

## Preferred Site/Sites Response Form

<b>Name of Parish</b>	Feniton
<b>Name of Settlement</b>	Feniton
<b>Clerk Contact Name</b>	[REDACTED]
<b>Contact Address</b>	[REDACTED]
<b>Tel. No.</b>	[REDACTED]
<b>Email:</b>	[REDACTED]

Contact details of the person submitting this response form were removed in October 2014 as the previous contact is no longer the clerk to the parish council. This submission does however, remain the comment of the parish council.

Parish Councils should have considered all sites and identified the preferred site/s of the local community to accommodate the housing numbers identified in the emerging East Devon local Plan. We will leave the process for this up to Councils but it should be open and transparent and fully informed by consultation with interested parties (including residents, landowners and businesses).

As a minimum please confirm that:

1. A public exhibition was held on Monday 12<sup>th</sup> November 2012 at which the A1 Plans showing constraints and possible alternative sites were displayed.
2. Parish Councillors were available to answer questions and comments were recorded and these, with any other material received, the plan and covering letter was submitted to the East Devon District Council planning department on the 15<sup>th</sup> November. A draft copy of the minutes is enclosed with this form.
3. The exhibition was advertised on the Parish notice board, local post office and website.

The Preferred Site/s are as follows (Please note map has already been submitted).

Please provide a written summary of the process followed **and the reasoning used to determine the preferred site/s. This will be included in a report to the Development Management Committee early in the New Year.**

With the Planning Inspector overturning EDDC decision and allowing the 'Wainhomes Appeal' for 50 new houses to be built in Feniton on land next to Louvigny Close Feniton, these 50 homes far exceed the 32 homes that Feniton have been earmarked for the next 15 years therefore the Parish Council has had to draw a very tight line around the existing properties which the exception of one very small plot.

In the middle of Feniton we have excellent playing fields which have been in use for over 50 years, it is vital that this area is kept outside the building line.

Over the past 20/30years Feniton has suffered numerous times from flooding, in 2008 Feniton was devastated with 86 homes and the Parish Church flooded. For the size of the village this was a very high percentage of homes. This past week approximately 30 properties were flooded, the infrastructure is just not there to cope with more housing, the sewage system is at capacity, Feniton Primary School is over subscribed and Kings School in Ottery is also at capacity.

On Monday 8<sup>th</sup> October 2012 the Parish Council discussed the new boundaries and a motion was carried that the new boundaries be accepted.

On Monday 12<sup>th</sup> November 2012 a Public Consultation was held and the public were asked to vote on the new boundaries that the Parish Council had agreed on.

For	16
Against	7
Abstentions	2

Please return this form together with all information by Friday 30 November 2012.

Please return to:

Planning Policy  
East Devon District Council  
Council Offices  
Knowle  
Sidmouth  
Devon EX10 8HL

Thank you.

## Site Assessment Checklist

The East Devon Local Plan has been subject to a Sustainability Appraisal, which is a legal requirement to ensure that the social, environmental and economic impacts of development are appropriately considered. It is important that a consistent approach is followed for all parts of the Plan, therefore the objectives used in the Sustainability Appraisal are used as the basis of the criteria for assessing the sites in the villages. The strategic nature of the objectives means that some are more applicable to large urban developments, however we have adapted them to apply to the smaller scale of development in the villages as far as possible.

We would like you to use the criteria in the second column to assess the sites identified for your village, considering whether development of each site is likely to result in a positive, neutral or negative impact. Please complete one form for each site under consideration and add comments in the last column. Examples of completed forms are available. Some objectives are unlikely to be applicable at this scale of development, for instance because they are dealt with at a later stage in the planning/building process, and so the criteria column states that this is not likely to be relevant at this stage. An example of this would be crime reduction or greenhouse gas emissions which are dealt with when detailed designs are drawn up. You can comment on these issues if you wish to but are not expected to.

**Bold** criteria (in column 2) should be adhered to unless there is a strong reason for not doing so, for instance if no site is available within 400m of services then, by default, a site further away will need to be allocated. A series of questions are included to enable a more detailed assessment.

If you wish to include further information, eg photographs of sites to support your assessment please attach them to the form. We can accept forms in hard copy sent to Planning Policy, EDDC, knowle, Station Road, Sidmouth, Devon EX10 8HL or electronically sent to [crodway@eastdevon.gov.uk](mailto:crodway@eastdevon.gov.uk)

**Settlement Name.....Feniton..... Site.....**

Please return these forms by 30<sup>th</sup> November 2012

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Criteria to apply to all sites in the villages	Comments
1.To ensure everybody has the opportunity to live in a decent home	This is unlikely to be relevant at this stage	
2.To ensure all residents have access to community services	<p><b>New development should ideally be located within a 400m (or at most 600m) walk of most local facilities and services eg shop, hall, bus stop.</b></p> <ul style="list-style-type: none"> <li>· Is the route flat, if not is the gradient reasonable for the less mobile?</li> <li>· If steep, are resting places available?</li> </ul>	

