

Farringdon Neighbourhood Plan Consultation Statement

**Farringdon Parish Council
July 2020**

Consultation Statement - Farringdon Neighbourhood Plan

Contents:

		page:
Preface		
Part 1 Community Consultation		
1	Background to Consultation	3
2	Summary of Approach	4
3	Equality and Inclusivity	4
4	Initial Community Survey	5
5	Aims and Objectives Consultation	6
6	Housing Needs	7
7	1 st Draft Plan Consultation	8
8	Regulation 14 (pre-submission) Consultation	9
9	Conclusions	10
Part 2 Statutory and Strategic Consultees		
1	Introduction	50
2	Summary of Approach	50
3	Evidence Gathering	50
4	1 st Draft Plan – Informal Consultation	51
5	Sustainability	51
6	Regulation 14 (Pre-submission) Consultation	52
7	Conclusions	53

Appendices:

Part 1 Community Consultation Appendices:		page:
1	Application for Neighbourhood Area Designation Oct 2015	11
2	East Devon Public Notice Aug Oct 2015	12
3	Designation Notice Dec 2015	13
4	Initial Community Survey Feb 2017	14
5	Draft Consultation Strategy May 2018	16
6	Aims and Objectives Consultation Publicity Nov 2018	19
7	Farringdon Flyer Article – Nov 2018	20
8	Survey Notice, Farringdon Flyer Jun 2019	21
9	Letter to Parishioners Jun 2019	22
10	1st Consultation Version of the Neighbourhood Plan Notice Jun 2019	23
11	Written Response to 1st Consultation Version – Jul - Aug 2019	24
12	Community Groups, Organisations and Businesses, Consultation List	27
13	Regulation 14 Public Consultation Notice Mar 2020	29
14	Reg. 14 Letter to Consultees, Mar - Apr 2020	30
15	Reg. 14 Reminder Letter to Consultees, May 2020	31
16	Reg. 14 Reminder Letter to Consultees, June 2020	32
17	Reg 14 Consultation Comment Form	33
18	Summary of Community Response to Regulation 14 Consultation	35
Part 2 Consultation with Statutory and Strategic Consultees Appendices:		
A	List of Strategic and Statutory Stakeholders Consulted	54
B	Area Designation Consultation Responses, Nov 2015	55
C	Neighbourhood Area Designation Notice, 8 th Dec 2015	61
D	Comments Received from EDDC on 1st Draft Plan – Mar 2019	62
E	SEA and Habitat Regulations Screening Opinions Mar & Jul 2020	65
F	Comments Received on Pre-Submission Version of Plan Jul 2020	66

Preface

This Consultation Statement has been prepared by the Farringdon Neighbourhood Plan Steering Group to conform to the legal obligations of the Neighbourhood Planning Regulations 2012.

Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should:

- a) Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- b) Explain how they were consulted
- c) Summarise the main issues and concerns raised by the persons consulted
- d) Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan

Part 1 of this Consultation Statement (from page 3) summarises all statutory and non-statutory consultation undertaken with the community in developing the Farringdon Neighbourhood Development Plan.

The aims of the Farringdon Neighbourhood Plan consultation process were to:

- 'front-load' the consultation, so that the Plan could be informed by the views of local people and other stakeholders from the earliest stage
- ensure that consultation events and drop-in sessions enabled people 'have their say' and get feedback on the emerging plan at key points in the process and when decisions were required
- engage with as wide a range of people as possible, using a variety of events and communication techniques
- ensure that the results of consultation and updates on the neighbourhood plan were provided for local people as soon as possible after consultation events through the most appropriate and widely read media

Part 2 of this Consultation Statement (from page 50) summarises all statutory and non-statutory consultation, undertaken in developing the Farringdon Neighbourhood Development Plan, with those bodies we have identified as statutory or strategic consultees.

Our purpose was to:

- to ensure the neighbourhood planning process was informed by the views and intentions of statutory bodies and stakeholders
- to take fully into account those views and intentions
- meet the requirements of Regulation 14

Part 1: Community Consultation Statement

Farringdon Parish Council has been keen to ensure that the Farringdon Neighbourhood Plan is a community-led document. The Farringdon Neighbourhood Plan Steering Group was established from community volunteers along with Parish Council representation.

The brief for the Farringdon Neighbourhood Plan Steering Group, in preparing the Plan, included reaching all parts of the Parish and engaging with the widest range of people and group as possible.

Consultation was undertaken by the Steering Group following an agreed programme, conforming to the regulations, and based on guidelines and good practice from elsewhere.

The key consultation events and surveys that took place were at the following stages in the neighbourhood planning process:

Farringdon Neighbourhood Plan – Consultation Events		
Event	Dates	Purpose
Plan Area Designation	November 2015	Formal notice of intention to prepare a NP
Initial Community Questionnaire	February 2017	Establish community views and promote Plan
Community Event (Aims and Obj.)	November 2018	Community views on aims and objectives
Housing Needs Survey	June 2019	Identify local housing needs
1st Draft Plan Consultation	July/August 2019	Community and local stakeholder views on 1 st Version
Regulation 14 Consultation	April/June 2020 ¹	Comments on Pre-Submission Version

1. Background to Consultation on Neighbourhood Plan

Farringdon Parish Council agreed to undertake a Neighbourhood Plan in October 2015. A Neighbourhood Plan Steering Group was established by the Parish Council. It comprised members of the Parish Council along with members of the community. The community volunteers were recruited from amongst those that expressed an interest in helping, following an Information Day held at the Village Hall in March 2017.

The level of consultation that has been undertaken for the Neighbourhood Plan goes beyond that required by legislation. The Parish Council and its Steering Group has sought continuously to keep the local community aware and actively interested to ensure the Plan reflects their views and wishes. We have worked closely with East Devon District Council and appreciated their advice, support and encouragement in this regard.

In preparing the Farringdon Neighbourhood Plan, the Steering Group has sought to ensure that residents and other stakeholders including local authorities, interest groups, land owners, businesses, service agencies and statutory bodies have been consulted and that their comments have been noted and where appropriate incorporated into the Plan as it evolved. To make available information, minutes and notices, and update residents and stakeholders on the progress of the Plan an early decision was taken to make documents available on the Parish Council website and publish regular updates in the parish newsletter, the Farringdon Flyer.

¹ Carried out over an extended period because of the 2020 Covid 19 restrictions and constraints

2. Summary of Consultation Approach to Engage the Community

Several key community consultation stages were identified during the early stages of getting organised. They were set as key milestones in the Project Plan. The Steering Group was keen to ensure that:

- each consultation stage was properly planned for
- the community at large understood when and why they were being consulted

Aside from the highly programmed and organised consultation ‘events’, the Steering Group has been keen to facilitate a continuous two-way dialogue between the planning group and the community at large. This has been achieved by:

Communication and Feedback Methods:
Public exhibitions, meetings and events
Articles and Notices in the Farringdon Flyer, the parish newsletter
Parish Council Website, with dedicated NP pages
Social Media – Farringdon Parish Facebook page
Local newsletters and noticeboards
Community questionnaire and surveys
Steering group sessions and open meetings
Survey and discussion with local businesses
Directly contacting wider-than-local organisations and agencies
Word of mouth by parish councillors
Consultation ‘windows’
Correspondence

3. Equality and Inclusivity

We understood that the foundation of a good neighbourhood plan is an effective and inclusive programme of consultation and engagement. Our aim was to reach everyone with a stake in the future of the area including people living or doing business here, those who deliver services to the local communities and people who have influence over the future of the area. We wanted to communicate and listen to everybody with a view; regardless of gender, ethnicity, colour, disability, religion, family responsibility, age, occupation, marital status, sexual orientation, or trade union affiliation. We made efforts to reach those in the Parish that others have traditionally found hard to reach and hard to hear. We delivered information on more than one occasion to all dwelling units in the area. We conformed to our agreed a community engagement strategy (see Appendix 5) to ensure we followed a structured and inclusive approach and to monitor our effectiveness.

4. Initial Community Survey

It was decided to ‘launch’ the neighbourhood plan process with a Community Questionnaire and an Information Day.

The Parish Council considered that at an early stage survey of all residents would:

- make local people aware of the intention to prepare a neighbourhood plan
- help identify the key issues and opportunities
- help recruit volunteer helpers

The questionnaire was designed by members of the Parish Council.

Farringdon Neighbourhood Plan NP Questionnaire	
Date(s)	February 2017
Deliver Method(s)	Delivered to every dwelling
Publicity	Farringdon Flyer
No. of questionnaires delivered	137
No. of completed questionnaires returned	47 representing 111 persons
Return Options	Handed in at Information Day 4 th March 2017 Return deadline 4 th April 2017

4.1 Who was consulted?

A questionnaire, (see Appendix 4 to Part 1 of this report), was delivered to every dwelling in the Parish. The questionnaire posed open questions to establish what parishioners liked about living/working in Farringdon; what they thought it would be “*beneficial to have*”; what they don’t like about living/working in Farringdon; and what their vision is for Farringdon.

4.2 What they said

Several of the questions used a ranking format. Regarding living/working in Farringdon, the ‘rural location’ and ‘tranquillity’ are the most valued qualities by respondents. Of most benefit to the Parish was improved internet connection, limited housing development and a village shop. There were 88 comments provided in response to the question regarding dislikes. The most common theme related to nearby industrial sites. As regards the ‘vision’, there were 86 comments provided in response to this question. The three most common themes were: no significant change, more and/or improved community amenities and more housing, particularly affordable housing.

4.3 How the issues and concerns were responded

Farringdon Parish Council received a feedback report about the Consultation Event held on the 4th March 2017, at its meeting on the 7th March 2017. Councillors were pleased to hear that the attendance at the first NP meeting was good. Many local parishioners, it was reported, had expressed their views on the future of Farringdon. Five residents in total had put their names down for the Steering Committee. A report² of the Community Survey, prepared by Catalyst, Devon Communities Together, was available by September 2017.

An initial meeting of the NP Steering Committee was convened for 2nd October 2017. All who registered an interest in joining the Steering Committee were invited. It was subsequently reported to the Parish Council (at its meeting on 17th October 2017) that only three members of the public were present plus the Parish Council Chair and Parish Clerk. It was agreed that Ideally the Steering Committee needed to be a minimum of seven persons (two of whom could come from the Parish Council) It was agreed more advertising is to be done to try and engage others. A further meeting was held on 20th November 2017 at the Village Hall, at which the Committee agreed to meeting regularly and embark on the preparation of the Farringdon Neighbourhood Plan.

²<http://btckstorage.blob.core.windows.net/site378/Neighbourhood%20Plan%20Survey%20Results%20June%202016.pdf>

5. Aims and Objectives Consultation

Farringdon Neighbourhood Plan NP Vision, Aims and Objectives	
Date	November 2018
Method	Consultation Event
Publicity	Farringdon Flyer and posters Website Facebook
Location	at the Village Hall, Farringdon
Event Attendance (Nos.)	39

5.1 Who was consulted?

By the beginning of 2018, a re-constituted 'Steering Group' had taken over the neighbourhood planning process in Farringdon. At its meeting in September 2018, the Steering Group approved a set of draft aims and objectives for the Neighbourhood Plan to be shared with the community of the Parish for its consideration and comment. The aims and objectives were based on the survey results and subsequent reaction. It was agreed that community consultation on the aims and objectives should be carried out by way of a public exhibition at the village hall on Saturday 10th November 2018. The Steering Group had help from East Devon District Council in printing the exhibition sheets and the loan display panels.

5.2 What they said

The Consultation Event featured a series of exhibition boards that presented the Steering Group's findings and draft proposals, on a topic by topic basis. The draft aims and draft objectives were displayed for attendees to comment on. They were accompanied by additional boards setting the scene and the context. Members of the Steering Group were on hand to encourage parishioners to express support or otherwise to what was on display by using the stickers available, and to contribute their thoughts by using the 'post-it' notes.

The attendance was affected by the poor weather. However, most of those who did attend, participated with enthusiasm, and showed interest in the potential that the Neighbourhood Plan offered. Most people made use of both the sticky dots and the 'post-its' that were available for them to express their opinion. There was plenty of conversation too between visitors and the members of the Steering Group, during which many valid opinions were expressed.

5.3 How the issues and concerns were responded to

A report of the consultation³ with analysis and recommendations was considered by the Steering Group in December 2018. The Steering Group recognised the generally positive reaction to the draft aims and objectives but took account of the several suggestions and objections that had been made. A revised set of Aims and Objectives for the Farringdon Neighbourhood Plan was agreed.

³ <http://btckstorage.blob.core.windows.net/site378/Farringdon%20NP%20Consultation%20Report%20Nov18.pdf>

6. Housing Needs

Farringdon Neighbourhood Plan Draft NP Informal Consultation	
Date(s)	June - July 2019
Method(s)	Questionnaire
Publicity	Website Farringdon Flyer newsletter
Delivery	140 delivered by hand to every address
Response Method	Collected or returned to Parish Clerk
Respondents (Nos.)	116

6.1 Who was consulted?

All households in the Parish were invited to complete a questionnaire regarding their future housing need (see Appendix 9). The questionnaire also invited them to answer questions and give opinions on local community facilities.

6.2 What they said

The Survey confirmed that the dwellings in the Parish are predominately detached or semi-detached. There are relatively few single-storey dwellings. Most of the dwellings of Farringdon are comparatively large. 15% of houses have 5 or more bedrooms. Around three-quarters of the housing stock has three or more bedrooms. Most dwellings in Farringdon Parish are occupied as permanent primary residences. Very few of the Survey's respondents occupied a dwelling in Farringdon on a second home basis. Almost 9 out of 10 dwellings are owner-occupied. Very few of the Survey's respondents rent their home. Most of those that rent, do so from a private landlord. A high proportion of the households in the Parish have lived in the Farringdon area for a long time. Over 50% of the Survey's respondents have lived in their current home for 10 years or more. Whilst the Parish has many large dwellings, the Survey's results showed that most households are small. Over 50% of respondent households comprise of two persons only. Around 1 in 5 households are single person households. The average household size of respondents was 2.24 persons.

Regarding future housing need, the Survey identified 44 households who expect to move during the next decade. Two-thirds of these, 28 in number, indicated a preference to move away from the Parish, rather than remain. Sixteen households expected to need to move within the next 10 years and wish to remain in the Parish of Farringdon. A third of respondent households indicated an interest in self-build, on an individual household basis.

The Survey took the opportunity to ask parishioners their opinion of the current facilities available within the Parish of Farringdon. The lack of a satisfactory broadband service was the most pressing 'issue'. Almost a third of respondents said would like to see a local shop. Predominant amongst the 'other' suggestions was outdoor recreation facilities.

6.3 How the issues and concerns were responded to

A full report of Survey⁴ was considered by the NP Steering Group in October 2019. Its results were taken into account alongside a Housing Needs Assessment Report⁵, which had been carried out for the Steering Group by consultants, and the response to the summer consultation on the 1st Version of the Farringdon Neighbourhood Plan. Together they influenced changes to the draft Plan.

⁴[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)

⁵ <http://btckstorage.blob.core.windows.net/site378/Farringdon%20HNA%20-%20revised%20130120.pdf>

7. 1st Draft Plan Consultation

Farringdon Parish Council agreed that an ‘informal’ community consultation on the first draft version of the Neighbourhood Plan should be carried out, prior to the, more formal, Regulation 14 ‘Pre-submission’ consultation stage. The Steering Group wanted to ensure that, having converted the aims and objectives into draft policies, it was on right lines as far as the community was concerned.

Farringdon Neighbourhood Plan Draft NP Informal Consultation	
Date(s)	June - July 2019
Method(s)	1 st Version of the Plan published online Hard copies available for inspection within the village
Publicity	Website Farringdon Flyer newsletter
Delivery	N/A
Response Method	Written submissions to Parish Clerk
Respondents (Nos.)	Residents 4 Businesses

7.1 Who was consulted?

The purpose of the consultation at this stage was to ensure that the community had an opportunity to comment on the draft policies and a first version of the Plan. The Neighbourhood Plan was up-loaded to the Parish Council website and a weblink to the Plan was included in an article in the July 2019 edition of the Farringdon Flyer newsletter, that goes to every dwelling in the Parish (see Appendix 10). The initial response on its contents was low.

As a direct result of the low response by the end of July 2019, the consultation period was extended for a further month and reminders went out verbally to residents and in writing to local businesses.

7.2 What they said

The response received contained little criticism of the content of the 1st Version of the Neighbourhood Plan. Many of the comments served to confirm the ‘issues’ the Plan was addressing and offering further evidence of what was occurring and/or what needed addressing. Some of the respondents suggested minor changes to how the Plan described aspects of the Parish of Farringdon.

A low response does not mean that local people are opposed to the Neighbourhood Plan. Members of the Steering Group assured themselves, by direct enquiry to neighbours, friends, and acquaintances in the Parish, that the community was generally content with how the Neighbourhood Plan was evolving.

7.3 How the issues and concerns were responded

A schedule of response (see Appendix 11) was considered by the Steering Group at its meeting on the 23rd October 2019. The results were considered alongside a Housing Needs and Facilities Survey and a Housing Needs Assessment Report. Together these documents influenced changes to the draft Plan before it was subject of a, pre-submission, Regulation 14 consultation.

8. Regulation 14 (Pre-submission Stage) Consultation

Neighbourhood Plan regulations require that a statutory consultation period of 6 weeks is undertaken by the qualifying body (the Parish Council) on the final draft plan prior to its submission to the local planning authority in advance of their statutory Regulation 16 consultation.

The Regulation 14 consultation on the Farringdon Neighbourhood Plan ran from the Monday 6th April 2020 until 5:00pm, 29th June 2020. After taking advice from East Devon District Council and considerable deliberation, the Parish Council decided to proceed with the Regulation 14 consultation despite the UK entering a period of 'lockdown'.

We were also mindful of the advice that was published by the Government in early April 2020. This did not prohibit consultations taking place but cautioned against consulting in a way that would risk people's health. Because we are a small community it was decided that consultation could be meaningfully carried out with local people and businesses via individual letters. It was decided that an extended consultation period of 12 weeks should provide plenty of additional time for those that may have been distracted or impeded by the prevailing health restrictions (regarding Covid 19).

The Neighbourhood Plan was made available online. Local correspondence and publicity stressed that the consultation period had been lengthened to give people plenty of time and opportunity to consider the contents of the Plan. Paper copies of the draft Plan and comment forms were placed in the Church of St Petrock and St Barnabas in Farringdon and the Book Shed at the Village Hall.

8.1 Who was Consulted?

Regulation 14, of the Neighbourhood Planning (General) Regulations 2012, is specific about organisations and stakeholders that should be consulted. The legislation requires that prior to submitting the Plan to the local planning authority the qualifying body (the Parish Council) must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work, or carry on business in the neighbourhood area
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan
- send a copy of the proposals for a neighbourhood development plan to the local planning authority

It was our aim that all the residents and businesses within the parish area would be consulted together with a range of statutory and strategic bodies. A copy of the Pre-Submission Version of the Farringdon Neighbourhood Plan was also sent to the local planning authority, East Devon District Council, for consultation purposes throughout the 'authority', although its planning officers had been involved in the process of finalising the policy content of the Pre-submission Version of the Plan.

8.2 How were they Consulted?

The Steering Group publicised the publication of the pre-submission version of the Plan by letter, poster, and leaflet. The 'notice' directed people to an online copy of the Plan. They could also request an individual copy. A copy of the notice was delivered to all postal addresses in the neighbourhood area (see Appendix 13 of Part I of this report). The Farringdon website also directed people to the Plan from its home page. The publicity indicated how to respond and stated the deadline by which representations needed to be returned.

8.3 What did the Consultees say?

A summary of the responses is set out at Appendix 18. Based on the feedback received from the community, several minor amendments were made to the draft Plan. It was not considered necessary to make major amendments or significant policy changes based on the generally supportive response received.

9. Conclusions

The level of community consultation and engagement undertaken during the production of the Farringdon Neighbourhood Plan has been varied and extensive. It has reached a wide range of the local population especially through a variety of methods and mediums. A wide variety of groups and different sections of the community have participated or commented on the emerging draft Neighbourhood Plan.

