

**Local Government
Boundary Commission
For England
Report No. 521**

Principal Area Boundary Review

DISTRICTS of EXETER /

EAST DEVON /

and TEIGNBRIDGE.

LOCAL GOVERNMENT

BOUNDARY COMMISSION

FOR ENGLAND

REPORT NO. 521

LOCAL GOVERNMENT BOUNDARY COMMISSION FOR ENGLAND

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SECRETARY OF STATE FOR THE ENVIRONMENT
PRINCIPAL AREA BOUNDARY REVIEW:
DISTRICTS OF EXETER/EAST DEVON/TEIGNBRIDGE

INTRODUCTION

1. On 16 June 1982 Exeter City Council initially gave us notice of their intention to seek a review of their boundaries with East Devon and Teignbridge districts and on 3 December 1982 formally requested us to consider making proposals for changes to those boundaries.
2. The City Council felt that the opportunity should be taken to seek a modest extension involving minor adjustments to remove physical and administrative anomalies and to tidy up the present boundary and take advantage of new topographical features since the M5 Motorway had been completed. They also pointed out that the boundaries of Exeter had remained unchanged following Local Government reorganisation in 1974.
3. We noted that although the detailed views of the other two district councils and of the parishes in their areas were not available it was known that they opposed any changes. We decided that the detailed views of all the authorities involved were an essential prerequisite to our consideration of the request and that we should pursue the enquiries ourselves.
4. Having received the views of the other local authorities concerned, we examined the City Council's request in the light of section 48(5) of the Local Government Act 1972. Devon County Council had indicated that they had no objection to the City Council's request, but East Devon District Council and Teignbridge District Council (the latter supported by the parish councils concerned) had both recorded their opposition. Nevertheless, we concluded that the City Council had made a prima facie case for boundary changes in their area to be considered.

5. We wrote to Exeter City Council on 12 October 1983 informing them that we had concluded that there was a case to consider boundary changes, and inviting them to prepare a detailed submission setting out their arguments for changes, together with suggestions for consequential adjustments to parish, district and county electoral arrangements. Copies of our letter were sent to Devon County Council, East Devon and Teignbridge District Councils, the parish councils and parish meetings concerned, Devon and Cornwall Police Authority, Devon and Cornwall Constabulary, Members of Parliament for constituencies concerned, local newspapers circulating in the area, local radio and television stations serving the area, and the local government press. The City Council announced the start of the review by publishing a notice for two successive weeks in the local press.

THE DETAILED SCHEME

6. The City Council circulated their detailed scheme to interested bodies on 9 March 1984. The period allowed for comments expired on 19 April 1984. The scheme was then advertised in the local press later that month and the period allowed for comments extended until 29 June 1984.

7. The detailed scheme submitted by Exeter City Council suggested the transfer of parts of the Parishes of Broad Clyst, Sowton and Clyst St George in East Devon District, and parts of the Parishes of Ide, Holcombe Burnell, and Exminster in Teignbridge District, to the unparished area of the City, and the transfer from the unparished area of the City of areas of land to the Parishes of Upton Pyne, Brampford Speke and Broad Clyst in East Devon District, and to the Parish of Ide in Teignbridge District.

8. In substantiating their case, Exeter City Council stated that the proposed boundary along the M5/A30/River Exe was clearly recognisable and formed a physical

barrier whereas the present boundary as well as being unrecognisable on the ground was straddled by existing and proposed development, causing duplication of some services and inhibiting proper planning control. The built-up area extended beyond the present boundary at Middlemoor, Sowton and Exonia Caravan Park, and there were proposals to extend Marsh Barton Trading Estate and to develop land for housing at Monkerton and west of Alphington. The City Council was co-owner with Devon County Council of Sowton Industrial Estate but planning control was administered by East Devon District Council and, similarly, the City Council would own the Marsh Barton Extension but planning control would be exercised by Teignbridge District Council. In their view these industrial areas were integral parts of the City and should be administered by them.

9. The City Council also stated that the areas proposed for transfer to the City were much closer to Exeter Civic Centre than to the local council offices in Sidmouth (East Devon) and Newton Abbot (Teignbridge) and services to the residents of these areas and to the existing and proposed industrial estates would be provided more effectively by the City Council.

10. Finally, they considered that the parishes altered by the proposals would retain sufficient population, land and rateable value to remain viable and the loss of rate income by East Devon and Teignbridge District Councils would be offset by an adjustment to their Rate Support Grant.

