



### 1. Parish Meetings

Woodbury Parish Council co-ordinated 3 drop-in sessions at Exton, Woodbury and Woodbury Salterton to gauge residents understanding on the emerging proposals on further development within the Parish.

These meetings were considered by the Parish Council as necessary due to the Local Plan proposed sites being published and residents were concerned with the substantial proposed sites put forward by the landowners and developers within the Parish.

### 2. Key points.

- **Residents wanted to preserve the villages' identity, to keep a strong community and social cohesion, these were extremely important to them.**
- The preferred option was to have a large new development north near to the airport with less development across the villages.\*
- Large new open spaces-nature park, wildlife/green wedges, "SANGS" areas to include dog walking areas.
- Improved and increased footpaths, cycleway connections, bridleways.
- Increased tree planting / preservation / ponds.
- Better Infrastructure-links, bus-train services, reduced speed limits.
- New and better amenity space, wellbeing / leisure space.
- Any new homes to be carbon neutral, EV points, promote "green living".

### 3. New Town proposal

The reason why Woodbury residents support a new town rather than development only in existing settlements.

Development only in existing communities would:

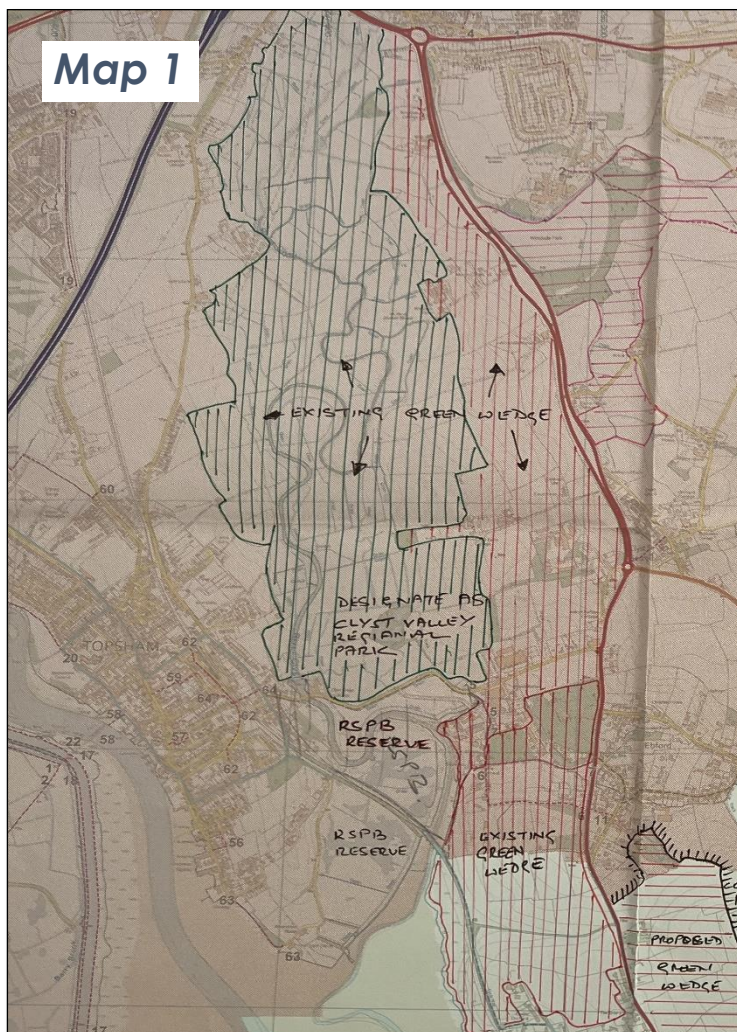
- Result in villages losing their identity together with substantial development in and around Exmouth would destroy the existing separation of the Lypstone and Woodbury communities and merge into a larger Exmouth community.
- Plus, the increased traffic and infrastructure required generated by a substantially increased population of Exmouth would be detrimental to the Parish of Woodbury.

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## 4. Development sites and Countryside protection within Woodbury Parish.

- Most attendees understood the requirement that development was required and accepted that the Parish should provide further development.
- The sites considered were ones that were published up to the first of May 2022 and did not include other sites that have come forward in the further call for sites since that date.
- To offset the extra housing development, and the proximity of a further new town, the remaining countryside within the Parish would require some further protection than previously provided.
- Extra public access by increasing public footpaths, multi use trails, quiet lanes, public open space, green wedges, and public access Woodland should be carefully considered and included into the Local Plan to preserve and enhance the surrounding countryside.

## 5. Area designation.



### Map 1

#### From Clyst St Mary south to Exton Village.

Note This area is not within Woodbury Parish, but for Bio-diversity net gain and separation of East Devon and Exeter it is vital to be retained.

