

# **KENTON NEIGHBOURHOOD PLAN**



**LOCAL EVIDENCE BASE**

**APRIL 2016**

# Kenton Neighbourhood Plan

## Local Evidence Report

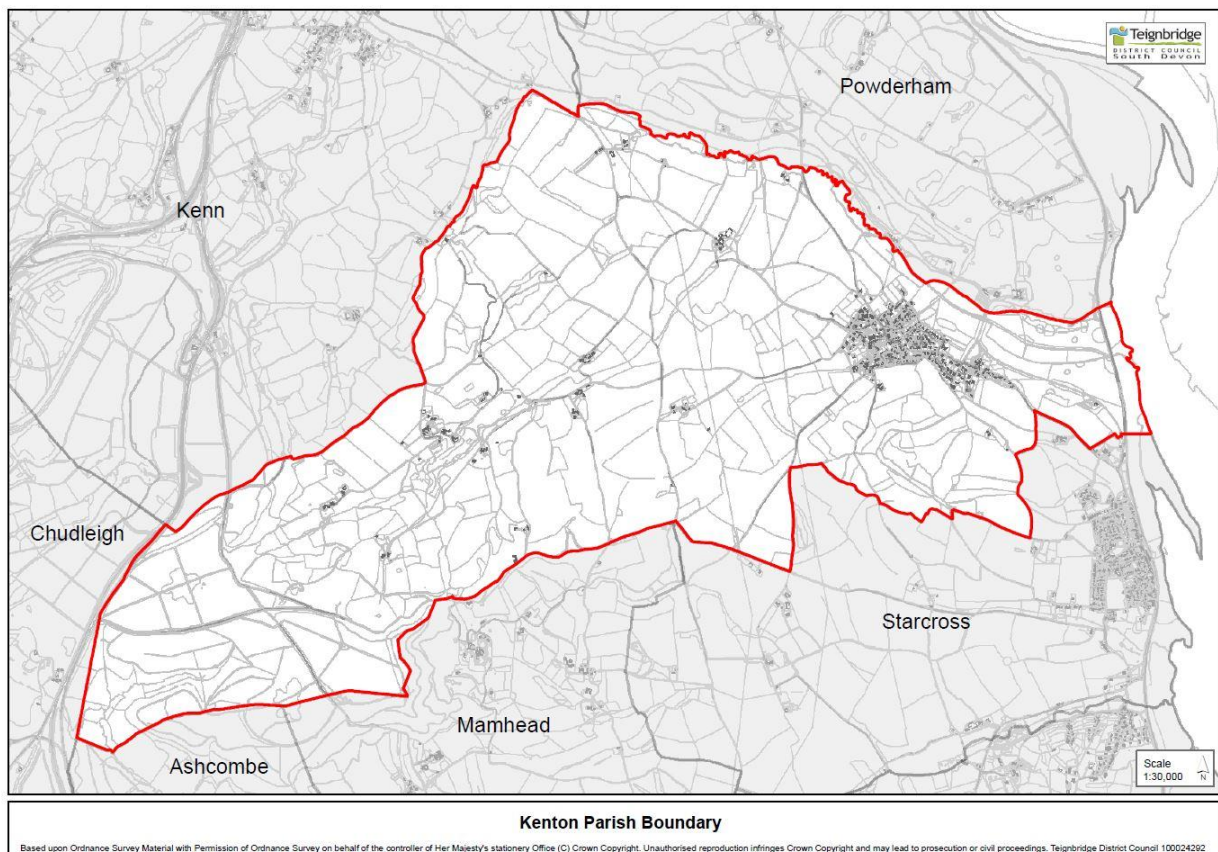
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Kenton is a small village in the Kenn Valley, 1 mile west of the Exe Estuary and approximately 8 miles from Exeter City centre. The A379 runs through the village, leading from Exeter to Dawlish and beyond. The parish of Kenton comprises the village and its rural hinterland which includes the hamlets of Oxtan, Lyson and Chiverstone. At the time of the 2011 Census the total population of the Parish was around 1100, living in about 490 properties.

Kenton is probably best known for its medieval castle, Powderham Castle, which was built between 1390 -1420 for Sir Philip Courtenay, and is home to The Earl of Devon. The castle and its deer park lie to the east of the A379. Much of the land within the parish still belongs to the Powderham estate. Kenton has an attractive village church which was built in the 15<sup>th</sup> or early 16<sup>th</sup> century of red sandstone and Beer stone.

The village of Kenton is where most of the population lives. It is an old settlement and still comprises many older properties. The rest of the village is made up of a mixture of property types built since the Second World War. Since the 1960's modest housing estates have been built, firstly on orchards and allotments in East Town and later in the 1980's at Penhayes and slightly later again in Castle Gate and Lumley Close. The outlying hamlets comprise mainly older estate properties, barn conversions and the occasional modern infill plot.

This **Local Evidence Report** endeavours to present a topic by topic picture in facts, local opinions and aspirations of what the Parish of Kenton is all about in 2015, so as to provide the 'evidence' on which to base the development of the Kenton Neighbourhood Plan. We have used a variety of authoritative sources and recent survey material to put this Report together. To keep it relevant and accessible we have summarised information. Should the reader want more information or background we have provided links wherever possible to the source document. Inevitably we have not found all the information we sought. We have at the end of each topic section indicated the further lines of enquiry that may be relevant to neighbourhood planning. You are invited to contribute additional material to our evidence base, if you have any additional recent and relevant facts or authoritative opinion about the Parish of Kenton.

## Natural Environment

### Geology

There are 3 main bedrock types within Kenton Parish. These are classified by the British Geological Survey as:

**Dawlish Sandstone Formation - Breccia.** Sedimentary Bedrock formed approximately 251 to 299 million years ago in the Permian Period. Local environment previously dominated by hot deserts.

**Alphington Breccia Formation and Heavitree Breccia Formation (undifferentiated) - Breccia.**

Sedimentary Bedrock formed approximately 251 to 260 million years ago in the Permian Period. Local environment previously dominated by rivers.

**Upper Greensand Formation - Sandstone.** Sedimentary Bedrock formed approximately 94 to 112 million years ago in the Cretaceous Period. Local environment previously dominated by shallow seas. The Dawlish Sandstones dominate the lower section of the Parish with the younger Greensand occurring on the Haldon Ridge.

These rocks were laid down in the Permian (299 – 251 million years ago) period during a period of intense dry heat associated with deserts and river terraces. As the UK's location on the globe changed the climate altered leading to the Greensand being laid down during a period when a warm sea covered the Parish.

The two Breccia formations are often used in traditional buildings and Kenton Parish Church has been constructed of Breccia. An excellent example of these rocks can be seen exposed alongside the A379 at Kenton Hill.

### Landscape Type

Nationally the country has been divided up into 159 National Character Areas (NCA). A NCA is a natural subdivision of England based on a combination of landscape, biodiversity, geodiversity and economic activity. There are 159 NCAs and they follow natural, rather than administrative, boundaries.

Kenton Parish falls entirely within the Devon Redland National Character Area as identified by Natural England and this provides information on the features of the landscape that make our area important.

The Teignbridge District Council landscape character assessment then subdivides the NCA into a finer detail of two landscape character types with the area below Haldon Hill being part of the 'Exe Estuary and Farmlands' Character Area. And the higher ridge being part of 'Haldon Ridge' Character Area.

The relevant key characteristics of the Exe Estuary and Farmlands area which are visible in Kenton Parish are:

- *Undulating landscape of small river valleys and dividing ridges running towards the base of Haldon Hill*
- *Deep underlying red soils visible within ploughed fields and the network of green hedgerows and mature trees*
- *Network of sunken, winding lanes with often dense, high hedgebanks*
- *Extensive mixed woodland associated with designed landscapes (Powderham Estate), and blocks of woodland on the ridges and upper slopes, occasional old orchards associated with farms and larger houses.*
- *Settlement pattern of nucleated villages, hamlets, farms and houses with frequent cob, thatch, stone/render and slate and some brick;*



- *Open, flat, low-lying estuary landscape with expansive views across open water and intertidal mudflats from estuary edge and adjacent slopes*
- *Railway and sea wall following the estuary shore and cliff base;*
- *Small boats, boatyards, moorings, quays and slipways and the Exeter Canal along the estuary shore;*
- *Variable sense of tranquillity, tranquil in inland valleys and parts of the estuary, disturbed close to settlements, railway and main roads.*

The relevant key characteristics from the Haldon Ridge character area to the west of the Parish are as follows:

- *Imposing, flat-topped, tree-clad ridge, forming a dominant backdrop to the Exe estuary*
- *Long wooded ridges extending from the main ridge on the eastern flanks;*
- *Spectacular panoramic views across adjacent landscapes, east to the coast contrasting with a strong sense of enclosure within the woodlands;*
- *Patchwork of extensive coniferous forests, mixed and broadleaved woodland interspersed with open heathland*
- *Frequent leisure and recreational use within woodlands and two large leisure developments; Distinctive landmarks of Haldon Belvedere and other historic features of estate woodlands;*
- *Very sparse settlement pattern, with occasional isolated vernacular stone farmsteads and buildings associated with trunk roads, forestry or leisure activities;*

### Strategic Guidelines and Recommendations

Each of these landscape character areas has specific guidelines with recommendations<sup>1</sup> adopted by Teignbridge District Council which should be followed to ensure no degradation of the landscape features that make the area special.

The overall strategy for the Exe Estuary and Farmlands is conservation, enhancement and restoration. New development should conserve extensive views across the landscape to the estuary, coast and high ground and conserve, enhance and restore the landscape pattern of fields, woodlands, hedgerows and narrow lanes. The historic settlement pattern and vernacular character should be reflected in new development. Opportunities to conserve, enhance and restore hedgerows, woodlands, historic parkland and other historic features should be considered.

The overall strategy for the Haldon Ridge is conservation, enhancement and restoration. New development should conserve broadleaved woodland and heathland, panoramic views from the Ridge and views to prominent landscape features and landmarks (such as Haldon Belvedere). Opportunities to conserve, enhance and restore broadleaved woodland and heathland should be considered.

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<sup>1</sup> Teignbridge District Landscape Character Assessment Teignbridge DC, 2009

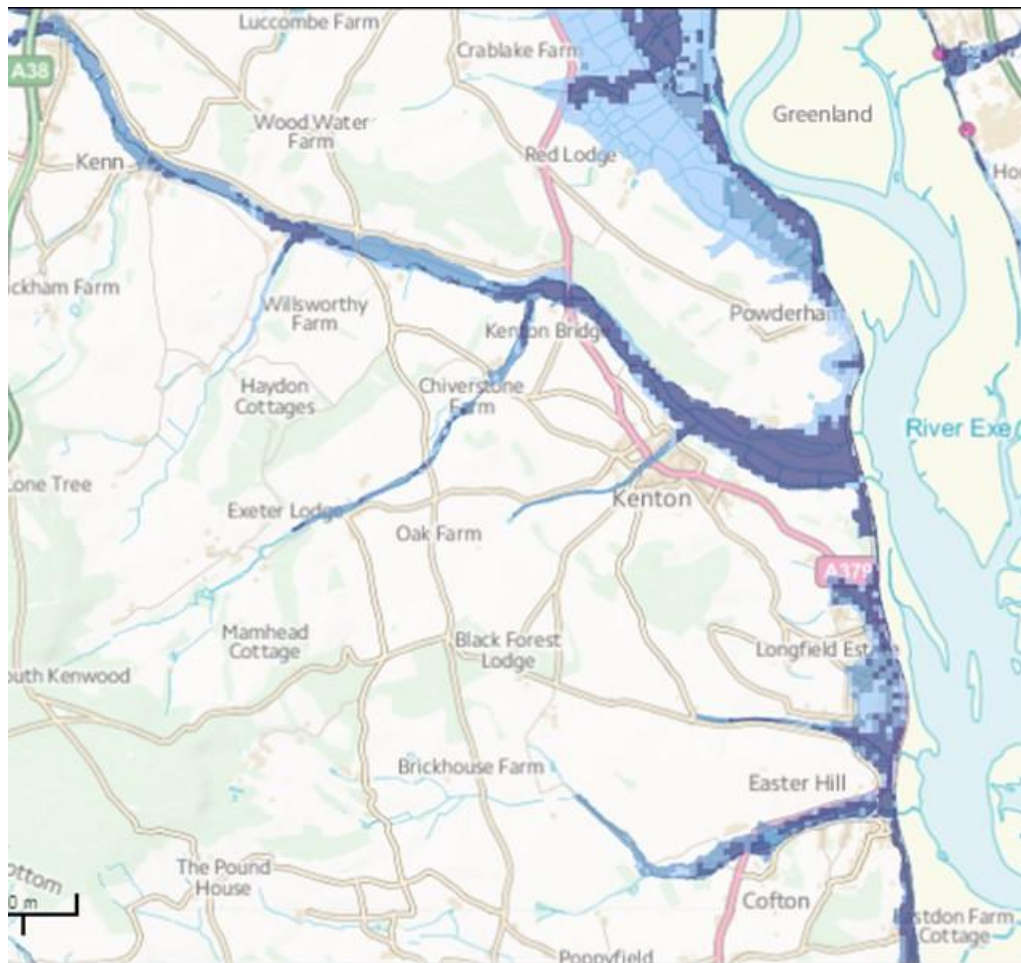


## Flooding

Flooding occasionally occurs in the Parish associated with the Kenn Stream and Exe Estuary. Steep slopes in the catchment headwaters around Clapham and Dunchideock associated with high tides or high rainfall events on Exmoor combine to see the area between the village and Powderham Castle and along the Kenn Valley flood due to the retention of water behind the flood gate under the railway. This flood risk has been recorded as High by the Environment Agency with the two Kenn tributaries being medium risk.

There have been recent flooding events in the village around Orchard Way and the school which flooded in May 2007 as well as regular winter flooding events along the Kenn Valley.

### Flood zones in the Parish of Kenton



### River Quality

Under the Water Framework Directive all water courses in the United Kingdom are provided with a classification by the Environment Agency this considers the health of the river – ecological status. The information for the river is as follows:

<b>Waterbody ID</b>	GB108045009010
<b>Waterbody Name</b>	KENN
<b>Management Catchment</b>	East Devon
<b>River Basin District</b>	South West
<b>Typology Description</b>	Low, Small, Calcareous
<b>Hydromorphological Status</b>	Not Designated A/HMWB
<b>Current Ecological Quality</b>	<b>Poor Status</b>
<b>Current Chemical Quality</b>	Does Not Require Assessment
<b>2015 Predicted Ecological Quality</b>	<b>Good Status</b>
<b>2015 Predicted Chemical Quality</b>	Does Not Require Assessment
<b>Overall Risk</b>	At Risk
<b>Protected Area</b>	Yes

All of the Parish is part of a Groundwater Nitrate Vulnerable Zone and the area at the top of Mamhead Road forms the edge of a groundwater source protection zone. These two assessments recognise the potential impact between agriculture and our drinking water.



## Biodiversity

There are a variety of designations that can be made to areas of special or sensitive ecology; some are recognised in European or national law and subject to legal protection; others have a more local designation.

### Statutory Sites

**Ramsar Site:** Designated under the Ramsar Convention (1971) these are sites that support populations of more than 20000 or more water birds within a wetland habitat. Ramsar sites are also SSSI and SPA's.

**Special Protection Areas (SPA):** These sites are notified by Natural England under the Habitats Directive 1994 to provide increased protection and management of areas which are important for breeding, feeding, wintering or migration of rare and vulnerable species of birds.

**Sites of Special Scientific Interest (SSSI):** Sites that are identified by Natural England because they hold rare or threatened habitats, species or geological features.

### Non Statutory Sites

Although these non-statutory sites are recognised in the National Planning Policy Framework (NPPF) which requires local authorities to identify and map local designated sites of biodiversity importance and to draw up criteria based policies concerning these sites, against which developments would be considered.

**County Wildlife Sites (CWS):** Sites of county importance for wildlife, designated on the basis of survey information on the presence of a habitat or species.

**Regionally Important Geological and Geomorphological Sites (RIGS):** These sites are important at a regional and local scale for the demonstration of earth science features.

**Plantations on ancient woodland sites (PAWS):** Areas of ancient woodland where the original tree cover has been felled and replaced often by conifers, sycamore or sweet chestnut. These areas tend to display remnants of the original ground flora associated with ancient woodlands.

The Parish has one statutory site, a substantial one in the Exe Estuary and several non-statutory areas.

