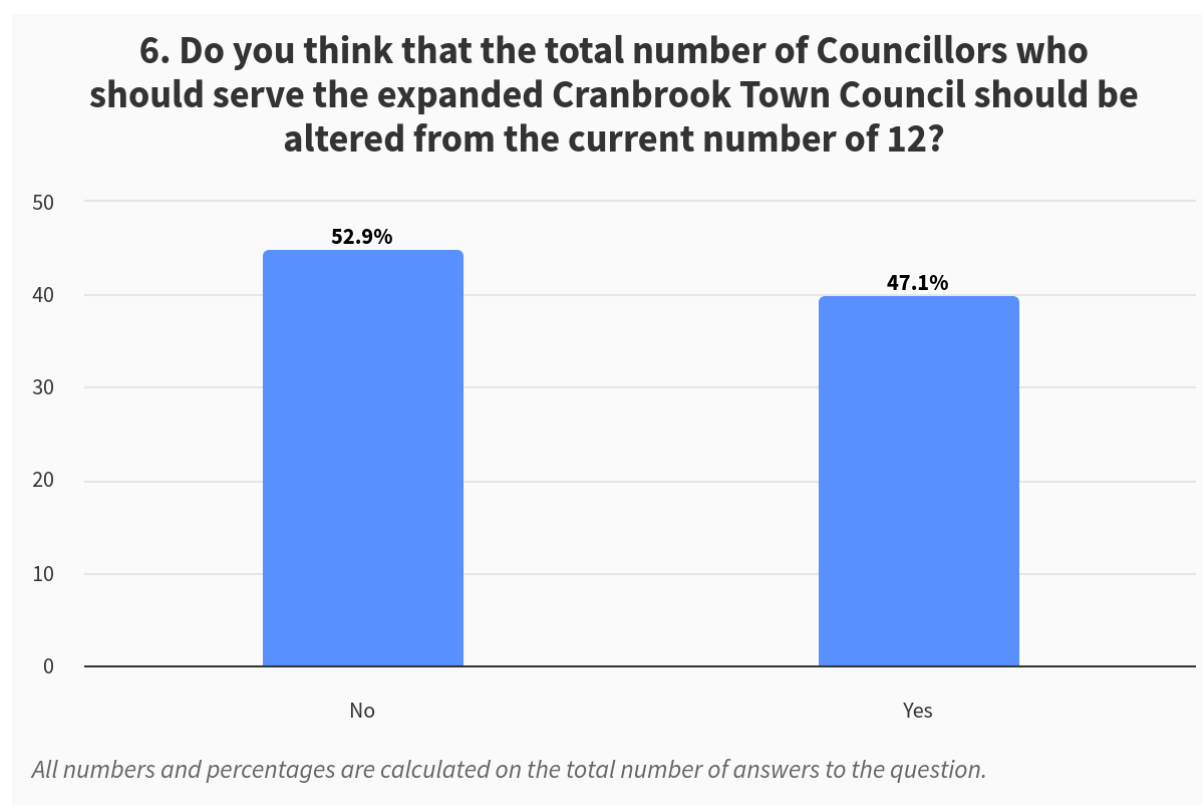
3. Governance, funding, and public confidence Governance concerns featured prominently.

Broadclyst Parish Council and several individual respondents argued that moving Area E into Cranbrook could divert Neighbourhood CIL and other infrastructure funding away from the area where impacts would actually be felt. They also questioned whether Cranbrook Town Council currently demonstrates sufficient transparency or local accountability to justify

an expanded remit. Conversely, some supporters believed a consistent boundary would make future management more straightforward and ensure that the responsibility for new infrastructure sits with the town most directly affected.

6. Do you think that the total number of Councillors who should serve the expanded Cranbrook Town Council should be altered from the current number of 12?

| 6. Do you think that the total number of Councillors who should serve the expanded Cranbrook Town Council should be altered from the current number of 12? | % of all respondents | Number |
|--|----------------------|--------|
| Yes | 47.1% | 40 |
| No | 52.9% | 45 |



Of the 85 respondents to this question, 52.9% said no and 47.1% said yes to the proposal of altering the number of councillors.

