

Feniton Neighbourhood Plan

2016–2031

Consultation Statement

Feniton Parish Council

October 2017

1. Introduction

1.1 This Consultation Statement has been produced in respect of Feniton Parish Council's Proposed Neighbourhood Plan (the Proposed Plan), to meet the legal obligations defined in Regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012. It meets the requirements of Regulation 15 to provide a detailed description and record of the pre-submission consultation required by Regulation 14. It also contains an outline of the earlier consultation efforts made while developing Feniton's Draft Neighbourhood Plan (the Draft Plan). It has been prepared by Feniton Parish Council's Neighbourhood Plan Steering Group, with support from the officers of East Devon District Council's Planning Department.

1.2 Section 15(2) of the Regulations states that a Consultation Statement is a document which:

- contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- explains how they were consulted;
- summarises the main issues and concerns raised by the persons consulted; and
- describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.3 This Consultation Statement summarises all statutory and non-statutory consultation undertaken within the local community and with other relevant bodies and stakeholders in developing the Proposed Plan. In particular, it describes how some of the concerns that arose during the statutory pre-submission consultation have been addressed and what changes have been made to convert the Draft Plan into the Proposed Plan.

1.4 Feniton Parish Council has been explicit in its aim that the Neighbourhood Plan should be a plan for the Parish developed by the people of the Parish. Every effort was made to involve the whole community in a meaningful way at every stage of the process of developing the Draft Plan. Particular emphasis was placed on early community consultation to engage as wide a range of local people and interested parties as possible at the start, before any proposals were formulated. This raised the awareness of the local residents of the proposed development of the Neighbourhood Plan, and ensured that their views and priorities could influence that development from the outset.

1.5 The pre-Draft Plan consultation process was designed to ensure: that consultation events and questionnaires were provided at critical points in the development of the Neighbourhood Plan; that as wide a range of people and organisations as possible could be engaged in the development process; and that the results of each consultation exercise were fed back to local people as soon as possible after the consultation events, questionnaires and meetings. The various consultation exercises carried out during the process of developing the Draft Plan are summarised in Section 2 of this Consultation Statement. The Appendix to this Section provides copies of the supporting information referred to therein.

1.6 The statutory pre-submission consultation on the Draft Plan and its resulting development into the Proposed Plan are described in Sections 3 and 4. The Proposed Plan differs from the Draft Plan only in respect of changes made as a result of comments received during the pre-submission consultation period. Those changes are described in

the table of Section 4.

- 1.7 The table of Section 4 provides a full record of the shorter comments made plus, in the case of the longer submissions, only a précis of the comments made. Copies of the longer submissions are set out in the Appendix to Section 4.

2. Summary of consultation during development of the draft plan

- 2.1 The following paragraphs of this section have been copied from Section 2 of the Proposed Plan. All matters concerning aspects of the various forms of consultation adopted while developing the Draft Plan are repeated below, so that a record of both the pre-Draft Plan consultation and the pre-submission consultation can be found in one document.
- 2.2 Feniton Parish Council resolved to develop a Neighbourhood Plan at its meeting on 12 May 2014. An application for Designation of a Neighbourhood Area was submitted to East Devon District Council (EDDC) on 18 July 2014 under the provisions of the Neighbourhood Planning (General) Regulations 2012 (see Appendix 2A).
- 2.3 East Devon District Council undertook the appropriate consultations and advertisements (see Appendix 2B) and approved the application at its Cabinet meeting on 3 September 2014.
- 2.4 At its meeting on 8 September 2014 Feniton Parish Council resolved (inter alia) to appoint a Consultant to advise on appropriate steps and arrange a public meeting to present the Council's proposals and seek volunteers to assist in the preparation of the Plan. This meeting was widely advertised in the Parish magazine, on the Parish Council noticeboards in the village and on notices in Feniton post office and the local convenience store (Spar).
- 2.5 On 16 October 2014 this public meeting was held in the Village Hall attended by 26 members of the public from amongst whom a number volunteered to join parish councillors and the local District Councillor in forming a steering group to prepare a draft Neighbourhood Plan. The first meeting of the Steering Group took place on 20 November to set out an action plan.
- 2.6 The first public consultation event took place at the St. Andrews Fair – an annual pre - Christmas fair in the village school organised by the school PTA and St. Andrews Church in November 2014. Members of the Steering Group manned a stall to explain the concept of a Neighbourhood Plan, answer questions and seek the views of those attending the fair.
- 2.7 A notice was delivered to all households in December 2014, again informing residents of the intention to develop a Neighbourhood Plan and inviting them to a Consultation Day on 13 January 2015 (see Appendix 2C). This notice was also posted on the Parish Council noticeboards, in the village shops (as before) and on the Parish Council website.
- 2.8 The first public Consultation Day was held in Feniton Village Hall on Tuesday 13 January 2015. A large banner advertising the event was placed outside the Village Hall on the Consultation day to attract the attention of passers-by.
- 2.9 Despite inclement weather approximately 100 members of the public attended the

