

# STRATEGIC LAND PARTNERSHIPS

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SSP/MRP/SLP

31 July 2017

F A O Mr Martin Smith - Chairman  
Feniton Parish Council  
Feniton Neighbourhood Plan Steering Group  
c/o 14 Salisbury Close  
FENITON EX14 3DX

Dear Sir

**PARISH OF FENITON NEIGHBOURHOOD PLAN:  
PRE SUBMISSION CONSULTATION DRAFT - REGULATION 14  
OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012**

Thank you for the opportunity to comment on the above Plan. As you know Strategic Land Partnerships has an interest in two important parcels of land at Feniton. The first being the Sports Club and Playing Pitches adjacent to the Primary school and secondly land at Ottery Road, very close to the railway station, both shown on the attached Plan.

The timing of the preparation of the Plan is unfortunate in that it is our view that as the East Devon District Council Villages Plan is still under preparation and also because of the work being undertaken across the sub-region in the form of the Greater Exeter Strategic Plan which will inevitably, it seems, require a review of the Local Plan, then if the Parish Council bring a Neighbourhood Plan forward now seeking to restrict development, this should not properly be able to proceed until the high level strategic questions about housing numbers and distribution have been established. Such measures are referred to in the Housing White Paper and likely to feature in any review of the NPPF likely to be published later this year.

It is our view therefore that the policies relating to development at the very least, are premature.

Other specific points we would like to raise at this time include the following:

Education: At para 4.1 it is stated that "this is an important issue when considering future growth". The Plan does go on to consider future growth but has no policies or plans relating to the expansion of the primary school. Strategic Land Partnerships owns the land next to the primary school and this scheme has already been discussed with Devon County Council for the expansion of the school in association with other developments.

Proprietor: T C ADAMS

Future development: At para 4.4 it is stated that any new development should include 50% of affordable housing. This is not a viable proposition. Furthermore paragraph 4.4 goes onto suggest that future growth should be fewer than 50 new homes within every 5 year period of the Plan (this presumably means up to 50). Such growth would generate a significant need for additional school capacity. It is possible that the high level strategic issues referred to above involving greater levels of growth will be required necessitating further expansion of the school.

#### Social Leisure & Communications

At para 4.7 it is stated that “ the need for community and green space is seen as essential moving forward”. As far as we can tell there are no policies in place to deliver this. The land owned by Strategic Land Partnerships as part of a comprehensive package could provide such community and green space either in the centre of the village, by the school or Ottery Road.

The Cricket pitch owned by Strategic Land Partnerships is currently leased to the Sports Club and they have secured planning permission for a new Club House and have plans to reconfigure the Cricket pitch in association with the larger area of land which they own themselves immediately to the north. This could release land for the school expansion and/or for some limited development likely in association with further development at Ottery Road.

Objective 1: It is not clear how the policies in the Plan promote efficiencies and improvements to the strategic transport network.

Objective 3: The Objective is to promote only “small” developments within the built-up area boundary. This requires clarification specifically what is “small”? and secondly is there capacity within the BUAB to meet the numbers indicated at para 4.4? This seems unlikely.

Objective 6: How is this provision promoted by the Plan?

Objective 7: How is this support promoted by policies in the Plan?

