

**East Devon Local Plan 2020-2040**



# Site Selection report

## Feniton



East Devon – an outstanding place

**Contact details**

Planning Policy  
East Devon District Council  
Blackdown House, Border Road, Heathpark Industrial Estate, HONITON,  
EX14 1EJ

Phone: 01404 515616

Email: [planningpolicy@eastdevon.gov.uk](mailto:planningpolicy@eastdevon.gov.uk)

[www.eastdevon.gov.uk/planning/planning-policy/](http://www.eastdevon.gov.uk/planning/planning-policy/)  
[@eastdevon](#)

To request this information in an  
alternative format or language  
please phone 01404 515616 or  
email [csc@eastdevon.gov.uk](mailto:csc@eastdevon.gov.uk)

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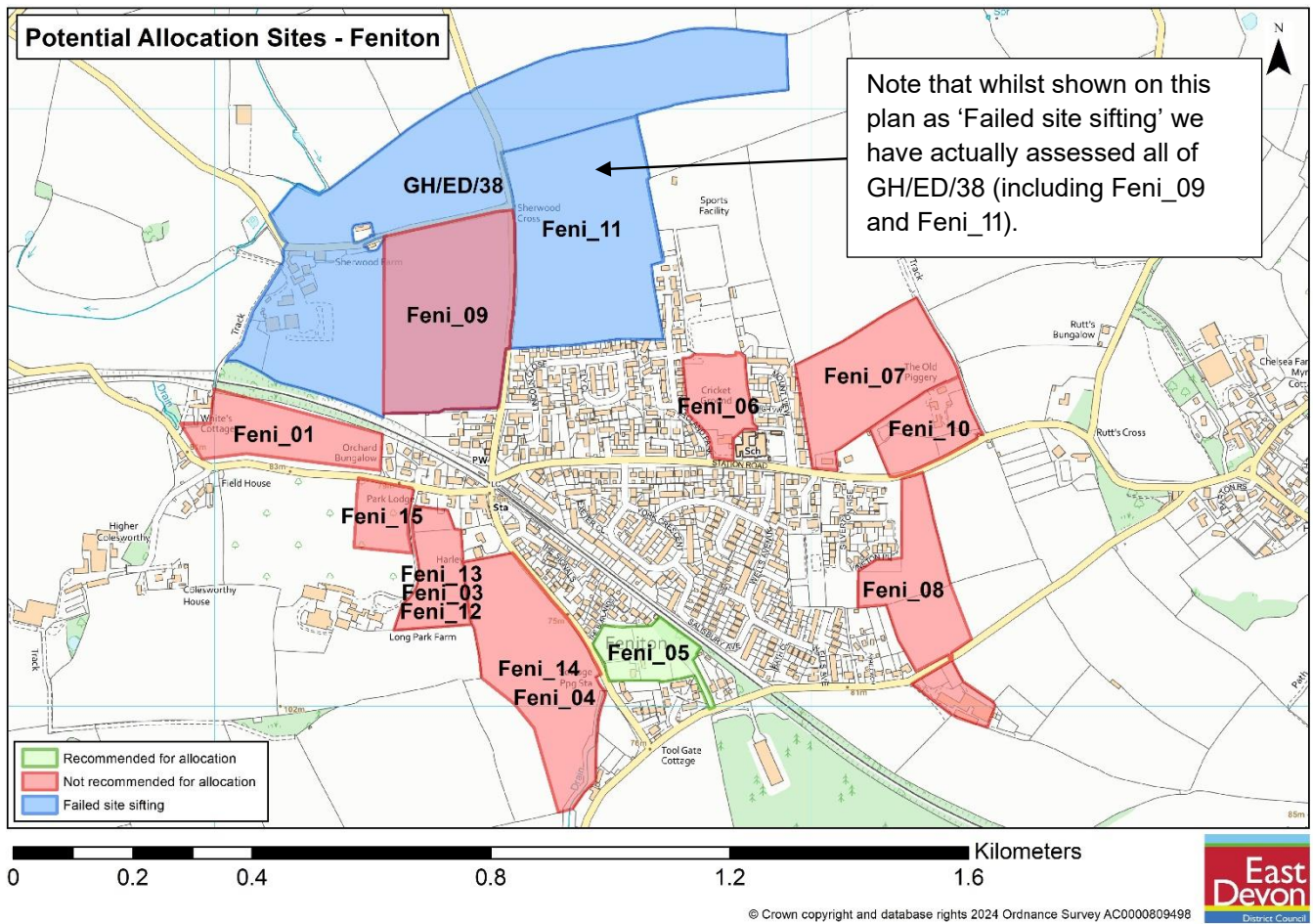
# 1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not.<sup>1</sup> The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites or not.<sup>2</sup>
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site, or not. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Feniton. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites which have been subject to assessment, other sites were not assessed because they did not pass 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following sites did not pass site sifting at Feniton:
  - Feni\_03 overlaps with Feni\_13.
  - Feni\_04 overlaps with Feni\_14.
  - Feni\_11 overlaps with Feni\_09.
  - Feni\_12 is probably unachievable in HELAA due to minerals constraints, subject to a Minerals Resource Assessment.

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<sup>1</sup> INSERT WEB LINK TO UPDATED VERSION OF METHODOLOGY, ALSO INCL. ECOLOGY, LANDSCAPE, HESA SPECIFIC METHODOLOGIES

<sup>2</sup> Following the approach advocated by the Planning Advisory Service – see Topic 5 – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)



**Figure 1.1: Overview of Site Selection findings at Feniton**

Site reference	Number of dwellings / hectares of employment land	Allocate?
Feni_01	46 dwellings	No
Feni_05	42 dwellings	Yes
Feni_06	30 dwellings	No
Feni_07	60 dwellings	No
Feni_08	83 dwellings	No
GH/ED/38	225 dwellings	No

<b>Site reference</b>	<b>Number of dwellings / hectares of employment land</b>	<b>Allocate?</b>
Feni_10	36 dwellings	No
Feni_13	25 dwellings	No
Feni_14	75 dwellings	No
Feni_15	30 dwellings	No
Otry_20	4.64 hectares of employment land	Needs further consideration

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## 2 Site Reference Feni\_01

### Site details

**Settlement:** Feniton

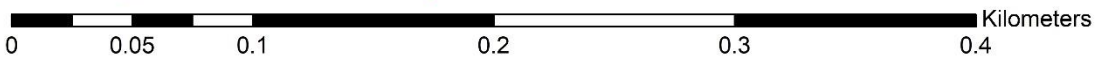
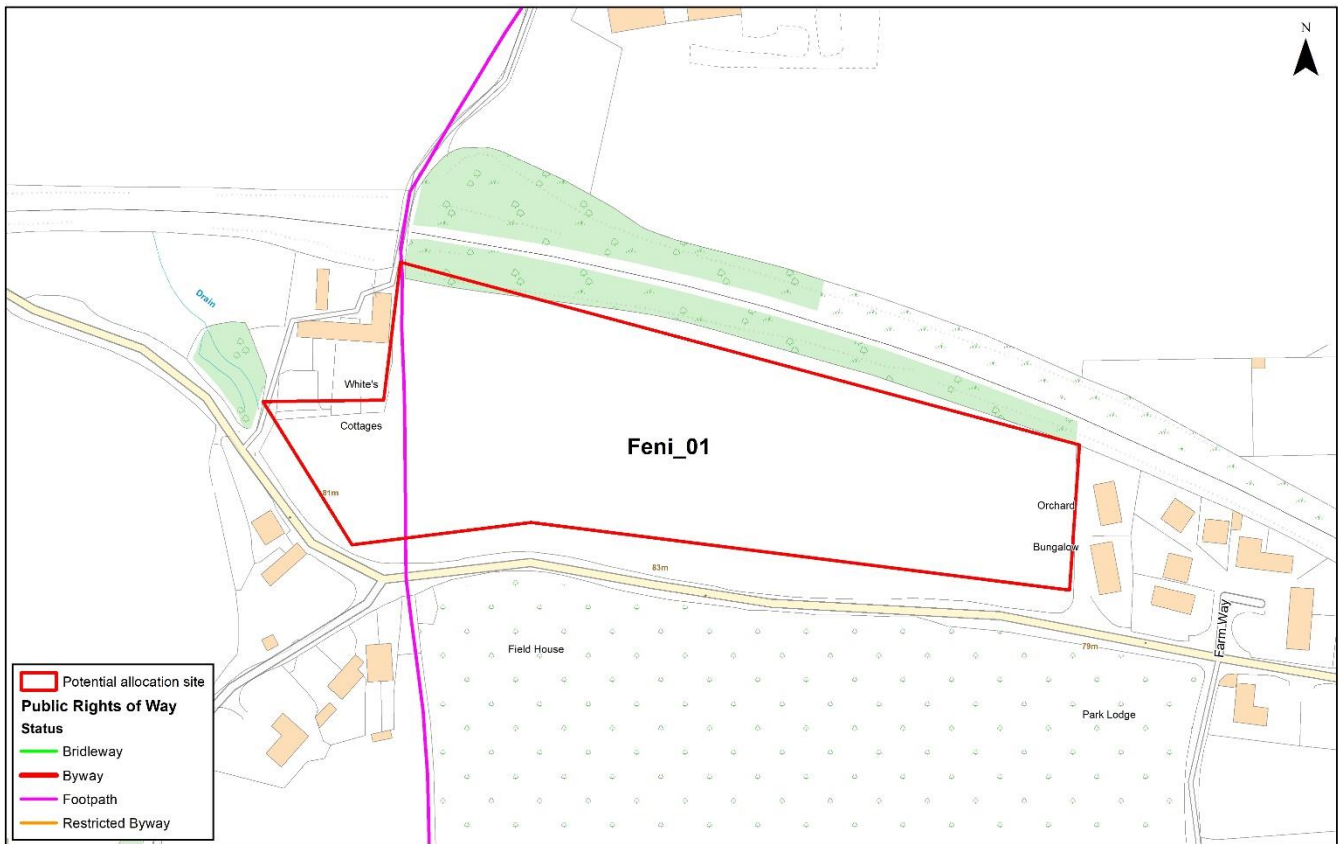
**Reference number:** Feni\_01

