

East Devon Local Plan 2020-2042

Site Selection report

Feniton



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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2042 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.¹ 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.²
- 1.3 For each site, the report contains identifying details and a map, 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 that is allocated.
- 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.

¹ Site Selection Methodology (2024): [sal-001-site-selection-methodology_v2-2020-2042.pdf](#); Landscape Assessment: [sal-002-landscape-sensitivity-assessment-methodology.pdf](#) ; HESA Methodology: [sal-003-historic-environment-site-assessment-methodology.pdf](#); Ecology Guidelines: [sal-004-ecology-guidelines-for-housing-allocation.pdf](#)

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

- Feni_12 is probably unachievable in HELAA due to minerals constraints, subject to a Minerals Resource Assessment.

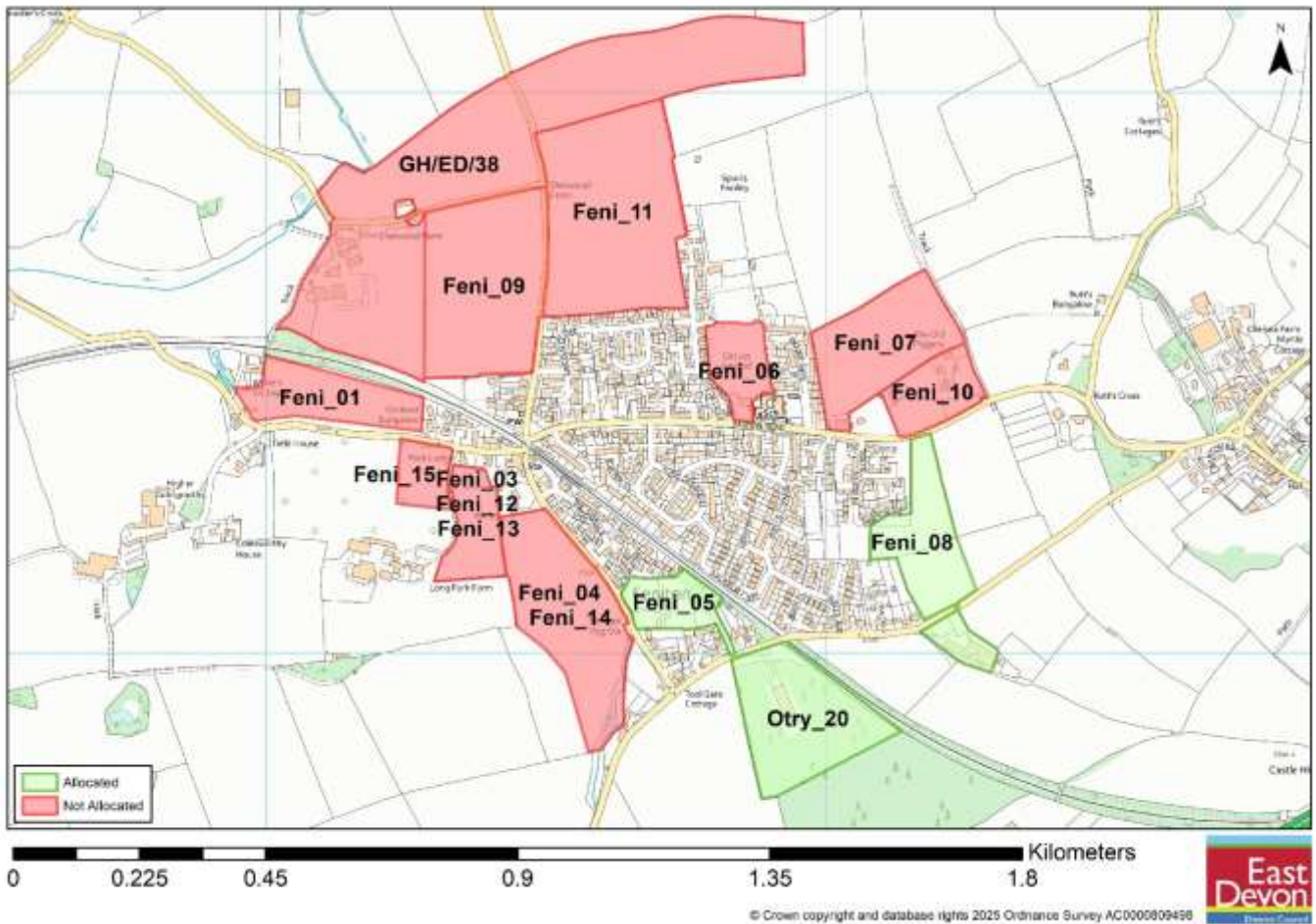


Figure 1.1: Overview of Site Selection findings at Feniton

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

Site reference	Number of dwellings / hectares of employment land	Allocate?
Feni_08	83 dwellings	Yes
GH/ED/38	225 dwellings	No
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	Yes – for employment uses