Kenton Parish – Designated Wildlife Areas			
Site Name	Area (ha)	Description	Designation
Exe Estuary SX980838	2366.8	Tidal estuary with mudflats, saltmarsh, reed beds, marshy grassland, sand dunes, dune grassland and heath, ponds, broadleaved woodland, shingle. Includes the canal. Bird and plant interest	SPA, Ramsar, SSSI
Colleywell Bottom Heath SX924814	5.3	Remnant dry heath	CWS
Powderham SX967838	145.5	Parkland with veteran trees and wintering bird interest	CWS
Kenton Hill SX958834	0.2	Roadside cutting of Dawlish sandstone indicating a semi-arid or desert palaeoclimate	RIGS
Cole Park / Shorts Copse SX931843	5.9	Ancient Replanted Woodland	PAWS
Mamhead Big Wood SX932822	22.1	Ancient Replanted Woodland	PAWS



## Protected Species

The Devon Biodiversity Records Centre holds information on the species recorded within the Parish from both systematic surveys and individual records. Often the rarity of a species provides a certain level of protection and hence consideration during development.

Notable species recorded within Kenton which are particularly relevant to development include:

Bats (including Greater and Lesser Horseshoe Bats)

Dormouse

Otter

Badgers

Birds (Including Cirl Bunting, Barn Owl, Nightjar, Woodlark, Kingfisher and Bar Tailed Godwit)

Amphibians and Reptiles

### Kenton Community Survey 2015

What the Community has told us regarding our Natural Environment:

- **Improve public access**
- **Maintenance is important**

## Renewable Energy

There are currently no wind farms or rural solar installations within the Parish, or nearby. Nor have there been any planning applications for such developments.

We have a number of personal solar installations in the village. Does the Parish have a view on following the lead of other towns and villages by reducing a dependency on fossil fuel and welcoming emerging renewable energy to technology which might include wind and solar farms, biogas and wood chip district heating systems?

### Sources:

British Geological Survey –Geology of Britain Viewer

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

Environment Agency – What's in My Backyard – <http://environment-agency.gov.uk/wiyby>

Teignbridge District Council – Landscape Character Assessment -

<http://www.teignbridge.gov.uk/CHttpHandler.ashx?id=24664&p=0>

Natural England – Devon Redlands National Character Area 149

<http://publications.naturalengland.org.uk/publication/6150022?category=587130>

Devon Biodiversity Records Centre - Criteria for identification of County Wildlife Sites –

[http://www.dbrc.org.uk/i/Devon\\_Local\\_Sites\\_Manual\\_v1.2\\_May\\_2009.pdf](http://www.dbrc.org.uk/i/Devon_Local_Sites_Manual_v1.2_May_2009.pdf)

Devon Biodiversity Records Centre – Wildlife site resource map and species information for neighbourhood planning - Kenton

Natural England - South Hams SAC – Greater Horseshoe Bat Consultation Zone Planning Guidance –

Devon County Council – Great Crested Newt Consultation Zone - <http://www.devon.gov.uk/devon-gcn-guidance-june-2012.pdf>

Kenton Neighbourhood Plan Community Survey, 2015

### Natural Environment – Messages

- Kenton residents often reflect on the rural nature of the Parish – the connection to the countryside was one of the leading features during the survey
- Kenton Parish adjoins internationally important wetlands and wildlife areas that must remain protected
- Kenton contains a high number of sites that contain important wildlife habitats
- Parts of the Parish are at risk from increased flood events as a result of changing weather patterns
- Kenton Parish is a very peaceful and tranquil landscape epitomised by deep lanes, agricultural fields and pockets of woodland
- Improved public access to the countryside would be appreciated

### Natural Environment – Questions

- What will the impact of Climate Change be on the village – the change in weather patterns could increase flooding and drought events?
- Is there potential to extend public access?
- Are there more areas that need protecting by designation and policy?
- Do residents want to see improvements to the environment?
- How can we help reduce flood risk?
- What are local opinions about renewable energy developments – solar, wind, biogas and district heating systems?

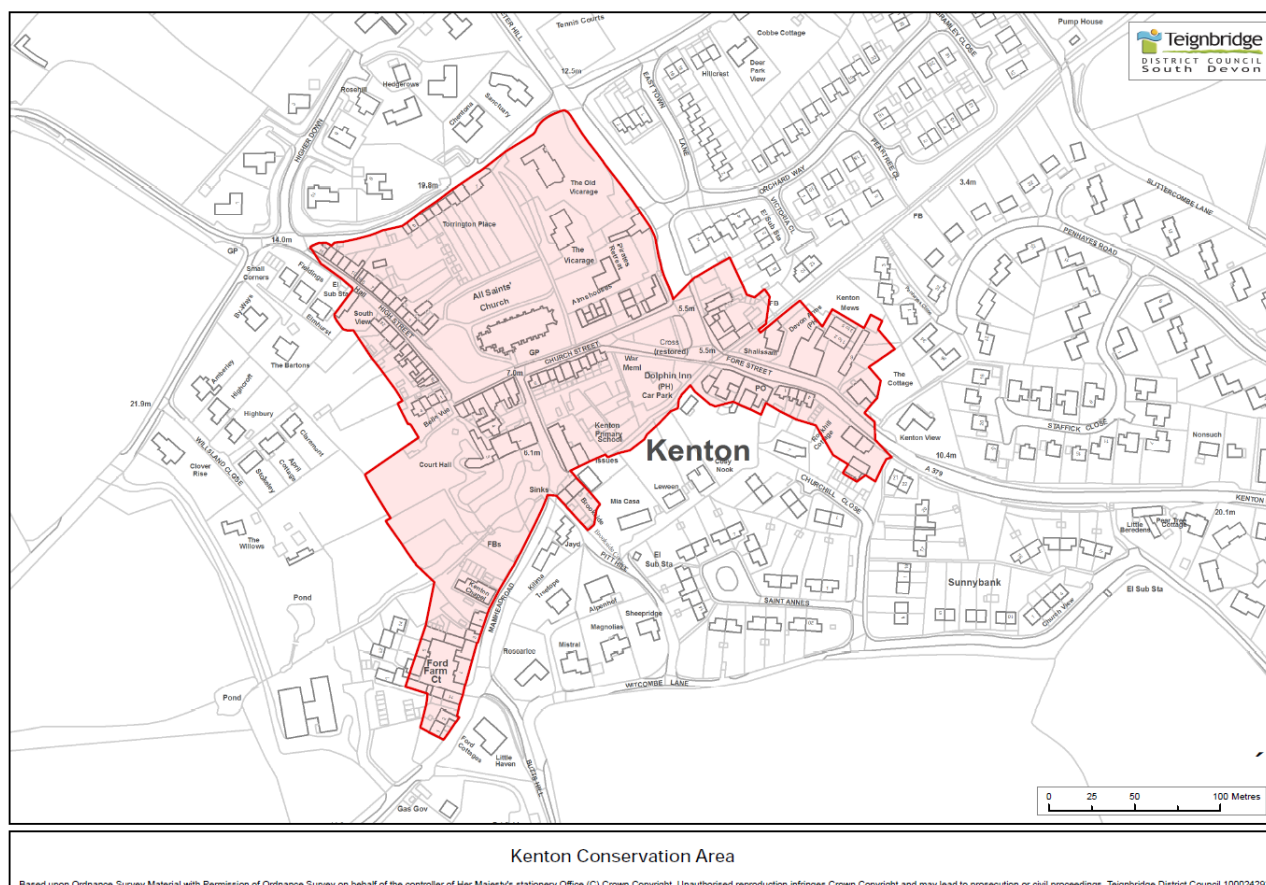


## Built Environment and Heritage

Protection of the historic environment has emerged as one of the key priorities from the recent neighbourhood plan community survey<sup>2</sup>. This was the case both in numerical responses and when weighted for priority rating. This result is consistent with a recent Historic England survey which found that 95% of adults agree that it is important that heritage sites are well looked after.<sup>3</sup>

### Conservation Area

Within the parish of Kanton there is one designated Conservation Area and 53 listed registered heritage assets. The Conservation Area boundary, which was designated in 1993, is shown on the map below.



There are a number of pre-1800 vernacular buildings within the conservation area, notably the old church house (c1500) (now the school) and cottages at the northern end of High Street, some of which may date, in part at least, to the 17th century or even earlier.

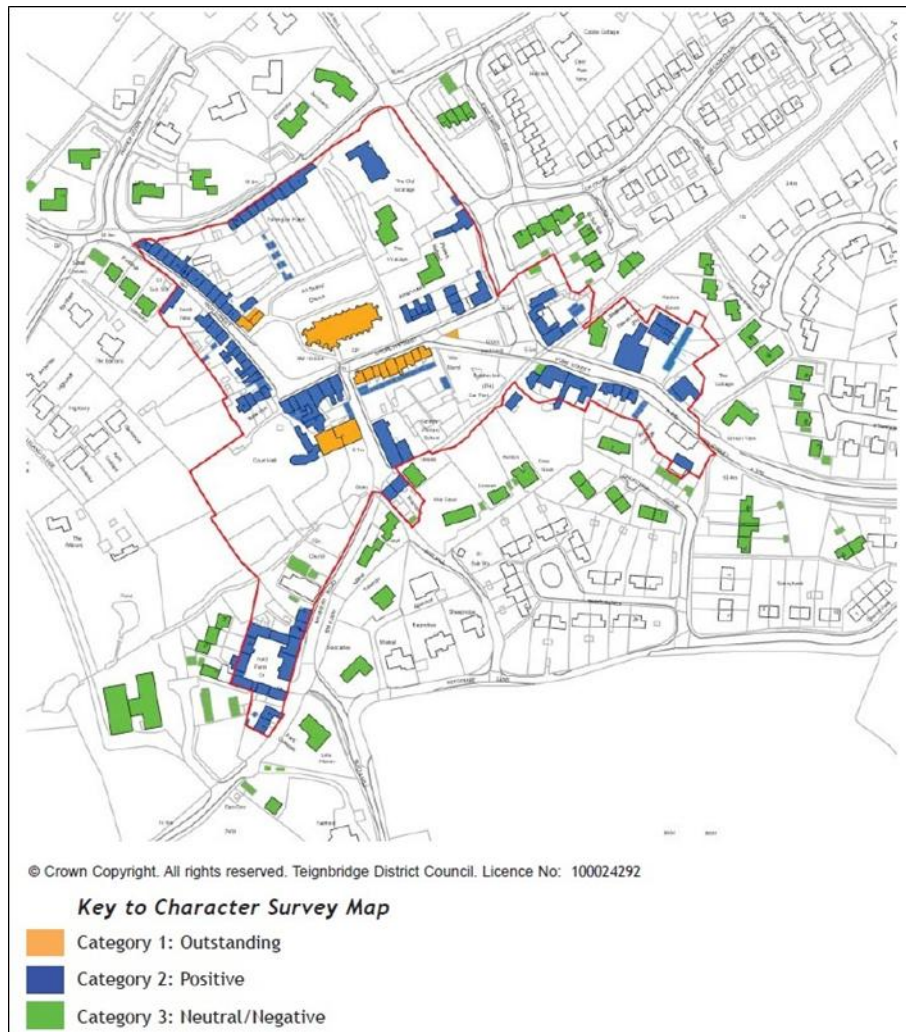
However, the Conservation Appraisal<sup>4</sup> (2009) highlights the 19th century architecture as setting Kanton apart from other villages. A fire in 1856 destroyed much of the centre of the village with the loss of 24 houses. William Reginald Courtenay, later 11th Earl of Devon (1807-1888) commissioned architect Joseph William Rowell (1828-1902) to design new cottages for the village. Detailed specifications for all three groups of cottages still exist and are held by the Devon Heritage Centre. The first two groups (Belle Vue Cottages and Seasons, Cambridge House and Welcome Cottage, High Street) (all completed 1856) show many elements of gothic style. The third group, 1-9 Church Street (built 1857-58), has more developed gothic styling with polychromatic brickwork, a variety of stone types, gables, arched windows and doors and prominent chimney stacks and brick porches. Further gothic style building continued for a number of years, notably The Almshouses and Devon Cottages.

<sup>2</sup> Kanton Community Survey Report 2015

<sup>3</sup> <https://www.historicengland.org.uk/news-and-features/news/Attitudes-to-Heritage-Survey-Results>

<sup>4</sup> Kanton Conservation Area Appraisal, Teignbridge DC, 2009

All these groups of cottages and almshouses have combined to give the village the distinctive character referred to in the conservation area character appraisal. However, it is the mixture and variety of vernacular and more architecturally designed buildings which combine to give a group value and create a village of individual character.



The Triangle is a fine example of a planned village open space. Its creation was contemporaneous with the reconstruction of the village following the 1856 fire, The green has become a focus of commemoration and celebration and now contains the Grade II listed War Memorial, the Celtic Cross erected by the 11<sup>th</sup> earl of Devon, possibly from Cornwall, the horse trough placed to commemorate the diamond jubilee of Queen Victoria and more modern memorials such as the Millennium time capsule and trees planted to commemorate Queen Elizabeth II's golden jubilee and the village's twinning with St Lambert du Lattay and Linkebeek.

The local planning authority (Teignbridge District Council) carried out a review of the **Conservation Area Character Appraisal in 2009**. Although consideration was given at that time to extend the conservation area boundaries, this was not done. As a result, valued parts of the parish's historic environment are not protected by conservation area status including East Town and East Town Square and the whole of South Town.

In addition to Conservation Area Character Appraisals, Section 71 of the Planning (Listed Building and Conservation Areas) Act 1990 places on local planning authorities the duty to draw up and publish proposals for the preservation and enhancement of conservation areas in their districts. At present no such Management Plan has been developed for the Kenton Conservation Area. Historic England's best practice guidelines are for all conservation areas to be accompanied by both Appraisals and by management plans which are used to influence local planning policies.

The Character Appraisal for Kenton lists a number of positive and negative character features. Identified negative features listed and qualified are:

Motor Vehicles: *The village generally is blighted by vehicles. The problem is especially bad on High Street and Church Street where a combination of parked cars and through traffic severely harms the amenity and character of the space. Apart from the visual intrusion, they also destroy the ambience of the village with noise pollution and fumes. Solutions should be sought in partnership with the Parish Council and the County Council through the community Travel Plan.*

Replacement Windows, Doors etc: *There are some poor examples of modern windows and doors which do not even attempt to imitate those they replaced. The same applies to roofing materials, rainwater goods and other features vulnerable to insensitive alteration. Guidance will be made available to encourage a conservative approach to maintenance and repair. The possibility of Article 4(2) directives to control some or all of these changes will need to be considered in the future.*

Floorscape: *Both road and pavement surfaces are generally poor. Any re-surfacing must be carried out to an overall plan, which needs to be developed with Kenton Parish Council and Devon County Council.*

Overhead Cables: *Kenton's character is spoiled by overhead power cables. The village's character could be considerably enhanced by services being put underground.*

The lack of a Management Plan has had the effect that none of the recommendations contained within the Appraisal have been implemented. In particular, the failure to implement any Article 4 directions has resulted in the appearance of artificial slate roofs, replacement windows and satellite dishes causing degradation of the characteristic features which make a positive contribution to the character of the area.

### **Outside the Conservation Area**

The Parish's historic environment is not confined to the conservation area boundaries. Of particular importance are the remaining thatched cottages at East Town and the contrasting architectural styles at South Town.

The cottages at East Town are thought to date from the 17<sup>th</sup> century or earlier and form an attractive thatched group behind a 20<sup>th</sup> century housing estate.

At South Town are a number of buildings of a variety of vernacular and designed styles, ranging from the impressive Georgian Leslie House through early 19<sup>th</sup> century buildings to humbler thatched cottages. These again provide an attractive group setting with contrasting architectural styles which are sadly dissected by the busy A379.

Outside the village boundary but within the Parish are a number of scattered farmhouses and farmworkers' cottages which make an important contribution to the rural setting of the village.

Also outside the village itself but worthy of special mention is Oxtan House coupled with its range of subsidiary buildings and Lyson.