COMMENTS ON THE DETAILED SCHEME

11. Seven representations were made on the detailed scheme, all from local authorities. Devon County Council had no comments to make, but East Devon and Teignbridge District Councils and Exminster, Ide, Bishops Clyst and Clyst St George Parish Councils strongly objected to most of the suggested boundary changes.

a. CITY OF EXETER/DISTRICT OF EAST DEVON

12. East Devon District Council raised no objection to the transfer of parts of the City to their district although they saw no real administrative merit in it. They objected strongly, however, to the transfer of parts of the Parishes of Broad Clyst, Sowton and Clyst St George from the district to the City, the most important effect of which would be transfer the Sowton Industrial Estate to the City. They did not accept that the line of the M5 Motorway was the only easily recognisable physical barrier to use as a boundary and they felt the City Council chose it in order to include the industrial estate within their boundary. They also took exception to the City Council's reference to the existing boundary being straddled by existing and proposed development when existing development was divided only at Middlemoor, where the greater part of the Police Headquarters complex lay in their district, and proposed development would straddle on the existing boundary only at Monkerton. The District Council considered that minor changes to the existing boundary would solve this problem and suggested an alternative line which would include the whole of the Police Headquarters and the Sowton Industrial Estate in their district. In addition they disputed the City Council's references to 'administrative duplication' in terms of planning, development policy and procedures which they considered were adequately dealt with under the present regime, and the provision of local authority services, which could be extended if necessary. They conceded that geographically Exeter's Civic Centre was nearer to the areas under consideration than Sidmouth but traffic congestion and parking problems within the City could prove an inconvenience to those wishing to visit the Council offices. They accepted that the parishes in their district would remain financially viable, although they were concerned about the potential loss of rateable value from Sowton Industrial Estate.

13. Bishops Clyst Parish Council (a Common Parish Council serving the Parishes of Bishops Clyst, Sowton and Clyst St Mary) also objected to the City Council's scheme, and particularly to the financial implications of the loss of the rate income from the Industrial Estate for the Parish of Sowton and to the statement that administrative confusion would be removed by the boundary changes.

14. Clyst St George Parish Council were also very concerned at the loss of the highly rated part of their parish and suggested that the railway line was as good a boundary as the motorway. In addition, they stated that if the boundary change should take place, Clyst St George should be joined to Ebford to make it a viable parish.

b. CITY OF EXETER/DISTRICT OF TEIGNBRIDGE

15. Teignbridge District Council, like East Devon, submitted a long and detailed response to the City Council's detailed scheme. They considered that the suggested boundary changes had two root causes - Exeter's desire to benefit from the financial advantages of bringing the existing Sowton Industrial Estate and the future Marsh Barton Trading Estate extension within the Exchequer of the City and a desire to be in control of the surrounding rural land in order, if necessary, to provide sites for further expansion of the City. Apart from the land west of Alphington, where they admitted that the future residents might feel a greater identification with the City, they objected strongly to the suggested boundary changes. As far as the proposed Marsh Barton Trading Estate extension site was concerned they felt that future employees would come from Teignbridge as well as Exeter and the fact that the landowner was a different local authority need not cause the developer problems. Also the proposed extension was not yet definite. Their main objection to the transfer of the other two areas, Exminster/Matford and Ide Bridge/Old Wheatley was that they were predominantly rural; they related more to the countryside than the City and the District Council had extensive experience of dealing sympathetically and properly with development in such locations.

16. The District Council also objected to the City Council's statement on the effect on local authority and associated services and the effect on the parishes, both as regards finance and the partial disenfranchisement of electors transferred to the City.

17. Exminster Parish Council shared the District Council's objections and expressed concern at the possible loss of 9% of their rateable value.

18. Ide Parish Council felt that the arbitrary fixing of a boundary by reference to a road which did not take account of community interests was quite unjustified. In return for conceding the land west of Alphington they wished to retain their present boundary on the north bank of the Alphin Brook and also to include a nursery which would ensure that the sensitive rural area of Alphin Brook Valley was in the control of one rural authority able to conserve it and promote its proper interests.