**Site area (ha):** 2.56

**Address:** Land at Feniton forming part of Sherwood Farm,

**Proposed use:** Housing

# Site map



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# Photos







View into site looking north/east from the road by footpath entrance.



View across road frontage looking east to west

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

There are no explicit site specific infrastructure issues identified in this phase of this work for this site.

## **Landscape**

The site is flat and in a low lying part of East Devon. It falls in the Landscape Character Type 3E which is described as comprising of gently sloping/undulating land which surrounds the valley floors, this forms a good summary of this site. There is some but very limited inter-visibility between the site and the East Devon National Landscape to the east of Feniton. The site itself is attractive, and boundaries are unchanged from historic mapping records, though in other respects it forms unremarkable countryside with some buildings at its edges including a low density bungalow developed urban edge of Feniton, softened with vegetation, to the west. If fully built out the site would extend a potentially quite prominent developed finger of buildings westward from Feniton into open countryside. The site is identified as having a low-medium sensitivity to development.

## **Historic environment**

There are no designated heritage assets in close proximity of the site. Whilst the railway line to the north is of some historic interest any development of the site would not be expected to have no adverse heritage impacts.

## **Ecology**

This is a greenfield site of improved farmland. The northern site boundary is defined by a hedgerow and a band of mature trees beyond which lies the Exeter to Waterloo railway line. Other boundaries are defined by hedgerows. The hedgerows and trees to the site boundaries can be expected to be of some local wildlife importance, and should the site be developed their protection and enhancement would be appropriate. There are no designated wildlife features or assets close to the site.

## **Accessibility**

The site falls within 1,600 metres of the modest range of services and facilities that are available in Feniton.

## **Other constraints**

There are no other identified constraints to development that are specific to this site.

## **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

## **Opportunities**

There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

## **Yield (number of dwellings or hectares of employment land)**

### **Contribution to spatial strategy**

Feniton is a Tier 4 village and as such not identified as appropriate in policy in the draft plan for strategic scale growth.

### **Should the site be allocated?**

No

### **Reasons for allocating or not allocating**

This flat Greenfield site is in agricultural use and lies to the western side of new Feniton to the south of and abutting the railway. Facilities in the village are reasonably close, albeit some are across the railway line. Overall the site appears a possible development option with no obvious over-riding constraints. It is suggested as a 2nd Best site for allocation for development.

### **If whole site is not suitable for allocation, could a smaller part be allocated?**

If easterly as opposed to westerly parts of the site were developed it would reduce the level of incursion beyond the built fabric of Feniton into open countryside.

# 3 Site Reference Feni\_05

## Site details

**Settlement:** Feniton

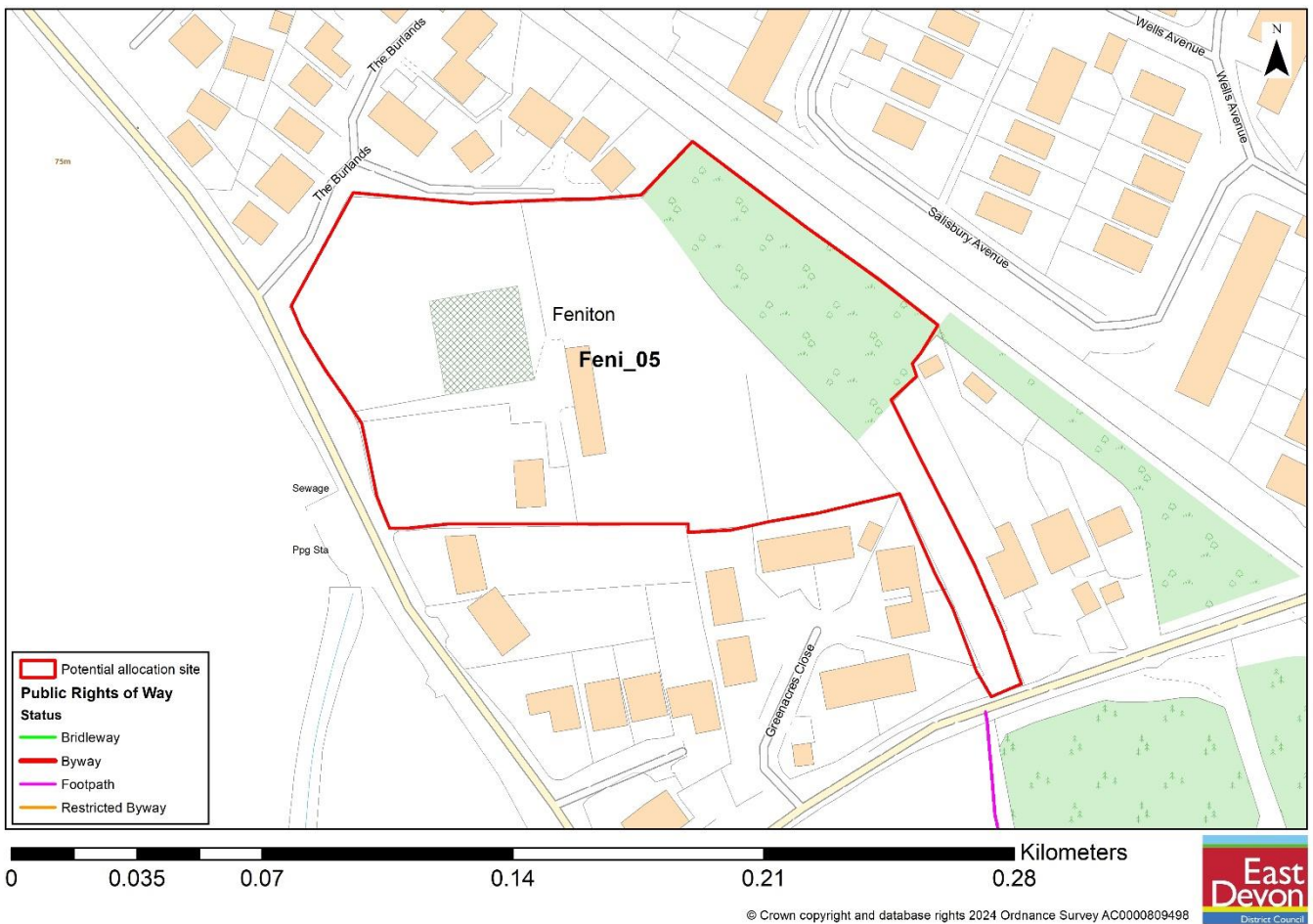
**Reference number:** Feni\_05

**Site area (ha):** 1.48

**Address:** Land and buildings at Burland Mead, Feniton, Honiton (Land Registry DN459561), EX14 3BS

**Proposed use:** Housing

## Site map



## Photos



Above: Views towards the north eastern boundary of the site



Above: View across site frontage with Ottery Road



Above – View across the site from The Burlands.

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

There are no explicit site specific infrastructure issues identified in this phase of this work for this site.

### **Landscape**

This site was previously used as a plant nursery and some building and structures and an old dwelling remain on the site. The site is over-grown and with development to three sides and a road frontage it does not read as being part of the open countryside, albeit it does have an open and somewhat wild character.

### **Historic environment**

There are no designated heritage assets in close proximity of the site.

### **Ecology**

The extensive vegetation cover on the site and the fact that it contains a number of mature trees within and to its boundaries means that it is likely to support species of at least some local interest. There are no designated wildlife features or assets close to the site.