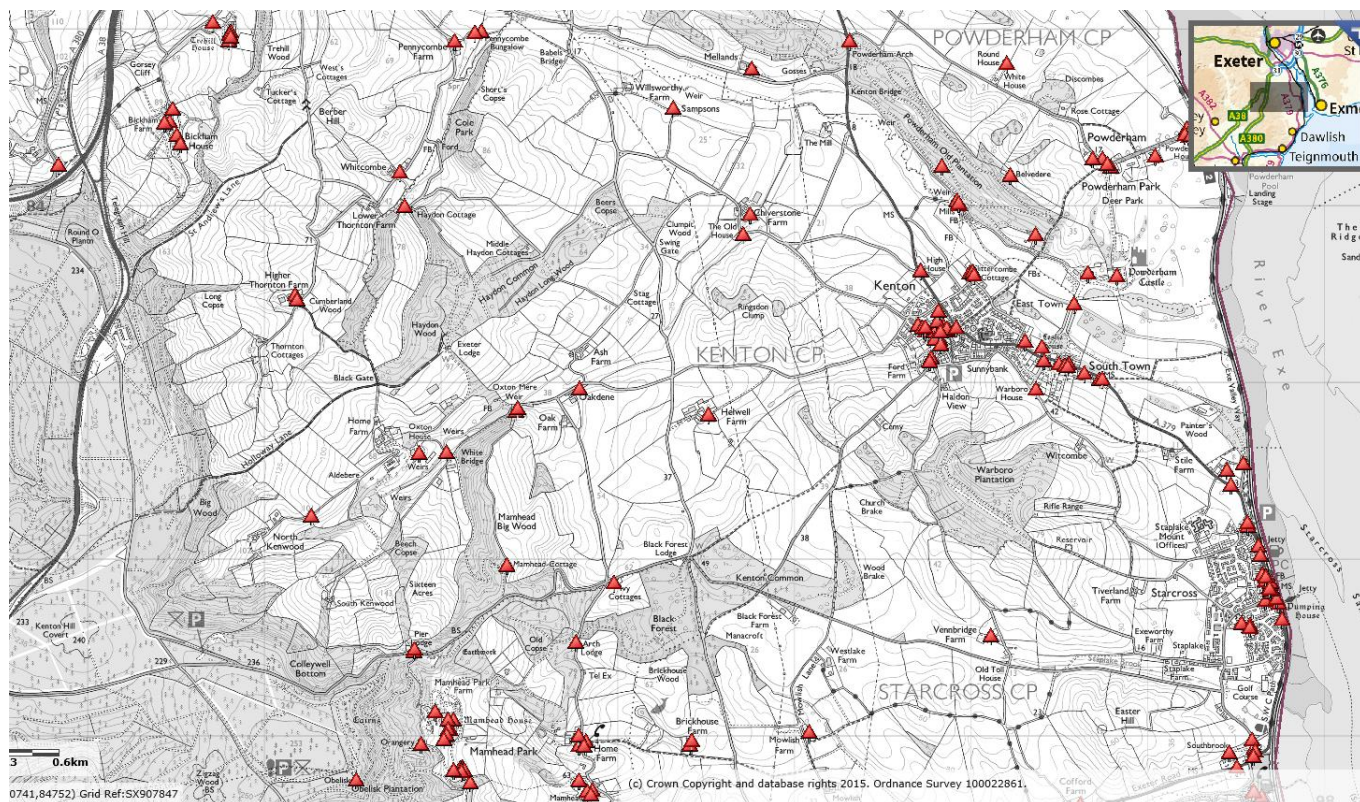


## Listed Buildings

There are around 50 entries on Historic England's National Heritage List for England (NHLE) within the parish of Kenton, both within and outside of the conservation area boundaries. Several of the entries cover more than one building or structure. Listing generally provides a higher level of protection than being within a conservation area. The church of All Saints is a grade I listed building. Powderham Castle Bridge, Leslie House and the White Bridge are all grade II\* listed.

In addition to the listing entries there are three Scheduled Parks and Gardens that fall entirely or partially within the parish boundaries. There are no entries for other categories of the Historic England Register. The distribution of listed buildings in and around the Parish is shown on the map below. A complete list of our registered heritage assets can be found in Appendix A.

## Kenton – Listed Buildings



## Heritage at Risk Register

There is one entry for Kenton on Historic England's Heritage at Risk Register. This is for the Grade II Registered Park and Garden at Oton House where the condition is recorded as being declining<sup>i</sup>.

The entry records:

*In the mid C19 the picturesque grounds comprised lawns, parterres, shrubberies, parkland and a lake. In the C20 the property was occupied by a school before being divided into apartments. The pleasure grounds are neglected and much of the park is ploughed, with considerable loss of parkland planting.*

### Kenton Community Survey 2015

What the Community has told us regarding our Built Environment and Heritage:

- Take care of our heritage buildings
- Protect our village and sense of rurality



## Sources

Devon Heritage Centre, Courtenay of Powderham, L1508M/London/Estate/Building Contracts/Kenton/3-6

Teignbridge District Conservation Area Character Appraisals: Kenton (2009)

<http://www.teignbridge.gov.uk/CHttpHandler.ashx?id=23111&p=0>

Historic England (previously English Heritage) Understanding Place: Conservation Area Designation, Appraisal and Management p.17

<https://content.historicengland.org.uk/images-books/publications/understanding-place-conservation-area/understanding-place-ca-designation-appraisal-management.pdf/>

Teignbridge District Conservation Area Character Appraisals: Kenton (2009) p.9

Historic England

<http://risk.historicengland.org.uk/register.aspx?id=1481048&rt=0&pn=1&st=a&prh=Kenton&ctype=all&crit=>

Kenton Neighbourhood Plan Community Survey, 2015

## Key Questions and Messages

### Built Environment and Heritage – Messages

- The historic environment is highly valued by residents
- There are a high number of scheduled heritage assets within the Parish
- Current arrangements for the protection of the historic environment may not be adequate for protection
- Future building development should be of sufficiently high design and build quality to ensure that it does not detract from the existing heritage assets
- The ‘character’ of the village should be protected

### Built Environment and Heritage – Questions

- Should the conservation area boundaries be extended to encompass parts of East Town and South Town?
- Alternatively, should additional separate conservation areas be created to protect these distinct parts of the Parish?
- Should the planning authority (Teignbridge District Council) be requested to make use of Article 4 Directions in order to protect the key characteristics of the conservation area?
- How can the current conservation area/listed building requirements be better enforced?
- What measures can be taken to improve and protect the grade II listed park and garden at Oxton House?

## Housing

### Parish Characteristics

Kenton is a small village in the Kenn Valley. It lies in an area of 'high landscape value'. The conservation area of the village is where most of the older properties lie and the rest of the village is made up of a mixture of property types mostly built since the Second World War. Since the 1960's modest housing estates have been built, firstly on orchards and allotments in East Town and later in the 1980's at Penhayes and slightly later again in Castle Gate, Lumley Close and Higher Down.

Kenton Parish also includes several outlying hamlets, the larger of which are Oxton, Lyson and Chiverstone. These comprise mainly older estate properties, barn conversions and the occasional modern infill plot.

### Demographics

The population of the Parish of Kenton has an older demographic profile than the national one. 16% of the population at the time of the 2011 census was 65 or over. There is a 'healthy' proportion of our population aged 30-59 (approximately 40%), many of which are families some of whose children attend the village school.

The 60- 74 age group accounts for 21.1% which is higher than the national average of 14.6%. The Community Survey 2015 suggests that many in this age group would like to be able/willing to downsize within the Parish if there were suitable properties available.

Kenton - Age Structure 2011			
	No.	%	Eng %
Age 0 to 4	39	3.5	6.3
Age 5 to 7	32	2.9	3.4
Age 8 to 9	22	2.0	2.2
Age 10 to 14	68	6.1	5.8
Age 15	18	1.6	1.2
Age 16 to 17	29	2.6	2.5
Age 18 to 19	24	2.2	2.6
Age 20 to 24	36	3.2	6.8
Age 25 to 29	45	4.0	6.9
Age 30 to 44	187	16.8	20.6
Age 45 to 59	258	23.2	19.4
Age 60 to 64	103	9.2	6.0
Age 65 to 74	133	11.9	8.6
Age 75 to 84	80	7.2	5.5
Age 85 to 89	33	3.0	1.5
Age 90 & over	7	0.6	0.8
All Usual Residents	1,114	100	100

The breakdown of household types in 2011 is as follow:

<b>Kenton - Household Type 2011</b>		
	<b>No.</b>	<b>%</b>
One Person Household	121	25.6
Couple Household; With Dependent Children	98	20.9
Couple Household; No Dependent Children	207	44.1
Lone Parent Household; With Dependent Children	23	4.9
Lone Parent Household; No Dependent Children	16	3.4
Multi-Person Household; All Full-Time Students	0	0.0
Multi-Person Household; Other	5	1.1
All Households	470	100

The highest number in the above table is couple households with no dependent children. Many of these are older residents, many of whom would be happy to downsize if appropriate smaller properties were available in the village. The range and proportion of household size amongst the population at 2011 is below:

<b>Kenton - Household Size 2011</b>		
	<b>No.</b>	<b>%</b>
One Person Household	121	25.7
Two Person Household	182	38.7
Three Person Household	76	16.2
Four Person Household	72	15.3
Five Person Household	13	2.8
Six Person Household	5	1.1
Seven Person Household	0	0
Eight or more Person Household	1	0.2
All Households	470	100

## **Housing Type & Tenure**

At 2011 there were 492 dwellings in the Parish. The proportion of dwelling types in Kenton Parish in 2011 is as follows:

<b>Kenton - Dwelling Type 2011</b>		
	<b>No.</b>	<b>%</b>
Detached	208	42.3
Semi- detached	156	31.7
Terraced	98	19.9
Flats/maisonettes	25	5.1
Caravan /other	5	1.1
All Dwellings	492	100

<b>Kenton – Housing Tenure 2011</b>		
	<b>No.</b>	<b>%</b>
Owned; Owned Outright	230	48.9
Owned; Owned with a Mortgage or Loan	153	32.6
Shared Ownership (Part Owned and Part Rented)	1	0.2
Social Rented; Rented from Council (Local Authority)	11	2.3
Social Rented; Other	19	4.0
Private Rented; Private Landlord or Letting Agency	50	10.6
Private Rented; Other	2	0.4
Living Rent Free	4	0.9
<b>total households</b>	<b>470</b>	<b>100</b>

### Property Price Structure

The Rightmove website reports that most of the sales in Kenton over the past year were detached properties with an average price of £364,921. Semi-detached properties sold for an average of £248,060 and terraced houses averaged £222,480. Kenton with an overall average of £296,989 was more than Exminster (£262,560) and Starcross (£242,383) and Kennford (£248,792).

In the past year Kenton prices were up 10% on the previous year, but down 19% on 2012, when they averaged £368,576. However, a relatively small sample can skew these figures.

### Latest Sales

Evidence comes from the Land Registry and is always one quarter behind the latest sales evidence. The sales below are recorded from July 2014 - July 2015.

East Town, Kenton	Terraced house	July '14	£320,000
Kenn Lane, Kenton	Detached house	Aug '14	£285,000
Oakdene, Lyson	Terraced barn	Aug '14	£243,000
East Town, Kenton	Detached Cottage	Sept '14	£345,000
Lumley Cl. Kenton	Detached house	Oct '14	£470,000
Oxton Ho. Oxton	L/H Flat	Oct '14	£213,000
Castle Gate Kenton	Detached house	Nov '14	£525,000
Lumley Cl. Kenton	Detached house	Nov '14	£493,000
East Town Kenton	Terraced house	Dec '14	£190,000
Penhayes Kenton	Detached house	Dec '14	£250,000
Sunnybank Kenton	Semi-detached house	May '15	£215,000
Southtown Kenton	Detached house	July '15	£580,000

As an indication of the proportions of property values the Council Tax records show the following are the percentages of properties in our area in each tax band.

Band A	7%	Band E	16%
Band B	16.5%	Band F	8%
Band C	25.5%	Band G	8%
Band D	18%	Band H	1%

(Nb. These figures are compiled by Teignbridge District Council and may include some properties outside our parish boundary.)



## Housing Need and Aspirations

Evidence from Teign Housing confirms that at present there are only 11 social houses in Kenton (2.3%) as against an average in the whole of Teignbridge of 9%. At the time of writing (November 2015) Devon Choice confirm that there are seven people registered on the Devon Choice social housing register who reside in Kenton Parish; but this number is very fluid and will change from month to month. It is recognised that there are a number of young people living at home with parents in Kenton who would love to stay in the village if there were more affordable homes built.

Question 8 on our Community Survey 2015 asked everyone to list their 3 main priorities for the Parish. Of the 7 options to select from, housing came out as 4<sup>th</sup> as a priority. 60 respondents in total (38%) mentioned housing, the two most common themes being the need for more affordable homes and the need for more properties which the elderly could downsize to. (After further analysis and the multiplication of the entries to an adjusted value, Housing remained 4<sup>th</sup> on the list with a score of 194.)

The Local Authority, Teignbridge District Council, is required to produce a Local Plan. The latest plan covers the period 2013-2033. It was adopted on the 6th May 2014. The National Policy Framework requires Teignbridge to achieve a 5-year supply of deliverable housing sites plus 20% for past under performance. Although many councils in the South West have not delivered enough sites, Teignbridge is not one of them.

This plan proposes to carry forward the village envelopes from the 1996 adopted plan without amendment. This is the case for Kenton; and the outlying hamlets are considered to be 'development in the open countryside'.

The Local Plan states '*support for small scale development in the villages to meet their local needs for affordable housing, employment and community facilities and permit limited development in the open countryside providing for an attractive, accessible and biodiverse landscape and a resilient economy*'.

There are many planning policies which affect development in our area. Policy EN5 covers the protection of our Heritage Assets of which Powderham Castle and the deer park are one of the most important.

There are also several listed buildings in the parish which were shown earlier. Planning policies are in place to restrict new development within the environs of a listed building. Planning permission is required for any exterior work to a listed building and likewise to properties in the conservation area. The map of listed buildings and the conservation area of Kenton can be seen in the Heritage Section.

A local Community Land Trust was established about 3 years ago with the aspiration of finding land to self-build sustainable, energy efficient, community-focused housing that would only be available to people in housing need with strong links to the community and wishing to contribute to a vibrant local community.

At the present time Teignbridge District Council has to set targets for new build units in their council area and due to the fact that proposals and planning permissions have been granted for large numbers of houses to be built in **Exminster, Dawlish, Newton Abbot (The Heart of Teignbridge)** and **Chudleigh**, there is no pressure on them to allow development outside the village envelope.

There is of course still the opportunity to make planning applications for infill sites inside the village envelope and the purpose of the Neighbourhood Plan is to redefine the village envelope if agreed by the majority of the parishioners. An important part of the Neighbourhood Plan's strategic future planning policy is to identify a few sites in and around Kenton which might be considered for affordable

homes or other modest development. For our Parish the present policy states 'all open market housing sites (including change of use and conversions) with a capacity of more than 4 dwellings will provide affordable housing at a level of 30%.

Below is a list of the successful planning applications for new dwellings in our Parish over the last 10 years:

10/11/95	opp. Merraway, South Town	1 dwelling
21/05/96	South Town	2 dwellings
27/03/97	adj. Penhayes Lodge	1 det. dwelling
17/06/98	off Torrington Place	1 dwelling
24/02/99	Willsland Close	1 dwelling
20/08/01	Little Beredens	1 det. dwelling
29/06/04	Higher Down	1 det. bungalow
11/02/05	adj. Victoria Close	2 dwellings
04/01/06	Sunnybank	1 terrace house
04/05/07	adj. Cobbe Cottage, East Town	2 det. dwellings
22/05/07	Higher Downs	1 bungalow
04/11/08	N. Covert Farm	1 det. bungalow (for agric. occupation)
20/07/11	in garden, Higher Down	1 dwelling
21/09/11	Sunnybank	2 dwellings
18/06/12	Exeter Lodge	replacement dwelling

Because Kenton is a very popular village within easy access of Exeter City and the coast, small, medium and large developers would jump at the chance to buy any size new sites with planning permission. Equally, Housing Associations would be keen to build on any sites in Kenton with social housing requirements.

### Future Development Areas

Within the Teignbridge Local Development Framework, a strategic housing land availability assessment review was prepared and published in 2010. The maps below show those sites that were assessed as potentially developable land which lies in our Parish. The SHLAA exercise did not assess the small (under 0.5ha) sites and was applied only to land and sites 'nominated by owners and developers'. Individuals or their representatives put forward for consideration the following sites which they felt could be considered for future development:

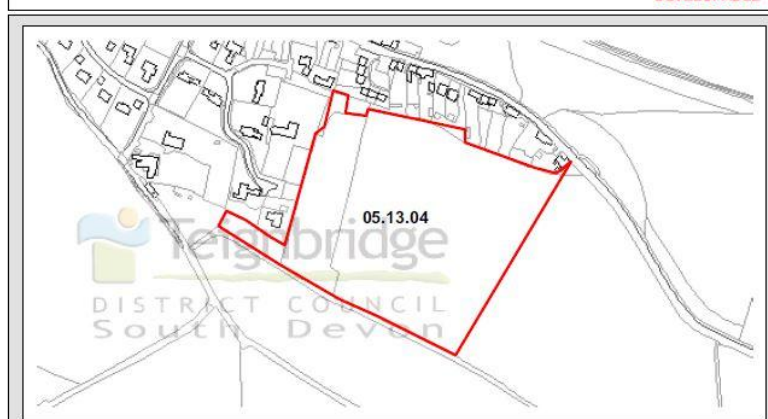
Site Ref. 05.13.02	1.05 hectare site off Higher Down, Kenton.
Site Ref. 05.13.04	4.36 hectare site at South Town, Kenton.
Site Ref. 05.13.05	0.14 hectare site at East Town, Kenton.