19. We considered the detailed scheme and the comments received in accordance with section 48(5) of the Local Government Act 1972 and DOE Circular 33/78. Although we had some sympathy with the views expressed by the local authorities concerned, we concluded that essentially Exeter City Council as an urban authority was seeking to secure the administration of a single urban area within one district and that the areas the City Council sought would look more naturally to the City for services and amenities rather than to the other more rural districts. Consequently we felt bound to conclude that the arguments advanced by the other local authorities were not sufficient, in the interests of effective and convenient local government, to override the case put forward by Exeter City Council in support of the need for boundary changes.

OUR DRAFT PROPOSALS

20. We decided, therefore, that we would publish draft proposals based on Exeter City Council's detailed scheme, but with the exception of that part of the Parish of Exminster immediately to the north of the suggested boundary. We did not consider the arguments put forward by Exeter City Council for departing from their originally requested boundary were sufficient to warrant placing in the City a large agricultural area merely for the sake of establishing a better boundary. We decided to use as the boundary in this area the line originally requested by Exeter City Council but to continue along the Dawlish Road rather than deviate from

it. We also decided that the proposed new boundary elsewhere should follow the centre line of the A30(T) and M5 as appropriate.

21. Our draft proposals were published on 10 September 1985 in a letter addressed jointly to Exeter City Council, East Devon District Council and Teignbridge District Council. Copies were sent to Devon County Council, the parish councils concerned, Devon and Cornwall Police Authority, Devon and Cornwall Constabulary, the South West Water Authority, the Members of Parliament for the constituencies concerned, the headquarters of the main political parties, local newspapers circulating in the area, local radio and television stations serving the area, the local government press, and those who had made representations to us. The City and District Councils were asked to publish a notice giving details of the draft proposals and to place copies of it on display at places where public notices are customarily displayed. They were also asked to place copies of the draft proposals on deposit for inspection at their main offices for a period of eight weeks. Comments were invited by 5 November 1985.

RESPONSE TO OUR DRAFT PROPOSALS

22. In response to our draft proposals we received representations from Devon County Council, Exeter City Council, East Devon District Council, Teignbridge District Council, Bishops Clyst, Broadclyst, Clyst St. George and Ide Parish Councils, Robin Maxwell-Hyslop MP, Tiverton Division Liberal Association and four private individuals.

23. Devon County Council again had no comments to make, Exeter City Council supported our draft proposals but everyone else objected to them.

a. CITY OF EXETER/DISTRICT OF EAST DEVON

24. The objections to our draft proposals for this area were virtually the same as those to the City Council's detailed scheme. The main bone of contention was still the Sowton Industrial Estate and the consequent loss of rateable value to

East Devon district and to the parishes concerned. East Devon District Council and Broadclyst Parish Council still did not accept that the M5 motorway necessarily provided the right boundary and the District Council believed that the inhabitants of this area of Broadclyst Parish had no affinity with Exeter. Clyst St. George Parish Council understood the logic of our draft proposal affecting their area but they were still concerned about the viability of the parish as a result and urged us to implement concurrently their previous proposal that Ebford Hamlet be amalgamated with the parish so that it would remain a viable unit.

b. CITY OF EXETER/DISTRICT OF TEIGNBRIDGE

25. Similarly, the objections to our draft proposals for this area were largely the same as those made previously. Teignbridge District Council took great exception to our conclusion that essentially Exeter City Council as an urban authority was seeking to secure the administration of an urban area within one district. Although they were pleased to note our decision to exclude the rural area around Pearces Hill to the south of the Dawlish Road they could not understand why on this philosophy the tract of Exminster Marshes to the east of the old Exeter ring road should be severed from the much larger area which would be retained in Teignbridge. For the same reason, they did not understand why the Alphin Brook Valley should be looked upon as urban when it was plainly part of a rural area. This view was shared by Ide Parish Council who, along with the four private individuals, also objected to the loss of Ide House, Holmbush, the Bridge Inn and the Saxon Bridge from the parish to the City. The only new factor to emerge in this area was that in future the only direct road link from Whitestone Parish to Teignbridge would be through a part of the City, thus in the view of Whitestone Parish Council, increasing the parish's sense of isolation.

OUR FINAL PROPOSALS

26. As required by section 60(2) of the Local Government Act 1972 we re-assessed our draft proposals in the light of the representations made to us. We noted that as at the earlier stage of the review, the majority of the representations had come from local authorities and that most of those had merely repeated or

amplified their earlier comments.