### **Accessibility**

The site falls within 1,600 metres of the modest range of services and facilities that are available in Feniton.

### **Other constraints**

There are no other identified constraints to development that are specific to this site.

### **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

### **Opportunities**

There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

### **Yield (number of dwellings or hectares of employment land)**

42

### **Contribution to spatial strategy**

Feniton is a Tier 4 village and as such not identified as appropriate in policy in the draft plan for strategic scale growth.

### **Should the site be allocated?**

Yes

### **Reasons for allocating or not allocating**

This is the site of a former plant nursery that contains former structures and buildings that are in a poor state of repair. The site lies towards the southern side of new Feniton. The rectangular site has existing development to three sides and can be seen as a reasonable development option, it presents what might be looked upon as a large infill opportunity in the built fabric of the village. However, there is a concern that it is not clear if alternative employment uses for the site have been effectively explored and also extensive on-site vegetation cover may be of some wildlife interest.

### **If whole site is not suitable for allocation, could a smaller part be allocated?**

No

## 4 Site Reference Feni\_06

### Site details

**Settlement:** Feniton

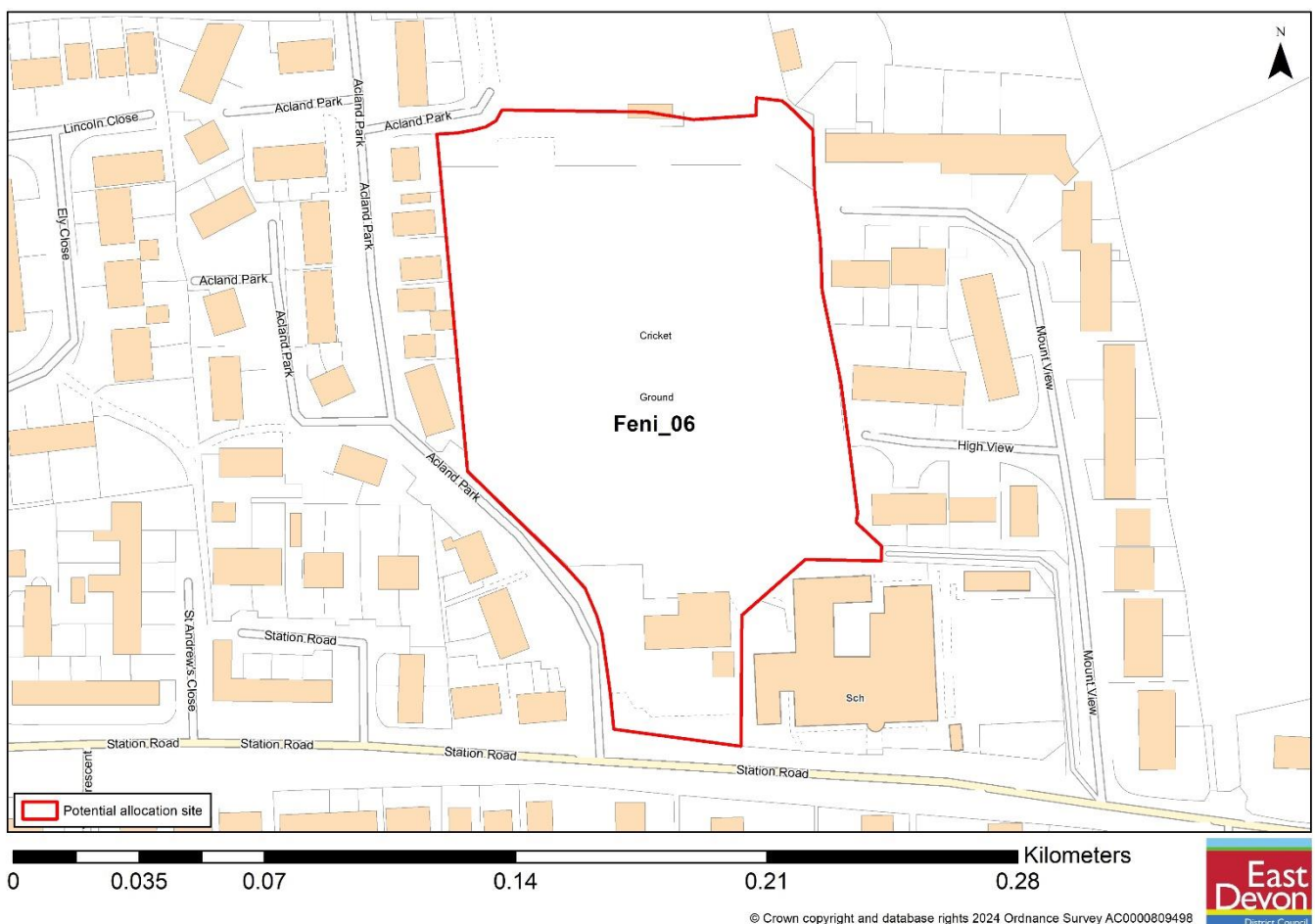
**Reference number:** Feni\_06

**Site area (ha):** 1.49

**Address:** F P F A Club, Station Road, Feniton, Honiton, Devon, EX14 3DF

**Proposed use:** Housing

### Site map





## Photos



Above – View across site from Acland Park.

## Site Assessment Summary and Conclusion

### Infrastructure

There are no explicit site specific infrastructure issues identified in this phase of this work for this site.

### Landscape

The site contains an existing building and a sports pitch. Built development falls to the west, south and east and to the north are more sports pitches. Possible adverse landscape impacts arising from development could be expected to be minimal.

### Historic environment

There are no designated heritage assets in close proximity of the site.

### Ecology

The expectation is that there would be nil or minimal adverse ecological impacts from development given the current site uses.

### Accessibility

The site falls within 1,600 metres of the modest range of services and facilities that are available in Feniton.

**Other constraints**

There are no other identified constraints to development that are specific to this site.

**Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

**Opportunities**

There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

**Yield (number of dwellings or hectares of employment land)**

30

**Contribution to spatial strategy**

Feniton is a Tier 4 village and as such not identified as appropriate in policy in the draft plan for strategic scale growth.

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

This flat site lies on the northern side of old Feniton with built development to three sides. Most of the site is occupied by a sports pitch and on the southern edge is the Feniton Sports and Social Club building. Possible loss of facilities to development would be a significant planning concern and in the absence of alternative and ideally better provision coming forward and it being acceptable this is identified as a significant constraint.