The comments received at each stage of the Neighbourhood Plan have been fully considered and have helped to guide and shape the form of the Plan so that it is truly reflective of what local people wish to see happen for their village.

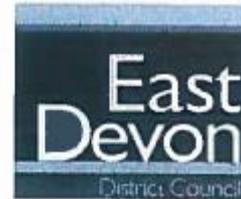
This Consultation Statement and the supporting appendices are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

Appendix 1 of Part 1

Application for Neighbourhood Area Designation October 2015 - Farrington Neighbourhood Plan

The Neighbourhood Planning (General) Regulations 2012

Application for Designation of a Neighbourhood Area



This information is intended to assist the Local Planning Authority in making a decision but please note that further information may be required.

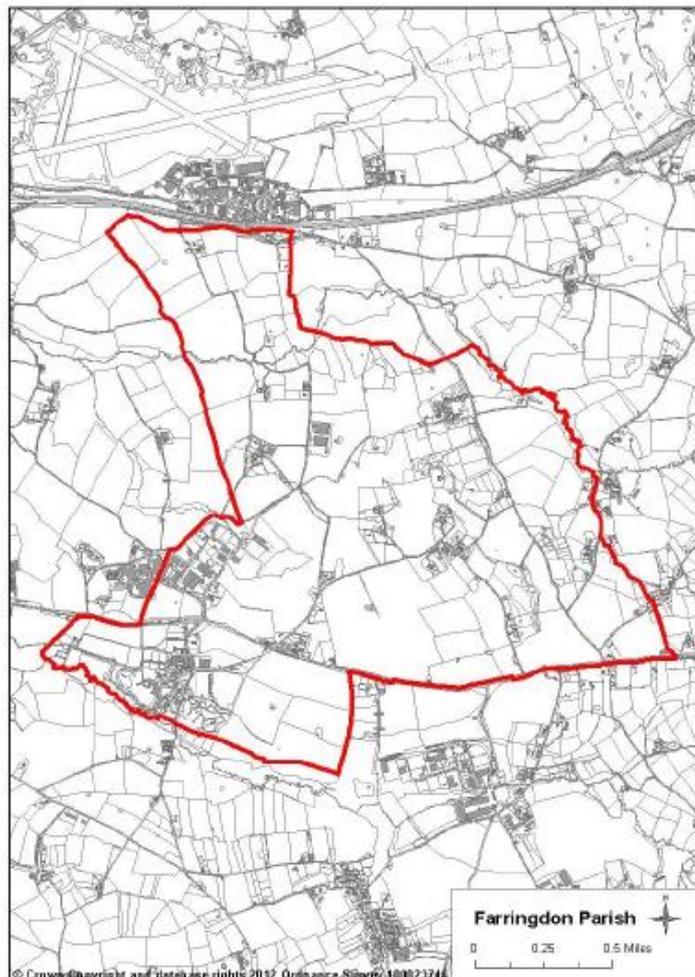
Which Town or Parish Council is applying to designate a neighbourhood area?	
FARRINGTON PARISH COUNCIL	
If more than one Town or Parish Council are working in partnership, please give details of all parties	
contact details -	
<input type="checkbox"/>	Please confirm that all the parishes listed above agree to the application
<input checked="" type="checkbox"/>	Please confirm that the organisation/s or body/ies making the area application is a relevant body for the purposes of section 51G of the 1990 Act.
Please advise what, if any, discussion has taken place with neighbouring Parishes with a view to partnership working? Where applications include sites in adjoining Parishes their agreement should be sought.	
Please append a map identifying the area to which the area application relates. ✓	
Please explain why this area is considered appropriate to be designated as a neighbourhood area	
FARRINGTON PARISH IS AN ALREADY EXISTING PARISH WITH AN ACCEPTABLE PARISH COUNCIL THAT REPRESENTS THE COMMUNITY	
Signed	[Redacted Signature]
Date	23/10/2015
Position	C. CLERK + RFO TO FARRINGTON PARISH COUNCIL
Organisation	FARRINGTON PARISH COUNCIL

The Neighbourhood Planning (General) Regulations 2012

Application for Designation of a Neighbourhood Area



We have received an application from Farringdon Parish Council for the designation of the Parish of Farringdon as a Neighbourhood Area.



You can view the proposal on our website at: <http://eastdevon.gov.uk/planning/neighbourhood-and-community-plans/neighbourhood-plans/>

or by appointment with Farringdon Parish Council

You can also view or make comments on this proposal by writing to us at Planning Policy, East Devon District Council, Knowle, Station Road, Sidmouth, Devon, EX10 8HL (8.30-5pm Mon-Fri). If you write to us your comments will be kept on a public file and they may be reproduced in writing or on our website.

THE CLOSING DATE FOR COMMENTS IS 23rd NOVEMBER 2015

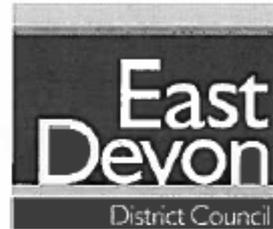
Appendix 3 of Part 1

Neighbourhood Area Designation Approval 8th December 2015

The Neighbourhood Planning (General) Regulations 2012

Delegated Authority request:

To designate Farringdon Parish as a Neighbourhood Area

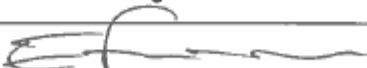


An application was received on 26.10.15 from Farringdon Parish Council to designate the Parish of Farringdon as a Neighbourhood Area. Delegated authority is being sought to designate the neighbourhood area as requested in the application.

The application has been publicised for 4 weeks on the District website and on the Parish noticeboards as required by the regulations. The proposal has been discussed at Parish meetings and the Environment Agency, Historic England, Natural England, neighbouring Parish Councils and Ward Members have been consulted. In this way it is considered to have been brought to the attention of those living, working and carrying out business in the area. The publicity notice is attached for information. At the time of writing the report, no objections have been received and Historic England, the Environment Agency and Natural England have responded offering general advice only. No reason to amend the area applied for has been put forward and the area is appropriate in terms of planning policy, therefore it is recommended that the Neighbourhood Area be approved as per the application.

If the area is designated, the Parish Council can commence production of a Neighbourhood Plan. If the area is not designated then reasons for refusal must be given.

Upon designation EDDC can apply for £5,000 grant funding from DCLG per Neighbourhood Area. Upon receipt of this money £2,000 is usually granted on to the Parish Council to assist with their costs, whilst the remaining £3,000 is retained towards District Council costs. Further stages of Neighbourhood Plan making will qualify for an additional £25,000 from DCLG to help EDDC meet referendum and examination costs.

Ward Member Comments:	Cllrs Mike Howe's comments are as follows: "I fully support all neighbourhood plans as it allows local policy's to be developed for the very local area so fully supportive of Farringdons attempt."	
Service Lead- Planning Strategy and Development Management	Signature	Date
		08/12/15

Date of this report 24.11.15

FARRINGDON NEIGHBOURHOOD PLAN INITIAL SURVEY FEB 2017

Dear Parishioner

Please take a few minutes to fill in this survey with those who live in your property. Each member should use the same column and letter throughout, i.e. whoever fills in as 'Person A' in question 4, will answer as 'Person A' throughout. If your household has more than 6 residents please contact us for an additional sheet. *(If a non-resident Commercial Business Owner, simply answer as Person A from 5 onwards).* You do not have to put your name on the survey. It can be completely anonymous. Also, you do not have to complete or return the survey, but you may miss your opportunity to express your opinion(s) on Farringdon's future up to 2031.

1. Please provide your postcode: EX5
2. Is this a Residential* or Commercial Business* Premises *(if working from home count as being Residential. If Commercial, go to 5. *delete as appropriate)*
3. How many persons are living in your household?.....
4. Please indicate, using **X**, the age group of each person within your household using the table below:

Person	A	B	C	D	E	F
Under 19						
20-39						
40-59						
60-79						
80+						

5. Using the list below, what do you like about living / working in Farringdon. Please rank them in order from 1, the most important to you, to 7/8, the least important to you; or just **X** 'No Preference'. *(By ranking a quality with an 7/8 does not mean it is unimportant, just less so than those you have ranked higher).*

	A	B	C	D	E	F
Rural Location-scenery / countryside						
Tranquillity						
Ease of access to transport networks						
Biodiversity						
Country lanes						
Local farming						
Sense of community						
Other - Specify <i>(Only include in ranking if used)</i>						
No Preference						

6. The EDDC Local Plan says that Farringdon is deemed as 'Open Countryside' and not for just any development. Our plan could only include limited development which must be for the benefit of the Farringdon Parishioners e.g. a few houses, shop, pub etc, if the opportunity arose.

Over the page is a list. If it were possible to have these, which do you think would be most beneficial to have? Please rank them in order from 1, the most important to you, to 6, the least important to you; or just **X** 'No Preference'. *(By ranking with a 6 does not mean it is unimportant, just less so than those you have ranked higher).*

	A	B	C	D	E	F
Limited housing development, including affordable housing.						
Village shop						
Village pub						
Village green						
Village play Park						
Improved Internet Connection						
No Preference						

7. Is there anything that you currently dislike about living / working in Farringdon (for example: noise issues, traffic issues, lack of social amenities / clubs etc)? Briefly specify, or put N/A if not applicable.

A	B	C	D	E	F

8. Using up to 3, 3 worded statements, what is your vision for Farringdon (for example no real change, better social amenities, more affordable housing etc)? Or put N/A if not applicable.

A	B	C	D	E	F

9. Can you suggest anything, not already mentioned, that would be beneficial to the local community? Briefly specify, or put N/A if not applicable.

A	B	C	D	E	F

Thank you for taking the time to complete this survey.

You can either return your completed survey at the planned '**Information Day**' which is now scheduled for **Saturday 04th March 0900-1400 at Farringdon Village Hall**; or our team will call at your home / business and collect your surveys thereafter.

What happens then? The responses to this survey will be analysed by 'Devon Communities Together' who will report the findings to the Farringdon Neighbourhood Plan steering group. This report will also be made available on the Parish website and we will let you know through The Flyer and Ringmaster when it has been uploaded. Depending on the responses, we may then be able to formally start writing the Neighbourhood Plan and associated planning policies; or we may need to do some further community consultation. We will keep you updated about the ongoing process. Remember, we would love to see you on the 04th March, and we are still in need of volunteers to be on the steering committee to help implement the plan. If you would like to offer assistance or require further information please contact the Parish Clerk (details below); or register your interest at the information event.

Farringdon Neighbourhood Plan Community Engagement Strategy

Background

The neighbourhood planning legislation places an obligation on the body responsible for preparing the Neighbourhood Plan (the Parish Council) to carry out an extensive and inclusive programme of community engagement and to prepare a 'Consultation Statement', as a supporting document to the Plan itself, to show how, when and where local people and businesses were 'engaged' in the neighbourhood planning process and what the outcome was.

Consulting with the community will be a continuous and on-going process. The Farringdon NP Project Plan has earmarked five main consultation points during the plan-making period that are the responsibility of the Parish Council and its Steering Group to deliver (with provisional timetable):

- | | |
|---|-------------------------|
| C1 – <i>publicise intention, initial survey, recruit helpers</i> | – February – March 2017 |
| C2 – <i>'survey' of local issues and opinions</i> | – May – July 2018 |
| C3 – <i>consult on vision & objectives</i> | – September 2018 |
| C4 – <i>consult on first version of Plan</i> | – January 2019 |
| C5 – <i>consult on Pre-submission Version of Plan (Reg.14)</i> | - April – May 2019 |

Summary Proposal

Consultation Stage C1 – Publicise Intention, Initial Survey, Recruit Helpers

Purpose

To let everybody who should know, what has been decided so far, what is being planned and how and why they should be involved.

Call for volunteers "*to be on the steering committee to help implement the plan*".

Method

Two-page Initial Survey. A questionnaire was delivered to every postal address in the Parish – 137 forms delivered. Member of the Survey Team called to collect at home/business.

'Information Day' on Saturday 4th March (09:00-14:00) at Farringdon Village Hall.

Timetable:

February – March 2017

Consultation Stage C2 – Survey of Local Needs & Demands

Purpose

The purpose of this major consultation is:

- To share the main findings from the evidence base
- To canvas local opinion on the bigger issues and main themes
- To carry out specific consultations to fill in the gaps in our knowledge and understanding
- To encourage and facilitate debate where it is need

Method

- Focus Groups
- Survey of businesses
- Attendance at Community Events

Timetable:

June – July 2018

Consultation Stage C3 –Consult on Vision & Objectives

Purpose

To share the draft vision and objectives and seek general endorsement from the community that the Neighbourhood Plan for Farringdon is taking the right direction with the right set of objectives. In particular to:

- report back on response and conclusions from the C2 consultation programme
- share a draft vision, aims and objectives for the Farringdon Neighbourhood Plan
- set out the themes and priorities for neighbourhood planning policies
- seek reaction/endorsement of the vision, aims and objectives
- invite suggestions for specific planning policies

Method

Drop-in event with exhibition to be held in Farringdon Village Hall

Timetable:

September 2018

Consultation Stage C4 - Consult on 1st Draft Plan

Purpose

To share a first version of the Neighbourhood Plan for scrutiny by the local community and local stakeholders to ensure the policies reflects the community's agenda

- invite comment on the content of the draft Plan and specific planning policies
- invite suggestions for land and buildings to be the subject of specific policies
- identify unresolved issues and opportunities
- encourage community action in support of specific policy approaches

Method

- A first Version of the Neighbourhood Plan will put on the website
- Its presence on the website will notified to the community and local stakeholders
- Letters will be sent to those who own land or buildings that are the subject of draft policies

Timetable (provisional):

January 2019

Consultation Stage C5 – Formal Consultation on the Pre-submission Version of the Plan

Purpose

The Parish Council has a statutory duty (under Regulation 14) to ensure that consultation on the Neighbourhood Plan takes place for at least 6 weeks prior to its submission to the local planning authority and that everybody within the Parish has an opportunity to see and/or hear what it contains, and to comment on it.

Method

We propose:

- The Pre-submission Version of the Plan is put on the website and widely advertised within the Parish
- A summary leaflet is distributed to every household and business
- Key local stakeholders and those affected by policies will be written to individually
- Hard copies of the draft Plan will be placed on deposit for public viewing at suitable locations in the Parish

Timetable (provisional):

April – May 2019

FARRINGDON NEIGHBOURHOOD PLAN

CONSULTATION EVENT

NOVEMBER 10th, 2018

Between 9am and 1pm in the Village Hall

(Refreshments provided)

A Neighbourhood Plan puts the community in the driving seat when it comes to local planning decisions.

Our parish has been designated as a Neighbourhood Area and the aim is to have a Plan that sets out a vision for the future of the Parish and planning policies which will be used to determine planning applications locally.

This exhibition sets out current thinking on what the Plan should be about and gives YOU the chance to make your input on our proposals

OUR COMMUNITY VOICE CAN MAKE A DIFFERENCE

We need you to USE YOUR VOICE

And HAVE YOUR SAY

We look forward to seeing you on SATURDAY 10TH

(Farringdon Neighbourhood Plan Steering Group)

NEIGHBOURHOOD PLANS

(Information extracted from www.eastdevon.gov.uk)

What are neighbourhood plans?

Through the Localism Act, the Government is giving local communities a direct say in the future development of their neighbourhood. A Neighbourhood Plan is a planning document which guides and shapes development in the local area and is created by local people. Neighbourhood Plans are about local development issues, for example, where new homes and community buildings should go. They must focus on guiding development rather than stopping it and need to be in general conformity with national policy and local planning policies.

Who prepares them?

In East Devon, they are prepared by town and parish councils working with the local communities. The Neighbourhood Plan needs to be supported by the majority of the community before it can be adopted, so a referendum will need to be held.

Do Parish Councils with a Neighbourhood Plan determine planning applications within their area?

No, East Devon District Council, as local planning authority, will continue to determine planning applications. Neighbourhood Plans will form a new tier of planning at a very local level. They need to conform to the strategic policies of the local plan for East Devon but will form part of the development plan for the area. The community can choose to replace the local plan development management policies with their own local ones, and provided the Neighbourhood Plan is adopted, decisions will be made in accordance with these. This accords considerable weight to the Neighbourhood Plan.

How will the system be fair?

Builders, developers and those with a commercial interest are able to be part of the plan making group as long as they live or work in the area covered by the plan. It is the responsibility of the Parish Council to ensure that the plan making process is open and transparent. Interests are declared at the outset. The referendum and examination are intended to ensure that the majority of the community support the plan and that it meets legal requirements.

What role does East Devon District Council have in the process?

East Devon District Council has a duty to provide technical advice and support to the community producing a Neighbourhood Plan as well as:

- Agreeing the boundary of the area covered by the Neighbourhood Plan
- Organising the independent examination of the Neighbourhood Plan
- Arranging and funding the referendum
- Formally adopting the Neighbourhood Plan and bringing it into force

Where is the Farringdon Neighbourhood Plan currently in the process?

As the area of the plan has already been agreed, the next stage in the process is to ask you, the community, what issues you would like to see addressed. Remember a Neighbourhood Plan is about land use issues and not wider parish actions. It can deal with development of new facilities or housing, building design or protection of certain areas of value from adverse change, **but not** things like problems with dog fouling or repairs to potholes in the road.

With the permission of the Parish Council, a group of interested parishioners acting as a steering group, has drawn up a set of draft aims and objectives, picked up from evidence currently available. The exhibition on the 10 November sets out these draft aims and objectives for you to comment on and add to.

Farringdon Parish Housing & Facilities Needs Survey

A group of local volunteers will be distributing this survey to all known households in the Parish in the week beginning the 22nd June.

The Neighbourhood Plan for Farringdon should reflect the housing and facilities needs of the parish, not just now, but for the future. So we need to better understand the specific housing and facilities requirements of the neighbourhood. By collecting information on how many homes, and/or what type of homes we need to plan for, we can ensure that the Neighbourhood Plan meets the needs of the existing community and future arrivals.

This survey is intended to gather information from as many residents of Farringdon Parish as possible in order to provide accurate data for the Neighbourhood Plan.

Completed surveys will be treated as confidential and will solely be used to gather statistics and comments for the Neighbourhood Plan. No data will be published which can identify an individual.

An envelope will be provided in which to return your completed survey to your distributor, who will pick it up and return it to the Neighbourhood Plan Steering Group. The group can be contacted at farringdonnp@gmail.com if you have any questions. Please seal the envelope before handing it to your distributor.

All surveys need to be completed and returned by 10 July 2019.

Thanking you in advance
The Farringdon Neighbourhood Plan Steering Group

Appendix 9 of Part 1

Letter to Parishioners regarding Farringdon Parish Housing & Facilities Needs Survey and 1st Consultation Version of the Neighbourhood Plan June 2019

Dear Parishioner

Please help us to shape the Neighbourhood Plan for Farringdon by:

1. Completing the enclosed Farringdon Parish Housing & Facilities Needs Survey, and
2. Giving us feedback on our first draft Farringdon Neighbourhood Plan which is now open for consultation

Why do we need to carry out a survey?

The Neighbourhood Plan for Farringdon should reflect the housing and facilities needs of the parish, not just now, but for the future. So, we need to better understand the specific housing and facilities requirements of the neighbourhood. By collecting information on how many homes, and/or what type of homes we need to plan for, we can ensure that the Neighbourhood Plan meets the needs of the existing community and future arrivals.

This survey is intended to gather information from as many residents of Farringdon Parish as possible in order to provide accurate data for the Neighbourhood Plan. The Plan is being put together by a team of volunteers with the full support of the Parish Council.

Completed surveys will be treated as confidential and will solely be used to gather statistics and comments for the Neighbourhood Plan. No data will be published which can identify an individual.

The survey is divided into three sections. Everyone needs to complete sections 1 and 3, however section 2 only needs to be completed when all or part of a household will need to move in the future and wishes to move within the Farringdon Parish area. Completed section 2's will help us to understand future need. All surveys need to be completed and returned by 1 July 2019.

An envelope has been provided in which to return your completed survey to your distributor, who will pick it up and return it to the Neighbourhood Plan Steering Group. The group can be contacted at farringdonnp@gmail.com if you have any questions. Please seal the envelope before handing it to your distributor.