2 Site Reference Feni_01

Site details

Settlement: Feniton

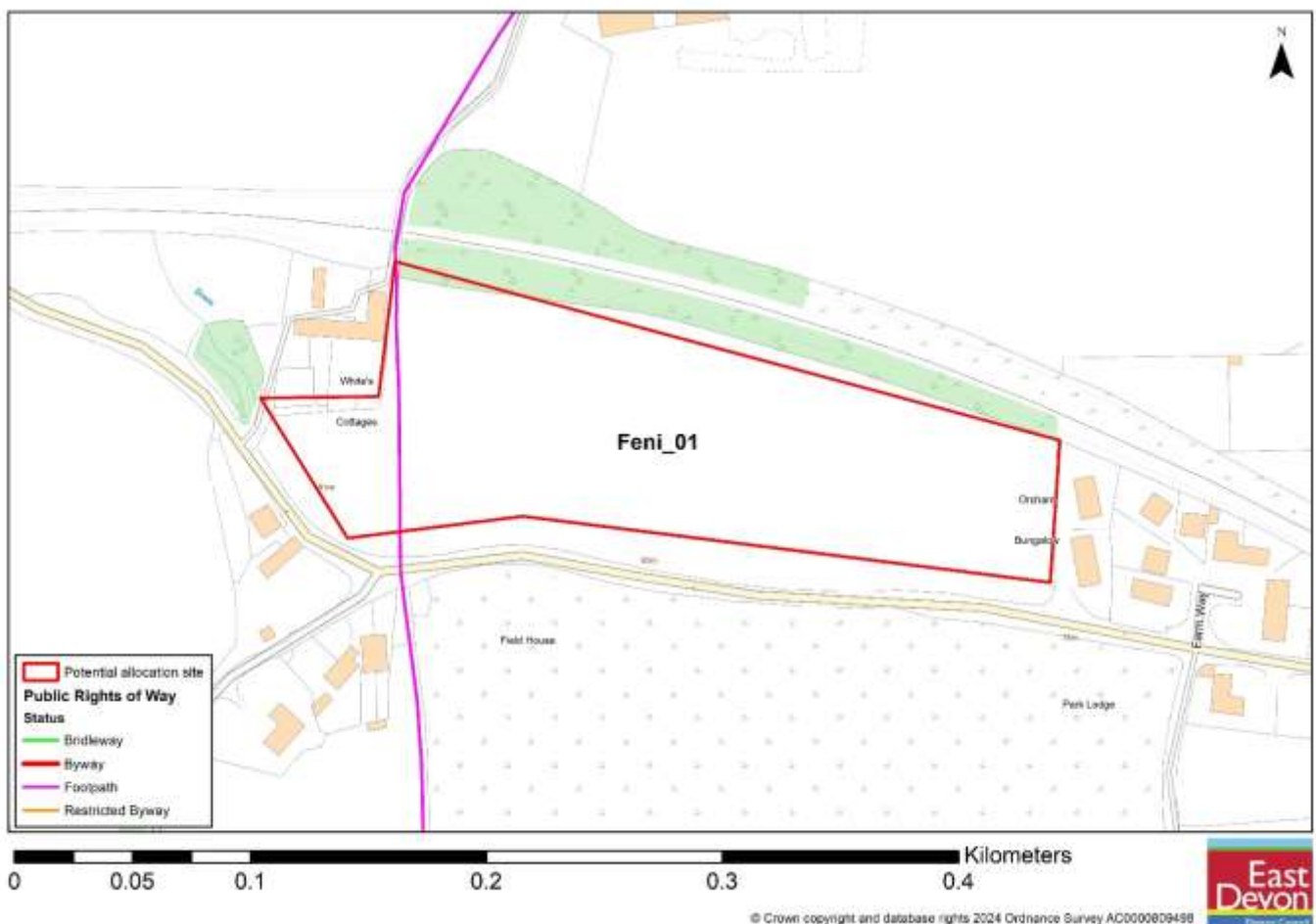
Reference number: Feni_01

Site area (ha): 2.56

Address: Land at Feniton forming part of Sherwood Farm,

Proposed use: Housing

Site map



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 AONB 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 an 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)

46

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.

Is the site 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. But is not allocated noting other allocations at Feniton.

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.

Based on assessment showing non-suitability for allocation for development finer grained reporting on landscape, historic and ecological considerations is not included in this report.

3 Site Reference Feni_05

Site details

Settlement: Feniton

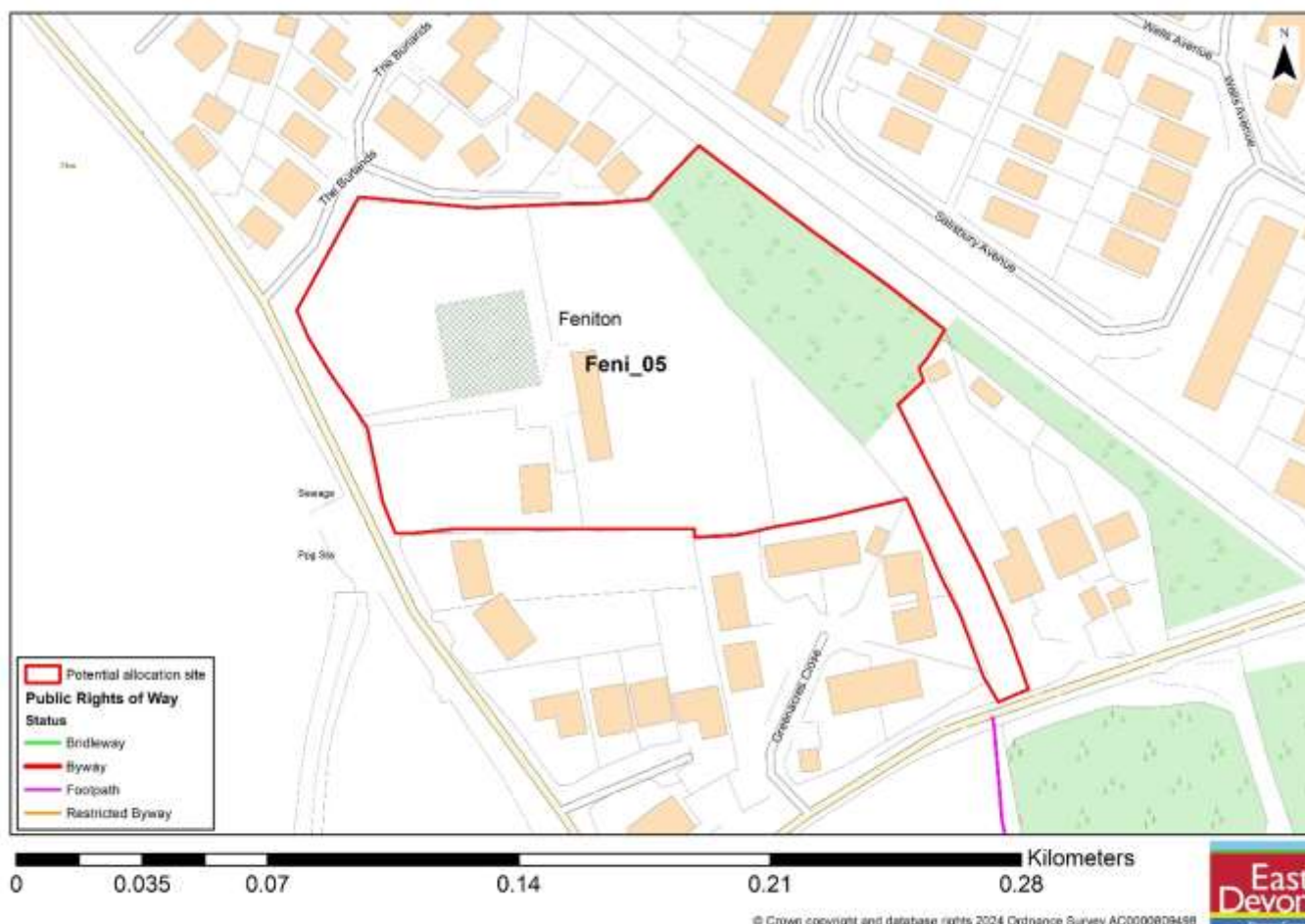
Reference number: Feni_05

Site area (ha): 1.48

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

Proposed use: Housing

Site map



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.

Is the site 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

Landscape Sensitivity Assessment

Context

Landscape designation context

Not in the AONB.

For sites within AONB, applicable special qualities

Not applicable.

Other relevant biodiversity, historic environment and/or geological designations

The site is overgrown and will have some local biodiversity interest.

Landscape Character Type and relevant key characteristics

Landscape Character Type 3E which is described as comprising of gently sloping/undulating land which surrounds the valley floors.

Local landscape character of site and immediate surrounds

The site forms a large 'infill' opportunity in Feniton. It does not read as part of the wider landscape given past on site development.

Does the local landscape character of the site and immediate surrounds conform to published assessments?

No

General and site-specific affects that could arise from development

Analysis

Physical and natural characteristics	
Low	The site is of an infill opportunity character that does not natural 'sit with' the surrounding countryside.
Cultural and historic associations	
Low-medium	There is some past history and therefore interests associated with the site but this is not great.
Relationship to existing settlement edge	
Low-medium	The site has an urban fringe character.
Experiential landscape character	
Low	The site is seen as rather overgrown and run down.
Views	
Low-medium	There are some medium distance views into and out of the site. Though it is predominantly seen in close up views and is seen in a built up/developed context.
Overall landscape susceptibility	
Low	No significant landscape importance noted.
Within nationally designated landscape?	
No	
Degree of intervisibility with nationally designated landscape	
Nil	
If outside designated landscape, factors which may raise or lower value from moderate	
None identified.	
Landscape value	
Low	
Overall landscape sensitivity	
Low	
Landscape guidance: opportunities in relation to development	
No specific landscape enhancement opportunities identified.	