30 of those respondents who answered yes provided an answer on what the number should be changed to

| Suggested number | Frequency |
|------------------|-----------|
|------------------|-----------|

| | |
|---|-----------|
| 6 | 3 |
| 7 | 1 |
| 14 | 2 |
| 15 | 4 |
| 16 | 7 |
| 18 | 3 |
| 20 | 4 |
| 24 | 1 |
| More than 12 / Higher (unspecified) | 2 |
| Appropriate to wards / expandable (unspecified) | 2 |
| – (no specific number given) | 1 |
| Total written suggestions | 30 |

26 of those respondents who answered no provided a comment. Those comments were summarised.

1. Current number considered sufficient or excessive

Many respondents felt that 12 councillors is already adequate or even too many for a town of Cranbrook's current size. Several highlighted that the council has struggled to fill all available seats and that increasing numbers could lead to more vacancies, slower decision-making, and unnecessary bureaucracy. A few suggested representation should be proportionate to the population, with one councillor per set number of residents, to avoid over-governance.

2. Concerns about effectiveness and accountability

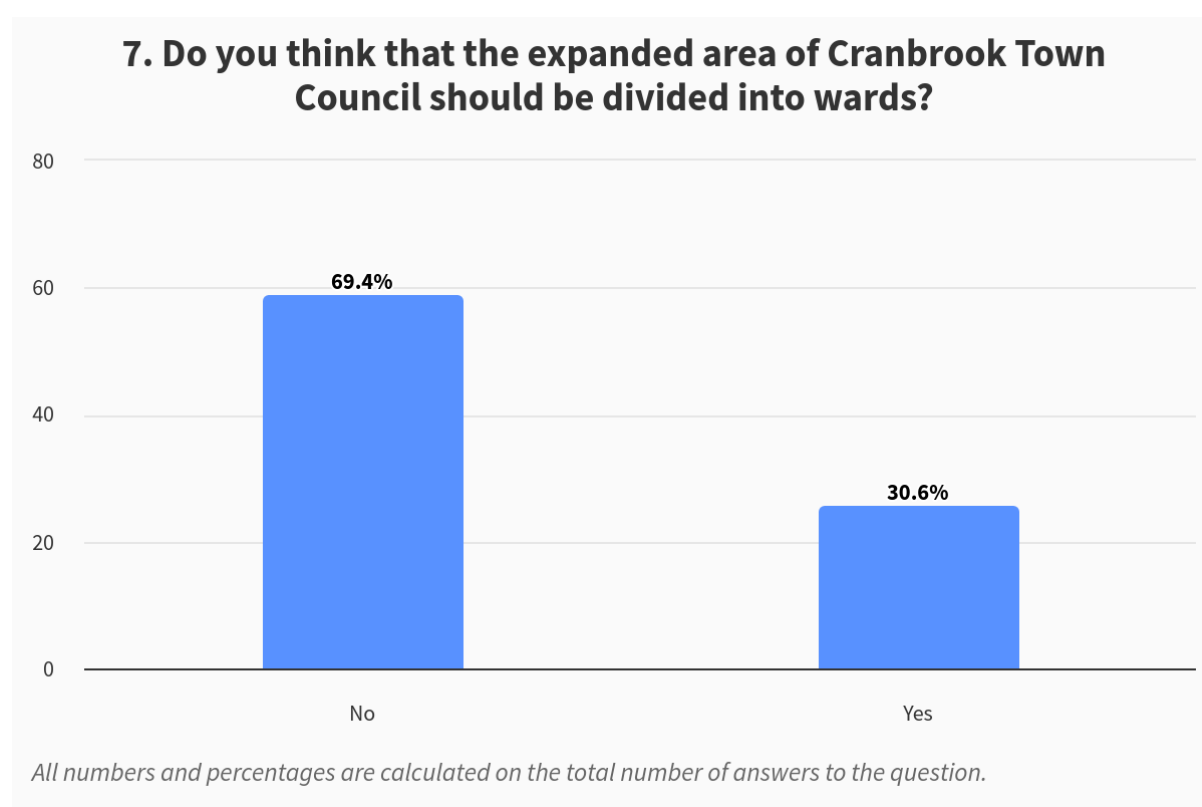
A recurring theme was low confidence in Cranbrook Town Council's performance, with comments citing limited delivery of promised infrastructure, poor communication, and lack of cohesion between councillors. Some respondents felt that increasing the number of councillors would not resolve these issues and might instead reduce individual accountability or create further inefficiency.

3. Opposition to wider expansion and boundary changes

Several respondents linked their opposition to broader concerns about Cranbrook's continued growth and boundary extensions into neighbouring parishes such as Whimble and Rockbeare. They argued that, if parish boundaries should not be expanded, there was no justification for increasing representation, and some described the process as unnecessary or premature.

