

**Representations in support of land
at Westlades, Station Road
Feniton, EX14 3ED**

Land North Of Station Road

Known as Westlades

On behalf of

The Landowners

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1. Introduction

- 1.1 The following report is submitted to support the allocation of the land at Westlades Feniton, for future residential development.
- 1.2 Westlades is 1.79 Ha (4.4 acres) of land on the north east edge of Feniton, in a location that does not suffer with surface water flooding. There is scope to redevelop the entire site, but the most suitable and proposed redline would be to allocate a smaller option of the rear garden infilling between the main house and the village boundary. This would be 0.52 Ha (1.3 acres) and thus qualify as a small site option.
- 1.3 Under the NPPF EDDC need to allocate **at least** 10% of their new housing as small site options, to give choice to SME developers (these sites need to be under 1 Ha (2.47 acres)). There seems to be a shortage of small sites being allocated in the current Local Plan Reg 19 being taken forward and this would be an excellent choice to include.
- 1.4 The whole site was assessed as suitable at the Reg 18 stage of the plan, so my clients took no further action to promote their land. EDDC assessment stated the land had no over-arching constraints. Like most sites some offsite footpaths and cycle links would be required, but that is the norm for most new sites. Mention was made about the mature trees on site and them supporting nature (like most trees do). None of these trees would be removed or altered to allocate this site. Access can come off the current driveway into the site or a new access cut through the bank.
- 1.5 Analysis by EDDC indicated that the land was worthy of serious consideration at the Reg 18 stage. It would appear there are no real constraints to allocation.
- 1.6 The site was determined to be in a suitable location for further development in the village and it was accepted that the site could be allocated for residential development, flagging that there were some mature trees on the boundary (that would not be touched if the site is developed).
- 1.7 These Reps are made to help explain to EDDC why this is a good and suitable location to be allocated and why the site needs to be re-included as a small site option for new homes in the village.
- 1.8 The considerations raised by EDDC have been looked at in detail by me and a team of consultants and none of the issues raised would in any way prohibit development of this site.
- 1.9 This report thus highlights the opportunity this field provides and if allocated, could be built out within the next 5 years, providing new family homes in Feniton.
- 1.10 EDDC need to allocate **at least** 10% of the new housing allocations as small site options, this site of 0.52 hectares is an excellent choice.

2. Site and Surrounding Area

- 2.1 The site is a residential property in large grounds known as DN438097 on the land registry. The site is on the north eastern side of the village, close to facilities.
- 2.2 The combined area of the whole site is 1.79 hectares gross in size, currently set to pasture and garden, around the two residential homes on site. The property is surrounded by hedges and trees on most of its boundaries.
- 2.3 It is being suggested that 0.52 hectares of the fields are allocated for development in the western portion for development (see attached plan)
- 2.4 The fields slope very gently, which would not restrict or prevent development in any way. The gentle nature of the slopes will help with natural drainage.
- 2.5 The site is accessed from one main point, off Station road at present. This access point could be widened to allow for further development. Or if desired a new access point could be cut through the bank, avoiding the large trees, visibility splays have been checked and this would appear to work if considered more appropriate.
- 2.6 The site does have a range of large trees mainly on the boundary. None of these would be touched at all if the site was developed. There are no mature trees within the site that would be impacted upon for the 0.52 hectare part of the site suggested for allocation. Thus again, none of the mature trees whatsoever will be touched in any way to facilitate development, for land being proposed to be allocated.
- 2.7 To the west of the site the surrounding area is residential with a range of amenities including a pub, local shop and primary school. There is also play space for children and a local youth club close by, also a train station making the site sustainable.
- 2.8 The surrounding area to the north is open space, to the east is a church, hair dressers and bowling club, making this is sensible location to allocate for new homes.

3. Suitability Assessment

- 3.1 Flooding - The site lies in Flood Zone 1. The whole of Feniton is a critical drainage area, but this site is not prone to flooding and a new scheme to alleviate the issue is being constructed. The Feniton Flood Alleviation scheme is due to be completed in 2025.
- 3.2 Biodiversity – The site is not within a SAC or SPA or SSSI.
- 3.3 Access – The site has 1 point of access, at this stage, this can be widened for the new residential development. Or a new proposed access point can be facilitated, visibility splays have been checked. The site is only 250m from the primary school.
- 3.4 Air Quality – The site is not near to an AQMA but we should encourage cycling, walking and bus use where possible. The site is well served by buses, with a bus stop close by, making it extremely sustainable in transport terms. The train station is only 500m away again making this a suitable location.
- 3.5 European sites – No immediate risks.
- 3.6 SSSI – None within or adjacent to the site.
- 3.7 Ancient Woodland – None within or adjacent to the site.
- 3.8 Priority habitats – Hedges surround the site and some mature trees, but none will be impacted if the site is allocated for housing.
- 3.9 Other habitats/features – None.
- 3.10 Protected Species – Bats likely to be present due to hedges and trees.
- 3.11 Heritage & Archaeology – No listed buildings nearby.
- 3.12 Landscape – No issues.
- 3.13 Minerals – No issues.
- 3.14 There are mature trees on the boundary and some within the site, but none would be impacted upon if the site is allocated for development.
- 3.15 Climate change – The site is located close to bus stops and a train station. Also, the village itself has a good range of amenities making it a sustainable location for a small allocation. This development will help ensure the village and the school stay viable in the future.

3.16 The site is serviced to the boundary meaning that there are service utilities in the road outside including, electricity, water, telecoms, connecting to sewers and gas are close-by. This is a key point as this helps make the land viable to be allocated and come forward as a project.

4. Planning History and other Consultants Overview

- 4.1 The site has had 2 live applications the last 25 years.
- 4.2 There was an application for conversion of outbuildings to residential use, this was approved on 20th September 2001. <https://planning.eastdevon.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=ZZZAVGHXT00>
- 4.3 There was an application for a new replacement conservatory was approved on 14th May 2021. <https://planning.eastdevon.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=QRIF6MGHLRY00>
- 4.4 A landscape architect has appraised the site and it is fine for development.
- 4.5 A drainage engineer has assessed the geology and a sustainable urban drainage design would be acceptable for this site.
- 4.6 An ecologist has assessed the site, which has confirmed no issues.
- 4.7 An arboriculturist has reviewed the site and confirmed the site can be developed with no harm to the mature trees on the site.
- 4.8 A highways consultant has reviewed the site and checked access for suitability and if a new access was to be cut, that the visibility works.
- 4.9 A utility engineer has reviewed the site. Various searches of the utility infrastructure have been done and all exist in or close to the site, making it a serviced site, helping ensure viability and suitability for allocation.

5. Conclusion

- 5.1 There is a large demand for new housing in the local area, due to its proximity to good transport links and the village's good selection of amenities; and this site is ideally suited for allocation and future development.
- 5.2 This is a suitably sized site for Feniton and is by far the best option for a small site for the village. It will not be overbearing for the village, whilst not being too small as to not make any difference. It would appear it is the right size for the village with a proposed 0.52 hectares for allocation.
- 5.3 It is clear the current Reg 19 does not allow for enough housing, nor does it allow for enough housing in Feniton, nor does it allow for enough small sites, which it has to under the NPPF, on all counts this site should be allocated.
- 5.4 This site is readily suitable, available, and achievable within the shortest time frame of within the next 5 years.
- 5.5 **There is no doubt this is by far the best option for housing in the village on all grounds, including planning merit.** It is disappointing it has been overlooked from the Reg 18 stage to the next Reg 19 stage and these Reps should help to explain why this site needs to be re-included.