Historic Environment Site Assessment

Notes on history of area

Overall conclusion

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	The Grade ii listed Metcombe Cottage lies around 150 metres at its closest point to the south of the site. There is some, though quite limited, intervisibility between the site and the

	cottage. No potential for adverse impacts are identified.
List any heritage assets potentially affected.	Grade ii listed Metcombe Cottage

On the basis of conclusion of no adverse heritage impacts no further assessment or reporting is needed.

Ecological assessment

Context – Sites and features (desk study) – the site does not fall in close proximity, where adverse impacts may arise, to any of the following – Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar site, Marine Conservation Zone (MCZ), Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR), Local Nature Reserve (LNR), Ancient Woodland Inventory Site (AWSI), County Wildlife Site (CWS), Unconfirmed Wildlife Site (UWS), Draft Nature Recovery Network areas (NRN), Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)

Comments

There will be some on-site biodiversity interest due to the sites wild and unmanaged character.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

Does the site consist of any habitats other than agriculturally improved grassland or arable (excluding small/negligible areas of habitat)?

Yes - unmanaged vegetation growth.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

Yes – especially at/beyond the eastern site boundary.

Presence of ponds not identified on aerial imagery

No

Networks of small field parcel and hedgerows (any areas where allocation is likely to require removal of substantial areas of hedgerow to facilitate a suitable development footprint)

No

Any other incidental features of ecological interest (protected/notable species incidentally recorded)

No

Is there any evidence which contradicts the desk study results?

No

Conclusion

Limited adverse effects noted

4 Site Reference Feni_06

Site details

Settlement: Feniton

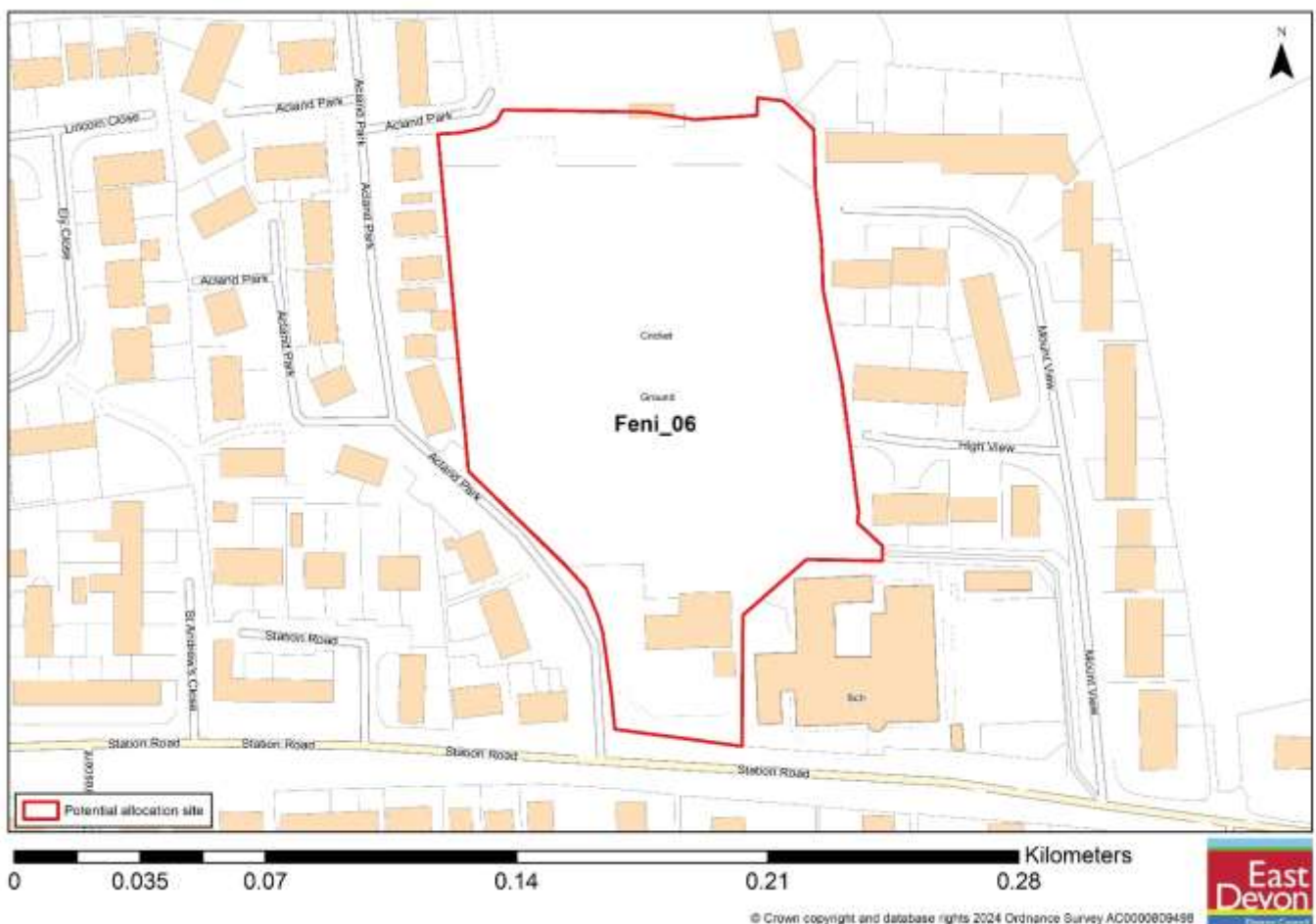
Reference number: Feni_06

Site area (ha): 1.49

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

Proposed use: Housing

Site map



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.

Is the site 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

Based on assessment showing non-suitability for allocation for development finer grained reporting on landscape, historic and ecological considerations is not included in this report.

