

### Feniton Site by site assessment

This report has been produced by the Planning Policy Section of East Devon District Council and provides a critique of the Built-up Area Boundary for Feniton proposed at the ‘Publication’ stage of consultation on the East Devon Villages Plan. The document updates the previous ‘Site by Site’ assessments by taking into account consultation responses received and any change in circumstance, such as the grant of planning permission. Details of the previous site by site assessments and the comments received may be found at [Villages Plan 2016 consultation - East Devon](#).

In Feniton the main changes from the previous site by site assessment are:

- The inclusion of an additional site for consideration (FN15);
- Updated aerial photographs included;
- The summarisation of additional representations received; and
- Corrections to include FN01 within the boundary and exclude all of FN11.

The sites highlighted have been assessed in accordance with the approach set out in the consultation draft Villages Plan Section 4 ‘Built-up Area Boundaries and how they are defined’. The full document is available at [consultation draft Villages Plan](#), but the standard criteria used are shown below for ease of reference. The alternative approach that takes account of walking distances to services and facilities is included at the end of this document.

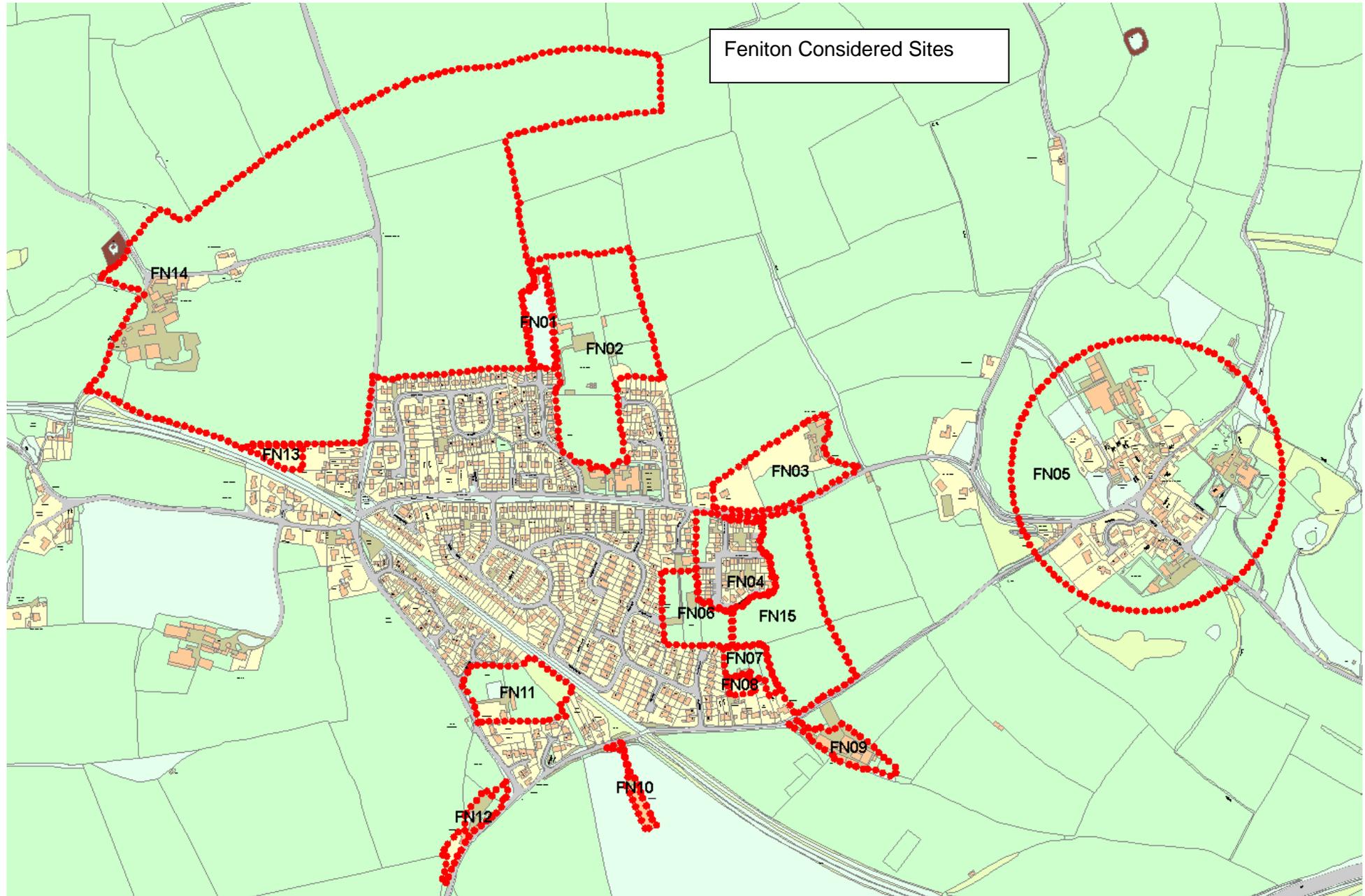
	Ref	Criteria	Exceptions	Commentary
<b>General Criteria</b>	A1	Boundaries should reflect the existing scale and core built form of the settlement and should not seek expansion to facilitate additional development.	Communities may wish to allocate specific sites to accommodate additional development through neighbourhood planning. If a neighbourhood plan is made that allocates development, that site may be included within the Built-up Area Boundary under criteria B3, although this may be at a future review of the Villages Plan, depending on the timing.	It is important that the Villages Plan is prepared in accordance with the strategy set out in the adopted local plan, which does not make provision for increased levels of development in rural settlements (rather it provides for infill development within the boundary and potential for affordable housing at the edges justified as an exception).