Your distributors name is _____

They can be contacted at _____

How to give feedback on the first draft of the Farringdon Neighbourhood Plan

Your views are important so please tell us what you think.

The Farringdon Neighbourhood Plan should reflect the aspirations and needs of the local community. It will set out policies on the development and use of land in the parish. Once the plan is made and adopted it will become a main consideration within the planning system.

The draft plan is available on the Parish Website at:

<http://www.fra.btck.co.uk/NeighbourhoodPlan>

Comments should be emailed to farringdonnp@gmail.com

A hard copy of the plan is available in Farringdon Church of St Barnaby and St Petroc or by arrangement with the Parish Clerk. Please contact Mrs Alana Sayers, Farringdon Parish Clerk, XXXXXXXXXXXXXXXXXXXX Consultation will close on **31 July 2019**

Many thanks for your time and input into the Neighbourhood Plan

Farringdon Neighbourhood Plan News

The first draft version of the Neighbourhood Plan is ready for local consultation

Your views are important so please tell us what you think.

The Farringdon Neighbourhood Plan should reflect the aspirations and needs of the local community. It will set out policies on the development and use of land in the parish. Once the plan is made and adopted it will become a main consideration within the planning system.

The first draft version of the plan is available on the Parish Website at:

<http://www.fra.btck.co.uk/NeighbourhoodPlan>

A hard copy of the plan is available in Farringdon Church of St Barnaby and St Petroc or by arrangement with the Parish Clerk. Please contact Mrs Alana Sayers, Farringdon Parish Clerk, XXXXXXXXXXXXXXXXXXXX

Feedback on this first draft version should be emailed to

farringdonnp@gmail.com

Or sent to the Farringdon Parish Clerk at the address given above.

Consultation will close on **31 July 2019**

Appendix 11 of Part 1

Written Response to 1st Consultation Version – July/August 2019

Date Rec'	Respondent	Response to the Contents of the Plan	Steering Group Conclusions
27 Jun 19	Resident and local business owner	<p>It is ridiculous that an SME which has gained a Queen's Award for Enterprise in Sustainable Development and a Board of Trade Award for Exporting is excluded from any mention in this plan. I do not give my permission for a box to be ticked on a consultation process that is becoming increasingly suspicious as it is representing a community which existed five years ago and not the present-day community. Hence the reason you decided not to embark on a full survey and decided to use the previous one in the Local Plan which does not represent the village make up as it is today. Five years ago, there were only two families and four children living near me. Today there are 13 children aged 14 and below. There are numerous sole businesses in Farringdon also which have not been mentioned. LittlePod does not come into that category.</p> <p>Devon only had two Queen's Award winners last year and there were none this year. Only 50 companies in the whole of the UK has won the Board of Trade award for exporting. No mention of LittlePod completely flouts 4.8 of the neighbourhood plan.</p> <p>There is absolutely no mention of the arts in Farringdon ...and the Farringdon Society of Arts, even though the Parish website has links to the FSA website. The FSA is putting on a play on 10th July....in my garden. This will be the 5th year that the Cygnet have been invited to perform. Last year even with the World Cup competing for attention, we had 25 people attend the play. Our normal turnout, as you know, is usually around 50. This year the CEO of EDDC is coming and the lead of the ANOB.</p> <p>Whilst I thank the Parish Council and yourself for putting me forward for East Devon Arts Champion, I remind you that the FSA fulfils one of the requirements of a Parish Council, written in constitution, which is to promote arts activities in their community. I was delighted therefore to receive the award on behalf of my community in recognition of my service since 2004 when I founded the Farringdon Society of Arts and brought together a committee of 5 people, of which you were one Alana. That committee lasted for two years. However, the FSA has continued in spirit for 15 years and has put on over 300 events in that time, contributing significantly to helping the village hall gain finance for repairs and improvements. I may remind you that the hall was about to be put up for sale when I attended the meeting back in 2004 and said why don't we just put a few things on and save the hall for the next generation? I was asked, 'well who is going to do that? To which I replied 'I will'.... the rest is history. I find it ironic that you could produce a Neighbourhood Plan and make no mention of a significant sustainable business nor a strong legacy in community arts activities and yet choose to place a picture of Whyte House, the nexus of those activities, on the front cover of this plan. I am sure you will consider asking my permission the next time you want to use a picture of my house.</p>	<p>It was noted that no comment is made by the respondent on the policy content of the Plan.</p> <p>The NP is not a guide to Farringdon, nor a gazetteer of local businesses. We are advised that reference to specific businesses need only be made to explicate the planning context or justify the planning strategy or a policy. On that basis it was decided not to make a reference to this particular business. No change is necessary as a result of this comment.</p> <p>The history of arts in the Parish is not of great relevance to the Plan's policy content. Arts activity is mentioned in the NP. No change is necessary as a result of this comment.</p> <p>The cover photo is in the public domain and does not require permission from property owners or people in the picture. It was used to illustrate the narrowness of roads and rurality of the Parish, even within the central part of the village, and therefor justify the planning and policy approach in the NP. A different cover photograph will be used for the next version of the NP.</p>

1 Jul 19	Resident	<p>Hi - it's very good, so not much to comment on.....</p> <p>2.3 Is it worth mentioning here or elsewhere that per the last census only 7% of the working population actually work in agriculture? So, in planning for the future it should be realised that it is non-agricultural workers who will sustain the parish in future and there shouldn't be a fantasy that we are a community of agricultural workers. So, providing good infrastructure like excellent wifi and public transport are key.</p>	<p>Add additional sentence regarding future working practices</p>
25 Jul 19	Resident	<p>I should like to offer a few comments on the Transport section of the first draft of the Farringdon Neighbourhood Plan</p> <p>The A3052.</p> <p>I agree with the para. 11.2 where it says that the road is generally regarded as a hazardous environment because of the volume and/or speed of traffic. I suggest the road could be made less hazardous if space could be found for additional turning lanes into Farringdon for traffic travelling towards Exeter. At present such traffic has to pause before turning right at Farringdon Cross until there is a gap in the traffic coming from Exeter, and this can cause traffic coming down the hill to have to brake sharply.</p> <p>Another useful turning lane would be for traffic coming from Farringdon and wishing to turn right off the A 3052 into the Greendale Farm shop. At present such traffic is often held up by traffic going towards Exeter and this causes further delays on the main road.</p> <p>Para. 11.4“Cyclists and pedestrians are required to share roads and lanes with motor vehicles”.</p> <p>At present I believe there is a comparatively inexpensive and easy way to link Farringdon with a dedicated cycleway which would bring the village within easy cycling range of Junction 30 and the rest of Exeter at one end and the Hill Pond end at the other thus avoiding the need for cyclists to use the A3052 at all, and providing opportunities for the 1,000 employees on the Hill Barton estate to cycle to work.</p> <p>There is already an official shared pedestrian/ cycling track from Clyst St Mary to the Westpoint Showground.</p> <p>After the showground there is now a pedestrian footpath to the Cat and Fiddle Park which could be widened into a cycle way by the County Council with a little cooperation from landowners. After the Park there is a nondescript footway on unused land up to Hill Pond. Entry into the Hill Barton Estate would need to be discussed with the owners of Hill Pond and Hill Barton.</p> <p>Pressure is building for all developments to the east of Exeter to provide for zero carbon production to tackle the problem of global warming. This will require much new thinking on how to cut use of cars, and small moves to encourage safe and practical cycling would be in line with the National Planning policies and guidance NPPF 104 quoted in the draft.</p>	<p>The comment endorses para. 11.2</p> <p>Highway changes are outside the scope of the Plan.</p> <p>Refer the suggestions to the Parish Council.</p> <p>(Nb. Greendale Farm Shop is outside the Parish).</p> <p>New and improved cycle routes are supported by Policy Farr13. The specific idea proffered by the respondent should be referred to the Parish Council.</p> <p>(Most of the route referred to is outside the Parish.)</p>
30 Jul 19	Residents	<p>I just wanted to mention a couple of small details that I noticed in the Neighbourhood Plan.</p> <p>2. Farringdon Parish</p> <p>It mentions Denbow as a hamlet. Until approximately the mid 1970's there was only one family living at Denbow who farmed the land. They occupied both what is known now as Denbow Thatch & Denbow House as it was all in one.</p>	<p>It is Farringdon Parish Plan 2018, which refers to Denbow as a hamlet.</p> <p>It was agreed to remove reference to Denbow as a hamlet from the NP.</p> <p>.</p>

	<p>The other houses there have only recently been added as various farm buildings have been converted into dwellings, apart from the new house that Troy Stuart built some years ago for himself. This makes it sound strange for it to be called a hamlet!</p> <p>In 10.8 on page 31</p> <p>It says here that people would like to see more opportunities to participate in leisure & recreation activities, so that they can get together more often with neighbours and other parishioners.</p> <p>This is to be applauded of course, and I don't want to sound negative, but I just wanted to mention that when there were a series of coffee mornings held for residents in the village hall a couple of years ago they were very poorly attended, and a craft afternoon was advertised for the children, but no children came to it.</p> <p>Also, a shop sounds a lovely idea, but unless well supported from the residents it will fail, as the one in Woodbury Salterton did.</p> <p>These are just a few things I thought I ought to mention. Thank you to all of you who have been working so hard on the neighbourhood plan. You have done an excellent job in compiling it all.</p>	<p>The doubts raised by the respondent are noted.</p> <p>No change is necessary as a result of this comment.</p>
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Appendix 12 of Part 1

Community Groups, Organisations and Businesses

Local Groups
BGE Cycling Club
CS Dynamo East Devon cycling club
CTC Exeter (Cycle Tourist Club)
East Devon Ramblers
Exeter Wheelers Cycling Club
Farringdon History Society
Farringdon Residents' Association
Farringdon Society of Arts
Sid Valley Cycling Club
Local Facilities
Dunedin Clinic - dentist
Pinhoe & Broadclyst Medical Practice
The Cat & Fiddle Pub
The Half Way Inn
The White Horse Pub
Topsham Surgery
Woodbury Surgery - doctors
Local Landowners and Developers (and Agents)
Askew
Bain
Carter
Palmer
Stuart
Watts
Wilmington-Babcock
Local Architects and Land Surveyors
Andrew Mills Surveyors
Andrew Seller Chartered Building Engineer
Benchmark Exeter Ltd
In Ex Design
Kate's Architectural Design
MRM Design Studio Ltd
Palfrey Design Ltd
Simon Spencer MCIAT
Shops
Darts Farm
Greendale Farm Shop
Kenniford Farm
Londis
Oaklands Service Station
St Bridgets Nurseries

Businesses	Farms and Agricultural Services
Acorn Ecology Ltd	A J Smith & Sons
Amy Stuart Make-Up artists	Chris Baily Engineering
B Olds Demolition & Salvage Co.	Clarendon Farm
Backline	Dayspring Plants
Clyst Haven Ltd	Denbow Farm
Clyst Holdings Ltd	E J & J C J Brook Agricultural Contractors
Clyst Motors	Hazelwood Contractors
Country Garden Patio Centre Ltd	Holwell Farm
Crealy Park	Home Farm
Devon Contractors Ltd	Park Farm
Dunmore Construction Ltd	Spain Farm
EMS Waste Services Ltd	Sparex Ltd
Exeter City A.F.A. Ltd	Stuart Partners Ltd
Fix 247 Ltd	Upham Fish Farm
Froginwell Vinyard	Waldrons Farm
Get a Grip Tyres Ltd	Wares Farm
Glebe Lodge B & B	Wayne Ridge Rural Services
Grindlebrook Farm	Willow Farm
Haven Investments Ltd	Wood Farm
Hill Barton Tyre Recovery	
Hill Pond Caravan & Camping Site	Residential Addresses
Kandy Toys	All
Karate Shotokan	
Kloekner Metals UK	
LittlePod	
Mantracourt	
Merlin Equipment Ltd	
Motion 4 Time Ltd	
New World Timber Ltd	
Paddock Motors	
Palm Traders UK	
Planet Imports Ltd	
Projuice Holdings Ltd	
Raceworld Ltd	
Rydon Car Sales	
Stuarts Truck and Bus	
Tarmac Asphalt Plant	
The Part Exchange Centre	
UK Remediation Ltd	
Ultimate Building Services	
Ultrasafe UK LTD	
Western Travel	
Westpoint	
Windrush Willow	

Farringdon Neighbourhood Plan Regulation 14 Public Consultation Notice

In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(a)-(c), notice is given that a formal pre-submission public consultation on the Draft Farringdon Neighbourhood Plan will start at 9.00am on **Monday 6 April 2020** ending at 5.00pm on **Monday 29 June 2020***.

About the Plan

The Farringdon Neighbourhood Plan (the Plan) has been created through listening to the views of residents and businesses. The Plan will provide a means of guiding, promoting and enabling sustainable change within the Parish whilst protecting its special rural environment.

Farringdon Parish Council invites comments on the Draft Plan. All responses received will be considered by the Neighbourhood Plan Steering Group and the Parish Council to produce a revised version of the Plan which will then be submitted to the Local Planning Authority for examination by an independent examiner.

Viewing the Draft Plan and Commenting on it

The draft Neighbourhood Plan along with other evidence base documents and comments form can be found at <http://www.fra.btck.co.uk/NeighbourhoodPlan>

The draft plan and comments form are within the Surveys & Consultation section.

Paper copies of the Draft Plan may be viewed at Farringdon Church of St Barnaby and St Petroc, The Book Shed within the Farringdon Village Hall Car Park and in the foyer of Farringdon House (for residents of Farringdon House and The Drive). Comment forms will also be available at these venues.

You may comment on the Plan either by:

- Completing the comment form available online at <http://www.fra.btck.co.uk/NeighbourhoodPlan> and emailing it to farringdonnp@gmail.com

Or

- Completing a paper comment form and delivering or posting it to the Secretary of the Neighbourhood Plan Steering Group at XXXXXXXXXXXXXXXXXXXX

Alternatively, you may submit your written comments in any form, but you must include your name, organisation (if applicable) and postcode for these to be accepted.

All comments will be publicly available and identifiable by organisation (where applicable).

* All comments **should** be received by 5pm on Monday 29 June 2020. **Any person, business or organisation requiring more time to comment in view of the current health crisis should inform the Secretary in writing as soon as possible.**

**Farringdon Parish Council
March 2020**

Appendix 14 of Part 1

Reg. 14 Letter to Consultees, March/April 2020

Dear Business/Organisation,

This is to inform that the Pre-Submission Consultation on the Farringdon Neighbourhood Plan has started and will run until 29 June 2020*

You are invited to comment on the Neighbourhood Plan which can be viewed, together with associated documents and comment form, within the Surveys & Consultation section here:

<http://www.fra.btck.co.uk/NeighbourhoodPlan>

The formal notice of the Regulation 14 Pre-Submission Consultation, which contains full details of how to comment, is below.

Kind Regards

Farringdon Parish Council

Farringdon Neighbourhood Plan -Regulation 14 Public Consultation Notice

In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(a)-(c), notice is given that a formal pre-submission public consultation on the Draft Farringdon Neighbourhood Plan will start at **9.00am on Monday 6 April 2020** ending at **5.00pm on Monday 29 June 2020***

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Farringdon Parish Council invites comments on the Draft Plan. All responses received will be considered by the Neighbourhood Plan Steering Group and the Parish Council to produce a revised version of the Plan which will then be submitted to the Local Planning Authority for examination by an independent examiner.

Viewing the Draft Plan and Commenting on it

The draft Neighbourhood Plan along with other evidence base documents and comments form will be found at <http://www.fra.btck.co.uk/NeighbourhoodPlan>

The draft plan and comments form are within the Surveys & Consultation section.

A few paper copies of the Draft Plan and comment form have been placed in the Church of St Petrock and St Barnabas in Farringdon, and The Book Shed within the Farringdon Village Hall Car Park, or can be requested from the Secretary of the Neighbourhood Plan Steering Group at XXXXXXXXXXXX

You may comment on the Plan either by:

- Completing the comment form available online at <http://www.fra.btck.co.uk/NeighbourhoodPlan> and emailing it to farringdonnp@gmail.com
- Completing a paper comment form and posting it to the Secretary of the Neighbourhood Plan Steering Group at XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Alternatively, you may submit your written comments in any form, but you must include your name, organisation (if applicable) and postcode for these to be accepted. All comments will be publicly available and identifiable by organisation (where applicable).

* All comments should be received **by 5pm on the 29 June 2020**. Any person, business or organisation requiring more time to comment in view of the current health crisis should inform the Secretary in writing as soon as possible.

Farringdon Parish Council

April 2020

Appendix 15 of Part 1

Reg. 14 Reminder Letter to Consultees, May 2020

Dear Business/Organisation

This is a reminder that the Pre-Submission Consultation on the Farringdon Neighbourhood Plan which started on 6 April 2020 is coming to an end very shortly and we would very much like to hear from you.

The consultation is due to end at 5pm on Monday 29 June but please ask for more time to respond if you need it by replying to this email.

Our original notification to you is attached.

The Farringdon Neighbourhood Plan and associated documents and comment form, can be viewed within the Surveys & Consultation section here:

<http://www.fra.btck.co.uk/NeighbourhoodPlan/SurveysConsultation>

Kind Regards

The Farringdon Neighbourhood Plan Steering Group

On behalf of Farringdon Parish Council

Appendix 16 of Part 1

Reg. 14 Reminder Letter to Consultees, June 2020

From: **Farringdon Ringmaster** <farringdon.ringmaster@hotmail.com>

Date: Sat, 20 Jun 2020 at 12:20

Subject: Farringdon news - Neighbourhood Plan Reminder and Church Opening

To:

The Neighbourhood Plan

Dear Resident/Landowner/CLLr

This is a reminder that the Pre-Submission Consultation on the Farringdon Neighbourhood Plan which started on 6 April 2020 is coming to an end very shortly and we would very much like to hear from you if you have not already commented. (If you have, many thanks for your contribution to the plan).

The consultation is due to end at **5pm on Monday 29 June** but please ask for more time to respond if you need it by replying to this email.

The Farringdon Neighbourhood Plan and associated documents and comment form, can be viewed within the Surveys & Consultation section here:

<http://www.fra.btck.co.uk/NeighbourhoodPlan/SurveysConsultation>

Kind Regards

The Farringdon Neighbourhood Plan Steering Group

On behalf of Farringdon Parish Council

Appendix 17 of Part 1

Reg 14 Consultation Comment Form

NEIGHBOURHOOD PLAN COMMENT FORM

Relevant information is available online at: <https://fra.btck.co.uk/>

Farringdon Neighbourhood Plan Regulation 14 Consultation

OFFICIAL USE ONLY

DATE REC'D:

Monday 6th April 2020 until 5:00pm, 29th June 2020

The information you provide will be held on a database and used to assist in the preparation of planning documents.

The information will be used in accordance with the Data Protection Act (2018) and the data privacy policies of Farringdon Parish Council.

We regret that we are unable to process any responses supplied without contact details.

Please tick as appropriate:

Responding as an Individual		
Responding on behalf of an Organisation		<i>Organisation:</i>
Agent Responsible on behalf of a Client		<i>Client:</i>

Please complete in BLOCK CAPITALS

		Agents details (if applicable)	
NAME:		NAME:	
JOB TITLE/DEPT:		JOB TITLE/DEPT:	
ORGANISATION:		ORGANISATION:	
ADDRESS:		ADDRESS:	
POST CODE:		POST CODE:	
EMAIL:		EMAIL:	

Comments must be received no later than 5:00pm on 5:00pm, 29th June 2020

Comments received after this time may not be considered

Please return to the Parish Clerk

By email: farringdonnp@gmail.com

By post or in person to:

Farringdon Parish Council
c/o XXXXXXXXXXXXXXXXXXXXXXXXX

OFFICIAL USE ONLY

REFERENCE:

DATE REC'D:

Please tick/complete as appropriate:

Do you wish to:

Comment	
Support	
Object	

Are your comments:

General	
Specific	

If your comment is specific, to which Section/Policy does it refer:

Page/ Section

Policy No.

