



1<sup>st</sup> Jan. 2023

Planning Policy, East Devon District Council,  
Blackdown House, Honiton  
EX14 1EJ

**The Future of Feniton:**

The planning proposals for Feniton as outlined by EDDC are, in my view, totally unacceptable for several reasons:

- a) Numbers of new houses proposed: the numbers projected will, without doubt, fundamentally change the nature of the village in a negative way.
- b) Unsuitable roads: it has already been determined that the current road network cannot support significant new development – indeed it is less than adequate now.
- c) Inadequate shops, leisure or medical facilities: these are inadequate at present.
- d) Inadequate school provision: the present school has been at capacity for some years and a new facility would be required.
- e) Inadequate transport links: apart from unsuitable roads, the train service cannot, I am told, be increased in frequency without large double track investment which not only is unlikely but would take many years to provide – thus increasing road use.
- f) No significant employment locally: therefore Feniton will become a commuter base serving Honiton, Exeter, Cullompton, Taunton etc with much increased traffic on unsuitable roads – such as north through Fayhembury, for example.
- g) Drainage issues: it is not clear that recent upgrades are sufficient – let alone the new problems which would be generated.

As I understand it, two planning appeals decided in 2014 that Feniton was unsuitable for any significant or mass housing expansion for the above reasons. Nothing has changed since 2014.

A government minister has recently (December 2022) gone on record as saying:

“Councils will be permitted to build fewer houses if: a) they experience genuine “constraints, or b) new homes would significantly change the character of the area.”

There can be no doubt that both conditions would apply here – so the proposed developments should not be seriously considered and would result in serious opposition.

I am therefore totally opposed to the proposals.

Yours,



Mike Golding