27. With regard to the boundary changes with East Devon district we noted that the proposed transfer of the Sowton Industrial Estate had provoked most of the objections on the grounds of loss of rateable value, loss of employment opportunities and the future viability of the parishes of Sowton and Clyst St George. We decided not to attach much importance to either the loss of rateable value or the loss of employment because of the intended resource equalisation effect of Rate Support Grant at district level. As to the concern about loss of employment opportunities, we assume that jobs on the Sowton Industrial Estate would remain available for local residents irrespective of which local authority administered the area.

28. In the case of Broadclyst Parish we recognised the force of Exeter City Council's contention that although the loss of rateable value would be high, compared with most other East Devon parishes it would continue to enjoy a greater rateable value per head of the population and its viability was in no doubt. However, we had some sympathy with Clyst St George Parish and we decided that in order to allay their fears about their future viability we would accede to their request and report at the same time, but separately, on the proposal to amalgamate Ebford Hamlet with the parish in an endeavour to implement the two proposals concurrently.

29. As far as the boundary changes with Teignbridge were concerned, we noted that all the objections related to the Alphin Brook Valley and the part of the Exminster Marshes to the east of the ring road. The only objections in the Alphin Brook Valley area which we had not previously considered were those concerning the direct road link between Whitestone Parish and Teignbridge and the transfer of Ide House, Holmbush, the Bridge Inn and the historic Saxon Bridge from Ide Parish. As regards the first, we understood that the Parish Council and Teignbridge District Council were concerned that two rural communities would be separated by a section of urban Exeter. Plans indicated this to be somewhat misleading. Whitestone Parish is some distance north and only a small part of what was proposed to be Exeter would have to be traversed to get there. As to the second, we took the

view that in some ways the sites concerned were already separated from the main part of the village of Ide by the A30, the proposed boundary, although there was a footbridge across.

30. With regard to the Exminster Marshes, we noted that there were no development proposals which were likely to change its nature in the foreseeable future, unlike the area to the west, which would probably be largely developed over the next few years in connection with the Marsh Barton Trading Estate. We concluded that in the light of the further representation from Teignbridge District Council they had a good case for retaining the Exminster Marshes within their boundary and we decided to withdraw that part of our draft proposals, leaving only the area to the west of the Matford Roundabout to be transferred.

31. We considered whether there was a need for a local meeting as requested by the Parish Council and one private individual, but concluded that such a meeting was not likely to add materially to the information we had already received.

32. We are satisfied, therefore, that in the interests of effective and convenient local government the boundaries between the City of Exeter and East Devon District and the City of Exeter and Teignbridge District should be realigned as indicated in our draft proposals, with the exception of the part of the Exminster Marshes to the east of the ring road.

33. We also recommend that if the proposals in this report are implemented a decision be taken to implement, at the same time, the proposal contained in our Report No 522 to amalgamate Ebford Hamlet with the Parish of Clyst St George.

34. Details of our final proposals are set out in Schedules 1, 2 and 3 of this report. Schedule 1 specifies the proposed changes in local authority areas and Schedules 2 and 3 specify the consequential adjustments to the existing electoral

arrangements. The proposed boundaries are also shown on a large scale map which is being sent separately to your Department.

PUBLICATION

35. Separate letters are being sent with copies of the report to Exeter City Council, East Devon District Council and Teignbridge District Council asking them to place copies of this report on deposit at their main offices, and to put notices to this effect on public notice boards and in the local press. The text of the notice will explain that the Commission have fulfilled their statutory role in the matter, and that it now falls to you to make an Order implementing the proposals, if you think fit, after the expiry of six weeks from the date they are submitted to you. Copies of this report, which includes a small scale map, are also being sent to those who received the consultation letter and to those who made comments.

LS

SIGNED: G J ELLERTON (Chairman)

J G POWELL (Deputy Chairman)

JOAN ACKNER

G E CHERRY

K J L NEWELL

G R PRENTICE

BRIAN SCHOLES

S T GARRISH
Secretary

23 October 1986

LOCAL GOVERNMENT BOUNDARY COMMISSION FOR ENGLAND

PRINCIPAL AREAS BOUNDARY REVIEW

CITY OF EXETER/EAST DEVON DISTRICT/TEIGNBRIDGE DISTRICT

FINAL PROPOSALS

Note: Where a boundary is described as following a road, railway, river, canal or similar feature, it shall be deemed to follow the centre line of the feature, unless otherwise stated.