	Ref	Criteria	Exceptions	Commentary
	A2	Where practical, boundaries should follow clearly defined physical features such as walls, fences, hedgerows, roads and water courses.	Where buildings are set in large grounds physical features may not form the appropriate boundary, depending on the relationship with the fabric of the settlement. For example, large gardens that 'stretch out' from the main built up area may be specifically excluded despite the absence of a physical boundary feature.	It is clearly desirable for lines on maps to follow physical features that have a degree of permanence. This enables the plan to be easily read and understood by interested parties and often such features on the edge of settlements mark a change in character from built settlement to rural. However, sometimes the change in character is more gradual, for example where large gardens form a 'buffer' between the main built form of the settlement and the wider countryside. In these circumstances it may be appropriate for the BUAB not to follow physical features.
<b>Areas to be included</b>	B1	Built and extant planning permissions for residential and employment uses which are both physically and functionally related to the settlement.	Where planning permission has been granted as an exception to normal planning policy, including any market housing built to enable affordable housing under either the interim 'mixed market affordable housing' policy or Strategy 35 of the emerging East Devon Local Plan OR where planning permission has been granted but due to special circumstances, such as low density development to protect mature trees, exclusion is appropriate.	Where sites with permission will secure development that will fall in line with the criteria detailed in this methodology it will typically be appropriate to include them in the boundary.

	Ref	Criteria	Exceptions	Commentary
	B2	Built and extant planning permissions for community facilities, such as religious buildings, schools and community halls which are considered to be physically and functionally related to the settlement.	Where the buildings are set in extensive grounds either the grounds or the buildings and grounds may be excluded, depending upon the physical and functional relationship with the settlement.	Where buildings are physically well related to the built form of a settlement inclusion is appropriate. However, to include spacious grounds that are clearly beyond the built form of a settlement would suggest that development would be permitted in them when this is not the intention.
	B3	Site allocations identified in the development plan for residential, community or employment uses which are physically and functionally related to the settlement.	Significant areas of open space on the edge of site allocations with the countryside will not be included	If site allocations are contained in a neighbourhood plan that is Made, the Built-up Area Boundary defined in the Villages Plan will be amended when the plan is reviewed. In the interim there may be a discrepancy between the neighbourhood and villages plan.
<b>Areas to be excluded</b>	C1	The curtilage of any property with the capacity to extend the built form of the settlement, including large residential gardens.	Where there are small areas of land surrounded on more than two sides or predominantly surrounded by buildings that would not extend the visual appearance of the settlement, subject to detailed landscape assessment.	The definition of Built-up Area Boundaries, is about defining a group of land and buildings that together take the physical form of a settlement. It is not about including outlying land and buildings simply because they share an address or post code or including land with future development potential.
	C2	Recreational or amenity space at the edge of settlements which has a predominantly open visual character.	Built structures, such as clubhouses, may be included where they 'read' as being part of the built form of the village.	