Please make your comments here and indicate any changes you are seeking. Additional sheets may be attached to this form:

Appendix 18 of Part 1

Summary of Community Response to Regulation 14 Consultation

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
General				
1	Resident	Thank you for preparing this excellent document which I fully support. Below are just grammar/typo suggestions, otherwise I am in complete agreement.	Supports NP but has identified a few possible grammar/typos	Each grammar/typo suggestion will be considered on a case by case basis
3	EMS Waste Services	I do hope the points I have raised will be considered; facts must be found before misleading statements are written. It would be nice to be part of a village that is expanding, helping the young onto the housing ladder and taking global warming seriously and not just having the approach 'we do care, but not on our doorstep!' We all have a responsibility to build more homes for the next generation and fight climate change, it's a shame after reading this report Farringdon is not rising to the challenge.	Concerned that the NP does not address the nation's future housing needs nor take proper account of the threat from climate change.	Concerns expressed have been considered on a point by point basis.
8	A E Stuarts	Criticism is essential for our society, both for growth and accountability. But criticism must come from reliable facts and not tainted by bias views, especially when it comes to important documents like the Neighbourhood Plan.	Challenges some of the facts and evidence behind the policies	Comment Noted No change necessary as a result of this comment.
9	Resident	No specific comments or suggested changes. We would like to support the proposed Neighbourhood Plan and agree with its policies that have been drafted.	Supports the NP	Comment Noted No change necessary as a result of this comment.
10	Resident	I do find it wordy and repetitive but this is a draft version. I feel very appreciative of the work undertaken and time given.	Finds the NP a difficult read. Once adopted it will be a reference document. It is not intended to be read from front to back.	Submission Version will be checked for relevance and readability.
12	Resident	I would like to strongly support the Neighbourhood Plan for Farringdon. I am very pleased that this is being put in place to help safeguard and protect the beautiful rural landscape in Farringdon. I am particularly in favour of the parts of the plan that will hopefully help prevent large scale building developments in the parish.	Supports the themes, aims and objectives of the NP.	Comment Noted No change necessary as a result of this comment.
13	Resident	I am in full support of the Farringdon Neighbourhood Plan. I am very appreciative of all the hard work put in.	Supports the NP	Comment Noted No change necessary as a result of this comment.
15	Resident	It has been skilfully written to convey the wishes and vision of the Farringdon residents who would like to see future sympathetic development in our parish built in harmony with the lovely East Devon countryside we enjoy now together with the benefits of faster broadband or where possible more cycle paths.	Supports the themes, aims and objectives of the NP.	Comment Noted No change necessary as a result of this comment.
18	Resident	The Plan is well written and carefully put together. I respect its goal to preserve the parish and ensure future development is in keeping with its environment.	Supports the themes, aims and objectives of the NP.	Comment Noted No change necessary as a result of this comment.
19	Resident	I agree with the Plan	Supports the NP	Comment Noted No change necessary as a result of this comment.
20	Resident	A lot of hard work has been involved.	Recognises the effort that has been put in to producing the NP	Comment Noted No change necessary as a result of this comment.
22	Resident	The Plan is well written and carefully put together. I respect its goal to preserve the	Compliments and supports the NP	Comment Noted No change necessary as a result of this comment.

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
		parish and ensure future development is in keeping with its environment.		
23	"Save Clyst St Mary"	A well designed neighbourhood plan clearly trying to protect the rural countryside.	Compliments and supports the NP	Comment Noted No change necessary as a result of this comment.
24	Resident	Have read the Plan and it's fine, so no official comment from here. Just letting you know that we read it and it's not inertia! Great job!!	Compliments and supports the NP	Comment Noted No change necessary as a result of this comment.
25	Resident	I'm very happy with the proposals set out in the Farringdon Neighbourhood Plan.	Supports the NP	Comment Noted No change necessary as a result of this comment.
26	Resident	a comprehensive and well researched Plan	Compliments and supports the NP	Comment Noted No change necessary as a result of this comment.
Contents				
1. Introduction				
2. Farringdon Parish				
28	Resident	2.3 - The internationally known electronics company, Mantracourt, is based at a further business area, at The Drive at Farringdon House. – consider altering use of comma here to read better and also farrigndon House is well separated from Mantracourt, or consider: The internationally known electronics company, Mantracourt, is based on The Drive.	Suggests a rewording to para. 2.3	Agreed to amend sentence three to read: <i>"The internationally known electronics company, Mantracourt, is based on The Drive."</i>
29	Resident	2.3 – "There is a discernible trend amongst the towards more high-tech occupations and more homeworking that will require a reliable and high quality infrastructure." Sentence doesn't appear to make sense. Assume the word 'parishioners' is missing after amongst the - .	Has identified a missing word in para 2.3	Agreed to insert the word <i>"population"</i> In para. 2.3
30	Resident	2.5 – consider removing "It has continued to age", not sure it adds anything.	Suggests removing words from para. 2.3 The sentence was included to provide an up-date from 2011.	Agreed to amend the sentence in 2.5 to read: <i>"The age profile has continued to rise"</i> .
31	Resident	Also grammatically, mixture of singular and plural being used eg "half was over", "25% were", I would favour changing all to plural (were)	Suggests re-wording in 2.3	Amend sentence to read <i>"More than half of the population (56%) was over 45."</i>
3. The Strategic Context				
34	Resident	3.7 – "it has felt that the much of what" – remove "the"	Has identified an unnecessary word.	Agreed to delete <i>"the"</i> from para. 3.7
35	EMS Waste Services	3.7 states 'what we regard as being special has been under some form of threat, from climate change at a global level'. I was pleased to read this, being one of Farringdon's younger residents, climate change is going to hugely effect my generation and I am glad that the Neighbourhood Plan has recognised this global issue. My work directly involves recycling material, we handle 100,000 tonnes of Devon's waste per annum with 95% being recycled, what a fantastic achievement for our business in Farringdon.	Supports the sentiments expressed in para. 3.7	Comment Noted No change necessary as a result of this comment.
36	AE Stuarts	In regards to 3.7: As a member of the younger residents in the Farringdon area, Climate change is very important to myself and in-turn our businesses.	Supports the sentiments expressed in para. 3.7	Comment Noted No change necessary as a result of this comment.
37	Resident	3.10 I was taken aback to see I live not far from a conurbation. May I suggest 'a large cathedral city'.	Suggests the word <i>"conurbation"</i> is inappropriate	Change sentence in para. .10 to end: <i>"... that is not far from a large cathedral city"</i> .
39	Bloor Homes & Stuart Partners	Both Bloor Homes and SPL have land interests within the Farringdon Neighbourhood Plan Area, and are keenly interested in the future Strategic Planning expected to be brought forward through the Greater Exeter Strategic Plan ["GESP"], and any East Devon Local Plan Review. Our representations on this	Wishes to see the NP acknowledge that the strategic spatial context continues to show that the "West End" of East Devon is a sustainable planning solution to meeting the future growth needs of East Devon and	No change necessary as a result of this comment.

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
		<p>Neighbourhood Plan are therefore offered in this context.</p> <p>Spatial Context of Farringdon Parish</p> <p>The spatial context for Farringdon is that of being located at the 'West End' of East Devon, the Exeter City Fringe, which has obviously been a focus for growth in the region for many years. The historic focus towards the West End has arisen, in part, from previous plan making and Sustainability Appraisal work finding the options for strategic scale development in the West End to be some of the most sustainable in East Devon, and in indeed the Exeter region as a whole.</p> <p>It is our view that this important strategic spatial context has not changed. In the context of the emerging GESP, East Devon District Council considered a report titled 'Principles For Accommodating The Future Growth Needs Of East Devon' at Strategic Planning Committee on 4 September 2018. In considering the options for future growth in East Devon, the Report stated:</p> <p>"North west quadrant of the district – The western most quadrant of the district to the north of Exmouth and west of Ottery St Mary is the least constrained part of the district for accommodating growth. The land is relatively flat with no landscape designations. It is well served by main roads with good vehicle access via the M5, A30, A3052 and A376 and has good existing public transport links with the railway line and existing bus routes. The main constraints in this area of the district are the airport safeguarding and noise zones but these cover a relatively small part of the area and development could readily be accommodated outside of these zones. The other main constraint is the habitat mitigation zones, however with appropriate mitigation development can still be accommodated in this area.</p> <p>Evidence suggests that demand is high in this part of the district with delivery and sales of new homes across this part of the district remaining consistently good and accounting for a large proportion of total housing delivery. This suggests that market conditions are attractive in this part of the district for developers. With these factors in mind it is therefore a logical place to accommodate further growth."</p> <p>It was resolved that the proposed "principles" (for growth) be endorsed as the basis for future discussion and consultation on accommodating growth in the District.</p> <p>In the preparation of the Farringdon NP it should be acknowledged that the Parish is in a strategically important location for Devon, where land may be available to form part of the most sustainable options for accommodating future growth needs and strategic scale development/infrastructure.</p>	<p>the strategic growth ambitions for the Greater Exeter area.</p>	
40	Stuart Partners	<p>Spatial – Location of Farringdon in the Sub-Region</p> <p>Given the nature of East Devon district (two thirds of it is covered with national planning policy designations) and the development constraints Exeter City faces, local planning</p>	<p>The respondent wishes you to be aware that strategic planning for the region and East Devon may result in a development strategy for the Farringdon area that would not be in accord with the</p>	<p>Comment Noted No change necessary as a result of this comment.</p>

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
		<p>authorities' have advanced the GESP and from the work underpinning it, EDDC recognises that:</p> <ol style="list-style-type: none"> 1. Exeter and the "West End" of East Devon are the economic drivers for the sub-region; 2. their growth cannot be constrained for social and economic reasons; 3. Exeter's sub-region has a housing crisis; 4. lack of housing delivery in a sub-region significantly affects the economic performance of that area; 5. a cross-boundary solution is immediately needed to deliver homes in line with the Housing Needs Assessment (HNA) procured and acknowledged by all GESP authorities; and, 6. homes cannot be delivered in isolation and must be built in combination with employment land delivery. <p>Farringdon parish is sandwiched between the "West End" of East Devon and the city of Exeter, in a location which has been the recent focus for strategic housing and employment growth, mainly because sustainability appraisals conclude that the "West End" of East Devon is the most sustainable location for strategic growth in the sub-region.</p> <p>The Farringdon NP does not alter this strategic spatial context because strategic development has to be steered to the most sustainable locations, to where the vast majority of key physical, social and community and green infrastructure exists, or is planned for.</p> <p>East Devon District Council, in the context of the GESP, fully endorses the concept of further strategic scale housing and employment development in this area (which covers Farringdon parish), saying that "the least constrained part of the district for accommodating... [strategic housing and employment]... growth... [is]...the land..[which]...is relatively flat with no landscape designations...[and which]... is well served by main roads with good vehicle access via the M5, A30, A3052 and A376 and has good existing public transport links with the railway line and existing bus routes..."</p> <p>Therefore, as a minimum, the Farringdon NP should acknowledge that the parish is in a strategically important location in the sub-region making up part of an area which is long recognised as the most sustainable option for accommodating future sub-regional strategic housing and employment needs, balancing environmental impacts with necessary social and economic gains.</p>	<p>Neighbourhood Plan and to acknowledge the fact in the text of the NP.</p> <p>The NP that is submitted must conform, and show it conforms with the strategic policies in the currently adopted Local Plan. Once through examination and referendum it is a planning document that must be taken into account by the area's strategic planners.</p> <p>It would be premature to assume the outcome of a strategic planning process that has got a long way to go. It would be wrong to compromise consideration and interpretation of the Farringdon NP in this way.</p>	
41	Crealy Theme Park and Resort and FWS Carter and Sons	<p>The area included in the Neighbourhood Plan covers all of the Parish administrative area, including land to the south of the A3052 which is owned by our clients, Crealy Theme Park and Resort and FWS Carter and Sons. We wish to outline our comments on the current version of the Neighbourhood Plan in so far as it relates to our clients' interests.</p> <p>Our clients are supportive of the Parish's intent to pursue the development of a Neighbourhood Plan. Such plans are an important part of the statutory development plan and can ensure that a community's interests are paid due regard within the formal</p>	<p>The respondent wishes you to be aware that strategic planning for the region and East Devon may result in a development strategy for the Farringdon area that would not be in accord with the Neighbourhood Plan and to acknowledge the fact in the text of the NP.</p> <p>The NP that is submitted must conform, and show it conforms with the strategic policies in the currently adopted Local Plan.</p>	<p>Comment Noted No change necessary as a result of this comment.</p>

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
		<p>planning framework. Our clients do not wish to object to the principle of preparing a Neighbourhood Plan at this point in time, however, it is important to highlight that the strategic planning context is evolving and we wish to ensure that those responsible for the Neighbourhood Plan are aware of the potential implications for this on the Parish.</p> <p>Conformity with the East Devon Local Plan Only a draft neighbourhood plan or Order that meets each of a set of basic conditions can be put to a referendum and be 'made'. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990. These conditions are applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. Basic condition (e) states the following: e. The making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).</p> <p>Consistent with the legislation, the National Planning Policy Framework (NPPF) clearly states that a neighbourhood plan should be in general conformity with the strategic of the Local Plan, in this case the East Devon Local Plan.</p> <p>At paragraph 13 of the NPPF, the following is stated: "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."</p> <p>It then goes on to state at paragraph 184 the following which is of direct significance to the Farringdon Neighbourhood Plan: "The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies."</p> <p>As recognised by the NDP, the strategic policies of the adopted Local Plan do not currently support new residential development in the neighbourhood area and the NDP only proposes a limited level of development to meet a local need (12 dwellings). It is therefore considered that the NDP is in conformity with the adopted Local Plan in this regard.</p> <p>However, the Local Plan and strategic planning framework for East Devon is now a number of years old and is in the process of being reviewed.</p> <p>East Devon District Council, alongside Exeter City Council, Mid Devon District Council and Teignbridge District Council are jointly</p>	<p>Once through examination and referendum it is a planning document that must be taken into account by the area's strategic planners.</p> <p>It would be premature to assume the outcome of a strategic planning process that has got a long way to go. It would be wrong to compromise consideration and interpretation of the Farringdon NP in this way.</p>	

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
		<p>producing the Greater Exeter Strategic Plan (GESP). The GESP will allocate strategic sites for housing and employment throughout the region. East Devon will also commence the review of its Local Plan within the next year. In order to meet housing need, the GESP and/or new East Devon Local Plan will need to allocate new sites for housing and employment in appropriate locations.</p> <p>Farringdon Parish has land which is within an accessible location near Exeter and is well connected to major transport routes. There are also several large-scale employment hubs within or accessible from the Parish, including Hill Barton Business Park, Crealy Theme Park and Resort and Greendale Business Park. Whilst ultimately the decisions are to be taken through the GESP, there is potential for future strategic development within the Parish, including on the land within our clients' ownerships to the south of the A3052.</p>		
4. Purpose of the Neighbourhood Plan				
5. The Structure of Our Plan				
6. Vision, Aims and Objectives				
43	Resident	I am in support of all the aims and objectives and impressed at the trouble taken to explain the constraints on achieving all we would wish.	Supports the aims and objectives	Comment Noted No change necessary as a result of this comment.
44	Resident	<p>I know that Farringdon parish is a very much spread out area but will need a solid plan to retain the character and to retain the charm and protect it from major and grandiose plans which others would impose if they had the remotest chance.</p> <p>I see that Kenton locals want to maintain what they call "Devon's finest living village" in the future and a consideration that is a plan to 2033 as part of the Neighbourhood Plan. So why not in line with the carbon promise make the Farringdon Plan "Farringdon 2050"?</p> <p>Farringdon village – as such is a very spread out village with a lot of isolated properties. There is no room for growth of population and a small amount of properties in line with the national requirement for more affordable housing alongside the room for small business and cottage industry.</p>	Appears to support aims and objectives of the plan. Suggests the NP should extend to 2050, not appreciating that the NP cannot extend beyond the timespan of the currently adopted Local Plan.	Comment Noted No change necessary as a result of this comment.
46	LittlePod	The company itself has similar thoughts on what is important and very much resonates with your vision statement 'Responsible human occupation and use of the countryside'. As a company we have always strived to work responsibly and be involved in community endeavours, both near and far.	Endorses vision statement	Comment Noted No change necessary as a result of this comment.
7. Natural Environment – General and Introduction				
48	Resident	7.5 – <i>"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."</i> – consider 'complaints have tended to focus on the perceived and growing nuisance of the road traffic generated by these enterprises'	Suggests deleting "from parishioners" from the 3 rd sentence of para. 7.5 This was included to identify the source of the complaints that the NP was referring to.	Comment Noted No change necessary as a result of this comment.
49	EMS Waste Services	On a point of hope, I was pleased to read 7.6 <i>"We have been told by the farming community that bird life is increasing"</i> . This is interesting reading considering residents concerns over the impact of development on the local environment, seems like bird life has not been impacted, quite the opposite!	Points out that bird life does not seem to have been impacted by recent developments	Comment Noted No change necessary as a result of this comment.

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
50	Resident	7.8 – remove comma in last sentence	Suggests change to punctuation in para. 7.8	Agreed to remove comma in the last sentence
52	LittlePod	There are real similarities between LittlePod’s belief in supporting the biodiversity and ecosystems on the equatorial belt, and the neighbourhood’s plan to preserve and sustain the biodiversity in the local community. The team here at LittlePod have come up with the idea to extend the ‘Great Trees in the Clyst Valley’ project, to include Farringdon. The idea would involve the planting of a number of fruit trees (potentially apple) trees throughout Farringdon. Once these trees begin to grow apples LittlePod would organise a community day of picking to collect the fruit and LittlePod would press the fruit into juice for the local residents.	Support for the environmental policies in the NP The idea of fruit tree planting is not sufficiently advanced to be a NP matter and should be referred to the PC for consideration.	Idea and offer of help to be referred to Parish Council
Policy Farr1 – Safeguarding the Natural Environment				
53	Resident	An important area of woodland which acts as a vital wildlife corridor has been overlooked. This should be added to those listed on Map 3. The woodland concerned is shown on Map 4 and runs either side of the stream from Farringdon Mill to the road bridge on the B3184.	Points out an area of woodland that is considered to be a vital wildlife corridor The map is one provided by the Devon Biodiversity Records Centre based on its research and records in 2018.	Agreed to include reference to the need for developers to check whether the map remains current and for up-to-date advice
Policy Farr2 - Retaining Rural Character				
56	For Bloor Homes and Stuart Partners	We have reviewed the draft FNP, against the context set by the existing Development Plan for East Devon and the ‘Basic Conditions’ which the FNP must meet; accordingly whilst we do not wish to raise any particular objection (within this response), we do seek to comment on draft Policy Farr2 ‘Retaining Rural Character’ which states: <i>“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.”</i> It is clear that any scale of major development proposed within the Neighbourhood Plan Area (reflecting the Spatial Context as set out above) would not be in accordance with this policy. Whilst we are not suggesting that currently this Policy would fail to meet the ‘basic conditions’ ¹ , we do note that alongside guidance in the National Planning Policy Framework condition (e) states that the neighborhood plan must be in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area). Whilst the draft Policy may be considered to meet the basic conditions now, as and when a new Local Plan containing strategic policies is progressed for the area, to be effective, the Neighbourhood Plan will need to be reviewed (and may need to be amended). In summary, whilst we do not object to the draft FNP in its current form, we suggest that close consideration is given to the strategic context of the Parish within East Devon, and the timing of the progression of a Neighbourhood Plan to take into account a new Local Plan and new strategic policies which may emerge.	The NP as submitted has to conform, and show it conforms with the strategic policies in the currently adopted Local Plan. The respondent reminds you that when a new Local Plan is adopted the NP will need to be reviewed and its policy approach to ‘retaining rural character’ may have to be amended to remain in conformity with the strategic planning policies for the region and the district.	Comment Noted No change necessary as a result of this comment.