afternoon and evening sessions. Copies of the previous Village Plan, copies of the relevant legislation and copies of approved Neighbourhood Plans from other areas were displayed as background information.

2.10 The event presented five stations or display areas each with a different theme:

- **Station one** presented the broad concept of a Neighbourhood Plan with details of the legislative framework, examples of Neighbourhood Plans in other areas, and copies of the previous Feniton Village Plan indicating the difference between that document and the proposed Neighbourhood Plan.
- **Station two** was an exhibition of Feniton life including a historical perspective of the parish and its changes over time.
- **Station three** sought the views of the public on their “Vision” for Feniton with the opportunity for attendees to engage in discussion with the members of the Steering Group and write down their vision of Feniton over the next 15 years.
- **Station four** gave attendees the opportunity express their specific hopes/concerns on a number of issues (Appendix 2D). A comment sheet was available for these hopes/concerns to be codified for later analysis.
- **Station five** gave an electronically generated visual display summarizing the purpose and prospects for the proposed Neighbourhood Plan.

2.11 It was noted that the majority of the attendees were adults over the age of 40 – possibly because of the timing of the event, its location and the inclement weather.

2.12 A second public consultation meeting was arranged for 21 March 2015 in the school. Once again, a leaflet was circulated to all properties in the parish, including a tear-off strip to allow those unable to attend to express their views (Appendix 2E). The event was again advertised in the village shops, on the Parish Council website, at the school and on local notice boards. Appendix 2F(i) shows how the school was set up to maximize public engagement. Comments received at the first consultation indicated that a short summary sheet of proposals would be helpful and this was provided (Appendix 2F(ii)). This advised of options for making written comments and/or email responses to the Parish Council.

2.13 This second consultation meeting was held on Saturday 21 March in Feniton Church of England Primary School. The timing and location were designed to ensure maximum opportunity for local residents to attend (the school being located at the heart of the main residential area of the parish). The format followed that of the previous meeting and again much valuable comment was obtained, both verbally and in the more than 60 written feedback forms.

2.14 It was pleasing to note that of the more than 150 attendees most were younger adults and families.

2.15 The comments and “vision” statements from both meetings and the written responses were collated and analysed for use in preparation of the formal questionnaire circulated later in the year.

2.16 In May 2015, letters were sent to landowners in the parish advising them of the preparation of the Draft Neighbourhood Plan, seeking any views they may have (Appendix 2G).

2.17 A further opportunity for public comment was offered on 5 July 2015 when the Steering group set up a stand at the Feniton Fun Day – an annual village event at the main sports field adjoining the village school. Comments provided at that event were taken into

account when drafting of the Neighbourhood Plan Questionnaire was undertaken (Appendix 2H(i–iii)).

