

From: Parish Clerk [REDACTED]
Sent: 13 January 2023 11:40
To: Planning Policy; Angela King
Cc: Cllr Philip Skinner
Subject: EDDC Local Plan - Payhembury Parish Council's concerns about potential large-scale development in the adjoining parish of Feniton

Categories: Reg.18 consultation

Good morning,

Payhembury Parish Council would like to submit comments regarding their concerns about potential large-scale developments in the adjoining parish of Feniton, which are being considered as part of the emerging EDDC Local Plan.

As part of the public consultation on the emerging EDDC Local Plan, a number of areas have been identified around the north side of Feniton as potential sites for housing development. These, together with a small site for 42 houses in the centre of Feniton, would lead to a 66% increase in the size of Feniton if all of the sites were to be developed. A potential increase in population size on that scale would also have a large impact on the parishes that surround Feniton, including Payhembury, in particular on facilities infrastructure (school places, doctors, etc) and on the road usage and infrastructure.

The potential number of houses being considered would lead to a large increase in the number of primary and secondary children requiring school places. The primary schools in Feniton and Payhembury have very little spare capacity and very little ability to expand to offer more capacity. Likewise The King's School In Ottery St Mary would struggle to absorb additional students on that scale. There are concerns in Payhembury that an increase in the number of secondary school age students on that scale in Feniton would lead to a change in the catchment area for The King's School such that Payhembury was no longer in the catchment for The King's School.

The doctors surgeries and dentists that serve this area are already very, very stretched. It is very difficult for existing residents to get timely appointments and adding in a further several hundred households will only make things more difficult for those already living here - in all of the local parishes.

Whilst accepting that the presence of the railway station and the easy access to the A30 may well be considered as positive aspects for development in Feniton, not everyone would be travelling in those directions. A large section of the potential development sites straddles the narrow single-carriage road from Feniton to Payhembury. The number of vehicle journeys northwards, through Payhembury, to reach the M5 would increase substantially if development on the scale being considered was allowed. The road through Payhembury village already has problems with the number and type of vehicles that use the road, the speed of those vehicles and issues with parking. The Parish Council have tried to find ways to improve safety for pedestrians without much success so far. DCC Highways have been asked by the Parish Council to make the road through the centre of the village a 20mph zone to protect pedestrians, especially when using the shop, the Parish Hall and, in particular, the school. The school straddles the road and young children need to cross the road during the school day, albeit with appropriate adult supervision, to be able to use facilities on either side of the road. Outside of the village there are very few footpaths so most pedestrians, as well as cyclists and horse-riders, need to use the roads. Many of these roads are very narrow and in a poor state of repair. There are already very major concerns about safety from people using the roads in this way - increasing the numbers of vehicle movements substantially will only make things more dangerous for other users of the roads.

In summary, the facilities infrastructure and road infrastructure in this area cannot cope with an increase of several hundred houses in Feniton. The impact of such a development would affect all of the local parishes, not just Feniton. Whilst it might be possible longer-term to ease the issues with schools and medical facilities it is unlikely to happen in the short-term. Road quality might eventually be improved, but the narrowness and number of roads isn't going to change. Increased numbers of vehicle movements on the existing road network will make things more dangerous for everyone.

Payhembury Parish Council ask EDDC to fully consider the potential impact that proposed developments in one parish have on its small neighbouring parishes.

Regards

Payhembury Parish Council

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