All these sites were considered to be 'developable' within a 5-11 year timeframe.

SHLAA Site Reference:	05.13.02
Site Address:	Land off Higher Down
Parish:	Kenton
Area of Site (ha):	1.05
DEVELOPABLE	



SHLAA Site Reference:	05.13.04
Site Address:	Land at South Town
Parish:	Kenton
Area of Site (ha):	4.36
DEVELOPABLE	



SHLAA Site Reference:	05.13.05
Site Address:	Opposite Cobbe Cottage, East Town Lane
Parish:	Kenton
Area of Site (ha):	0.14
DEVELOPABLE	



## **Infrastructure**

The village of Kenton is to a degree defined by the A379 which runs through the centre of the village. Although over the last 20 years there has been limited discussion about the re-routing of the A379 to the west of the village, this is unlikely to happen due to the huge cost involved and on the basis that it is seemingly very low down on Devon County Highways' wish list.

If any new development is suggested, it is of particular importance to consider the impact on the surrounding village roads and their residents. Many of our minor village roads are narrow, sometimes with cars parked on both sides and the residents in these streets won't want an increase in traffic caused by a large new development. Several respondents to the recent Community Survey 2015 highlighted the problems and dangers of speeding cars in Mamhead Road and High Street.

Before any future development can be agreed to, we must also be sure that the other village infrastructure i.e. Foul drains and surface water drains, can cope. Within the village there are already a few areas prone to flooding, so careful consideration must be given to allowing more housing if it is going to cause excess rainwater run-off into inadequate surface water drains.

The relevant statutory bodies such as South West Water and The Environment Agency would be consulted in the event of any new proposed development and would advise accordingly.

## **The Future with a Kenton NP**

The Neighbourhood Plan is our community's chance to have an important say in the future development of Kenton and its surrounding area over the next 20+ years.

It is quite impossible to predict accurately the population changes and the exact housing needs for the Parish over this time frame, but through this process, we may be able to decide for ourselves, where some modest future development may be sited. For Kenton Primary School to flourish in the long term, we may want to encourage more young families to the village and a few more affordable homes or self-build plots, would likely help in that regard.

Another important element of such self-governing is the opportunity to enforce high standards of sustainability. The present Government has recently done a U-turn on sustainability standards, due to the enormous pressure to get more houses built nationwide, but on a local level a neighbourhood plan would be able to enforce better design and eco-standards within our area.

Finally, the sense of feeling we received from the majority of the respondents to our Survey, is that they love living in Kenton because it is a small compact village with a great community spirit. There is no support for massive new development on its fringes, as we see happening at neighbouring Exminster.

Any modest proposed development must be very carefully planned with the maximum consultation and only be sanctioned if it was perceived to be an asset to the village. If in the long term (20-30 years), the decision making is left to Teignbridge District Council with pressure from the Government, we cannot be sure that the big developers won't move in to our beautiful Parish.



### Kenton Community Survey 2015

What the Community has told us regarding our Housing:

- **We need more smaller dwelling options**
- **More homes suitable for the elderly**

### Sources

Teignbridge District Council Local Plan <https://www.teignbridge.gov.uk/planteignbridge>

Office of National Statistics Census 2011

Rightmove Website [www.rightmove.co.uk/](http://www.rightmove.co.uk/)

Kenton Neighbourhood Plan Community Survey, 2015

### Key Questions and Messages

#### Housing – Messages

- We have an increasingly elderly population
- There is not enough social housing in the Parish
- We need more smaller dwellings
- There are very few affordable homes to rent
- There are no self-build plots in the village

#### Housing – Questions

- What are the current local housing needs?
- How will housing need change in the future?
- What type of housing would contribute most to future housing needs?
- Is there support for self-build, energy efficient housing ring fenced for local people?
- How can local housing policy contribute towards the dementia strategy?
- What does affordability mean in the context of Kenton?
- What standards of design and sustainability should be set?
- How much new housing is acceptable over the next 20 years?
- What sites have development potential for housing?
- Where would new housing development best be sited?

## Community Services & Facilities

### Health Services

The **Westbank Practice** provides primary medical services to people living in Kenton. The practice is a Group Practice with branches in Exminster and Starcross. Patients are registered with a named GP and can book appointments in either branch. There are 8,102 patients registered at the Practice with a team of six GP partners and trainee GP's as at November 2015.

Patients who use the practice have access to community staff which include district nurses, community psychiatric nurses, health visitors, physiotherapists, mental health staff, counsellors, chiropodist and midwives. Both branches are open Monday to Friday. Patients can book appointments, order or view repeat prescriptions and view their test results on line.

Opening Times (at September 2015)

Exminster

<b>Monday</b>	08:30 - 19:30	
<b>Tuesday</b>	08:30 - 18:00	
<b>Wednesday</b>	08:30 - 18:00	
<b>Thursday</b>	08:30 - 18:00	
<b>Friday</b>	08:30 - 18:00	
<b>Saturday</b>	Closed	
<b>Sunday</b>	Closed	

Starcross

<b>Monday</b>	08:30 - 18:00	
<b>Tuesday</b>	08:30 - 18:00	
<b>Wednesday</b>	08:30 - 18:00	
<b>Thursday</b>	08:30 - 12:00	
<b>Friday</b>	08:30 - 18:00	
<b>Saturday</b>	Closed	

The latest Practice Profile information available for the NHS shows:

Indicator	Period	Practice Value	CCG Value	England Average
Deprivation score (IMD 2010)	2012	12.3	19.8	21.5
IDACI (Income Depr. - Children)	2012	9.0%	16.9%	21.8%
IDAOP (Income Depr. - Older People)	2012	12.0%	15.9%	18.1%
% who would recommend practice	2014/15	91.0%	85.6%	77.5%
% satisfied with phone access	2014/15	86.6%	84.4%	73.3%
% satisfied with opening hours	2013/14	80.8%	79.1%	76.9%
% who saw/spoke to nurse or GP same or next day	2013/14	58.2%	52.0%	50.7%
% reporting good overall experience of making appointment	2014/15	85.4%	83.3%	73.3%
% with a long-standing health condition	2014/15	66.6%	56.5%	54.0%
% with health-related problems in daily life	2011/12	42.9%	49.6%	48.7%
% with caring responsibility	2014/15	20.5%	19.2%	18.2%
Life expectancy - MSA based (Male)	2008 - 12	81.6	79.6	78.9
Life expectancy - MSA based (Female)	2008 - 12	83.5	83.4	82.1

A **Patient Participation Group (PPG)** was established some years ago. Members are practice patients; practice staff also attend. The aim of the PPG has been to encourage the involvement of patients in the range and quality of services provided and, over time, commissioned by the practice. The PPG has made significant contributions to the developments and improvements to the practice. The Practice is rated as 'Good' by the CQC.

## Pharmacy Services

There is a pharmacy in both Starcross and Exminster.

## Wellbeing

Kenton General Health 2011	No.	%
All Usual Residents	1,114	
Very Good Health	579	52.0
Good Health	383	34.4
Fair Health	118	10.6
Bad Health	26	2.3
Very Bad Health	8	0.7

Kenton Long-Term Health 2011	No.	%
All Usual Residents	1,114	
Day-to-Day Activities Limited a Lot	74	6.6
Day-to-Day Activities Limited a Little	112	10.1
Day-to-Day Activities Not Limited	928	83.3

Kenton benefits from the services of the **Westbank League of Friends**, a registered charity established in the late 1980's, which is located in the neighbouring village of Exminster. It provides a range of services for those who are disabled, in need of a friend to chat to or need help with transport to the practice surgery or hospital. It also provides a memory café in Exminster village and support for carers.

## Community Activity

**Kenton Victory Hall** is a focus of a range of community activities. The original hall was built in 1922, but was virtually destroyed by fire in 1991. The current building dates from 1992.

Kenton Victory Hall is a registered charity and is run by a committee of trustees, with a clear constitution. The hall is well equipped with a large hall, a committee room, well equipped kitchen and bar area. There is also a good sized car park. Disabled access is good and baby changing facilities are available. The hall is kept in good condition and ongoing maintenance ensures that it is an attractive place for a variety of activities. It is financially solvent.

Regular users include: Pre-School Monday to Thursday in term time, Parish Council and WI monthly. In term time weekly: Scouts (cubs, beavers), badminton, short mat bowls, Tai Chi and ballet classes. The hall also gets a good number of bookings for private parties and wedding receptions. In addition, it hosts overnight stays at weekends in the spring and summer months from Brownie and Guide groups. Local community groups also use the hall for their events such as the Twinning Association and Kenton Produce Show.

**Wednesday Walking Group** originated as a 'walking for health' group, this is a walking and social group which goes out weekly all year round and covers 3-5 miles each week.

Also see other parts of this Report regarding recreation, walking and cycling.

Making Kenton a **Dementia Friendly village** is in its prime - the aims of the steering group are simple – to increase awareness of dementia through 'Dementia Awareness Sessions' provided by a volunteer resident with the support of the Alzheimer's Society and the Dementia Action Alliance, and to provide support for those who are affected by memory loss and to their carers.

## **Retail Outlets and Local Services**

(Also see Section on Economy and Jobs)

Kenton is served by a number of retail outlets and local services. The Post Office and village shop is open from Monday to Saturday (8.15 to 5.30 Mon to Friday and currently mornings only on Saturdays). As well as post office services and banking facilities which include cash withdrawal from most banks, the shop provides a range of groceries, dairy produce, frozen foods, fresh fruit and vegetables and greetings cards. It is also a newsagent which provides home delivery daily except Sundays. A Sunday paper delivery is available from another provider. The complex of services at Powderham Castle Gates, which is open 7 days a week, comprises the Country Store, which has a butchery, bakery produce, delicatessen, fruit and vegetables and wine as well as groceries and gift products. Also on the site are the Toby Buckland garden centre and the House of Marbles store. The latter includes clothing and textiles, toys and games and a range of furniture and gift products. The Orangery cafe is open daily.

High Garden Nursery is open 6 days per week for the sale of plants, with visitors welcome to tour their extensive garden.

There are two hairdressers in the village – Ragamuffins and Nikki's, both offering services to men and women.

The village has two restaurants, the Rodean and Chi which are open 5 evenings per week and Sunday lunchtimes. The Chi also offers rooms on a bed and breakfast basis. The Orangery at Powderham Gates is open during the daytime for morning coffee, lunches and afternoon teas.

There is one pub in the Parish, the Dolphin Inn in the centre of Kenton village, which is open every day in the evenings and some lunch times. It offers a pool table, regular quiz nights for local charities and food. There are occasional live music nights and it has the facility to offer live screening of sporting events.

There are at least two holiday lets in the village, possibly more. A bed and breakfast business also operates in the village centre, with another located about a mile north on the A379.

All Saints Church has an active congregation. It is also the venue for some social and cultural activities – a Scrabble group, young people's Chat Club and occasional concerts.

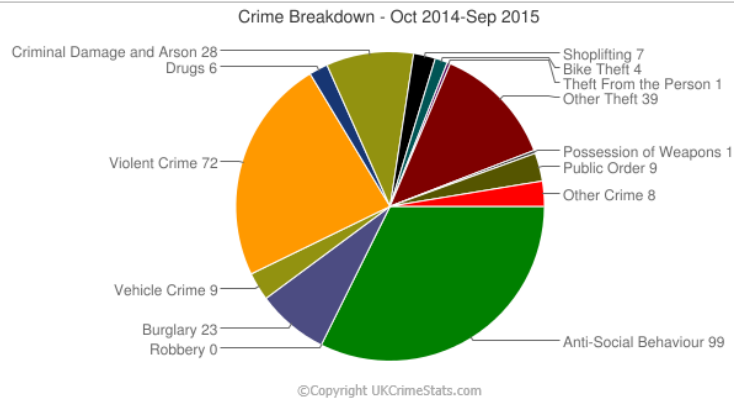
Powderham Castle also holds concerts and hosts occasional large outdoor music events during the summer.

The county council's mobile library visits the village every 4 weeks.

## **Crime and the Fear of Crime**

Kenton is a very safe place to live. Until recently the village shared with Starcross the benefit of a Police Community Support Officer. She was transferred to another area in the summer 2015 and will not be replaced. The Community Survey 2015 did not elicit any comments that suggested residents were particularly worried about crime. The local crime statistics and reports include a wider area than just the Parish of Kenton and are, inevitably, affected by the visitor numbers especially at Dawlish Warren.





*“The neighbourhood of Dawlish Rural is comprised of Dawlish Warren, Cockwood, Starcross, Kenton, Mamhead, Ashcombe and Powderham. It has a population of approximately 10,500 in the winter and this increases to more than 70,000 in the summer thanks to the numerous holiday parks (For more information on the local tourist sites and amenities click on Castle and Beach.*

*The size of the area presents many challenges to providing a visible police presence. It is however a very safe area to live in which can be evidenced by the very low crime figures, and the fact that incidents of serious crime are very low indeed.*

*The main problem is the lack of facilities for teenagers in the rural villages, which can cause friction between the older and younger residents. There are also regular reports of speeding vehicles passing through the area.”<sup>5</sup>*

#### Kenton Community Survey 2015

What the Community has told us regarding our Community Facilities and Services:

- **Young people need to be better connected to the NP**
- **We want much better broadband and telecommunications**
- **We should have more community events/activities**
- **Support the pub as community hub**
- **Provide a community defibrillator**

#### Sources:

Kenton Neighbourhood Plan Community Survey, 2015

NHS Profiles

<http://fingertips.phe.org.uk/profile/general-practice/data#mod,2,pyr,2014,pat,19,par,E38000129,are,L83041,sid1,2000005,ind1,-,sid2,-,ind2,->

UK Crime Stats <http://www.ukcrimestats.com/>

#### Key Questions and Messages

##### Community Services and Facilities - messages

- The village hall plays an important part in the life of the Parish
- The dementia-friendly initiative should have a significant influence on future planning
- We are relatively well served for retail and social facilities
- The Parish is a safe place to live

<sup>5</sup> Neighbourhood Team Report <http://www.ukcrimestats.com/Neighbourhood/7833>

**Community Service and Facilities – Questions**

- Are current health services and facilities adequate and will they meet future needs?
- What is the likely effect of an ageing population on the need and demand for local community facilities and services?
- Are we providing enough support and services for local families?
- Do we need to provide more facilities and activities for young people?
- What do young people actually want?

## Education in Kenton

The village benefits from both a pre-school and a community primary school.

The **Primary School** is housed in a listed building belonging to and leased from the Church in the centre of the village. The school playing field is owned by Devon County Council and is on the other side of the A379.

The school is part of the Kenn and Kenton Federation, having formed a hard federation with Kenn CofE Primary School in September 2013. Both schools are smaller than average with approximately 90 pupils each and so enjoy the advantages now available through federation such as a minibus, breakfast club and after school club. The schools share an Executive Headteacher but have their own Head of Teaching and Learning. Kenton Primary is a very outward looking school through membership of The Dawlish Learning Partnership, the Devon Teaching School and The Executive Head's leadership of the Primary Support Partnership. It has a particular strength in the Arts, having recently been awarded the Arts Gold Mark. Children come to this school from Kenton and the surrounding area and move on to a variety of secondary schools, with the majority attending either the Dawlish Community College or the Torquay Grammar Schools.

The most recent Ofsted Inspection was in March 2013.

### **Kenton Primary School Mamhead Road, Kenton, Exeter, EX6 8LX**

#### ***"This is a good school***

*From the Reception Year onwards, pupils make good progress. Progress in reading is outstanding, that made in writing and mathematics is good.*

*Pupils are well taught. Teachers are successful in ensuring that lessons are lively and interesting.*

*Consequently, pupils try hard and want to be successful. Very well-trained teaching assistants play a very positive role in the promotion of good learning in class.*

*The outstanding behaviour and attitudes of the pupils make a very significant contribution to the progress they make. Of particular note is the way even the youngest pupils are able to work independently and productively.*

*Pupils report feeling very safe and secure in school. This is due both to the respect they show each other and to the robust safeguarding procedures put in place by staff and members of the governing body.*

*Strong leadership by the headteacher has ensured that the school has developed well. School self-evaluation is very accurate and has underpinned successful actions to develop and improve teaching and learning. The staff and governors work as a cohesive team with a clear vision and determination to move the school towards excellence."*

The Primary School works very collaboratively with the pre-school, particularly in the summer term when pre-school pupils come into the school every Tuesday afternoon as part of an induction programme.