- 2.18 In November 2015 a questionnaire, informed by comments obtained during the early consultation process, was delivered to every adult resident of the parish. To encourage response all recipients were advised that any return carrying the name of the respondent would be entered in a prize draw, though it was made clear that unsigned responses would be considered in exactly the same way as signed responses and that all data and comments would be collated and analysed without reference to any named individual. Responses were requested by 30 November 2015. (Appendix 2I)
- 2.19 Of the 1,730 questionnaires delivered 600 were returned (35%) although it should be noted that a number were stated to be on behalf of all adults in a household rather than individual returns as requested.
- 2.20 An analysis of the questionnaire responses was considered a part of the base evidence in compiling the Draft Neighbourhood Plan (Appendix 2J).
- 2.21 All consultation was carried out in accordance with the equalities legislation. Potentially disadvantaged groups with protected characteristics are the very young/elderly and those with disabilities. To ensure that these groups were fully able to participate in the consultations, written material was circulated to every household (questionnaires and updates) as well as being available online, venues were chosen which were fully accessible and central to the village so that those with mobility problems (including able-bodied people with pushchairs) could readily access them and material could be printed in large format on request. The Steering Group were also available to read and explain parts of the document to those who needed it.
- 2.22 The local primary school also promoted a project to encourage pupils to put forward their views on the future provision of facilities in the Parish.
- 2.23 Throughout the preparation period regular contact was maintained with East Devon District Council – particularly as during this period the Emerging Local Plan was under review, revision and Examination in Public and it was essential to maintain conformity with emerging Plan Policies. (The new East Devon Local Plan was adopted on 26 January 2016.)
- 2.24 The Parish Council was also mindful of the Decision and Reasons given in Planning Appeals APP/U1105/A/13/1191905, 2197001, 2197002, 2200204 given on 7 April 2014, which considered four appeals against refusal to grant permission for major housing developments in the parish. These formed an important part of the background to (and informed the development of) policies within the Draft Neighbourhood Plan (Appendix 2K).
- 2.25 Regular updates on the progress of the Plan preparation throughout 2015/2016 were provided by:
- Minutes of the Parish Council meetings provided on the Parish Council website, posted on village notice boards and displayed in the local Post Office and Spar shop (example at Appendix 2L).
 - The Neighbourhood Plan newsletter published online by EDDC.
 - A further display and opportunity to comment at Feniton Fun Day on 3 July 2016.
 - Briefing notes on the Parish Council website with appropriate links (example at Appendix 2M).

- Briefing notes in the Parish magazine (example at Appendix 2N).
- Information on the District Councillor's blog (<https://susiebond.wordpress.com>).

2.26 As required by European and UK legislation, EDDC screened the draft plan to assess the potential Strategic Environmental impacts and impacts on sites and species identified in the Habitats Regulations. This was forwarded to the Statutory Consultees by EDDC in November 2016.

2.27 It was confirmed by EDDC on 6 January 2017 that neither a Strategic Environmental Assessment nor a Habitat Regulations Screening Report would be required for the Feniton Neighbourhood Plan, the assessment already made by East Devon District Council in the Local Plan being sufficient.

2.28 The information and views collected during the two Consultation Days, the displays at Feniton Fun Days, from the Parish Questionnaire, from the owners of local businesses, from the officers of local clubs and societies and from young people, all contributed to producing a Draft Plan that took account of the needs and wishes of Feniton's residents.

Section 2. Appendices (provided as separate documents)

- 2A** Application for Designation of Neighbourhood Area 18 July 2014
- 2B** Application for Designation of Neighbourhood Area: East Devon District Council
- 2C** Notice delivered to all Feniton households December 2014
- 2D** Consultation Day 13 January 2015: meeting layout, displays and photos
- 2E** Leaflet re second public display 21 March 2015
- 2F** School display plan and explanatory leaflet of purpose of Neighbourhood Plan for all attendees
- 2G** Letter to local landowners, May 2015
- 2H** Photographs – Feniton Fun Days: 4 July 2015, 3 July 2016 and 2 July 2017 (Councillor Bond's blog)
- 2I** Parish Questionnaire
- 2J** Analysis of responses to Parish Questionnaire: April 2016
- 2K** Planning Inspectorate Appeal Decisions – 7 April 2014
- 2L** Example of Parish Council minutes
- 2M** Extract from Parish Council website (retrieved September 2017)
- 2N** Sample entries from Feniton parish magazine

3 Arrangements for pre-submission (Regulation 14) consultation

3.1 Consultation time frame

3.1.1 The Draft Plan was made available on the Parish Council website from 1 July 2017 and was available for inspection/comment at the Feniton Fun Day in July 2017 where more than 1,500 people were present. Consultation with the community and statutory bodies on the Draft Plan began on 8 July and finished on 19 August 2017.

