

Farringdon Neighbourhood Plan

2018 - 2031

Pre-Submission Version



Version 2.4

Farringdon Parish Council

March 2020

Date of versions:	
Initial draft	February 2019
1st consultation version	May 2019
SEA/HRA Screening version	January 2020
Pre-submission version	March 2020
Submission version	
Referendum version	
Approved version (made)	

Farringdon Neighbourhood Plan

Pre-Submission Version

Contents:

	Section:	page:
	Foreword	3
1	Introduction	4
2	Farringdon Parish	5
3	The Strategic Context	6
4	Purpose of the Neighbourhood Plan	8
5	The Structure of Our Plan	10
6	Vision, Aims and Objectives	11
7	Natural Environment	13
8	Built Environment, Heritage and Housing	20
9	Local Economy	25
10	Community and Recreation Facilities	31
11	Transport and Travel	34
12	Monitoring the Plan	36
13	Glossary	36
	Maps:	
1	Farringdon Neighbourhood Area	4
2	Landscape Character Areas	13
3	Non-Statutory Wildlife Areas	16
4	Protected Woodlands	19
5	Business Areas	26
6	Hill Barton Business Park	28
7	Village Core	33
8	Public Rights of Way	35

Maps in this report are reproduced under the Public Sector Mapping Agreement
© Crown copyright [and database rights] (2019) OS license 0100060796

Foreword

Welcome to the Pre-Submission Version of the Farringdon Neighbourhood Plan. It contains a set of planning policies designed specifically to guide development within the Parish of Farringdon over the next ten years or so. The Plan has been prepared on behalf of Farringdon Parish Council by a Steering Group of parishioners. The policies reflect what the Steering Group has seen and been told as it carried out research, surveys and local consultations.

We are grateful for the contributions we have received from the local community. The Pre-Submission Version of the Neighbourhood Plan reflects community hopes and aspirations for Farringdon.

In accordance with Regulation 14 of the Neighbourhood Planning Regulations, we are sharing the Pre-Submission Version of the Farringdon Neighbourhood Plan with local stakeholders, strategic and representative bodies and various agencies for their comment. We shall consider all the comments and representations we receive and make the necessary revisions before the Farringdon Neighbourhood Plan is submitted to the local planning authority for scrutiny and an examination by an independent examiner.

In due course, the community will be able to decide in a local referendum, if it approves the Neighbourhood Plan as the basis for considering future planning applications in Farringdon.

My thanks go to everybody that has helped us get this far, including parish councillors, members of the Steering Group, the Parish Clerk, District Councillors and officers of East Devon District Council.

Please stay interested and involved.

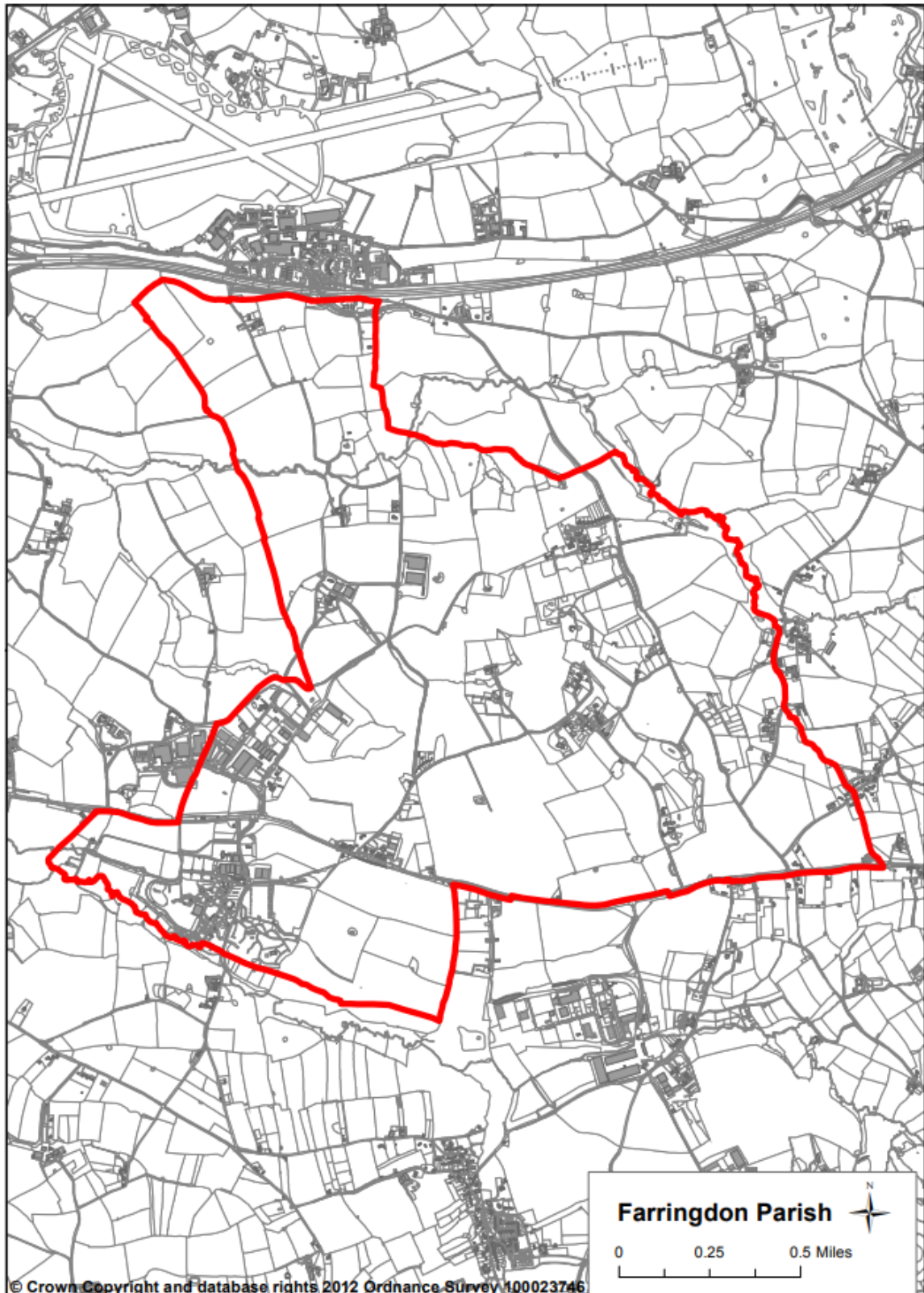
Laura Fricker
Chair, Farringdon Neighbourhood Plan Steering Group
January 2020

1. Introduction

The Plan Area

- 1.1 The Farringdon Neighbourhood Plan applies to the 'parished area' that is under the jurisdiction of Farringdon Parish Council. The plan area was designated as a neighbourhood area by East Devon District Council on the 9th December 2015. It is shown on Map 1 below (delineated by the red boundary).

Map 1 Farringdon Neighbourhood Area



2. Farringdon Parish

- 2.1 Farringdon is a rural parish of 593 hectares in East Devon situated just east of Exeter and south of Exeter International Airport and the A30. It includes the dispersed village of Farringdon and parts of Perkins Village and Rosamondford as well as other scattered houses and farms. In total there are around 140 dwellings. The majority of housing is found in small clusters within the village area of Farringdon itself, at Farringdon Cross and in and around the area of The Drive and nearby Farringdon House.
- 2.2 Most of the Parish is open countryside. The area has been predominately agricultural for many centuries and 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. Today, there is still a mixture of arable and pastoral farming that covers most the area of the Parish. The countryside provides important wildlife habitats for a range of species. The Parish does not have any statutorily protected sites, but it does have one county wildlife site and two unconfirmed, but significant, wildlife areas. The whole of Farringdon Parish is within a Great Crested Newt consultation zone.
- 2.3 In the last twenty or so years there has been a discernible change of use of land away from agriculture to more lucrative commercial uses. The most significant examples within the Parish are Crealy Theme Park and Resort, which has become a major Devon tourist attraction and destination, and the business park at Hill Barton, which is home to a variety of industrial enterprises and a land-fill site. The internationally known electronics company, Mantracourt, is based at a further business area, at The Drive at Farringdon House. There is also a scattering of various small businesses of a more rural nature, which include a plant nursery, fishing lakes, an equestrian centre and several B&Bs and a myriad of home-based businesses. Almost a quarter (23%) of the economically active population aged 16-74 were self-employed in 2011. There is a discernible trend amongst the towards more high-tech occupations and more homeworking that will require a reliable and high quality infrastructure.
- 2.4 As well as the grade II* listed Church, there are many historic 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 some 17 listed residences and structures within the Parish, including buildings that date back to the sixteenth century.
- 2.5 The total population of the Parish is just over 300. At the time of the last Census in 2011, 16% of the population was under 18. More than half of the population (56%) was over 45. It has continued to age. 25% of the 136 households in the Parish in 2011 were pensioner households, 25% were single person ones. 80% of households were owner-occupiers and 30% were living in privately rented dwellings.
- 2.6 The Parish is intersected by two main roads, the A3052 and B3184. Both carry a high volume and high proportion of through traffic, as well as providing parishioners and visitors with access to a network of narrow rural roads within the Parish, which are mainly single track. The B3184, known colloquially by many as the 'Airport Road', runs through the Parish from the A3052 at Nine Oaks to Exeter Airport. Despite its importance for many airport visitors and users of the Sky Park Business Estate, it is a relatively minor road which is only wide enough for a single vehicle in some places. The scale of traffic on both roads seems to be ever-increasing and ever more disturbing to life in the Parish. The main roads carry regular bus services to and from Exeter, Sidmouth, Honiton, the Jurassic Coast, Exeter Airport etc. Their distance from the settlement areas and a largely unsuitable timetable, means local people still find the motor car to be the most convenient mode of transport for most trips. In 2011 two thirds of local households had daily access to two or more cars.

3. The Strategic Context

- 3.1 In preparing the Neighbourhood Plan we are obliged, by law, to:
- have regard to national policies and advice contained in guidance issued by the Secretary of State
 - ensure the Plan is in general conformity with the strategic policies contained in the Local Plan

National Planning Policy Framework

- 3.2 In preparing the Neighbourhood Plan we have been cognisant of the current national planning framework. The National Planning Policy Framework (NPPF)¹ sets out the Government's planning policy to which all plans and proposals for development should comply. The NPPF includes, at its heart, a *"presumption in favour of sustainable development"* (NPPF para. 11). It states that *"neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies"*. The NPPF goes on to say that *"strategic policies [in the Local Plan] should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies"*. Outside of strategic policies therefore, we are encouraged to shape and direct sustainable development in our area through our own Neighbourhood Plan. *"Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan"* (NPPF para. 29).

East Devon Local Plan

- 3.3 The local strategic context is provided by the East Devon Local Plan. The Local Plan was adopted on the 28th January 2016, with the purpose of guiding development in the district up until 2031. It comprises both strategic policies and development management policies. The strategic policies of the Local Plan, with which the Neighbourhood Plan must conform, number up to 50. We have been mindful to ensure that our neighbourhood plan policies conform. We have consulted with the local planning authority throughout the plan-making process. Where relevant, we have identified which strategic policy the neighbourhood plan policy relates to, and how it conforms and complements the strategic policy.
- 3.4 The local planning authority recently completed its preparation of the East Devon Villages Plan. It was adopted on 26th July 2018. With it has come further context for the Farringdon Neighbourhood Plan and confirmation that the Parish of Farringdon is not to be focus of growth and development.
- 3.5 Our right to introduce local policies for the neighbourhood area is recognised in the East Devon Local Plan. It makes several references to the role of a neighbourhood plan including confirmation that *"through a Neighbourhood Plan a Parish Council or relevant neighbourhood group can produce a local plan for their area that supersedes some or all of the policies in this part of the local plan"*².
- 3.6 The Neighbourhood Plan has also been informed by the current and emerging supplementary planning documents such as those relating to affordable housing provision and self-build housing schemes.