5 Site Reference Feni_07

Site details

Settlement: Feniton

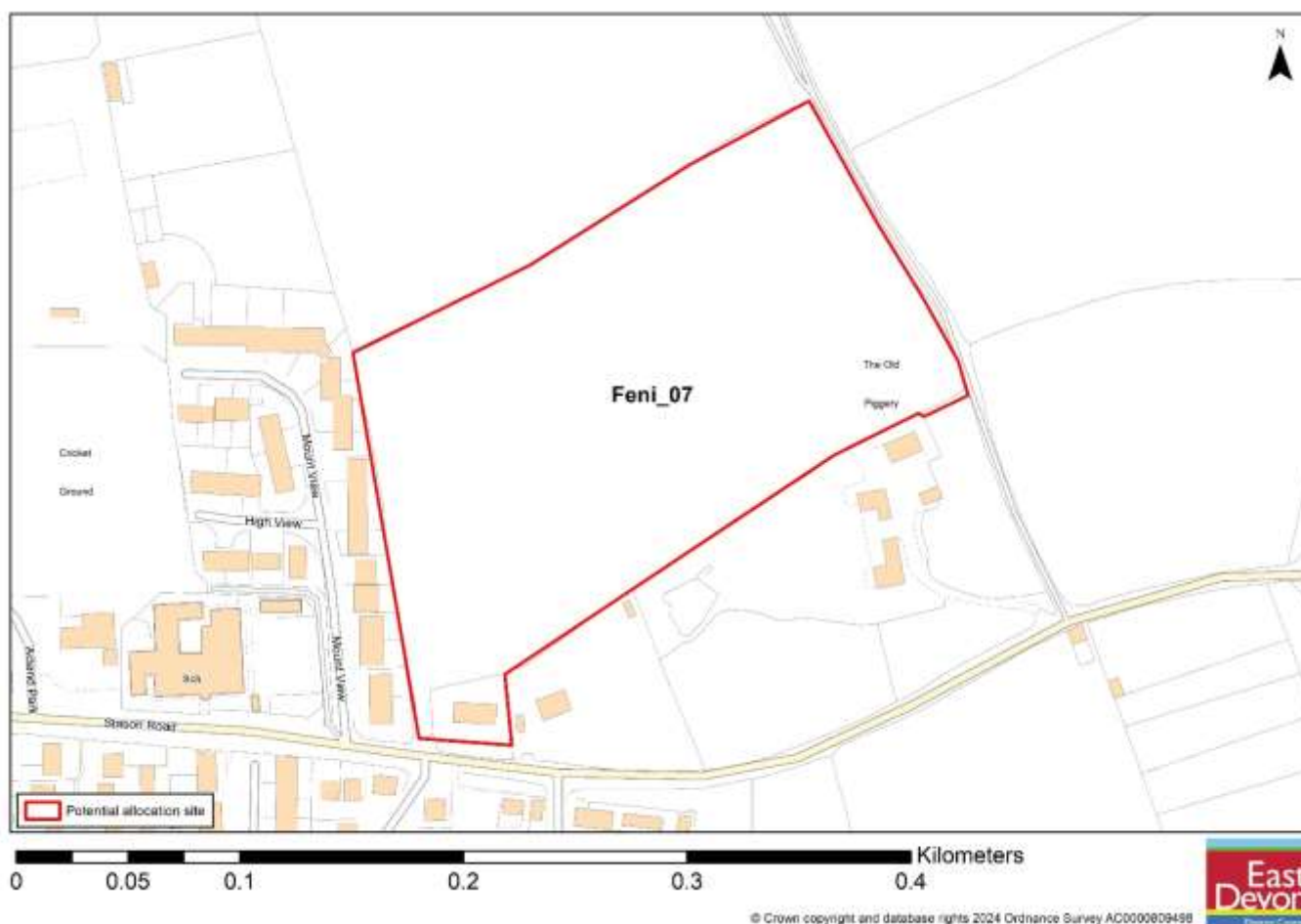
Reference number: Feni_07

Site area (ha): 3.99

Address: Lyndale, Feniton, Honiton, EX14 3ED

Proposed use: Housing

Site map



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.

Is the site 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. It is suggested as a 2nd Best site for allocation for development. However it is noted that Feniton flood alleviation measures are being implemented on a part of the site.

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

No

Based on assessment showing non-suitability for allocation for development finer grained reporting on landscape, historic and ecological considerations is not included in this report.

6 Site Reference Feni_08

Site details

Settlement: Feniton

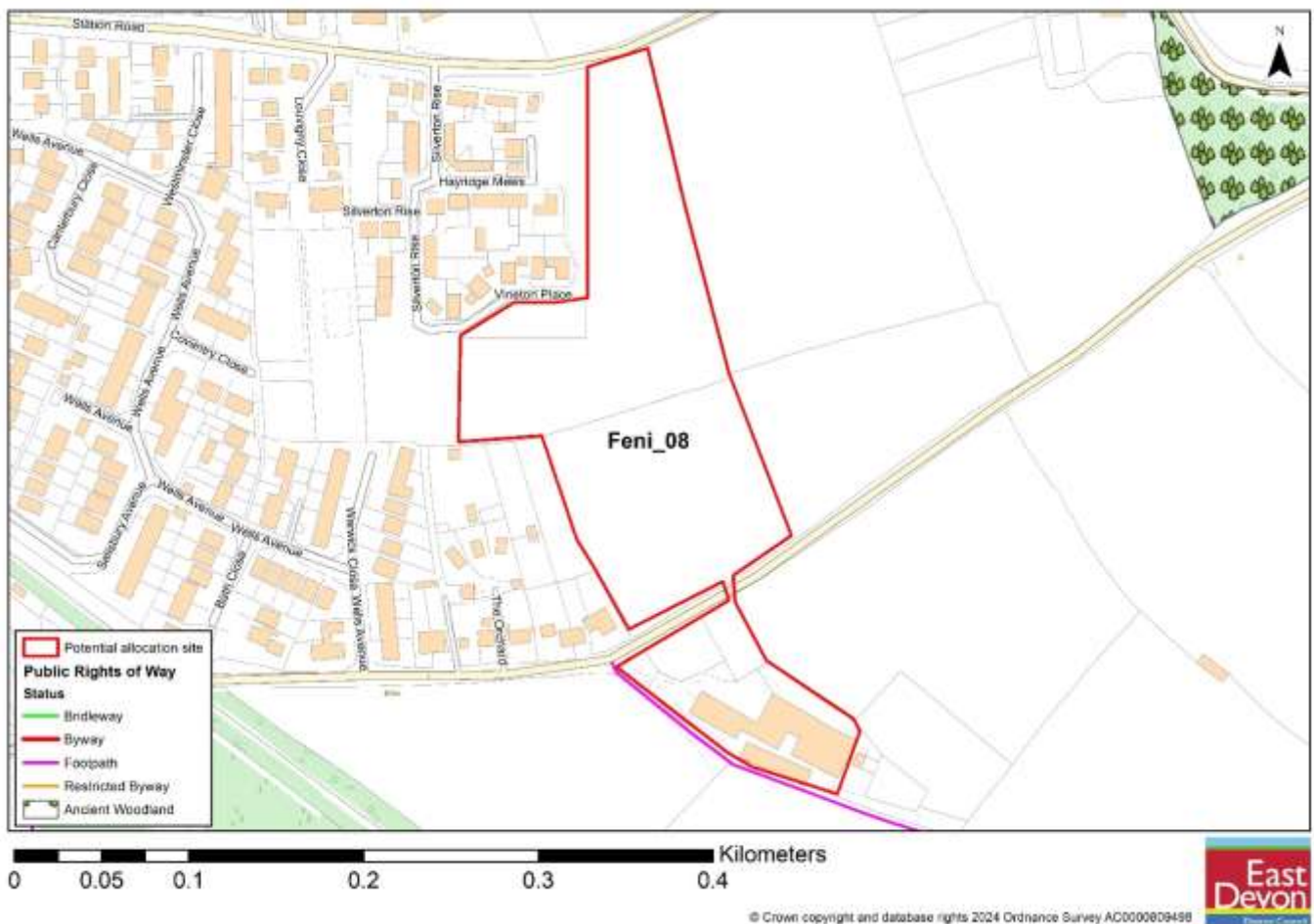
Reference number: Feni_08

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



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 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?