Important entry point to the CVRP

The area in green is existing Green Wedge and included in the original Clyst Valley Regional Park designation

#### Proposal 1.

Keep it as a Green Wedge and Include as a section of the Clyst Valley regional Park.

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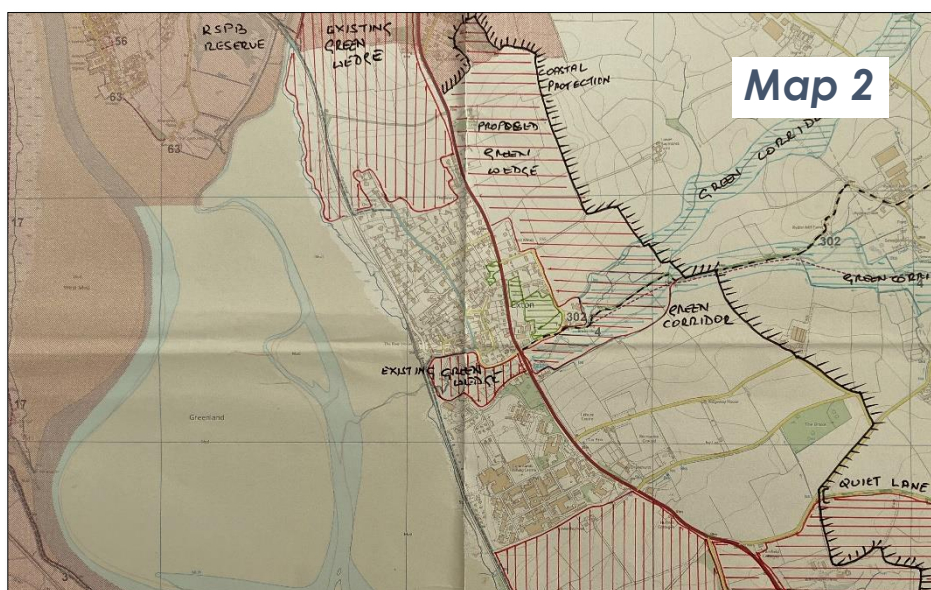
## Map 2

### Area. Exton and the Marine Camp

### Proposal 2 Retain the existing Green Wedges

Between  
Ebford and  
Exton village  
boundaries

and between Exton and the Marine camp and the section between the Marine camp and Lymptstone.



There was a consideration to include the area inland from the Marine Camp to be included in the expanded green wedge. However due to the importance of the Marine Camp to the local economy and its importance to national security it was felt that the coastal protection zone was sufficient.

### Proposal 3

Retain the position of the Coastal Protection Area.

### Proposal 4

Following the water courses of the Gilbrook and tributary entering the Exe at Exton to create "Green wildlife corridors"

### Proposal 5

Increase the Green Wedge east of Exton to the Coastal Protection Boundary

### Reason

To protect the village identity and protect and enhance habitat for biodiversity.





**Map 3**

**Proposal 6**

A multi-use trail linking Crealy, Woodbury Salterton, Woodbury, and Exton.

*This will use existing rights of most on minor lanes.*

Using Greendale Lane with an improved bridge across the Grindle brook crossing Oilmill Lane to Higher Road and entering Woodbury Salterton on Village Road. Turn right onto Bonds Lane to Watery Lane (The Watery Lane section will need to be Improved down

to Woodbury by the Allotments. Then using Rydon Lane all the way to Mill Lane Exton

**Reason**

Complies to the Green Travel plan by connecting communities

*\*Funding for the Mill Lane and bottom Section Rydon Lane has been made available by Devon County Council*

**Note** Included in this proposal will be the designation of the lanes used to become "Quiet Lanes" Village Road through the Village of Woodbury Salterton the speed limit reduced to 20MPH



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## Map 4

### Proposal 7

From Town lane the path will skirt around the Cricket Ground (Leased by WPC) Following field boundaries to an existing right of way that comes from Cottles Farm\*



*\*Land owned by Clinton Devon and leased to a local farmer*

It then enters Rushmore wood and links in with permissive footpaths on the Pebblebed Heaths.

### Reason

There is no footpath from the Village of Woodbury to the Pebblebed Heaths. This will provide a save pedestrian way and reduce the need for visiting the common by car



## Map 5

### Proposal 8

A large section partly in Woodbury and partly in Lymptone parishes to create a new large Green Wedge area

The Area from the existing built-up area of Lymptone and existing Green Wedge up to the AONB boundary to the east.

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From the north the boundary will be Stony Lane and to Hulham Rd to the south.