¹ National Planning Policy Framework, Department for Communities and Local Government, February 2019

² Page 159, East Devon Local Plan

Farringdon Parish Council - Position Statement

- 3.7 We consider Farringdon Parish to be a very special and precious piece of Devon countryside. For many years it has felt that the much of what we regard as being special has been under some form of threat, from: climate change at a global level; the fortunes of agriculture at a national level; changing tourism patterns at a regional level; creeping urbanisation at a sub-regional level; growth obligations and targets at a district level; and changing lifestyles at a local level.
- 3.8 On occasions the Parish Council has had to fight to safeguard what the Parish is all about. We take our stewarding responsibility very seriously.
- 3.9 The chance to prepare a neighbourhood plan for Farringdon has provided an opportunity to take stock; to review what we are safeguarding and why; to formulate our vision, aims and objectives for the future wellbeing of the area; and prepare land use policies that we believe are in the best interests of all those that make their home in the Parish.

What We are Safeguarding and Why

- 3.10 Farringdon Parish is undoubtedly a rural area. It has been for centuries. We see no good reason why it should not continue to be so. We make no apology for preparing a neighbourhood plan with that purpose in mind. It is not wild Devon. It is not an area that has been designated as special because of its outstanding natural beauty. It is however a well-managed, productive and characterful piece of countryside that is not far from a large and heavily populated conurbation. It offers contrast, relief and refuge from the hustle and bustle of urban life. Its future wellbeing is in the interests, not just of those that reside within the Parish, but also those that enjoy coming to work in a pleasant rural environment; those that enjoy the product of their labour; and those that visit and enjoy the formal or informal countryside leisure pursuits it affords. Such areas that are in close proximity to population centres are becoming scarcer.
- 3.11 In the face of climate change, rural parishes like Farringdon have an increasingly important role in mitigating climate change by being able to absorb floodwater and store carbon, and are a vital economic resource for food security and soil protection.
- 3.12 Last but not least, we should never underestimate the ecological value of countryside in proximity to large urban areas and appreciate the fact that they are a vital component of the ecological network. We may not have many areas of high nature conservation value, but our woodlands and pastures with mature hedgerows and ponds and streams serve as important habitats as well as stepping stones and corridors to enable the wildlife network in the wider area to remain connected.

What We are Planning for

- 3.13 Safeguarding the countryside of Farringdon is therefore a sustainable and meritorious aim. But we do recognise that development should and will take place. There may be good reason why things need to be changed or enlarged or replaced.
- 3.14 The Farringdon Neighbourhood Plan is a positive and sustainable response by the Parish Council to the National Planning Policy Framework 2018 which states that *“planning policies and decisions should contribute to and enhance the natural and local environment by:*
a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland”.

4. Purpose of the Neighbourhood Plan

- 4.1 Neighbourhood planning is intended to give communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of the local area. The PPG³ advises that, in accordance with the Localism Act 2011, the Parish Council, as a qualifying body, can *“choose where it wants new homes, shops and offices to be built, have our say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings it wants to see go ahead”*.

The Neighbourhood Planning Process

- 4.2 The task was approached with an open mind as to what the Farringdon Neighbourhood Plan would cover and what its themes and priorities would be. It was understood from the outset that the Plan would have to meet the ‘basic conditions’ and:
- have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - contribute to the achievement of sustainable development;
 - be in general conformity with the strategic policies contained in the development plan for the area – the East Devon Local Plan; and
 - not breach, and be otherwise compatible with, EU obligations.
- 4.3 With these conditions always in mind, we have consulted and otherwise engaged regularly with the local community to understand what is needed and focus on what it is possible to influence and effect via a set of neighbourhood planning policies. We have considered carefully the policies of the Local Plan and assessed, based on our agreed objectives, whether a more localised or detailed neighbourhood plan policy is required. In several instances, it has been concluded that the Local Plan policy is sufficient. A neighbourhood plan policy has only been introduced where it will help ensure the neighbourhood area develops in the way we wish it to.
- 4.4 The resultant Farringdon Neighbourhood Plan sets out how the community would like to see the area developed over the next 10 to 15 years and, through its policies, help shape and direct sustainable development that will benefit those that live, work or visit in our area.
- 4.5 The development and preparation of the Farringdon Neighbourhood Plan has been undertaken by a Steering Group comprised of local people and parish councillors, under the auspices of the Parish Council.
- 4.6 It was understood from the outset that for the Plan to be truly representative of the planning issues of relevance in the area and to be *the community’s plan*, it was necessary to carry out a thorough and on-going consultation process with those who live and work in the area and include those that visit here on a regular basis. It was also appreciated that the Plan could not be properly developed without the input of organisations and agencies with a district, county, sub-regional or national remit and an interest in the area.
- 4.7 The process and the types of consultation exercise and discussion undertaken is documented in detail in a **Consultation Statement**, which accompanies the Submission Version of the Neighbourhood Plan. The key methods used have included:
- Public exhibitions, meetings and events
 - Articles in The Flyer, the parish newsletter
 - Pages, documents, news and up-dates on the village website
 - Noticeboards and established poster sites
 - Focus groups, topic-meetings and workshops
 - Surveys and discussions with local businesses and community groups

³ PPG = Planning Practice Guidance (see Glossary)

- Correspondence with wider-than-local organisations and agencies (strategic stakeholders) which have an interest in our planning issues
- Parish-wide consultations during which comments have been invited on draft documents including versions of the Plan

4.8 The development of the Farringdon Neighbourhood Plan was based on a desire to be open and to welcome comments and contributions from all quarters. The intention has been to encourage and foster discussion and debate within the community about the issues and opportunities that face us and strive to achieve a community consensus. This Plan represents the product of this process.

The Plan's Status

- 4.9 The Farringdon Neighbourhood Plan, once made, will be a statutory development plan. This means that its policies will have significant influence when it comes to being used by the local planning authority to help determine proposals for development submitted through planning applications. It will form the local tier of planning policy in our Parish. It sits with the district-wide Local Plan, produced by East Devon District Council (also a statutory development plan) and underneath the umbrella of national planning policy in the Government's National Planning Policy Framework (NPPF), as the main planning policy documents relevant to the Farringdon parish area. Other important planning documents which govern specific issues are the Minerals and Waste Plans, produced at the county-wide level.
- 4.10 The Neighbourhood Plan's policies cannot guarantee that a development proposal will be refused nor be granted permission, but the policies should carry significant weight, alongside policies of the NPPF, the East Devon Local Plan and the East Devon Villages Plan when weighing up the appropriateness of the development proposal in question.

5. The Structure of Our Plan

- 5.1 The Plan includes the neighbourhood planning aims and objectives for the neighbourhood area, which have been developed following a dialogue with the community and shaped by existing planning policies, plans and contributions of key organisations and agencies.
- 5.2 Having explained the rationale for these, the Plan sets out neighbourhood planning policies on a topic by topic basis. The brief introduction to each topic is based on the findings of the research, surveys and consultations that have taken place as part of the neighbourhood planning process. More information and copies of relevant documents can be found on the Parish Council's website⁴.
- 5.3 Under each topic heading is an 'overview', which summarises the characteristics, of the topic, and the key issues that have been identified and how they relate to the agreed objectives the Plan and its policies are seeking to achieve.
- 5.4 It should be noted that due consideration has been given to the policies of the adopted East Devon Local Plan. All policies contained within the Neighbourhood Plan strengthen or bring local specificity to better determine planning outcomes for Farringdon Parish beyond those policies contained in the Local Plan.
- 5.5.1 Set out for each neighbourhood plan policy is the policy statement and our explanation of and justification for the policy, including reference to the other planning policies in national and district planning documents which relate to that policy.
- 5.6 It is important to note that, whilst policies have been set out under topic headings, when development proposals are being assessed, the whole plan (i.e. all policies) should be considered, as policies in one topic may apply to proposals which naturally fit under another.
- 5.7 The Plan finishes with a statement on how the impact of the Neighbourhood Plan will be monitored and reviewed and a Glossary which seeks to demystify some of the planning terminology used in the Plan.

Companion Documents

- 5.8 Several documents will accompany the Submission Version of the Neighbourhood Plan. We are obliged to produce a:
 - **Consultation Statement**
 - **Basic Conditions Statement**
- 5.9 The Farringdon Neighbourhood Plan is required to be tested during its development to determine its likely positive or negative impact on the social, environmental and economic character of the neighbourhood area. If significant environmental effects are identified, an environmental report must be prepared in accordance with paragraphs (2) and (3) of regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004.
- 5.10 An opinion on the environmental effects of the Neighbourhood Plan and its policies was sought from the local planning authority, East Devon District Council. Following a 'screening', which involved consulting national environmental agencies, the local planning authority has concluded that *"the Plan does not require a Strategic Environmental Assessment. The Neighbourhood Plan will provide for a very small level of development over and above the provision in the Local Plan (around 12 individual houses over 12 years), and will not otherwise impact upon internationally or nationally important features which would be deemed to have a significant environmental effect.* Neither does the Plan in its current form require a Habitat Regulation Assessment⁵.

⁴ <https://fra.btck.co.uk/>

⁵ <http://btckstorage.blob.core.windows.net/site378/Farringdon%20SEA%20HRA%20Jan%202020.pdf>

6. Vision, Aims and Objectives

Establishing a Neighbourhood Plan Framework

- 6.1 The framework for the Farringdon Parish Neighbourhood Plan comprises:
- a **vision** - for the long-term future of Farringdon Parish;
 - the **aims** - that it is hoped that the Plan can help achieve; and
 - the **objectives** - that we expect the Plan to attain by the application of appropriate neighbourhood planning policies

Our Vision

- 6.2 A neighbourhood plan should set out a vision for the future of its neighbourhood. The vision should reflect a desired end state that is consistent with the values and overall priorities of the community. Our vision statement, whilst concise, reflects a shared desire to respect the countryside in which we reside and ensure it remains a significant and attractive rural part of East Devon.

Responsible human occupation and use of the countryside

The Aims and Objectives of the Neighbourhood Plan



- 6.3 A draft set of aims and objectives for the Neighbourhood Plan was the focus of a community consultation event in the Parish during November 2018. The response we received was positive and encouraging⁶. As a result of community reaction and comments, several adjustments were made to the draft aims and objectives. The final set (overleaf) was approved by Farringdon Parish Council on the 27th November 2018. We believe it reflects the community's neighbourhood planning and development agenda. It is this agenda that underpins the Neighbourhood Plan's policies.
- 6.4 We recognise that neighbourhood planning policies would not fully address all the community objectives derived through the consultative process. A number have been referred to the Parish Council for further discussion and consideration of what other measures or actions may be possible.