**If whole site is not suitable for allocation, could a smaller part be allocated?**

No

## 5 Site Reference Feni\_07

### Site details

**Settlement:** Feniton

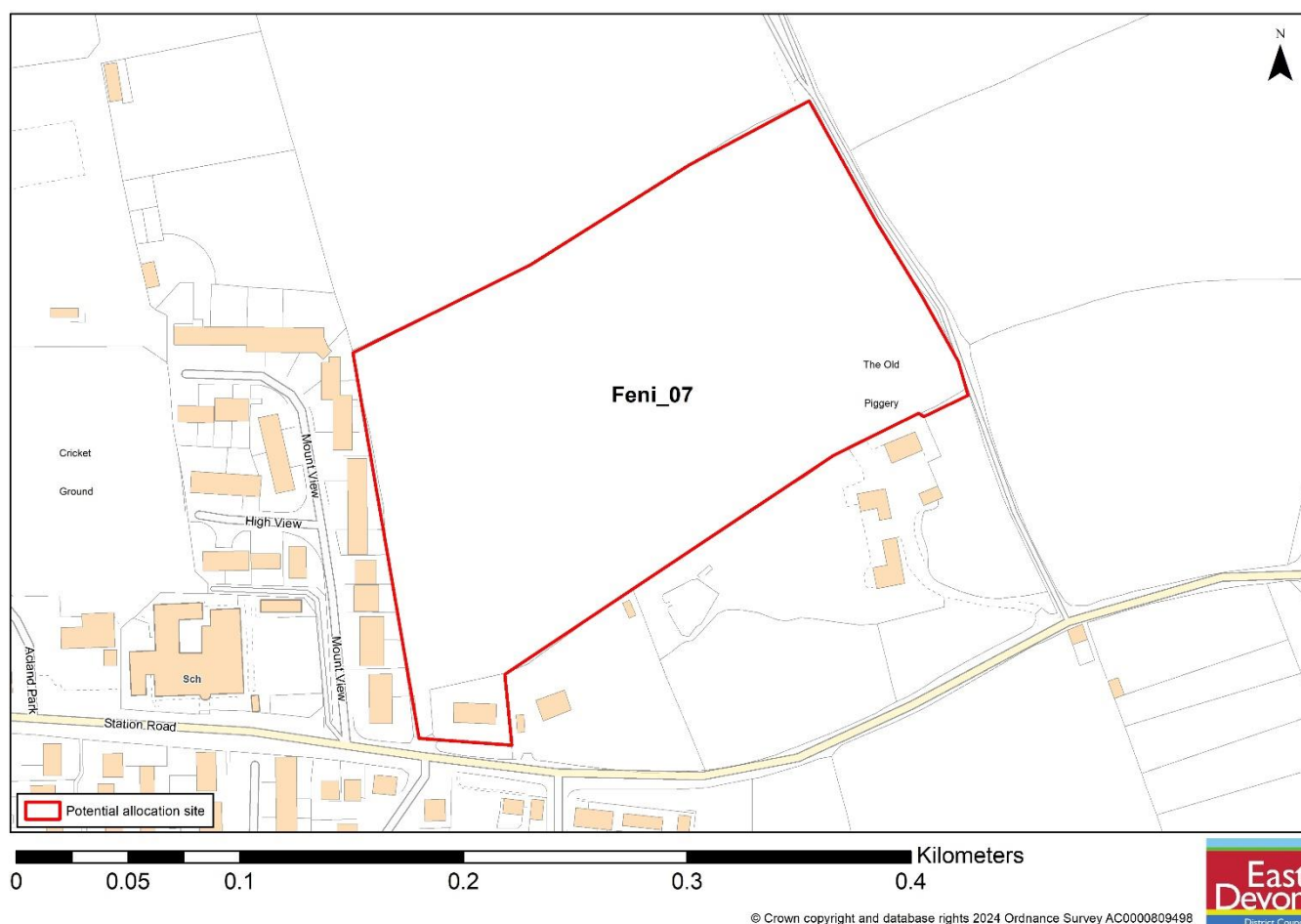
**Reference number:** Feni\_07

**Site area (ha):** 3.99

**Address:** Lyndale, Feniton, Honiton, EX14 3ED

**Proposed use:** Housing

### Site map



## Photos



View of existing access and bungalow from Broad Road



Above – Aerial photo of site.

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

There are no explicit site specific infrastructure issues identified in this phase of this work for this site.

### **Landscape**

The site slopes gently upward to the east, with higher land beyond, and is well screened from public viewpoints. Housing to the western site boundary forms a linear block of suburban housing with other boundaries defined by hedgerows and some mature trees. The expectation would be of limited adverse landscape impacts from development.

### **Historic environment**

There are no designated heritage assets in close proximity of the site.

### **Ecology**

The site is made up of improved farmland but hedgerow boundaries to the site are mature with a number of mature trees, especially at/close to the southern site boundary. It can be expected that these boundaries features will support wildlife of some local interest. However, there are no designated sites in close proximity of this site.

### **Accessibility**

The site falls within 1,600 metres of the modest range of services and facilities that are available in Feniton.

### **Other constraints**

There are no other identified constraints to development that are specific to this site.

### **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

### **Opportunities**

There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

### **Yield (number of dwellings or hectares of employment land)**

60

### **Contribution to spatial strategy**

Feniton is a Tier 4 village and as such not identified as appropriate in policy in the draft plan for strategic scale growth.

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

This flat site lies on the north-eastern side of Feniton. The site has housing to the west and south and is in agricultural use. It would appear a possible development option with no obvious over-riding constraints. However it is noted that Feniton flood alleviation measures are being implemented on a part of the site and concerns regarding the combined quantum of development at Feniton if allocated with other sites.

**If whole site is not suitable for allocation, could a smaller part be allocated?**

No

# 6 Site Reference Feni\_08

## Site details

**Settlement:** Feniton

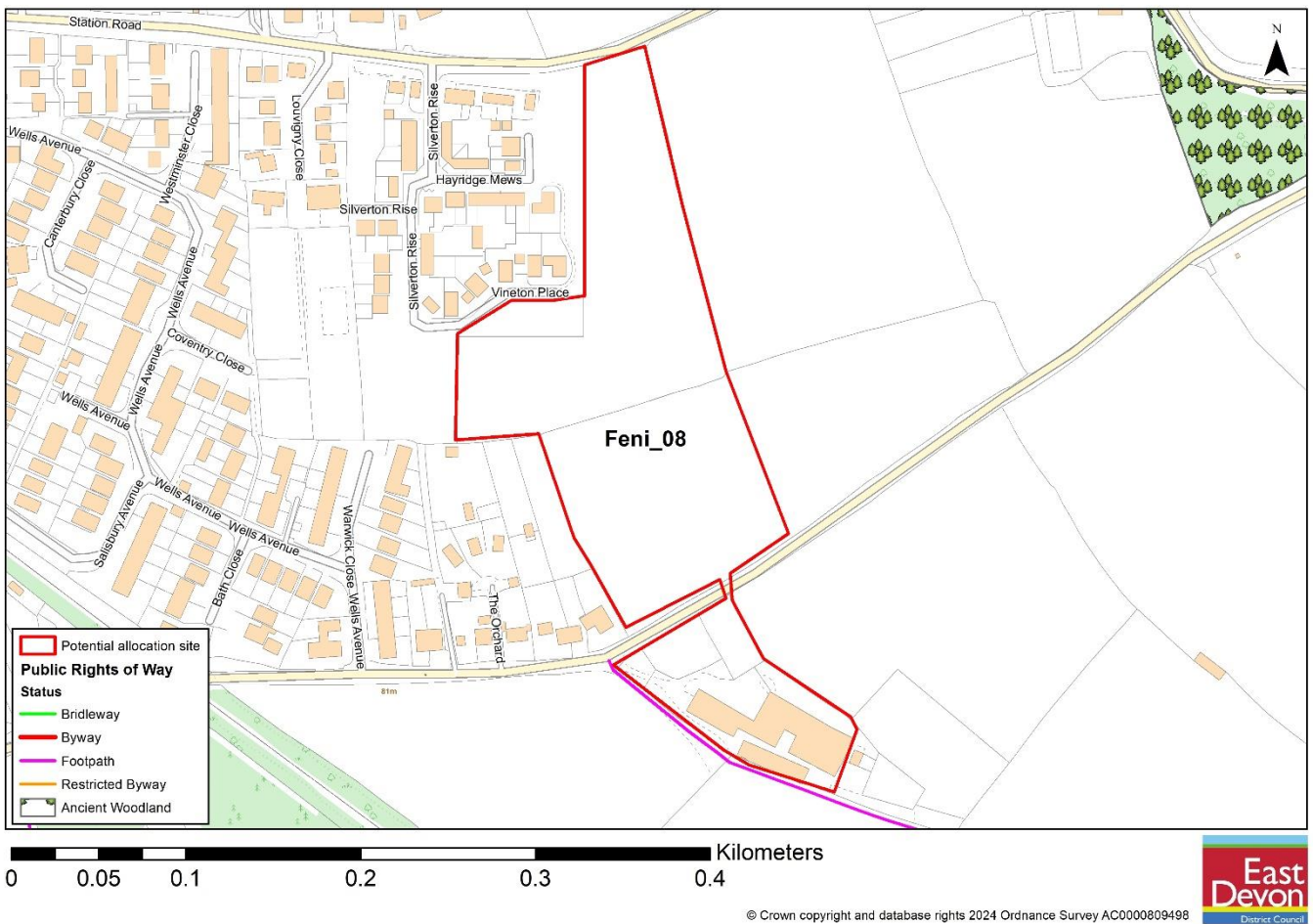
**Reference number:** Feni\_08

**Site area (ha):** 3.67

**Address:** Land Adjoining To The West Of Beechwood, Station Road, Feniton, Honiton EX14 3ED; and Land Lying To The Southeast Of Beechwood, Feniton, Honiton (Part), EX14 3ED

**Proposed use:** Housing

## Site map



## Photos



Above – View across site from Vineton Place



Above – View from Green Lane looking north into the site.

## Site Assessment Summary and Conclusion

### Infrastructure

There are no explicit site specific infrastructure issues identified in this phase of this work for this site.



## **Landscape**

The site can be categorised as falling into two parts, the larger area lies to the north of Green Lane and a smaller area to the south. The more northerly part slopes very gently upwards to the east with higher land, eastward, beyond. Much of its western site boundary is formed by housing development which forms a suburban edge to the settlement of Feniton. A hedgerow forms part of the eastern boundary of the site. Lanes to the north and south of this part of the site are narrow with a countryside feel and degree of remoteness. The smaller part of the site, south of Green Lane comprises of some open grass areas and a large complex of somewhat run-down looking farm buildings. This southern site part is more open from southerly views but quality within landscape quality is compromised, to some degree at least, by the existing farm buildings. Development of this southerly area would, however, extend the residential built form of Feniton in an easterly direction into the countryside.

## **Historic environment**

There are no designated heritage assets in close proximity of the site.