SCHEDULED 1: alterations to Principal Areas.

1. City of Exeter/Teignbridge District.

Area A, as described below, shall be transferred from Holcombe Burnell CP in Teignbridge District to the unparished area of the City of Exeter.

That area bounded by a line commencing at the point where the existing boundary between the City of Exeter and Teignbridge District meets the southern boundary of Holcombe Burnell CP, thence generally westwards along said CP boundary to the A30 (T) road, thence northwestwards along said road to a point opposite the southwestern corner of Parcel No 2671, as shown on OS 1:2500 Microfilm (B) SX 8991, date of publication 1978, thence northeastwards to said southwestern corner and eastwards along the southern boundary of said parcel to the eastern boundary of said parcel, thence northwards along said parcel boundary and in prolongation thereof, across Tedburn Road, to the northern boundary of Tedburn Road, thence southeastwards along said northern boundary to the eastern side of the Track leading northwards from Tedburn Road, thence northwards along the eastern side of said track to the northern boundary of Parcel No 4478, thence eastwards and southeastwards along said parcel boundary and the southern boundary of Parcel No 5300 to its southernmost point, thence southeastwards in a straight line from said point to the westernmost point of Parcel No 6171, thence northeastwards along the northwestern boundary of said parcel to the existing boundary between the City of Exeter and Teignbridge District, thence eastwards, southeastwards and southwestwards along said City boundary to the point of commencement.

Area B1, as described below shall be transferred from Ide CP in Teignbridge District to the unparished area of the City of Exeter.

That area bounded by a line commencing at the point where the southern boundary of Area A, as described above, meets the existing boundary between the City of Exeter and Teignbridge District, thence generally southeastwards along said City boundary to Alphin Brook, thence generally southwestwards along said brook to the Path leading southwards from Ball's Farm Road, thence southwards along said path to its southernmost point, thence due south from said point to the A30(T) road, thence northwestwards along said road and the northern boundary of Ide CP to the southern boundary of Area A, as described above, thence generally eastwards along said southern boundary to the point of commencement.

Area B2, as described below, shall be transferred from Ide CP in Teignbridge District to the unparished area of the City of Exeter.

That area bounded by a line commencing at the point where the eastern boundary of Area B1, as described above, meets the existing boundary between the City of Exeter and Teignbridge District, thence generally southeastwards and southwestwards along said City boundary to the point at which it crosses the A30(T) road at NG reference SX 9124789672, as shown on OS 1:2500 Microfilm (B1) SX 9189, date of publication May 1979, thence northwestwards along said road to the eastern boundary of Area B1, as described above, thence generally northwards along said eastern boundary to the point of commencement.

Area B3, as described below, shall be transferred from Ide CP in Teignbridge District to the unparished area of the City of Exeter.

That area bounded by a line commencing at the point where the southern boundary of Ide CP meets the existing boundary between the City of Exeter and Teignbridge District in the A30(T) road, thence northwestwards along said road to the existing City boundary at NG reference SX 9133089438, as shown on OS 1:2500 Microfilm (B1)

SX 9189, date of publication May 1979, thence southeastwards and southwestwards along said City boundary to the point of commencement.

Area C, as described below, shall be transferred from the unparished area of the City of Exeter to Ide CP in Teignbridge District.

That area bounded by a line commencing on the existing boundary between the City of Exeter and Teignbridge District at the northern corner of Area B3, as described above, thence northwestwards and northeastwards along said City boundary to the A30(T) road at the southern corner of Area B2, as described above, thence southeastwards along said road to the point of commencement.

Area D1, as described below, shall be transferred from Exminster CP in Teignbridge District to the unparished area of the City of Exeter.

That area bounded by a line commencing at the southern corner of Area B3, as described above, on the existing boundary between the City of Exeter and Teignbridge District, thence eastwards along said City boundary to the southeastern boundary of Shillingford Road, thence southwestwards along said southeastern boundary to the A30(T) road, being on the western boundary of Exminster CP, thence northwards along said CP boundary to the point of commencement.

Area D2, as described below, shall be transferred from Exminster CP in Teignbridge District to the unparished area of the City of Exeter.