7. Do you think that the expanded area of Cranbrook Town Council should be divided into wards?

| 7. Do you think that the expanded area of Cranbrook Town Council should be divided into wards? | % of all respondents | Number |
|--|----------------------|--------|
| Yes | 30.6% | 26 |
| No | 69.4% | 59 |



17 of those respondents provided a number of how many wards there should be.

| Suggested ward arrangement or number | Frequency |
|---|-----------|
| 2 wards | 2 |
| 3 wards | 4 |
| 4 wards | 3 |
| 5 wards | 2 |
| 6 wards | 1 |
| 7 wards | 1 |
| 8 wards | 2 |
| One per new area | 1 |
| Allocate wards according to each phase (growth-led) | 1 |
| Total written suggestions | 17 |

17 of those respondents provided a number of how many councillors per ward there should be.

| Suggested number of councillors per ward | Frequency |
|---|-----------|
| 1 | 2 |
| 2 | 2 |
| 2–3 | 1 |
| 3 | 3 |
| 4 | 2 |
| 5 | 3 |
| 6 | 3 |
| At least 3 per area / proportional by phase | 1 |
| Total written suggestions | 17 |

17 of those respondents provided a comment of where the boundaries of the wards should be.

| Respondent comment | Key areas or features referenced |
|--|--|
| Younghayes, Country Park, Town Centre, Yonderachre and Rush Meadow, Sports Pitches, Exeter Airport North | Younghayes; Country Park; Town Centre; Rush Meadow; Sports Pitches; Exeter Airport North |
| All of Phase 1 plus new Treasbeare and areas to that side; from Phase 1 to the Big School (covering Town Centre and central areas); Big School onwards to Whimble, covering new areas around this side of town | Phase 1; Treasbeare; Town Centre; Big School; Whimble |
| Phase 1 to Country Park; Country Park and Town Centre; School and Younghayes Road | Phase 1; Country Park; Town Centre; School; Younghayes Road |
| 1. First roundabout to start of Country Park 2. Country Park to CEC 3. CEC to playing fields | Roundabout; Country Park; Cranbrook Education Campus; Playing Fields |
| Unknown, but should be in such a place that creates two equal-in-size wards in terms of population | Population-based division |
| Each area | General reference to all local neighbourhoods |
| I can't describe it well. You should provide a map we can draw on. It gets too confusing when we don't know all the official road and boundary names. | Request for mapping or clearer visual reference |
| The boundaries should be allocated to each phase. People are often unsure about which phase they live in, so getting proper names and a sense of belonging to a smaller area would be good. | Phase-based boundaries; identity by area |
| N/A | — |

| | |
|---|---|
| Divided by population | Population-based division |
| Bluehayes and Treasbeare; Phase 1–3; Phase 4–6; then Southbrook and Cobdens | Bluehayes; Treasbeare; Southbrook; Cobdens; Development phases |
| Grange, Cobden, Central, Younghayes – incorporating Phase 1 & Bluehayes, Treasbeare | Grange; Cobden; Central; Younghayes; Bluehayes; Treasbeare |
| Town Centre & Younghayes Ward – around the railway station and Morrisons; Ingrams Ward – southern area by playing fields; Treasbeare Ward – western area near Exeter Airport; Cobdens Ward – eastern area beyond the Education Campus | Town Centre; Younghayes; Ingrams; Treasbeare; Cobdens; Exeter Airport; Education Campus |
| First roundabout to Younghayes Road up to Country Park; after Country Park up to Morrisons; Morrisons to new phases | Roundabout; Younghayes Road; Country Park; Morrisons; New Phases |

11 of those who responded provided a comment on what the name of the proposed wards should be.

