

Farringdon Parish Plan 2008



Farringdon – a rural parish in East Devon

Farringdon in Devon

Summary

This document is a Parish Plan for Farringdon. The creation of the plan followed the Community Council of Devon guidelines and was derived from the results of a detailed questionnaire that was answered by 85% of residents. This in turn followed an initial launch meeting and an open community consultation meeting. We found a strong level of consistency between the majority opinions expressed in the detailed answers to the questionnaire and the verbal comments made at the initial launch meeting, the community consultation and other public meetings of the residents.

A consistent theme was that residents felt that while they had chosen to live in Farringdon because of its rural nature and that remained their reason for staying there, they were also aware that like it or not, time would not stand still and some things had to change. However, they were very concerned that these changes, whether in housing, business or tourist development, should be in keeping with the rural nature of the Parish. There was much concern about “creeping industrialisation” due to certain new local developments that were felt to be inappropriate in type and scale for this rural area, and strong feelings were expressed of a feeling of impotence in the face of the local planning processes. Needless to say, this parish plan is seen as an opportunity to present the opinions of the residents to the various planning bodies and therefore for those feelings to be taken into consideration.

There was a strong preference for new business developments that were more rural than industrial, and for low impact tourist attractions such as bed and breakfast.

While there was reasonable support for affordable housing, there was quite strong opposition to the gypsy and traveller sites already in the parish and a lot of concern about the process by which these sites had been allowed.

The strongest issues about the local roads tended to be reserved for the minor roads, especially concerning excess speeds, surface deterioration and traffic volume.

Fly tipping was seen as the worst environmental problem; and visual, noise and dust pollution from Hill Barton business estate evoked strong opinions from its immediate neighbours.

There was strong demand for recycling services and a farmers’ market.

There are currently over 40 children of 16 and under in the village and there is a strong demand for a recreational field and play area.

Many written comments by residents have been captured, but can be best summed up by the following:

"It is very important to develop Farringdon so as to create a balanced, sustainable, vibrant community. This can only be achieved by recognising that it is essentially a rural parish."

"The view of Farringdon in the future should be an open view as it is only a hamlet with great countryside."

"I chose to live in the area because of its peace and tranquility"

"I'm conservative and like things as they are, but realise you can't stop the world."

"Thanks for the benefit we have had from the public spirit and willing volunteers of so many Farringdon people over 20 years."

"A balanced programme will be needed, requiring PC and EDDC cooperation and coordination...EDDC is supposed to serve."

"It's very nice to see that the people of Farringdon care so much about their community - keep it up!"

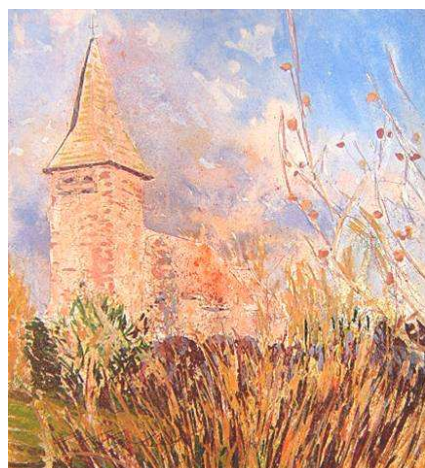
"My wife and I recently moved to the area and very much like it - it would be a great shame to allow the parish to become over developed."

"We need to find a happy balance between local businesses, who are understandably focussed on profit, and local residents, who are equally understandably focussed on a peaceful and pleasant life, but there seems to be a bias towards the former when it comes to planning."

Introduction

Farringdon is a rural parish in East Devon lying just east of Exeter and south of Exeter International Airport and the A30. It includes the village of Farringdon, the hamlet of Denbow and parts of Perkins Village and Rosamondford as well as other scattered houses and farms. In total there are around 130 households, and the majority of housing is found in Farringdon itself, mainly in the centre of the village, around Farringdon Cross, and in and around the area of The Drive and the nearby Farringdon House. For the most part the parish is officially defined as “open countryside”.

The area has always been predominately agricultural and it consists of grade 2 and 3 agricultural land based on the typical East Devon red clay soil. The rural landscape in the parish has plenty of fine old trees and original Devon hedges.



Farringdon View by FSA artist Alasdair Urquhart

Today there is still a mixture of arable and pastoral farming that covers the majority of the area of the parish. However, in the last twenty or so years there has been the inevitable change of use of the land away from agriculture; the most significant such examples within the Parish being Crealy Adventure Park, which is a major Devon tourist attraction, and the industrial park at Hill Barton which contains a variety of light industrial enterprises and a land-fill site. The electronics company, Mantracourt, is based in The Drive at Farringdon and there are also various small businesses of a more rural nature such as a plant nursery, an emu farm, a lavender farm, fishing lakes, a poultry farm with farm shop and an equestrian centre as well as several B&Bs and a number of home-based businesses.

As well as the church, there are many interesting, listed residential buildings in the parish, including Farringdon House, its former Home Farm (now residential), the former rectory and several other houses such as those in Denbow. Altogether there are around thirty five listed residences within the parish, including buildings that date back to the sixteenth century.



The old rectory orchard, Farringdon by FSA artist Michael Buckland

History

Farringdon has an active History Society which is continuing to research the history of the area and to find objects and sites of historical significance.

The life blood of Farringdon has always been the abundant supply of very pure spring water that reliably bubbles up in numerous places in the parish, most notably near Farringdon House and Upham farm. Throughout its history the supply of pure water has remained vital, with farming being the mainstay of the local economy. The huge number of marl (clay) pits in the area suggests that Farringdon clay has played a vital part in the growth of the whole region, and would have been mostly used for the manufacture of bricks and tiles.