⁶<http://btckstorage.blob.core.windows.net/site378/Farringdon%20NP%20Consultation%20Report%20Nov18.pdf>

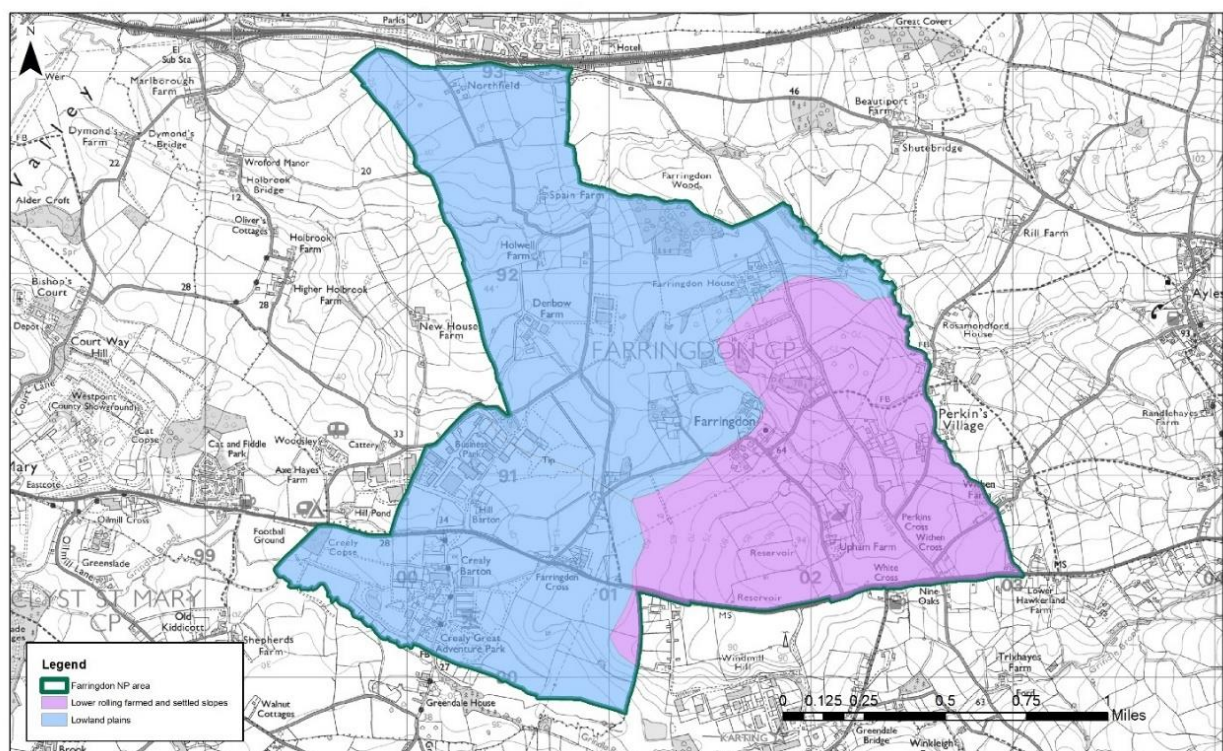
Farringdon Neighbourhood Plan – Aims and Objectives
Natural Environment and Countryside
Ensure changes are in the best interests of the countryside and natural environment
<i>N1 - Safeguard sensitive natural habitats</i>
<i>N2 - Respect landscape character</i>
<i>N3 - Protect woodlands, trees and hedgerows</i>
<i>N4 - Encourage responsible farming practices</i>
Built Environment and Housing
Enable sensitive and sustainable development
<i>H1 - Ensure housing development meets a recognised local housing need</i>
<i>H2 - Ensure new development is of an appropriate scale and design</i>
<i>H3 - Encourage eco-friendly development</i>
<i>H4 - Set criteria for garden development</i>
<i>H5 - Reinforce the sense of a village centre</i>
Business and Tourism
Support local enterprise if it doesn't conflict or intrude on rural
<i>B1 - Control the impact of industrial/commercial activity</i>
<i>B2 - Encourage appropriate types of small enterprise</i>
<i>B3 - Address barriers to home-working</i>
<i>B4 - Support small-scale tourism initiatives</i>
Community Facilities and Services
Facilitate improvements to community facilities that serve local needs
<i>C1 - Facilitate the development of a community hub</i>
<i>C2 - Support new and improved community facilities and spaces if needed</i>
Transport
Facilitate improvements to the transport network in the interests of accessibility and safety
<i>T1 - Support improvements and extensions to the footpath network and safe cycling routes</i>

7. Natural Environment

Overview

- 7.1 Farrington Parish is an area of gently rolling countryside situated to the east of Exeter. Human settlement within the area is in small dispersed pockets. Apart from the major commercial areas that have developed adjacent to the A3052, the main road through the area, much of the rest of the Parish comprises productive agricultural land punctuated by woodland groups and divided into field units by Devon banks and hedgerows. Winding narrow lanes provide access through the countryside. Off-road public access to the countryside is extremely limited. There are only two public rights of way in the Parish.
- 7.2 The landscape character of the Parish has been assessed, categorised and appraised as part of a district wide assessment. The Parish comprises two, character areas (see Map 2), 'Lower Rolling Farmed and Settled Valley Slopes' (LCT3B) to the east and 'Lowland Plains' to the west (LCT3E). According to the latest assessment undertaken for East Devon District Council these landscape types are special because:
- LCT3B – *is an extensive character area which forms the setting for many settlements, and also contributes to many expansive views from higher ground. A productive, working but still attractive landscape containing numerous historic and archaeological features. A diversity of settlements, with building materials and settlement pattern reflecting local geology.*
- LCT3E – *contains a high proportion of mature and veteran trees. It has an unassuming but still attractive rural feel, particularly away from larger settlements and roads. Its strong visual relationship with surrounding higher landscapes – the 'Lowland Plains' character area is often seen from above and is also visually influenced by surrounding landscape character areas.*

Map 2 Landscape Character Types, Farrington Parish



© Crown copyright and database rights 2019 Ordnance Survey 100023746

- 7.3 Landscape character assessments are a significant tool in the planning system. They “*help understand what the landscape is like today, how it came to be like that, and how it may change in the future. Its role is to help ensure that change and development does not undermine whatever is characteristic or valued about any particular landscape*”⁷.
- 7.4 Farmland in the Parish is predominantly pastoral. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflect different phases of enclosure. Views across the Parish from most vantage points serve to emphasise the rurality of the area within and around the Parish, despite the loss of some farmland to more lucrative commercial uses.
- 7.5 Recent interviews with farmers indicate that there remains an interest amongst farmers in seeking ways to diversify. The creation of an Adventure Park at Crealy is an unrepeatable example of local farm diversification; but we have also witnessed the emergence of other forms of rural enterprise in the local area such as farm shops, equestrian centres, campsites and rare breeds, that have the potential to cause harm to our countryside and disturbance to the area’s residents. Complaints from parishioners has tended to focus on the perceived and growing nuisance that the road traffic generated by these enterprises is thought to be. There is little doubt however that major commercial activity is generally incongruous with the rural character of the area and, if not kept in check, is likely to adversely affect the ecology of the area.
- 7.6 A recent report⁸ from the Devon Biodiversity Records Centre (DBRC) confirms the likely presence in the Parish of many ‘development control species’⁹ and other legally protected and notable species. The whole of Farringdon Parish is within a Great Crested Newt consultation zone. We have been told by the farming community that bird life is increasing.
- 7.7 Those areas within the Parish that have been given a special local status by the DBRC (see Map 3) include Farringdon Wood (8.3Ha) and a swathe of land south of Farringdon House (40.9Ha). Both are designated as Unconfirmed Wildlife Sites (UWS), which are sites identified as having possible interest but not yet fully surveyed.
- 7.8 The community has made it plain at recent consultation events that it feels strongly that local countryside should be protected and not just because of the rural character and lifestyle it provides. The agricultural value of the countryside and the diverse ecology it provides habitats for, are also appreciated.

⁷ Landscape Character Assessment Guidance for England and Scotland (Countryside Agency and Scottish Natural Heritage, 2002)

⁸ <http://btckstorage.blob.core.windows.net/site378/Wildlife%20&%20Species%20Information%20Report.pdf>

⁹ *These are species that are considered most important by local authorities in the planning process. They include certain species on the NERC Act (2006) Section 41, those that have European protection and those on the Wildlife and Countryside Act (1981) 1, 5, 5 (KIS), 8 and Japanese Knotweed.*

Policy Farr1

Safeguarding the Natural Environment

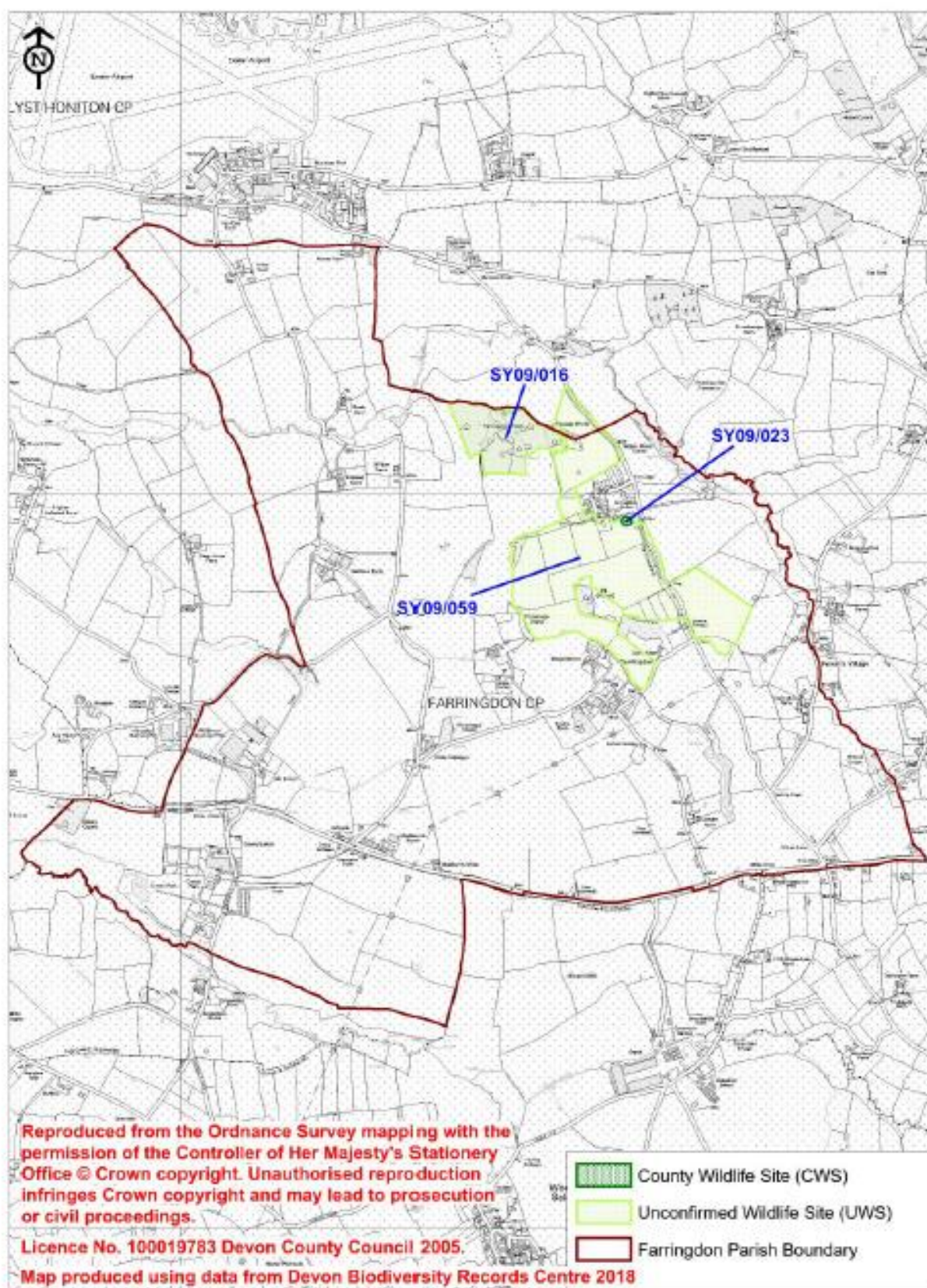
Development proposals should:

- 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.**

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.

- 7.9 Our community consultations and interviews with the farming community have served to confirm our commitment as a community to taking good care of the local countryside. Several farmers have invested significantly in measures to safeguard and/or enhance the natural environment. As a community we take our stewarding role very seriously. The NPPF (para. 170) emphasises that planning policies and decisions should contribute to and enhance the natural and local environment.
- 7.10 Policy Farr1 makes it clear that we expect all development proposals to recognise how ecologically important the local countryside is. The most important and sensitive wildlife sites and habitats should be unaffected by development. If any disturbance is justified because of the community benefit to be gained, then an appropriate and satisfactory mitigation strategy should be part of the development proposal. Map 3 shows those areas of the Parish that have a special status. Within this Plan we also recognise the value of trees, woodlands and hedgerows as habitats and part of the network of wildlife corridors (see policy Farr3). Guidance on the current status and significance of local wildlife areas and other areas of local countryside should be sought by developers from the appropriate agencies prior to planning application.
- 7.11 New development in a rural area like Farringdon should always prompt consideration as to whether it provides an opportunity to safeguard and/or improve local wildlife habitats and ecological networks. The furtherance of wildlife corridors and the provision of stepping stones that connect them are an important part of the community's sustainability agenda. For larger developments, opportunity should be taken to accrue net gains for biodiversity, which may include the restoration or enhancement of priority habitats, extending the ecological networks and the protection and recovery of priority species.