	Ref	Criteria	Exceptions	Commentary
	C3	Isolated development which is physically or visually detached from the settlement (including farm buildings or renewable energy installations).	There is no expectation of there being exceptions.	
	C4	Parts of settlements that might comprise of groups of houses or buildings but which are separated by fields or open space from the main core of the village.	The only exception would apply where an outlying area also contains a range of services and facilities which might form a core service area in its own right.	

The map below shows Feniton and all of the areas that were assessed in detail. Tabled below the map are the detailed area assessments.

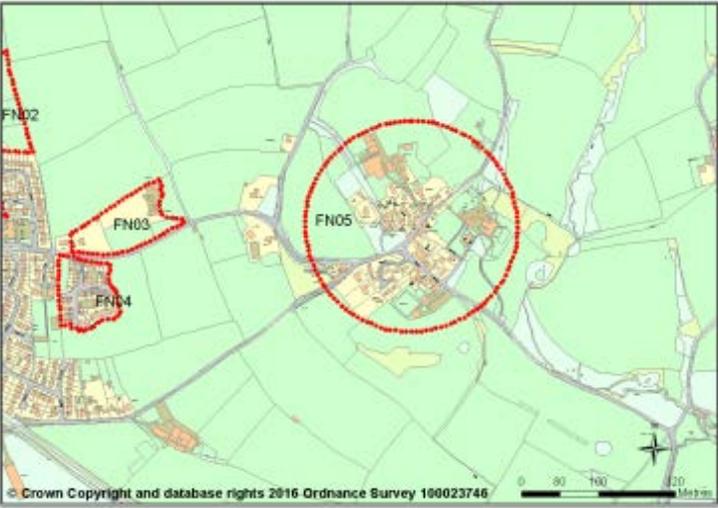


<b>Settlement</b>	Feniton	
<b>Site Reference</b>	FN01	
<b>Address</b>	Land North Of Acland Park Feniton	
<b>Planning Application Reference</b>	11/1021/MFUL	
<b>SHLAA Reference</b>	C316	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	None	
<b>Representation Reference (2015)</b>	391	
<b>Representation Summary</b>	Site should be included in the boundary and line drawn tightly around it.	
<b>Representation Reference (2016)</b>	7042 7491 7503 7652	
<b>Representation Summary</b>	Site should be included in the boundary.	
<b>Issues Considered</b>	Area of land with planning permission for residential development. Site clearance work was at/near completion in Spring 2016.	
<b>Recommendation with reference to criteria used to determine</b>	Include	Include in BUAB on Criteria A1 and B1. Amend the proposed boundary to include the site.

<b>Settlement</b>	Feniton	
<b>Site Reference</b>	FN02	
<b>Address</b>	Land North Of Feniton	
<b>Planning Application Reference</b>	None	
<b>SHLAA Reference</b>	C113 (Part)	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	None	
<b>Representation Reference (2015)</b>	391	
<b>Representation Summary</b>	The playing fields, car park and clubhouse should be excluded.	
<b>Issues Considered</b>	Area of land to the north of existing social club that forms a clear visually open space area. However the social club building ‘reads’ as being part of the built form of the village and is, therefore, proposed for inclusion in the BUAB.	
<b>Recommendation with reference to criteria used to determine</b>	Exclude	Exclude open space from the BUAB on Criteria C1 and C2.

