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20 November 2025

Dear Ms King,

**RE: Woodbury Parish Neighbourhood Plan Regulation 16 consultation**

Thank you for the opportunity to comment on the draft of the Woodbury Parish Neighbourhood Plan. This response provides the formal views of Devon County Council (DCC).

**Highways and Transport**

Sustainable Transport and Road Safety Improvements

Devon County Council supports the aspiration for improved sustainable transport links including walking, wheeling, cycling and public transport, a key theme that is woven throughout the neighbourhood plan. DCC supports the principles of reducing private car travel by improving sustainable transport networks, road safety, and accessibility. These aspirations closely align with schemes DCC is pursuing within East Devon, and across Devon more widely, and is in keeping with DCC's strategic objectives outlined in the Local Transport Plan, Devon Carbon Plan and Clyst Valley & New Communities Local Cycling and Walking Infrastructure Plan.

Devon County Council supports the aspirations for new developments to have safe, accessible walking and cycling links to key amenities including the town centre and public transport stops, and schools.

Although DCC supports in principle the suggestions for traffic calming interventions and active travel improvements, funding opportunities are limited. Without significant and related development within the parish, opportunities to leverage funding from developers is also minimal. As a result, significant infrastructure such as off-road walking and cycling paths and highway capacity improvements are not likely to be deliverable, apart from those outlined in the Clyst Valley and New Communities LCWIP. More light touch measures to improve wayfinding, reduce motor vehicle flows and lower speeds to improve conditions for walking and cycling would be more deliverable. Devon County Council is working with developers to deliver some traffic calming measures along the B3179; however, this is not currently bound by policy and relies on the goodwill of developers, which may impact its deliverability.

Parking Space Allocation

Policies 6.1.1 & 6.1.2 outline the Parish Council's proposals for the ratio of off-street parking spaces to bedrooms. DCC views the ratios as relatively high. Providing a high number of parking spaces for residential properties will likely encourage and sustain high car

ownership, thus increasing car usage and dependency in the parish. It is appreciated the aim is to reduce on-street parking, but an increase in private car usage would conflict with other aspirations set out in the plan to encourage and increase sustainable transport usage.

## **Flood Risk**

The principles of the Neighbourhood Plan in relation to flooding are supported, recognising the intention to support measures to alleviate flooding. The County Council does however have some comments on the detail of the plan.

The descriptions of flood risk to communities under paragraphs 6.16 to 6.18 appear to lack sound evidence to support the assessments made. For example, paragraph 6.18 refers to causes of flood risks within Exton that implies a difference from those identified in the transport infrastructure paragraph 3.1. It is recommended that the Neighbourhood Plan relies on sound evidence such as flood mapping and historical flood incidents to describe the risks of flooding within these communities.

The flooding section of the Neighbourhood Plan (paragraphs 6.16 to 6.20) may benefit by referring to existing guidance such as [DCC's Sustainable Drainage Guide](#) and CIRIA SuDS Manual (C753).

Paragraph 6.3 refers to too few ponds and it would be a good opportunity to clarify what types of ponds are wanted in the parish. For example, if new developments are to provide ponds for surface water management, the Neighbourhood Plan should consider whether these ponds are in the form of one large pond for each development or multiple small ponds.

Paragraphs 2.8 and 4.9 refer to rainwater harvesting which the County Council supports. The Parish Council may consider whether the community have use for a communal rainwater harvesting tank.

## **Gypsy and Traveller Provision**

The East Devon Local Plan 2020-2042 Regulation 19 Publication Draft (February 2025) proposes the allocation and delivery of a total of 35 pitches (to be located within the second new community, an allocation to the east of the M5, and within the Cranbrook expansion areas), which the County Council considers is sufficient. However, Neighbourhood Plans offer a good opportunity for local sites to be identified for Gypsy and Traveller provision. As such the County Council would welcome a consideration of Gypsy and Traveller provision within the Woodbury Parish Neighbourhood Plan.

## **Economy**

The County Council is supportive of Policies 12, 13 and 14. DCC believes these are both appropriate for the parish of Woodbury and the surrounding area in East Devon and would promote business uses in line with the current and envisaged future economic environment of Woodbury and its immediate environs.

## **Historic Environment**

Devon County Council is supportive of the plan in relation to the Historic Environment. It is considered that the inclusion of images, for example, vistas to and from Woodbury Fort or Common and key listed buildings, would provide a visual suggestion of Woodbury's character and distinctiveness.

If you have any questions please do not hesitate in contacting me.

Yours sincerely,



**Sarah Ratnage**  
**Planning Manager**