| Respondent comment | Proposed or referenced ward names / themes |
|---|--|
| Younghayes, Country Park, Town Centre, Yonderachre and Rush Meadow, Sports Pitches, Exeter Airport North | Younghayes; Country Park; Town Centre; Rush Meadow; Sports Pitches; Exeter Airport North |
| Cranbrook Town Central; Treasbeare; Gribble | Cranbrook Central; Treasbeare; Gribble |
| Cranbrook East, Cranbrook Central, Cranbrook West | East; Central; West |
| East and West | East; West |
| ???? As above | Unclear / referred to previous suggestion |
| This should be a public consultation, with Town Council engaging with people at public events. Using historical placemaking would be helpful too, such as Tillhouse (Phase 2) and Younghayes (Phase 1). | Historical / place-based naming (Tillhouse; Younghayes) |
| Bluehayes & Treasbeare; Younghayes; Tillhouse; Southbrook; Cobdens | Bluehayes; Treasbeare; Younghayes; Tillhouse; Southbrook; Cobdens |
| Grange, Cobden, Central, Younghayes – incorporating Phase 1 & Bluehayes, Treasbeare | Grange; Cobden; Central; Younghayes; Bluehayes; Treasbeare |
| Town Centre & Younghayes Ward; Ingrams Ward; Treasbeare Ward; Cobdens Ward | Town Centre; Younghayes; Ingrams; Treasbeare; Cobdens |
| Phase 1; Phase 2; Phase 3 | Phase 1; Phase 2; Phase 3 |
| N/A | — |

29 of those respondents who answered no provided a comment. Those comments were summarised.

1. Preference for keeping the existing arrangement Many respondents felt that the current single-parish structure works well and saw no clear reason to introduce wards. They viewed the proposal as unnecessary, overly complicated, and premature for a town that is still developing. Several felt Cranbrook remains small enough to be effectively governed without division into smaller wards.

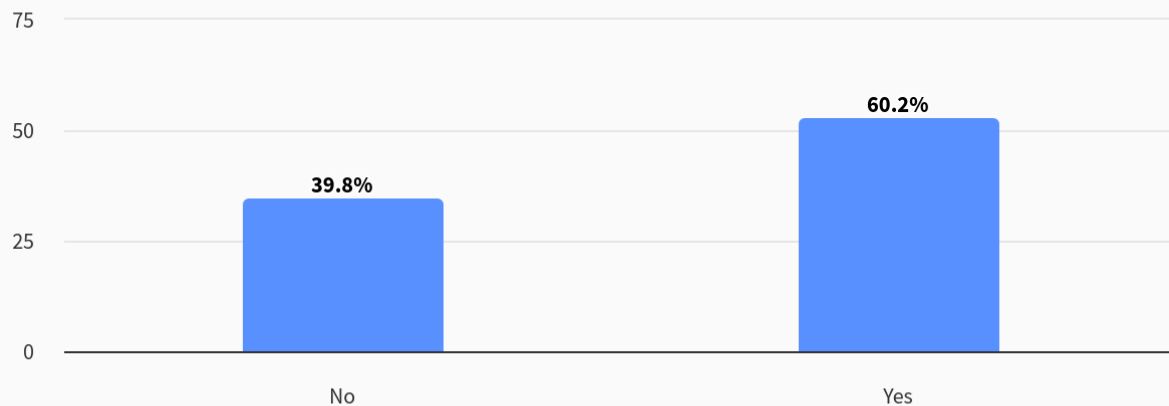
2. Concerns about council performance and governance

A number of respondents expressed concern in Cranbrook Town Council's effectiveness and accountability, suggesting that attention should focus on improving existing operations rather than restructuring. Some called for a review of performance and public trust before any further governance changes are made.

8. Do you think that East Devon District Council should ask the Local Government Boundary Commission for England (the "LGBCE") to amend the boundaries of Broadclyst ward, Cranbrook ward and Whimble & Rockbeare ward so that the boundaries of the expanded Cranbrook Town Council are the same as the boundaries of those wards?

| 8 .Do you think that East Devon District Council should ask the Local Government Boundary Commission for England (the "LGBCE") to amend the boundaries of Broadclyst ward, Cranbrook ward and Whimble & Rockbeare ward so that the boundaries of the expanded Cranbrook Town Council are the same as the boundaries of those wards? | % of all respondents | Number |
|---|----------------------|--------|
| Yes | 60.2% | 53 |
| No | 39.8% | 35 |

8. Do you think that East Devon District Council should ask the Local Government Boundary Commission for England (the “LGBCE”) to amend the boundaries of Broadclyst ward, Cranbrook ward and Whimble & Rockbeare ward so that the boundaries of the expanded Cranbrook Town Council are the same as the boundaries of those wards?