<b>Settlement</b>	Feniton	
<b>Site Reference</b>	FN03	
<b>Address</b>	Land, gardens and dwellings at Lismore and Westlades	
<b>Planning Application Reference</b>	None	
<b>SHLAA Reference</b>	None	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	None	
<b>Representation Reference (2016)</b>	7655	
<b>Representation Summary</b>	Requests part of Lismore is included in BUAB.	
<b>Issues Considered</b>	This area of land to the east of Feniton comprises of two residential properties in large gardens that sit semi-divorced from the main built form of the village.	
<b>Recommendation with reference to criteria used to determine</b>	Exclude	Exclude from BUAB on Criteria C1 and C3.

<b>Settlement</b>	Feniton
<b>Site Reference</b>	FN04
<b>Address</b>	Land Adjacent to Louvigny Close Station Road Feniton
<b>Planning Application Ref</b>	11/2481/MFUL
<b>SHLAA Ref</b>	C007
<b>Map</b>	
<b>Aerial Photo</b>	
<b>Photograph</b>	None
<b>Representation Reference (2015)</b>	391
<b>Representation Summary</b>	Site should be included in the boundary and line drawn tightly around it.
<b>Representation Reference (2015)</b>	3207
<b>Representation Summary</b>	The boundary should follow the planning permission site boundary.
<b>Representation Reference (2016)</b>	6497
<b>Representation Summary</b>	Site should be excluded because villagers protested against this site but were over-ridden.
<b>Representation Reference (2016)</b>	7042
<b>Representation Summary</b>	Site for community centre should be within the BUAB.
<b>Issues Considered</b>	Area of land to the east of Feniton that gained planning permission and has now been built out. The proposed BUAB follows the built form

	(hard building road edges) of development and excludes green spaces and non-developed areas in the appeal site which form important open space areas	
<b>Recommendation with reference to criteria used to determine</b>	Include	Include in BUAB on Criteria A1 and B1.
<b>Settlement</b>	Feniton – the old village (approx 1 km to the east of new Feniton).	
<b>Site Reference</b>	FN05	
<b>Address</b>	Feniton old village – the entire village.	
<b>Planning Application Ref</b>	No specific planning application applies to the 'site', the site being the whole of old Feniton village. But there will have been planning applications at/within old Feniton.	
<b>SHLAA Reference</b>	No SHLAA sites are recorded at Old Feniton.	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	None	
<b>Representation Reference (2016)</b>	7489	
<b>Representation Summary</b>	Delighted that 'Old Feniton' outside proposed BUAB because Feniton is already over developed for local school and infrastructure.	
<b>Issues Considered</b>	The old village of Feniton lies around one kilometre to the east of new Feniton; 1km is the walking distance from the old village centre to the new village primary school along an in part narrow lane without footpaths. The old village has around 70 dwellings, mostly old and many listed, and also has a church, village hall, post office and	

	hairdresser. However it lacks the basic facilities to meet the everyday needs of residents and it is not an easy/safe walk to new Feniton.	
<b>Recommendation with reference to criteria used to determine</b>	Exclude	Exclude from BUAB on Criteria C3 noting that old Feniton, although a small village, does not have sufficient facilities to warrant having a BUAB in its own right.

<b>Settlement</b>	Feniton	
<b>Site Reference</b>	FN06	
<b>Address</b>	Land south of Louvigny Close Station Road Feniton development (south of Vineton Place) and including allotments.	
<b>Planning Application Ref</b>	11/2481/MFUL	
<b>SHLAA Reference</b>	C007 (part)	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	None	
<b>Representation Reference (2015)</b>	3207	
<b>Representation Summary</b>	The boundary should follow the planning permission site boundary.	
<b>Representation Reference (2016)</b>	3207	
<b>Representation Summary</b>	The green spaces and non developed areas have been excluded from the BUAB, but do not appear to contravene any of the criteria. These areas should be included in the BUAB with the extant planning permission.	
<b>Issues Considered</b>	The site predominately comprises of allotments on the eastern edge of Feniton but also includes an open space area associated with the planning permission granted under application 11/2481/MFUL. The site comprises of visually important open space land.	
<b>Recommendation with reference to</b>	Exclude	Exclude from BUAB on Criteria A1 and C2.

