



# East Devon District Council

## Farringdon Neighbourhood Plan Decision Statement

### **Summary**

Following an independent examination, East Devon District Council now confirms that the Farringdon Neighbourhood Development Plan will proceed to a Neighbourhood Planning Referendum.

### **Background**

On 9 December 2015, East Devon District Council designated the area comprising the parish of Farringdon as a Neighbourhood Area for the purpose of preparing a Neighbourhood Plan in accordance with Part Two of the Town and Country Planning (England), Neighbourhood Planning (General) Regulations 2012.

Following the submission of the Farringdon Neighbourhood Plan to the Council, the plan was publicised and representations were invited. The publicity period ended on 20 October 2020.

East Devon District Council appointed an independent examiner, David Hogger, to review whether the Plan should proceed to referendum.

The examiner's report concludes that subject to making the minor modifications recommended by the examiner, the Plan meets the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.

# Decision and Reasons

## Modifications

The District Council has made the following modifications to the Submission Version of the Neighbourhood Plan, (incorporating the examiners modifications), to secure that the draft plan meets the basic conditions set out in legislation:

1. **Page 6:** New paragraph inserted (after paragraph 3.6) regarding the East Devon Local Plan Review, “It should be noted that EDDC are embarking on a review of the adopted EDLP. It is envisaged that a draft Plan could be submitted for examination by March 2023 and adopted by February 2024.”
2. **Page 7:** Updated the National Planning Policy Framework (NPPF) reference from 2018 to 2019.
3. **Page 15 (Policy Farr1):** clauses b and d, deleted the phrase ‘where / wherever possible’.
4. **Page 15: (Policy Farr1):** Replaced the word “unacceptable” with “significant” in the last sentence.
5. **Page 15:** Replace the word “community” with “**public**” in paragraph 7.12
6. **Page 17 Policy Farr2:** the phrase “Wherever relevant” deleted from the last sentence of the policy.
7. **Page 18 Policy Farr3 D:** added the following reference to clause D of the policy, “(see the Glossary for a definition of tree sizes).”
8. **Page 22 Policy Farr4:** modified clause c) to replace “reflects and enhances” with “respects”, to read, “Of a design which **respects** the character and appearance of the existing building.”
9. **Page 23 Policy Farr5:** deleted duplicate of the phrase, “shall be strongly supported” in the first sentence (below criteria k).”
10. **Page 27 Policy Farr6:**
  - a. Modified clause d) by adding the words “on the living conditions of”, to read, “d) Not have an adverse effect on **the living conditions of** its neighbours;”.
  - b. Modified clause e) by deleting the words “reduce parking provision” to read, “e) not have an unacceptable adverse impact on the transport network or parking provision;”.
11. **Page 29 Policy Farr8:**

- a. To clarify that this policy does not apply to Crealy Park and to add reference to the glossary, the introductory sentence has been modified to read, **“With the exception of Crealy Park (which is addressed in East Devon Local Plan policies E19 and E20), proposals for the development and expansion of tourism related businesses (see Glossary for definition of such businesses) will be supported providing that...”**
  - b. Clause a) of the Policy Farr8 also modified to delete the words “(not including Crealy Park)” and clarify the meaning of existing use, to read, **“a) the scale of development is small and proportionate to the existing activity (where there is one), and the locality;”**
12. **Page 29:** Replace the word “facilitate” with **“support”** in paragraph 9.19
13. **Page 31 Policy Farr10:** Deleted the word “and” at the end of clause (a) and added two additional criteria, as follows, **“c) there is no significant visual harm; and d) an appropriate level of parking provision is provided.”**
14. **Page 32 Policy Farr11:** modified clause c) to read, **“c) the local road network;”**
15. **Page 35 Policy Farr12:** deleted the ‘s’ on the word “strengthens” and modified the second part of the policy to read, **“and strengthen links with the wider transport and public rights of way networks, will be supported.”**
16. **Page 36 Glossary:** included two further definitions of Tree Sizes and Tourism Related Business as follows:
- a. **“Tree Sizes – small tree <10m; medium tree 10m – 15m; and large tree 15m-25m+.”**
  - b. **“Tourism Related Business – a business that offers sustainable accommodation or recreation space to visitors to the area, for example those who wish to enjoy the countryside and natural environment of the locality.”**
17. **Page 36 Footnote:** replaced Footnote 27 with weblink to the February 2019 National Planning Policy Framework: [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

## Referendum

The District Council has considered whether to extend the area in which the referendum is to take place. Like the examiner, the District Council has decided that there is no reason to extend the Neighbourhood Plan area for the purpose of holding the referendum.

The examiner has concluded that with the above minor modifications made, the Plan meets the basic conditions and other relevant legal requirements. Therefore, to meet the requirements of the Localism Act 2011 a referendum which poses the question ‘Do you want East Devon District Council to use the Neighbourhood Plan for

Farringdon to help it decide planning applications in the neighbourhood area?’ will be held in the parish of Farringdon.

The date on which the referendum will take place is expected to be 6 May 2021 (at the earliest and subject to confirmation). This is due to the Coronavirus Act 2020 and the Local Government and Police and Crime Commissioner (Coronavirus) (Postponement of Elections and Referendums) (England and Wales) Regulations 2020, made in response to the coronavirus crisis, which currently prevents referendums taking place sooner.

## **Referendum Version of the Plan**

A Referendum Version of the Farringdon Neighbourhood Plan, incorporating the changes set out in this Decision Statement, is now available. In accordance with the Government’s Neighbourhood Planning Guidance (updated May 2020), the effect of this Decision Statement is to give the Farringdon Neighbourhood Plan (Referendum Version) significant weight as a material consideration in decision-making on planning applications.

**EAST DEVON DISTRICT COUNCIL CABINET**  
**11 February 2021 (effective date of decision)**