

**Farringdon NP (Pre-Submission Version) Reg.14 Comments by Section and Policy SG Decisions, July 2020**

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
<b>General</b>				
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 typo and grammar suggestion will be considered on a case by case basis
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.
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.	The concerns expressed will be considered on a point by point basis.
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.

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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.
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.
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.
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.
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.
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.

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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.
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.
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.
22	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.	Compliments and supports the NP	Comment Noted No change necessary as a result of this comment.
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.	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.
<b>Contents</b>				
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.
<b>1. Introduction</b>				
<b>No Specific Comments Received</b>				

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<b>2. Farringdon Parish</b>				
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 Farringdon 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		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>
32	EDDC	Paragraph 2.3 Word missing in last sentence <i>“There is a discernible trend amongst the xxxxxx 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>
<b>3. The Strategic Context</b>				
34	Resident	3.7 – <i>“it has felt that the much of what”</i> – 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. 3.10 to end: <i>“... that is not far from a large cathedral city”.</i>
38	EDDC	Paragraph 3.7 Word missing in second sentence?	Suggests a word is missing.	Comment Noted

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		<p><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></p>	<p>No indication is given however as to what word may be missing and from where.</p>	<p>No change necessary as a result of this comment.</p>
39	Bloor Homes & Stuart Partners	<p>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 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: “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. 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>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 the strategic growth ambitions for the Greater Exeter area.</p>	<p>No change necessary as a result of this comment.</p>

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		<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>		
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 authorities’ have advanced the GESP and from the work underpinning it, EDDC recognises that:</p> <ol style="list-style-type: none"> <li>1. Exeter and the “West End” of East Devon are the economic drivers for the sub-region;</li> <li>2. their growth cannot be constrained for social and economic reasons;</li> <li>3. Exeter’s sub-region has a housing crisis;</li> <li>4. lack of housing delivery in a sub-region significantly affects the economic performance of that area;</li> <li>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,</li> <li>6. homes cannot be delivered in isolation and must be built in combination with employment land delivery.</li> </ol> <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</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. 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>	<p>Comment Noted</p> <p>No change necessary as a result of this comment.</p>

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		accommodating future sub-regional strategic housing and employment needs, balancing environmental impacts with necessary social and economic gains.		
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 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</p> <p>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:</p> <p>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:</p> <p>"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:</p> <p>"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</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. 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>	<p>Comment Noted</p> <p>No change necessary as a result of this comment.</p>

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		<p>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. East Devon District Council, alongside Exeter City Council, Mid Devon District Council and Teignbridge District Council are jointly 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>		
<b>4. Purpose of the Neighbourhood Plan</b>				
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.
<b>5. The Structure of Our Plan</b>				
<b>No Specific Comments Received</b>				
<b>6. Vision, Aims and Objectives</b>				
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>Appears to support aims and objectives of the plan.</p> <p>Suggests the NP should extend to 2050, not appreciating that the NP cannot extend beyond the timespan of the currently adopted Local Plan.</p>	Comment Noted No change necessary as a result of this comment.

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		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.		
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 "life" to the end of the Business and Tourism Aim
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.
<b>7. Natural Environment – General and Introduction</b>				
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
48	Resident	7.5 – "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." – 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 <sup>rd</sup> 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 "We have been told by the farming community that bird life is increasing". 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.
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
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 <a href="http://www.theorchardproject.org.uk/">www.theorchardproject.org.uk/</a> 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 <b>Parish Council</b>
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.	Support for the environmental policies in the NP	Idea and offer of help to be referred to <b>Parish Council</b>

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		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.	The idea of fruit tree planting is not sufficiently advanced to be a NP matter and should be referred to the PC for consideration.	
52A	EDDC Green Infrastructure	<p>... 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.</p> <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>	<p>Points out that there is a lack of specific environmental projects cited in the Plan</p> <p>There are none specifically programmed by the PC at present</p>	<p>Make reference to views of EDDC in introduction to Section 7</p> <p>Refer matter to <b>Parish Council</b> to consider whether a programme of environmental enhancements is something to consider in further discussions with EDDC</p>
<b>Policy Farr1 – Safeguarding the Natural Environment</b>				
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
54	EDDC	<p>Suggest it should read: Development proposals should:</p> <ol style="list-style-type: none"> <li>avoid development <b>on local wildlife sites as indicated on Map 3 and habitats</b> of principal importance, unless exceptional circumstances can be demonstrated, and appropriate mitigation measures provided;</li> <li>protect and, where possible, enhance the network of habitats, species, sites of importance and wildlife corridors;</li> <li>minimise impacts on biodiversity; and</li> <li>where possible deliver a net gain in biodiversity.</li> </ol> <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>	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
		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. 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. 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'.		
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.	Suggests a minor re-wording  This would require every development to deliver a biodiversity gain, which may not be possible	Agreed a minor re-wording to criterion d) to read: " <i>whenever possible deliver a net gain in biodiversity</i> "
<b>Policy Farr2 - Retaining Rural Character</b>				
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	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.

