

Farringdon NP First Draft Policies

1st Version (February 2019)	Revised Version (March 2019)
<p>Draft Policy Farr1 Safeguarding the Natural Environment</p> <p>Development proposals should:</p> <ul style="list-style-type: none"> a) respect local wildlife sites and habitats/species of principal importance, unless exceptional circumstances can be demonstrated, and appropriate mitigation measures provided; b) protect and, where possible, enhance the network of habitats, species, sites of importance and wildlife corridors; c) minimise impacts on biodiversity; and d) where possible deliver a net gain in biodiversity. <p>Development proposals that would result in the loss of, or which would create unacceptable harm to, wildlife sites and other areas of ecological or geological significance, will not be supported.</p>	<p>Draft Policy Farr1 Safeguarding the Natural Environment</p> <p>Development proposals should:</p> <ul style="list-style-type: none"> a) avoid development on or adjacent to local wildlife sites and habitats/species of principal importance, unless exceptional circumstances can be demonstrated, and appropriate mitigation measures provided; b) protect and, where possible, enhance the network of habitats, species, sites of importance and wildlife corridors; c) minimise impacts on biodiversity; and d) where possible deliver a net gain in biodiversity. <p>Development proposals that would result in the loss of, or which would create unacceptable harm to, wildlife sites and other areas of ecological or geological significance, will not be supported.</p>
<p>Draft Policy Farr2 Retaining Rural Character</p> <p>New development should enhance the character of the surrounding area and respect the natural assets and rural nature of the Parish.</p> <p>Wherever relevant, development should maintain the tranquillity and dark skies of the Parish.</p>	<p>Draft Policy Farr2 Retaining Rural Character</p> <p>New development should be compatible with, and where possible enhance, the character of the surrounding area and respect the natural assets and rural nature of the Parish.</p> <p>Wherever relevant, development should maintain the tranquillity and dark skies of the Parish.</p>
<p>Draft Policy Farr3 Protecting Trees, Woodlands and Hedgerows</p> <p>Development proposals should avoid the loss of or damage to trees, woodland or hedgerows that contribute positively to the character, biodiversity and amenity of the area. Development proposals which could result in loss or damage to aged or veteran trees will not be supported. Where it is unavoidable, development proposals must provide for appropriate replacement planting on the site, together or as close as possible to it together with a method statement for the ongoing care and maintenance of that planting. Such replacement planting should be in the ratio of three trees for the loss of a large tree, two for a medium sized tree and one for a small tree.</p> <p>New development within the proximity of existing mature trees will be expected to have an arboricultural method statement in place before any development commences. This will detail tree protection strategies to be employed during construction.</p> <p>The areas of woodland delineated on Map 4 are regarded as important natural features. Any development proposals that would result in the loss, damage or deterioration of these areas will be resisted.</p>	<p>Draft Policy Farr3 Protecting Trees, Woodlands and Hedgerows</p> <ul style="list-style-type: none"> A. Development proposals should avoid the loss of or damage to trees, woodland or hedgerows that contribute positively to the character, biodiversity and amenity of the area. B. Development proposals which could result in loss or damage to aged or veteran trees will not be supported. C. New development within the proximity of existing mature trees will be expected to have an arboricultural method statement in place before any development commences. This will detail tree protection strategies to be employed during construction. D. Where it is unavoidable, development proposals must provide for appropriate replacement planting on the site, together or as close as possible to it, together with a method statement for the ongoing care and maintenance of that planting. Such replacement planting should be in the ratio of three trees for the loss of a large tree, two for a medium sized tree and one for a small tree. E. The areas of woodland delineated on Map 4 are regarded as important natural features. Any development proposals that would result in the loss, damage or deterioration of these areas will be resisted.