	<ul style="list-style-type: none"> <li>Are footpaths available to avoid traffic conflict?</li> <li>Are access routes lit?</li> </ul>	
3.To provide for education and skills	<p><b>In settlements with schools, new development should be located within 400m (or at most 600m).</b></p> <ul style="list-style-type: none"> <li>The access criteria are as question 2</li> </ul>	
4.To improve the population's health	<p><b>New development should ideally have access to healthcare facilities. This is not possible in most villages but sites should be located close to recreation space and off-road paths</b></p> <ul style="list-style-type: none"> <li>Is the site within walking distance of healthcare facilities, footpaths or cycle routes?</li> <li>Is the site adjacent to a recreation space?</li> </ul>	
5.To reduce crime and fear of crime	This is unlikely to be relevant at this stage	
6.To reduce noise levels and minimise exposure of people to noise and other types of pollution	<p><b>New development should not be sited where adverse noise levels will be caused by or to residents</b></p> <ul style="list-style-type: none"> <li>Is the site adjacent to a main vehicle route (eg. 'A' road or railway)?</li> <li>Is an adjacent use likely to have an adverse impact on new residents (eg. factory, farm?)</li> <li>Is construction noise/ new residents noise likely to impact on existing residents (eg. new family housing or employment adjacent to sheltered accommodation)?</li> </ul>	
7.To maintain and improve cultural, social and leisure provision	This is unlikely to be relevant at this stage but it would be helpful to note any particular needs that could be met/part met by new development eg. green space, new village hall	
8.To maintain and enhance built and historic assets	<p><b>New development should not be located where it will harm the character or setting of an historic asset</b></p> <ul style="list-style-type: none"> <li>Will new development impact upon the setting or character of a historic building or Conservation Area?</li> <li>Approximately how far away are they?</li> </ul>	
9.To promote the conservation and wise use of	<b>Priority should be given to previously used land and new development should be located adjacent to or within the</b>	

<p>land and protect and enhance the landscape character of East Devon</p>	<p><b>existing Built-up Area Boundary to minimise impact on the countryside and prevent sprawl. Sites remote from the existing settlement should not be considered appropriate.</b></p> <ul style="list-style-type: none"> <li>· Is this a greenfield site?</li> <li>· Are there existing buildings/has the site been previously developed?</li> <li>· Is the site within a designated landscape, for instance an Area of Outstanding Natural Beauty or a Coastal Preservation Area?</li> <li>· Can the site be seen from public footpaths/roads/other vantage points?</li> <li>· How prominent is the site when viewed from outside it, and from approximately how far away?</li> <li>· How prominent is the site when viewed from adjoining properties?</li> </ul>	
<p>10.To maintain the local amenity, quality and character of the local environment</p>	<p><b>New development should not be located where it will have a significant impact on local amenity or character</b></p> <ul style="list-style-type: none"> <li>· Will development have a significant adverse impact on local amenity?</li> <li>· Will it adversely affect the character of the local area (for instance through removal of trees/development of a greenfield site)?</li> </ul>	
<p>11.To conserve and enhance the biodiversity of East Devon</p>	<p><b>Sites on or adjacent to County Wildlife Sites, Sites of Special Scientific Interest or Special Areas of Conservation should be avoided.</b></p> <ul style="list-style-type: none"> <li>· These should have been picked up through the SHLAA assessment and also appear on the maps provided for the public consultation</li> </ul>	
<p>12.To promote and encourage non-car based modes of transport and reduce journey lengths</p>	<p><b>In settlements with public transport available, sites should be within 400m of a bus stop (or at most 600m).</b></p> <ul style="list-style-type: none"> <li>· The criteria are as per question 2</li> </ul>	

13.To maintain and enhance the environment in terms of air, soil and water quality	<p><b>Areas of best quality agricultural land and areas where pollution is a particular problem should be avoided</b></p> <ul style="list-style-type: none"> <li>· Is the site in agricultural use?</li> <li>· Is the site adjacent to a main road?</li> <li>· Is there sewerage capacity?</li> <li>· Is the site within or adjacent to an area prone to flooding?</li> </ul>	
14.To contribute towards a reduction in local emissions of greenhouse gases	This is unlikely to be relevant at this stage	
15.To ensure that there is no increase in the risk of flooding	<p><b>Sites within areas known to flood should be avoided if possible.</b></p> <ul style="list-style-type: none"> <li>· Is the site in or adjacent to an area known to flood or identified on the floodzone maps?</li> </ul>	
16.To ensure that energy consumption is as efficient as possible	This is unlikely to be relevant at this stage	
17.To promote wise use of waste resources whilst reducing waste production and disposal	This is unlikely to be relevant at this stage	
18.To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	<p><b>Ideally new development should be located within 400m (or at most 600m) of employment sites</b></p> <p>Note- employment opportunities are limited in many villages, with most workers commuting out. You may consider that employment land should be identified in your settlement.</p> <ul style="list-style-type: none"> <li>· Is there a need for additional employment eg small business units/storage/office space?</li> <li>· Are there local employment opportunities (within walking distance) or is a regular bus service available to larger settlements?</li> </ul>	
19.To maintain and enhance the vitality and viability of the Towns of East Devon	This is unlikely to be relevant at this stage	
20.To encourage and accommodate both indigenous and inward	This is unlikely to be relevant at this stage	