Recent flint tool finds suggest Farringdon may well have been occupied during the Palaeolithic period, (Old Stone Age) as far back as 250,000 years ago. There is certainly very little doubt that Farringdon has been in continuous occupation since the Neolithic times, about 5,500 B.C. There are numerous known Roman sites, including a Romano/British farm, and a recent find of a Roman oil lamp at Denbow suggests that there may well be a villa not too far away. There is a known Saxon site near Upham farm. Following the Norman invasion, most of the lands at Farringdon were held by the Chief Bowman to William the Conqueror and there is some evidence that he made much of the area into a deer park.



Denbow about 1960

Many settlements in Farringdon can be dated back to the 12/13th century, such as Denbow and Crealy. Rosamondford House is believed to be on the site of a former Priory.

In the 13th Century, the area was called Ferendon after Adam de Ferendon, who held the lands at that time. Sadly, Lancelot, the last of that line, was found hanged by his garter in his bed-chamber while still grief-stricken following the death of his wife.

According to Richard Polwhele in his "History of Devonshire" (1797), the style of building where cob cottages were seated on a foundation of the locally found large round pebble stones was known as a "Farringdon foundation".

The Church of St. Petroc and St. Barnabas, although rebuilt in the Victorian period,



Farringdon Church

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Farringdon Village Hall

has its origins in the 12th century. The church was almost certainly built on top of a former pagan site.

Near the church is the village hall, which is the former schoolhouse that served Farringdon from 1708 to 1950. It has recently been redecorated and refurbished and is now used for a wide variety of local events and community meetings, as well as being hired out to organisations. It is managed by a Village Hall Committee.

Farringdon House was for a long time the seat of successive landowners in the area, and it went through various phases of rebuilding and remodelling until the mid 19th Century.

During the Second World War, when fighter units were based at Exeter airport, Farringdon House was used to accommodate both British and Polish airman, flying out from Exeter airport.



Farringdon House in 1830



Farringdon House today

After the war it became a home for boys and in 1960 was opened as an 'approved school' for girls; there is a permanent reminder of these children in the church where they scratched their names on the pews. Finally, around 2000 it was developed into a number of residential apartments and houses. Similarly, the various barns of its former Home Farm have since been converted into a number of homes.

In the 1990s and the first few years of the 21st century, although still predominately a rural and agricultural area, the parish has, like the British countryside in general, seen gradual changes of use of farms and farm land as the economics of farming have changed.



Cottages at Rosamondford

Social life and Community

Although it doesn't have a shop, a school or a pub, and the parish is somewhat spread out, Farringdon does have a sense of community and a lot of social activities take place in and around the village.

The Church is actively used both for religious and social events. The village hall is very regularly used for local community activities as well as being let to local business and other organisations. There is a strong community spirit, which shows up in a variety of social activities as well as in displaying a united front through the Farringdon Residents Association in the face of what were perceived by many residents as developments that significantly threatened the nature of the Parish.



Farringdon Fun Run 2008

There are several well established annual social events within the Parish that have attracted local residents for many years, such as a tennis tournament, clay-pigeon shoot, the harvest Sunday auction of produce and the Christmas Eve carol service, along with newer events such as the Farringdon Fun Run which has now run for four years.

More recently, the Farringdon Society of Arts, which was started by a small group of local residents in 2004, has hosted many cultural events, usually in the village hall. Its membership now extends well beyond Farringdon, and it includes a number of active local, professional artists who regularly exhibit in Farringdon as well as giving classes and talks. The range of activities includes musical concerts, a monthly informal musical soiree, lectures, a playgroup, children's art classes (sponsored by a grant from the Challice Foundation), a bridge club, classes on a variety of skills, food and drink events, and more. It also has an artist-in-residence scheme, funded by an Awards For All grant.

Lately the FSA has fostered links with the Yeats society in Sligo, based on Yeats' links with Devon, which is now resulting in tourist links between Ireland and Devon, and it has just put on its first theatrical event in the grounds of the church. The annual FSA art show in the village hall is now an established venue in the "Devon Open Studios" event that takes place every September.



The FSA Art Show in the Village Hall

Business and Tourism

There are three major businesses within the parish, which are significant local employers.

Crealy Adventure Park – the larger part of this major Devon tourist destination sits within Farringdon Parish and attracts around 400,000 to 500,000 visitors a year. It is a family business that was founded in 1989 on the site of the family's farm. It has around 50 permanent employees and a further 200 temporary workers during the tourist season. Crealy currently has a proposal with EDDC planning to expand beyond its existing "adventure park" business and develop 30 holiday lodges. The business has for some time held regular liaison meetings where it meets representatives of local government and other nearby organisations and it also puts on annual events especially for local residents.

Hill Barton Business Park - this is the base for several separate businesses and in total there are around 2-300 employees working there. Like Crealy, it has been developed on the site of the owning family's farm. As well as light industrial businesses housed in low level warehouse style units there is a green waste composting business, a materials recovery facility and a waste disposal, landfill site. A new asphalt plant and a concrete batching plant are currently being built on the site by Tarmac Ltd. Starting in mid 2008, Hill Barton will also be holding local liaison meetings in the same way as Crealy.

Mantracourt – this electronics company designs and manufactures high quality electronic measurement devices of which 60% are exported to the USA, Europe and the Far East. It has been based in Farringdon since 1990 and employs around 30 people as well as harnessing local contractors and businesses. Mantracourt provides funding and support for the local newsletter, the Farringdon Flyer.

There are of course still several working farms in the parish, especially beef, sheep and arable and even an emu farm. The farming business is not standing still, and currently a large cattle finishing plant is under construction near Denbow.