Non-statutory sites within the Parish of Farrington June 2018



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. Wherever relevant, development should maintain the tranquillity and dark skies of the Parish.

- 7.12 The rural character of the Parish of Farringdon may not be unique, but it is special. It has provided a pleasant and healthy way of life for its inhabitants for many years. We plan to ensure it continues to do so.
- 7.13 The rural character that we so value provides:
- a sense of open space, where the natural landscape and vegetation predominates over the built environment
 - a prevalence of traditional rural lifestyles, a rural-based economy and opportunities to both live and work in a rural environment
 - visual panoramas that are traditionally found in rural areas
 - land uses that are compatible with the use of land by wildlife and the nurturing of wildlife habitats
 - low density unobtrusive residential areas
 - tranquillity throughout the day and dark skies and peacefulness at night
- 7.14 The NPPF (para. 170) states that new development should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside. The community consultation undertaken in 2018 confirmed what had previously been expressed during consultation for the 2008 Parish Plan. Farringdon Parish is a green and pleasant rural area that we are privileged to live in and for which, as residents, we take our stewarding responsibilities very seriously.
- 7.15 We expect development proposals to be judged on their likely impact on the rural character and setting of their locality. The settlement pattern of Farringdon is quite dispersed. Each of the settlement areas is modest in scale and well-integrated with the landscape. Whenever appropriate to do so, development proposals should demonstrate how it respects its location and how it will contribute positively to local character and retaining the prevailing sense of rurality. Guidance on how this may be achieved will be available in the Farringdon Design Statement¹⁰, which is being prepared. The Farringdon Design Statement will focus on the visual character of the village and how it might be protected or enhanced.

¹⁰ <https://www.planninghelp.cpre.org.uk/improve-where-you-live/shape-your-local-area/village-design-statements>

- 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 use appropriate native species and 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.**

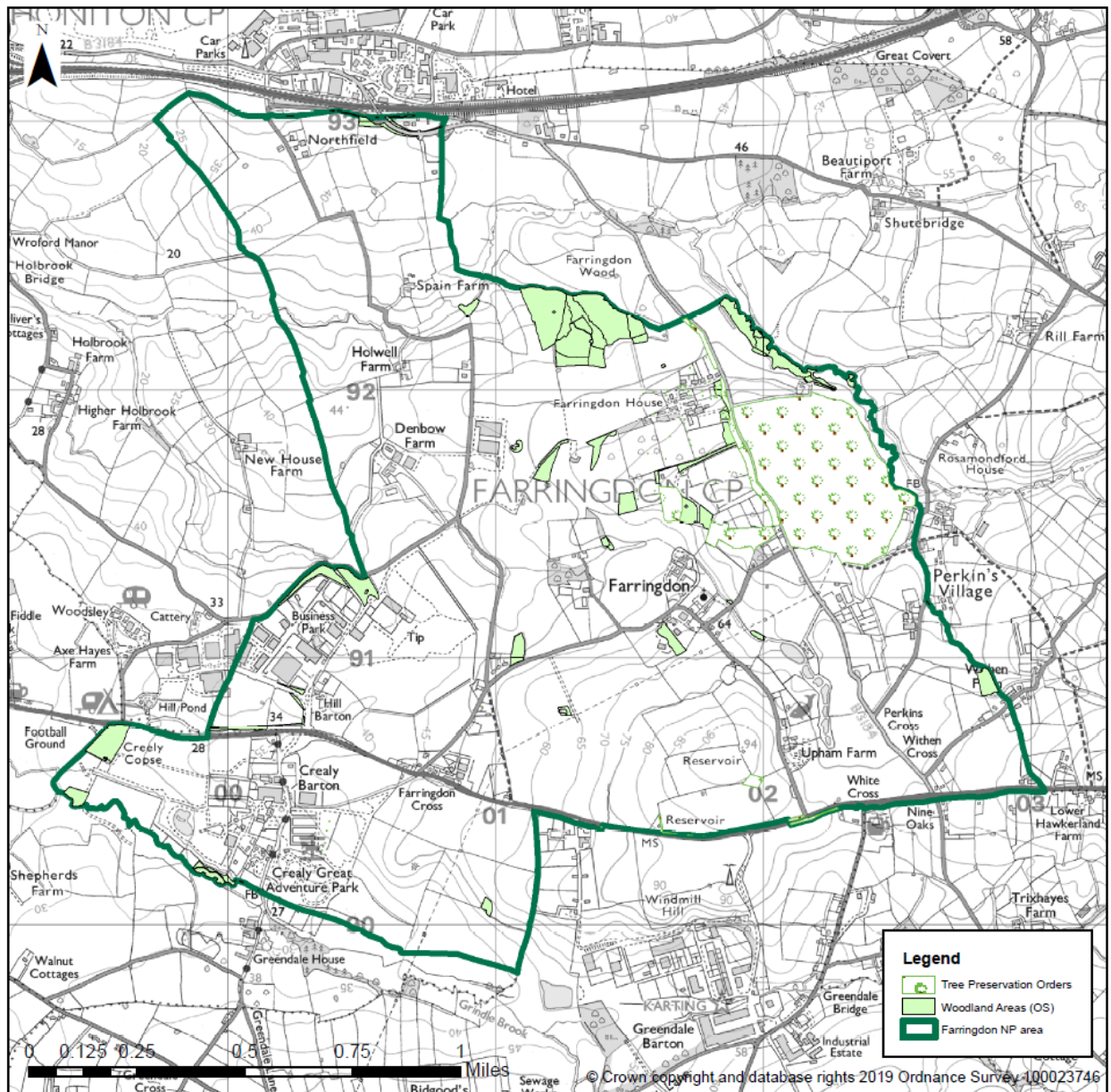
- 7.16 Mature woodlands and trees within the area form an integral part of the rural landscape of the Parish and have been recognised as significant to the area by successive East Devon Landscape Character Assessments carried out in 2008 and revised in 2019. The Parish straddles two of East Devon’s character areas. LCA 3B has “*patches of woodland, copses, and hedgerow trees give the landscape a well-treed character*”; and LCA 3E has “*fields are generally surrounded by wide hedgerows, often with mature hedgerow oaks*”. The management guidelines for both character areas include maintaining the woodland groups and hedgerow trees and promoting traditional hedgerow management.
- 7.17 Community consultation has highlighted the importance of local trees and hedgerows to the community. As a result of the weight of comments received at the Consultation Exhibition in November 2018 additional planning objectives were agreed relating to protecting woodlands, trees and hedgerows (objective N3) and encouraging responsible farming practices (objective N4).
- 7.18 The loss of trees and woodland would not just harm the character of the area. Many are important wildlife habitats and several woodlands are regarded by Natural England as ‘habitats of principal importance’¹¹. The NPPF (para. 175) says we should be promoting the preservation, restoration and re-creation of priority habitats, ecological networks. Policy Farr3 places protection on existing trees, woodlands and hedgerows that are regarded as key features in the landscape, an essential part of the rural character of area and/or very important wildlife habitats.
- 7.19 The main areas of woodland are shown on Map 4. We are advised¹² that ‘aged or veteran trees’¹³ can be found as individuals or in groups within ancient wood-pastures, historic parkland, hedgerows, orchards, parks or other areas.

¹¹ under the terms of Natural Environment and Rural Communities Act (2006) Section 41

¹² Planning for Ancient Woodland Planners’ Manual for Ancient Woodland and Veteran Trees, Oct 2017
<http://www.woodlandtrust.org.uk/publications/2017/09/planning-for-ancient-woodland/>

¹³ See Glossary for definition

Map 4 Key Woodland Areas, Farringdon Parish



8. Built Environment, Heritage and Housing

Overview

- 8.1 The Parish has a dispersed pattern of human settlement that has been largely unchanged or many centuries. The estimated population¹⁴ at 2017 was 368, not dissimilar to that in 1851 of 395. Average household size has significantly reduced since that time and the number of dwellings has gradually increased. In 2011, the number of households was 136 and the number of dwellings was 145. Farringdon village has the most dwellings but, unlike many villages, they are not gathered compactly around a village centre. Rather they form small distinct clusters, which reinforces the impression that Farringdon is more akin to a collection of small hamlets, each with their own distinct appearance and rural character. Most are very well integrated into the landscape and inobtrusive, often being populated by mature trees and surrounded by high hedgerows. The Parish includes several hamlets i.e. Woods Cross, Farringdon Cross, Denbow Cross, and The Drive; together with a part of Perkins Village and a scattering of farmsteads, large and small.
- 8.2 The Parish now has several business/commercial zones that have established themselves during second half of the twentieth century. The largest business park in the area is that at Hill Barton Business Park, which straddles the parish boundary. Completely within the parish area is Crealy Theme Park and Resort and the business areas at The Drive and Waldrons Farm. The 'Local Economy' Section (Section 9) of the Neighbourhood Plan addresses the need to ensure that the impact of business activity on the rural environment and character of the neighbourhood area is kept in check.
- 8.3 The Parish retains many historic buildings and structures, which include the Church and its Lychgate, farmhouses and other listed agricultural buildings, large houses and cottages. The Church of St Petrock and St Barnabus and Upham Farmhouse are both grade II* listed (i.e. "*particularly important buildings of more than special interest*"¹⁵). These important facets of our local heritage are protected from significant harm or loss by policies in the Local Plan.
- 8.4 Not surprisingly, because of its location and general disposition, Farringdon is an appealing place to live. This is reflected in house prices, which are also affected by the relative scarcity of properties available for purchase. Only six dwellings were up for sale in 2018. The range was from a one-bedroom flat to a four-bedroom house, with prices from £175,000 up to £571,000. Farringdon house prices are significantly higher than in Exeter and higher than many nearby parishes. There are also very few properties available for renting at any one time. According to agents that were contacted, rental properties in the Farringdon area are in high demand despite relatively high rents, due to being situated in the countryside but in close proximity to Exeter.
- 8.5 The Local Plan regards Farringdon Parish as a non-sustainable development area for housing, by virtue of it lacking local services and having inadequate infrastructure. The whole of the neighbourhood area is subject to Local Plan policy S7 'Development in the Countryside', which generally restricts development; although it is permissive of development that accords with a neighbourhood plan policy which "*explicitly permits such development and where it would not harm the distinctive landscape, amenity and environmental qualities within which it is located*". In accordance with this regard, the local planning authority has not set a housing requirement figure for the Parish.

¹⁴ Basic facts about Farringdon Parish, Local Government Association, 2018

¹⁵ Historic England website <https://historicengland.org.uk/listing/the-list/>

- 8.6 To explore the nature of local housing need and ensure the Neighbourhood Plan includes appropriately focussed housing policies, a Local Housing Needs Survey¹⁶ was carried out in July 2019. The Survey found 16 households in the Parish declaring to be in some form of local housing need. Most of them were long-term residents who would likely to be seeking alternative accommodation in the area in the years ahead, either to live independently of other family members, or for a more age-friendly dwelling. Almost all the 'households in need' anticipated being able to purchase their next home. Several expressed an interest in bespoke self-build development. Local need in Farringdon is largely about the availability of the right type of dwelling, rather than affordability.
- 8.7 The Farringdon Housing Needs Survey informed an independent Housing Needs Assessment¹⁷ (HNA) that considered Farringdon within the wider housing market context. The HNA applied the Government's Standard Methodology and computed that a housing needs figure for Farringdon of 13 dwellings, equating to one dwelling per year between 2018 and 2031, would not be inappropriate. To reduce the misalignments between supply and demand, the HNA recommended that most of these dwellings should be small and it would also help the local housing market if most were affordable housing with a proportion for rent. The recommendations of the HNA were caveated by the need to take account of *"the numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by East Devon District Council"*.
- 8.8 The Housing Needs Survey 2019 and consultations on the Neighbourhood Plan has established that the community is not opposed to a *"small number"* of dwellings being built for local people, but any future housing development needs to be small in scale and should be aimed at satisfying a discernible local need that cannot be met within the neighbourhood area or a reasonable distance from it.
- 8.9 After due consideration and discussions with the local planning authority, it has been concluded that there is no overwhelming case to justify promoting major housing development in the Neighbourhood Plan or diverging significantly from the housing policies in the Local Plan. The need to protect the rurality of the area and the availability of so many market and affordable housing options not far from our boundary are compelling factors. To allow for changing needs and demands from within the community over the years ahead, the Neighbourhood Plan does include policies regarding extensions to existing dwellings and the provision of a small number of dwellings that are locally sponsored and will meet an identifiable local need. Both policies put the need to protect the rurality of the area at the fore and require that any additional housing development should be appropriate to its location and setting and in harmony with the established settlement pattern in the Parish.
- 8.10 The Parish provides a site for gypsies and travellers just off the A3052 at Princess Paddock. It has planning permission for three pitches that can accommodate no more than 11 mobile-type homes. It is a relatively isolated site and its occupiers are an isolated community. The Parish Council is of the opinion that any enlargement of this site or development of any further such sites in the Parish of Farringdon would be contrary to the district approach of focussing such development on sustainable locations and integrating gypsy families into the local community.