investment		
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Any other observations

**This form has not been completed because the Planning Inspector has forced 50 new homes on Feniton when we were only allocated 32 homes for the next 15 years**

Have you attached additional information?

# FENITON PARISH COUNCIL

## Draft Minutes of the Meeting held on Monday 12<sup>th</sup> November 2012

**Present:** - Chairman Cllr M Smith

**Councillors present:** - P. Privett, G Preston, P Blackmore, N Spence, C James and R Crowe-Swords

**Also present:** - Cllr G Brown (EDDC), 28 members of the public and J Masters (Parish Council Clerk).

### **111. Public Consultation on Feniton Building Boundaries:-**

The chairman outlined the proposed building boundaries which were agreed at the last Parish Council meeting. Two large copies were put on display; the public were invited to come forward to view them. Several people asked questions.

The Chairman then invited people to speak:-

Mr David Cutler, the applicant for the Ackland Park site developers said, the previously agreed boundaries and the guidance given to the Parish Council by EDDC was correct, now EDDC are asking the Parish Council to change it, he went on to say the new advise was incorrect. Mr Cutler said that on a doorstep survey of Acland Park only one person objected to the proposed Acland Park development. He went on to say the Acland Park site was extremely dangerous place with the state of the farm buildings and asbestos contamination of the area that it is a dangerous place for children to play, and the site would be cleaned up with the redevelopment. When asked, Mr Cutler agreed that he had not asked residents in other parts of Feniton if they wanted this development. Several times Mr Cutler referred to the houses backing on to the sports ground as “like living in Beirut”.

Cllr Brown said he would like to respond on behalf of EDDC. He believed that EDDC is a failing council as stated by the Planning Inspector; Cllr Brown said he believed that the Acland Park site should be left in the building line because the Planning Inspector said there should be a 20% increase in allocation from 16,000 to 20,000 in East Devon. He went on to say the Planning Inspector stated that EDDC has not got their 5 year land supply together.

Claire Wright (EDDC councillor for part of Feniton village) said, in a recent report EDDC has recalculated the 5 year land supply.

John Withrington said, the Planning Inspector had said that each application should be considered on its own merit”.

Cllr Brown (EDDC) said that the built-up area boundary should be left unchanged; and claimed Feniton would still get the development anyway and that the Acland Park proposal would generate some revenue for the flood relief scheme.

Cllr Smith told the meeting that the plan we are looking at has to be revisited over the next 15 years and at some point when the drainage, sewage and school is sorted out Feniton can manage more development as with all those who live in the village and wanted to see the flooding issues sorted before any more development takes place in Feniton.

Mike Court for the sports club, asked what are the council doing for the youth of Feniton regarding sport? Mr Court went on to say, “that he sees children bussed to Exeter, Sidmouth & Honiton, and asked the council if they prefer to see the children bussed off to various place or have them in a safe place with in the village. The Chairman replied “extra sports facilities for the youth of the village would be helpful; however it was more important to protect residents against flooding.

Mark Maries the Chair of Governors at the Primary School told the meeting that Feniton Primary School was already oversubscribed and the extra 50 houses that Wainhomes intend to build will make matters worse. Therefore the development at Acland Park will mean Feniton children being bussed all over the place.

Francis Pyle warned the meeting that if the Parish Council rejected the Acland Park site and a child is killed in the derelict buildings, then it would have to take responsibility.

Mr Pyle was reminded that it was the duty of the landowner to make the buildings safe.

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Cllr Brown urged residents and the Parish Council to leave the boundaries unchanged, then he spoke of what he saw as the benefits of the Acland Park scheme. He went on to criticise Feniton Parish Council for not supporting the application previously and insisted that it was the council's decision and resident's objections against the application that had contributed to the Wainhomes appeal decision. He said communities that objected to development get it forced on them. He went on to say residents of Acland Park wanted the scheme which would bring flood relief money if approved.

Colin Bishop said that we have not heard what Wainhomes will provide for the village, he believes we should go to the developer to see what they will provide for the village.