## **Ecology**

Aside from the farm buildings on the southern part of the site the site is made up of improved farmland with some hedgerows within and to site boundaries. There are limited mature trees at these boundaries and there may be some local wildlife value. There are, however, no designated wildlife sites in close proximity.

## **Accessibility**

The site falls within 1,600 metres of the modest range of services and facilities that are available in Feniton.

## **Other constraints**

There are no other identified constraints to development that are specific to this site.

## **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

## **Opportunities**

There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

## **Yield (number of dwellings or hectares of employment land)**

83

## **Contribution to spatial strategy**

Feniton is a Tier 4 village and as such not identified as appropriate in policy in the draft plan for strategic scale growth.

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

This flat site lies on the eastern side of old Feniton. The site has housing to the west and is in agricultural use. A previous planning application, 13/0591/MFUL, for residential development was refused on this site (plus a small additional adjoining area). It would appear, however, to be a possible development option with no overriding significant obvious constraints other than the appropriateness of this scale of development in combination with other sites in this location.

**If whole site is not suitable for allocation, could a smaller part be allocated?**

Should the site be carried forward as an allocation it may be appropriate to review the area of land south of Green Lane and specifically its suitability for development.

## 7 Site Reference GH/ED/38

GH/ED/38 also incorporating newer call for sites - ref Fen\_11 and Feni\_09

### **Site details**

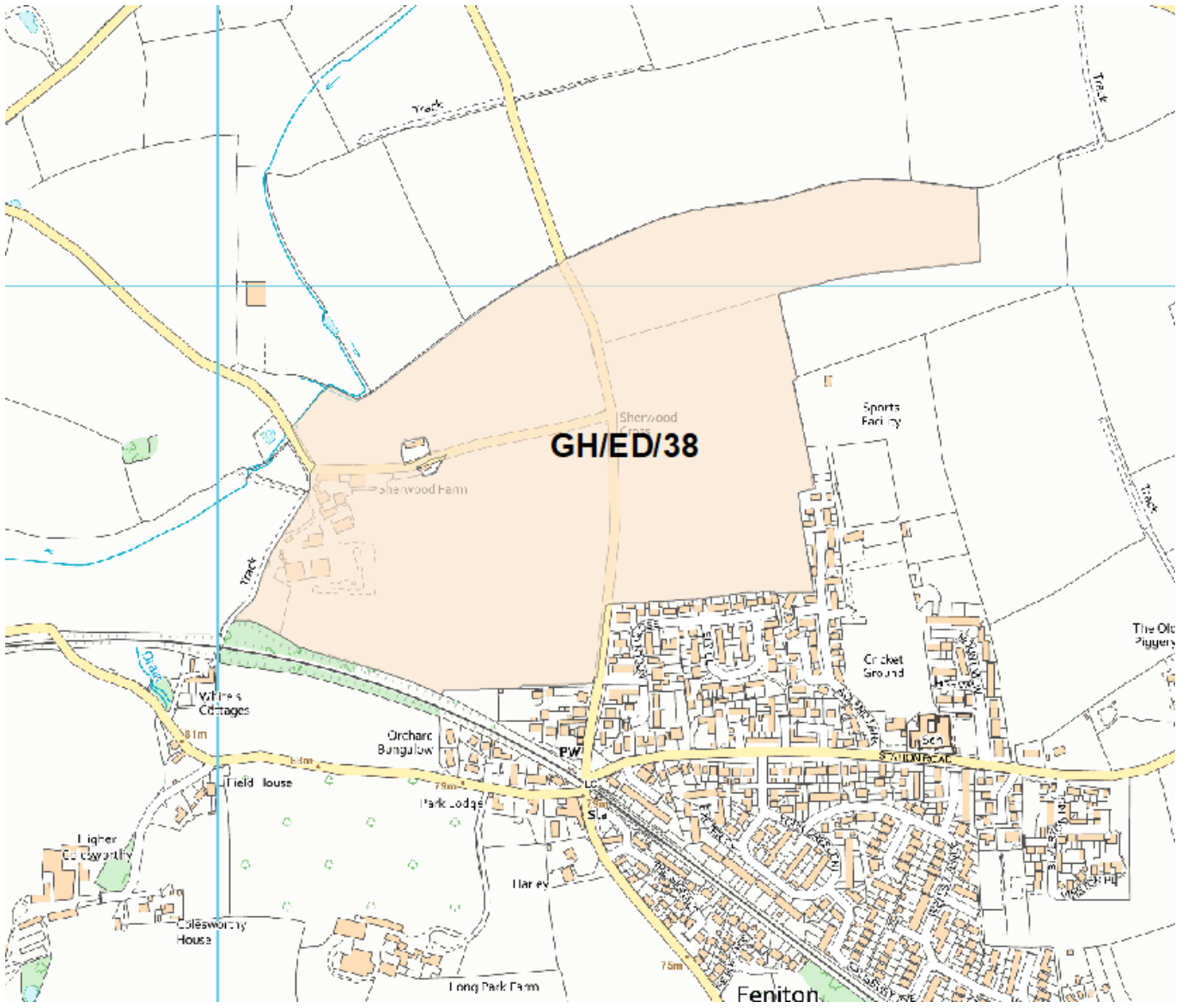
**Settlement:** Feniton

**Reference number:** GH/ED/38

**Site area (ha):** 14.99

**Address:** Land at Sherwood Cross, Feniton,

**Proposed use:** Housing



## Photos



Above – Satellite image of site looking from the north

Below – View of road at Sherwood Cross looking south towards the village



## **Site Assessment Summary and Conclusion**

### **Infrastructure**

There are no explicit site specific infrastructure issues identified in this phase of this work for this site.

### **Landscape**

Taken as a whole GH/ED/38 is substantial in scale and if fully built out it would amount to a significant northward extension of Feniton into open countryside. The north easterly parts of GH/ED/38 are highest and there is a general upward slope of the site to the north east where edges of the site are higher up in general viewpoint, albeit the site is comparatively flat, especially so south western parts. With large fields divided by hedgerows the site is characteristic of surrounding areas and as the site sits in a comparatively flat area viewpoints into site are relatively limited. The smaller site Feni\_09, which sits within GH/ED/38, is more contained in the landscape and it shares a southern edge with GH/ED/38 that abuts a suburban built up edge of Feniton, albeit one that is comparatively low on account of the linear form of dormer bungalows at this boundary. To the south east there is more modern housing development. The smallest of the sites, Feni\_11 is the smallest area and is most directly related to the built form of the village.

### **Historic environment**

Grade II Listed properties of Sheridan and Sherwood Cottage are surrounded by Site GH/ED/38. These are historical rural properties that were built and sit within the context of an open country setting, albeit with the modern edges of Feniton visible to the south east and substantial farm buildings (falling within the submission site) of various ages to the south west. Any possible development of Site GH/ED/38 would need to address the potential for adverse impacts on these properties, which, if surrounded by development, and especially if hemmed in could lose their relationship with the countryside. The north western side of Feni\_09 lies close to the Listed properties and whilst similar adverse impacts concerns are shared to some degree they are of less explicit direct concern and sensitive treatment of development in the north westerly part of Feni\_09 could start to meaningfully lessen potential for adverse impacts. Site Feni\_11 lies much further from the Listed properties and minimal likelihood of adverse impacts is identified.

### **Ecology**

The fields making up the site are improved grassland separated by hedgerow boundaries. These and a limited number of mature trees in/close to these may be of some local wildlife value. However there are no designated wildlife sites at or in close proximity of the site.

### **Accessibility**

The site falls within 1,600 metres of the modest range of services and facilities that are available in Feniton.

### **Other constraints**

There are no other identified constraints to development that are specific to this site.

## **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

## **Opportunities**

There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

## **Yield (number of dwellings or hectares of employment land)**

No

## **Contribution to spatial strategy**

Feniton is a Tier 4 village and as such not identified as appropriate in policy in the draft plan for strategic scale growth.

## **Should the site be allocated?**

No

## **Reasons for allocating or not allocating**

There are a number of separate overlapping site submissions that have been looked at. Taking the whole area as shown on mapping records the largest overarching area is site GH/ED/38. This was a 2017 submission and it comprises of a number of fields and sweeps over some quite substantial farm buildings and it encircles some listed buildings, these form a constraint to potential for development. Site GH/ED/38 is relatively flat though slopes upwards slightly to its northern edges where the land has a degree of semi-ridgeline prominence. Site Feni\_09 was a 2021 submission and it comprises of two rectangular fields that are bisected by a country lane leading to Colestock, the site forms, in effect, the south westerly half of the larger site, GH/ED/38. The new 2022 call for sites submission was smaller still and it comprises just the most easterly field that makes up site Feni\_09. Taken overall the more southerly parts of GH/ED/38 have the greater suitability for development with more northerly parts likely to lead to greater overall adverse landscape impacts. On this basis the Feni\_09 submission could be seen as a possible option to allocate for development with no obvious overarching constraints. However, the western edges of Feni\_09 are exposed and less well contained in the landscape. The level of development that is appropriate at Feniton is the main factor here with the site having some potential but when considered with other sites recommended for allocation at Feniton the quantum of new housing would be very high for a tier 4 settlement.