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		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.		
57	Stuart Partners	We are raising no specific objections in our representations, but comment on <ul style="list-style-type: none"> <li>Farr 2 (to do with protecting rural character);</li> </ul> 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.
<b>Policy Farr3 - Protecting Trees, Woodlands and Hedgerows</b>				
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
59	EDDC	Suggest it should read: <ol style="list-style-type: none"> <li>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.</li> <li>Development proposals which could result in loss or damage to aged or veteran trees will not be supported.</li> <li>New development within the proximity of existing mature trees will be expected to have a <b>tree protection plan</b> in place before any development commences, <b>prepared in accordance with BS 5837, 2012</b>. This will detail tree protection strategies to be employed during construction. <b>An arboricultural method statement will also be required to cover any proposed works to trees or other works within their root protection areas.</b></li> <li>Where it is unavoidable, development proposals must provide for appropriate replacement planting <b>on the site, or as close</b> as possible to it, together with a <b>management plan</b> 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.</li> <li>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.</li> </ol> *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’.	Suggestions for minor amendments have been made by EDDC	Agreed to re-word the policy as suggested by EDDC (red text)
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	Points out that an ancient oak may have been felled	Agreed to refer reported loss of ancient tree to Parish Council

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		ancient oak tree has been recently felled which stood in the paddock alongside the drive that leads to Farringdon Court.		
<b>8. Built Environment, Heritage and Housing - General and Introduction</b>				
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 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.	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 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.
65	Resident	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	Emphasises the need for new development to achieve high standards of sustainability	Comment Noted No change necessary as a result of this comment.

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		<p>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>	<p>This is a matter dealt with by national policy and guidelines and the Local Plan</p>	
66	EDDC	<p>Paragraph 8.7</p> <p>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>	<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.</p>	<p>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</p>
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, see their criteria <a href="https://historicengland.org.uk/listing/selection-criteria/">https://historicengland.org.uk/listing/selection-criteria/</a> .</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. 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 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</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.</p> <p>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>	<p>Suggestions to be referred to <b>Parish Council</b> as something it may wish to pursue in partnership with the local planning authority.</p>

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
		<p>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.</p> <p>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 Farringdon: 120</p>		
68	Resident	<p>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.</p>	<p>Makes an observation in favour of bespoke housing.</p>	<p>Comment Noted No change necessary as a result of this comment.</p>
<b>Policy Farr4 - Extensions to Existing Dwellings</b>				
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"> <li>a) <b>appropriate in scale and massing</b> to the existing building;</li> <li>b) constructed of complementary materials; and</li> <li>c) of a design which reflects and enhances the character and appearance of the existing building.</li> </ul> <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, <b>its surroundings or local amenity</b>.</p> <p>Opportunities should be taken to integrate bee bricks and <b>bat and</b> 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</p>	<p>Agreed to include a statement supporting the principles of ‘designing out crime’ in the introduction to section 8</p>

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
			appropriate to make a reference to designing out crime in the introduction to section 8	
71	RSPB	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.	Suggests policy Farr4 includes reference to swift boxes	Agreed to amend final clause of policy to read: "Opportunities should be encouraged to integrate..." Agreed to include advice from RSPB in the NP regarding swift boxes, hedgehog highways etc and minimum numbers.
<b>Policy Farr5 - Self-Build and Custom-Built Dwellings</b>				
72	Resident	We would like to congratulate Farringdon on the proposed Neighbourhood Plan and support policy Farr5 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.	Expresses support for policy Farr5	Comment Noted No change necessary as a result of this comment.
73A	EDDC	Suggest it should read: In order to meet the need for additional housing identified in the Farringdon Housing Needs Assessment (2020,) up to 12 new homes in the neighbourhood area will be supported. Each new dwelling must comply with all of the following criteria: a) it is self-built*, b) the new dwelling, including access and outside space, will be located within the curtilage of an existing dwellinghouse (and limited to one dwelling), c) it is single storey, d) has a maximum 100m2 gross internal area (as defined by RICS), e) does not exceed three bedrooms; and f) meets accessible and adaptable standards set out in the Building Regulations and, ideally, is also suitable for wheelchair users. The development should: g) be of a high quality that respects the setting of heritage assets and the rural character of Farringdon; h) form a harmonious relationship with the existing dwelling and any neighbouring properties; i) make adequate provision for private amenity space and off-street parking for both the existing and additional dwelling; j) ensure that access arrangements do not detract from the host dwelling or neighbouring properties in terms of appearance, noise or fumes; and	Suggestions for a minor amendment has 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>k) include boundary treatments that reflects those prevailing in the area.</p> <p>Development proposals which are carbon neutral, or as near to carbon neutral as is reasonably possible, shall be strongly supported <b>provided they comply with other relevant FNP policies.</b></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>		
73B		Suggest addition of criteria regarding priority for locations giving good accessibility to local amenities by foot or cycle.	Wishes to see locations prioritised according to accessibility. What does good and accessibility mean in Farringdon terms?	No change necessary as a result of this comment because of the discriminatory nature of the policy and potential conflicts
74	EDDC	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.	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.  This point is understood by the SG	Comment Noted No change necessary as a result of this comment.
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.
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	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
		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.		
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 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.	Expresses support for policy Farr5	Comment Noted No change necessary as a result of this comment.
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.
<b>9. Local Economy - General and Introduction</b>				

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
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>
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)
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)
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 several concerns and complaints about the extent of nuisance and the failures to control.