In addition to the above there are several smaller businesses in the parish, including:

Random Poultry – eggs, poultry and a farmshop.

Dayspring Nursery – a wholesale nursery business selling to the trade.

Sarah Hughs lavender farm - producing a range of lavender products and welcoming visitors.

Wellbeck Equestrian Centre – specialists in dressage training and competition.

Upham Farm Ponds – carp and tench fishing ponds.

There are also several bed and breakfast businesses in private houses as well as a small caravan site and quite a few "one man businesses". In fact, around 25% of people in work were working from home at the time of the parish plan questionnaire.

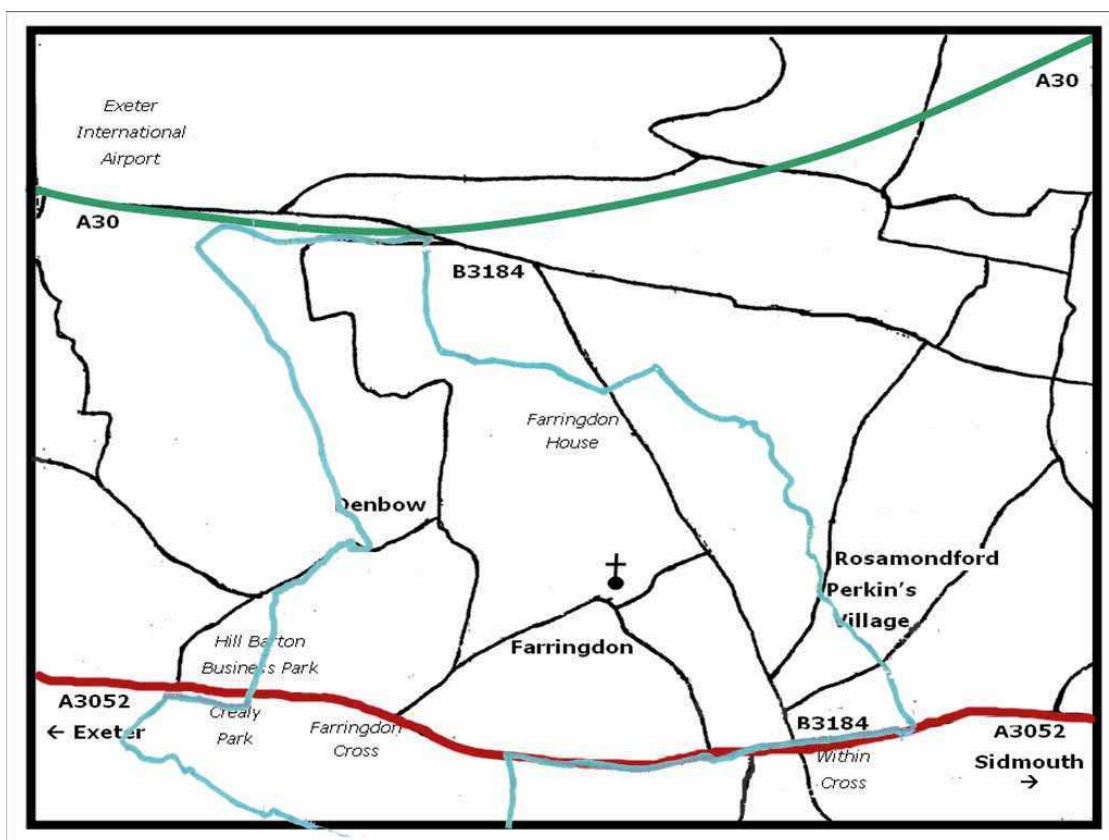
Maps



Farringdon within East Devon



Neighbouring Parishes



Farringdon Parish

The parish boundary above (in blue) is approximate.

A Parish Plan for Farringdon

Driven by the very strong feelings of residents that arose from two significant local issues, several meetings were held late in 2006 and early in 2007 which completely filled the village hall. The two issues were: firstly the arrival of gypsy sites in the parish, which had been occupied prior to planning being granted, and secondly the planned cement works being constructed by Tarmac at Hill Barton Industrial Estate. As a result, the Farringdon Residents Association was inaugurated in February 2007 to represent the views of the people of Farringdon Parish. It was proposed at the inaugural meeting to initiate a Parish Plan for Farringdon. The production of a Parish Plan had been considered and rejected by the then Parish Council some years previously, but although to some extent the horse had bolted, it was considered that Farringdon now strongly needed such a plan in order to give the residents the opportunity to articulate their own views on the future development of this vulnerable rural parish rather than have such development imposed on them without question. The general feeling was that the unhappy situation that had arisen was due to the fact that new developments over recent years had been done in a piecemeal way without residents having a clear picture of the eventual outcome. The other important aim of the plan was to show that there was in fact such an entity and community as Farringdon, which might otherwise appear as just a few scattered homes in the rural landscape and so be treated as a 'dumping ground' for the area.

A public community meeting then took place to introduce residents to the Association and to the concept of a Parish Plan. The concepts of the Parish Plan and Village Design Statement were presented and a vote was taken in favour of producing these. This was then positively endorsed by the new Parish Council that had been elected in May 2007, and the FRA Committee members took the action to produce a Parish Plan with a fairly aggressive schedule. Subsequently it was decided to separate the Parish Plan project from the FRA so that it would be seen to represent all residents and not just those who had elected to join the FRA.

The objective of the Parish Plan was to aim for as near as possible to 100% social inclusion in documenting all issues identified by the residents. The process used is that described in the Community Plan Toolkit produced by the Community Council of Devon, and funding for expenses was received from East Devon County Council. Claire Rodway of EDDC was involved in the process early on and she talked about the importance of Parish Plans at a meeting of interested residents in Farringdon.