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
57	Stuart Partners	We are raising no specific objections in our representations, but comment on <ul style="list-style-type: none"> Farr 2 (to do with protecting rural character); With Farringdon's spatial context in mind, it is clear that strategic scale development would not accord with these policies and the National Planning Policy Framework (NPPF) advises that "[a] ...neighbourhood plan must be in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)".	Raises the spectre of a new strategic plan invalidating this policy This is not something that needs to be acknowledged within the NP, it could comprise the way the NP is regarded or interpreted.	Comment Noted No change necessary as a result of this comment.
Policy Farr3 - Protecting Trees, Woodlands and Hedgerows				
58	Resident	Policy Farr3 D – "development proposals must provide for appropriate replacement planting on the site, together or as close as possible to it, together with" – remove first 'together'	Suggests criterion D should be re-worded	Agreed to amend wording to criterion D as per point 59 below
60	Resident	I fully support this policy as it is so important that our rural heritage is protected. However sadly it has been brought to my attention that an ancient oak tree has been recently felled which stood in the paddock alongside the drive that leads to Farringdon Court.	Points out that an ancient oak may have been felled	Agreed to refer reported loss of ancient tree to Parish Council
8. Built Environment, Heritage and Housing - General and Introduction				
61	Resident	8.1 – First sentence 'or' should be 'for'	Identifies typo	Agreed to change "or" to "for" in first sentence of para. 8.1
62	EMS Waste Services	My second point relates to housing in our village and proposed plan for 13 dwellings equating to one per year between 2018 and 2031. This is not sufficient for the growing number of my generation in East Devon who wish to buy affordable homes. The village is surrounded by hundreds of employment opportunities with most people travelling in by car from Exeter., Exmouth and surrounding towns and villages. Traffic has been brought up as a major concern for residents, would it not be a fantastic idea to build more affordable housing in Farringdon so less people would have to travel to work therefore reducing traffic? 9.6 says "it should be noted that the majority of employees on the main business areas in the Parish do not live in the Parish" proves the point that more affordable housing must be built in our village to fill employment opportunities on our doorstep.	Suggests that proposed housing development limit is and insufficient local contribution to meeting the demand for affordable housing from the younger generation. The NP it contends should aim to meet such demands particularly from those that work, or wish to work, locally. Such a growth strategy is at odds with the strategic policies in the currently adopted Local Plan and would therefore not meet the required basic conditions with which the NP has to comply.	Comment Noted No change necessary as a result of this comment.
63	Stuarts Truck and Bus	I object to the proposed construction of 13 new dwellings between 2018 – 2031. That low amount of new houses is not adequate for the increasing number of East Devon residents who would like to get onto the property ladder. We need many more affordable homes in this area. There are a lot of employers in the Farringdon parish area and we need to reflect and encourage that with affordable housing.	Objects to the housing development strategy in the NP because it does not serve East Devon's housing needs especially for affordable dwellings for the local workforce. A focus on affordable housing development in Farringdon is contrary to the strategic policies in the currently adopted Local Plan and would therefore not meet the required basic conditions with which the NP has to comply.	Comment Noted No change necessary as a result of this comment.
64	AE Stuarts	Hill Barton Business Park gives a large amount of people a career and this can only be a good thing. I do feel we need to do more to supply affordable housing in our area for the younger generation. You have proposed 13 new homes between 2018-2031. This isn't adequate for the growth of East Devon. The traffic on the road to Exeter can be a problem as you have	Advocates the development of affordable dwellings in the Parish for younger people, especially those that work Hill Barton Business Park. Such a housing growth strategy is in conflict with the strategic policies in the currently adopted	Comment Noted No change necessary as a result of this comment.

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
		stated in the plan. This would be improved if there were more options for housing in the area so less travel would be needed, and more possibility for use of cycling to work. This will also help with the important issue of climate change.	Local Plan and would therefore not meet the required basic conditions with which the NP has to comply.	
65	Resident	<p>On the theme of low carbon emissions and 2050 I would imagine it would not be a problem to see in low cost form (with today's specifications) some small properties like say a pair of semi-detached bungalows or a line of four terraced properties at the lower end of the scale for young families and retired older generation to keep a sensible balance.</p> <p>Also maybe allow the odd Grand Design property in a suitable position to show Farringdon's modern outlook but restricting to sizing the planning authorities. Existing properties with suitable land should be entitled to apply for planning permission and the same with extensions providing they fit the Neighbourhood Plan and standards.</p> <p>In line with the 2050 theme and making Farringdon a modern village making sure in each intended plan to build that all avenues of modern design are explored and modern materials used. The following are available as we know: wall insulation (internal and external), roof insulation, floor insulation, under-floor heating, air source heat pumps, ground source heat pumps, solar panels (minimum 16 for 4kw).</p>	Emphasises the need for new development to achieve high standards of sustainability This is a matter dealt with by national policy and guidelines and the Local Plan	Comment Noted No change necessary as a result of this comment.
68	Resident	Oddly enough we recently built a new house in Farringdon under the paragraph 55 (now 79) exception. Planning refused but were overruled by the Development Committee. It's just been shortlisted for the RIBA 2020 awards and is in the running for the sustainability award (positive energy, negative carbon), so it's interesting that there are circumstances where a somewhat different house can be built under national guidelines.	Makes an observation in favour of bespoke housing.	Comment Noted No change necessary as a result of this comment.
Policy Farr4 - Extensions to Existing Dwellings				
Policy Farr5 - Self-Build and Custom-Built Dwellings				
72	Resident	<p>We would like to congratulate Farringdon on the proposed Neighbourhood Plan and support policy Farr5</p> <p>We have close family who have lived in Farringdon for many years and this policy would offer an opportunity for us to live in Farringdon close to our family. They wish to stay in the village as they get older and this policy would enable them to do so.</p>	Expresses support for policy Farr5	Comment Noted No change necessary as a result of this comment.
77	Resident	I'm writing in support of the FARR5 proposed development for householders in Farringdon. In order for the next generation to remain in the locality, it is imperative that some natural expansion of the village be allowed to accommodate this. Historically, this has been the way of things and should be allowed to continue. The proposal is modest in its ambition and should be implemented for the benefit of all established families.	Expresses support for policy Farr5	Comment Noted No change necessary as a result of this comment.
78	Resident	I'm writing to express my support of the FARR5 proposed development for householders in Farringdon. I believe that it is absolutely essential that some natural expansion of the village should be allowed in order for future generations of existing families to remain in	Expresses support for policy Farr5	Comment Noted No change necessary as a result of this comment.

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
		this local area. The proposal benefits all established families within the village. My family and I benefited from receiving permission to develop an agricultural building on my father in law's existing land in 2015. Without this opportunity there is no way that my young family and I would have been able to remain in the village as property prices were far too high. I therefore strongly feel that others should be able to benefit from similar, modest, low impact developments – something that the FARR5 proposed development supports.		
79	Resident	I'm writing in support of the FARR5 proposed development for householders in Farringdon. In order for the next generation to remain in the locality, it is imperative that some natural expansion of the village be allowed to accommodate this. Historically, this has been the way of things and should be allowed to continue. The proposal is modest in its ambition and should be implemented for the benefit of all established families.	Expresses support for policy Farr5	Comment Noted No change necessary as a result of this comment.
80	Resident	Housing 5.10 Whilst I support the proposal to only allow small environmentally friendly in a garden (12 individual houses over 12 years) it does seem a lot in a small rural community.	Has concerns over that the proposed housing development limit is too high for a rural parish such as Farringdon. A valid concern, but one that is not expressed by any other respondent.	Comment Noted No change necessary as a result of this comment.
81	Stuart Partners	We are raising no specific objections in our representations, but comment on • Farr 5 (mainly to do with delivering housing to meet Farringdon parish's need only) With Farringdon's spatial context in mind, it is clear that strategic scale development would not accord with these policies and the National Planning Policy Framework (NPPF) advises that "[a] ...neighbourhood plan must be in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)".	Rightly points out that a strategic development plan that favours major development in the Parish of Farringdon would not be in accordance with the NP which reflects the local community's agenda to safeguard a special and sensitive rural environment	Comment Noted No change necessary as a result of this comment.
82	Resident	I'm writing in support of the FARR5 proposed development for householders in Farringdon. In order for the next generation to remain in the locality, it is imperative that some natural expansion of the village be allowed to accommodate this. Historically, this has been the way of things and should be allowed to continue. The proposal is modest in its ambition and should be implemented for the benefit of all established families.	Supports policy Farr5 and its purpose to allow the development of a small number of new dwellings over the plan period	Comment Noted No change necessary as a result of this comment.
9. Local Economy - General and Introduction				
83	EMS Waste Services	However, reading on to 9.2 where the Plan mentions Hill Barton Business Park, it states that 'businesses are focussed primarily on recycling i.e. energy production for waste materials, compost production from green waste, skip hire and landfill operations'. This statement is not quite correct as over half of the businesses on Hill Barton are not made up of these operations, the word primarily should be removed.	Suggests that more than half of the businesses on Hill Barton are not recycling focussed.	Agreed to amend the sentence to read: <i>"Several of the businesses are focused on recycling i.e. energy production from waste materials, compost production from green waste, skip hire and landfill operations."</i>
85	EMS Waste Services	Hill Barton does contain several recycling and green power generating that are combatting climate change which should be cause of celebration if you went by the point mentioned in 3.7.	Confirms that Hill Barton contains several businesses that focus on recycling and green power generation	Comment noted No change necessary as a result of this comment - point covered by suggested revised policy wording above (point 83)

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
86	EMS Waste Services	The report goes on to say 'its rapid growth and incursion in the countryside seemingly without sufficient limitation or control on operational matters'. Is it then the view and authors of this report that they are concerned about climate change however they do not want business combating this problem on their doorstep in Farringdon? It makes me question whether Farringdon takes the global issue of climate change seriously at all!	Questions whether the wording of para 9.2 indicates an ambivalence of local attitude towards addressing climate change Supporting the climate change agenda does not mean an acceptance of all types and scales of development if it is focussed on recycling and green power generation	No change necessary as a result of this comment
87	EMS Waste Services	Also, to say there is not sufficient limitation or control on operational matters is false and a lie. All waste activities require a permit which is monitored by either Environmental Health or the environment Agency, sites are regularly audited and have to be run and maintained to a standard. Permitted waste operations have to be run by a technically competent manager who has to pass a vigorous WAMITAB qualification. The proof is in the pudding regarding the small number of complaints we get at Hill Barton reference our operations. There is one resident who complains about odour from the green waste operation and who has complained about the landfill and skip operation. So instead of stating residents regularly complain about pollution due to noise, odour and light, it would be correct and accurate to say only two residents regularly complain. The evidence to back this up is in the site's complaint reports and minutes of the Hill Barton liaison meetings. Whether residents make complaints directly to the site or through Environmental Health / Environment Agency they are all logged at the business the complaint was directed at.	Questions whether para. 9.2 presents an unfair and misleading picture of the current situation and that in the recent past.	Comment noted but it was felt important to record the community's concerns and complaints about the extent of nuisance and the failures to control.
88	EMS Waste Services	Furthermore, the report states we hold Hill Barton liaison meetings 'with representatives of local government and other nearby organisations, including the Parish Council'. This statement is not true I have not seen a Farringdon Parish Councillor at these meetings for two years. If Hill Barton is such an important issue for Farringdon residents and the authors of this report why is a councillor not attending.	Suggests that Farringdon parish councillors not attending recent liaison meetings implies the issue is not so bad as para. 9.2 portrays.	Comment noted. No change necessary as a result of this specific comment. A representative of the Parish Council regularly attends Liaison Meetings and reports back to the Parish Council. Refer comment to Parish Council for possible reply.
89	EMS Waste Services	I am surprised reading 9.2; 'residents regularly complain about pollution due to noise, odour and light'. Unlike most Farringdon residents I live ON Hill Barton Business park. I have lived here for 35 years and I have never experienced problems with excessive pollution generated from the business park. Living on an industrial area surely you have to expect as a resident some noise, light etc however it has certainly never been at a level to affect my quality of life and has always been well managed by the operators on the estate with consideration and care. Therefore this statement referencing Hill Barton does not apply to me as a resident.	The view of this resident of Hill Barton is that pollution has never been excessive or worse than one should expect. This is not a view that is shared by some of the nearby neighbours of Hill Barton. Moreover, the tolerance level of someone involved in the business is also germane.	No change necessary as a result of this specific comment
90	AE Stuarts	In note to your comments in 9.2 All our business takes our environmental impact very seriously, with EMS recycling 95% of the waste we take in, all within the guidelines of the Environmental agency. Our	Disagrees that the growth of the business area and its incursion into the countryside has taken place "without sufficient	Comment noted but it was felt important to record the community's concerns and complaints about the extent

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
		<p>site also runs with the support of Solar power on the roofs of our commercial buildings (rather than using up agricultural farmland). Stuarts Truck and Bus is also OSI 14001 accredited, which is an Environmental management certification with includes yearly audits and planning for continual improvements to our environmental footprint. Everything we have done has been done through the correct process with planning and licences as required.</p> <p>We take all steps needed to “control” our environmental impact, the above comment is false and respect should be shown to all the “operational” steps we take as a business in this area.</p>	limitation or control on operational matters”	of nuisance and the failures to control.
91	AE Stuarts	Also, in reference to section 9.2 in regards to complaints about Odour and noise. I live on Hill Barton business park myself, and this is by choice. If you are living on an industrial estate you have to expect some noise and light pollution. But personally, this has never been at a level that effects my life in anyway. If it did, my choice of residency would be different.	The view of this resident of Hill Barton, who has an interest in the business, that the pollution is tolerable, is not a benchmark that should be used.	Comment Noted No change necessary as a result of this comment.
92	EMS Waste Services	9.6 says “it should be noted that the majority of employees on the main business areas in the Parish do not live in the Parish”. Well of course they do not; the surrounding business area provides 2000+ jobs. According to the report, in 2017 the population of Farringdon was 368 (decreasing from 1851) with most residents above working age. If we did what the report proposed this percentage would never improve. Therefore point 9.6 is pure senseless and proves the point that more affordable housing must be built in our village to fill employment opportunities on our doorstep.	<p>Questions whether the last sentence of 9.6 is relevant.</p> <p>It is included to make the point that the daily travel into the area of so many people is itself a source of pollution and those that do not live in the Parish are less likely to be sensitive to the nuisances that their work has on the local natural and living environment</p>	Comment Noted No change necessary as a result of this comment.
93	Upham Farm Fishing	Please consider giving higher visibility to Upham Farm Fishing as a tourist attraction in Section 9. Something along the lines of: Upham Farm Fishing is a long-established diversified farm business which is increasingly popular with both locals and tourists. The owners take great care to enhance the environment while providing facilities for anglers and their families.	<p>Wants the NP to promote the business.</p> <p>This is not the purpose of the NP, reference to business areas or individual business should be limited to providing context for the policies that follow.</p>	Agreed to revise para. 9.7
94	Resident	9.7 One piece of trivia - the emu farm is long gone.	Up-dated information	Agreed to up-date para. 9.7
95	LittlePod	I live in the St James area of Exeter, which I believe was one of the first neighbourhoods to produce a plan. Although the plan has played an important role in steering the direction of the local community, it has been unable to consistently achieve the results they were looking for. It could be suggested that their consistency may have been strengthened if they had been able to galvanise the local businesses as well as they galvanised the local residents.	Suggests galvanising local businesses in support of the NP could pay dividend	<p>No change necessary as a result of this comment</p> <p>Agreed to share post-adoption lesson from elsewhere with the Parish Council.</p>
Policy Farr6 - Existing Business and Commercial Areas				
102	Stuart Partners	<p>We are raising no specific objections in our representations, but comment on</p> <ul style="list-style-type: none"> Farr 6 (to do with, amongst other things, trying to prevent the expansion of the strategically important and successful Hill Barton Business Park. From work our client has commissioned (SMA on highways; APG on landscape impacts, and Green on ecology) we 	Makes the point the policy Farr6 may not, in the fulness of time, be in conformity with the new strategic plan for the area if the new Local Plan was to allow the expansion of Hill Barton Business Park.	Comment Noted No change necessary as a result of this comment.

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
		know that there are no technical reasons as to why Hill Barton should not be allowed to expand). With Farringdon's spatial context in mind, it is clear that strategic scale development would not accord with these policies and the National Planning Policy Framework (NPPF) advises that "[a] ...neighbourhood plan must be in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)".		
Policy Farr7 - Home-Based Businesses				
Policy Farr8 - Tourism Development				
Policy Farr9 - Super-Fast Communication Infrastructure				
109	Resident	9.22 – wants to see plans that?	Seems to mis-read para. 9.22	Comment Noted No change necessary as a result of this comment.
10. Community and Recreation Facilities - General and Introduction				
110	Resident	10.3 I would like to see included: The church is welcoming and offers an opportunity to any in the village to be involved by helping to care for the building and churchyard by flower-decorating, joining a choir, being a friend. There is no mention of the gypsy sites and any efforts to draw long-term residents into the community. And no mention of the lagoon – its purpose and its continuous flow of traffic/noise/occasional smell.	Wants the NP 'advertise' the Church's activities. This is not the purpose of the NP, reference to a community facility should be limited to providing context for the development policies that follow.	Comment Noted No change necessary as a result of this comment.
111	Resident	10.11 – First sentence – I assume 'public' rather than 'pubic' is favoured	Identifies a typo in para 10.11	Agreed to change word to "public" in para 10.11
112	Resident	It would be nice to have a local pub or shop but at the moment they could not be supported but who knows in the future it may be possible.	Expresses hope that additional 'village' facilities may develop in future	No change necessary as a result of this comment
113	Resident	In future editions please could it be mentioned that the Church of St Patrick and St Barnabas is there to serve the community, and holds regular services of holy communion and Evening Prayer for its parishioners as well as being available for baptisms, weddings and funerals and to celebrate Easter, Harvest and Christmas.	Wants the NP 'advertise' the Church's activities. This is not the purpose of the NP, reference to a community facility should be limited to providing context for the development policies that follow.	Comment Noted No change necessary as a result of this comment.
Policy Farr10 - Existing Community Facilities				
115	Director of the Farringdon Society of Arts	I am responding to the Parish Plan survey. In the last survey which this survey has referred to 65% of respondents said that they would like more arts activities in the village. However I don't see a mention of arts and culture in this proposal.	Would like to see the role of the Farringdon Society of Arts detailed in the NP. This is not the purpose of the NP, reference to arts and cultural activity should be limited to providing context for the development policies that follow.	Agreed to refer submission from Farringdon Society of Arts to the Parish Council
Policy Farr11 - New Community Facilities and Services				
116	Director of the Farringdon Society of Arts	It was always my ambition that our village hall should be replaced with a small eco-design multi purpose auditorium which could be used by the church and village for local activities such as meetings and teas etc but also with a small art gallery that could be opened and used for art exhibitions with a part time co-ordinator who would manage bookings etc. The current hall whilst having been repaired is still smelly and damp and an artist would not be able to get insurance for their work to be hung for any time. With a rolling programme of small exclusive art exhibitions in an attractive environment the new village hall would pay for its own upkeep without always having to resort to grants etc.	Expresses an ambition for a new village hall that is not prohibited by policy Farr11.	No change necessary as a result of this comment Agreed that the comment from Farringdon Society of Arts will be referred to the Parish Council
11. Transport and Travel - General and Introduction				

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
118	Resident	Sadly the footpath which was made some years ago inside the hedge of Parsonage Lane leading up to Princes Cottages has not been maintained, but was very useful for those walking, as it enabled them to get off the land during busy times, maybe this could be used again.	Identifies a significant problem	Agreed to refer the matter to the Parish Council
Policy Farr12 - Walking and Cycling Routes				
119	Resident	Efforts should be made to alter the status of the "not fit for purpose" B3184 road between Nine Oaks Cross and Marwood Cross. Its status should be to prohibit all HGV's over 7.5 tons (except for access). This would not affect PSV's (buses and coaches). At busy times of the weekday (rush hour) the inability of vehicles (in queues) to reverse to allow oncoming vehicles to pass becomes a headache which will only worsen once the current problems improve. This is a lane that is unsuitable and is hazardous to both cyclists and pedestrians.	Regrading highways is not a matter for a development plan.	Agreed to refer matter to Parish Council for potential onward reference to Devon County Council
121	Resident	I feel very strongly that action should be taken about the B3184 road. It is a country road and has never been altered to accommodate large amounts of large vehicles. We believed at the time the decision was made to reclassify it to a B road was only a temporary measure to allow larger vehicles to carry loads for the building of the new A30. It should not be a B road. It is not a suitable road for large heavy vehicles or as a rat run at busy times because the A3052 gets grid locked. Also, it shouldn't be used as a diversion road if another route has been closed for any reason.	Calls for a declassification of the B314 This is not something that can be done by a NP	Agreed to refer the comment to the Parish Council
12. Monitoring the Neighbourhood Plan				
122	Stuart Partners	Arguably, the draft policies comply with the "basic conditions" outlined in the NPPF now (which is the primary reason we are not objecting to the proposed policies), however, as and when strategic housing and employment development allocations are embedded in policies in the GESP and/or a new EDDC Local Plan (or a review of EDDC's Local Plan) your NP will need to be amended. Consequently, we respectfully, suggest that the Farringdon NP must acknowledge that the parish is in a strategically important location in the sub-region making up part of an area which is long recognised as the most sustainable option for accommodating future sub-regional strategic housing and employment needs, balancing environmental impacts with necessary social and economic gains. We trust you will take these comments into account, perhaps in consultation with EDDC.	The respondent reminds you that when a new Local Plan is adopted the NP will need to be reviewed and its policy approach to 'retaining rural character' may have to be amended to remain in conformity with the strategic planning policies for the region and the district and a new Local Plan. Para 12.3 states that "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 PC may wish to challenge the assertion that the Parish is a strategically important development location in the sub-region. It would be wrong to endorse this unless and until it has been determined as such by consultation and examination of a new strategic plan.	Comment Noted No change necessary as a result of this comment.
123	Crealy Theme Park and Resort and FWS Carter and Sons	If either the GESP or East Devon Local Plan allocate a strategic site within the Parish, the more up to date strategic plan policies will take precedence over the policies of the Neighbourhood Plan. As such, whilst we do not object to the majority of the policies as they are currently drafted, it may not be possible to comply with all of them if strategic allocations	The respondent reminds the SG that when a new Local Plan is adopted the NP will need to be reviewed and its policy approach to 'retaining rural character' may have to be revised to remain in conformity with the strategic planning policies for the region	Comment Noted No change necessary as a result of this comment.