## **If whole site is not suitable for allocation, could a smaller part be allocated?**

Feni\_09 has potential for an estimated upto 225 – taken as a whole GH/ED/38 could accommodate several hundred homes.

## 8 Site Reference Feni\_10

### Site details

**Settlement:** Feniton

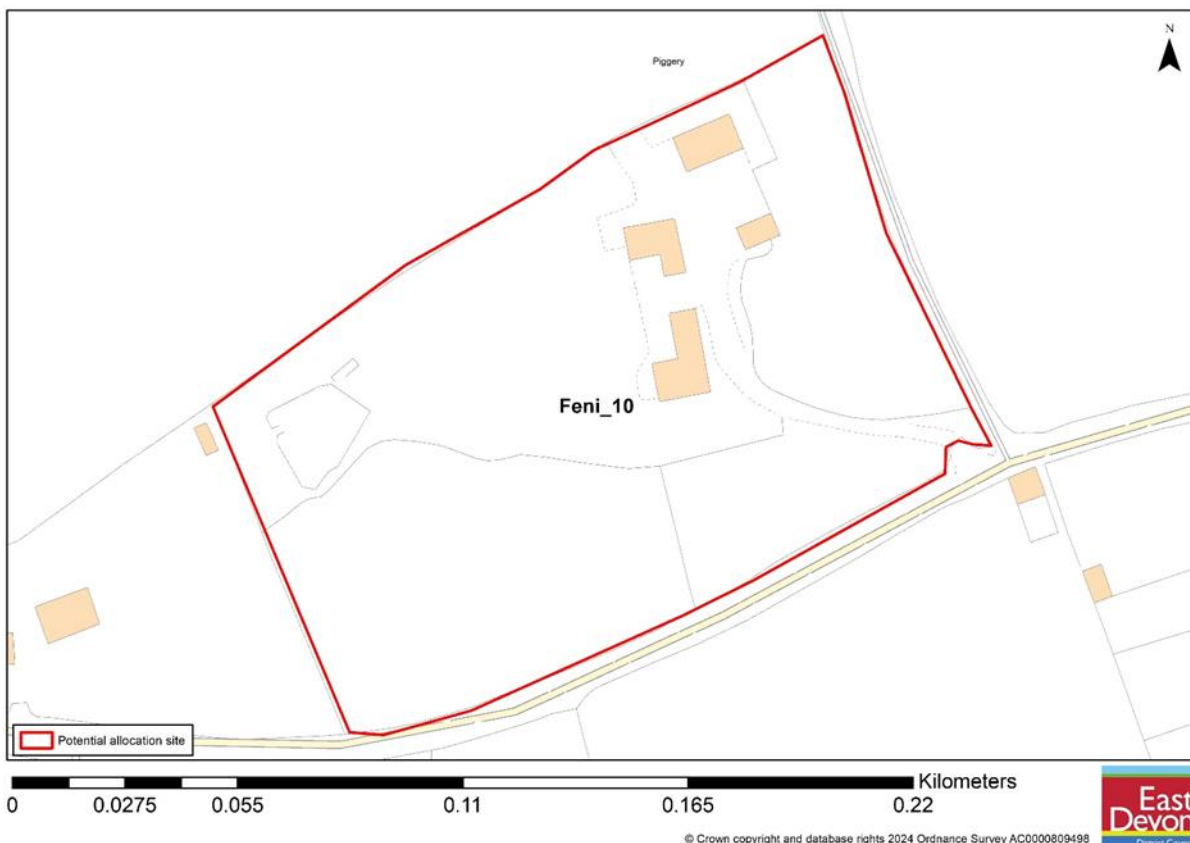
**Reference number:** Feni\_10

**Site area (ha):** 1.79

**Address:** Westlades, Feniton, EX14 3ED

**Proposed use:** Housing

### Site map





## Photos



## Site Assessment Summary and Conclusion

### Infrastructure

There are no explicit site specific infrastructure issues identified in this phase of this work for this site,

### Landscape

Site Feni\_10 lies on the north eastern side of Feniton on land that gently slopes upwards from west to east. The extensive vegetation cover within and around the site gives it a semi-enclosed feel and views in, from public viewpoints, are limited.

### Historic environment

There are no designated heritage assets in close proximity of the site.

### Ecology

Whilst there are no designated wildlife sites at or close to site Feni\_10 there is a substantial amounts of mature vegetation within and at the site and to its boundaries. This, taken along with grassed

areas within the site that may not (at least not all) have been agricultural improved suggest there could be wildlife value at the site of some local importance.

### **Accessibility**

The site falls within 1,600 metres of the modest range of services and facilities that are available in Feniton.

### **Other constraints**

There are no other identified constraints to development that are specific to this site.

### **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

### **Opportunities**

There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

### **Yield (number of dwellings or hectares of employment land)**

36

### **Contribution to spatial strategy**

Feniton is a Tier 4 village and as such not identified as appropriate in policy in the draft plan for strategic scale growth.

### **Should the site be allocated?**

No

### **Reasons for allocating or not allocating**

This flat site of Westslades lies on the north-eastern side of Feniton and incorporates two residential dwellings in a mostly farmed grassed area though there are also some substantial trees on the site. The site would appear a possible development option, with no over-arching constraints, though there may be a need for some off-site footpath and cycle improvements and mature vegetation in/at the site could be of some importance for wildlife. It is suggested as a 2nd Best site for allocation for development.

### **If whole site is not suitable for allocation, could a smaller part be allocated?**

No

## 9 Site Reference Feni\_13

Note that this site supersedes earlier submission Feni\_03 and also incorporates land (a slightly smaller submission) in site Feni\_12.

### Site details

**Settlement:** Feniton

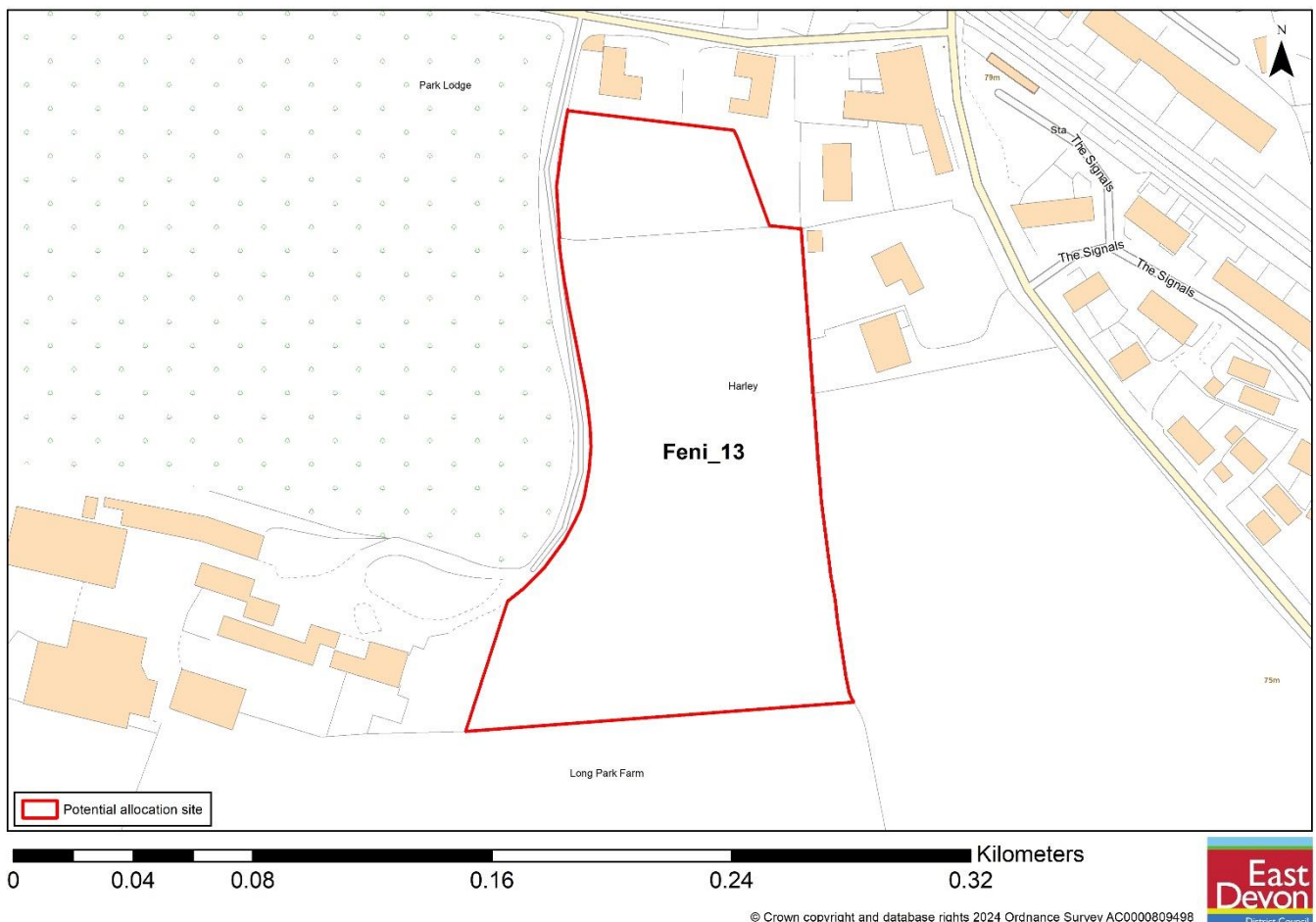
**Reference number:** Feni\_13

**Site area (ha):** 1.71

**Address:**

**Proposed use:** Housing

### Site map



## Photos



## Site Assessment Summary and Conclusion

### Infrastructure

No specific infrastructure constraints are noted at this stage of work.