Early in the process a newsletter was created and delivered to every household in the parish and this again introduced the concept of the Parish Plan and described the process for its production and encouraged people to participate.

An open day was held in the Village Hall in April 2007 to invite residents' views on all aspects of Farringdon's present and future. Around 25% of households were represented in the consultation and it produced a wide range of issues under a variety of headings. Along with some standard questions proposed by the above mentioned toolkit, the

specific issues raised in this Community Consultation were used as input to the more formal questionnaire to be distributed to all residents.

We received a grant from the Community Council of Devon which was used to pay for materials such as printing paper and inks and projector hire for meetings.

This questionnaire was distributed to all residents in early October 2007 and collected in the next couple of weeks. A system of volunteer distributors was used where each distributor was responsible for delivering and collecting ten to twenty questionnaires. The instructions to the distributors were to avoid pressuring people into filling in the questionnaire if they didn't want to. After initial collection it was decided not to chase up the remaining ones any further as it might be seen as harassment, although it was advertised locally that they would still be accepted for a few weeks. It was also felt that the mere fact of what proportion of residents were or were not prepared to answer the questionnaire was in itself a relevant statistic. A summary of the responses to the questionnaire was distributed to all homes in the parish in December 2007 and a presentation of the same information was made in the Village Hall around the same time.

The results from the questionnaire have in turn led to the production of this Parish Plan which will include an action plan to ensure that the identified issues will be tracked to resolution.

Progress of the project was communicated via the Farringdon website, email updates, newsletters and public meetings.

The questionnaire

128 questionnaires were delivered of which 109 were returned filled in. This represented an 85% rate of return, which was well above our target of 70%. In addition, one form was returned blank and two households returned them but commented that they thought it to be too invasive and didn't supply any information.

The 109 filled in questionnaires represented 277 people. The questionnaire was in two parts. Part 1 was answered by each household and simply gathered statistical and factual information. Part 2 was answered by each resident aged 11 or over, which amounted to 246 people. This section consisted of a few statistical questions, such as employment status, but the majority were questions asking for opinions on various aspects of the parish, now and in the future. This part also included many opportunities for respondents to supply additional comments.

Note that in the following details of the responses to the questionnaire, the percentages refer to the actual questionnaires returned, so 100% represents the 109 returned forms or the 246 people who answered the individual questions. The percentages refer to "yes" answers unless otherwise stated. Where a response was significantly different in one area of the parish than another then that has been pointed out in the text.

Overall profile

Households

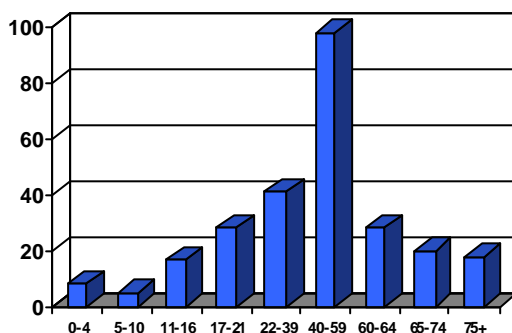
Of the households reporting, 91% were owner occupied, with 9% rented, of which most were privately rented. Just two residences were second homes.

Other than agricultural and 2-wheeled vehicles, on a average there were almost exactly two vehicles per household in the parish.

Residents

The respondents were 53% male and 47% female and the average age of the population (including under 11s) at around 44 was a little above the national average.

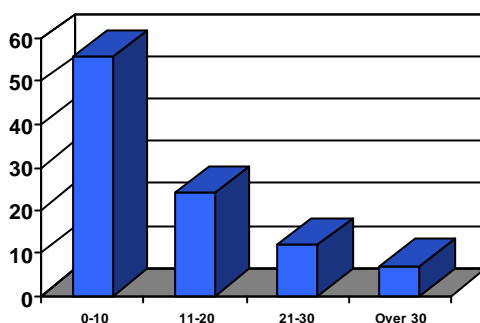
Age distribution



Note that the age categories above are unequal

The average length of time residents over the age of 10 had lived in the parish was just under 8 years, with 66 years being the longest.

Residence in Farringdon



16 of the individual respondents (7%) were actually born in the parish (remembering again that under 11s were not included).

Households reported that 38 residents had left the parish in the last 5 years, which of course does not include the cases where the whole household had left.

Work profile

55% of respondents were working, 13% were students and 24% had retired. Only 1% of respondents were seeking work.

Among the people working, 55% were employed while 37% were self-employed and 8% mixed employment with self-employment. Also, of these people, 26% worked at home while 55% commuted within 15 miles of home.

Responses to questions by individuals

Housing development

The question asked was whether respondents thought there should be any further housing developed in the parish. Several types of potential housing were listed as options. No particular category showed as being unreservedly popular. There was reasonable support for affordable housing and agricultural workers' housing, but these also had a significant proportion of "no" votes. By far the strongest opinion expressed was *against* second homes.

The responses in order of popularity were:

- Affordable Housing (47% yes, 30% no)
- Agricultural Workers' Housing (39% yes, 27% no)
- ECO Housing (36% yes, 26% no)
- Mid-Priced Housing (35% yes, 37% no)
- Upmarket Housing (29% yes, 36% no)
- Second Homes (2% yes, 61% no)
- 17% said "no" to all forms of housing.

Typical of the comments that were made were:

"New housing should be allowed which is IN KEEPING with the area"

"The rural settlements within the parish need proper definition to protect the green spaces in between."

Gypsy and traveller sites

There are currently two temporary sites in the Parish, which are adjacent to each other. These sites were both set up and occupied as sites before they had received planning permission. The first was then refused but later passed on appeal because of the lack of

an official site in East Devon, and is subject to a temporary permission that expires in March 2009. The second was approved but again this was a temporary permission that expires in March 2010. At the time of this survey, a further application for a site adjacent to the grounds of Farringdon House was under appeal, having initially been rejected. This was then subsequently turned down.