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)

Up to 83 suggested.

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.

Is the site allocated?

Yes

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. Whilst a previous planning application, 13/0591/MFUL, for residential development was refused on this site (plus a small additional adjoining area) the site has no overriding significant constraints to development.

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

The site area of land south of Green Lane is not allocated for development.

Landscape Sensitivity Assessment

Context

Landscape designation context

Not in the AONB.

For sites within AONB, applicable special qualities

Not applicable.

Other relevant biodiversity, historic environment and/or geological designations

The site (allocated area) comprises of two fields that are divided by a hedgerow with a hedgerow also running along part of the eastern site boundary.

Landscape Character Type and relevant key characteristics

Landscape Character Type 3E which is described as comprising of gently sloping/undulating land which surrounds the valley floors.

Local landscape character of site and immediate surrounds

The site forms an attractive slightly undulating eastern edge to Feniton.

Does the local landscape character of the site and immediate surrounds conform to published assessments?

Yes

General and site-specific affects that could arise from development

Analysis

Physical and natural characteristics	
Medium	The site is formed from an attractive though not remarkable area of agricultural land.
Cultural and historic associations	
Low	No specific considerations are identified..
Relationship to existing settlement edge	
Low-medium	The site has an urban fringe character with built development to its west in parts forming quite a stark built edge to the village.
Experiential landscape character	
Low-medium	The site is seen as quite attractive, albeit it urban edge and not exceptional countryside.
Views	
Low-medium	There are some medium and longer distance views into and out of the site. Though these are within the context of a comparatively flat site setting and surrounds and also trees in relatively close proximity to the east and north of the site. Westerly views place the site in a built-up context.
Overall landscape susceptibility	
Low-medium	There are some local and comparatively lower level landscape impact concerns, but not significant.
Within nationally designated landscape?	
No	
Degree of intervisibility with nationally designated landscape	
Limited, to the east.	
If outside designated landscape, factors which may raise or lower value from moderate	
None identified.	
Landscape value	
Low to medium.	
Overall landscape sensitivity	
Low	
Landscape guidance: opportunities in relation to development	
No specific landscape enhancement opportunities identified though site screening through planting and considerations around longer distance viewpoints would be appropriate, as well as protecting quality of closer more intimate viewpoints.	

Historic Environment Site Assessment

Notes on history of area

Overall conclusion

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
List any heritage assets potentially affected.	None recorded

On the basis of conclusion of no adverse heritage impacts no further assessment or reporting is needed.

Ecological assessment

Context – Sites and features (desk study) – the site does not fall in close proximity, where adverse impacts may arise, to any of the following – Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar site, Marine Conservation Zone (MCZ), Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR), Local Nature Reserve (LNR), Ancient Woodland Inventory Site (AWSI), County Wildlife Site (CWS), Unconfirmed Wildlife Site (UWS), Draft Nature Recovery Network areas (NRN), Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)

Comments

There will be some limited on-site biodiversity interest due to presence of hedgerows, but the site is formed from improved farmland.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

Does the site consist of any habitats other than agriculturally improved grassland or arable (excluding small/negligible areas of habitat)?

No – other than some hedgerows.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

No.

Presence of ponds not identified on aerial imagery

No

Networks of small field parcel and hedgerows (any areas where allocation is likely to require removal of substantial areas of hedgerow to facilitate a suitable development footprint)

Some hedgerows in at site boundaries. But any loss can be kept to a minimum.

Any other incidental features of ecological interest (protected/notable species incidentally recorded)

No

Is there any evidence which contradicts the desk study results?

No

Conclusion

Limited adverse effects noted

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



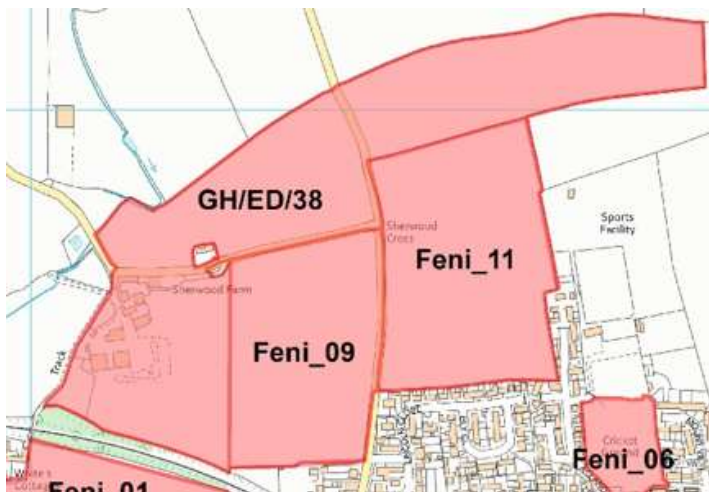
Site Assessment Summary and Conclusion

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 viewpoints, 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 and 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 sub-urban built up edge of Feniton, albeit one that is comparatively low in built form on account of the linear form of dormer bungalows at this boundary. To the south east there is more modern housing development. Feni_11 is most directly related to the built form of the village and is slightly more elevated than land to the west and is of some openness in wider countryside views, especially to/from the north and west.

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 lessen potential for adverse impacts. Site Feni_11 lies further from the Listed properties and low or 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.

Is the site 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 (it is denoted as Feni_11 on mapping). 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 compelling overarching constraints. However, the new Call for sites submission (Feni_11) appears a better option than this with closer proximity to more existing built development.

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

Feni_09 has potential for an estimated up to 225 homes (at mid to high density development levels) – taken as a whole GH/ED/38 could accommodate several hundred homes.

Based on assessment showing non-suitability for allocation for development finer grained reporting on landscape, historic and ecological considerations is not included in this report.