¹⁶

[http://btckstorage.blob.core.windows.net/site378/Farringdon%20Housing%20Need%20and%20Facilities%20Survey%20Report%20\(Final\)%20Aug19.pdf](http://btckstorage.blob.core.windows.net/site378/Farringdon%20Housing%20Need%20and%20Facilities%20Survey%20Report%20(Final)%20Aug19.pdf)

¹⁷ <http://btckstorage.blob.core.windows.net/site378/Farringdon%20HNA.pdf>

Policy Farr4

Extensions to Existing Dwellings

Proposed extensions and/or alterations to dwellings beyond what is allowed by way of permitted development rights should be:

- a) subservient in size and scale to the existing building;**
- b) constructed of complementary materials; and**
- c) of a design which reflects and enhances the character and appearance of the existing building.**

New roofs should be pitched unless this is out of character with the existing building.

Extensions and/or alterations to dwellings should not have an adverse impact on the character of the building or its surroundings.

Opportunities should be taken to integrate bee bricks and bird boxes in a suitable position within the development.

- 8.11 The quality of design is an important facet of all new development in the Parish, including the planned extensions of existing dwellings. In accordance with our overall approach to new development, we expect extensions to be appropriate in scale and harmonise with their building and location. The NPPF para. 127 states *“planning policies should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting”*.
- 8.12 Policy Farr4 is intended to establish an appropriate context in which extensions to existing dwellings should be designed. It emphasises the significance of ‘character’ of both the building itself and its locality; and the need for all new extensions to respond positively to them. It also encourages developers to recognise the opportunity for ‘bio-diversity net gain’ through a simple enhancement of the development to ‘accommodate’ wildlife such as bat and bird boxes.

Policy Farr5

Self-Build and Custom-Built Dwellings

In order to meet the need for additional housing identified in the Farringdon Housing Needs Assessment (2020,) up to 12 new homes in the neighbourhood area will be supported. Each new dwelling must comply with all of the following criteria:

- a) it is self-built*,**
- b) the new dwelling, including access and outside space, will be located within the curtilage of an existing dwellinghouse (and limited to one dwelling),**
- c) it is single storey,**
- d) has a maximum 100m² gross internal area (as defined by RICS),**
- e) does not exceed three bedrooms; and**
- f) meets accessible and adaptable standards set out in the Building Regulations and, ideally, is also suitable for wheelchair users.**

The development should:

- g) be of a high quality that respects the setting of heritage assets and the rural character of Farringdon;**
- h) form a harmonious relationship with the existing dwelling and any neighbouring properties;**
- i) make adequate provision for private amenity space and off-street parking for both the existing and additional dwelling;**

-
- j) ensure that access arrangements do not detract from the host dwelling or neighbouring properties in terms of appearance, noise or fumes; and
 - k) include boundary treatments that reflect those prevailing in the area.

Development proposals which are carbon neutral, or as near to carbon neutral as is reasonably possible, shall be strongly supported.

The development should not lead to the overdevelopment of a site nor the unacceptable loss of amenity for neighbouring properties.

Permitted development rights will be withdrawn to ensure reasonable controls exist over future extension and modification of dwellings in the interests of protecting the character of the area and to ensure the size of the dwelling is controlled.

***Self and Custom House Building - The building or completion by individuals; associations of individuals; or persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals. But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person (as defined in the 2015 (amended) Self-Build Act¹⁸.**

- 8.13 New residential development in the neighbourhood area is restricted. The whole of the Parish is regarded by the Local Plan as countryside and therefore subject to Local Plan Policy S7 which states that development will only be permitted in the countryside *“where it is in accordance with a specific Local or Neighbourhood Plan policy that explicitly permits such development and where it would not harm the distinctive landscape, amenity and environmental qualities within which it is located”*.
- 8.14 We have been guided by the 2019 Housing Needs Survey and Assessment in our consideration as to whether a policy is required that facilitates any type of new housing development. The 2019 Survey¹⁹ identified a need for small dwellings from local households that want to down-size or anticipate the need for more suitable accommodation as they enter old age. The Parish has an ageing population. This need therefore is likely to continue as long as local households wish to remain in the Farringdon area. For this reason, policy Farr5 supports, where appropriate, the development of a single dwelling on a current residential plot; thereby enabling existing households to downsize to more suitable housing and free up one family house per new dwelling.
- 8.15 An interest in self-building was identified in the 2019 Survey. Policy Farr5 specifically supports self-build initiatives (including custom-built) taken by the owner/occupier of a current dwelling so as to provide a suitable, specialist dwelling within the recognised curtilage of an existing dwelling, but not farmsteads. Policy Farr5 is supportive of such initiatives, as long as the extent of the residential area of the Parish is not increased. Local self-builders should register with East Devon District Council. Under section 2 of the Self Build and Custom Housebuilding Act 2015, local planning authorities are required to give enough suitable development permissions to meet the identified demand.
- 8.16 Most houses in Farringdon are large family-type. Policy Farr5 will augment the local housing stock by the addition, incrementally over time, of a small number of dwellings specifically designed to accommodate older households or persons requiring a home that meets Building Regulation standards for accessible and adaptable dwellings (currently M4(2) Category 2²⁰) i.e. to be sufficient to serve *“occupants with differing needs including some older or disabled people and to allow*

¹⁸ <http://www.legislation.gov.uk/ukpga/2016/22/section/9/enacted>

¹⁹ [http://btckstorage.blob.core.windows.net/site378/Farringdon%20Housing%20Need%20and%20Facilities%20Survey%20Report%20\(Final\)%20Aug19.pdf](http://btckstorage.blob.core.windows.net/site378/Farringdon%20Housing%20Need%20and%20Facilities%20Survey%20Report%20(Final)%20Aug19.pdf)

²⁰ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/540330/BR_P_DF_AD_M1_2015_with_2016_amendments_V3.pdf

adaptation of the dwelling to meet the changing needs of occupants over time". These dwellings will be subject to a planning condition that will ensure that a supply of smaller, 'accessible and adaptable' homes is available in perpetuity in the Parish.

- 8.17 In accordance with the findings of the 2019 Housing Needs Assessment (HNA) the emphasis is on smaller dwellings that reduce the misalignment between demand and supply. We do recognise however that, to facilitate the proper care and attention of the householders, there should be sufficient bed spaces in the new dwelling for carers and visitors to stay when required. The limit of 100m² of internal space is considered sufficient to enable this requirement, whilst retaining control over the size and scale of new dwellings in the interests of protecting the character of the area. Consistent too with the recommendations of the HNA, the number of new dwellings permitted under this policy over the plan period should not exceed an average of one per annum.
- 8.18 There is a requirement that the impact of such dwellings, which bring short-term benefit to local people, should harmonise with their location and not be harmful to the rural character of their setting and the neighbourhood area. The requirement that the new dwelling be single-storey is influenced by the desire to minimise the impact of new development on the surrounding landscape and neighbouring properties, as well as ensuring the dwellings are more accessible to older people and expand the range of housing types in the locality. There are no bungalows at the new town of Cranbrook, for instance. Developers will be encouraged to put forward design proposals that minimize the use of energy and clean water and will be as near to carbon neutral as is reasonably possible.
- 8.19 Proposals for development which have the potential to affect a heritage asset will need to identify their likely impact relative to its significance. Any harm will be weighed against the merits and benefits of the proposed development.
- 8.20 When the limit of dwellings permitted under policy Farr5 is reached, the impact of the policy will be assessed in the context of a review of the residential development policies in the Farringdon Neighbourhood Plan.

9. Local Economy

Overview

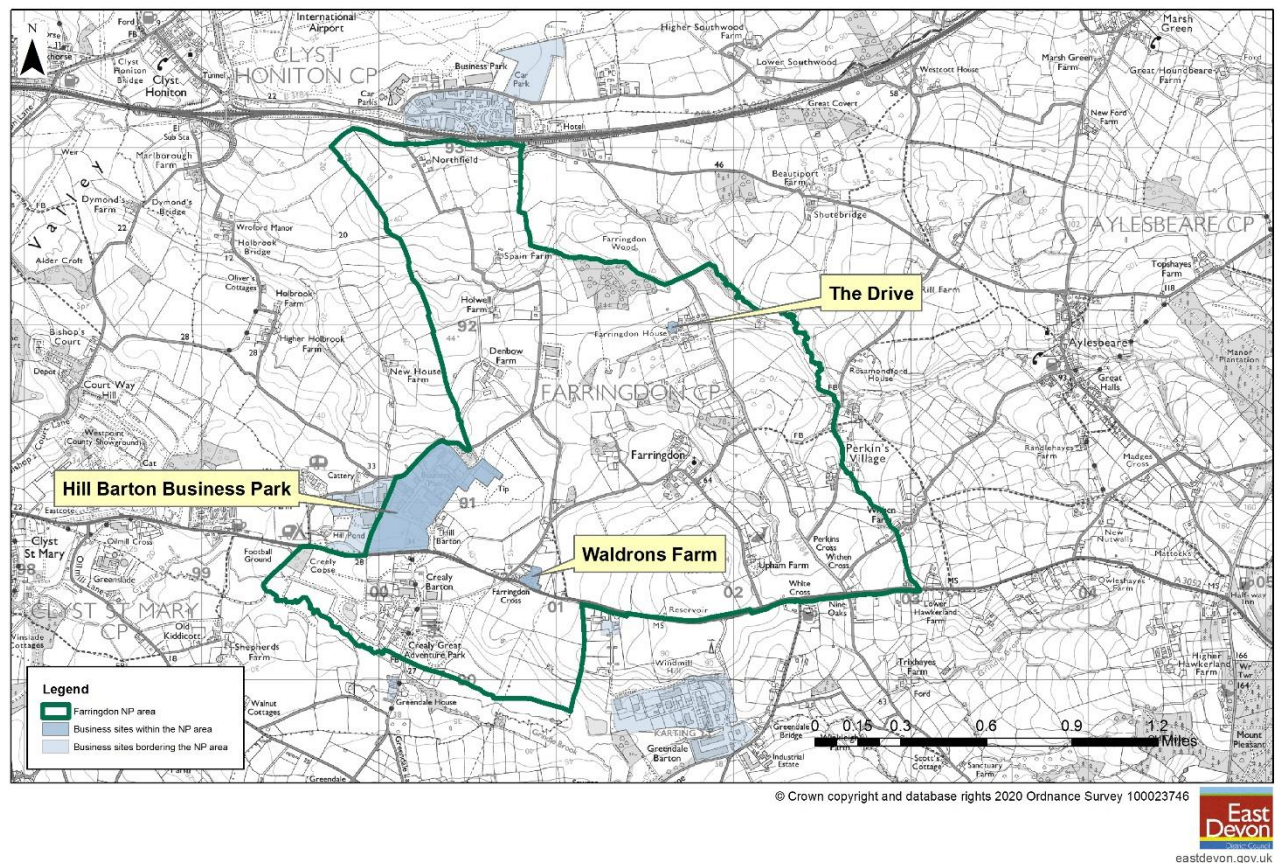
- 9.1 There are four employment zones within the Parish. Crealy Theme Park and Resort is a major Devon tourist destination which sits almost wholly within Farringdon Parish and attracts over half a million visitors a year. It is a family business that was founded in 1989 on the site of the family's farm. It has around 65 permanent employees and engages a further 250 temporary workers during the tourist season. Its impact on the Parish is ameliorated by the fact that it is situated on the south side of the A3052, away from residential areas, and by strong perimeter landscaping and screening. The business has for some time held regular liaison meetings with representatives of local government and other nearby organisations, including the Parish Council, and it also puts on annual events especially for local residents. The meetings do reveal that whilst Crealy Park does try to contain and internalise its impact on the surrounding area, it does cause nuisance by way of light pollution and noise to residents nearby. The owners remain ambitious in their plans for the site.
- 9.2 Hill Barton Business Park is the base for several substantial businesses and in total there are over 1,000 persons working at a site, that straddles the parish boundary (see Map 6). Like Crealy, it has been developed on the site of the owning family's farm. Businesses are focused primarily on recycling i.e. energy production from waste materials, compost production from green waste, skip hire and landfill operations. Its rapid growth and incursion into the countryside, seemingly without sufficient limitation or control on operational matters, are matters of major concern for the community. The Business Park also holds liaison meetings with representatives of local government and other nearby organisations, including the Parish Council. Residents regularly complain about pollution due to noise, odour and light, as well as an increase in heavy traffic. Energy production is a '24/7' operation; waste transfer has a permit for 24 hours-a-day during the week; and landfill activities are allowed on Saturday morning.
- 9.3 Waldrons Farm Business Area is the other industrialised farmstead area within the Parish, which provides a small number of units, making use of former farm buildings, that are suitable for 'heavy' industrial practices. It is home to businesses engaged in demolition and involved with heavy machinery and vehicles. There are residential properties in the vicinity of this site. The residents have been adversely affected by noise, dust/dirt and light pollution and the extended use of the lay-by by businesses.
- 9.4 The Drive is the location of several light-industrial and high-tec enterprises. Mantracourt, on the Drive, is a successful electronics company that 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 40 people as well as utilising the services of local contractors and businesses.
- 9.5 Beyond the boundary of the Parish, but in close proximity, are other major business/commercial areas at Exeter Airport, Greendale Farm and Greendale Business Park. The first two adjoin the parish boundary. They have all experienced significant growth over the past few years and undoubtedly impinge on the Parish.
- 9.6 The growth of employment activity both in and around the Parish has not been without problems. The Parish Council has regularly been required to address parishioners' various complaints or concerns about noises, smells, light pollution, late night operations, traffic volume and congestion emanating from these areas, as is evidenced by the minutes of the Parish Council²¹. It is estimated that nearly 15% of the agriculture area of the Parish has changed to industrial or commercial use last 20 years. The convenience of a location alongside the A3052 should not outweigh the loss of farming land and adverse impact such development has on the local landscape character and