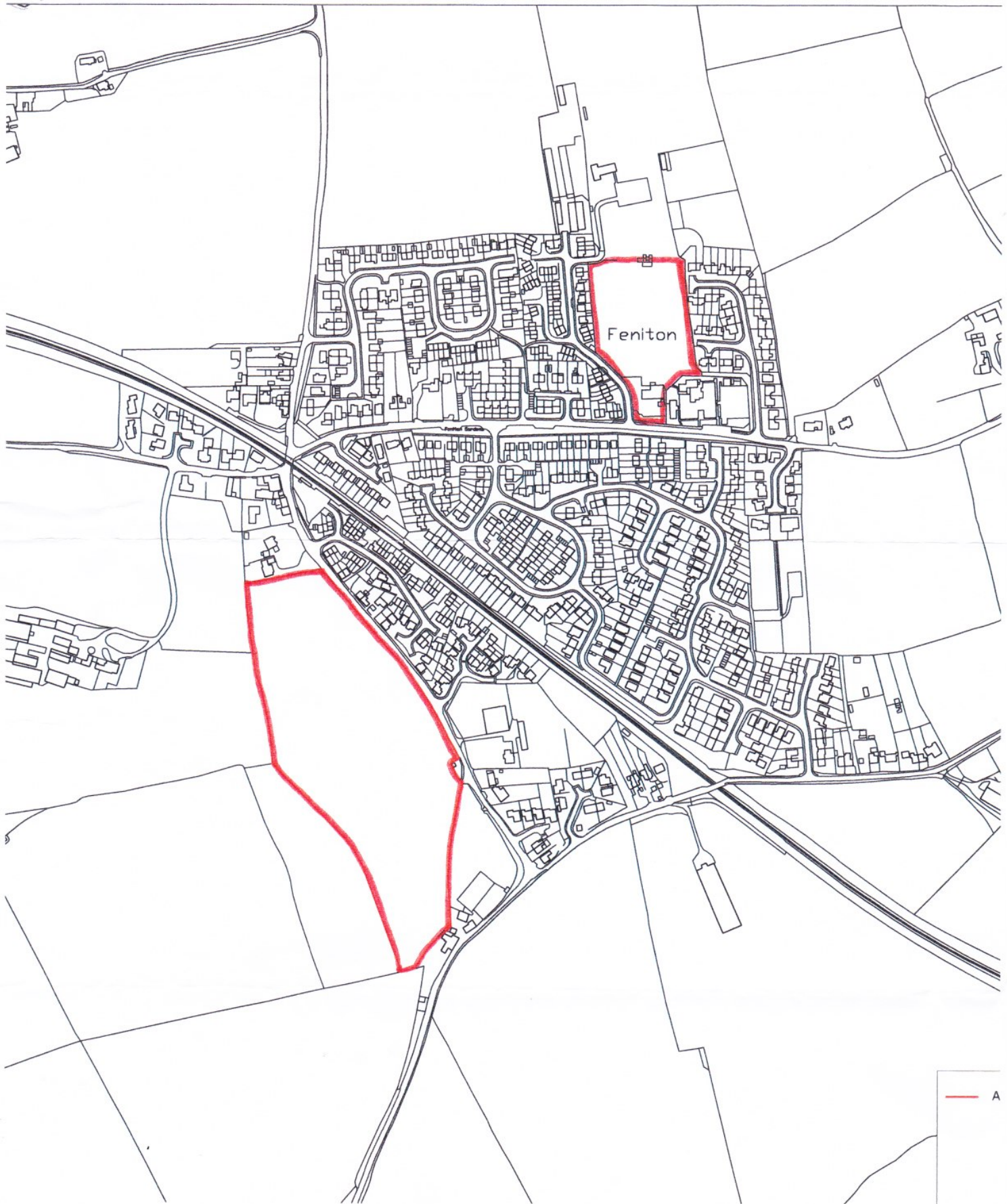
Policy T1: The policy does not seem to relate to Objective 1.

Policy E1: Refers to Feniton’s status as a Rural Farming Settlement of longstanding. The origins of Old Feniton may be such but there is little if any evidence of New Feniton being a Rural Farming Settlement.

Policy O1: Is much too restrictive and would prevent for example a comprehensive proposal which might include part of the Local Green Space but which resulted in an overall quantitative improvement of local green space elsewhere in the village or prevent the delivery of other essential community infrastructure such as medical facilities or school expansion.

As the owner of two key parcels of land closely related to the heart of the village we would welcome the opportunity to discuss with the Parish Council plans for the next 20 years and beyond and how this land could assist in meeting the local community’s needs and aspirations. We regret that no such discussions have taken place to date in preparation of this draft Plan but would be happy to

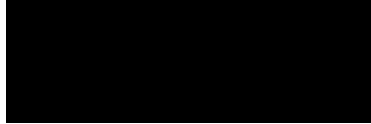




meet at your convenience.

If you have any queries please do not hesitate to contact me. I look forward to hearing from you.

Yours sincerely



**SIMON STEELE-PERKINS**  
pp STRATEGIC LAND PARTNERSHIPS

cc: East Devon District Council