8 Site Reference Feni_10

Site details

Settlement: Feniton

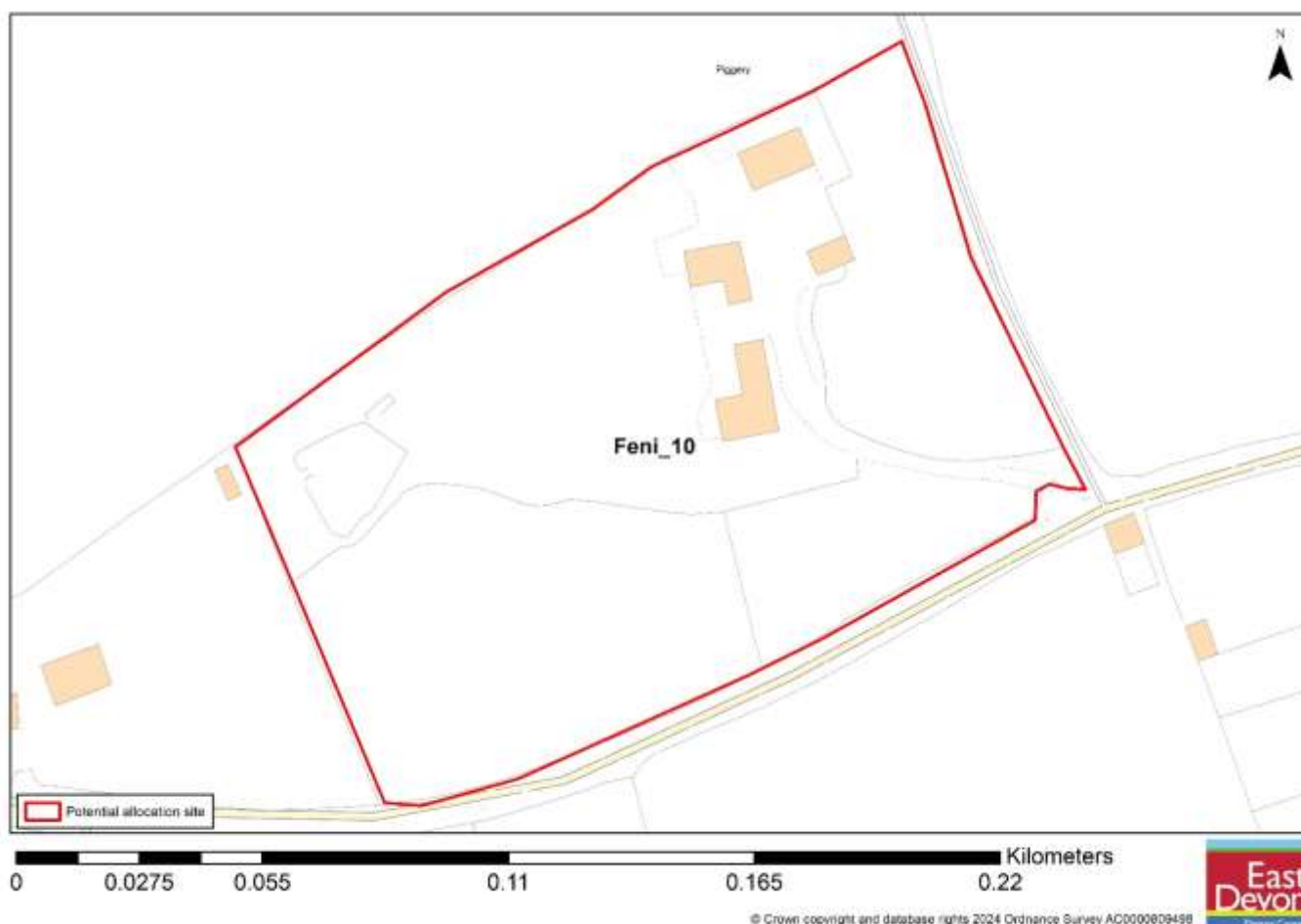
Reference number: Feni_10

Site area (ha): 1.79

Address: Westlades, Feniton, EX14 3ED

Proposed use: Housing

Site map



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 amount 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.

Is the site 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.

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

No

Based on assessment showing non-suitability for allocation for development finer grained reporting on landscape, historic and ecological considerations is not included in this report.

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

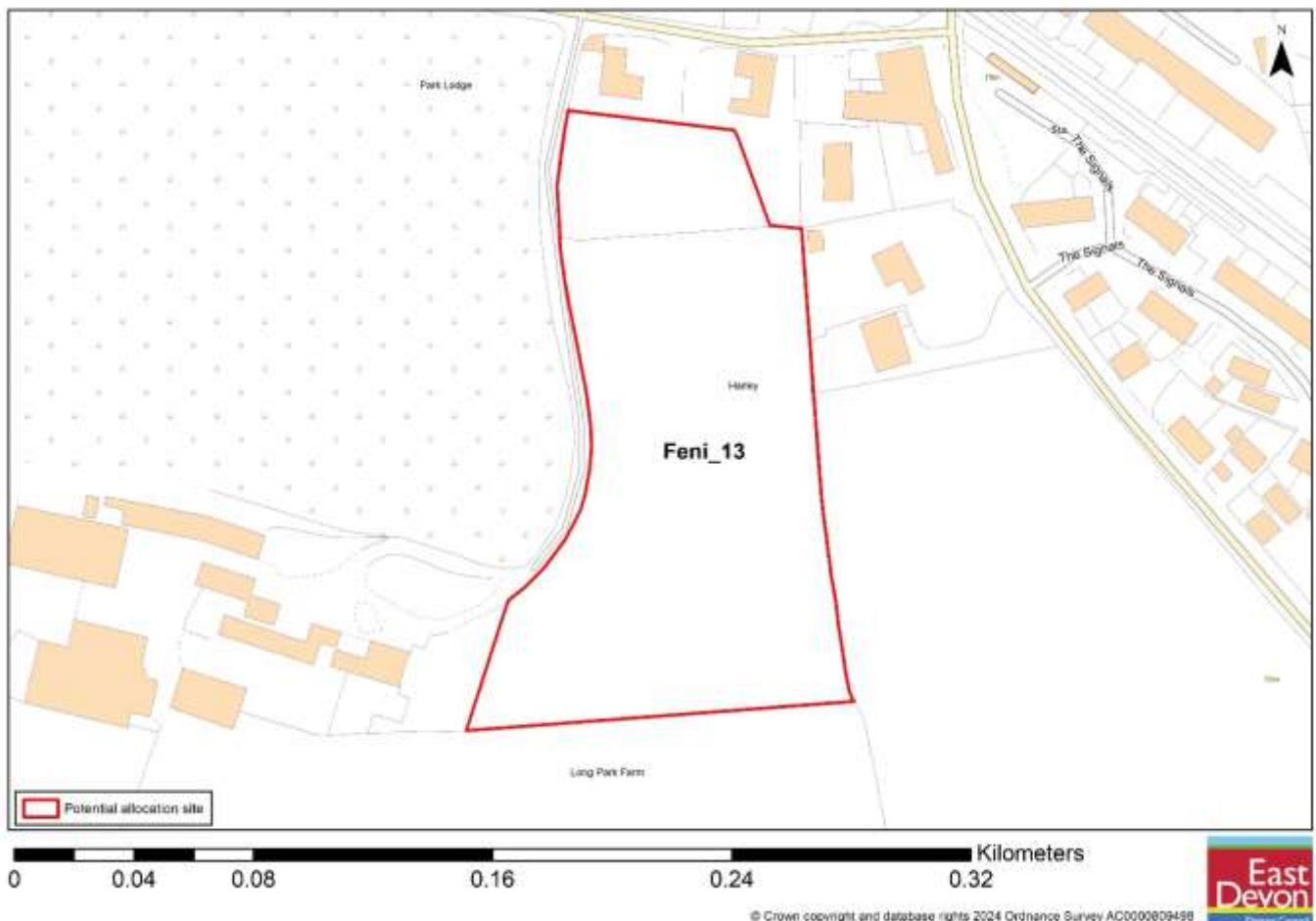
Reference number: Feni_13

Site area (ha): 1.71

Address:

Proposed use: Housing

Site map



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, is 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 in 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.

Is the site allocated?

No

Reasons for allocating or not allocating

The site would appear a possible development option, with no over-arching constraints though it is in parts of some visual prominence.

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.

Based on assessment showing non-suitability for allocation for development finer grained reporting on landscape, historic and ecological considerations is not included in this report.