<p>Draft Policy Farr4 New Housing Development</p> <p>Development proposals for individual dwellings and small-scale housing development schemes, including affordable housing, on new sites will be supported provided the proposal:</p> <ul style="list-style-type: none"> a) contributes to meeting a demonstrable local housing need in the Parish; b) is adjacent to other dwellings and would not result in an isolated development in the countryside; c) is well related to existing development and be of a nature and scale that reflects and respects the character, infrastructure and environment of the area in which it is situated; d) is of a high-quality design and layout, that adds positively to the character of the area; e) provides adequate, well designed off-road parking spaces; f) protects the amenity of neighbouring properties; g) includes the use of appropriate sustainable urban drainage systems (SUDS) and other measures, such as permeable surfaces, to minimise surface water run-off; h) does not involve the loss of higher-grade agricultural land or land of local amenity or recreational importance; i) minimises harm to existing landscape features; j) does not adversely affect any listed building or its setting; k) makes use of natural/soft boundary treatments where appropriate; and l) where appropriate, maintains and provides green linkages within and around the site. <p>Self-build housing projects that comply with the above criteria will be supported if they are initiated by persons with a qualifying local interest. Development proposals for new dwellings should demonstrate how they have followed the guidance of the Farringdon Design Statement.</p>	<p>Omit</p>
<p>Draft Policy Farr6 Infill, Back-land and Garden Development</p> <p>Development proposals for one or more dwellings on infill, back-land and residential garden sites will be supported provided the proposals:</p> <ul style="list-style-type: none"> a) are of a scale, mass and built form that responds to the characteristics of the site and its surroundings; b) protect the amenity and privacy of neighbours; c) make adequate provision for private amenity space and off-street parking for the new development; and d) include boundary treatments for new and amended curtilages that reflect those prevailing in the area. <p>Proposals for residential development for one or more dwellings on infill, back-land and residential garden sites will be resisted if:</p>	<p>Draft Policy Farr6 Garden Development</p> <p>Proposals to intensify existing residential plots will only be supported where this can be achieved through good design and without harming local character and amenity.</p> <p>Development proposals should demonstrate how they have followed the guidance of the Farringdon Design Statement.</p> <p>Where garden development is proposed, special regard must be paid to:</p> <ul style="list-style-type: none"> a) the density and height of the proposal; b) the character of the local area; c) the privacy and outlook from existing dwellings and gardens; d) the amenities of neighbouring residential occupiers, which should not be adversely affected through overlooking, loss of light or outlook, over-dominance or disturbance;