**Kenton Pre-School** is a registered charity and is run by a committee of volunteer parents. The Pre-School has been operating for nearly 50 years from the Victory Hall in Kenton and provides an equal opportunity for all children in Kenton and the surrounding area to receive high quality Pre-School education. The pre-school offers the children a curriculum which covers the seven areas of learning in the Early Years Foundation Stage. The Pre-School is registered with Ofsted and is also a member of the Pre-School Learning Alliance.

Sessions are held at the Kenton Victory Hall during term time for 38 weeks of the year. The Pre-School receives funding from the local authority to provide up to 15 hours of free childcare education for 2 year olds (subject to eligibility), 3 and 4 year olds. There are currently 16 children on roll and 5 members of

staff. The Play Leader and Deputy Play Leader are qualified to level 3 and the two play assistants are qualified to level 2 and are all first aid qualified.

The Pre-school is also responsible for the local Bumps, Babes and Toddlers group which is held in the Fellowship rooms at All Saints Church, Kenton on Tuesday mornings.

The Pre-School was last inspected by Ofsted in October 2011 when it was rated Outstanding.

#### ***“Description of the setting***

*Kenton Pre-school is a committee-run pre-school, which operates from the Victory Hall in Kenton, Devon. It was first registered in 1992. The pre-school has the use of the main hall, with adjoining toilet and kitchen facilities. On Fridays they use the committee room on the lower ground floor. The pre-school is registered on the Early Years Register and both the compulsory and voluntary parts of the Childcare Register. It provides care for up to 24 children aged between two and the end of the early year’s age range, at any one time. It is open on weekdays during school term times between 9.30am and 12 noon on Tuesdays and Fridays, between 9.30am 12.30pm on Mondays and Wednesdays and between 9.30am and 3.00pm on Thursdays. On Tuesdays in the summer term, older children may stay for a packed lunch, then walk to school for the afternoon session, which lasts from 1.00pm to 3.30pm. There are currently 11 children on roll. The pre-school receives funding for the provision of free early education for three- and four-year-olds. It supports children with special educational needs and/or disabilities. The pre-school employs three members of staff, one of whom holds an appropriate childcare qualification. All three members of staff are currently working towards additional qualifications at levels 2, 3 and 4. A volunteer also works regularly with the children, and the staff are supported by an administrator.*

#### ***The overall effectiveness of the early year’s provision:***

*Overall the quality of the provision is outstanding.*

*The pre-school is highly effective in ensuring that children's welfare, learning and development is nurtured to a consistently high standard. Overall, the procedures for assessing children's development enable staff to deliver a rich variety of activities that promote children's rapid progress. Exemplary partnerships with parents and the local school underpin the excellent pre-school provision. This ensures that each child's individual needs are met and they are supported extremely well in their transition to school. Excellent systems are in place to ensure the safety and security of the children. The staff, parents and committee work extremely well together to continuously drive improvements that have a very positive impact on outcomes for children.”*

#### **Kenton Community Survey 2015**

What the Community has told us regarding our Education:

- **We should support the local school’s development strategy**

#### **Sources:**

Ofsted

School website [www.kenton-primary.devon.sch.uk](http://www.kenton-primary.devon.sch.uk)

Pre-school website <http://www.kentonpreschool.org.uk/index.html>

Kenton Neighbourhood Plan Community Survey, 2015



### Education - messages

- There is a long held, long term ambition to have a purpose built education facility on the existing school field which would house both school and pre-school, as well as providing other community rooms and amenities
- The primary school has had rising numbers over the last few years – Official Pupil Admission Number is 105
- Current facilities are not ideal for either primary or pre-school
- The intake at both pre-school and school is not solely from Kenton

### Education – Questions

- How viable is a new combined community and education facility?
- How would new housing impact on education numbers?

## Open Space and Recreation

### Public Open Space

Kenton is reasonably well provided with open space, for a village of its size. All of the open spaces are located within the village, with none in the surrounding hamlets.

The playing field on East Town Lane is owned by Devon County Council and is used by the Primary School. Also located on the field is a multi-use games area, trim trail and a new play area for young children. These areas are all leased to the Parish Council on a long lease and the Parish Council is responsible for their maintenance. Devon County Council is responsible for maintenance of the grassed areas.

There are 2 allotment sites – one on Sunnybank, the other on Mamhead Road next to the cemetery. Provision exceeds the requirement recommended by Teignbridge District Council. There is currently no waiting list for plots.

The Triangle at the heart of the village, although small, is a pleasant space, with a bench, and is owned and maintained by the Parish Council. The Kenton in Bloom group provides a wonderful display with troughs and hanging baskets throughout the summer and autumn. They also maintain the shrubbery. The war memorial is also sited here.

The cemetery and wild life area on Mamhead Road are owned and maintained by the Parish Council. The churchyard is also open to all.

In 2011 the Parish Council bought some additional small open spaces from Teignbridge Council at nominal cost. These are land at East Town Lane and Churchill Close. At the same time the Parish Council acquired the car park. In addition, there is open space alongside the brook within the Orchard Way estate.

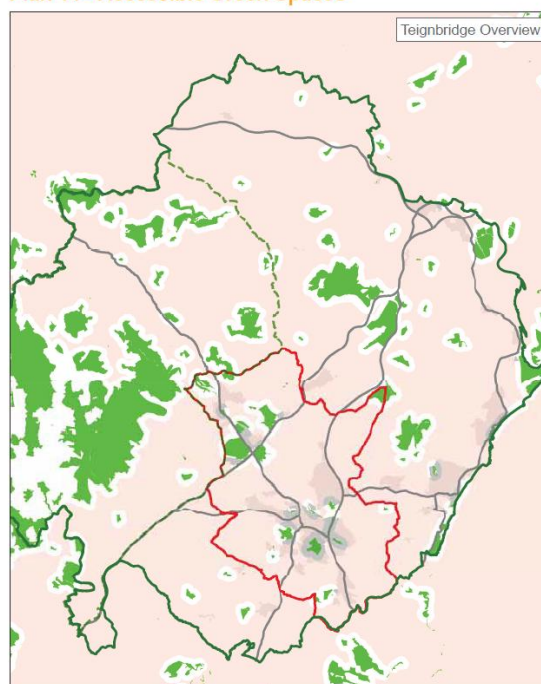
The network of public and permissive footpaths around the parish allows access to our rural hinterland.

There is a lack of outdoor space available for older children and teenagers, apart from the MUGA<sup>6</sup> and playing field.

The Teignbridge Council Green Spaces Strategy makes no reference to Kenton parish (or to other small villages). However it does set out a series of policies which guide the Council's approach to open spaces and inform planning policy<sup>7</sup>. This would probably only become relevant if there were to be significant housing development in the Parish.

Beyond the village, residents have the benefit of easy access to the South West Coast Path, to the Exe estuary, to Dartmoor, and to the formal and informal parks in nearby towns and the city of Exeter.

Plan 14 - Accessible Green Spaces



<sup>6</sup> MUGA = multi use games area

<sup>7</sup> <https://www.teignbridge.gov.uk/greenspacesstrategy>

## Recreation

In addition to the outdoor space described above, there are a number of recreational groups which are active in the village. There is badminton, short mat bowls and various fitness classes which take place at the Victory Hall. Yoga is available in the fellowship room in the church. The pub has a darts team. A number of other clubs are also active, including the Twinning Association, Allotments Association, WI, Past and Present Society, Kenton in Bloom to name but a few.

There are no sports teams based in the village (football, cricket etc), so participants have to travel. There is a sailing club at Starcross (2 miles) and a swimming pool at Dawlish (6 miles).

## Sources:

Kenton Neighbourhood Plan Community Survey, 2015

### Kenton Community Survey 2015

What the Community has told us regarding our Community Facilities and Services:

- **More leisure and recreation opportunities for youths are required**
- **Provide better and more equipment on playing field**
- **We need improved leisure opportunities for all**

## Key Questions and Messages

### Open Space and Recreation – Messages

- Kenton is well provided with open space and has easy access to the coast, to Dartmoor and to Exeter for leisure activities
- There is a limited range of sporting activities in the Parish

### Open Space and Recreation – Questions

- Could/should there be some provision of outdoor recreation activities for children 5+ and young people?
- What do young people actually want?
- How will recreation needs change in future?

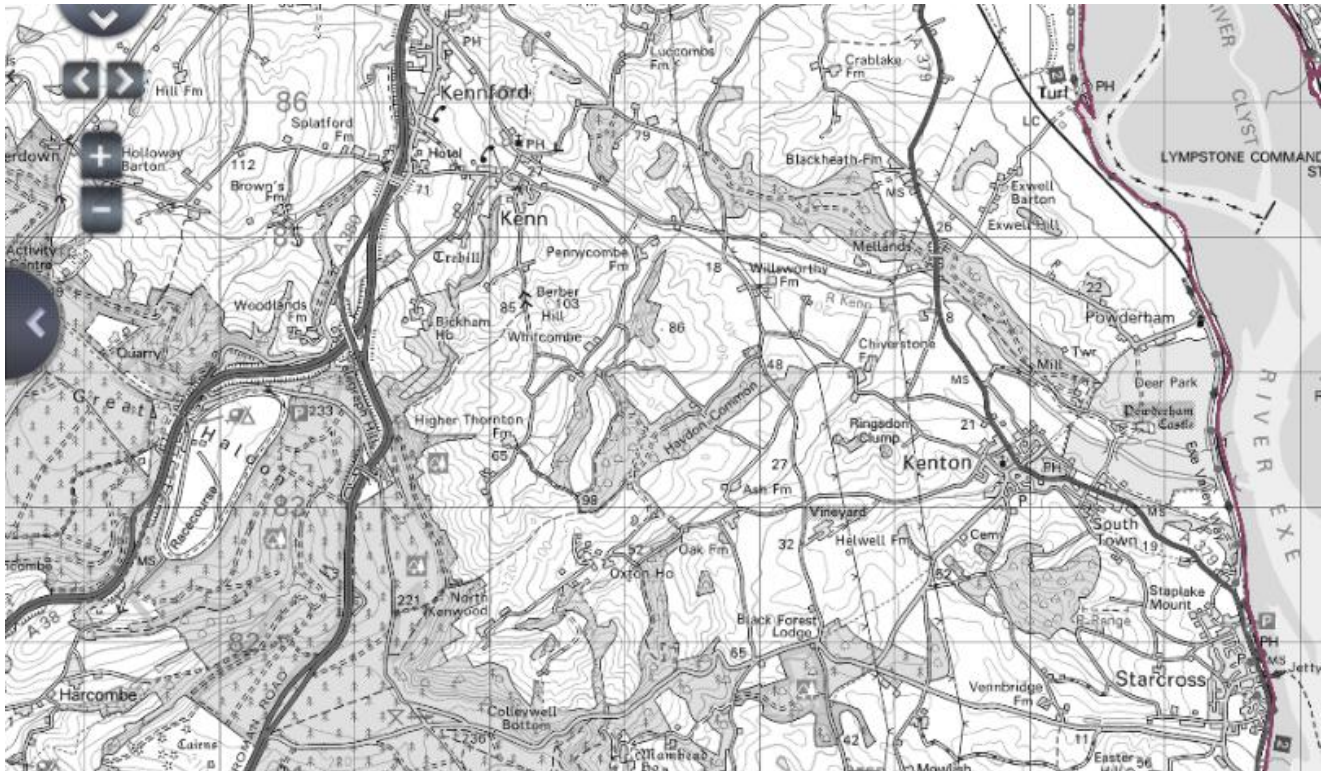
## Travel and Transport

### Roads

The Parish is served by one A-class road (A379) the remainder being unclassified roads. These range from dual lane roads (Mamhead Road) to single track narrow lanes.

Mamhead Road runs to the West of the village and joins the B 3381 at Black Forest. This leads to the top of Haldon from which access to the A380 to Newton Abbot and Torbay and to the A 38 for Plymouth and Cornwall is possible.

The A379 runs in a South Easterly direction from its junction with the M 5 (Junction 30) taking traffic to Exminster, then, after passing Kenton, on to Starcross, Dawlish, Teignmouth and Torbay.



During peak times, and particularly in holiday periods, congestion at Cockwood and Starcross can spread back to Kenton. New traffic lights installed at Southtown have improved safety at a notoriously narrow part of the road although there are contrary views as to whether they help traffic flow.

Although there is a 40mph restriction on the road from Dawlish through to Southtown, this is lifted on Exeter Hill frequently leading to acceleration of traffic as it passes the Triangle in the centre of the village.

Proposals have been submitted for a number of major developments in the adjoining area:

- Up to 409 residential units at Gatehouse Farm, Secmaton Lane, Dawlish
- Up to 200 homes and a 64 bed care home on land at Langdon

Both these developments will increase traffic on the A379 all of which has to pass through Kenton. The transport assessment for these developments does recognise the capacity of traffic at the junction between Secmaton Lane and the A 379 will be exceeded and that traffic control is required but no attempt has been made to consider the impact further along the A 379. There have been a few closures on the road during the last year relating to accidents on the stretch through Kenton and on to the Exminster by-pass.



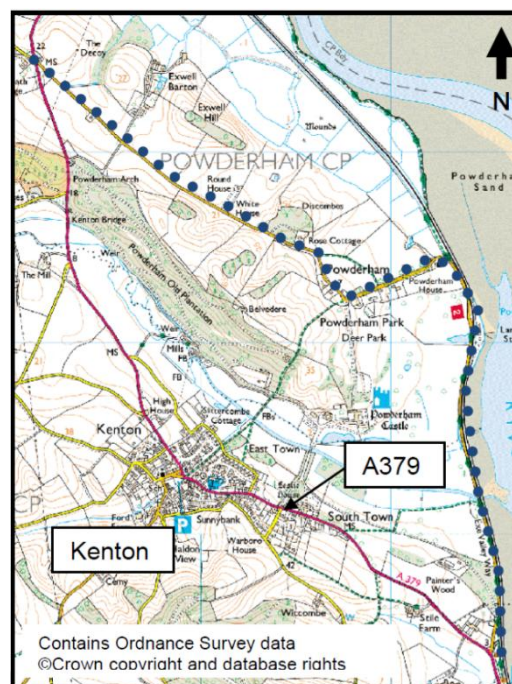
The consequences of these developments and other and the volume of traffic using Kenton's main road, the A379, was part of a 2014 study commissioned by Devon County Council (DCC) to examine the options for managing the impact of planned housing growth at Dawlish on communities on the A379 corridor to Exeter.

*The A379 (Exeter Hill/Fore Street/Kenton Hill) passes through the centre of the settlement. A section of the A379, south of Warborough Hill, is narrow and has been treated in recent years to aid traffic to flow safely through the section. Traffic signals have recently been installed along the A379 to only allow one direction of traffic through the narrow section of the village at Southtown at one time. This will particularly aid larger vehicles including buses. The positive impacts of the scheme are clear, however, there is the possibility that drivers will try and avoid the signals and use the road to the rear of Powderham Castle, adjacent to the estuary. This needs to be considered alongside planning ahead for the increased number of cyclists expected to use the Exe Estuary cycle route when the Turf Lock to Powderham section is completed.*

*The Powderham 'back road' alongside the estuary is already part of the Exe Estuary cycle route. Based on experience of the eastern side of the estuary it is expected that the numbers using the Powderham road will increase significantly when the missing section to Turf Lock is completed in autumn 2014. Local residents have also expressed concerns regarding the speed of through traffic. Whilst some works have been completed to reduce traffic speeds in recent years the increased number and nature of cyclists (including more family groups) expected will require a review of how the route will operate in the future. Other issues to consider will include managing potential increases in parking demand and how to maximise the benefits of the completed route to local businesses and visitor attractions. Potential options to deal with these issues will be discussed with local stakeholders.*

*Relocation of the southbound bus stop was considered in the Jacobs 2012 report following observations that buses using the stop blocked traffic travelling southbound which caused delays. This could be resolved by widening the bus lay-by to provide a full off-line stop which would enable buses to pull away from the carriageway completely. The scheme, whilst removing a temporary obstruction from the route, could lead to an increase in vehicle speeds through the village of Kenton. In addition, buses may incur delays if drivers do not give way to them as the buses return onto the carriageway.*

*The scheme is estimated to cost in the region of £40,000 excluding any land acquisition or relocation of utilities. As no evidence of the delay caused is available, and services are reasonably spaced throughout the hour, the scheme was not recommended to be taken forward as it did not offer good value for money.<sup>8</sup>*



The 2014 Report concluded: As a result of the growth in travel demand, and to reduce issues already encountered on the A379; a number of improvements have been identified for the highway network, focused on the villages on Exminster, Kenton and Starcross. The individual schemes should not be viewed in isolation but as a package along the A379 corridor.