Claire Wright said she wanted to stick up for the parish council, the reason why the plan was rejected because it was outside the planning policy, and believes the parish council is doing the right thing.

The Chairman asked the public to support the Parish Council's decision which was made at the previous Parish Council meeting to exclude the land North of Acland Park, the sports field including the Sports & Social Club and the car park. Also to ring fence the Wainhomes planning application that the Planning Inspector allowed at the recent Planning Appeal and to exclude the rest of the site.

For the proposal 16

Against the proposal 7

Abstentions 2

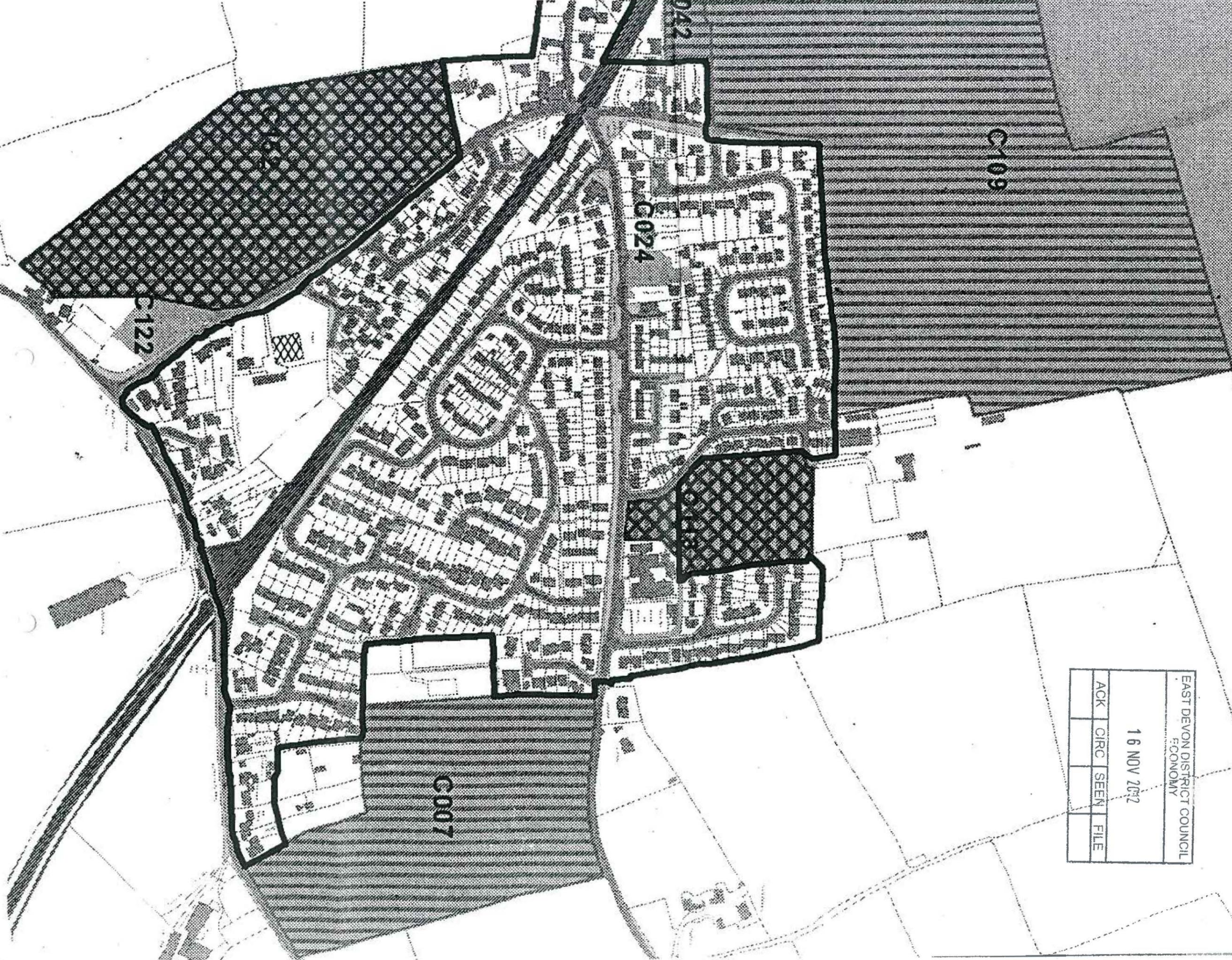
**This part of the meeting concluded 19.45hrs.**

**Page 2 signed by the Chairman.....10<sup>th</sup> December 2012**



CURRENT

EAST DEVON DISTRICT COUNCIL			
ECONOMY			
16 NOV 2012			
ACK	CIRC	SEEN	FILE



PROPOSED

EAST DEVON DISTRICT COUNCIL ECONOMY			
16 NOV 2012			
ACK	CIRC	SEEN	FILE

C109

C042

C024

C007

C122