In the survey, respondents were asked to select the option that most closely matched their opinion. 96% of respondents gave an opinion, distributed as follows:

- There should be no sites at all – 62%
- There should be fewer sites – 15%
- The current sites are acceptable – 18%
- There should be more sites – 1%

There were many strongly felt comments in this area, the most common issue concerning the fact that the sites were originally set up illegally before permission had been sought and that residents felt that different planning standards appeared to apply here from those that applied to other residents.

Typical of these comments was:

“We object to travellers/gypsies moving in and making alterations to land/buildings without planning permission.”

Environment

Residents were asked what were the biggest issues impacting their enjoyment of Farringdon and were supplied with a list of issues that had previously been raised. The biggest issues reported were “fly-tipping” and “General untidiness and litter” along with problems arising from the volume of airport road traffic. About a third of the residents were affected by dust, light and noise from Hill Barton, which although not being high relative to the overall population, represented a very high percentage of the residents in the postcodes that were near to that industrial estate.

In order of agreement, the responses were:

- Fly-tipping (57% yes, 26% no)
- Airport road traffic (48% yes, 36% no)
- General untidiness and litter (47% yes, 36% no)
- Artificial light from Hill Barton area (30% yes, 50% no)
- Flight training overhead (9% yes, 64% no)
- Dust from landfill site (33% yes, 48% no)
- General noise from Hill Barton area (33% yes, 48% no)
- Poor state of trees & hedges (29% yes, 50% no)
- Airport plane noise (25% yes, 52% no)

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They were also asked what issues they believed were problems in the parish. The most significant problem identified was speeding traffic, which confirms what was reported in the roads section of the survey.

In order of agreement, the responses were:

- Speeding traffic (65% yes, 26% no)
- Lack of Police presence (44% yes, 37% no)
- Dogs attacking (31% yes, 48% no)
- Burglary (26% yes, 48% no)
- Vandalism (17% yes, 61% no)
- Antisocial behaviour (16% yes, 61% no)
- Noisy neighbours (16% yes, 59% no)
- Personal safety (10% yes, 65% no)

They were asked which of a list of official surveys they thought would be valuable to the parish. There was quite strong support for several of these, traffic and road surveys being the most popular. In fact local residents organised a traffic survey on the A3052 passing through Farringdon in the summer of 2007.

In order of popularity, the responses were:

- Traffic survey (65% yes, 23% no)
- Road survey/review (56% yes, 22% no)
- Environmental survey (55% yes, 27% no)
- Habitat/wildlife survey (50% yes, 30% no)
- Noise survey (48% yes, 37% no)
- Drainage survey (45% yes, 35% no)
- Renewable energy source (44% yes, 34% no)
- Visitor survey (20% yes, 52% no)

Services and facilities

Households (rather than individuals) were asked what (if any) services they would make use of if they were made available in the parish. As can be seen below, the most popular services were the various categories of collection for recycling (all between 80% and 90%), some of which are already available.

In order of popularity, the responses were:

- Card/paper collection for recycling (88%)
- Plastic recycling (87%)
- Glass collection for recycling (81%)
- Tin/aluminium collection for recycling (80%)
- Public recycling bins (70%)
- Newspaper delivery (41%)

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- Mobile shop (37%)
- Community compost facilities (34%)
- Vegetable box distribution (33%)
- Mobile library (28%)
- Farm waste (plastic/slurry) collection (3%)

Individuals were asked what visiting services they would most probably use if they were made available in the parish, for example at the Village Hall. Farmers markets were easily the most popular.

In order of popularity, the responses were:

- Local produce/farmers market (59%)
- Local interest meetings (34%)
- Keep fit (21%)
- Computer clinic (20%)
- Physiotherapist (20%)
- Hairdresser (20%)
- Nurse (19%)
- Chiropodist (17%)
- Citizens' advice (14%)
- Internet (broadband) access (6%)

Roads and Transport

The questions about the roads in the parish were subdivided into three main categories of roads:

- The A3052 passing through the parish
- The B3184
- The unclassified roads

For each of these categories, residents were asked to identify the problems that affected them and the changes, if any, that they believed should be made to the roads.

Traffic speed was seen as the biggest issue overall, but in general the minor roads were reported as more problematic to residents than the major A3052 road. The overall level of agreement with the various problems and solutions tended to increase significantly as we went from A to B to minor roads; for example, there were majorities *against* speed cameras and a lower speed limit on the A3052, while speed limits were quite strongly voted *for* on the other roads.

A more general concern about the A3052 that has been expressed strongly by residents relates not so much to the traffic situation today as to the potential increase of traffic, and especially heavy goods traffic, that would result from a series of proposed developments along this road. These proposed developments are not necessarily in Farringdon itself but they would still have an impact on traffic flowing through Farringdon, and there is a strong concern that this issue should be looked at holistically rather than in a piece-meal fashion as each individual development comes under planning consideration, where the impact of the additional traffic arising from any particular development could be dismissed as statistically inconsequential. From recent experience, residents know that traffic problems on the A3052 can and do result in additional traffic using the minor roads in the parish as short-cuts or “rat runs”. However, a much wider study is now being done by the appropriate authorities on the future development of the A3052, which is definitely a positive move.

A3052 Exeter-Sidmouth road from Hill Barton/Crealy to just E of the White Horse pub

This main road passes East-West right through the Parish. Most of the parish lies to the North of the road, while Crealy Adventure Park, and a small percentage of residents are to the South.