<b>criteria used to determine</b>		
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<b>Settlement</b>	Feniton	
<b>Site Reference</b>	FN07	
<b>Address</b>	Land to the north of dwellings called Tree Tangle and Marlea	
<b>Planning Application Ref</b>	None	
<b>SHLAA Reference</b>	None	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	None	
<b>Representation Reference</b>	None	
<b>Representation Summary</b>	None	
<b>Issues Considered</b>	The site comprises of large rear gardens to residential properties. Whilst there are sheds/small buildings on parts of the land the area overall is of an open nature and character which any further house building would encroach into and which would extend outward the built form of Feniton.	
<b>Recommendation with reference to criteria used to determine</b>	Exclude	Exclude from BUAB on Criteria C1.

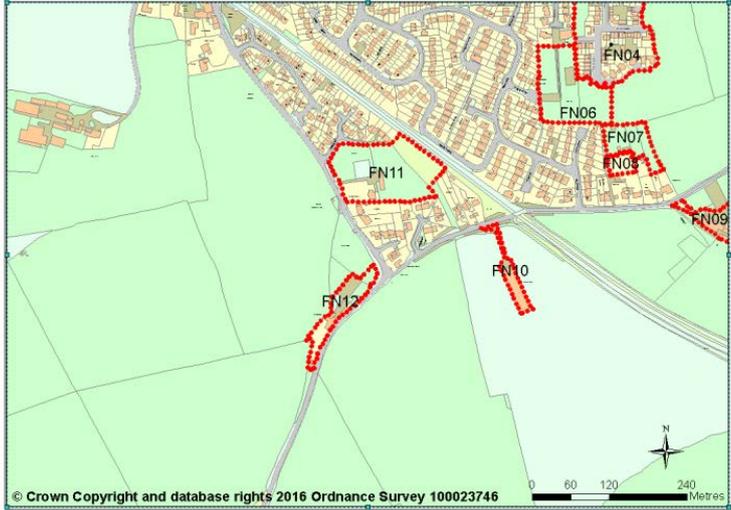
<b>Settlement</b>	Feniton	
<b>Site Reference</b>	FN08	
<b>Address</b>	Land to the north of Sunny Lea Green Lane Feniton Honiton EX14 3BP	
<b>Planning Application Ref</b>	14/1394/OUT and 15/2224/RES	
<b>SHLAA Reference</b>	None	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	None	
<b>Representation Reference (2015)</b>	391	
<b>Representation Summary</b>	Site should be included in the boundary and line drawn tightly around it.	
<b>Issues Considered</b>	The site has planning permission for residential development and the form of the built extent of the village will extend northwards into this area.	
<b>Recommendation with reference to criteria used to determine</b>	Include	Include in BUAB on Criteria A1 and B1.

<b>Settlement</b>	Feniton	
<b>Site Reference</b>	FN09	
<b>Address</b>	Buildings and land at Beechwood Farm, Green Lane, Feniton	
<b>Planning Application Ref</b>	None	
<b>SHLAA Reference</b>	None	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	None	
<b>Representation Reference</b>	None	
<b>Representation Summary</b>	None	
<b>Issues Considered</b>	The site is set apart from the main built up area of Feniton in what is a countryside position.	
<b>Recommendation with reference to criteria used to determine</b>	Exclude	Exclude from BUAB on Criteria C3.