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
		<p>were to come forward in the Neighbourhood Plan area. For example, in delivering the wider public benefits associated with a strategic development, there may be unavoidable loss of hedgerows (Policy Farr3, Criterion A). It would help in the understanding and interpretation of the Neighbourhood plan if this was made clear through a simple addition to the wording in Section 12. In such circumstances, it may also be appropriate to review the Neighbourhood Plan to bring it into general conformity with the strategic policies of the more recently adopted higher order plans. We welcome recognition of this at section 12.3.</p> <p>Conclusion</p> <p>Our clients are supportive of the Parish's intent to pursue the development of a Neighbourhood Plan but strongly recommend that the plan is reviewed once the GESP and new Local Plan have progressed through to adoption</p>	<p>and the district and a new Local Plan. They ask you to acknowledge this in Para. 12.3.</p> <p>Para 12.3 states that <i>"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."</i></p> <p>The PC may wish to challenge the assertion that the Parish is a strategically important development location in the sub-region. It would be wrong to endorse this unless and until it has been determined as such by consultation and examination of a new strategic plan.</p>	

Farringdon Neighbourhood Plan

Part 2: Consultation Statement – Statutory and Strategic Consultees

1. Introduction

This Consultation Statement has been prepared by the Farringdon Neighbourhood Plan Steering Group to conform to the legal obligations of the Neighbourhood Planning Regulations 2012.

Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should:

- a) Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- b) Explain how they were consulted
- c) Summarise the main issues and concerns raised by the persons consulted
- d) Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan

This Consultation Statement provides an overview of each of the above stages of consultation in accordance with Section 15(2) of Part 5 of the Regulations.

Part 2 of this Consultation Statement summarises the statutory and non-statutory consultation undertaken with relevant statutory bodies and stakeholders, other than those that could be described as being a part of our community, in developing the Farringdon Neighbourhood Development Plan.

2. Summary of Consultation Approach to Statutory Consultees

The aims of the Farringdon Neighbourhood Plan consultation process included:

- to ensure the neighbourhood planning process was informed by the views and intentions of statutory bodies and stakeholders
- to take fully into account those views and intentions
- meet the requirements of Regulation 14

3. Evidence Gathering

Feedback and advice had been received by East Devon District Council from statutory bodies when consulted upon the application for Area Designation. The correspondence passed on to us by EDDC from, the Environment Agency, Historic England and Natural England and others can be seen in Appendix B. The views expressed were taken into account during the preparation of the Farringdon Neighbourhood Plan.

Whilst developing our evidence base we wrote to several agencies that we thought had an interest in the Parish and may hold information that could help us in our neighbourhood planning.

We received useful information and guidance from:

- Devon County Council
- Devon Wildlife Trust and the Devon Biodiversity Records Centre
- East Devon District Council - Planning

We are grateful for the information and guidance we have received.

4. 1st Draft Plan – Informal Consultation

In June 2019, a first version of the Neighbourhood Plan was up-loaded to the Parish Council website. Parishioners were informed of this by an article in Farringdon Flyer. Prior to sharing it with the community, this 1st draft version of the Plan was shared with East Devon District Council to take account of the local planning authorities current position on strategic planning matters and to ensure that the draft Plan and its policies met the basic conditions.

The response we received from East Devon District Council was helpful and generally encouraging. A schedule of comments from the local planning authority was prepared (see Appendix D). It was considered by the Steering Group on the 12th March 2019. Several minor changes to the draft policies, as a result of East Devon District Council’s comments were agreed.

5. Sustainability

5.1 Screening Opinions for Strategic Environmental Assessment and Habitats Regulation Assessment

Two screening exercises were undertaken to ensure that the emerging Neighbourhood Plan would not have significant environmental impacts or likely significant effects on the protected characteristics of the neighbourhood plan area.

A screening opinion for Strategic Environmental Assessment⁶ was issued by East Devon District Council in February 2020 following consultation with the appropriate statutory bodies⁷ by the local planning authority.

An email letter was issued by East Devon District Council on 3rd March 2020 with an accompanying report, concluding that a formal Strategic Environmental Assessment would not be required for the Farringdon Neighbourhood Plan. A screening opinion for an Appropriate Assessment under the Habitats Regulations was also issued by East Devon District Council within the same report. See extracts in Appendix E.

The local planning authority reported that, based on the Pre-Submission Version, *“The Farringdon Neighbourhood 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.*

The Farringdon Neighbourhood Plan does not require a Habitat Regulation Assessment.

The Farringdon Neighbourhood Plan is unlikely to have an adverse effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010 (d), alone or in combination with other plans and projects. It does not propose a level of development significantly over and above that in the adopted Local Plan (which was itself subject to HRA).”

An up-dated opinion was sought from the local planning authority in July 2020 following preparation of the Submission Version of the Farringdon Neighbourhood Plan. EDDC confirmed⁸ that the changes arising from the Reg 14 consultation were not significant and, in its opinion, a revised SEA/HRA is unnecessary.

⁶ <http://btckstorage.blob.core.windows.net/site378/Farringdon%20SEA%20HRA%20Jan%202020.pdf>

⁷ Natural England, Historic England, Environment Agency

⁸ Email letter from Senior Planning Officer- Planning Policy, East Devon District Council 20th March 2020

6. Regulation 14 (Pre-submission Stage) Consultation

Neighbourhood Plan regulations require that a statutory consultation period of 6 weeks is undertaken by the responsible body on the final draft plan prior to its submission to the local planning authority in advance of its statutory Regulation 16 consultation.

a. Drafting the Neighbourhood Plan

The Neighbourhood Plan's policies were drafted in close collaboration with East Devon District Council, to ensure that the emerging policies were not in conflict with the National Planning Policy Framework, were aligned to the Local Development Plan and that they were usable in a development management context. East Devon District Council is also a key statutory consultee under Regulation 14. In advance of the statutory consultation period, whilst finalising the contents of the Pre-Submission Version of the Neighbourhood Plan, a dialogue with representatives of the local planning authority took place in January 2020 on the proposed housing development policies and the ramifications of the recent local housing needs surveys and assessments. As a consequence of these discussions the housing development policies for Farringdon were amended to ensure conformity with the strategic policies of the development plan for East Devon.

b. Who else was Consulted?

Regulation 14 is specific about the organisations and stakeholders that must be consulted. The legislation requires that prior to submitting its neighbourhood plan to the local planning authority the qualifying body must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and
- send a copy of the proposals for a neighbourhood development plan to the local planning authority.

All of the statutory bodies listed in Appendix A were consulted on the draft Neighbourhood Plan for Farringdon, to ensure we complied with the requirements of Schedule 1 of the 2012 Regulations. The Regulation 14 consultation period for the Farringdon Neighbourhood Plan was extended to 12 weeks from Monday 6th April 2020 until 5:00pm, 29th June 2020. This extended period, it was hoped, would provide sufficient time for the statutory consultees to be able to give the draft Neighbourhood Plan their attention. This proved to be the case.

c. How were they Consulted?

The Farringdon Neighbourhood Plan was sent by email to all bodies and organisations on our consultation list, with explanation of what was required for the consultation and the date when responses were required by. All consultation responses which received an invalid response message via email were followed up and alternative respondents were obtained. During the course of the consultation the key consultation stakeholders were contacted, on a reminder basis, to enquire whether a response would be made.

d. What did the Consultees say?

A summary of the responses received and the Neighbourhood Plan Steering Group's reaction and response to them is set out at Appendix F.

7. Conclusions

In preparing the Farringdon Neighbourhood Plan we have made strenuous efforts to establish and maintain a dialogue with those bodies and organisations covered by Schedule 1 of the Regulations and those other bodies and organisations we have identified as having an interest in our area.

The views, comments and suggestions received at each stage of the Neighbourhood Plan have been fully considered and have helped to guide and shape the form of the Plan so that it not only reflects what local people wish to see happen for their area but takes account of how we can share future planning and delivery with outside bodies and organisations so as to realise our aims and objectives.

This Consultation Statement and the supporting appendices are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

Appendix A of Part 2

List of Strategic Stakeholders Consulted

National Organisations	Service Providers
The Coal Authority	Western Power
The Homes and Communities Agency	Wales and West Utilities - Gas
Network Rail Infrastructure Ltd	South West Water
The Marine Management Organisation	National Grid
Natural England	Devon and Somerset Fire Service
Historic England	Amec
Environment Agency	BT
Highways England	Virgin
Campaign to Protect Rural England	Talk Talk
Forestry Commission	Sky
National Trust	Three Mobile
Planning Inspectorate	O2 Vodafone
RSPB	Vodacom
Woodland Trust	EE Mobile
Civil Aviation Authority	Ofcom
Ancient Monuments Society	SSE
British Cycling Organisation	Western Power Distribution
Regional Organisations	Devon and Cornwall Police
Heart of South West Local Enterprise Partnership	NHS Devon
NFU	Jurassic Fibre
Sport England	Stagecoach Bus Services
RSPB	Affordable Housing Providers
Sub-Regional Bodies	Cornerstone Housing
GESP (Greater Exeter Strategic Plan)	DCH
County Wide Organisations	Sovereign Housing Association
Devon County Council	LiveWest
Devon Waste Partnership	Affinity Sutton
Devon Wildlife Trust	Sanctuary Housing
Devon Local Nature Partnership	Peninsular Housing Association Ltd
Exeter & Devon Airport	BCHA Ltd
District Wide Organisations	The Guinness Partnership
East Devon District Council	Chapter 1 HA
Age UK	Devon Rural Housing Partnership
Neighbouring Local Authorities	Devon Home Choice
East Devon AONB	Devon Strategic Housing Group
Blackdown Hills AONB	Devon & Cornwall Housing Options Partnership
Mid Devon DC	
Exeter City Council	
Teignbridge DC	
Neighbouring Parishes	
Clyst Honiton	
Bishops Clyst	
Woodbury	
Colaton Raleigh	
Aylesbeare	

Appendix B of Part 2

Statutory Bodies' Response to Area Designation Application

Mr Timothy Spurway
East Devon District Council
The Knowle
Sidmouth
Devon
EX10 8HL

Our ref: DC/2006/000243/AP-
23/IS1-L01
Your ref:
Date: 23 November 2015

Dear Mr Spurway

APPLICATION TO DESIGNATE A NEIGHBOURHOOD PLAN AREA FOR FARRINGDON PARISH

Thank you for your consultation of 26 October 2015 providing us with the opportunity to comment on the above designation request.

We have no objections to this application to designate the parish as a neighbourhood plan area. However, at this early stage in the neighbourhood planning process we would like to take this opportunity to highlight the environmental constraints that are likely to need further consideration as the plan develops.

The floodplains associated with the Aylesbeare Stream and Grindle Brook (and their tributaries) put parts of the parish at risk of flooding although the majority of existing development in the settlement is located outside of these areas. In line with the National Planning Policy Framework we would seek any new development to be directed to areas outside Flood Zone 3 (High probability) and Flood Zone 2 (Medium probability). Any new development which has to be located in these flood zones would need to be safe for its lifetime (including allowance for Climate Change), not increase flood risk elsewhere and, where possible, reduce flood risk over all.

In addition, we would be looking for new development to manage surface water drainage on site through the use of Sustainable Drainage Systems to ensure that surface water flooding risks are not increased and, where possible, are reduced. Nonetheless, please note that Devon County Council, as Lead Local Flood Authority, is now the lead authority for surface water matters.

With regard to the objectives of the Water Framework Directive the Aylesbeare Stream is at Poor Ecological Status. The water-body is failing with regard to fish (sediments), macrophytes/phytobenthos and phosphate. The Grindle Brook at this location is at Moderate Ecological Status. The water-body is failing with regard to fish (barriers to migration) and macrophytes/phytobenthos. It is the target for these water-bodies to meet Good Ecological Status by 2027. Therefore, any new development must not cause deterioration from the present status and the Neighbourhood Plan should seek opportunities to meet the desired status.

We also recommend that the plan references the Catchment Based Approach; not necessarily how the plan ties in with the East Devon Catchment Partnership but at a more local scale what consideration will be given to the environment up and down stream of the area.

We would welcome further consultation on the next stage of your plan to identify any opportunities to deliver positive outcomes for shared priorities through it.

Yours sincerely

MARCUS SALMON
Sustainable Places Planning Specialist

Direct dial 01208 265046
Direct fax 01208 78321
Direct e-mail marcus.salmon@environment-agency.gov.uk



Tim Spurway
Neighbourhood Planning Officer
East Devon District Council
Knowle
Station Road
Sidmouth
EX10 8HL

Our ref: 2348
Your ref:
Telephone 0117 975 0680
Email david.stuart@historicengland.org.uk

23rd November 2015

Dear Mr Spurway

NEIGHBOURHOOD AREA CONSULTATION – FARRINGDON

Thank you for giving notice that Farringdon Parish Council has applied to designate Farringdon as a Neighbourhood Area under Part 2 of the Neighbourhood Planning (General) Regulations 2012.

Historic England has no objection to this proposal.

We would like to take the opportunity of the consultation to outline the range of support Historic England is able to offer in relation to Neighbourhood Plans. It would be helpful if this response can be copied to the Parish Council for their information.

Research has clearly demonstrated that local people value their heritage and Neighbourhood Plans are a positive way to help communities care for and enjoy the historic environment.

Historic England is expecting that as Neighbourhood Planning Forums come to you to seek advice on preparing Neighbourhood Plans they will value guidance on how best to understand what heritage they have, as well as assistance on preparing appropriate policies to secure the conservation and enhancement of this local heritage resource.

Information held by the Council and used in the preparation of your Core Strategy/Local Plan is often the starting point for Neighbourhood Plans. Other useful information may be available from the Historic Environment Record Centre or local environmental and amenity groups. For example, our records indicate that the area contains 2 Grade II* and 16 Grade II Listed Buildings. Historic England also publishes a wide range of relevant guidance. Links to these can be found in the appendix to this letter.



Historic England, 15 Queen Square, Bristol BS1 4ND
Telephone 0117 975 1208 | HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.



Plan preparation also offers the opportunity to harness a community's interest in the historic environment by getting them to help add to the evidence base, perhaps by creating and or reviewing a local heritage list, inputting to the preparation of conservation area appraisals and undertaking or further deepening historic characterisation studies.

Historic England has a statutory role in the development plan process and there is a duty on either you as the Local Planning Authority or the Neighbourhood Planning Forum to consult Historic England on any Neighbourhood Plan where our interests are considered to be affected as well as a duty to consult us on all Neighbourhood Development Orders and Community Right to Build Orders.

Historic England will target its limited resources efficiently. We will directly advise on proposals with the potential for major change to significant, nationally important heritage assets and their settings. Our local offices may also advise communities where they wish to engage directly with us, subject to local priorities and capacity.

Historic England fully recognises that the neighbourhood planning process is a locally-led initiative and communities will shape their own neighbourhood plan as informed by the issues and opportunities they are most concerned about and relevant to the local area. As a national organisation we are able to draw upon our experiences of neighbourhood planning across the country and information on our website might be of initial assistance <http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>. It is envisaged that the website will be progressively updated to share good practice in the management of the historic environment through neighbourhood planning.

Should you wish to discuss any points within this letter, or if there are issues about this Neighbourhood Plan Area where the historic environment is likely to be of particular interest, please do not hesitate to contact me.

Yours sincerely

David Stuart
Historic Places Adviser



Historic England, 25 Queen Square, Bristol BS1 4ND
Telephone 0127 975 1200 | HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.



Date: 13 November 2015
Our ref: 169682



Mr T Spurway
Planning Policy Section
East Devon District Council
Knowle
Station Road
Sidmouth
EX10 8HL

Hornbeam House
Creech Business Park
Electra Way
Creech
Chestline
CW1 6UC

T 0300 060 3900

BY EMAIL ONLY

Dear Mr Spurway,

Farringdon Neighbourhood Area designation consultation

Thank you for notifying Natural England of your Neighbourhood Planning Area dated 26/10/2015

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning. We must be consulted on draft Neighbourhood Development Plans where the Town/Parish Council or Neighbourhood Forum considers our interests would be affected by the proposals. We must be consulted on draft Neighbourhood Development Orders and Community Right to Build Orders where proposals are likely to affect a Site of Special Scientific Interest or 20 hectares or more of Best and Most Versatile agricultural land. We must also be consulted on Strategic Environmental Assessments, Habitats Regulations Assessment screening and Environmental Impact Assessments, where these are required. Your local planning authority will be able to advise you further on environmental requirements.

The following is offered as general advice which may be of use in the preparation of your plan.

Natural England, together with the Environment Agency, English Heritage and Forestry Commission has published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans and development proposals. This is available at: <https://www.gov.uk/consulting-on-neighbourhood-plans-and-development-orders>

Local environmental record centres hold a range of information on the natural environment. A list of local records centre is available at: <http://www.nbn-nfbr.org.uk/nfbr.php>

Protected landscapes

If your neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), we advise that you take account of the relevant National Park/AONB Management Plan for the area. For Areas of Outstanding Natural Beauty, you should seek the views of the AONB Partnership.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.

<http://www.naturalengland.org.uk/publications/nca/default.aspx>



Page 1 of 3

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Protected species

You should consider whether your plan or proposal has any impacts on protected species. To help you do this, Natural England has produced standing advice to help understand the impact of particular developments on protected or Biodiversity Action Plan species should they be identified as an issue.

The standing advice also sets out when, following receipt of survey information, you should undertake further consultation with Natural England.

[Natural England Standing Advice](#)

Local Wildlife Sites

You should consider whether your plan or proposal has any impacts on local wildlife sites, eg Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) or whether opportunities exist for enhancing such sites. If it appears there could be negative impacts then you should ensure you have sufficient information to fully understand the nature of the impacts of the proposal on the local wildlife site.

Best Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services (ecosystem services) for society, for example as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution. It is therefore important that the soil resources are protected and used sustainably. Paragraph 112 of the National Planning Policy Framework states that:

Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

General mapped information on soil types is available as 'Soilscapes' on the www.magic.gov.uk and also from the LandIS website; <http://www.landis.org.uk/index.cfm> which contains more information about obtaining soil data.

Opportunities for enhancing the natural environment

Neighbourhood plans and proposals may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment, use natural resources more sustainably and bring benefits for the local community, for example through green space provision and access to and contact with nature.