Excess speed (49% yes and 37% no) and excess heavy vehicles (48% yes and 38% no) were the main problems reported. Poor road surface (30% yes and 48% no) and traffic noise (33% yes and 47% no) were not strongly seen as problems. There were several additional comments about the difficulty of joining the A3052 from Farringdon due to volume of traffic at certain times of day or when major events were held at Crealy or Westpoint.



However, although speed and heavy vehicle volume were seen as problems, lowering the speed limit was opposed by a small majority (43% no to 37% yes) and introducing speed cameras was less popular still (46% no to 29% yes).

On the other hand, it appeared that what did concern residents was the need for non-vehicular use of this main road since the most desired changes were to provide a cycle path (54% yes, 23% no) or pavement (48% yes, 29% no).

B3184 ("Airport Road") from the Airport, past Farringdon House to the A3052



This B road runs through the parish from the A3052 on the South East side of the parish (at Nine Oaks) to Exeter Airport to the North of the Parish. This is a relatively minor road (previously an unclassified road that was reclassified a few years ago), which is only wide enough for one vehicle in some places. A lot of traffic uses this road as it provides a direct link between the A30, the airport and the Skypark business estate at one end and the A3052 at the other end. It is sign-posted to the Airport at the A3052 end.

Again, excess speed (61% yes and 26% no) and excess heavy vehicles (54% yes and 30% no) were the main problems, although there was significantly stronger feeling about these problems in this case than for the A road. The poor road surface was also seen as a problem (48% yes and 32% no).

Applying a speed limit (65% yes and 24% no) and weight limit (65% yes and 17% no) were the most popular changes followed by resurfacing (42% yes and 34% no), but with a majority against road widening (48% no and 31% yes).

Many additional comments were made about this road concerning traffic speed, airport traffic and heavy vehicles.

The minor, unclassified roads within Farringdon parish

There are several minor roads in the parish, almost all of which are single track with unofficial passing places.



In the case of these minor roads, the poor road surface (61% yes and 23% no) was seen as the major problem, again along with excess speed (57% yes and 28% no) and heavy vehicles (44% yes and 25% no). There were comments about these roads having become “rat runs” and it had been noticed that this had become more prevalent since the road works on the A3052 had caused traffic delays and disruptions a few months before the time of the questionnaire.

These roads had the strongest support for improvements; the most popular being a speed limit (61% yes and 24% no), resurfacing (59% yes and 21% no), “village only” sign (59% yes and 22% no), “narrow road sign” (59% yes and 22% no), official passing places (50% yes and 28% no) and “beware children” sign (48% yes and 28% no). However, the majority were against speed humps (61% no to 14% yes).

Accidents

15 households (or their visitors) in the parish had had an accident on the local roads in the last 2 years, the majority being on the unclassified roads. "Speed" was mentioned as an issue in the vast majority of these.

Footpaths

The questions here were whether more footpaths were needed (48% yes and 31% no) and whether the existing paths were in good condition (25% yes and 33% no). Judging by the comments, the most popular route for a new footpath would be from the area of Farringdon House to the area of the church. In fact, historically there was such a footpath that enabled the residents and staff at Farringdon House to go to Church.

Volunteer “lifts”

People were asked if they would make use of a volunteer car and driver scheme to take them, for example, to the shops or to the doctor, and also if they would be willing to provide such a service. 24 residents (10%) said that they would use such a scheme and 33 (13%) would be prepared to participate in providing it.

Public Transport

The vast majority of residents either never (48%) or only occasionally (29%) used public transport to or from the parish, although 42% used the Exeter park and ride service. However, 77% of people said they would use public transport to Exeter if it was convenient and reliable, and many commented on the expense of the current services. One concern is that children need to cross the A3052 to get to or from the bus stop.

56% of residents occasionally used Exeter International Airport.

Business development

Residents were asked what, if any, types of business should be encouraged to develop within the parish. Unsurprisingly, given the rural nature of the parish, agriculture and horticulture were the most favoured types of business development, followed by Arts and Crafts Workshops and leisure related businesses. All other types of enterprise were unpopular to varying degrees, the least popular being “general industrial”. Only 6% said “no” to all categories.

In order of popularity, the responses were:

- Agricultural (71% yes 13% no)
- Horticulture (70% yes and 15% no)
- Arts and Crafts Workshops (61% yes and 20% no)
- Leisure related businesses (53% yes and 26% no)
- Tourism related (48% yes and 32% no)
- Office/IT (31% yes and 45% no)
- Science related (30% yes and 47% no)
- Light industrial (29% yes and 51% no)
- General industrial (9% yes and 67% no)

There had been many protests in the Parish about the Tarmac cement works and in-vessel composting plant planned for the Hill Barton industrial estate within the Parish and this was the issue that prompted the residents to form a residents association, and consequently this was the subject of many comments. The strong feeling expressed was that this was seen as setting a very significant and undesirable precedent in placing an “industrial style” development in a rural Parish.

“Farringdon is a rural idyll - it does not need heavy industry on its doorstep.”



Changing landscape – new cattle sheds



Changing landscape - landfill

Tourism

Residents were asked which, if any, of a list of tourist activities/attractions should be developed. Easily the most popular sort of tourist development was bed & breakfast, with an arts and crafts centre and guest houses next. There was also reasonable support for an information board. All other forms of tourist development were unpopular in varying degrees, the least popular being hotels and permanent caravan sites.