*\* This area would provide a wildlife corridor from the coast to the AONB and protect the Coastal Preservation Area and St Peters Preparatory School which is a grade 2 listed building. Additionally support the Woodland Trust with the flagship "Coombe" site.*

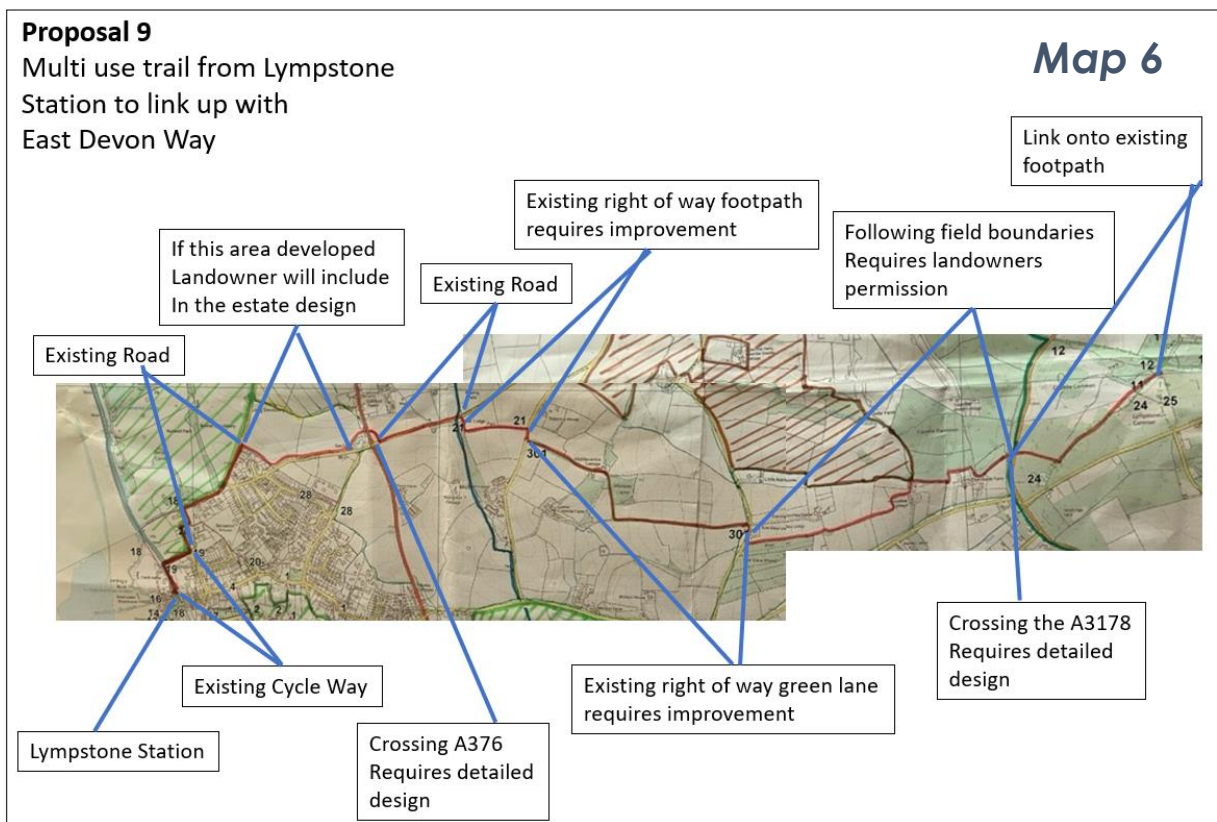
*\*There may be an opportunity for "SANGS" area for a public open space \*A proposed development site off Meeting Lane at Lypstone (green horizontal hatching)*

*Although this site is next to Lypstone it is within the Parish of Woodbury. This may provide the best solution for village to expand but this would be dependent on Lypstone Residents*

## Reason

To protect the village identity and protect and enhance habitat for biodiversity.

## Map 6



## Proposal 9

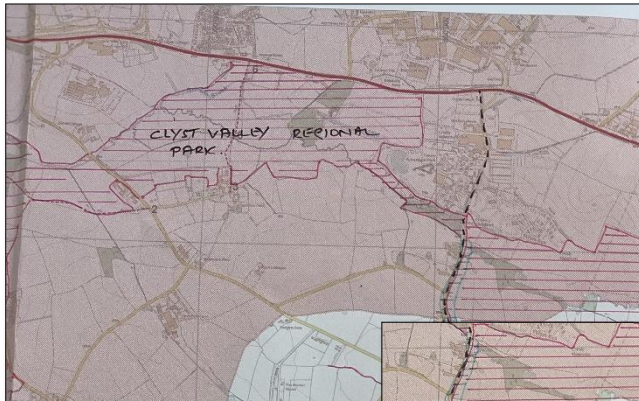
Multi use trail from Lypstone Station to link up with East Devon Way