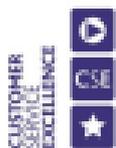
Opportunities to incorporate features into new build or retro fitted buildings which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes should also be considered as part of any new development proposal.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again at consultations@naturalengland.org.uk

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Page 2 of 3



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Timothy Spurway

From: clysthonitonclerk@aol.co.uk
Sent: 23 November 2015 09:45
To: Timothy Spurway
Subject: Farringdon Parish Council application for designation of a Neighbourhood Area

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Tim

Thank you for consulting Clyst Honiton Parish Council with regard to the application to designate the parish of Farringdon as a Neighbourhood Area.

Clyst Honiton PC has no objections to the application.

I would be grateful if you would acknowledge receipt of these comments.

Kind regards

Sarah

Sarah Jenkins
Clerk to Clyst Honiton Parish Council

Appendix C of Part 2

Neighbourhood Area Designation Notice from EDDC, December 2015

The Neighbourhood Planning (General) Regulations 2012

Delegated Authority request:

**To designate Farringdon Parish as a
Neighbourhood Area**



An application was received on 26.10.15 from Farringdon Parish Council to designate the Parish of Farringdon as a Neighbourhood Area. Delegated authority is being sought to designate the neighbourhood area as requested in the application.

The application has been publicised for 4 weeks on the District website and on the Parish noticeboards as required by the regulations. The proposal has been discussed at Parish meetings and the Environment Agency, Historic England, Natural England, neighbouring Parish Councils and Ward Members have been consulted. In this way it is considered to have been brought to the attention of those living, working and carrying out business in the area. The publicity notice is attached for information. At the time of writing the report, no objections have been received and Historic England, the Environment Agency and Natural England have responded offering general advice only. No reason to amend the area applied for has been put forward and the area is appropriate in terms of planning policy, therefore it is recommended that the Neighbourhood Area be approved as per the application.

If the area is designated, the Parish Council can commence production of a Neighbourhood Plan. If the area is not designated then reasons for refusal must be given.

Upon designation EDDC can apply for £5,000 grant funding from DCLG per Neighbourhood Area. Upon receipt of this money £2,000 is usually granted on to the Parish Council to assist with their costs, whilst the remaining £3,000 is retained towards District Council costs. Further stages of Neighbourhood Plan making will qualify for an additional £25,000 from DCLG to help EDDC meet referendum and examination costs.

Ward Member Comments:	Cllrs Mike Howe's comments are as follows: "I fully support all neighbourhood plans as it allows local policy's to be developed for the very local area so fully supportive of Farringdons attempt."	
Service Lead- Planning Strategy and Development Management	Signature	Date
		08/12/15

Date of this report 24.11.15

Appendix D of Part 2

Comments Received from EDDC on Draft Plan (1st Circulation Version) – March 2019

		EDDC Observations	NPSG Decisions 12 Mar 19
1	Para 2.2	6th line typo – ‘dos’	Amend to read “does”
2	Para 2.5	<i>‘It has continued to age. 25% of the 136 households in the Parish in 2011, 25% were single person ones.’</i> Suggest this needs attention.	Amend to read “25% of the 136 households in the Parish in 2011 were pensioner households...”
3	Para 3.2	Suggest an update of copy - ‘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” This may be misleading as it cuts short the full quote: “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” – i.e. in ‘non-strategic policies in the Local Plan We request the quote is used in full to avoid potential misinterpretation of the NPPF as a basis of your consultation	Include extended quote in 3.2 as requested i.e. “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”.
4	Para 3.6	Edit suggested – ‘Farringdon Parish is a very special and precious piece of Devon countryside; or it is to the community that has the privilege to live here. ’ Suggest deleting the bold section or rephrasing to provide a positive supporting statement.	Delete emboldened text
5	Para 3.9	‘because of its outstand natural beauty.’ Should read ‘outstanding’.	Delete “its”
6	Policy Farr1	This policy doesn’t appear to add any further consideration for development management beyond the Local Plan. Policy could be deleted. If the group wish to maintain the policy: a) <i>respect local wildlife...</i> Suggest revision to ‘(a) avoid development on or adjacent to...’	Re-phrase criterion (a) as suggested
7	Para 7.9	‘Our community consultations and interviews with the farming community has served to confirm...’ – Suggest ‘have’	Amend to read “have”
8	Policy Farr2	Suggest a revision to ‘New development should be compatible with, and where possible enhance, the character...’	Amend policy wording as suggested
9	Policy Farr3	Consider breaking up the paragraph with bullet points and key criteria, difficult to digest as written. Policy is a good example of local specificity providing parish specific mapping and focus.	Introduce bullet points
10	Farr3 map	However, the map needs to exclude those highlighted woodlands outside of the parish and include a key. I can provide if you confirm by email.	Request EDDC to produce relevant map
11	7.16-7.19	What is lacking is a robust evidence base to support the replacement of trees – see: Woodland Trust’s manual for planners: http://www.woodlandtrust.org.uk/publications/2017/09/planning-for-ancient-woodland/ Woodland Trust’s neighbourhood planning microsite: https://www.woodlandtrust.org.uk/campaigning/neighbourhood-planning/	Consider cross-reference to manual and include additional guidance about the acceptable types of replacement trees
12	Para 8.8	<i>‘It has planning permission for three pitches that can accommodate up to 11 mobile-type homes.’</i> We suggest keeping the supporting text in line with the planning permission. The reference to 11 suggests a more intensive use might be possible.	Re-word to reflect planning permission: “It has planning permission for three pitches that can accommodate no more than 11 mobile-type homes.”
13	Policy Farr4	This policy is contrary to the current strategic approach outlined in the Local Plan. Is the group attempting to deliver affordable homes and self-build opportunities for local people? Strategy 35 of the Local Plan deals with affordable housing for areas without BUABs. Farr4 removes the	Consider a revised policy approach after discussions with representative of the Local Planning Authority

		<p>majority of strategy 35 restrictions and provides no local specificity beyond the Farringdon Design Statement.</p> <p>This policy should be deleted in its entirety to meet the basic conditions.</p> <p>Specific concerns:</p> <p>a) Suggests meeting a local demonstrable need (which is usually taken to mean a need for affordable housing, although that isn't specified here). The supporting text says that there is little to no local need.</p> <p>b) 'Adjacent to other dwellings' would allow development wherever there is existing housing. Given that the supporting text recognises the parish is dispersed and there is no recognisable centre, this will lead to housing throughout the countryside. Looking at the map, there are very few single houses in the countryside, even farms are clusters of houses and residential barn conversions.</p> <p>c) Given the dispersed nature of the settlement, we think the NP definition of 'well related to existing development' means two neighbouring dwellings, whereas the Local Plan definition is a range of facilities and services to meet basic day-to-day needs.</p> <p>The remaining criteria do not address the fundamental conflict in the first 3 criteria</p> <p>The self-build caveat would seem to be more restrictive to local self-builders than other people wishing to develop in the Parish (including 'developers' living elsewhere)</p>	
14	Para 8.10 – 8.11	<p>The supporting text recognises that the Parish is unsustainable (8.10), and then proceeds to justify unsustainable development (8.11). 8.11 requires an improved local definition.</p> <p>Policy Farr4 would allow far higher numbers than 'schemes of just one or two dwellings'. Once adopted it would be difficult to control the rate at which development comes forward.</p>	Revise in accordance with any new policy
15	Policy Farr6	<p>This doesn't comply with the Local Plan or Policy Farr4. There is no justification for the sustainability of this approach, therefore the NPPF and Local Plan policies referred to are not applicable as both the NPPF and the Local Plan presume the general acceptability of the location for additional development.</p> <p>Farr6 doesn't require a local need to be demonstrated and potentially allows multiple dwellings as infill (as an alternative to the housing between dwellings allowed by Farr4, but without a local need?) and on back-land and gardens. The social impact of development without appropriate facilities was cited at the major Feniton appeal a couple of years ago. Farr6 this has the potential to allow unsustainable development at a significant scale. There is also no reference to protecting interests of acknowledged importance, such as listed buildings.</p> <p>This Policy is also contrary to the Neighbourhood Plan's own supporting text: 8.17 - "<i>It is sometimes questioned whether Farringdon is actually a village. So dispersed and inconspicuous are most of the buildings in Farringdon that any sense of a clustered human settlement, which is normally associated with the word 'village', is quite hard to discern. Even the Church is discretely situated off the road and well screened; and the Village Hall is hidden.....</i>"</p> <p>The justification for the policy addresses matters of detail but not our fundamental strategic objections.</p>	Reduce scope of policy to a garden development policy " <i>Proposals to intensify existing residential plots will only be supported where this can be achieved through good design and without harming local character and amenity. Where garden development is proposed, special regard must be paid to:.....</i> "
16	Para 8.15	'area without causing harming the character' – Suggest revision of copy '...causing significant harm to the character...	Amend supporting text in the context of the revised policy Farr6
17	Farr7	Needs strengthening to prevent open market development in the countryside being justified on the basis of supporting community facilities.	Consider re-wording of policy in the context of other policy changes
18	Farr8	'provided it is in keeping with those uses and business activity already on the site' – Suggest defining the acceptable use classes.	Consider relevance of defining acceptable use classes for each site

19	Farr8	Suggest revision of criterion - c) not adversely affect any listed building heritage asset or setting;	Revise criterion c) to read: <i>“not adversely affect any listed building heritage asset or setting;”</i>
20	Farr10	<p>The policy as written limits future extension and business development to the confines of the existing site (criterion ‘a’). We would suggest that the establishment of the Crealy development boundary requires robust justification that is currently lacking.</p> <p>Supporting text (para 9.16) states <i>‘To most residents of Farringdon Parish, the Crealy Theme Park and Resort is not a nuisance. It is located away from the settlement areas and situated at a satisfactory distance back from the A3052 and well-screened.’</i> Crealy is not presented as an issue that calls for a restrictive policy.</p> <p>Policy criterion (e) states development proposals will be supported provided that <i>‘development is closely related to the existing campus / developed area’</i>. Furthermore, Para 9.19 states that <i>‘Any proposed expansion of the Crealy Theme Park and Resort beyond its current confines within the Parish of Farringdon will need to comply fully with the development plan...’</i>, both suggesting that expansion would be supported in some circumstances.</p> <p>Acceptable land uses that are compatible with the surrounding countryside and amenity may come forward that provide local jobs whilst meeting the NPs ambitions. Future extension of the Crealy site may be acceptable to the Parish Council, subject to meeting other Farr10 criteria. We would suggest caution, and the provision of clear evidence, in establishment of criterion (a).</p>	Delete Crealy draft policy
21	Farr10	c) ‘landscape setting of site is conserved...’ - requires a ‘the’	As per point 20 above
22	Farr10	We’d suggest additional criteria for impact on neighbouring amenity and overlooking. High rides in particular may give visitors direct views into nearby properties (and we have had complaints to this effect)	As per point 20 above
23	Farr10	Public transport provision? If the site intensifies should it be required to be more ‘sustainable’ (there is a bus stop nearby) e.g. should there be a particular frequency of buses, specific provision for cyclists.	As per point 20 above
24	Farr10	<p>We suggest that h-j are also applicable to extra holiday accommodation and the type of accommodation is clearly spelt out. Would a hotel be acceptable for instance?</p> <p>The policy would be clearer if h-j applied to all accommodation (staff or visitor) and none of it should be used as permanent residential accommodation or disposed of separately. It might be appropriate to require this accommodation to be seasonal/not occupied year-round.</p>	As per point 20 above
25	Map 8	The map would benefit from the inclusion of a key and a clear parish boundary.	Request improved map from EDDC

Appendix E of Part 2

SEA and Habitat Regulations Screening Opinions – 2020

From EDDC February 2020⁹:

4.3 SEA Conclusion

- 4.4 The Farringdon Neighbourhood 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.
- 4.5 The Local Plan considered that exceptions sites of around 15 houses would be acceptable in rural parishes and the Neighbourhood Plan does not promote development over and above this level. The housing proposed under FARR5 is not affordable 'exceptions' housing, however it does meet a specific identified local need. The impact of individual dwellings within curtilages will be assessed through the planning application process and those applications which would result in a specific harm e.g. to a listed building, will not be permitted.

5.7 HRA Conclusion

- 5.8 The Farringdon Neighbourhood Plan does not require a Habitat Regulation Assessment.
- 5.9 The Farringdon Neighbourhood Plan is unlikely to have an adverse effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010 (d), alone or in combination with other plans and projects. It does not propose a level of development significantly over and above that in the adopted Local Plan (which was itself subject to HRA).

From EDDC July 2020:

.... the changes arising from the Reg 14 consultation are not significant and in my opinion a revised SEA/HRA is unnecessary and therefore I do not intend to specifically reconsult the statutory consultees. Once your plan is submitted to us we will carry out the Reg 16 consultation and Natural England, the Environment Agency and Historic England will all be consulted again. I think it is unlikely that they will raise an objection at that stage but, if they did, we could address their concerns and/or forward them to the Examiner.

Senior Planning Officer- Planning Policy
East Devon District Council

⁹ Extract from SEA/HRA Screening Report

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

Appendix F of Part 2

Comments Received on Pre-Submission Version of the Plan (Regulation 14 version)

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
General				
2	Highways England	Highways England is responsible for operating, maintaining and improving the Strategic Road Network (SRN) which in East Devon comprises the A30, M5 and A35, with the north of the Neighbourhood Plan area bordering the A30. We have reviewed the draft Neighbourhood Plan and are satisfied that the plan's proposed policies are unlikely to impact on the safe and efficient operation of our network and we therefore have no specific comments to make.	Highways England confirms that the NP does not impact negatively on the Strategic Road Network	Comment Noted No change necessary as a result of this comment.
4	Sport England	It is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place. In line with the Government's NPPF, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities.	Offers a range of generic advice to plan-makers. Does not make any specific comment on the current version of the NP.	Comment Noted No change necessary as a result of this comment.
5	TalkTalk	We will not be responding to your correspondence.	Declines to comment	Comment Noted No change necessary as a result of this comment.
6	South West Water	Thank you for this content noted and upon which South West Water has no specific comment.	South West Water has no comment to make on the current version of the NP.	Comment Noted No change necessary as a result of this comment.
7	National Grid	An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.	National Grid has no comment to make on the current version of the NP.	Comment Noted No change necessary as a result of this comment.
11	EDDC	The content is a clear reflection of the considerable level of community engagement, and research undertaken, and this is to be commended. Our comments are appended for your consideration.	A statement of general support for the work done in preparing the NP and the way it has been done. Suggests several points of clarification and policy modifications.	All suggestions made will be considered on a point by point basis.
14	Historic England	I can confirm that there are no issues associated with the Plan upon which we wish to comment. Our congratulations to your community on its progress to date and our best wishes for the making of its Plan.	Historic England is satisfied with the current version of the NP	Comment Noted No change necessary as a result of this comment.
16	Natural England	Natural England does not have any specific comments on the draft Farringdon Neighbourhood Plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.	Natural England is satisfied with the current version of the NP	Comment Noted No change necessary as a result of this comment.
17	Colaton Raleigh PC	Colaton Raleigh Parish Council has no comments to make.	Has no comment to make on the NP	Comment Noted No change necessary as a result of this comment.

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
21	Historic Environment Officer Devon CC	The Plan is well provided with maps but there are no photos, apart from that on the front cover. Photos give a flavour of the parish, an opportunity to show what is special about the parish in terms of its landscape and buildings. Not everyone who reads the Plan will be familiar with the parish.	Suggests additional photos should be included in the document This is not necessary unless it helps illustrate the purpose of a policy	Comment Noted No change necessary as a result of this comment but SG will consider how to emphasise quality of the historic environment in the NP.
Contents				
27	EDDC	Suggest inclusion of an index of Policies to aid the reader, similar to the index of aims & objectives on p.13	Suggests a policy index that could aid the use of the NP as a reference document	A policy index will be included on the contents page.
1. Introduction				
2. Farringdon Parish				
32	EDDC	Paragraph 2.3 Word missing in last sentence <i>"There is a discernible trend amongst the xxxxxxx towards more high-tech occupations and more homeworking that will require a reliable and high quality infrastructure."</i>	Has identified a missing word in para 2.3	Agreed to insert the word <i>"population"</i> In para. 2.3 as per point 29 above
33	EDDC	Paragraph 2.5 Check statistic given in the last sentence, as the total exceeds 100% of households. <i>"80% of households were owner-occupiers and 30% were living in privately rented dwellings."</i>	Has identified an incorrect number in para. 2.5	Amend from <i>"30%"</i> , to read <i>"15% were living in privately rented dwellings"</i>
3. The Strategic Context				
38	EDDC	Paragraph 3.7 Word missing in second sentence? <i>"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."</i>	Suggests a word is missing. No indication is given however as to what word may be missing and from where.	Comment Noted No change necessary as a result of this comment.
4. Purpose of the Neighbourhood Plan				
42	Devon CC	We support recognition of the role of the Minerals and Waste Plans in paragraph 4.9	Supports reference to the Minerals and Waste Plans in paragraph 4.9	Comment Noted No change necessary as a result of this comment.
5. The Structure of Our Plan				
6. Vision, Aims and Objectives				
45	EDDC	Business and Tourism Aim: Support local enterprise if it doesn't conflict or intrude on rural [missing word or phrase at the end of this aim?]	Points out that a word is missing from the end of the Business and Tourism Aim	Agreed to add <i>"life"</i> to the end of the Business and Tourism Aim
7. Natural Environment – General and Introduction				
47	Historic Environment Officer Devon CC	Para 7.2: The Plan mentions the Landscape Characterisation but not the Historic Landscape Characterisation which gives a lot more detail on the character of the landscape and how it developed.	Suggests reference to the historic landscape may add further justification for the policies in the NP that are aimed at protecting the special local environment.	Agreed to include a suitable reference to the area's historic landscape in the Introduction to the Natural Environment section
51	Historic Environment Officer Devon CC	Other considerations Many towns and villages around the country are reinstating some of their orchards and creating community orchards, which a parish such as Modbury could benefit from. The Orchard Project works in partnership with communities to plant, manage, restore and harvest orchards in community areas. This link provides further information www.theorchardproject.org.uk/ Heritage trails between cycle/walk routes could add interest and create a sense of place to local people. The trails could be taken on by school children and NP steering group perhaps as a way of inclusivity and give younger people a sense of purpose and belonging within their parish.	Draws attention to projects being pursued in other villages. This is not a comment on the content of the NP.	Agreed that the suggestion regarding other projects to be referred to Parish Council
52A	EDDC Green Infrastructure	... in terms of environmental enhancement could be made more ambitious/proactive. There is a lack of specific proposals for enhancement of the footpath network, given the Plan sets out how poor this is at present, and the reliance on any proposals that may come forward through applications for development.	Points out that there is a lack of specific environmental projects cited in the Plan	Make refence to views of EDDC in introduction to Section 7 Refer matter to Parish Council to consider