That area bounded by a line commencing at the point where the existing boundary between the City of Exeter and Teignbridge District crosses the northern boundary of the A379 road, northeast of Matford Park Dairy Farm, thence generally westwards along said road boundary to and northwestwards along the northeastern boundary of Dawlish Road to the existing boundary between the City of Exeter and Teignbridge District, thence northeastwards and generally southeastwards along said existing boundary to the point of commencement.

Area E, as described below, shall be transferred from the unparished area of the City of Exeter to Exminster CP in Teignbridge District.

That area bounded by a line commencing on the existing boundary between the City of Exeter and Teignbridge District at the eastern corner of Area D1, as described above, thence northeastwards in a straight line to the junction of the eastern boundary of Shillingford Road and the northern boundary of Markham Lane, thence southeastwards along said northern boundary to the existing boundary between the City of Exeter and Teignbridge District, thence westwards along said City boundary to the point of commencement

2. City of Exeter/East Devon District

Area F, as described below, shall be transferred from Clyst St George CP in East Devon District to the unparished area of the City of Exeter.

That area bounded by a line commencing at the point where the existing boundary between the City of Exeter and East Devon District meets the northern boundary of Clyst St George CP, thence southeastwards along said CP boundary to the M5 Motorway, thence southwestwards along said motorway to the existing boundary between the City of Exeter and Teignbridge District, thence northwards along said City boundary to the point of commencement.

Area G, as described below, shall be transferred from Sowton CP in East Devon District to the unparished area of the City of Exeter.

That area bounded by a line commencing at the point where the northern boundary

of Area F, as described above, meets the existing boundary between the City of Exeter and East Devon District, thence northwestwards, eastwards and northwards along said City boundary to the northern boundary of Sowton CP, thence northeastwards along said CP boundary to the M5 Motorway, thence southwards along said motorway to the northern boundary of Area F, as described above, thence northwestwards along said northern boundary to the point of commencement.

Area H1, as described below, shall be transferred from Broad Clyst CP in East Devon District to the unparished area of the City of Exeter.

That area bounded by a line commencing at the point where the northern boundary of Area G, as described above, meets the existing boundary between the City of Exeter and East Devon District, thence generally northeastwards and eastwards along said City boundary to the M5 Motorway, thence southwards along said motorway to the northern boundary of Area G, as described above, thence southwestwards along said northern boundary to the point of commencement.

Area H2, as described below, shall be transferred from Broad Clyst CP in East Devon District to the unparished area of the City of Exeter.

That area bounded by a line commencing at the point where the existing boundary between the City of Exeter and East Devon District meets the field boundary at NG reference SX 9698894323, as shown on OS 1:1250 Microfilm (B) SX 9694 SE, date of publication 1984, thence northeastwards, eastwards and southeastwards along said field boundary to NG reference SX 9701894312, as shown on OS 1:2500 Microfilm (A1) SX 9794, date of publication March 1978, thence due eastwards to the M5 Motorway, thence southwards along said motorway to the existing boundary between the City of Exeter and East Devon District, thence northwestwards along said City boundary to the point of commencement.

Area H3, as described below, shall be transferred from Broad Clyst CP in East Devon District to the unparished area of the City of Exeter.

That area bounded by a line commencing at the point where the existing boundary between the City of Exeter and East Devon District meets the northern curtilage of No 87 Langaton Lane, thence eastwards along said northern curtilage and southeastwards along the eastern curtilage of said property to the existing boundary between the City of Exeter and East Devon District, thence northwestwards along said City boundary to the point of commencement.

Area J, as described below, shall be transferred from the unparished area of the City of Exeter to Broad Clyst CP in East Devon District.

That area bounded by a line commencing at the northeastern corner of Area H1, as described above, in the M5 Motorway, thence northwards along said motorway to the existing boundary between the City of Exeter and East Devon District at the southern corner of Area H2, as described above, thence southeastwards and westwards along said City boundary to the point of commencement.

Area K, as described below, shall be transferred from the unparished area of the City of Exeter to Bramford Speke CP in East Devon District.

That area bounded by a line commencing at the point where the western boundary of the Pennsylvania Ward of the City of Exeter meets the existing boundary between the City of Exeter and East Devon District, thence generally northeastwards and southeastwards along said City boundary to the River Exe, thence generally westwards along said river to the western boundary of Pennsylvania Ward, thence northeastwards and northwestwards along said ward boundary to the point of commencement.