²¹ <https://fra.btck.co.uk/ParishCouncil/RecentPCMinutes>

residential amenity. The community feels that enough is enough. It should also be noted that the majority of employees on the main business areas in the Parish do not live in the Parish.

- 9.7 There are several working farms in the Parish, especially beef, sheep and arable and even an emu farm. The farming business is not standing still. There have been several recent proposals to facilitate more intense or 'industrialised' agricultural practices. There seems to be a continued interest amongst farm owners in diversification opportunities. The community believes that farming should remain a mainstay of the local economy and is fully behind sustainable farming practices. To that end we expect development proposals associated with local farms to comply with Local Plan policies D7 (Agricultural Buildings and Development) and E4 (Rural Diversification).
- 9.8 In addition to the above, there are many small business ventures in the Parish. Some operate from specific business premises employing a small number of people. Others are single- or two-person home-based businesses. We are an enterprising community and will continue to be so. Our purpose is to facilitate business development that is appropriate to its location and will not harm the quality of life of those that inhabit the Parish.

Map 5 Business Areas, Farringdon Parish



Policy Farr6

Existing Business and Commercial Areas

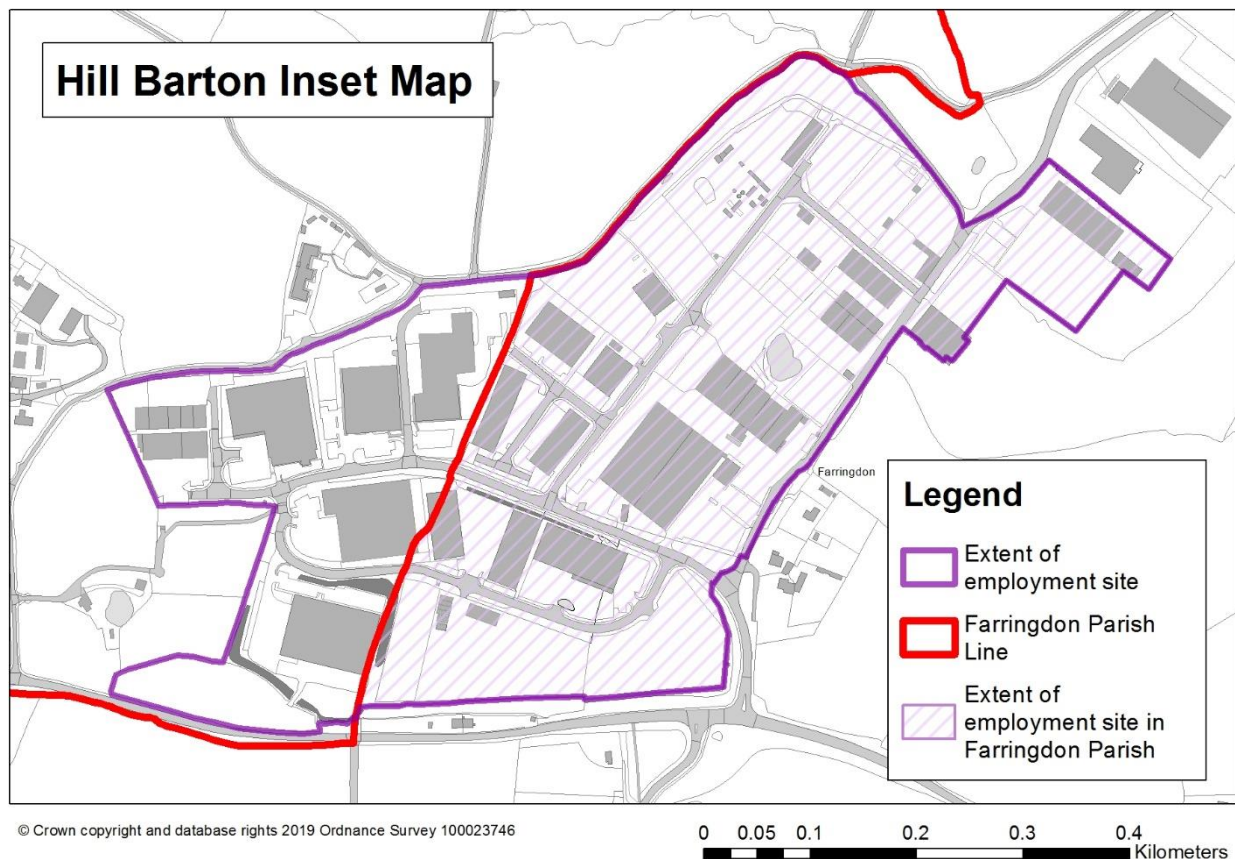
Business and commercial development or redevelopment on the sites listed below (and delineated on Map 5) will be supported, provided it is in keeping with those uses and business activity already on the site and does not lead to the outward expansion of the site.

- Hill Barton Business Park
- Waldrons Farm Business Area
- The Drive

All business/commercial development should:

- a) respect the character of its surroundings by way of its scale and design;**
- b) not harm the surrounding landscape;**
- c) not adversely affect any listed building, heritage asset or setting;**
- d) not have an adverse effect on its neighbours;**
- e) not have an unacceptable adverse impact on the transport network and parking provision;**
- f) safeguard residential amenity and road safety;**
- g) promote access on foot or by bicycle;**
- h) mitigate any adverse effects of noise, air pollution and light pollution; and**
- i) ensure there is no increase in flood risk.**

- 9.9 The daily industry and enterprise of local business is something to be commended. Most existing local businesses are non-intrusive and cause no harm to the environment nor residential amenity. The larger more noticeable businesses are generally located on designated business areas that have been permitted to develop and expand in locations considered suitable. The Parish Council has received several complaints regarding nuisances emanating from these business areas, which it has sought to control in the interests of safeguarding the character and amenity of the area. Community consultation carried out for the Neighbourhood Plan has identified a strong desire from the community to limit the further expansion of the major business and commercial areas in the Parish in the interest of preventing further harmful impact on the tranquil rural character of the Parish.
- 9.10 Policy Farr6 lists those business and commercial areas in the Parish where we support development in the interests of business and employment activity, within the confines of the current site. Hill Barton Business Park is the subject of a policy VP05 in the East Devon Villages Plan. The policy specifically defines the extent of the “*authorised business uses at Hill Barton*” (see map 7). This boundary within the Parish of Farringdon is recognised as relevant and endorsed by the Farringdon Neighbourhood Plan.
- 9.11 New development and its use should be in keeping with other uses and activities on the business site where it is located. Industrial uses, which may cause noise, pollution or generate substantial extra traffic, will be discouraged and conditions should be put in place when granting permission for development to accommodate new businesses and/or new business practices to minimise all forms of pollution and working practices that would cause nuisance to neighbouring uses.
- 9.12 We do not support the further ‘industrialisation’ of land within the Parish. Along with Local Plan policy E5 ‘Scale of Development in Rural Areas’, the criteria of Policy Farr6 should also apply to any development proposal to provide for growth of a business or change of use for employment purposes on sites within the Parish. The expansion/incursion of business areas outside the Parish on to land within the Parish will be resisted.



Policy Farr7 Home-Based Businesses

Where planning consent is required, small-scale, home-based businesses will be supported provided it can be demonstrated that:

- a) residential amenity and the character of the location will not be unacceptably harmed by virtue of noise and disturbance, smell, traffic generation, health and safety impacts, scale, design, appearance or nature of operations;**
- b) the operation of the business activity can be contained within the existing curtilage of the premises; and**
- c) the operation of the business activity does not require substantial external modification of the premises.**

- 9.13 There seems to be a growing interest in homeworking which will likely be made even more appealing and easier once electronic communications in the Parish are as speedy and high quality as elsewhere in the region. This trend in homeworking, we are happy to help continue. It is good for the local economy and it helps reduce travel to work traffic. IT and other technological advancements such as 3D printing may well lead to a growing preference for smaller working spaces that can be appropriately provided by sustainable live/work arrangements.
- 9.14 Policy Farr7 recognises the interest and value of home-based enterprise. The NPPF (para. 81) encourages us to *“allow for new and flexible working practices, such as live-work accommodation”*. Our policy is generally supportive of small-scale development within the curtilage of a dwelling, for appropriate business purposes by the dwelling’s occupants, if it will not result in any unacceptable impact on neighbours or the environment.