10 Site Reference Feni_14

Note that this site supersedes earlier submission Feni_04

Site details

Settlement: Feniton

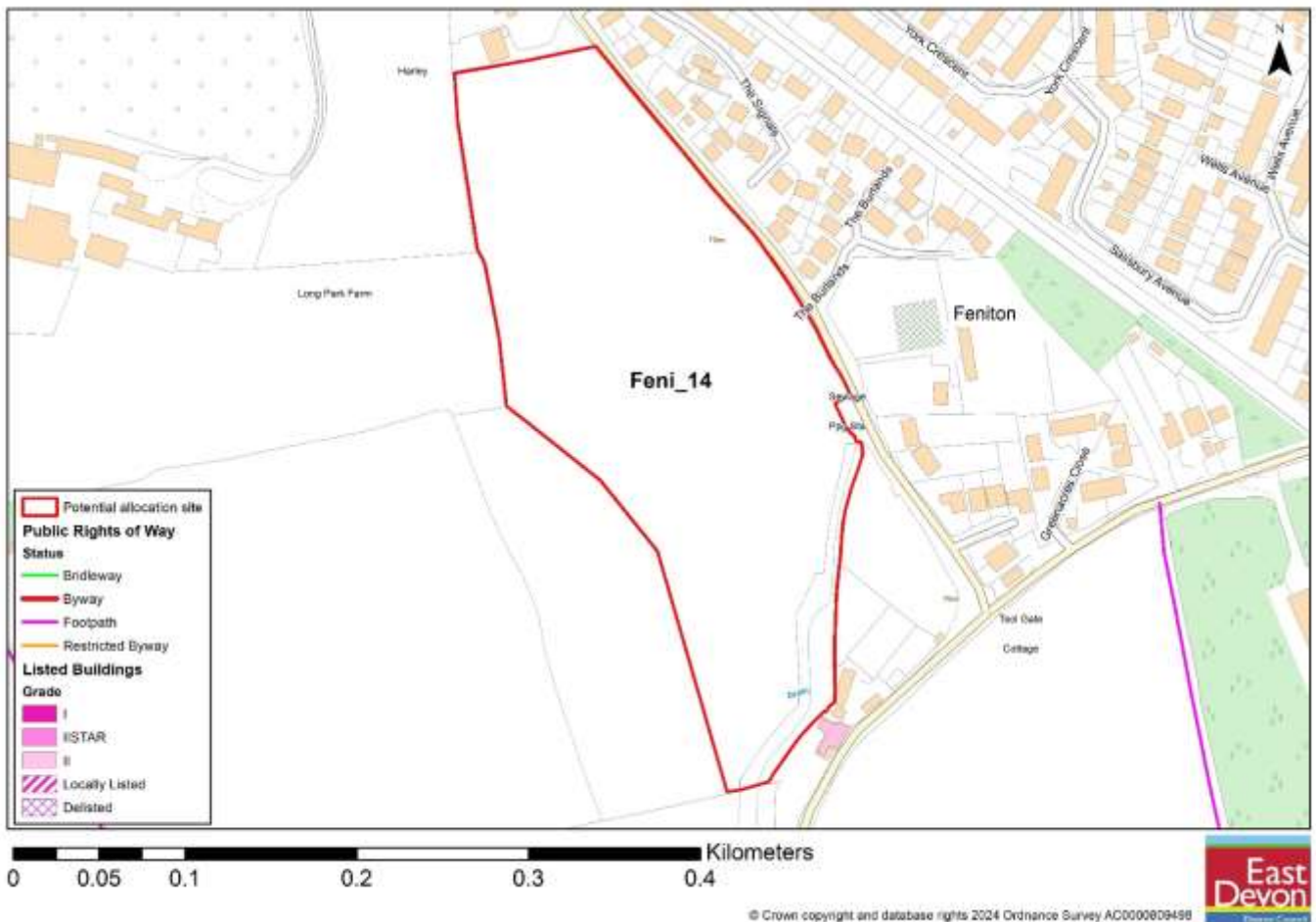
Reference number: Feni_14

Site area (ha): 5.4332

Address: Land off Ottery Road, Feniton

Proposed use: Housing

Site map



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, at 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.

Is the site allocated?

No

Reasons for allocating or not allocating

The site is 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

Based on assessment showing non-suitability for allocation for development finer grained reporting on landscape, historic and ecological considerations is not included in this report.