Area L, as described below, shall be transferred from the unparished area of the City of Exeter to Upton Pyne CP in East Devon District.

That area bounded by a line commencing at the point where the existing boundary between the City of Exeter and East Devon District meets the western boundary of Area K, as described above, thence southeastwards and southwestwards along

said western boundary to the River Exe, thence generally southwestwards along said river to the southwestern side of the unnamed road at Cowley Bridge, thence northwestwards along said southwestern boundary to the existing boundary between the City of Exeter and East Devon District, thence northwards and generally northeastwards along said City boundary to the point of commencement.

SCHEDULE 2: revised District electoral arrangements, consequent upon the proposals described in Schedule 1.

1. City of Exeter/Teignbridge District

It is proposed that the District Wards as defined in the District of Teignbridge (Electoral Arrangements) Order 1978, as amended by the Teignbridge (Parishes) Order 1983, and the City Wards as defined in the City of Exeter (Electoral Arrangements) Order 1979, shall be altered as described below.

Area A, as described in Schedule 1, shall be transferred from the Dunsford Ward of Teignbridge District to the Cowick Ward of the City of Exeter.

Area B1, as described in Schedule 1, shall be transferred from the Kenn Valley Ward of Teignbridge District to the Cowick Ward of the City of Exeter.

Areas B2 and B3, as described in Schedule 1, shall be transferred from the Kenn Valley Ward of Teignbridge District to the Alphington Ward of the City of Exeter.

Area C, as described in Schedule 1, shall be transferred from the Alphington Ward of the City of Exeter to the Kenn Valley Ward of Teignbridge District.

Areas D1 and D2, as described in Schedule 1, shall be transferred from the Powderham Ward of Teignbridge District to the Alphington Ward of the City of Exeter.

Area E, as described in Schedule 1, shall be transferred from the Alphington Ward of the City of Exeter to the Powderham Ward of Teignbridge District.

2. City of Exeter/East Devon District.

It is proposed that the City Wards, as defined in the City of Exeter (Electoral Arrangements) Order 1979, and the District Wards, as defined in the District of East Devon (Electoral Arrangements) Order 1978, as amended by the District of East Devon (Electoral Arrangements) (Amendment) Order 1979, shall be altered as described below.

Area F, as described in Schedule 1, shall be transferred from the Clyst Valley Ward of East Devon District to the Topsham Ward of the City of Exeter.

Area G, as described in Schedule 1, shall be transferred from the Clyst Valley Ward of East Devon District to the St Loye's Ward of the City of Exeter.

Area H1, as described in Schedule 1, shall be transferred from the Broadclyst Ward of East Devon District to the Whipton Ward of the City of Exeter.

Areas H2 and H3, as described in Schedule 1, shall be transferred from the Broadclyst Ward of East Devon District to the Pinhoe Ward of the City of Exeter.

Area J, as described in Schedule 1, shall be transferred from the Pinhoe Ward of the City of Exeter to the Bradclyst Ward of East Devon District.

Area K, as described in Schedule 1, shall be transferred from the Pennsylvania Ward of the City of Exeter to the Exe Valley Ward of East Devon District.

Area L, as described in Schedule 1, shall be transferred from the St David's Ward of the City of Exeter to the Exe Valley Ward of East Devon District.

SCHEDULE 3: revised County electoral arrangements, consequent upon the proposals described in Schedule 1.

It is proposed that the County Electoral Divisions, as defined in the County of Devon (Electoral Arrangements) Order 1981, shall be altered as described below.

Areas A and B1, as described in Schedule 1, shall be transferred from the Belvedere ED to the Exwick and Cowick ED.

Areas B2, B3, D1 and D2, as described in Schedule 1, shall be transferred from the Belvedere ED to the Alphinton and St Thomas ED.

Areas C and E, as described in Schedule 1, shall be transferred from the Alphington and St Thomas ED to the Belvedere ED.

Area F, as described in Schedule 1, shall be transferred from the Clyst Vale ED to the Countess Wear and Topsham ED.

Area G, as described in Schedule 1, shall be transferred from the Clyst Vale ED to the Barton and St Loyes ED.

Areas H1, H2 and H3, as described in Schedule 1, shall be transferred from the Clyst Vale ED to the Pinhoe and Whipton ED.