## Reason



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Complies to the "Green Travel plan" by connecting communities and provides an alternative footpath route for the East Devon Way which uses Marley Road which is a busy road with no pavement

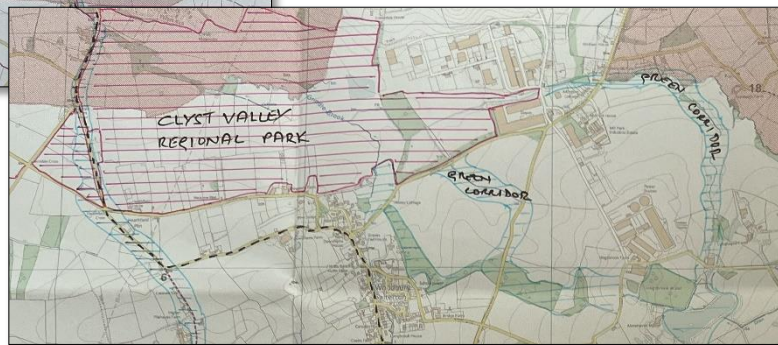


**Map 7 and 8**

## Map 7 and 8

### Proposal 10

Extension to the Clyst Valley Park and/or Extension to the Green Wedge



### Reason

This area was included in the original CVRP proposal but was excluded

### Proposal 11

Provision of Green Nature corridor following Water course of the Grindle brook and its tributaries towards the common.

### Reason

To link up the Clyst Valley Regional Park and Pebblebed heaths As a habitat corridor

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## Map 9

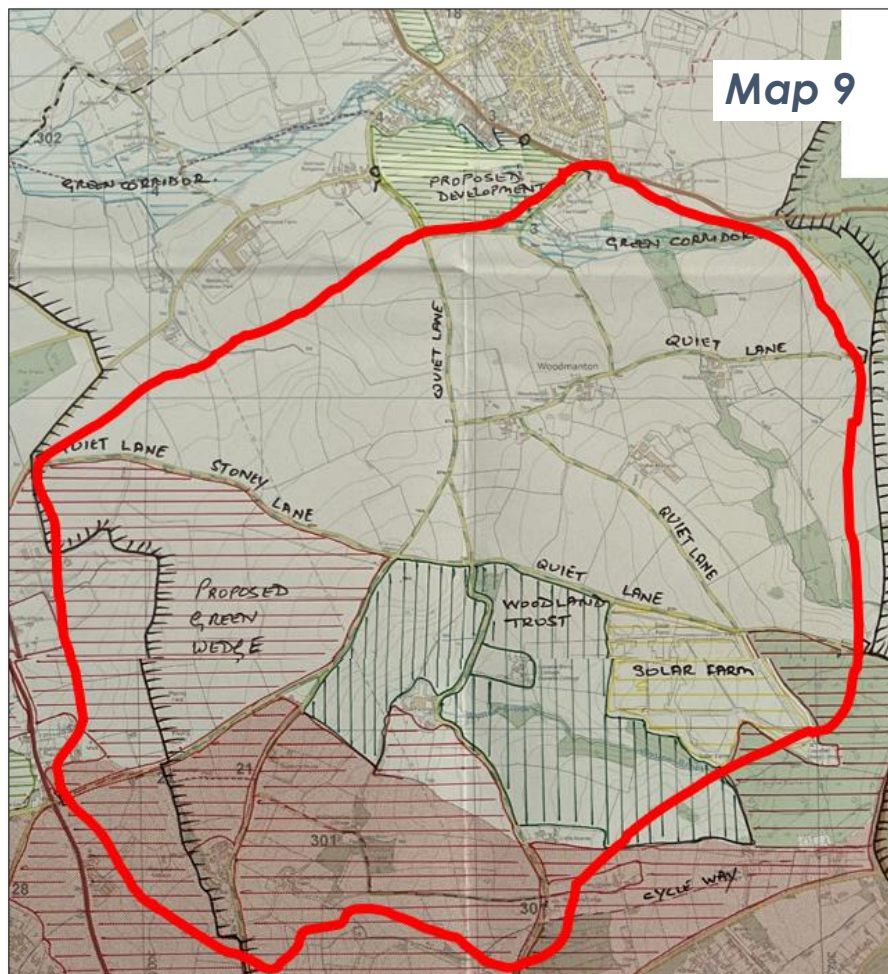
### Proposal 12

Designation of Quiet Lanes

Location all the area within the red line.

*The designation of quiet lanes is being considered By Devon County Council*

*Priority to walkers Cyclists and horse riders  
Motor vehicles can use them for access but discouraged.*



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