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
		<p>.. supportive of the NP acknowledgement that there is some fine woodland and ancient trees in the parish and the protection it seeks to afford some areas, including Farringdon Wood, but keen to see some specific proposals included e.g. to replant trees, and create new woodland to link with existing.</p> <p>.... suggest that the Parish give consideration to articulating in the Plan any specific proposals relating to environmental (or other) enhancements that they would like to see. Given the very small scale development that the NP envisages, it is not considered likely that contributions can be required through these for off-site improvements, but it would nevertheless be helpful to have specifics identified should the opportunity arise. There may also be merit, picking up on the current statement in paragraph 6.4 of the NP, and as is commonly found in other NP's, to include "Community Actions" that might be taken forward to seek to address some of these aspects.</p>	There are none specifically programmed by the PC at present	whether a programme of environmental enhancements is something to consider in further discussions with EDDC
Policy Farr1 – Safeguarding the Natural Environment				
54	EDDC	<p>Suggest it should read: Development proposals should:</p> <ol style="list-style-type: none"> avoid development on local wildlife sites as indicated on Map 3 and habitats of principal importance, unless exceptional circumstances can be demonstrated, and appropriate mitigation measures provided; protect and, where possible, enhance the network of habitats, species, sites of importance and wildlife corridors; minimise impacts on biodiversity; and where possible deliver a net gain in biodiversity. <p>Development proposals that would result in the loss of, or which would create unacceptable harm to, wildlife sites and other areas of ecological or geological significance, will not be supported.</p> <p>The policy as worded at bullet (a) seeks to avoid development on sites <u>adjacent</u> to wildlife sites as well as wildlife sites unless in exceptional circumstances.</p> <p>Suggest removing the explicit protection of adjoining sites which is considered to go further than is reasonable and because the extent of the adjoining area could also be difficult to define and therefore to implement. The impact of development on adjoining sites should be allowed where it is demonstrated that there is no harm with adequate mitigation and this is considered to be covered by the last paragraph of the policy.</p> <p>The term 'species' is deleted for flow as you cannot have "development on species" – this consideration is covered by the inclusion of "habitat", and also by point 'c'.</p>	Suggestions for minor amendments have been made by EDDC	Agreed to re-word the policy as suggested by EDDC (red text)
55	RSPB	We fully support Policy Farr1	Supports the policy	Comment Noted No change necessary as a result of this comment.
55A	EDDC Green Infrastructure	... recommends Policy Farr1 which presently states " <i>where possible deliver a net gain in biodiversity</i> ", is amended to state: " <i>deliver a net gain in biodiversity</i> " to be consistent with the NPPF and the Government's intention to make 10% biodiversity net gain mandatory on all development.	<p>Suggests a minor re-wording</p> <p>This would require every development to deliver a biodiversity gain, which may not be possible</p>	Agreed a minor re-wording to criterion d) to read: " <i>whenever possible deliver a net gain in biodiversity</i> "
Policy Farr2 - Retaining Rural Character				
Policy Farr3 - Protecting Trees, Woodlands and Hedgerows				
59	EDDC	<p>Suggest it should read:</p> <p>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.</p>	Suggestions for minor amendments have been made by EDDC	Agreed to re-word the policy as suggested by EDDC (red text)

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
		<p>B. Development proposals which could result in loss or damage to aged or veteran trees will not be supported.</p> <p>C. New development within the proximity of existing mature trees will be expected to have a tree protection plan in place before any development commences, prepared in accordance with BS 5837, 2012. This will detail tree protection strategies to be employed during construction. An arboricultural method statement will also be required to cover any proposed works to trees or other works within their root protection areas.</p> <p>D. Where it is unavoidable, development proposals must provide for appropriate replacement planting on the site, or as close as possible to it, together with a management plan for the ongoing care and maintenance of that planting. Such replacement planting should use appropriate native species with an expected mature size similar to those removed 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.</p> <p>E. The areas of woodland delineated on Map 4 are regarded as important natural features. Any development proposals that would result in the loss, damage or deterioration of these areas will be resisted.</p> <p>*Suggest consider replacing 'Method Statement' with 'Management Plan' – this would indicate need for a comprehensive plan including timescales and as such would be wider than just the 'method'.</p>		
8. Built Environment, Heritage and Housing - General and Introduction				
66	EDDC	<p>Paragraph 8.7 The sentence, "<i>it would also help the local housing market if most were affordable housing with a proportion for rent</i>" is considered to be confusing because it does not appear to be based on proven need, and rather on what would assist the local market. We would like to remind the Group that any development that comes forward for affordable housing under Strategy 35 of the Local Plan, with need to be supported by robust evidence of need.</p>	The 'quote' referred to is part of the conclusions of the Housing Needs Assessment which looked at Farringdon in the context of a wider local housing market.	Agreed to include an additional sentence in para. 8.7 emphasising that any further proposals for affordable housing must meet the robust evidence requirements of the Local Plan
67	Historic Environment Officer Devon CC	<p>Although the Neighbourhood Plan includes a section on the Built Environment, Heritage and Housing, it omits mention of the Historic Environment. It is a good opportunity to include sites that you think add character to the parish and to compile a list of those that are not yet recorded as non-designated heritage assets on the Historic Environment database for example, features such as cobbled pavements, decorative gates, finger posts, former fountain heads, planters, a special tree. You can also recommend sites to Historic England for listing</p> <p>The Neighbourhood Plan should be an opportunity to emphasise Farringdon's Historic Environment, which includes its buildings as well as its archaeological sites, features and landscapes. Making the most of your historic environment - protecting and enhancing it for everyone's enjoyment, making it more accessible for the social, economic and health benefits this can bring - is therefore an important part of planning for the neighbourhood.</p> <p>There is little mention of the history and development of the parish, although it is this that has shaped the parish we see today.</p> <p>The historic environment will be a material consideration in deciding many of the planning applications submitted in your area. The National Planning Policy Framework (NPPF, Section 12, 125</p>	<p>The Historic Environment Officer suggests that major addition to the NP is made by way of a detailed description of the historic environment. Much of what is suggested is not related to the policy content of the NP. Moreover, only the local planning authority can adopt a list of local assets and it is national Government that formally lists heritage assets.</p> <p>They have also included generic advice to neighbourhood planning groups to consider as they commence the preparation of a NP, which is not appropriate at this late stage in the Plan's production. Taking up the suggestion to focus on the historic environment would take time and likely require the Reg. 14 consultation being run again.</p>	Suggestions to be referred to Parish Council as something it may wish to pursue in partnership with the local planning authority.

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
		<p>Achieving well-designed places), says that Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. Also Section 16, 185-188 on Conserving and enhancing the historic environment indicates that plans should make the most of 'heritage assets' (archaeological sites, historic buildings, landscapes) by setting out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. Listed buildings: 17, of which 15 are Grade II and 2 are Grade II*</p> <p>Heritage assets recorded on the Devon Historic Environment Record for Farrington: 120</p>		
Policy Farr4 - Extensions to Existing Dwellings				
69	EDDC	<p>Proposed extensions and/or alterations to dwellings beyond what is allowed by way of permitted development rights should be:</p> <ul style="list-style-type: none"> a) appropriate in scale and massing 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. <p>New roofs should be pitched unless this is out of character with the existing building.</p> <p>Extensions and/or alterations to dwellings should not have an adverse impact on the character of the building, its surroundings or local amenity.</p> <p>Opportunities should be taken to integrate bee bricks and bat and bird boxes in a suitable position within the development.</p> <p>Criteria (a) is suggested for revision as large extensions are rarely refused on size alone. If size is retained it is suggested that it would need further guidance/specification. Suggest that the policy focuses on impact. This is already partly covered by point c and the 2 following statements. We suggest strengthening these by adding protection of local amenity.</p>	<p>Suggestions for minor amendments have been made by EDDC.</p>	<p>Agreed to re-word the policy as suggested by EDDC (red text)</p>
70	Devon & Cornwall Police	<p>I could see no specific reference to designing out crime, disorder or anti-social behaviour which I feel should be included within all such Neighbourhood Plans. Whilst these matters are covered within other national and council policies, I feel it is important that they are also embedded in such a plan.</p> <p>I would therefore suggest that the following statement or similar is included where appropriate, possibly within Draft Policy Farr4 Exception Housing Development section. "All development proposals should consider the need to design out crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion"</p>	<p>Wishes to see reference to designing out crime, disorder and anti-social behaviour embedded into all NPs.</p> <p>The respondent rightly points out that this matter is covered within national and council policies.</p> <p>Policy Farr4 is about minor residential extensions and may not be the appropriate place for such a sweeping development principle, especially as crime levels are so low. It may be more appropriate to make a reference to designing out crime in the introduction to section 8</p>	<p>Agreed to include a statement supporting the principles of 'designing out crime' in the introduction to section 8</p>
71	RSPB	<p>Eco friendly development should include provision for building dependant species, integral boxes are particularly relevant as modern building methods preclude any form of access, we recommend swift boxes as they are used by most of the above and to be effective a minimum of box per dwelling is needed in addition to accommodation for bats, bee bricks and hedgehog highways to achieve the levels of Biodiversity Net Gain specified in the Governments most recent Guidelines.</p>	<p>Suggests policy Farr4 includes reference to swift boxes</p>	<p>Agreed to amend final clause of policy to read: "Opportunities should be encouraged to integrate..."</p> <p>Agreed to include advice from RSPB in the NP regarding swift boxes, hedgehog highways etc and minimum numbers.</p>
Policy Farr5 - Self-Build and Custom-Built Dwellings				

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
73A	EDDC	<p>Suggest it should read:</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>The development should:</p> <ul style="list-style-type: none"> 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 reflects those prevailing in the area. <p>Development proposals which are carbon neutral, or as near to carbon neutral as is reasonably possible, shall be strongly supported provided they comply with other relevant FNP policies.</p> <p>The development should not lead to the overdevelopment of a site nor the unacceptable loss of amenity for neighbouring properties.</p> <p>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.</p> <p><i>*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.</i></p>	<p>Suggestions for a minor amendment has been made by EDDC</p>	<p>Agreed to re-word the policy as suggested by EDDC (red text)</p>
73B	EDDC	<p>Suggest addition of criteria regarding priority for locations giving good accessibility to local amenities by foot or cycle.</p>	<p>Wishes to see locations prioritised according to accessibility. What does good and accessibility mean in Farringdon terms?</p>	<p>No change necessary as a result of this comment because of the discriminatory nature of the policy and potential conflicts</p>
74	EDDC	<p>Notwithstanding the criteria on self-build, size and access requirements, to be aware of the potential under this policy for dwellings to be occupied by people who are not local or retired, and therefore not meeting the identified Local Housing Need.</p>	<p>Points out that policy does not prevent dwellings being occupied by those that are not local or retired and therefore not meeting the identified local housing need.</p> <p>This point is understood by the SG</p>	<p>Comment Noted No change necessary as a result of this comment.</p>

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
75	EDDC	Also, similar to informal officer advice given previously during the drafting of this Plan, we would maintain a preference for this policy to direct the new housing to Farringdon village centre. This would align with the aim of to reinforce the sense of a village centre.	Indicates a preference by EDDC for the policy to direct the new housing to Farringdon village centre This matter was considered during policy development and it was decided not to apply any discrimination that was likely to be contentious to the local community.	Comment Noted No change necessary as a result of this comment.
76	EDDC	Finally, to note that as and when the 12 houses are developed, a new local Housing Needs Assessment will be required.	Makes point that once the limit of 12 new dwellings is reached, a new local Housing Needs Assessment will be required to justify any policy change or extension.	Comment Noted No change necessary as a result of this comment.
9. Local Economy - General and Introduction				
84	Dev Mgt Devon CC	We support recognition of the role of the Minerals and Waste Plans in paragraph 4.9, however currently the document makes no reference to the Waste Plan's allocation in Policy W6 for energy recovery within the business park. This should be acknowledged and could be incorporated to paragraph 9.2 which discusses the waste uses on site.	Wishes to see reference to the Waste Plan's allocation in Policy 6, which identifies W6C Hill Barton as a strategic energy recovery location.	Agreed to make reference to the County Waste Plan policy 6 and the site allocation at Hill Barton (site 6C)
Policy Farr6 - Existing Business and Commercial Areas				
96	EDDC	Suggest it should read: Business and commercial development or redevelopment for business and commercial uses 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. <ul style="list-style-type: none"> • Hill Barton Business Park • Waldrons Farm Business Area • The Drive All business/commercial development should: <ol style="list-style-type: none"> 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, by bicycle or public transport; h) mitigate any adverse effects of noise, air pollution and light pollution; and i) ensure there is no increase in flood risk. 	EDDC suggests a minor amendment have been made by EDDC	Agreed to re-word the policy as suggested by EDDC (red text)
97	EDDC	Whilst not a strategic policy, this is considered to be contrary to Local Plan Policy E7 in respect of Waldrons Farm and The Drive as E7 would allow for their expansion in certain circumstances. Suggest consideration is given to whether the community concerns can be addressed and local objectives furthered whilst remaining in general conformity with E7. The criteria listed in the Policy are considered to give a good degree of control which are well-aligned to the concerns articulated in the Plan. Suggest consideration could be given to deleting the reference to outward expansion in the first paragraph and instead inserting a statement at the end of the policy that proposals that would lead to the outward expansion of Waldrons or The Drive will need to demonstrate that there is no other suitable site for development or redevelopment for the use within the existing site. And that - further	EDDC points out that the policy Farr6 is more restrictive than the LP policy E7. It suggests that the policy should align with the Local plan policy by allowing the expansion of Waldrons Farm and The Drive, in certain circumstances if the developer could demonstrate that there is no other suitable site for development or redevelopment for the use within the existing site, This would almost inevitably lead to the outward expansion of the sites in question at	Comment noted. No change is necessary as a result of this comment.

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
		expansion at Hill Barton in any circumstances will be resisted.	some point, which is contrary to the intention of the NP.	
98	Dev Mgt Devon CC	As set out below, some of the text included in this policy could be clarified: d) using 'adverse effect on living conditions' as opposed to just 'effect';	Devon CC suggest the wording of the policy criteria should be amended. This changes the focus of the criteria away from the potential nuisance impact on 'neighbours' on the site to a broader but less definable impact on living conditions. The LPA does not have a problem with criterion d)	Comment Noted No change necessary as a result of this comment.
99	Dev Mgt Devon CC	some of the text included in this policy could be clarified: e) clarifying what is meant by an adverse impact on parking provision;	Suggests that some explanation should be included in the supporting statement to what is meant by "adverse impact on parking provision" The purpose of the criterion was to ensure sufficient parking provision was included in any new development so as to provide for the parking needs of the additional vehicles generated by the development and not reduce the parking opportunities for existing site users	Agreed to include a short explanation in the supporting text to clarify what is meant by "an adverse impact on parking provision;"
100	Dev Mgt Devon CC	some of the text included in this policy could be clarified: e) including public transport as this is arguably the most realistic option for sustainable travel;	Suggests includes a reference to public transport in the criteria	Agreed to make the reference as per suggested addition to criteria g) by EDDC at point 96 i.e. <i>"g) promote access on foot, by bicycle or public transport;"</i>
101	Dev Mgt Devon CC	Map 6 - The purple line on the inset map provided alongside Policy Farr6 showing the 'extent of employment site' excludes two units which have been permitted and built on the NE part of the plan. These should be included as they form part of the existing site. Furthermore, the purple line boundary on this part of the plan should align with that for Policy W6C of the Waste Plan, as the principle of additional development in this location is established in this area. As currently drafted, the County Council as Waste Planning Authority objects to Policy Farr6 as it is in conflict with Policy W6 of the Devon Waste Plan which has been attached to this response for reference.	Identifies a need to consider an amendment to the Hill Barton inset map 6	Agreed to refer map query to EDDC to ensure the policy and maps are not in conflict with Policy W6 of the Devon Waste Plan
103	Devon and Cornwall Police	I could see no specific reference to designing out crime, disorder or anti-social behaviour which I feel should be included within all such Neighbourhood Plans. Whilst these matters are covered within other national and council policies, I feel it is important that they are also embedded in such a plan. I would therefore suggest that the following statement or similar is included where appropriate, "All development proposals should consider the need to design out crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion" This can apply to all forms of development not just housing. It may also be just as relevant for community facilities, new car parks, footpaths, play areas, commercial development etc. Designing out opportunities for crime and ASB will not only hopefully	Suggests that an additional criterion should be included to development policies like Farr6 regarding designing out crime. As this is covered by national and council policies it may be more appropriate to make a reference to designing out crime in the introduction to section 8	Agreed to include a statement supporting the principles of 'designing out crime' in the introduction to section 8 (as per point 70)

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
		prevent or reduce such risk, but very importantly also help reduce the fear of crime. Thus, creating a safe and sustainable environment and not undermining the quality of life of community cohesion.		
Policy Farr7 - Home-Based Businesses				
Policy Farr8 - Tourism Development				
104	EDDC	<p>Suggest it should read: Development proposals for tourism-related businesses will be supported providing that:</p> <ol style="list-style-type: none"> the scale of development is small and proportionate to existing activity and the locality; the potential impact on neighbouring uses is acceptable; they do not have an adverse impact on the surrounding local environment and the rural character of the area, and, where necessary, are suitably mitigated by appropriate setting, design and landscaping works; and traffic, access and highway issues are satisfactorily addressed. <p>The term significant is deleted in criteria 'c' above for clarity in accordance with advice issued by the Landscape Institute in respect of implications/confusion that could arise due to the term 'significant' being enshrined in Environmental Impact Assessment Regulations.</p>	Suggestions for minor amendments have been made by EDDC.	Agreed to re-word the policy as suggested by EDDC (red text)
105	EDDC	As written, this policy appears to support the expansion of existing tourism development as well as new tourism development. Unclear if this is the intention as the first criteria makes reference to existing activity. Suggest this is clarified by either making the policy specific to expansion of existing tourism development or refining the first criteria.	<p>Raises queries about the focus of the policy Suggests that criterion a) use of the phrase "<i>proportionate to existing activity</i>" could be misinterpreted.</p> <p>Criterion a) is the same as that used in approved Uplyme Policy UEM4.</p> <p>It was intended to ensure that new tourism development was similar in scale and not dissimilar in nature to existing tourism facilities (except for Crealy).</p>	Agreed that Policy Farr8 should be revised with additional wording to start of policy and to criterion a) as follows: <i>Proposals for the development and expansion of tourism-related businesses will be supported providing that:</i> <i>a) the scale of development is small and proportionate to existing activity (not including Crealy Park) and the locality;</i>
106	EDDC	Notwithstanding the restriction to small scale developments, would strongly recommend that a definition of "tourism-related businesses" is included in the policy or glossary as this term could mean, or be argued to encompass, a very wide variety of uses, including business that supports tourism as well as those providing a direct offer. Similarly, it would be helpful for application of the policy, if small scale can be defined for clarity	Suggests the NP includes definitions of "tourism-related businesses" and "small-scale" are included in the NP to provide further clarity for this policy	Agreed to include further explanations of what is meant by: " <i>tourism-related businesses</i> " and " <i>small</i> "
107	EDDC	Suggest that the policy itself, rather than solely paragraph 9.21, should clarify that the policy does not apply to Crealy Park.	Suggests that reference to Crealy Park is included in the policy	Agreed to amend criterion a) to include reference to Crealy Park (as point 105)
Policy Farr9 - Super-Fast Communication Infrastructure				
108	EDDC	<p>Suggest it should read:</p> <ol style="list-style-type: none"> Development to provide a super-fast communication infrastructure to serve the Parish will be supported where it is sensitively sited and sympathetically designed. Wherever practical, all new residential, educational and business premises development will be required to make adequate provision for the latest high-speed broadband and other communication networks, including provision of suitable ducting to accommodate FTTP broadband. 	Suggestions for minor amendments have been made by EDDC.	Agreed to re-word the policy as suggested by EDDC (red text) but use " <i>practicable</i> " rather than " <i>practical</i> "

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
		Suggested amendments are intended to strengthen the Policy and reduce subjectivity.		
10. Community and Recreation Facilities - General and Introduction				
Policy Farr10 - Existing Community Facilities				
114	EDDC	The policy only relates to improving and extending community facilities, whereas the justification to the policy indicates the desire to protect/retain existing community facilities. Suggest therefore considering including protection against the loss of the existing facilities within the policy and the stated aims/objectives for Community & Recreation Facilities.	Suggests the policy should include a clause specifically protecting exiting community facilities from loss. Policy RC6 of the Local Plan states: <i>"Planning Permission will not be granted for developments that would result in the loss or closure of a community facility unless the community facility is no longer needed or is not viable or an alternative facility of equal or higher value is being provided."</i> We are advised to not duplicate policies in the LP	Agreed to make reference in para. 10.6 to the Local Plan policies and support for it.
Policy Farr11 - New Community Facilities and Services				
117	Dev Mgt Devon CC	c) the local road network should read local highway network or local transport network.	Asks for a re-wording of criterion c	Agreed to re-word criterion c) to read: <i>"local transport network"</i>
11. Transport and Travel - General and Introduction				
Policy Farr12 - Walking and Cycling Routes				
120	Dev Mgt Devon CC	We would recommend that this policy references strengthening links between footpaths and public rights of way to public transport routes and facilities, for example at Farringdon Cross.	Suggest a change of wording of the policy	Agreed to amend Policy Farr12 to read: <i>"Development proposals to improve accessibility and extend local footpaths, bridleways and cycle-paths and strengthens links with the wider transport networks will be supported."</i>
12. Monitoring the Neighbourhood Plan				