3.2 Consultees

3.2.1 The following stakeholders were consulted:

- All residents of the Parish of Feniton
- All owners of known businesses in the Parish of Feniton
- The officers of all clubs and societies in the Parish of Feniton
- All developers and landowners who had expressed an interest in having land developed
- The statutory consultees including the councils of the neighbouring parishes.

3.3 Notification of consultees

3.3.1 On 6 July 2017 a letter or email was sent to each of the statutory consultees and others listed in Appendix 3A informing them of the statutory consultation process and inviting comments on the Draft Plan. All were guided to the web site with an electronic link to the Draft Plan along with all of the supporting documents. All could request a hard copy of the draft plan if they wished.

3.3.2 Feniton's residents and the local shops and other businesses were alerted to the consultation period by means of a flyer (see Appendix 3B) which was hand delivered to every address in the Parish by 8 July 2017. Details posted on the Parish Council website, and copies of the flyer on the Parish Council's notice boards and on the website, all provided added reminders. A hard copy print of the Draft Plan was available in the local shop (Spar) in Feniton village for the duration of the Consultation period for those unable to access the Parish Council website.

3.3.3 All consultees were invited to give their opinions on the Draft Plan by completing a consultation form (on the reverse of the flyer – see Appendix 3B) and/or by means of a separate written communication. Responses could be handed in at a parish event, posted or delivered to the address of the Steering Group, emailed to the Steering Group, or posted in a box left for the purpose in the Feniton Spar shop.

3.3.4 The results of the Consultation and the Parish Council's response thereto are set out in the table in Section 4. Copies of the responses (where submitted in hard copy) are also reproduced in that Section.

Section 3. Appendices

3A List of consultees

3B Leaflet re availability of Draft Plan for inspection/response

Appendix 3A

Regulation 14 Pre-submission Consultation, list of consultees

Statutory consultees

AMEC E & I UK (J Austin Leamington Spa) National Grid Blackdown Hills AONB	East Devon District Council, Conservation East Devon District Council, Neighbourhood Planning Team	National Trust Natural England
British Telecom	East Devon District Council, Planning Policy Department	Network Rail
Civil Aviation Authority Directorate of Airspace Policy Civil Aviation Authority Safety Regulation Group	East Devon Ramblers Association Environment Agency	NHS East Devon Clinical Commissioning Group RSPB South West Regional Office
Devon and Cornwall Police, Crime Reduction Officer Devon and Cornwall Police, Architectural Liaison Officer Devon and Somerset Fire and Rescue Service	Exeter and Devon Airport Ltd Exeter City Council Forestry Commission	Somerset County Council South Somerset District Council South West Water
Devon County Council, Head of Planning, Environment and Transportation	Fulfords (A Wilson, Exeter)	Sport England South West
Devon County Council, Footpaths & Rights of Way Devon County Council, Strategic Planning Children's Services	Heart of the South West Local Enterprise Partnership Highways England	Taunton Deane Borough Council Teignbridge District Council
Devon Federation of WI's	Historic England South West Region (Bristol)	The Coal Authority
Devon Local Nature Partnership Dorset County Council, Senior Planning Officer Dorset County Council, Transport Planner East Devon AONB Partnership	Homes and Communities Agency Marine Management Organisation Mid Devon District Council National Grid	The Planning Inspectorate West Dorset District Council Western Power Distribution (South West) plc Woodland Trust

Adjoining parishes

Talaton Parish Council	Honiton Town Council
Whimble Parish Council	Payhembury Parish Council
Ottery St Mary Council	Buckerell Parish Council
Broadhembury Parish	

Local businesses

Allwood Timber Construction	Just Dogs
Atlas Fencing	Pizza Time
BD Motors	Rosabella (hairdresser)
Feniton Dental Practice	Spar Shop
Feniton Fitness	The Nog Inn
Feniton Hairstylist	