*The corridor's traffic capacity is limited by two main constraints at Starcross and Kenton. The introduction of traffic signals at Starcross could provide a consistent level of managed capacity through the corridor, matching those recently installed at Kenton Southtown, but with some disadvantages. The*

<sup>8</sup> Devon County Council A379 Corridor – Exeter to Dawlish, Jacobs for Devon County Council, 2014

*Mamhead route offers the potential to remove some of excess light traffic at peak periods such as summer Saturdays.*

*With growth along the corridor, particularly the 1,210 homes and 3ha of employment at Dawlish, traffic demand on the A379 is expected to rise, particularly during the AM and PM weekday peak periods. Promotion and use of alternative modes of travel to the car can go some way to alleviating this pressure alongside traffic management.*

The Report recommended, as part of a package of measure along the length of the A379 measures should be taken to restrict and/or discourage traffic through the alternative Powderham Route.

The benefits of this measure the Report said would be:

- *Restricting / discouraging through movements will reduce the number of vehicles using the road*
- *Reduced vehicle volume would provide a better environment for pedestrians and cyclists*
- *The missing link of the Exe Estuary Trail can be provided, connecting a number of communities*

It noted however: *There may be opposition from local residents and businesses (to restricting this safety valve).*

### **Pavements and Crossings**

There are pavements in the centre of the village but not in any of the lanes. A pavement is available beside the main road through Southtown to Starcross but this is very narrow and involves crossing the road at some points.

The siting of the pedestrian crossing, although controlled by lights, on the sharpest corner through the village has been questioned by some residents. The village 30 mph limit has raised concerns about safety of cyclists and pedestrians particularly towards Exeter. There have been requests for flashing signs warning of excessive speeds and a 20 mph limit through the village.

The 2011 Census shows that 91% of households own a vehicle and that 52% have at least two vehicles. The data also shows that when those who are not in employment or work mainly from home are excluded from the results, 73% of residents travel to work by car or van. This highlights both the lack of suitable employment in the Parish and the lack of suitable alternatives for reaching the main areas of employment other than by car.

<b>Kenton - Car or Van Availability 2011</b>			
	<b>No.</b>	<b>%</b>	<b>Eng %</b>
All Households	470		
No Cars or Vans in Household	43	9.1	25.8
1 Car or Van in Household	182	38.7	42.2
2 Cars or Vans in Household	178	37.9	24.7
3 Cars or Vans in Household	53	11.3	5.5
4 or More Cars or Vans in Household	14	3.0	1.9
All Cars or Vans in the Area (Vehicles)	760		

### **Parking**

There is a free car park in the centre of the village providing space for 33 vehicles (including one disabled bay). The recent Community Survey 2015 revealed complaints about the lack of space available at busy times and concern about commercial vehicles using the car park.

There are also private car parks for the use of customers of Powderham Castle (and its retail outlets), Chi restaurant and Victory Hall.

On-street parking is available throughout most of the village but there are occasional issues with inconsiderate parking, especially at the junction of Church Street and Mamhead Road where visibility is particularly restricted. Vehicles have been parked so close to the junction that large vehicles emerging from Mamhead Road mount the pavement outside the main entrance to the church. The area gets very congested at school start and finish times. Lack of enforcement of yellow line restrictions is seen as a problem by some local respondents to the Community Survey 2015.

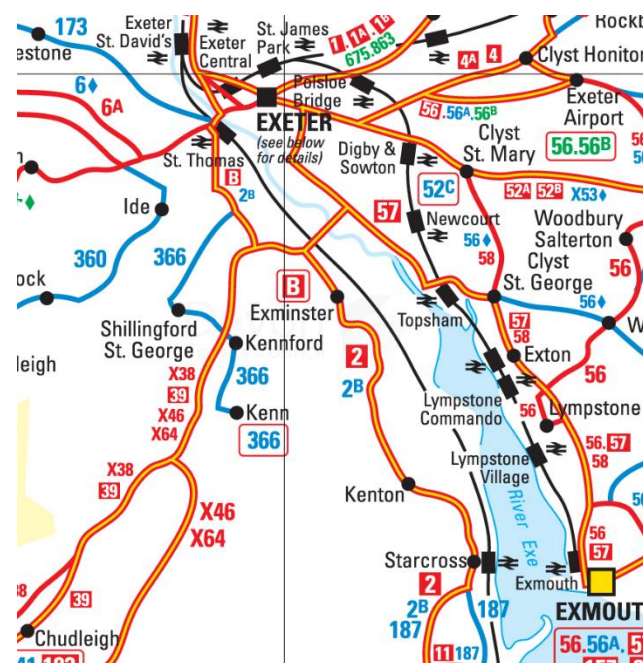
In spite of a free car park, there are still motorists who will park on the pavements, especially outside the houses in Mamhead Road and those beside the Triangle, causing pedestrians and children to walk in the road. This 'issue' was raised by a number of respondents to the Community Survey 2015.

## Public Transport

### Bus Services

The Parish is served by Stagecoach service No.2 which runs from Exeter to Newton Abbot via Countess Wear, Exminster, Kenton, Starcross, Dawlish and Teignmouth. This service runs every 20 minutes during the day with an hourly service after 7pm.

On weekdays, Service 2B provides two early morning journeys to Exeter via the Marsh Barton Trading Estate and on to the Met Office in Pinhoe. There are two early evening services for the return journey. On Sundays and Public Holidays there is an hourly service on this route throughout the day.



### Rail

The nearest railway station to the Parish is at Starcross, approximately 2 miles to the south east. Although situated on the main Paddington to Penzance line, the station is only served by a local service between Paignton and Exeter/Exmouth. However, there is one direct train that departs from Starcross at 8.25am and arrives at Paddington Station, London at 11.39am. There appears to be no direct return service.

Trains run approximately every hour and provide good connections to London and the North via Exeter and to Plymouth and Cornwall via Newton Abbot. However, the infrequency of the service, the distance to the station at Starcross and the distance from the main station in Exeter to the main employment areas of the city deter many workers from using this option. This is borne out by the 2011 Census Report which confirmed that only eight people (1.5%), from a Parish of 815 persons that are considered to be potentially economically active, regularly used the train to commute to work.

Kenton - Method of Transport to Work		
	No.	%
All Usual Residents Aged 16 to 74	815	
Not in Employment	275	
Work Mainly at or From Home	55	10.2
Underground, Metro, Light Rail, Tram	1	0.2
Train	8	1.5
Bus, Minibus or Coach	35	6.5
Taxi	0	0.0
Motorcycle, Scooter or Moped	4	0.7
Driving a Car or Van	373	69.1
Passenger in a Car or Van	24	4.4
Bicycle	14	2.6
On Foot	24	4.4
Other Method of Travel to Work	2	0.4

## Cycling

There are no designated cycle paths within the Parish.

However, the Exe Estuary Trail, part of Sustrans National Route 2, was completed in November 2014 and now provides a surfaced route along the west side of the Exe Estuary from Exeter to Dawlish. This route lies a little way to the east of the parish boundary and is proving very popular.

There is only one permitted link from the cycle route into the village, which is a permissive route from Starcross through the Powderham Estate to the A379 at Powderham Country Store. More direct access to the village for cyclists could increase usage of local businesses such as the shop, pub and facilities at Powderham.

Anecdotally, some cyclists regularly use the public footpath from Powderham Church through to the village via the Brook path, which is technically illegal. The Community Survey 2015 response includes suggestions that this path be improved to provide an official cycle route to Kenton.

The main A379 through the village and beyond, north and south, is used by cyclists for both leisure and travel to work. According to the 2011 census, 14 residents regularly cycled to work, although not all of these will necessarily use the A379. This road is too narrow and twisty along many stretches to allow vehicles to overtake safely. This is a potential hazard to cyclists and other road users.

Rural roads around the village do provide good access for leisure cyclists, but can be hazardous due to their limited width and mud and other debris at certain times of the year.



## Public Rights of Way (Footpaths and bridleways)

The Parish Council is a partner in the Public Paths Partnership (P3) which means that a local volunteer Coordinator monitors the state of the public footpaths. The Co-ordinator carries out an annual survey which is reported to Devon County Council. This provides the basis for access to funds for improvements as necessary.

Kenton Parish area has approx 5.5km of public footpaths. In the Community Survey 2015 93% of respondents say they use the public footpaths. The best used of these (from observations of the Parish Paths Co-ordinator) are as follows:

- Village centre to Powderham Church via Brook Path
- Witcombe lane to Stile farm
- From the Old Jail House to the permissive path through the Powderham Estate
- The path from Mamhead Road towards Black Forest Lodge

There are also two permissive paths through the Powderham Estate – one from the Country Store through to Starcross, the other along the track to the Powderham Sawmills and Forge. An additional permissive path, outside the village links Clumpit Wood with Haydon Common.

In addition, there are a number of tracks and unclassified rural roads which provide good access to our rural hinterland. Some of these routes may not be well known to local residents. All of our public footpaths are generally well maintained by the landowners, well signposted and easy to use. Those close to the village centre are very well used by local residents. Those further afield may be less frequented.

There is a yet to be determined application for the path linking Torrington Place to Church Street (church steps) to become a designated public footpath.

There are two paths which are in need of remedial work, which is in hand, and for which a budget has been provided by Devon County Council. Firstly, the path linking the Brook Path to the track leading to the Sawmills in the vicinity of the river Kenn, where flooding has been a regular problem. Powderham Estate is undertaking some remedial work upstream of the path, with the aim of increasing the river flow, and thus, hopefully, to reduce the frequency of flooding. The situation will remain under review. The second path needing work is Holloway Lane, leading steeply up from Black Gate to the top of the Haldon Ridge. This is a bridleway which is currently unsafe for horses (or cyclists) due to the surface having been washed out. Once funding is available, new hard-core will be laid down to provide safer access.

### Kenton Community Survey 2015

What the Community has told us regarding our Travel and Transport:

- **Traffic speed needs to be better controlled**
- **There may be a role for better traffic management**
- **The lanes and pavements need better maintenance**
- **More off-street parking spaces are requested**

## Sources

Public Transport Services, <https://www.journeydevon.info>

Office of National Statistics 2011 Census.

Kenton Neighbourhood Plan Community Survey, 2015

### Transport – Messages

- We are well connected to the highway network
- We have access to a regular bus service
- The main road is busy and potentially dangerous
- Car ownership is very high
- Local lanes and pavements (footways) should be better maintained
- We need more off-road parking spaces

### Transport – Questions

- Has resident's car usage changed since 2011?
- Are there wider improvements to the network that would help?
- What can be done to reduce speed through the village?
- How can parking facilities be improved?
- How can parking restrictions be enforced?
- How dangerous are our local roads?
- For the safety of cyclists and pedestrians, should there be a 20 mph limit along the current 30mph limit on the A379?
- Should the public footpath from Powderham Church through the Brook Path to the village centre be upgraded to a bridleway to provide legal access to cyclists?
- Could more permissive paths be provided on land belonging to the Powderham Estate – in local woodland, to the Belvedere for example?

## Economy and Jobs

Kenton has a diverse economy, with over 20 businesses providing goods and services to both residents and the wider population, as well as employment for some residents. There are also a number of home-based and self-employed residents, mainly providing goods and services locally. Census information shows that two thirds of residents between the ages of 16 and 74 were in employment in 2011, whilst over 20% of residents were retired. Of those in employment, the vast majority work in Exeter or Newton Abbot. Unemployment does not appear to be an issue in Kenton (except to those individuals who are unemployed), which affects less than 2% of the population.

<b>Kenton Economic Activity 2011</b>	<b>No.</b>	
All Usual Residents Aged 16 to 74	815	
Economically Active; Employee; Part-Time	122	15.0
Economically Active; Employee; Full-Time	295	36.2
Economically Active; Self-Employed	97	11.9
Economically Active; Unemployed	14	1.7
Economically Active; Full-Time Student	31	3.8
Economically Inactive; Retired	182	22.3
Economically Inactive; Student (Including Full-Time Students)	23	2.8
Economically Inactive; Looking After Home or Family	23	2.8
Economically Inactive; Long-Term Sick or Disabled	14	1.7
Economically Inactive; Other	14	1.7
Unemployed; Age 16 to 24	5	
Unemployed; Age 50 to 74	2	
Unemployed; Never Worked	3	
Long-Term Unemployed	3	

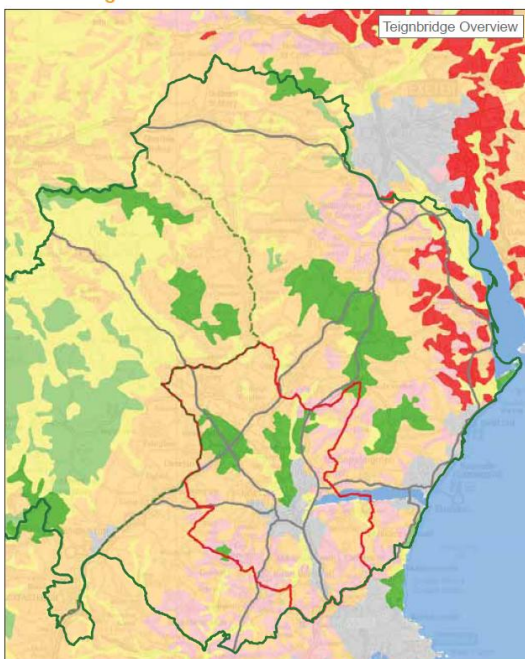
<b>Kenton Hours Worked 2011</b>		
	<b>No.</b>	<b>%</b>
All Usual Residents Aged 16 to 74 in Employment	540	
Part-Time; 15 Hours or Less Worked	59	10.9
Part-Time; 16 to 30 Hours Worked	124	23.0
Full-Time; 31 to 48 Hours Worked	299	55.4
Full-Time; 49 or More Hours Worked	58	10.7
Males; Total	285	
Males; Part-Time; 15 Hours or Less Worked	22	7.7
Males; Part-Time; 16 to 30 Hours Worked	39	13.7
Males; Full-Time; 31 to 48 Hours Worked	178	62.5
Males; Full-Time; 49 or More Hours Worked	46	16.1
Females; Total	255	
Females; Part-Time; 15 Hours or Less Worked	37	14.5
Females; Part-Time; 16 to 30 Hours Worked	85	33.3
Females; Full-Time; 31 to 48 Hours Worked	121	47.5
Females; Full-Time; 49 or More Hours Worked	12	4.7

Kenton Employment by Industry 2011			
	No.	%	Eng %
Agriculture, forestry, fishing	11	2.0	0.8
Mining, quarrying	0	0.0	0.2
Manufacturing	30	5.6	8.8
Electricity, Gas, Steam and Air Conditioning Supply (Pollutant)	5	0.9	0.6
Water Supply; Sewerage, Waste Management and Remediation Activities	9	1.7	0.7
Construction	29	5.4	7.7
Wholesale and Retail Trade; Repair of Motor Vehicles and Motor Cycles	68	12.6	15.9
Transport and Storage	13	2.4	5.0
Accommodation and Food Service Activities	35	6.5	5.6
Information and Communication	22	4.1	4.1
Financial and Insurance Activities	18	3.3	4.4
Real Estate Activities	7	1.3	1.5
Professional, Scientific and Technical Activities	51	9.4	6.7
Administrative and Support Service Activities	24	4.4	4.9
Public Administration and Defence; Compulsory Social Security	49	9.1	5.9
Education	52	9.6	9.9
Human Health and Social Work Activities	92	17.0	12.4
Other	25	4.6	5.0
	394	100	

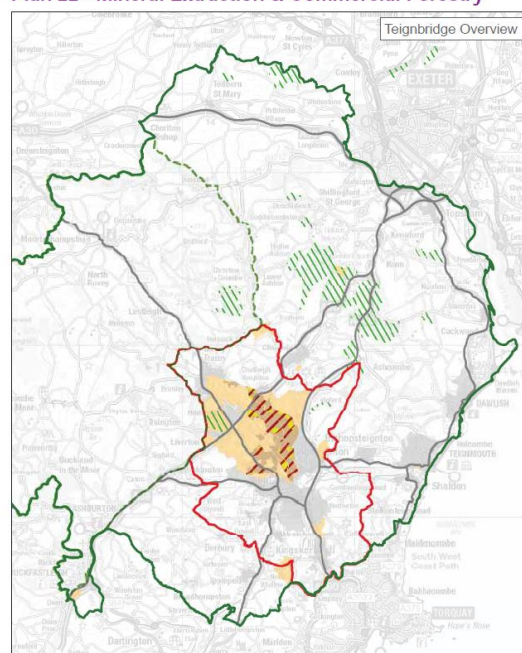
### Agriculture, Mineral Extraction and Forestry

Historically, farming has been an important contributor to the prosperity of the Parish, with much of the working population employed in this sector. Knowledge of the previous use of older buildings in the Parish indicate a number of farms and businesses in support of farming and the immediate needs of families. This has changed in line with experience across the country, and the number of farmers and agricultural employees has reduced, with many farm buildings now converted to other uses. However, there are still working farms surrounding the village and livestock, mainly sheep, can be seen in many fields.