<b>Settlement</b>	Feniton	
<b>Site Reference</b>	FN10	
<b>Address</b>	Poultry House south of Bridge Cottages, Feniton	
<b>Planning Application Ref</b>	None	
<b>SHLAA Reference</b>	None	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	None	
<b>Representation Reference</b>	None	
<b>Representation Summary</b>	None	
<b>Issues Considered</b>	The site is set apart from the main built up area of Feniton in what is a countryside position.	
<b>Recommendation with reference to criteria used to determine</b>	Exclude	Exclude from BUAB on Criteria C3.

<b>Settlement</b>	Feniton
<b>Site Reference</b>	FN11
<b>Address</b>	Land to and buildings at and adjacent to Burlands Mead, Feniton, Honiton, EX14 3BS
<b>Planning Application Ref</b>	None
<b>SHLAA Reference</b>	None
<b>Map</b>	
<b>Aerial Photo</b>	
<b>Photograph</b>	None
<b>Representation Reference (2016)</b>	Include nursery: 1101, 6497, 7042, 7491, 7503, 7539, 7621, 7652, 7676, 7677, 7678, 7679, 7680, 7681, 7682, 7683
<b>Representation Summary</b>	The Nursery and Burlands Mead was within the boundary in the old Local Plan and is clearly suitable for development. Housing would have minimal impact on new Feniton and relieve pressure on less suitable and more damaging sites.
<b>Representation Reference (2016)</b>	Exclude nursery: 7489
<b>Representation Summary</b>	Delighted that former nursery site outside proposed BUAB because Feniton is already over developed for local school and infrastructure.
<b>Issues Considered</b>	The site is largely open, undeveloped land with a dwelling, glasshouse and outbuilding occupying the central area. Although surrounded on three sides by development, at 1.4 hectares in area, it is not a small area of land and is comparable to the scale of the Wainhomes site. If developed for residential use, the site might accommodate around 40-

	50 dwellings (this would be at a density of development that is similar to land to the north)	
<b>Recommendation with reference to criteria used to determine</b>	Exclude	Exclude from BUAB on Criteria A1 and C1. Amend proposed boundary to exclude all of the land up to the railway line.

<b>Settlement</b>	Feniton	
<b>Site Reference</b>	FN12	
<b>Address</b>	Land to the south of Feniton including at and around Metcombe Cottage Feniton Honiton EX14 3BW	
<b>Planning Application Ref</b>	There was a withdrawn application, 06/1602/OUT, for 8 dwellings.	
<b>SHLAA Reference</b>	None	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	None	
<b>Representation Reference</b>	None	
<b>Representation Summary</b>	None	
<b>Issues Considered</b>	The site is set apart from the main built up area of Feniton in what is a countryside position. The site comprises of a linear area of dwellings and associated gardens and sheds and open space areas stretching in a southerly area away from the village.	
<b>Recommendation with reference to criteria used to determine</b>	Exclude	Exclude from BUAB on Criteria C1, C3 and C4.



<b>Settlement</b>	Feniton	
<b>Site Reference</b>	FN13	
<b>Address</b>	Land to the rear of and forming part of the large garden/to the west of of Fircroft, Feniton, Honiton, EX13 3DE	
<b>Planning Application Ref</b>	None	
<b>SHLAA Reference</b>	C042	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	None	
<b>Representation Reference</b>	None	
<b>Representation Summary</b>	None	
<b>Issues Considered</b>	The site falls on the western side of Feniton to the north of and adjacent to the Exeter-Waterloo railway line. The site comprises of a large rear garden extending into the open countryside. Any development would extend the built form Feniton village.	
<b>Recommendation with reference to criteria used to determine</b>	Exclude	Exclude from BUAB on Criteria C1.