11 Site Reference Feni_15

Site details

Settlement: Feniton

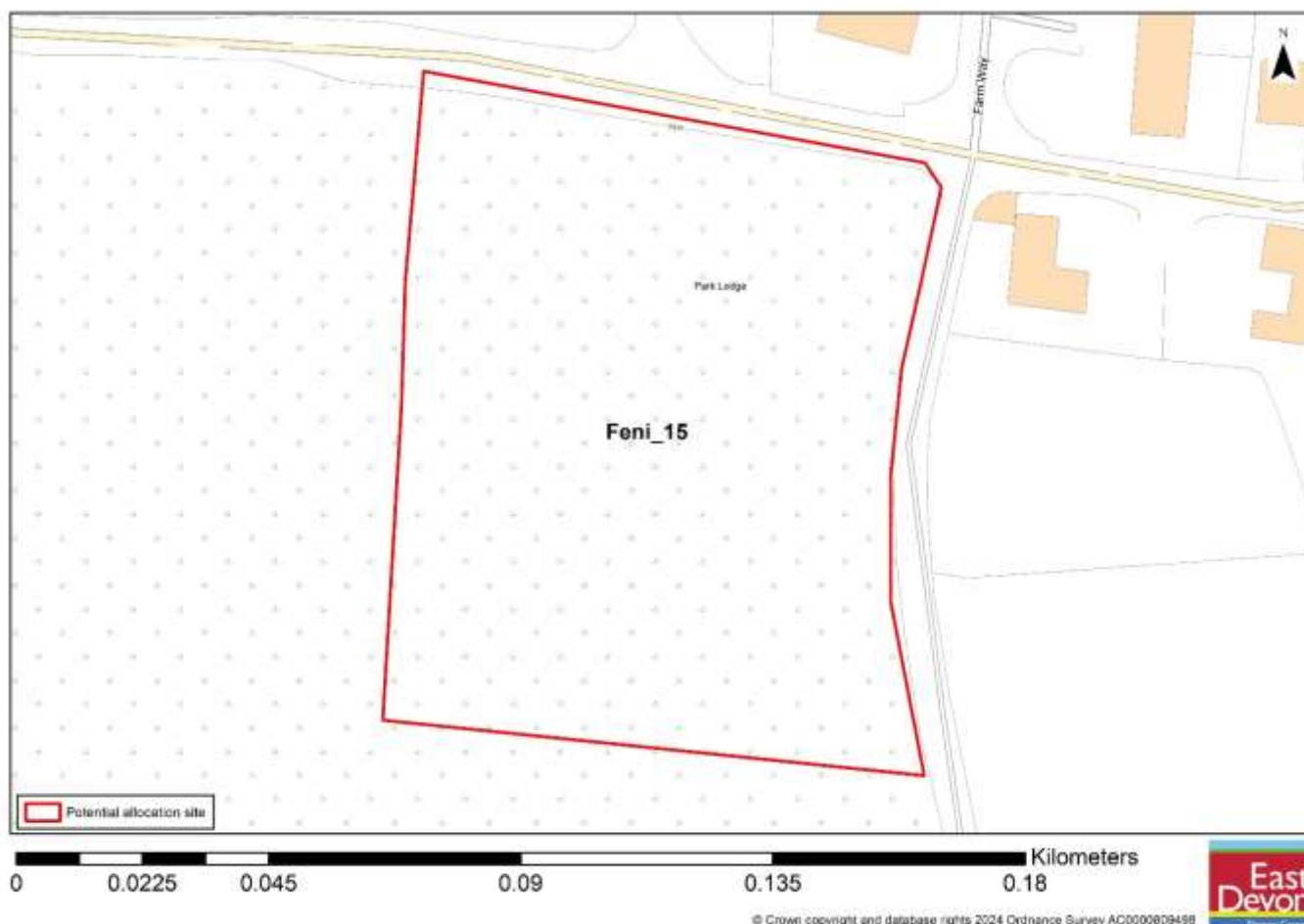
Reference number: Feni_15

Site area (ha): 1.02 hectares

Address: Land off Ottery Road, Feniton,

Proposed use: Housing

Site map



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

None noted.

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

No

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.

Is the site 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

Based on assessment showing non-suitability for allocation for development finer grained reporting on landscape, historic and ecological considerations is not included in this report.

12 Site Reference Otry_20

Site details

Settlement: Feniton

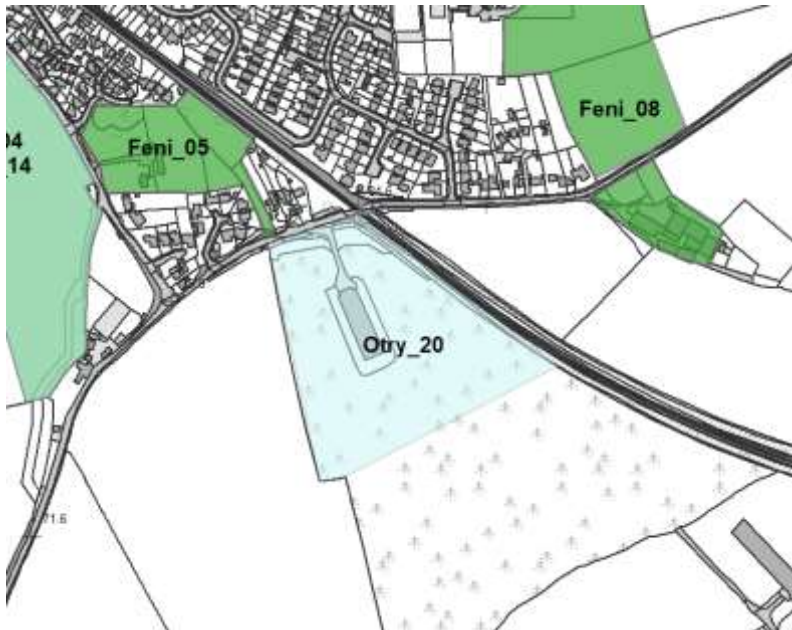
Reference number: Otry_20

Site area (ha): 4.6437

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

Proposed use: Employment

Site map



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)

4.64 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.

Is the site allocated?

Yes – for employment uses.

Reasons for allocating or not allocating

It is concluded that, for employment uses only, the site would be a credible option for allocation.

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?

An option would have been for a partial allocation and phased delivery is referenced in policy.

Landscape Sensitivity Assessment

Context

Landscape designation context

Not in the AONB.

For sites within AONB, applicable special qualities

Not applicable.

Other relevant biodiversity, historic environment and/or geological designations

The site will have some local biodiversity interest associated trees on its eastern boundary. Though the bulk of the site comprises of an orchard with managed trees that is likely to be of limited value.

Landscape Character Type and relevant key characteristics

Landscape Character Type 3E which is described as comprising of gently sloping/undulating land which surrounds the valley floors.

Local landscape character of site and immediate surrounds

The site conforms with the character of surrounding areas and fruit growing is of local historic significance, albeit most of the nearby countryside is not used for fruit growing.

Does the local landscape character of the site and immediate surrounds conform to published assessments?

Yes

General and site-specific affects that could arise from development

Analysis

Physical and natural characteristics	
Low-medium	The site is separated from residential development at Feniton and it reads as open countryside, albeit with the built form of a poultry house within which somewhat jars with its rural nature.
Cultural and historic associations	
Medium	The orchard status of the site has connections with past fruit growing importance in this part of East Devon.
Relationship to existing settlement edge	
Medium	Despite relative proximity to built edges of Feniton the site has a rural rather than urban fringe character.
Experiential landscape character	
Medium	The site is seen as rural in character and part of the undeveloped countryside, albeit with manicured and regimented tree coverage rather than be open and less formal in character. Quality is also somewhat compromised by the presence of the poultry unit in the site.
Views	
Low-medium	There are some longer distance views into and out of the site. Though flatness of surrounding land limits prominence and visibility of the site.
Overall landscape susceptibility	
Medium	Medium, but not of specific significance, landscape importance noted.
Within nationally designated landscape?	
No	
Degree of intervisibility with nationally designated landscape	
Nil (or at most very limited)	
If outside designated landscape, factors which may raise or lower value from moderate	
None identified.	
Landscape value	
Medium	
Overall landscape sensitivity	
Medium	
Landscape guidance: opportunities in relation to development	
No specific landscape enhancement opportunities identified though some care around boundary treatment and planting will be appropriate.	

Historic Environment Site Assessment

Notes on history of area

Overall conclusion

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	The Grade ii listed Metcombe Cottage lies around 200 metres at its closest point to the west of the site. There is limited intervisibility

	between the site and the cottage. Subject to overbearing development not happening, and some sensitivity in building, no potential adverse impacts are identified.
List any heritage assets potentially affected.	Grade ii listed Metcombe Cottage

On the basis of conclusion of no adverse heritage impacts no further assessment or reporting is needed.

Ecological assessment

Context – Sites and features (desk study) – the site does not fall in close proximity, where adverse impacts may arise, to any of the following – Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar site, Marine Conservation Zone (MCZ), Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR), Local Nature Reserve (LNR), Ancient Woodland Inventory Site (AWSI), County Wildlife Site (CWS), Unconfirmed Wildlife Site (UWS), Draft Nature Recovery Network areas (NRN), Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)

Comments

There will be some on-site biodiversity interest due to (non-orchard) trees and vegetation at site boundaries, specifically at the eastern site boundary.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

Does the site consist of any habitats other than agriculturally improved grassland or arable (excluding small/negligible areas of habitat)?

Yes - an orchard.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

Yes – specifically at/beyond the eastern site boundary.

Presence of ponds not identified on aerial imagery

No

Networks of small field parcel and hedgerows (any areas where allocation is likely to require removal of substantial areas of hedgerow to facilitate a suitable development footprint)

No

Any other incidental features of ecological interest (protected/notable species incidentally recorded)

No

Is there any evidence which contradicts the desk study results?

No

Conclusion

Limited adverse effects noted