Development proposals for tourism-related businesses will be supported providing that:

- a) the scale of development is small and proportionate to existing activity and the locality;**
- b) the potential impact on neighbouring uses is acceptable;**
- c) they do not have a significant adverse impact on the surrounding local environment and the rural character of the area, and, where necessary, are suitably mitigated by landscaping and visual screening; and**
- d) traffic, access and highway issues are satisfactorily addressed.**

- 9.15 The community does recognise that we reside in a part of the region that has substantial tourist appeal and Farringdon is very handily placed, being close to the intersection of the M5/A38 and the A30, not far from the regional capital and in proximity to the Jurassic Coast.
- 9.16 Crealy Theme Park and Resort Crealy Park, as it is now titled, is a major tourist business operation, almost wholly within the Parish. It has grown massively since it first opened in 1989. Its initial aim was *“to recreate a country childhood”* and enable youngsters to get close to farming activities. It has broadened its activities dramatically since then. It now has over 60 rides, attractions and live shows, included in these are thrill rides, rollercoasters and splashing water rides, indoor play zones and outdoor adventure play areas. In 2012 the park opened accommodation nearby at Crealy Meadows, on a site that now offers camping and caravan pitches, themed tents, and luxury lodges and glamping. It serves to put the area on the tourist map and creates opportunities for other tourism development.
- 9.17 Crealy Park is located away from settlement areas and situated at a satisfactory distance back from the A3052 and well-screened. It occupies former farmland in a shallow valley alongside the flood plain of the Grindle Brook. It remains overwhelmingly a rural-based adventure park in a splendid countryside setting. We are assured that the ownership of Crealy Park intend that this should remain the case.
- 9.18 Further large tourism facilities would undoubtedly impact adversely on the rural character of the area. Moreover, the Parish does not have the infrastructure necessary to accommodate additional large tourism developments. We are however content to facilitate the development of small-scale tourism accommodation and facilities, which is consistent with the approach advocated in the NPPF (para. 83) of enabling sustainable rural tourism that respect the character of the countryside.
- 9.19 Sustainable tourism is a commitment to having a low impact on the surrounding environment and community by acting responsibly while generating income and employment for the local economy and aiding social cohesion. Rather than a type of product, sustainable tourism is an ethos that should underpin all tourism activities and be reflected in all aspects of tourism development and management, and not just an add-on. In the Parish of Farringdon, which is all deemed as countryside, this means it should be small in scale and non-intrusive.
- 9.20 Policy Farr8 supports small-scale development for tourism-related businesses that enable visitors to enjoy life in rural Devon much as it has been for many years and which this Plan strives to safeguard.
- 9.21 **Policy Farr8 does not apply to Crealy Park, which is a ‘major visitor attraction’ and subject to the policies of the Local Plan, including policies E19 ‘Holiday Accommodation Parks’ and E20 ‘Provision of Visitor Attractions’.** It is hoped that its future evolution will continue to sustain its original ethos and Crealy remains a celebration of the countryside located in a sensitive rural setting.

- 1. Development to provide a super-fast communication infrastructure to serve the Parish will be supported where it is sensitively sited and sympathetically designed.**
 - 2. All new residential, educational and business premises development should endeavour to make adequate provision for high speed broadband and other communication networks.**
-

- 9.22 The NPPF (para. 112) wants to see plans *“support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections”*.
- 9.23 We want the whole of the Parish, including outlying rural premises, to be as well connected as it can possibly be and be able to take full advantage of future improved technology. We want businesses and households to have access to the latest and best communication technology. We want to remove as many barriers to this as we can. We endorse the Government’s expressed view that access to superfast broadband should be a right, absolutely fundamental to life in 21st century Britain, and regarded as an essential service just like gas, electricity and water to all. Community consultation in 2018 demonstrated widespread frustrations and support for a much better service.
- 9.24 Policy Farr9 supports development proposals that ensure we are as well served as any other part of the UK. We think that this can and should be done without causing damage to the landscape character of the area. Local Plan Policy TC1 ‘Telecommunications’ sets out the essential criteria that should be met to minimise visual intrusion and not adversely affect the amenity of nearby residents.

10. Community and Recreation Facilities

Overview

- 10.1 Despite being a tranquil rural area, Farringdon Parish is merely five miles from Exeter. This has meant that parishioners are able to enjoy ready access to the City and all it has to offer, whilst still enjoying the rural character and setting of the Parish.
- 10.2 As regards community/social facilities, Farringdon only has its Church and Village Hall. There are no 'local' shops or pubs within the Parish but, situated on the A3052, we do have the benefit nearby of an excellent Greendale Farm Shop, offering fresh and local produce, including fresh fish and butcher's departments and a café; and a Petrol Station, incorporating a small shop. For pubs, the White Horse, also on the A3052, is regarded as our local. These facilities are sustained by a much wider population, including the many visitors to the area and those passing through, who find them readily accessible via the A3052. We appreciate having these facilities, not least because it reduces our need to travel far.
- 10.3 The Farringdon Village Hall is located at the heart of the area. It is used for several community activities such as Parish Council and other public meetings, the Harvest Festival and regular square dancing. It hosts an active Arts Society and is the venue for regular arts exhibitions in the guise of the 'Springs Gallery'. It had a major refurbishment, including a new kitchen, early in 2011 and another update in 2016. It is suitable for parties, meetings, classes, small concerts, table tennis (equipment available), etc. Situated alongside the Village Hall is the historic Parish Church of St Petrock and St Barnabas, a grade II* listed building. The Church can be booked for a range of suitable community events.
- 10.4 The community has made it plain that it appreciates and wants to safeguard what it has got. It also wishes to see community life strengthened. It is generally supportive of the idea of further local community facilities that will contribute to the health and wellbeing of parishioners. More local activities and the delivery of services locally will encourage people to walk and cycle more often and reduce our carbon footprint.

Our Neighbourhood Plan Policies and their Explanation/Justification

Policy Farr10

Existing Community Facilities

Proposals which seek to improve or extend existing local community facilities and assets, or provide for appropriate shared use, will be supported where:

- a) there is a demonstrable need for them; and**
- b) there is no significant adverse impact upon nearby residents and uses.**

- 10.5 The Parish is fortunate to have a small number of community buildings that help ensure a range of community activities take place and we can retain a sense of being a community. They are very well used; although both have significant limitations. The Church of St Petrock and St Barnabas has expressed a willingness to broaden its use for the benefit of the community, such as "*appropriate concerts/entertainments/talks*"²². Farringdon Village Hall has recently been refurbished in the interest of remaining suitable for a range of modern activities despite its restricted size.
- 10.6 We do not want to lose these precious community facilities, which we are grateful to have. We want them to continue to be at the heart of community life for many years to come. The NPPF (para. 92) encourages us to guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. We

²² From website: <http://fra.btck.co.uk/farringdon/farringdonchurch>

recognise that to safeguard what we have, means ensuring they can develop and modernise in a way that is sustainable and retained for the benefit of the community.

- 10.7 Policy Farr10 recognises that community facilities may need to change and adapt to remain relevant i.e. to meet local needs. We support development at these facilities, of an appropriate scale and character, as long as it does not result in activities that would constitute an unacceptable nuisance to nearby residents and uses and conforms with the development restrictions that apply to listed buildings, or development in proximity to listed buildings and structures, and other design requirements of the East Devon Local Plan.

Policy Farr11

New Community Facilities and Services

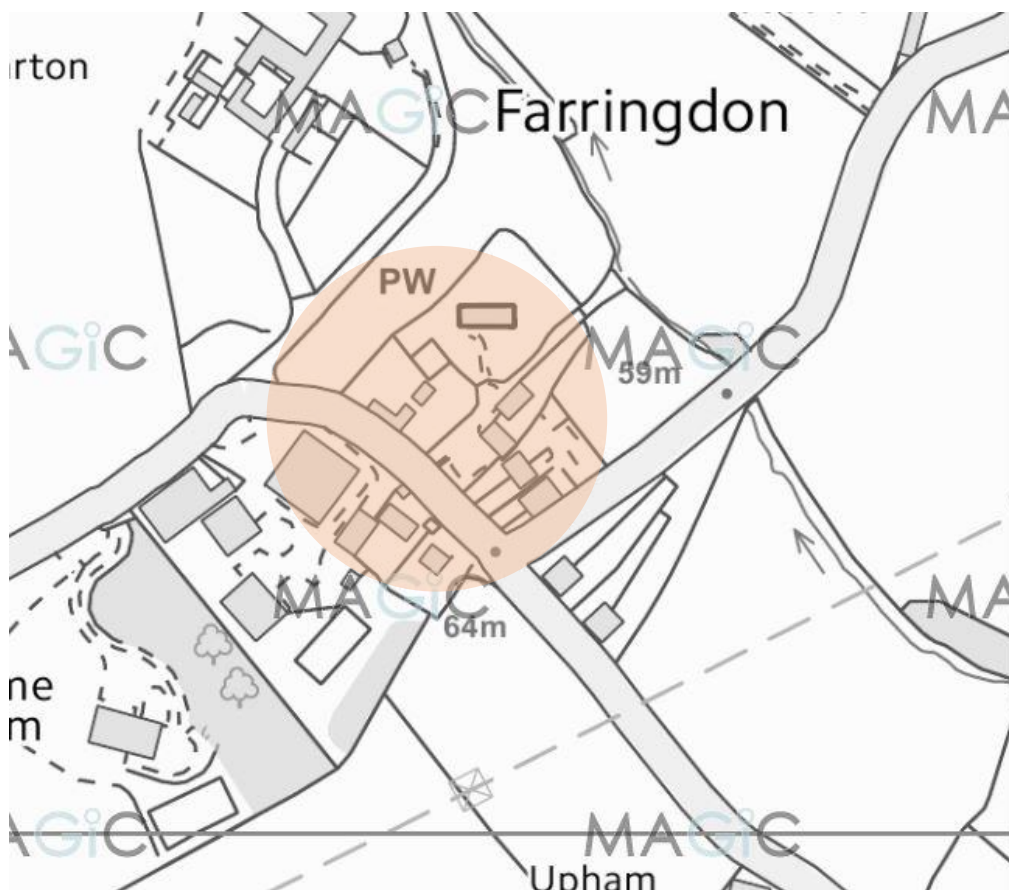
Proposals for additional community services and facilities within the core area of the village, indicated on Map 7, will be supported provided they would not have significant harmful impacts on:

- a) the amenities of surrounding residents and other uses;**
- b) the surrounding local environment, listed buildings and the rural character of the area; and**
- c) the local road network.**

- 10.8 Community consultation in 2018 generated several suggestions for further community-based activities. It is clear, local people would like to see more opportunities to participate in leisure and recreation activities within the Parish. This reflects an inclination to get together more often with neighbours and other parishioners, and a desire to have more opportunities on the 'door-step' and not to travel far. We are pleased to record that the process of preparing a neighbourhood plan has contributed to bringing the community closer together.
- 10.9 The community would welcome more community/social facilities. If these can be provided, it would be preferable that they are located at the heart of the village. The NPPF (para. 91) recognises the importance of achieving *"healthy, inclusive and safe places which promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other"*. Policy Farr11 supports the provision of more community facilities in the interest of broadening the opportunities for community-based activities or delivering service to the community. In accordance with the NPPF (para. 92), it is preferable that such facilities are multi-purpose. In all cases they should be appropriate to their rural location and setting.
- 10.10 The area indicated on Map 7 is already the focus of community events and gatherings. It is identified by signposts as the village centre. It is generally regarded as the core area of the village and Parish. We will generally support development for community purposes within or in very close proximity to this core area, as long as it accords with other policies in the Neighbourhood Plan. Within the core area, we will also be supportive of design proposals that are in keeping with the location and help emphasise its location as the historic heart of the village. Guidance on how this might be achieved is given in the Farringdon Design Statement.
- 10.11 Provision of outdoor public space in this locality, for either amenity or recreation for instance, would help reinforce the sense of there being a village. Something akin to a village green would be a significant community resource that would enable people to meet regularly on an informal basis and gather together for specific events/occasions. The East Devon Open Space Review 2014 highlighted the paucity of public open space of all types in the Parish. The lack of adequate play space for young people is a particular concern.

- 10.12 Additional indoor community space would provide opportunity for additional services to be delivered locally. Local people would appreciate local access to health and wellbeing services and would be supportive of community initiative that resulted in a village shop and café.
- 10.13 They may just be ideas at present; but they have emerged from shared discussions amongst the parishioners of Farringdon. It is the intention of the Parish Council to explore how the community aspiration to give Farringdon a stronger heart and pulse can become a reality.