Plan 12 - Agricultural Land Classification



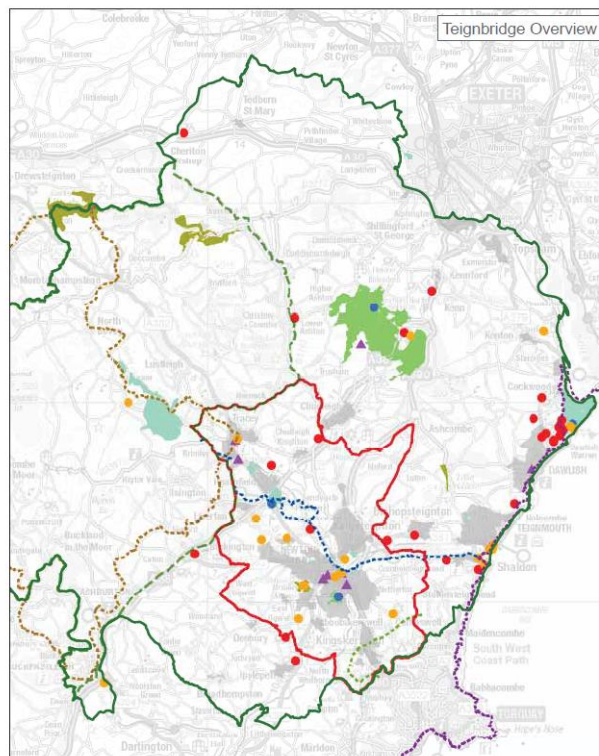
Plan 22 - Mineral Extraction & Commercial Forestry



The biggest business and employer in the Parish is Powderham Estate, which comprises the visitor attraction of Powderham Castle with its associated weddings and functions activities and occasional major concert events, together with other activities such as the deer park and shooting. Its varied activities employ upwards of 10 full-time employees, with many more part-time or seasonal, and the majority of these are Kenton residents. The Estate is also the major landowner around the village and is the landlord for tenant and contract farmers around the village and some business and residential lettings, requiring office and maintenance staff.

There are 3 businesses operating in leased buildings on the Powderham Estate close to the A379, namely Powderham Farmshop, the House of Marbles and its linked Orangery Restaurant, and Toby Buckland Nursery. All these businesses operate year-round and feel there are only minor seasonal variations, and all employ a mix of full-time and part-time employees, some of whom are Kenton residents. Powderham Castle and its associated enterprises is a feature on the Teignbridge tourist map (below).

Plan 23 - Tourism



Near the village centre is another major business, Modus Care Limited, which consists of the company head office, Penhayes an independent hospital registered for up to eight people who may have an autistic spectrum disorder and/or mental health needs, and The Annexe which provides accommodation for up to two people who require nursing or personal care. This business employs a range of professional and care staff, a few of whom are Kenton residents.

There are seven businesses operating in the centre of the village, including two restaurants, the Dolphin public house, a Bed and Breakfast business, two hairdressers and The Kenton Post Office and Shop. These employ a few Kenton residents and have little seasonal change in their business.

Other small businesses operating around the village include a small cluster of three businesses at the Sawmills, a publishing company and classic car spares supplier near the village centre, a plant nursery and garden centre on the edge of the village and Kenton Vineyard situated on the road to Oxtun. These also employ a few Kenton residents, some with seasonal changes in their business.



Many of the above businesses have websites and some use the internet extensively in the course of their business. The latter find that internet speeds slow dramatically at peak times and this is a serious concern for them. There are similar concerns with poor mobile phone coverage in most areas of the village and some businesses feel this is a problem for both staff and customers.

Other concerns expressed by businesses in the village were difficulty with car parking for staff and customers and some concerns about flooding by runoff water in the village centre. There was also the observation that there are currently no properties in the village into which a business could expand.

Perceived advantages were the generally safe and quiet environment, with little crime although some concern with fly-tipping, the good location and good transport links, relatively lower property rentals and the community spirit in the village.

Census data indicates that the Kenton population has a significantly higher level of education than the average for Teignbridge District or Devon and a similarly higher level of people employed in professions, as managers and in skilled trades. This accords with the apparent number of people who live in Kenton but work in Exeter and other major centres of employment.

<b>Kenton Highest Education Level 2011</b>				
	<b>No.</b>	<b>%</b>	<b>TDC</b>	<b>Eng %</b>
All Usual Residents Aged 16 and over	935			
No qualifications	151	16.1	21.5	22.5
Level 1 qualifications	84	8.9	13.5	13.3
Level 2 qualifications	139	14.9	16.6	15.2
Apprenticeship	39	4.2	4.5	3.5
Level 3 qualifications	97	10.4	11.7	12.4
Level 4 qualifications and above	397	42.5	28.0	27.4
Other qualifications	28	3.0	4.2	5.7
		100	100	100

<b>Kenton Occupations 2011</b>			
	<b>No.</b>	<b>%</b>	<b>Eng %</b>
All Usual Residents Aged 16 to 74 in Employment	540		
Managers, Directors and Senior Officials	66	12.2	10.9
Professional Occupations	133	24.6	17.5
Associate Professional and Technical Occupations	82	15.2	12.8
Administrative and Secretarial Occupations	61	11.3	11.5
Skilled Trades Occupations	63	11.7	11.4
Caring, Leisure and Other Service Occupations	42	7.8	9.3
Sales and Customer Service Occupations	39	7.2	8.4
Process, Plant and Machine Operatives	16	3.0	7.2
Elementary Occupations	36	6.7	11.1
		100.0	100.0

The home based and self-employed businesses include builders, horticulturists, garden designers, landscapers, artists, web designers and various skilled trades such as plumbing.

## Conclusions

The Parish has seen significant socio-economic changes as a result of increasing affluence, the rise in car ownership and the movement of population from town to country, although much of the land in the parish is still farmed. Over the past fifty years, rural settlements have become attractive to an increasing number of mobile individuals and their families who choose to live in the country but work in the town and city.

The Neighbourhood Plan could be a vehicle to maintain and encourage the Parish's thriving local economy so as to support the overall sustainability of the community. It could choose to support the sustainable growth of all or specific types of businesses and enterprise in the Parish, and rural tourism and leisure facilities that would benefit local businesses, residents and visitors, as long as it respects and protects the character of the countryside.

### Kenton Community Survey 2015

What the Community has told us regarding the Economy and Jobs:

- **Home working and small businesses are important**
- **At least 23% of respondents work from home and/or have their own business here**
- **37% want better broadband**
- **26% want better mobile phone coverage (or any coverage!)**
- **98% use the shop / PO**
- **75% use the restaurants**

## Sources:

Kenton Neighbourhood Plan Community Survey, 2015

Census 2011

## Key Questions and Messages

### Economy and Jobs – Messages

- Unemployment is not a significant issue
- Local businesses provide jobs for local people
- We should ensure local young people get access to good training and jobs
- Local businesses help us to be more sustainable as a community
- Superfast broadband across the whole Parish is needed
- Better mobile phone coverage is needed

### Economy and Jobs – Questions

- What is the impact of tourism on local economy and jobs?
- Does the Exe Trail benefit the local economy?
- How can we better support home-working?
- Do we need more local jobs?
- Should we be encouraging local business development and enterprise?
- Can the road network cope with more business activity?

## Appendix A

### Kenton Registered Heritage Assets

#### Grade: I

**Church of All Saints**

Location: Church Street, Kenton

#### Grade: II\*

**Powderham Castle Bridge**

Location: Powderham Castle Bridge, Kenton

**Leslie House**

Location: Kenton South Town, Kenton

**The White Bridge**

Location: the White Bridge, Kenton

#### Grade: II

**Peacock Cottage**

Location: Kenton East Town, Kenton

**Trelawn**

Location: Kenton East Town, Kenton

**16-21, High Street, Kenton**

Location: 16-21, High Street, Kenton

**South View Cottage**

Location: High Street, Kenton

**The Old Vicarage**

Location: the Old Vicarage, Kenton

**Kenton School**

Location: Mamhead Road, Kenton

**3 Cottages Immediately North of Ford Farmhouse**

Location: Mamhead Road, Kenton

**The Old Jail House**

Location: Kenton South Town, Kenton

**The Old Estate Office**

Location: Kenton South Town, Kenton

**Southtown Cottages**

Location: Kenton South Town, Kenton

**Milestone**

Location: opposite the Old Jail House, Kenton South Town, Kenton

**Chiverstone Farmhouse**

Location: Chiverstone Farmhouse, Kenton

**Haydon Cottage and Attached Outbuilding**

Location: Haydon Cottage, Kenton

**Hermit's Cave in Quarry Face**

Location: Immediately South West of Spring Lodge, Kenton

**Lysons Cottage**

Location: Lysons Cottage, Kenton

**Oxton House**

Location: Oxton House, Kenton

**Sampsons Cottage**

Location: Sampsons Cottage, Kenton

**Spring Lodge**

Location: Spring Lodge, Kenton

**Chest Tomb about 8 Metres South East of the Porch of the Church of All Saints**

Location: Church Street, Kenton

**The Almshouses Including Garden Wall and Gate Piers in Front**

Location: Church Street, Kenton

**Gate-Piers and Gates**

Location: at the Entrance to the Drive to North Kenwood, Kenton

**Helwell Farmhouse**

Location: Helwell Farmhouse, Kenton

**Mamhead Cottage**

Location: Mamhead Cottage, Kenton

**Pier Lodge**

Location: Pier Lodge, Kenton

**Furse Chest Tomb**

Location: about 18M. North of the Vestry Door of the Church of All Saints, Church Street, Kenton

**Churchyard Walls Including a Pair of Gates to the South and a Pair to the North West of**

Location: Church of All Saints, Church Street, Kenton

**Trinity Cottage, the Corner Shop and House adjoining Trinity Cottage at the North West**

Location: Trinity Cottage, Kenton

**Middle Court and Court Hall**

Location: Mamhead Road, Kenton

**Ford Farmhouse**

Location: Mamhead Road, Kenton

**Hanningfields, Little Warborough and South Warborough House**

Location: Kenton South Town, Kenton

**Southtown Gardens**

Location: Kenton South Town, Kenton

**Penhayes**

Location: Kenton South Town, Kenton

**Marsh Farm**

Location: 1 And 2, Kenton South Town, Kenton

**Polruan and House Adjoining at the West**

Location: Kenton South Town, Kenton

**High House**

Location: High House, Kenton

**The Old House**

Location: the Old House, Kenton

**Gate Piers**

Location: The entrance to Pier Lodge, Kenton

**1-9, Church Street, Kenton**

Location: 1-9, Church Street, Kenton

**Studd Chest Tomb in North-East Corner of the Churchyard of the Church of All Saints**

Location: Church Street, Kenton

**Woodpecker Cottage**

Location: Kenton East Town, Kenton

**Seasons, Cambridge House, Welcome Cottage and One Un-Named**

Location: High Street, Kenton

**House in West Corner of the Churchyard**

Location: High Street, Kenton

**Brookside and Brookside Cottage**

Location: Mamhead Road, Kenton

**Lodge about 600 Metres SW of Powderham Castle**

Location: Kenton South Town, Kenton (NGR 964 832)

**K6 Telephone Kiosk**

Location: Junction of Fore Street and Church Street, Kenton

**Kenton War Memorial**

Location: Corner of Church Street and Fore Street, Kenton

**Parks and Gardens****Mamhead Park**

Location: Mamhead

**Powderham Castle**

Location: Powderham

**Oxton House**

Location: Oxton



## Appendix B

### Local Planning Applications made 2011-2015

Reference:	15/02657/REM
Address:	Cobbe Cottage, Kenton, Devon, EX6 8NH
Proposal:	Approval of details for two dwellings (approval sought for access, appearance, scale, layout and landscaping)
Reference:	15/02229/FUL
Address:	Warborough Cottage, Kenton, Devon, EX6 8LP
Proposal:	First floor side extension and alterations to existing single storey area
Reference:	15/02236/CLDP
Address:	10 Lumley Close, Kenton, Devon, EX6 8HT
Proposal:	Certificate of Lawfulness for proposed single storey rear extension and alterations of windows and addition of doors.
Reference:	15/02421/FUL
Address:	9 Church Street, Kenton, Devon, EX6 8LU
Proposal:	Replacement garage
Reference:	15/02138/FUL
Address:	Highbury, Willsland Close, Kenton, Devon, EX6 8NX
Proposal:	Loft conversion with dormer windows to front and rear (revised scheme)
Reference:	15/01776/OUT
Address:	Oxton Home Farm, Kenton, Exeter, Devon, EX6 8EX
Proposal:	Outline - erection of a dwelling for an agricultural worker (all matters reserved for future consideration)
Reference:	12/01930/COND1
Address:	Exeter Lodge, Kenton, Devon, EX6 8EX
Proposal:	Discharge of conditions 3, 5, 7 & 9 on planning permission 12/01930/FUL
Reference:	15/01566/LBC
Address:	Cambridge House, High Street, Kenton, Devon, EX6 8ND
Proposal:	Loft conversion with rear facing velux windows
Reference:	14/02562/AMD1
Address:	10 Penhayes Road, Kenton, Devon, EX6 8NR
Proposal:	Non material amendment (increase height of two storey extension, relocate roof lights and new window and doors) to planning permis...
Reference:	14/01150/COND1
Address:	5 Church Street, Kenton, Devon, EX6 8LU
Proposal:	Re-roofing of front of house
Reference:	15/00086/COND1
Address:	4 Church Street, Kenton, Exeter, Devon, EX6 8LU
Proposal:	Replacement of front and rear roof slopes and repair of chimney apron and flashings
Reference:	15/01042/FUL
Address:	8 Victoria Close, Kenton, Devon, EX6 8JX
Proposal:	Single storey extension to side and rear
Reference:	15/00993/DCC
Address:	Willsworthy Farm, Kenton, Devon, EX6 8ET
Proposal:	Devon County application DCC/3751/2015 for composting of shredded green waste for on farm use
Reference:	12/01930/COND2
Address:	Exeter Lodge, Kenton, Devon, EX6 8EX
Proposal:	Discharge of condition 7 on planning permission 12/01930/FUL

Reference:	12/03136/COND2
Address:	4 Belle View, Kenton, Devon, EX6 8NB
Proposal:	Discharge of condition 4 to planning permission 12/03136/FUL for two storey side extension
Reference:	15/00167/FUL
Address:	Highbury, Willsland Close, Kenton, Devon, EX6 8NX
Proposal:	Creation of first floor including raising of ridge by 1.1 metres including two front and two rear dormer windows
Reference:	15/00173/LBC
Address:	18 High Street, Kenton, Devon, EX6 8ND
Proposal:	Replacement of roof slates and battens
Reference:	15/00086/LBC
Address:	4 Church Street, Kenton, Devon, EX6 8LU
Proposal:	Replacement of front and rear roof slopes and repair of chimney apron and flashings
Reference:	14/03525/FUL
Address:	9 Kenton, Fore Street, Kenton, Devon, EX6 8LE
Proposal:	Single storey rear extension including retaining walls
Reference:	14/03231/LBC
Address:	2 South Town, Kenton, Exeter, EX6 8JE
Proposal:	Replacement of three front sash windows
Reference:	14/03371/NPA
Address:	Oak Farm, Kenton, Devon, EX6 8EZ
Proposal:	Application for Prior Approval under Part 3 Class MB (a) and paragraph N of the GPDO for change of use of barn from agricultural u...
Reference:	14/03052/FUL
Address:	Highbury, Willsland Close, Kenton, Exeter, EX6 8NX
Proposal:	Creation of first floor, including raising of ridge by 1 metre two front dormer windows, one rear dormer window and first floor re...
Reference:	14/02562/FUL
Address:	10 Penhayes Road, Kenton, Exeter, EX6 8NR
Proposal:	First floor front extension and single storey rear extension
Reference:	14/02730/CAN
Address:	Pirates Retreat, Exeter Hill, Kenton, Devon, EX6 8LA
Proposal:	Felling of one tree
Reference:	14/02518/FUL
Address:	6 Staffick Close, Kenton, Exeter, EX6 8NS
Proposal:	Two storey rear extension
Reference:	14/02581/CAN
Address:	Land at NGR 295748 83169, Mamhead Road, Kenton, Devon,
Proposal:	Felling of four trees
Reference:	14/02342/LBC
Address:	South View Cottage, High Street, Kenton, Exeter, Devon, EX6 8ND
Proposal:	Installation of a flue for a wood burning stove
Reference:	14/00528/AMD1
Address:	4 Victoria Close, Kenton, Devon, EX6 8JX
Proposal:	Non material amendment (reposition extension 500mm from boundary) to planning permission 14/00528/FUL for extension to rear of gar...
Reference:	14/02010/FUL
Address:	Penhayes Retirement Home, Kenton, Devon, EX6 8JB
Proposal:	Extensions and alterations to existing annexe