In order of popularity, the responses were:

- Bed & breakfast (68% yes and 15% no)
- Arts and crafts centre (52% yes and 29% no)
- Information board (47% yes and 32% no)
- Guest houses (46% yes and 31% no)
- Leisure/Sports amenities (41% yes and 41% no)
- Parish Visitor Centre (33% yes and 47% no)
- Camping sites (29% yes and 49% no)
- Small hotels (23% yes and 55% no)
- Camping barns/Youth hostel (20% yes and 60% no)
- Tourist caravan sites (16% yes and 61% no)
- Permanent caravan sites (7% yes and 69% no)
- Large hotels (3% yes and 71% no)

We also found that 26 residents (11%) benefited financially from the tourist business in Farringdon.



Bed & Breakfast in Farringdon



Lavender Farm in Farringdon

Residents were also asked whether they thought that tourists should be encouraged to come into the centre of the village by developing attractions there rather than on the main A3052. This resulted in a strong feeling (17% yes and 73% no) that tourists should not be encouraged into the centre of the village. This was not surprising in the light of the above-mentioned perceived problems with the traffic on the minor roads.

“This is a small rural parish with narrow roads - nothing should encourage further traffic.”

Communications



The Farringdon Flyer (88% agreement), which is the monthly local newsletter prepared and distributed by residents, was considered the most effective way of informing people of local events, with middling support for public notice boards (55%), website (52%), email (45%), and the FRA newsletter (47%).

We also asked what was the best way for the Parish Council to keep residents informed, and again the Farringdon Flyer (81%) was the most popular way, with lower support for email (43%), PC newsletter (37%), notice boards (35%), and website (35%). When it came to the best way to contact Parish Councillors, personal contact (46%), email (47%) and phone (47%) were equally supported, but “meet the PC” clinics (22%) and paper letters (23%) were much less popular.

In order to judge the feasibility of electronic communications now and in future, residents were asked about computer facilities at home and it was found that 80% of households had computers and 70% were broadband connected. 74% used the Internet and 73% used email. There is already an email distribution scheme for police alerts and other items if information and there is also a new village website and a more established website for the Farringdon Society of Arts, both of which are slowly ramping up their usage.

Social and community

Residents were asked what use they currently made of Farringdon Village Hall. The most popular activity was “village wide meetings” (37%). In the last year or so, there had been a number of extraordinary meetings about planning issues such as the Tarmac plant and the gypsy and traveller sites, and these had all filled the village hall. This was followed in popularity by Farringdon Society of Arts events (30%), Parish Council meetings (24%), the annual fun run (23%) and the annual harvest festival auction (19%). The Hall was never used at all by 34% of residents.



*FSA's first play –
Burial at Thebes*

When asked what sort of events would interest people, musical events were the most popular (45%) followed by food and drink events (41%), lectures (36%), arts and crafts exhibitions (35%), social events (35%) and classes (29%).

Although the use of the Church ranged from 4% regular worshippers to 39% attending the Christmas carol service, 81% thought that it was important to have a local Church. 63% thought it should be used for “non-Church” events, although there was a majority (44% to 18%) against removing the pews.

Youth facilities

Currently there are limited facilities for young people in Farringdon. However, there is a popular weekly toddlers' playgroup, organised by local mothers, that meets in the village hall. In addition, the Farringdon Society of Arts arranges art classes and events specifically for young people.

The question here was which of a list of potential youth facilities were supported.

Play area for children (50% yes, 18% no)

Tennis court (45% yes, 20% no)

Youth club (42% yes, 18% no)

Church activities (26% yes, 24% no)

Skateboarding (15% yes, 34% no)

Additionally, 76% thought that there should be a recreation field in the parish for all to use.

Community Run Developments

As mentioned earlier, there are already many social activities organised within Farringdon, and this question explored whether residents would support various more formal community run developments within the parish.

These developments were fairly well supported.

Shop (55% yes, 24% no)

Pub/shop (53% yes, 28% no)

Pub (48% yes, 29% no)

Arts/crafts centre (46% yes, 33% no)

Sports centre (40% yes, 37% no)

In conclusion

This plan was entirely produced by the residents of Farringdon parish. Many thanks to all the residents who filled in the questionnaire and those who participated in the consultation meeting. Special thanks to the residents who distributed and collected the questionnaires and those who participated in collecting and analysing the results and putting together the parish plan and action plan – all their time was donated for free.

Thanks too to Claire Rodway, Frank Woolston and their colleagues at EDDC who helped and supported the Farringdon Parish Plan and likewise to Farringdon Parish Council and our District Councillors who have actively supported the project. We would also like to thank the Community Council of Devon for the grant that was used to pay for materials consumed during the project.

Support from our District Councillor

“This well prepared & produced document is a result of consultation with the Residents of Farringdon, in association with the Parish Council, working in partnership with East Devon District Council.

It has resulted in a blueprint which will serve as a guide to planning the future of the Parish.

I am delighted with this result which is a well worked & produced publication.”

Bob Peachey (District Councillor East Devon District Council, Clyst Valley Ward)

Support from our Parish Council

“As chairman of the Farringdon Parish Council, I want to add my endorsement to wholeheartedly support the parish plan. I am very aware of the amount of effort put into the plan to ensure it truly reflects the views and aspirations of, not only the Farringdon Parish Council and the Farringdon Residents Association, but also the collective views of all of the parish residents that wanted to participate in the process, which was a very high percentage indeed.”

It makes a good blueprint to work to, for the future of Farringdon Parish.

Jack J Smith (Chairman, Farringdon Parish Council)

See www.farringdondevon.com for more information about Farringdon and the Parish Plan project.