Landowners and farmers

Bishop Family	Mrs M. Hawker
Messrs Blackmore	F. and V. Jones
R.J. Coker	J.M. Kennaway
Jonathan Cumming	Otter Nurseries
The Down Family	Keith and Brenda Powell
E.T. Drawer	F.C. Pyle
Feniton Park Ltd	Eric Reed
The late Alison Gardner	P. and J. Seal
C.W. Gibbins & Partners	Strategic Land Partnership
Anthony Harper	Stringer family
Norman Harwood	Wainhomes
G. and H. Jackson	

Local organisations

Bowling Club	Hockey Club
Computer Club	Honiton Young Farmers
Cricket Club	Parish Magazine
Feniton Art & Craft Club	Rainbows & Brownies
	Sidmouth Junction Ploughing
Feniton Fun Day	Match
Feniton History Group	Sports and Social Club
Feniton Primary School	St Andrews Church
Feniton Toddler Group	Twinning Association
Feniton Woodcarvers	Village Hall
Flower Show	Wednesday Club
	Whimble and Broadclyst Young
Football Club	Farmers
Friends of St Andrew's Church	Youth Centre

In addition, every single household within the Neighbourhood Plan area received a leaflet on 7 or 8 July 2017 with information about how to access and comment on the draft Neighbourhood Plan.

Appendix 3B

Feniton Parish Council
Chair: Martyn Smith

6 July 2017

Dear Sir/Madam,

Parish of Feniton Neighbourhood Plan: Pre-submission Consultation Draft – Regulation 14 of the Neighbourhood Planning (General) Regulations 2012

Feniton Parish Council and the Neighbourhood Plan Steering Group, in close consultation and engagement with the local community, have prepared a draft Neighbourhood Plan for the designated area for Feniton.

The Plan has now reached the stage where formal 'Regulation 14' consultation is being undertaken with a wide range of statutory authorities, as well as further consultation with the public and local community.

A copy of the Draft Plan is on the Parish Council website (<https://fenitonparishcouncil.wordpress.com/>) under the Neighbourhood Plan tab. Alternatively, reference copies of the Draft Plan can be viewed throughout the Consultation period at the **Spar shop, 14 Winchester Close, Feniton, Honiton EX14 3EX**.

The pre-submission consultation period runs for 6 weeks starting on Saturday, 8 July. We would therefore be pleased to receive your comments by Saturday, 19 August 2017. A proforma response form is on the reverse of this letter for this purpose.

Feniton Parish Council and Feniton Neighbourhood Plan Steering Group welcome your comments on the plan.

Representations can either be sent by email to nplanfeniton@gmail.com or by post to:

Feniton Neighbourhood Plan Steering Group

c/o 14 Salisbury Close

Feniton

EX14 3DX

Tel: 01404 850964

As part of the consultation exercise, Feniton Parish Council proposes setting up a working group to review and explore leisure opportunities for young people in the Parish. If you are interested in being part of such a group, please email nplanfeniton@gmail.com, headed 'Youth Opportunities Working Group', or write to the address above.

Yours faithfully

Martyn Smith

Chairman, Feniton Parish Council

Feniton Parish Neighbourhood Plan: Regulation 14 Pre-submission Consultation

Name:

Contact details:

(Your name and contact details will not be published. You will only be contacted to clarify any comments you have submitted.)

In order to help provide consistency in feedback, please use the following proforma for any comments you may have on the draft Neighbourhood Plan for Feniton. You may continue on additional sheets as necessary.

<i>Page or Section number</i>	<i>Support/object/comment</i>	<i>Comment</i>

Please return this form by 19 August 2017:

- by email to nplanfeniton@gmail.com,
- or by post to Feniton Neighbourhood Plan Steering Group, c/o 14 Salisbury Close, Feniton, EX14 3DX.

4. Responses to the Regulation 14 consultation

4.1 The responses to the Regulation 14 consultation are set out in the table below. Where comments/responses are too lengthy/detailed to be incorporated in the table they are reproduced as an appendix to the table.