Reference:	14/02011/LBC
Address:	Penhayes Retirement Home, Kenton, Devon, EX6 8JB
Proposal:	Extensions and alterations to existing annexe
Reference:	14/01888/FUL
Address:	13 Bramley Close, Kenton, Exeter, EX6 8JZ
Proposal:	Two storey side extension
Reference:	12/03136/COND1
Address:	4 Belle View, Kenton, Devon, EX6 8NB
Proposal:	Discharge of conditions 3, 5 & 7 to planning permission 12/03136/FUL for two storey side extension
Reference:	14/01308/FUL
Address:	1 South Town, Kenton, Exeter, EX6 8JE
Proposal:	Demolition of existing conservatory and erection of two storey extension to rear
Reference:	14/01433/REM
Address:	Cobbe Cottage, Kenton, Devon, EX6 8NH
Proposal:	Approval of details for two dwellings (approval sought for access, appearance, landscaping, layout and scale)
Reference:	14/01195/LBC
Address:	1 East Town Square, Kenton, Exeter, EX6 8NH
Proposal:	Install gas meter box, gas boiler and associated pipework and vent
Reference:	14/01150/LBC
Address:	5 Church Street, Kenton, Exeter, EX6 8LU
Proposal:	Re-roofing of front of house
Reference:	14/00448/FUL
Address:	Amberley, Willsland Close, Kenton, Exeter, EX6 8NX
Proposal:	Loft conversion with rear dormer window, formation of balcony on existing flat roof, extension to garage and replacement front por...
Reference:	14/00690/LBC
Address:	High House, Kenton, Exeter, EX6 8NJ
Proposal:	Replacement chimney and repair/replace damaged roof structural beams and purlin in the north wing
Reference:	14/00680/FUL
Address:	9 Penhayes Road, Kenton, Devon, EX6 8NR
Proposal:	Single storey extension
Reference:	14/00528/FUL
Address:	4 Victoria Close, Kenton, Devon, EX6 8JX
Proposal:	Extension to rear of garage
Reference:	14/00326/FUL
Address:	12 Penhayes Road, Kenton, Devon, EX6 8NR
Proposal:	First floor side extension over existing garage
Reference:	14/00034/FUL
Address:	7 Church Street, Kenton, Exeter, Devon, EX6 8LU
Proposal:	Replacement of single storey rear extension
Reference:	14/00035/LBC
Address:	7 Church Street, Kenton, Exeter, Devon, EX6 8LU
Proposal:	Replacement of single storey rear extension
Reference:	14/00061/LBC
Address:	2 Ford Farm Court, Mamhead Road, Kenton, Devon, EX6 8LZ
Proposal:	Lime render to replace cement render on front elevation and gable end of cob walls

Reference:	13/03044/HPA
Address:	8 East Town Lane, Kenton, Devon, EX6 8JT
Proposal:	Application for prior approval for erection of a conservatory extending 3.6 metres beyond the rear wall of the dwelling, maximum h...
Reference:	13/03343/FUL
Address:	13 Bramley Close, Kenton, Exeter, EX6 8JZ
Proposal:	Two storey side extension
Reference:	13/02522/LBC
Address:	Penhayes House, Kenton, Devon, EX6 8JB
Proposal:	Retention of air conditioning box
Reference:	13/02830/LBC
Address:	Church Cottage, High Street, Kenton, Exeter, EX6 8ND
Proposal:	Replacement window to first floor bedroom
Reference:	13/03125/LBC
Address:	Old Estate House, South Town, Kenton, Devon, EX6 8JE
Proposal:	Installation of an en-suite shower room in main bedroom
Reference:	12/03136/AMD1
Address:	4 Belle View, Kenton, Devon, EX6 8NB
Proposal:	Non material amendment (increase ridge height of front gable, relocate windows on side elevation, amend openings in rear elevation...
Reference:	13/01468/COND1
Address:	The Old Vicarage, Kenton, Devon, EX6 8NG
Proposal:	Discharge of condition 3 on permission 13/01468/LBC for provision of doors in place of window, installation of window in place of ...
Reference:	13/02549/OUT
Address:	Leslie House, Kenton, Exeter, EX6 8JD
Proposal:	Outline - dwelling in garden (all matters reserved for future consideration)
Reference:	13/02333/FUL
Address:	9 Penhayes Road, Kenton, Exeter, EX6 8NR
Proposal:	Conversion of half of double garage into additional accommodation
Reference:	13/02355/FUL
Address:	Hedgerows, 7A Higher Down, Kenton, Devon, EX6 8NG
Proposal:	Erection of new detached garage, extension to existing garage to link to existing house
Reference:	13/02150/FUL
Address:	Magnolias, Witcombe Lane, Kenton, Exeter, EX6 8LN
Proposal:	Rendering of existing brickwork on dwelling and detached double garage
Reference:	13/01467/FUL
Address:	The Old Vicarage, Kenton, Devon, EX6 8NG
Proposal:	Sub-division of dwelling to form an additional dwelling to be used as holiday accommodation
Reference:	13/01468/LBC
Address:	The Old Vicarage, Kenton, Devon, EX6 8NG
Proposal:	Provision of doors in place of window, installation of window in place of existing garage door and alterations to internal layout
Reference:	13/01622/CAN
Address:	Car Park, Fore Street, Kenton, Devon,
Proposal:	Pruning of two trees
Reference:	13/01016/OUT
Address:	Cobbe Cottage, Kenton, Devon, EX6 8NH
Proposal:	Outline - erection of two dwelling houses (all matters reserved for future consideration) (extension of time for implementation of...

Reference:	13/00864/FUL
Address:	Wisteria Cottage, The Triangle, Kenton, Exeter, EX6 8LB
Proposal:	Single storey extension to provide dining room/garden room
Reference:	13/00738/CAN
Address:	Car Park, Fore Street, Kenton, Devon,
Proposal:	Pruning of one tree
Reference:	13/00668/FUL
Address:	14 Lumley Close, Kenton, Devon, EX6 8HT
Proposal:	Single storey side extension and new terrace
Reference:	13/00532/LBC
Address:	2 Ford Farm Court, Mamhead Road, Kenton, Devon, EX6 8LZ
Proposal:	Installation of woodburning stove with flue and relocation of internal staircase
Reference:	13/00390/SO
Address:	Land North Of Kenton Common, Kenton,
Proposal:	Request for a Scoping Opinion for a pig finishing unit
Reference:	13/00294/TPO
Address:	Penhayes Retirement Home, Kenton, Devon, EX6 8JB
Proposal:	Pruning of two trees
Reference:	13/00200/FUL
Address:	Rougemont, Witcombe Lane, Kenton, Exeter, Devon, EX6 8LN
Proposal:	Extension of single storey extensions on north west and south west elevations
Reference:	12/03502/FUL
Address:	9 Kenton Mews, Kenton, Exeter, EX6 8LE
Proposal:	Alteration to dormer as approved under 12/00009/FUL for raising of roof height and provision of dormer windows to form first floor
Reference:	12/02862/FUL
Address:	North Covert Farm, Kenton, Devon, EX6 8EY
Proposal:	Agricultural building for livestock
Reference:	12/03136/FUL
Address:	4 Belle View, Kenton, Exeter, EX6 8NB
Proposal:	Two storey side extension
Reference:	11/01617/COND1
Address:	Little Court, Mamhead Road, Kenton, Devon, EX6 8NA
Proposal:	Request to discharge condition 3 on planning permission 11/01617/FUL
Reference:	11/02310/COND1
Address:	Oak Farm, Kenton, Devon, EX6 8EZ
Proposal:	Request to discharge condition 3 on planning permission 11/02310/FUL
Reference:	12/02871/TPO
Address:	Little Court, Mamhead Road, Kenton, Devon, EX6 8NA
Proposal:	Pruning of one Copper Beech tree
Reference:	12/02751/FUL
Address:	Peel Cottage, Kenton, Exeter, EX6 8JA
Proposal:	Two storey side and rear extension
Reference:	12/02752/FUL
Address:	Wisteria Cottage, The Triangle, Kenton, Exeter, EX6 8LB
Proposal:	Single storey extension to the north elevation to provide dining/garden room
Reference:	12/02790/FUL
Address:	Roscarlee, Witcombe Lane, Kenton, Devon, EX6 8LN
Proposal:	Double garage



Reference:	12/02225/CONSLT
Address:	Oak Farm, Kenton, Devon, EX6 8EZ
Proposal:	Consultation from Environment Agency on environmental permit application (EPR/GB3636RL/A001)
Reference:	12/02172/LBCDCC
Address:	Kenton Primary School, Mamhead Road, Kenton, Exeter, Devon, EX6 8LX
Proposal:	Consultation from Devon County Council on Listed Building Consent Application for reinstatement of brick gate post
Reference:	11/03048/AMD1
Address:	Claremont, Willsland Close, Kenton, Devon, EX6 8NX
Proposal:	Non material amendment (internal layout changes and alter position and size of windows and dormer windows) to planning permission ...
Reference:	12/00902/COND1
Address:	Oxton Gardens Cottage, Kenton, Devon, EX6 8EX
Proposal:	Discharge of conditions 3, 4 & 5 on planning permission 12/00902/FUL
Reference:	12/01930/FUL
Address:	Exeter Lodge, Kenton, Exeter, EX6 8EX
Proposal:	Erection of replacement dwelling and renovation of existing dwelling to provide ancillary building
Reference:	12/01721/TPO
Address:	Leslie House, Kenton, Devon, EX6 8JD
Proposal:	Felling of one tree
Reference:	12/00998/FUL
Address:	10 High Street, Kenton, Exeter, EX6 8ND
Proposal:	Alteration to existing terracing at rear
Reference:	12/00902/FUL
Address:	Oxton Gardens Cottage, Kenton, Devon, EX6 8EX
Proposal:	Two storey extension
Reference:	11/03069/FUL
Address:	Orchard Gardens, 8 Higher Down, Kenton, Exeter, Devon, EX6 8NG
Proposal:	Provision of bay window
Reference:	12/00562/FUL
Address:	Exeter Lodge, Kenton, Exeter, EX6 8EX
Proposal:	Erection of a replacement dwelling
Reference:	12/00009/FUL
Address:	9 Kenton Mews, Kenton, Exeter, EX6 8LE
Proposal:	Raising of roof height and provision of dormer windows to form first floor
Reference:	12/00284/FUL
Address:	Rosehill, Kenton, Exeter, EX6 8NG
Proposal:	Single storey front extension
Reference:	12/00012/FUL
Address:	Wisteria Cottage, The Triangle, Kenton, Exeter, EX6 8LB
Proposal:	Conservatory to front
Reference:	11/03842/FUL
Address:	Victory Hall, South Town, Kenton, Devon, EX6 8JB
Proposal:	Installation of 22 solar photovoltaic panels on front roof
Reference:	11/03449/FUL
Address:	Wisteria Cottage, The Triangle, Kenton, Exeter, Devon, EX6 8LB
Proposal:	Conservatory to front to replace existing porch

Reference:	11/03561/CAN
Address:	8 Church Street, Kenton, Devon, EX6 8LU
Proposal:	Pruning of one Lawson Cypress tree
Reference:	11/03421/DCR3
Address:	Kenton Primary School, Mamhead Road, Kenton, Exeter, Devon, EX6 8LX
Proposal:	Consultation from Devon County Council on Town and Country Planning General Regulation 1992 application for replacement of previous...
Reference:	11/03085/LBC
Address:	1 East Town Square, Kenton, Devon, EX6 8NH
Proposal:	Remove failed plaster and replaster using lime plaster, remove lower band of external cement render, repoint and lime render. Exc...
Reference:	11/03370/CAN
Address:	1 Church Street, Kenton, Devon, EX6 8LU
Proposal:	Felling of two trees
Reference:	11/03048/FUL
Address:	Claremont, Willsland Close, Kenton, Devon, EX6 8NX
Proposal:	Side and front extensions including raising of roof and installation of front and rear facing dormer windows
Reference:	11/03001/LBC
Address:	7 Oxton House, Kenton, Devon, EX6 8EX
Proposal:	Provision of two sun tube skylights to south west roof slope
Reference:	11/02818/FUL
Address:	Little Court, Mamhead Road, Kenton, Devon, EX6 8NA
Proposal:	Rebuild and strengthening of garden wall
Reference:	11/02820/FUL
Address:	Little Court, Mamhead Road, Kenton, Devon, EX6 8NA
Proposal:	Drawing room extension and roof alteration
Reference:	11/00267/COND1
Address:	3 Higher Down, Kenton, Devon, EX6 8NG
Proposal:	Request to discharge condition 3 new dwelling in side garden
Reference:	11/02539/FUL
Address:	20 St Annes, Kenton, Exeter, Devon, EX6 8LJ
Proposal:	Two dwellings in existing garden
Reference:	11/02310/FUL
Address:	Oak Farm, Kenton, Devon, EX6 8EZ
Proposal:	Alteration of existing ground levels by forming a series of bunds and level areas using imported inert material
Reference:	11/01975/LBC
Address:	5 Church Street, Kenton, Devon, EX6 8LU
Proposal:	Installation of photovoltaic cells on rear roof
Reference:	11/02204/DCC
Address:	Chiverstone Farm, Kenton, Devon, EX6 8NL
Proposal:	Consultation from Devon County Council on County Matter Application relating to making permanent the existing temporary consent to...
Reference:	11/01952/LBC
Address:	1 Mamhead Road, Kenton, Devon, EX6 8LY
Proposal:	Replace four windows and a door on rear elevation
Reference:	11/01781/TPO
Address:	11 Staffick Close, Kenton, Devon, EX6 8NS
Proposal:	Pruning of one Lime tree

Reference:	11/01740/FUL
Address:	Little Court, Mamhead Road, Kenton, Devon, EX6 8NA
Proposal:	Rebuilding of collapsed garden wall, strengthening of section of existing garden wall and provision of new vehicular access
Reference:	11/01617/FUL
Address:	Little Court, Mamhead Road, Kenton, Devon, EX6 8NA
Proposal:	Extensions and alterations (revised scheme)
Reference:	11/01618/CON
Address:	Little Court, Mamhead Road, Kenton, Devon, EX6 8NA
Proposal:	Demolition of section of garden wall
Reference:	11/01619/LBC
Address:	2 Mamhead Road, Kenton, Exeter, EX6 8LY
Proposal:	Replacement of two complete existing wooden framed casement windows with single glazed casement windows to match existing, replace...
Reference:	11/01325/FUL
Address:	Little Court, Mamhead Road, Kenton, Devon, EX6 8NA
Proposal:	Rebuilding of collapsed garden wall and strengthening of section of existing garden wall
Reference:	10/01883/COND1
Address:	1 Church Street, Kenton, Devon, EX6 8LU
Proposal:	Request to discharge condition 4 Extension to rear
Reference:	08/02372/COND2
Address:	16 High Street, Kenton, Devon, EX6 8ND
Proposal:	Request to discharge Condition 3 Re-roofing
Reference:	10/03514/AMD1
Address:	Little Court, Mamhead Road, Kenton, Devon, EX6 8NA
Proposal:	Non material amendment (rebuild garden elevation of extension in rendered masonry) to planning permission 2010/03514/FUL
Reference:	08/02372/COND1
Address:	16 High Street, Kenton, Devon, EX6 8ND
Proposal:	Request to discharge conditions Re-roofing
Reference:	11/00547/FUL
Address:	Powderham Food Hall, Powderham Estate, Kenton, Devon, EX6 8JE
Proposal:	Installation of new automated sliding doors at entrance
Reference:	11/00548/LBC
Address:	Powderham Food Hall, Powderham Estate, South Town, Kenton, Devon, EX6 8JE
Proposal:	Erection of new glazed partition and installation of new automated sliding doors at entrance
Reference:	11/00773/CAN
Address:	Little Court, Mamhead Road, Kenton, Devon, EX6 8NA
Proposal:	The felling of three trees (one Apple, one Prunus, one Spruce)
Reference:	10/03514/COND1
Address:	Little Court, Mamhead Road, Kenton, Devon, EX6 8NA
Proposal:	Request to discharge conditions 3 & 4 Two storey rear extension, raising roof of garage, single storey bathroom extension and form...
Reference:	11/00376/CLDP
Address:	14 Orchard Way, Kenton, Devon, EX6 8JU
Proposal:	Lawful development certificate for a proposed porch
Reference:	11/00267/FUL
Address:	3 Higher Down, Kenton, Devon, EX6 8NG
Proposal:	New dwelling in side

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