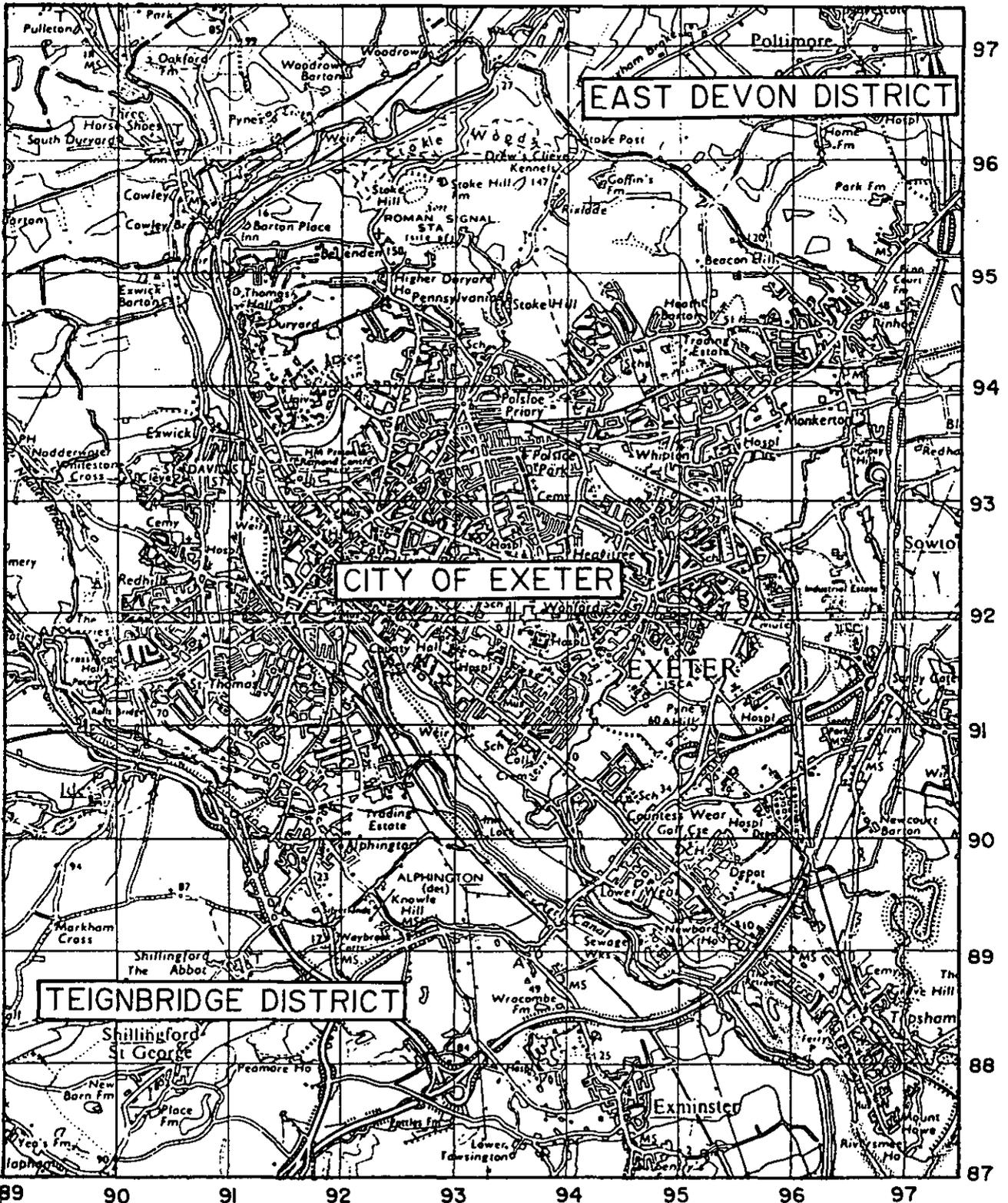
Area J, as described in Schedule 1, shall be transferred from the Pinhoe and Whipton ED to the Clyst Vale ED.

Areas K and L, as described in Schedule 1, shall be transferred from the St David's and Pennsylvania ED to the Clyst Vale ED.

PRINCIPAL AREA REVIEW

LOCAL GOVERNMENT BOUNDARY COMMISSION
FOR ENGLAND
FINAL PROPOSAL

Scale 1 : 50000



— — — — — EXISTING DISTRICT BOUNDARY
- - - - - PROPOSED DISTRICT BOUNDARY