## **Landscape**

The site on the western side of Feniton on land that gently slopes upwards from north to south, with southerly site parts of some prominence. Northern parts of the site are quite enclosed with lower openness if setting, but this is less so for southern site parts.

## **Historic environment**

There are no designated heritage assets in close proximity of the site.

## **Ecology**

The site is likely to be of limited wildlife value.

## **Accessibility**

The site falls within 1,600 metres of the modest range of services and facilities that are available in Feniton.

## **Other constraints**

There are no other identified constraints to development that are specific to this site.

## **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

## **Opportunities**

There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

## **Yield (number of dwellings or hectares of employment land)**

25

## **Contribution to spatial strategy**

Feniton is a Tier 4 village and as such not identified as appropriate in policy in the draft plan for strategic scale growth.

## **Should the site be allocated?**

No

## **Reasons for allocating or not allocating**

The site would appear a possible development option, with no over-arching constraints. The issue is whether combined with other sites proposed for allocation the cumulative scale of development would be appropriate for a tier 4 settlement.

**If whole site is not suitable for allocation, could a smaller part be allocated?**

More northerly parts of the site are less visually prominent and may be more credible as a development option.

# 10 Site Reference Feni\_14

Note that this site supersedes earlier submission Feni\_04

## Site details

**Settlement:** Feniton

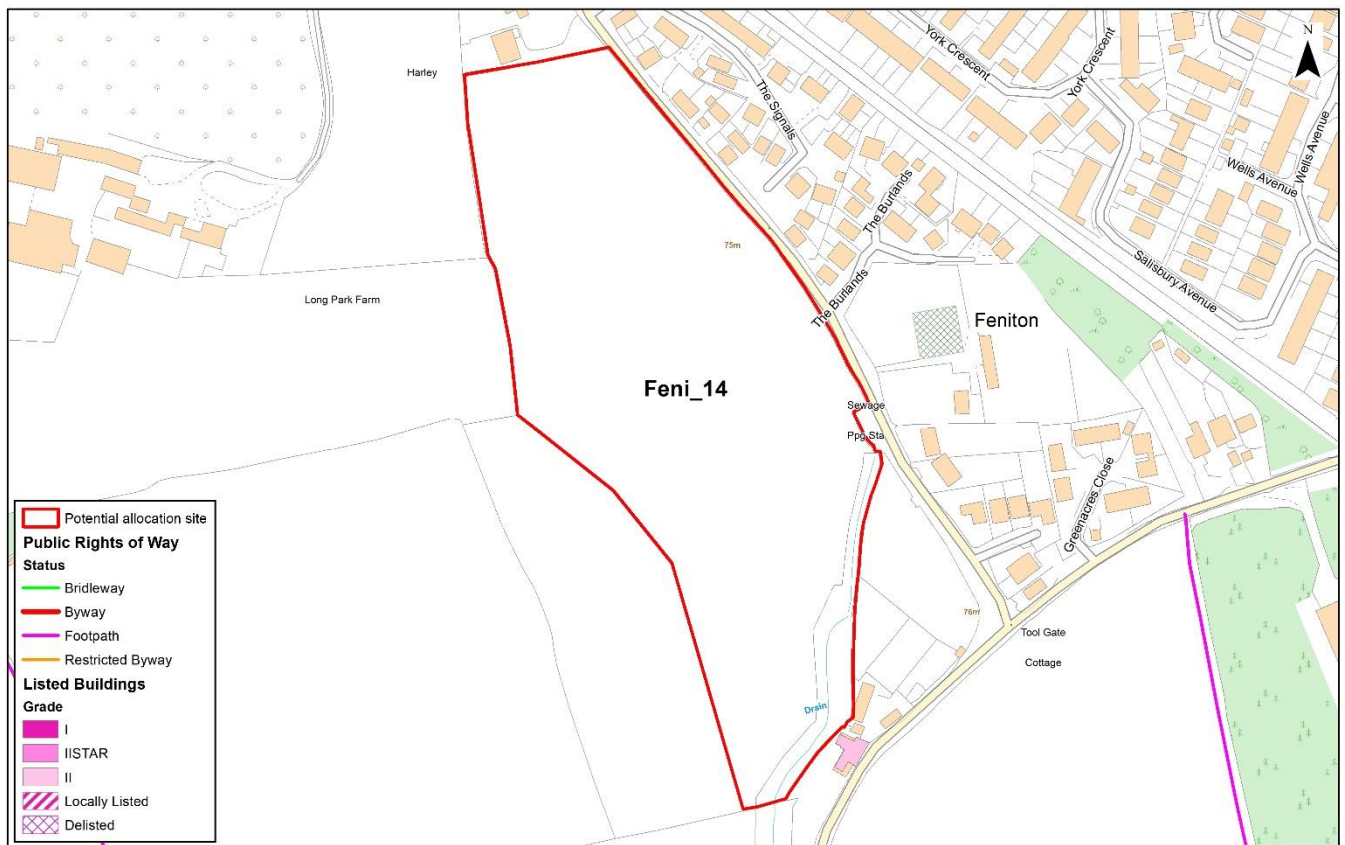
**Reference number:** Feni\_14

**Site area (ha):** 5.4332

**Address:** Land off Ottery Road, Feniton

**Proposed use:** Housing

## Site map



## Photos



Above – View across Ottery Road to the southern part of the site.



Above - View from Ottery Road to Northern part of the site



## **Site Assessment Summary and Conclusion**

### **Infrastructure**

No specific infrastructure constraints are noted at this stage of work.

### **Landscape**

The site is open and exposed in landscape terms (comparatively especially so for Feniton) and this is particular so for more westerly parts of the site which occupy rising land.

### **Historic environment**

There is a listed building, one of only a few in the vicinity of this new part of Feniton, to the southern site boundary.

### **Ecology**

The site is likely to be of low ecological value.

### **Accessibility**

The site falls within 1,600 metres of the modest range of services and facilities that are available in Feniton.

### **Other constraints**

There are no other identified constraints to development that are specific to this site.

### **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

### **Opportunities**

There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

### **Yield (number of dwellings or hectares of employment land)**

75

### **Contribution to spatial strategy**

Feniton is a Tier 4 village and as such not identified as appropriate in policy in the draft plan for strategic scale growth.

### **Should the site be allocated?**

No

### **Reasons for allocating or not allocating**

The site is somewhat more sensitive than other site options in Feniton and as such would be of lower attractiveness as a possible development option.