Pre-submission Consultation responses to draft Plan: Regulation 14 of the Neighbourhood Planning (General) Regulations 2012			
Consultee Name	Comments	Response	Plan amended
Dan Yeates (Escot)	See Appendix 4A	Responses to the questionnaire revealed many issues surrounding the sustainability of the village, echoing concerns raised at the Planning Inspectorate Inquiry of early 2014, (APP/U1105/A/13/{2191905}{2197001}{2197002}{2200204}) and which are explained in the Preamble. Local opinion strongly favours modest growth in new housing over a period of time, and Strategy 27 of the Local Plan makes clear the extent of the Built Up Area Boundary for Feniton. There is no need to allocate land for large scale development, and to do so would call into question Feniton’s sustainability credentials and the village’s ability to absorb a large increase in our population.	No

<p>Mike Highfield</p>	<p>I am sorry for my delay in responding and I now provide my comment to only you, as you may wish to append to other SCC responses prior to the closing date of 19 August.</p> <p>While the consideration of noise issues may not be of great significance to the development expected under this neighbourhood plan there would appear scope for some specific mention. I note the plan does comment on a need to '<i>minimise any adverse impacts on the built environment</i>' within Policy H2 and this might include the topic of noise.</p> <p>It is common to consider the noise impact that development might have on nearby land uses and it may also be worth highlighting the impact that residential uses may have on nearby commercial land uses. These impacts may arise when new housing introduces noise sensitivities and expectations for amenity that then conflict with, or constrain, the potential commercial development opportunities and permitted land uses nearby. While unlikely in the context of Feniton you may see benefit to including a policy statement requiring consideration of both aspects of development noise impact. If this is the case then I would suggest the following addition to Policy H2 to extend its consideration to issues of noise:</p> <p>Policy H2 Housing developments within Feniton's BUAB will usually be supported where they include a range of house types. Development proposals will be supported where they have demonstrated through a Design</p>	<p>Although comments accepted as good practice, no amendments to the plan to be made.</p>	<p>No</p>
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	<p>and Access Statement or Planning Statement that they:</p> <p>i) are of high quality design, complementing the local vernacular, and will enhance visual amenity and minimise any adverse impacts on the built environment;</p> <p><i>i+)are of appropriate design and standard of construction sufficient to ensure that reasonable expectations for residential amenity are met without conflict with existing or permitted uses of adjoining land.</i></p> <p>Should the plan wish to point housing developers towards good acoustic design advice then it might make reference to the new advice contained within ProPG Professional Practice Guidance on Planning & Noise - New Residential Development.</p> <p>Mike Highfield County Council Acoustics Specialist, Economy & Planning - Economic and Community Infrastructure</p>		
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Stags (Burlands)	See Appendix 4B	Responses to the questionnaire revealed many issues surrounding the sustainability of the village, echoing concerns raised at the Planning Inspectorate Inquiry of early 2014, (APP/U1105/A/13/{2191905}{2197001}{2197002}{2200204}) and which are explained in the Preamble. Local opinion strongly favours modest growth in new housing over a period of time, and Strategy 27 of the Local Plan makes clear the extent of the Built Up Area Boundary for Feniton. There is no need to allocate land for large scale development, and to do so would call into question Feniton's sustainability credentials and the village's ability to absorb a large increase in our population.	No
National Grid (Hannah Bevins)	<p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines and also National Grid Gas Distribution's Intermediate / High Pressure apparatus.</p> <p>National Grid has identified the following high voltage overhead powerlines as falling within the Neighbourhood area boundary:</p> <ul style="list-style-type: none"> • 4YA Route – 400kV from Exeter substation in East Devon to Axminster substation in East Devon <p>From the consultation information provided, the above overheads powerline does not interact with any of the proposed development sites.</p>	No impact on the NP	N/A