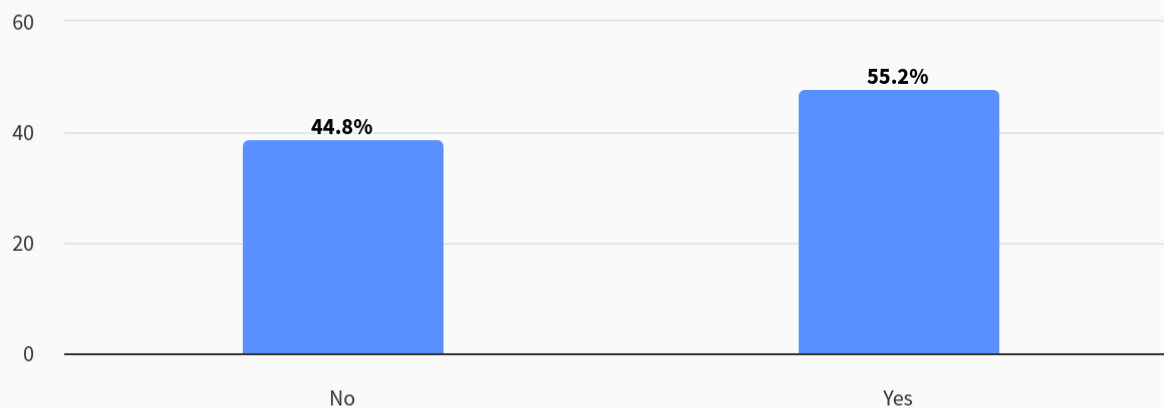


All numbers and percentages are calculated on the total number of answers to the question.

9. Do you think that East Devon District Council should ask the Local Government Boundary Commission for England (the “LGBCE”) to amend the boundaries of Broadclyst division and Whimble & Blackdown division so that boundary on the eastern side of Cranbrook Town Council is the same as the boundaries of those divisions?

| 9. Do you think that East Devon District Council should ask the Local Government Boundary Commission for England (the “LGBCE”) to amend the boundaries of Broadclyst division and Whimble & Blackdown division so that boundary on the eastern side of Cranbrook Town Council is the same as the boundaries of those divisions? | % of all respondents | Number |
|---|----------------------|--------|
| Yes | 55.2% | 48 |
| No | 44.8% | 39 |

9. Do you think that East Devon District Council should ask the Local Government Boundary Commission for England (the “LGBCE”) to amend the boundaries of Broadclyst division and Whimble & Blackdown division so that boundary on the eastern side of Cranbrook Town Council is the same as the boundaries of those divisions?



All numbers and percentages are calculated on the total number of answers to the question.

10. Are you aware of any other existing local community governance in the areas (e.g. community or neighbourhood forums, resident associations etc.) which should be taken into account as part of this review?

29 of those who responded left a comment on if they were aware of any other existing local community governance in the areas (e.g. community or neighbourhood forums, resident associations etc.) which should be taken into account as part of this review.

1. Limited awareness of formal local governance structures

The vast majority of respondents answered “No”, indicating little awareness of any existing community or residents’ bodies operating in the affected areas. Many left this question blank or reiterated that they were not aware of any such organisations.

2. References to specific groups and plans

A small number of respondents identified local initiatives or formal structures, including the Whimble Neighbourhood Plan, the Cranbrook Community Action Group, and community-based organisations such as Grow Eat Do and Tiny Trails. Some also referred more generally to parish council groupings or existing parish-level governance.

11. Are there any further comments you would like to add about the Community Governance Review?

24 of those who responded left a further comment.

1. Opposition to expansion and concern over rural identity

A large proportion of comments expressed opposition to the continued expansion of Cranbrook and to any boundary changes affecting surrounding parishes. Respondents emphasised the need to protect the rural identity of existing villages and to prevent further “urban sprawl.” Several urged the council to “leave boundaries alone” and to ensure that Cranbrook remains distinct rather than absorbing neighbouring communities.

2. Broader concerns about infrastructure, governance, and quality of development

Several comments reflected frustration with the implementation and management of Cranbrook’s development, particularly the lack of community facilities, poor-quality infrastructure, and housing design. Respondents urged stronger oversight and accountability from both East Devon District Council and Cranbrook Town Council to ensure that lessons are learned from earlier phases and that any future growth is properly planned and supported.

12. Summary of Email Responses

In addition to online and written survey submissions, four responses were received by email during the consultation period. The main points raised in these submissions are summarised below.