**If whole site is not suitable for allocation, could a smaller part be allocated?**

No

# 11 Site Reference Feni\_15

## Site details

**Settlement:** Feniton

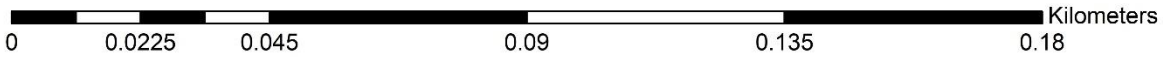
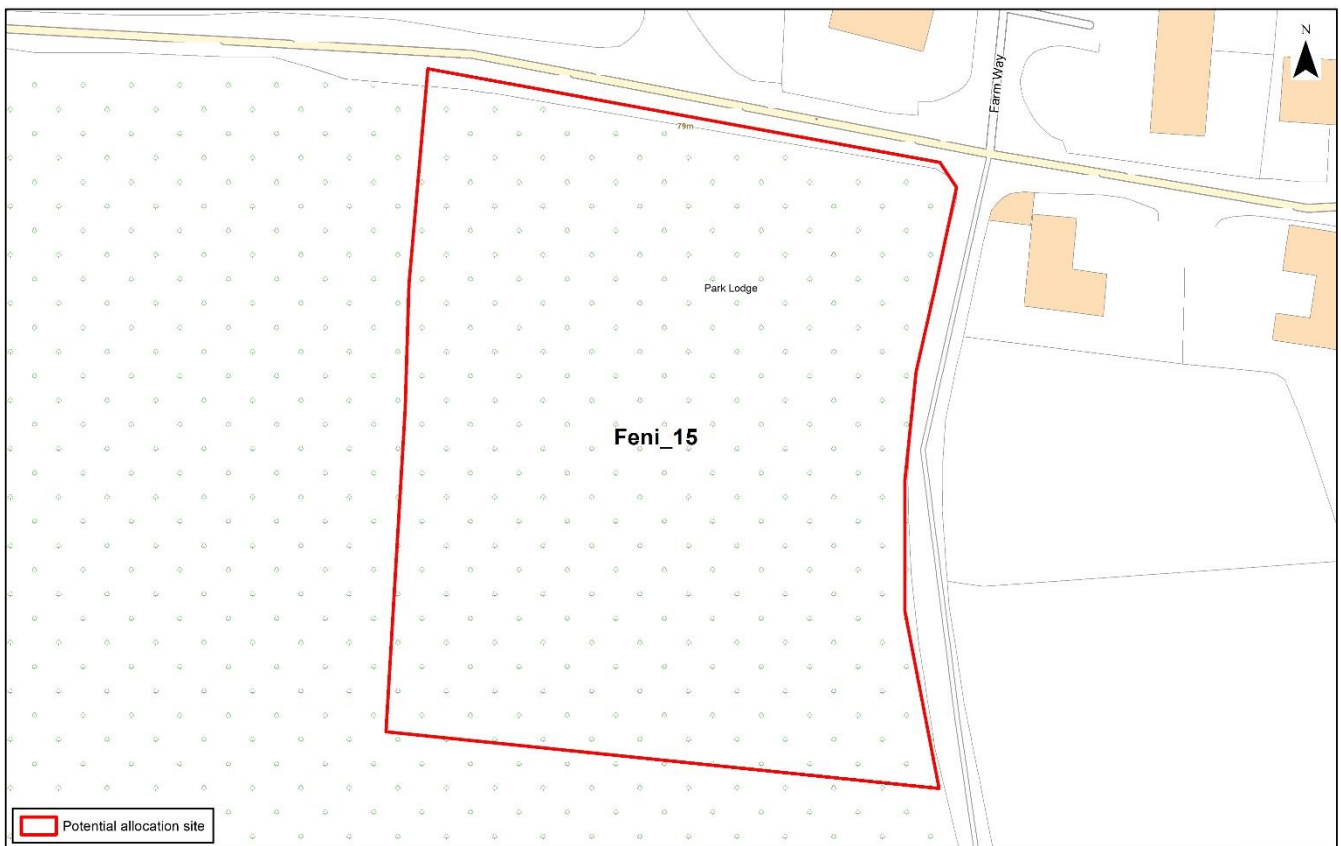
**Reference number:** Feni\_15

**Site area (ha):** 1.02 hectares

**Address:** Land off Ottery Road, Feniton,

**Proposed use:** Housing

## Site map



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## Photos



## Site Assessment Summary and Conclusion

### Infrastructure

No specific infrastructure constraints are noted at this stage of work.

### Landscape

The site lies on the western side of Feniton on land that is currently part of an orchard. It is a comparatively flat site that is not significant in landscape prominence terms.

### Historic environment

There are no designated heritage assets in close proximity of the site.

## **Ecology**

There are no designated wildlife sites in close proximity of the site and the intensive fruit growing that occurs on the site is unlikely to support significant wildlife interests. Though it is a site with trees on it.

## **Accessibility**

The site falls within 1,600 metres of the modest range of services and facilities that are available in Feniton.

## **Other constraints**

**Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

## **Opportunities**

There are no other identified constraints to development that are specific to this site.

## **Yield (number of dwellings or hectares of employment land)**

30

## **Contribution to spatial strategy**

Feniton is a Tier 4 village and as such not identified as appropriate in policy in the draft plan for strategic scale growth.

## **Should the site be allocated?**

No

## **Reasons for allocating or not allocating**

Whilst development would have limited adverse impacts the existing use, being a non-conventional agriculture use, would be a relevant consideration.

## **If whole site is not suitable for allocation, could a smaller part be allocated?**

No

## 12 Site Reference Otry\_20

### Site details

**Settlement:** Feniton

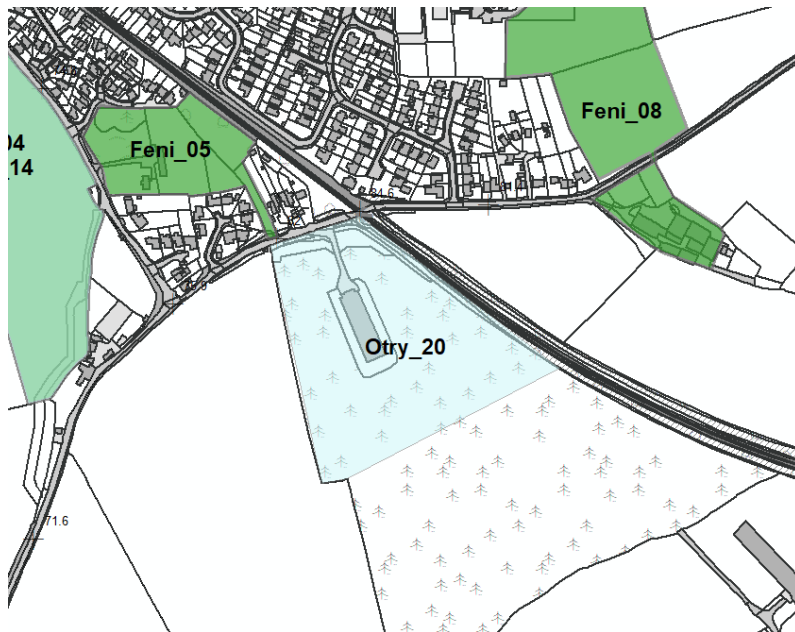
**Reference number:** Otry\_20

**Site area (ha):** 4.6437

**Address:** Land Lying To The South East Of Bridge Cottages, , Feniton, EX14 3BR

**Proposed use:** Employment

### Site map



## Photos



## Site Assessment Summary and Conclusion

### Infrastructure

There are specific infrastructure matters identified for this site.

### Landscape

The site juts out in a south easterly direction from the existing built form of Feniton and would constitute new development south of Green Lane that for the most part forms the southerly boundary of built development in/at the village. The site is, however, flat and quite low lying and with mature planting to parts of site boundaries. The site is currently predominantly used as an orchard, though with a poultry house within. The north-easterly boundary of the site is bounded by the railway and this limits views in, however a public footpath runs along the westerly boundary and this has a more visually open aspect to the site.

## **Historic environment**

The nearest Listed building to the site is the Grade II Metcombe Cottage which is around 200 metres to the west and at this distance, and noting existing mature vegetation, there is limited visual connectivity between the site and this property. Whilst a large scale, high, development may have some degree of adverse impact this is likely to be limited and mitigation, or more simply low level development, should address concerns.

## **Ecology**

There are no designated wildlife sites in close proximity of the site nor other nearby features or areas of wildlife importance that development could be expected to adversely impact on. Being a site that is intensively managed for fruit production it is liable to have limited on site wildlife value. However tree coverage, with some mature trees, to boundaries are likely to be of some value.

## **Accessibility**

The site falls within 1,600 metres of the modest range of services and facilities that are available in Feniton.

## **Other constraints**

No identified constraints to development are noted.

## **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

## **Opportunities**

No specific opportunities are identified.

## **Yield (number of dwellings or hectares of employment land)**

No

## **Contribution to spatial strategy**

Feniton is a Tier 4 village and as such not identified as appropriate in policy in the draft plan for strategic scale growth.

## **Should the site be allocated?**

The site, or parts of, offer potential for employment allocation. Though the site size is large and a part only may make more credible sense. This is a site where it is suggested that further assessment work may be needed.



## **Reasons for allocating or not allocating**

It is concluded that, for employment uses only, the site would be a credible option for allocation. However, this maybe applicable to parts of the site only as it is substantial in scale. Alternatively a mixed use allocation would be appropriate.

Note- at the Spring 2024 draft plan consultation Network Rail stated “Network Rail note the proximity of the proposed site to the railway. Should it be included in any site allocation that engagement with Network Rail should take place to ensure sufficient land is available to allow access to the railway for operational purposes and boundary treatments are in place to protect the railway.”

## **If whole site is not suitable for allocation, could a smaller part be allocated?**

Yes - but depending on quantified needs assessment work.