The Action Plan

TRANSPORT

ISSUE	SOLUTION	PARTNERS	PRIORITY	DUE DATE
Farringdon roads are a dangerous place for drivers, pedestrians, cyclists, joggers, horse riders, etc.	B3184: Work with Highways and PC to find best ways to reduce excess speed, volume and weight of vehicles (without widening road)	DCC Highways	1	
	Work with EDDC/DDC to find best way to improve safety of the unclassified roads, viz poor surface, prevention of rat runs, village only signs, speed limits, passing places, beware children signs. All without widening the roads which would encourage yet more traffic	DCC Highways	1	
	A 3052: Investigate what has to be done to introduce local cycle paths & footpaths, and work with EDDC/DDC to make it happen	DCC Highways	2	
	A 3052: Lobby Gov't bodies to reduce excess speed and heavy vehicles	DCC Highways	3	
	B3184 and unclassified roads: Have a champion who reports defects to Parish Council to improve road surface	DCC Highways	3	
	Come up with a plan to introduce more footpaths throughout village	DCC Highways	3	

HOUSING

ISSUE	SOLUTION	PARTNERS	PRIORITY	DUE DATE
Farringdon should not house gypsy sites	Request that the planning limits for existing sites are honoured once the permanent sites have been identified. Campaign against Farringdon being targeted as a permanent site.	PC	1	
	Submit comments to EDDC gypsy/traveller forum	FRA	1	
Any further housing development within Farringdon should be in keeping with the area	Support the Parish Council in backing plans for affordable housing and housing that fits the environment, and send positive responses to such planning applications.	PC	Ongoing	
	Plans for agricultural and eco housing should be supported at Parish Council meetings and with positive responses to such planning applications.	PC	Ongoing	

COMMUNICATIONS

ISSUE	SOLUTION	PARTNERS	PRIORITY	DUE DATE
Communications	Actively use the Flyer, website, notice board and email to ensure open communication with all residents.	Flyer team, Village Hall committee, FRA, Webmaster, PP team	2	
	Investigate replacement Notice Board in one location (Village Hall)	PC	2	

BUSINESS AND TOURISM

PROJECT	SOLUTION	PARTNERS	PRIORITY	DUE DATE
Any business development should be in keeping with the rural area	Actively campaign against industrial creep by having a champion for this area who will track planning applications and lobby appropriate bodies to keep Farringdon development within the remit of the Parish Plan	PC	1	
	Make Parish Council aware that its residents support agricultural, horticultural, arts&crafts and leisure plans, subject to review of individual cases	PC	1	
	In general discourage new Office & Science business development, but look at each case on its merits	PC	3	
	Communicate with local businesses to understand their future plans, and work to ensure an acceptable fit with the wishes and comfort of neighbouring residents, and to ensure equally that residents understand the businesses' aims and points of view.	Local businesses	1	
Tourism should be small scale	Let the PC know that residents support B&Bs and similar. B&Bs will be asked if they want a link to their location on the Farringdon website	PC	1	
	Let the PC know that residents discourage hotels, camping, caravans, youth hostels and any significant activities that encourages tourists into the centre of the village.	PC	1	
	Give support, on merit, for guest houses, leisure & sports & information boards	PC	3	

ENVIRONMENT

PROJECT	SOLUTION	PARTNERS	PRIORITY	DUE DATE
Keep Farringdon unpolluted	Investigate further the impact on residents of Industrial light, noise & dust. Keep an active campaign going with all businesses to keep Farringdon green	EDDC Environmental Health Department	1	
	Publish guidelines for how to report fly-tipping. Identify authorities who can help in preventing it. Act as a champion in encouraging people to look for it and report it. Put number on the website and encourage people to report it.	EDDC Streetscene Department	2	
	Investigate the logistics and cost of organising surveys on all environmental aspects identified in Parish Plan. Produce a plan with options	Relevant EDDC and DCC Departments	2	
	Identify ways of reducing general litter	EDDC Streetscene Department	2	
Improve recycling	Investigate and organise the cost and suitable location of communal Paper, Plastic, Glass, Tin recycle bins, and where they could be put centrally in the village. Alternatively, look at extending household collection	EDDC Streetscene Department	1	
	Investigate the option of a communal free composting facility	EDDC Streetscene Department	4	

COMMUNICATIONS

PROJECT	SOLUTION	PARTNERS	PRIORITY	DUE DATE
Communications	Actively use the Flyer, website, notice board and e mail to ensure open communication with all residents.	Flyer team, Village Hall committee, FRA, Webmaster	2	
	Investigate replacement Notice Board in one location (Village Hall)	PC	2	

YOUTH

PROJECT	SOLUTION	PARTNERS	PRIORITY	DUE DATE
Leisure facilities for young people are needed	Survey local land owners to see if they could provide a suitable play area for young children after soliciting info from local mothers	Mother & Toddler group	2	
	Survey local land owners about providing a recreation field for sports (gather stats on how many local people would use it)	Landowners	2	
	Investigate further if there is a real call to provide facilities for older children, e.g. a tennis court or youth club, and if so, identify suitable locations and partners		3	

COMMUNITY

PROJECT	SOLUTION	PARTNERS	PRIORITY	DUE DATE
Everyone wants to keep the church but few use it. Is action required to ensure survival?	Discuss with Church officials if they need ways of getting best use out of the church building, and produce an action plan	PCC	1	
Local shopping facilities are sparse	A shop/pub, farmers market would be desirable, but would only work if someone was committed long term to run them. Investigate the options		2	
Some residents, in specific post code areas, are worried about burglary, vandalism, dog attacks	Talk to Police about more presence to increase their visibility. Get advice on how to get satisfaction on difficult offences to prove, such as anti-social behaviour and dog attacks	Police	3	
	Check if any of the local shops would be prepared to deliver newspapers to Farringdon, daily/weekly, etc. and what numbers would justify it	Garage, Londis	3	
Encourage use of Village hall	Sign up people to put on more musical and food & drink events	FSA	3	
	Put on more lectures, arts & crafts, social events and classes	FSA	4	