1. Individual resident – The respondent strongly objected to the proposed boundary change affecting their property. Key concerns included: Potential loss of direct access from London Road, with implications for fuel deliveries, vehicle access, and property layout. Uncertainty over who would bear the cost of any physical alterations, such as repositioning a garage or converting heating supply systems. Potential increases in council tax, changes to postcode and insurance premiums, and lack of maintenance to boundary hedges and fencing since nearby development commenced. The resident expressed frustration at unresolved issues with developers and local authorities and confirmed that they do not wish their property to be brought under Cranbrook Parish.

2. Individual resident – This respondent expressed limited confidence that public views would influence the outcome of the review. They opposed the inclusion of Area C within Cranbrook, citing overdevelopment and the risk of further encirclement of Rockbeare’s communities. They considered the inclusion of Areas A, D, and E to have fewer negative impacts, but opposed changes to Area B, which they said would disrupt long-standing community ties. The respondent also supported the future introduction of ward councillors as Cranbrook grows, to improve local representation.

3. Landowner - Submitted by a planning agent on behalf of a landowner. The email confirmed support for the principle of extending Area A to include two fields currently in Rockbeare Parish, to ensure a co-ordinated approach to SANG management linked to the

Cranbrook Expansion Area. The respondent stated that such an amendment would facilitate integrated delivery of Suitable Alternative Natural Greenspace (SANG) associated with approved and proposed developments at Treasbeare and Farlands.

4. Individual respondent – general comments on Proposals 1–4. This respondent supported maintaining current parish boundaries, with any governance adjustments limited to ensuring effective representation within Cranbrook itself. They acknowledged that an increase in town councillors may be appropriate if the town expands, but recommended retaining a single unwarded structure for simplicity and cost efficiency.

13. Town and Parish responses

Whimble Parish Council

| Question / Field | Response |
|--|--|
| Please state which of the following best describes you? | I am a representative of a community organisation in the town / parish area as indicated below (please state the name of the organisation below) |
| Name of the community organisation | Whimble Parish Council |
| Parish area represented | Whimble |
| Q1. Do you agree that Area A should transfer? | Not applicable |
| Any additional comments for Q1 | Whimble Parish Council does not wish to comment on this question |
| Q2. Do you agree that Area B should transfer? | Not applicable |
| Any additional comments for Q2 | Whimble Parish Council does not wish to comment on this question |
| Q3. Do you agree that Area C should transfer? | Not applicable |
| Any additional comments for Q3 | Whimble Parish Council does not wish to comment on this question |
| Q4. Do you agree that Area D should transfer? | Yes, I agree |

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| Any additional comments for Q4 | <p>"Whimble Parish Council agrees with this proposal, and have the following comments: The people of Whimble want green space between Whimble and Cranbrook. Whimble Parish Council is of the view that the Suitable Alternative Natural Green Space (SANGs) will provide more protection to Whimble than a Green Wedge would as well as the fact that you cannot build through a SANG and the Cranbrook boundary would not be able to come any further East towards Whimble. The cost of administering and maintaining the Travellers Site and SANGs is expensive. Currently, as the boundary is currently located, these costs would fall to the taxpayers of Whimble even though the proposal is part of the Cranbrook Plan. Whimble Parish Council has no objection to this proposal so that the Cranbrook boundary matches the Cranbrook Plan and the residents of Cranbrook are taxed for the Travellers Site and SANGs. There are no dwellings in Area D so households currently sitting under the Whimble Parish area will remain in that area and would not become part of the Cranbrook Parish area."</p> |
| Q5. Do you agree that Area E should transfer? | Not applicable |
| Any additional comments for Q5 | Whimble Parish Council does not wish to comment on this question |
| Q6. Should the number of councillors change? | Not relevant to Whimble Parish Council |
| If YES, what number? | — |
| Any comments for selecting NO (Q6) | — |
| Q7. Should the expanded Cranbrook be divided into wards? | |
| If YES, number of wards? | — |
| If YES, councillors per ward? | — |
| If YES, ward boundaries? | — |
| If YES, proposed ward names? | — |

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| Any comments for selecting NO (Q7) | Not relevant to Whimble Parish Council |
| Q8. Should EDDC ask LGBCE to amend District ward boundaries? | Yes |
| Q9. Should EDDC ask LGBCE to amend County division boundaries? | Yes |
| Q10. Aware of other governance bodies? | No |
| Q11. Any further comments? | No further comments to add |