Map 7 Farringdon Village Core, Farringdon Parish



11. Transport and Travel

Overview

- 11.1 The Parish's highway network can be subdivided into three categories of roads:
- the A3052 is a single carriageway main road passing through the south of the Parish linking Exeter with Sidmouth, Beer and beyond
 - the B3184 is a narrow minor road providing a link between the A3052 and Exeter Airport
 - the many unclassified lanes
- 11.2 On several counts many of the roads of Farringdon could be considered not to be fit for purpose. The A3052 is too often congested at peak periods or when major events are taking place at Westpoint Exeter and is generally regarded as a hazardous environment because of the volume and/or speed of traffic. Too often serious traffic accidents occur on the stretch of A3052 through the Parish. The B3184 remains essentially a country lane, narrow in several places, that is used daily by a considerable number of buses, coaches and other large vehicles. The other unclassified roads within Parish are almost all single track, often with soft verges and unofficial passing places only.
- 11.3 Community consultation indicates that the community is not particularly keen on seeing its roads upgraded. This would likely lead to even higher numbers of vehicles, higher speeds and more safety issues. Rather, the community of Farringdon would welcome traffic restrictions and control that made our roads safer and quieter. The heavy volume of traffic and the volume of heavy traffic, such as buses, HGV's and farm vehicles, create a disrepair problem that has resulted in some substantial potholes and damaged verges, which makes the using of local roads by those that must use them regularly, an uncomfortable experience.
- 11.4 More sustainable modes of transport have limited appeal to many parishioners at present. There are too few off-road or dedicated walking routes. Cyclists and pedestrians are required to share roads and lanes with motor vehicles. There are almost no footpaths at all, even alongside the A3052. It is not very safe to walk around the Parish.
- 11.5 Parishioners and visitors are served by buses on the two main roads running through the Parish – i.e. to and from Exeter, Sidmouth, Honiton, the Jurassic coast, Exeter airport etc. The bus service is important, particularly for students and non-car users. However, regular bus travel as an alternative to using a motor car, is not considered a viable option by many parishioners.
- 11.6 Residents and businesses of Farringdon do have the benefit of being close to Exeter Airport, which has been operational since 1937. It has prospered and developed substantially over the past twenty years. It is now the region's premier airport and offers daily internal UK flights alongside regularly scheduled European business and holiday flights.
- 11.7 Many of the problems associated with the volume and nature of motor traffic in the area relate to human behaviour that is difficult to influence, yet alone solve, by land use policies alone. The Neighbourhood Plan can make only a limited contribution. Traffic matters, particularly regarding safety issues, remain of great concern to the Parish Council. It will continue to work with the appropriate authorities to find ways to reduce the negative impact of motor vehicles and encourage the use of alternative transport modes in the Parish.

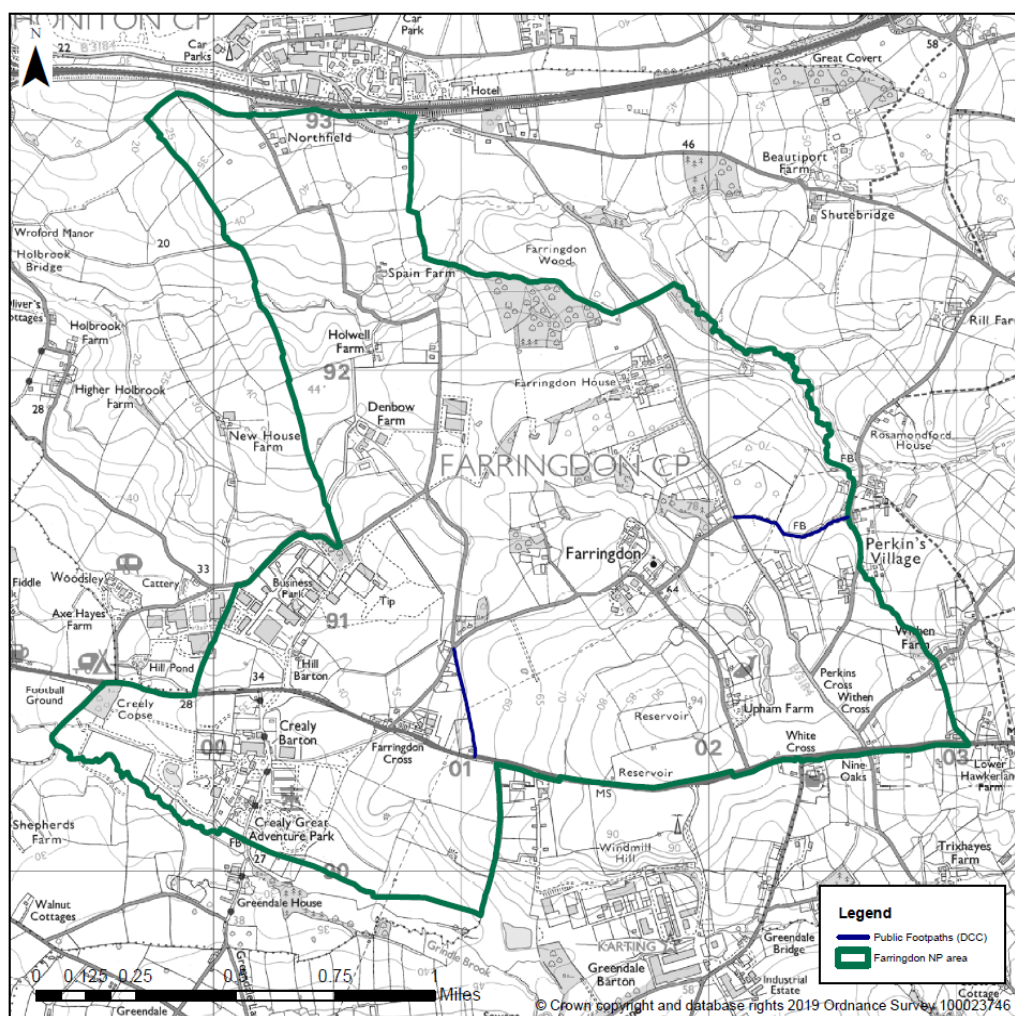
Policy Farr12

Walking and Cycling Routes

Development proposals to improve accessibility and extend local footpaths, bridleways and cycle-paths and help connect them to the wider networks will be supported.

- 11.8 The current highway network does little to induce residents out of their cars or encourage leisure walking and cycling. The lack of pavements or lanes for pedestrian and cyclists constitutes a real safety hazard for road users both day and night. There are only two public rights of way in the Parish (see Map 8), which provide opportunity to enjoy a walk in the countryside but don't serve as destination routes.
- 11.9 The NPPF (para.104) encourages us to introduce policies that will facilitate high quality walking and cycling networks. The Neighbourhood Plan reflects a keen desire for the community to be better connected, and we are eager to promote the healthy living agenda. These would be aided by the creation of more opportunities for people to walk and cycle safely around the Parish. Enabling people to journey safely on foot or cycle between the various settlement areas of the Parish would be welcomed. It would help strengthen community life and cohesion. Improved pedestrian and cycle paths would also help reduce dependency amongst parishioners on the private car.
- 11.10 Policy Farr12 is supportive of the provision of pavements within the settlement areas, where practical, and dedicated footpaths and cycleways (even jointly) between the settlement areas and the facilities and services we share. We would also be supportive of walking and cycling routes that extend out of the Parish and connect to the more long-distance routes such as the East Devon Way.

Map 8 Public Rights of Way, Farrington Parish



12. Monitoring the Neighbourhood Plan

- 12.1 There is no statutory requirement for the impact of the Neighbourhood Plan and its policies to be monitored.
- 12.2 Farringdon Parish Council will monitor the impact of policies on change in the neighbourhood area by considering the effectiveness of the policies in the planning application decision-making process. We will do this by referring to this Plan when reviewing planning applications. We will keep a record of the application, any applicable policies, and comment from the Parish Council together with the eventual outcome of the application.
- 12.3 A full or partial review of the Neighbourhood Plan may be triggered by changes to legislation, changes to national, county-wide or district planning policies, the limit of new dwellings permitted under policy Farr5, or significant planning issues affecting the Parish which cannot be dealt with effectively by a combination of national, district and/or existing neighbourhood plan policies. Five years from the date the Plan is made, we will consider the need and value in undertaking some form of Review.

13. Glossary

The following terms may be used in the Farringdon Parish Neighbourhood Plan:

Affordable Housing - housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one of the various definitions of affordable housing in the NPPF²³

Aged or Veteran Trees - the NPPF defines aged or veteran trees as: “A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally”.

Ancient Woodland – a woodland which has existed since the year 1600 or earlier.

Article 4 directions - is made by the local planning authority. It restricts the scope of permitted development rights either in relation to a particular area or site, or a particular type of development anywhere in the authority’s area. Where an article 4 direction is in effect, a planning application may be required for development that would otherwise have been permitted development.

Bridleways - are footpaths, but additionally users are permitted to ride, or lead a horse, and ride bicycles. Horse drawn vehicles are not allowed. Cyclists must give way to pedestrians and horse-riders. Motorcycling is not allowed.

Biodiversity - is the term used to describe the whole variety of life on Earth. It includes not only all species of plants and animals, but also the complex ecosystems they live within. It ranges from species and habitats which are considered commonplace to those considered critically endangered.

Conservation Area - An area of special architectural or historic interest, designated under the Planning (Listed Buildings & Conservation Areas) Act 1991, whose character and appearance it is desirable to preserve and enhance. There are special rules on some development in conservation areas.

County Wildlife Site (CWS) - an area of significance for its wildlife in at least a county context i.e. it may be of county, regional or even national importance.

Curtilage - The area normally within the boundaries of a property surrounding the main building and used in connection with it.

Development Plan Document - these are spatial planning documents that are subject to independent examination, which form the development plan for a local authority. They can include a core strategy, site-specific allocations of land, area action plans and generic development control policies.

Devon Bank – walling with soil giving added weight and stability, originating in Devon.

²³ See NPPF Glossary

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf

Economically Active - Persons in work or actively seeking work.

General Permitted Development Order (GPDO) - The Town and Country Planning GPDO 1995 provides permitted development rights for a specified range of development, meaning that those activities do not require an application for planning permission. However, agricultural buildings and certain telecommunications equipment covered by permitted development rights are also subject to a prior approval procedure.

Habitats Regulations Assessment (HRA) - A HRA tests the impacts of a proposal on nature conservation sites of European importance and is a requirement under EU legislation for land use plans and projects.

Infill Development - The development of a relatively small gap between existing buildings.

Landscape Character Area (LCA) - Single unique areas that are the discrete geographical area of a specific landscape type.

Listed Buildings - Buildings which have been recognised by Historic England (formerly English Heritage) as having special architectural or historic interest.

Local Plan - A portfolio or folder of documents (Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs), setting out the planning strategy for a local planning authority area.

Local Planning Authority - The public body whose duty it is to carry out specific planning functions for a specific area. All references to local planning authority apply in this Plan to East Devon District Council

NPPF - The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of communities.

Neighbourhood Plan - A plan prepared by a town or parish council or a neighbourhood forum for a specific neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

PPG - The Government's Planning Practice Guidance is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning.

Permissive Paths - It is possible for landowners to allow access over their land without dedicating a right of way. These accesses are called permissive paths. To the user, they are often indistinguishable from normal highways, but there are some important differences:

- A permissive path must have some sign or similar indication that it is not intended to be a right of way
- The landowner can close off or divert the path if they wish to do so, without any legal process being involved
- The landowner can make restrictions which would not normally apply to highways, for example to allow horse riding but not cycling, or the other way around

Public Right of Way - is a highway over which the public have a right of access along the route.

Qualifying Body - Either a parish/town council or neighbourhood forum, which can initiate the process of neighbourhood planning.

Section 106 - The section of the Town and Country Planning Act 1990 that provided for the creation of planning obligations, now replaced by Section 46 of the 2004 Act. Section 106 agreements allow local authorities to ensure that developers provide the infrastructure needed to support new developments. Often referred to as "planning gain".

Self-build and custom-build housing: Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

Strategic Environmental Assessment (SEA) - A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

SUDS - A solution which manages surface and groundwater sustainably by mimicking natural drainage regimes and avoiding the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. SUDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment.

Supplementary Planning Document (SPD) - Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainability Appraisal (SA) - The consideration of policies and proposals to assess their impact on sustainable development objectives.

Sustainable Development - is development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

Use Classes - The Town and Country Planning (Use Classes) Order 1987 put uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.