<p>Claire Rodway EDDC</p>	<p>I circulated it internally and the following comments are an amalgamation of the feedback I received. Overall the comments were extremely positive and the Plan is considered to be well written, concise and easy to use. In general, it was felt that paragraph numbering would make it easier to comment on the document (although this won't be relevant once it's adopted). It was also suggested that two additional maps- showing the built-up area boundary and the community facilities- would be useful if there is space (if you wish to include these, we can supply maps). One person raised a concern (and this comes up frequently with NP's) that some policies state 'development will be supported subject to the following criteria..' making it sound as if development will only need to comply with those points, when actually other policies and the NPPF/LP will also apply- but this is generally overcome by the use of 'usually' or 'only'. If the Examiner is concerned, I'm sure that an alternative form of words will be suggested.</p> <p>The actual comments on the policies are:</p> <p>1) Objective 3 (bottom of page 10) 'Promote only small scale development within the BUAB' could be considered to conflict with our strategic policy S6, which doesn't mention scale of development, but also with the NP proposed policy H2, which</p>	<p>Amendment agreed</p>	<p>Yes</p>
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Nigel Rees	Page 10. Under Transport Would like to suggest widening a section of the Ottery Road entering Feniton from south (A30). Approx. 30 metres adjacent Burlands Mead Nursery, road is barely wide enough for 2 cars to pass. Road could be widened taking part of the over wide pavement on north side of the road.	This issue was the subject of protracted discussions with Devon Highways and they made it very clear that we would need very considerable further development before the road would meet the criteria for upgrading. It was agreed that there was no point in having an objective where, if all the other objectives were achieved, would be impossible to fulfil.	No
Carol Tummon	With reference to the Neighbourhood Plan I want to make comments: In Section 7.3 Scale of Development - Objective 3 Small Development - Is it possible to specify the actual number of homes within this policy. I know it states (small development). I am asking ask this might be a way of limiting the number of requests from potential developers. Then under Policy H1 - Is there an affordability formula that can be used in determining house prices. Something along the lines of using average salary levels/ranges for this area to determine what is 'actually' affordable	This was considered, but technical advice was not to do so. Whether a house is affordable is determined by Government Policy and EDDC is the Authority having ownership. It is therefore inappropriate for the NP.	No
Neil Oakley	See Appendix 4C	The statistics for the village indicate a higher level of people in employment than the East Devon average and considerably higher than the national. No concerns came from the consultation exercises, so it was not deemed to be an issue that required an objective in the plan. The issue of HGVs is only concerning new development and will have no impact on existing businesses which have access as a matter of law.	No

Strategic Land Partnerships	See Appendix 4D	Responses to the questionnaire revealed many issues surrounding the sustainability of the village, echoing concerns raised at the Planning Inspectorate Inquiry of early 2014, (APP/U1105/A/13/2191905/2197001/2197002/2200204) and which are explained in the Preamble. Local opinion strongly favours modest growth in new housing over a period of time, and Strategy 27 of the Local Plan makes clear the extent of the Built Up Area Boundary for Feniton. There is no need to allocate land for large scale development, and to do so would call into question Feniton's sustainability credentials and the village's ability to absorb a large increase in our population.	No
Lisa Rundle	see Appendix 4E	Although the plan has a projected maximum for development, all the other objectives need to be achieved to allow that to happen.	No

4.2 The comments made against each policy, group of policies or the whole Draft Plan, were all considered by all members of the Steering Group individually and were then discussed in Steering Group meetings. For each policy, group of policies and the whole Plan, agreement was reached on which comments warranted a change to the policies and/or other text of the Draft Plan. There were many comments simply expressing support for policies as written, and others which expressed thanks for the work done by the Steering Group. These are not reproduced herein, but are available for inspection, if required.

4.3 The conclusions reached regarding the comments on each policy, and on the general comments on each group of policies, are given in the "Response" column of the table. Also given in the "Plan Amended" column, are the changes the Steering Group agreed should be made to the policies and other sections of the Draft Plan to produce the Proposed Plan.

4.4 The Draft plan was formally approved for submission under regulation 16 by Feniton Parish Council at its meeting on 11 September 2017.

Section 4. Appendices (provided as separate documents)

- 4A** Response from Savills on behalf of Taylor Wimpey
- 4B** Response from Stags (re Burlands site)
- 4C** Response from Mr Neil Oakley
- 4D** Response from Strategic Land Partnerships
- 4E** Response from Ms Lisa Rundle