Broadclyst Parish Council

| Question / Field | Response |
|--|--|
| Please state which of the following best describes you? | I am a representative of a community organisation in the town / parish area as indicated below (please state the name of the organisation below) |
| Name of the community organisation | Broadclyst Parish Council |
| Parish area represented | Broadclyst Parish Council |
| Q1. Do you agree that Area A should transfer? | Not applicable |
| Any additional comments for Q1 | Not applicable |
| Q2. Do you agree that Area B should transfer? | Not applicable |
| Any additional comments for Q2 | Not applicable |
| Q3. Do you agree that Area C should transfer? | Not applicable |

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|---|---|
| Any additional comments for Q3 | Not applicable |
| Q4. Do you agree that Area D should transfer? | No, I do not agree |
| Any additional comments for Q4 | <p>"Broadclyst Parish Council supports the general principle of aligning parish boundaries with coherent, planned development, where this reflects both policy and community identity. As such, the Council has resolved to support the inclusion of Areas A to D within the proposed changes. These areas have clear justification rooted in the Cranbrook Plan and reflect existing or imminent development. However, Broadclyst Parish Council does not support the inclusion of Option E—the proposed transfer of land to the east of Station Road (and north of London Road) from Broadclyst Parish to Cranbrook Town Council. The Council sets out the following grounds for this position:</p> <p>1. Lack of Policy Justification Unlike Areas A–D, Area E is not supported by the Cranbrook Plan or any other formal planning policy. While some parcels of land within Area E may currently be for sale, there are no live or approved planning applications, and therefore no evidence of imminent development. The Cranbrook Plan, as the adopted policy framework guiding the town's growth, does not include this area for development. To reassign it to Cranbrook on the basis of speculative land sales would set a concerning precedent and does not align with the established planning-led approach.</p> <p>2. Neighbourhood Infrastructure Levy (CIL) Concerns Under current legislation, any development in Area E would generate Neighbourhood CIL—a vital source of funding for local infrastructure. As the legitimate local authority, Broadclyst Parish Council is responsible for planning and delivering infrastructure to serve its existing and future residents. It is therefore essential that any CIL generated in this area remains within Broadclyst Parish, to be reinvested locally in line with the Broadclyst Neighbourhood Plan and the needs of the community. The proposed transfer to Cranbrook risks diverting those funds to a neighbouring authority with no existing governance, infrastructure, or service responsibilities in the area at this time. This would result in a loss of accountability and undermine the principle of localism.</p> <p>3. Contrary to Principles of Good Governance East Devon District Council must ensure that any boundary changes are "effective and convenient" and reflect "the identities and interests of the community." There is no identifiable community in Area E that aligns with Cranbrook at this time. The area remains rural in nature and retains a stronger connection with the wider Broadclyst parish. The proposal to include it within Cranbrook appears to be a speculative land</p> |

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| | acquisition—a “land grab”—rather than a community-led request supported by policy or governance need. Such an approach risks undermining public confidence in the review process. It could lead to governance arrangements that are neither effective nor representative, particularly if areas are transferred in anticipation of development that may not occur, or that may take many years to materialise. Conclusion Broadclyst Parish Council respectfully urges East Devon District Council to maintain Area E within the boundaries of Broadclyst Parish. The proposed transfer lacks planning policy basis, misdirects future infrastructure funding, and fails to meet the criteria for effective and community-based governance. The Council remains committed to positive cooperation with its neighbours and to supporting strategic development where it is planned and justified. However, changes must be policy-led, not speculative." |
| Q5. Do you agree that Area E should transfer? | No |
| Any additional comments for Q5 | — |
| Q6. Should the number of councillors change? | This is for Cranbrook Town Council to decide whether it feels the number is sufficient to discharge duties without overburdening Members. |
| If YES, what number? | — |
| Any comments for selecting NO (Q6) | — |
| Q7. Should the expanded Cranbrook be divided into wards? | No |
| If YES, number of wards? | — |
| If YES, councillors per ward? | — |
| If YES, ward boundaries? | — |
| If YES, proposed ward names? | — |

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| Any comments for selecting NO (Q7) | This is for Cranbrook Town Council to decide. |
| Q8. Should EDDC ask LGBCE to amend District ward boundaries? | No |
| Q9. Should EDDC ask LGBCE to amend County division boundaries? | No |
| Q10. Aware of any other governance bodies? | No. |
| Q11. Any further comments? | No. |

14. Appendix

Appendix 1 - [CGR Report.pdf](#)