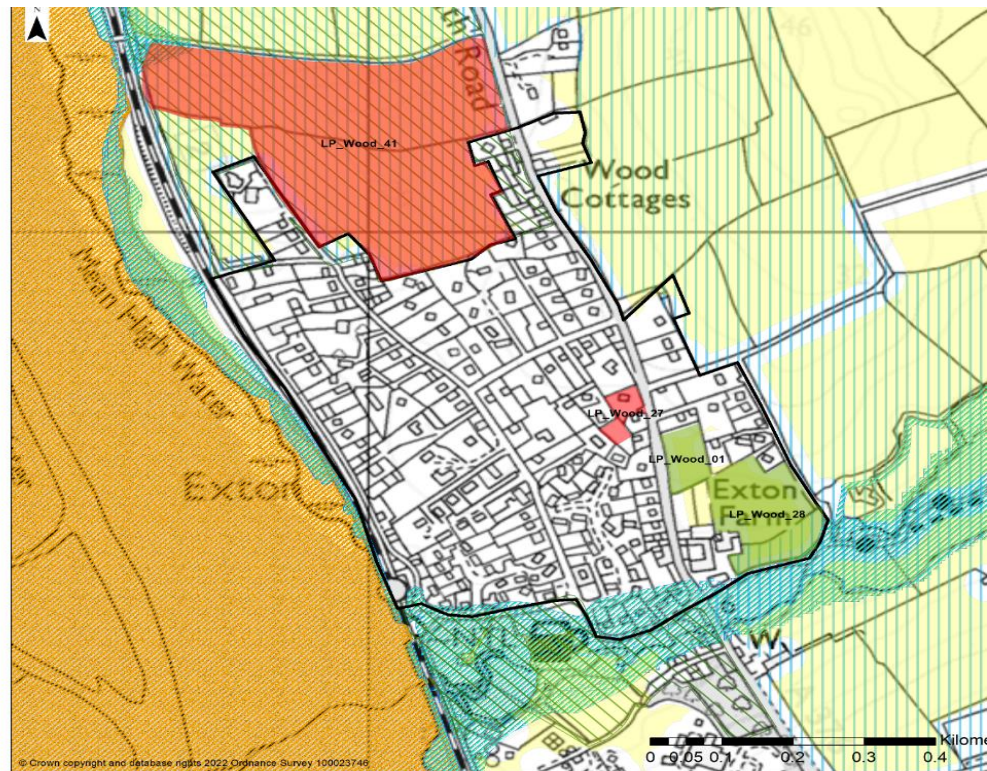
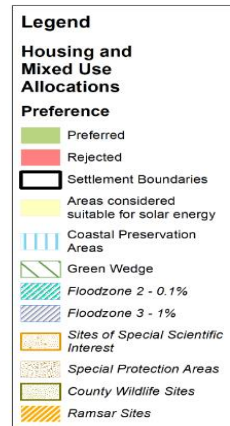


EXTON



Site	Number of Dwellings	EDDC Officer Report	Woodbury Parish Council (WPC) Observations
LP_Wood_01 - Field 4583, Exmouth Road, Exton	EDDC PREFERRED ALLOCATION 17 homes	Gently sloping agricultural field, located in Exton. The A376 (Exmouth Road) runs along its western boundary, a field to the south, and large residential plots elsewhere around. Several facilities within easy walking access including train station, regular bus service, Exe Estuary Trail, pub, shop. Relatively low landscape sensitivity given enclosed nature of site and presence of busy A376 adjacent. Suitable highways access can be achieved subject to adequate visibility. There is potential for adverse impact on Grade II* listed farm house 110m to south but, overall, this is considered minimal and therefore a suitable site to identify as a preferred allocation.	WPC supports this preferred allocation for 17 dwellings and agrees with EDDC's report.

LP_Wood_27	REJECTED	<p>Sifted out at Stage 2 of site selection process as, although HELAA 2021 shows site as suitable, the site promoter only seeks one dwelling, so below size threshold.</p> <p>Future versions of HELAA will reflect this and show the site as not passing Stage A.</p>	This site has already been approved
LP_Wood_28 - Land to the north and east of Exton Farm, Exton	PREFERRED ALLOCATION - 33 homes and 0.13 hectares of employment land	<p>Gently sloping agricultural field, on the south-eastern edge of Exton. Adjoins Wood_01 to the north-west. There are several facilities within easy walking distance including train station, regular bus service, Exe Estuary Trail, pub, shop. However, DCC state junction with A376 is unsuitable for significant development ("significant" not defined) and there is potential for adverse landscape impact given relatively rural location with open countryside to east and south. Nevertheless, overall this is considered suitable as a preferred allocation to deliver housing in a manner that is consistent with the spatial strategy.</p>	WPC supports this site for an allocation of 33 dwellings and part employment land ONLY if the critical flooding issues on Mill Lane are addressed and resolved prior to any development being considered on this site.
LP_Wood_41 – Land adjacent to A376, Exton	REJECTED	<p>Submitted in Call For Sites 2022. Good access to facilities, including shop, train station, regular bus service, and employment at industrial estate and Darts Farm to the north. No change to heritage assets. Negative impacts include its close proximity to the internationally protected Exe Estuary, and made up of mostly Grade 1 agricultural land. Although the noisy A376 provides a high level of human disturbance and reduces landscape sensitivity to a degree, the site is prominent in short and long-distance views with little context of existing built form. For these reasons, the site is not a preferred allocation.</p>	WPC does not support this site for allocation, this is an important Green Wedge and in the Coastal Protection Area and should be protected from development.

TOTAL

50 Dwellings