<p>e) they would lead to overdevelopment of a site or the appearance of cramming; or</p> <p>f) they would adversely affect neighbouring properties by overlooking or seriously reducing the amount of daylight available to buildings or gardens; or</p> <p>g) they would reduce the level of off-street parking for existing residential properties; or</p> <p>h) they would require removal of trees or greenspaces that make a significant contribution to the character or ecological value of the local area; or</p> <p>i) they are for open frontages or the use of the frontage for parking in areas where enclosed front boundaries prevail.</p>	<p>e) access and egress arrangements, so as not to cause nuisance to neighbouring properties or safety issues;</p> <p>f) sufficient garden depth and area being retained by existing dwellings commensurate with their size and character;</p> <p>g) the provision of sufficient off-road parking;</p> <p>h) the layout, scale and form of housing visible from the road being compatible with the predominant scale of housing in the vicinity; and</p> <p>i) the effect and cumulative impact of the development on the loss of garden habitats and biodiversity.</p>
<p>Draft Policy Farr7 Strengthening the Heart of the Parish</p> <p>Development proposals that help reinforce the identity and community use of the core area of village, indicated on Map 5, are encouraged.</p>	<p>Draft Policy Farr14 Strengthening the Heart of the Parish</p> <p>Proposals for additional community services and facilities within the core area of the village, indicated on Map 5, will be supported provided they would not have significant harmful impacts on:</p> <p>a) the amenities of surrounding residents and other uses;</p> <p>b) the surrounding local environment, listed buildings and the rural character of the area; and</p> <p>c) the local road network.</p>
<p>Draft Policy Farr8 Existing Business and Commercial Areas</p> <p>Business and commercial development or redevelopment on the sites listed below (and delineated on Map 6) will be supported, provided it is in keeping with those uses and business activity already on the site and does not lead to the outward expansion of the site.</p> <ul style="list-style-type: none"> • Hill Barton Business Park • The Drive • Waldrons Farm Business Area <p>All business/commercial development should:</p> <p>a) respect the character of its surroundings by way of its scale and design;</p> <p>b) not harm the surrounding landscape;</p> <p>c) not adversely affect any listed building;</p> <p>d) not have an adverse effect on its neighbours;</p> <p>e) not have an unacceptable adverse impact on the transport network and parking provision;</p> <p>f) safeguard residential amenity and road safety;</p> <p>g) promote access on foot or by bicycle;</p> <p>h) mitigate any adverse effects of noise, air pollution and light pollution; and</p> <p>i) ensure there is no increase in flood risk.</p>	<p>Draft Policy Farr8 Existing Business and Commercial Areas</p> <p>Business and commercial development or redevelopment on the sites listed below (and delineated on Map 6) will be supported, provided it is in keeping with those uses and business activity already on the site and does not lead to the outward expansion of the site.</p> <ul style="list-style-type: none"> • Hill Barton Business Park • The Drive • Waldrons Farm Business Area <p>All business/commercial development should:</p> <p>a) respect the character of its surroundings by way of its scale and design;</p> <p>b) not harm the surrounding landscape;</p> <p>c) not adversely affect any listed building heritage asset or setting;</p> <p>d) not have an adverse effect on its neighbours;</p> <p>e) not have an unacceptable adverse impact on the transport network and parking provision;</p> <p>f) safeguard residential amenity and road safety;</p> <p>g) promote access on foot or by bicycle;</p> <p>h) mitigate any adverse effects of noise, air pollution and light pollution; and</p> <p>i) i) ensure there is no increase in flood risk.</p>

Draft Policy Farr10 Crealy Park

Development proposals to allow the facilities at Crealy Park to evolve to meet the changing demands of the family day-trip and short-stay market, including additional visitor accommodation, will be supported provided that:

- a) the development takes place within the confines of the existing site (as shown on Map 7);
- b) they adhere to the restrictions of the Legal Agreements within which it operates;
- c) the special character, appearance and landscape setting of site is conserved or enhanced;
- d) satisfactory access and transport provision are achieved, including any highway and junction improvements to ensure the development has no greater impact on traffic congestion and road safety;
- e) development is closely related to the existing campus/developed area;
- f) satisfactory limitation and mitigation of any adverse effects of noise, air pollution and light pollution is included; and
- g) there is no increase in flood risk within the site nor any increase in flooding issues downstream.

New visitor accommodation should be for holiday purposes only and not be occupied as a permanent residence.

Proposals for accommodation for tourism staff and seasonal workers will be supported, subject to the following criteria:

- h) the need for such accommodation can be demonstrated, in terms of the business needs and the lack of existing suitable accommodation;
- i) the accommodation would be provided within the confines of the existing site;
- j) the accommodation would be tied to the tourism business concerned for the purposes of staff accommodation only.

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- b) development is closely related to the existing campus/developed area;
- c) the special character, appearance and landscape setting of the site is conserved or enhanced;
- d) the development would not cause visual intrusion or significant loss of amenity to local residents;
- e) satisfactory access and transport provision are achieved, including any highway and junction improvements to ensure the development has no greater impact on traffic congestion and road safety;
- f) where appropriate, they integrate sustainable transport modes and active travel measures into the development;
- g) satisfactory limitation and mitigation of any adverse effects of noise, air pollution and light pollution is included; and
- h) there is no increase in flood risk within the site nor any increase in flooding issues downstream.

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