<b>Settlement</b>	Feniton	
<b>Site Reference</b>	FN14	
<b>Address</b>	Land to the north west of Feniton	
<b>Planning Application Ref</b>	None	
<b>SHLAA Reference</b>	C109	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	None	
<b>Representation Reference (2015)</b>	7290	
<b>Representation Summary</b>	Environmental assessments of the submitted site show it to be suitable, available and deliverable. Criteria A1 should be removed so that the future development needs of the village can be met.	
<b>Representation Reference (2016)</b>	6151	
<b>Representation Summary</b>	Environmental assessments of the submitted site show it to be suitable, available and deliverable. Criteria A1 should be removed so that the future development needs of the village can be met.	
<b>Issues Considered</b>	This extensive site falls on the western side of Feniton and the boundary on the plan corresponds with the boundary in previous village plan consultation submission. Whilst it is a large site it does abut parts of Feniton where there is a very clear and marked transition from the built form of the village to open countryside. Any development would extend the built form Feniton village.	
<b>Recommendation</b>	Exclude	Exclude from BUAB on Criteria A1. It should be noted

<b>with reference to criteria used to determine</b>		that development of any part of the site would extend outward the built form of Feniton.
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<b>Settlement</b>	Feniton
<b>Site Reference</b>	FN15
<b>Address</b>	Land east of Wainhomes development
<b>Planning Application Reference</b>	13/0591/MFUL for 83 dwellings refused and dismissed at appeal.
<b>SHLAA Reference</b>	C007
<b>Map</b>	
<b>Aerial Photo</b>	
<b>Photograph</b>	None
<b>Representation Reference (2016)</b>	3207
<b>Representation Summary</b>	<p>There is a need for additional housing development as indicated by an increase in the household projections for East Devon since the Local Plan was adopted. The green spaces and non developed areas of FN04 have been excluded from the BUAB, but do not appear to contravene any of the criteria. These areas should be included in the BUAB with the extant planning permission. Additional sites should be considered for inclusion because the plan is progressing in the absence of a neighbourhood plan, an assessment of housing need in Feniton Parish and the 13% increase in household projections.</p>
<b>Representation Reference (2016)</b>	7491, 7676, 7677, 7678, 7679, 7680, 7681, 7682, 7683
<b>Representation Summary</b>	Do not want anymore development at Wainhomes site.

<b>Issues Considered</b>	The site is largely agricultural land on the edge of the village but includes undeveloped land within the boundary of the Wainhomes development site. Both of these areas are open in character and any development would extend the built form of the village.	
<b>Recommendation with reference to criteria used to determine</b>	Exclude	Exclude from BUAB on Criteria A1.

## **Application of the Alternative/Refinement of Built-up Area Boundary Definition for Feniton**

As an alternative to the proposed methodology for Built-up Area Boundary, assessment was also undertaken in Feniton of walking distance and ease of walking, (especially in respect of access for the disabled/those with limited mobility and for parents/carers looking after children (for example pushing a buggy)).

Feniton, for the most part, comprises of modern houses (later part of the 20<sup>th</sup> century) that are served by reasonable or good quality footpaths. The main services of the village are grouped to the west (pub, shops and the station) and to the north (school, social club and sports facilities).

The village is flat though is cut through by the Exeter-Waterloo railway line with pedestrian and vehicle crossing points at the eastern and western edges. Roughly 20% of the village lies to the south of the railway and parts of this southerly area have less good pedestrian accessibility to services. Walking distances to the school, from some southerly areas of the village, exceed 800 metres and crossing the railway line via the bridge on the eastern side of the village involves use of roads with no pavements.

The parts of old Feniton that fall outside of an 800 metre walking distance are, however, quite limited and where footpaths are absent road widths are reasonable, gradients are typically gentle and vehicle numbers are quite low. On this basis, despite some areas of Feniton not being ideally located for pedestrian accessibility to facilities, it is not seen as appropriate to identify an alternative reduced Built-up Area Boundary to reflect accessibility concerns.

It should be noted that the two roads that link old Feniton to new Feniton do not provide for easy pedestrian accessibility. Whilst the number of vehicles using these roads is quite low they lack footpaths, in places they are narrow and there are some steep gradients, in one part where a road is in a deep cliff edge cutting.