No.	Respondent:	Substance of Comment:	Interpretation and Reaction:	NPSG Decision
88	EMS Waste Services	<p>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.</p> <p>If Hill Barton is such an important issue for Farringdon residents and the authors of this report why is a councillor not attending.</p>	<p>Suggests that Farringdon parish councillors not attending recent liaison meetings implies the issue is not so bad as para. 9.2 portrays.</p>	<p>Comment noted.</p> <p>No change necessary as a result of this specific comment.</p> <p>A representative of the Parish Council regularly attends Liaison Meetings and reports back to the Parish Council.</p> <p>Refer comment to <b>Parish Council</b> for possible reply.</p>
89	EMS Waste Services	<p>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.</p>	<p>The view of this resident of Hill Barton is that pollution has never been excessive or worse than one should expect.</p> <p>This is not a view that is shared by some of the nearby neighbours of Hill Barton.</p> <p>Moreover, the tolerance level of someone involved in the business is also germane.</p>	<p>No change necessary as a result of this specific comment</p>
90	AE Stuarts	<p>In note to your comments in 9.2</p> <p>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 site also runs with the support of Solar power on the roofs of our commercial buildings (rather than using up agricultural farmland).</p> <p>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.</p> <p>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>	<p>Disagrees that the growth of the business area and its incursion into the countryside has taken place "without sufficient limitation or control on operational matters"</p>	<p>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.</p>
91	AE Stuarts	<p>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.</p>	<p>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.</p>	<p>Comment Noted</p> <p>No change necessary as a result of this comment.</p>
92	EMS Waste Services	<p>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</p>	<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</p>	<p>Comment Noted</p> <p>No change necessary as a result of this comment.</p>

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		and proves the point that more affordable housing must be built in our village to fill employment opportunities on our doorstep.	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	
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.	Wants the NP to promote the business. 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.	Comment Noted 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	No change necessary as a result of this comment Agreed to share post-adoption lesson from elsewhere with <b>Parish Council</b> .
<b>Policy Farr6 - Existing Business and Commercial Areas</b>				
96	EDDC	Suggest it should read: Business and commercial development or redevelopment <b>for business and commercial uses</b> 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"> <li>• Hill Barton Business Park</li> <li>• Waldrons Farm Business Area</li> <li>• The Drive</li> </ul> All business/commercial development should: <ol style="list-style-type: none"> <li>a) respect the character of its surroundings by way of its scale and design;</li> <li>b) not harm the surrounding landscape;</li> <li>c) not adversely affect any listed building, heritage asset or setting;</li> <li>d) not have an adverse effect on its neighbours;</li> <li>e) not have an unacceptable adverse impact on the transport network and parking provision;</li> <li>f) safeguard residential amenity and road safety;</li> <li>g) promote access on foot, by bicycle <b>or public transport</b>;</li> <li>h) mitigate any adverse effects of noise, air pollution and light pollution; and</li> <li>i) ensure there is no increase in flood risk.</li> </ol>	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	EDDC points out that the policy Farr6 is more restrictive than the LP policy E7.	Comment noted.

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		<p>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 expansion at Hill Barton in any circumstances will be resisted.</p>	<p>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,</p> <p>This would almost inevitably lead to the outward expansion of the sites in question at some point, which is contrary to the intention of the NP.</p>	<p>No change is necessary as a result of this comment.</p>
98	Dev Mgt DCC	<p>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';</p>	<p>DCC suggest the wording of the policy criteria should be amended.</p> <p>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)</p>	<p>Comment Noted No change necessary as a result of this comment.</p>
99	Dev Mgt DCC	<p>some of the text included in this policy could be clarified: e) clarifying what is meant by an adverse impact on parking provision;</p>	<p>Suggests that some explanation should be included in the supporting statement to what is meant by "<i>adverse impact on parking provision</i>"</p> <p>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</p>	<p>Agreed to include a short explanation in the supporting text to clarify what is meant by "<i>an adverse impact on parking provision;</i>"</p>
100	Dev Mgt DCC	<p>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;</p>	<p>Suggests includes a reference to public transport in the criteria</p>	<p>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></p>
101	Dev Mgt DCC	<p>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</p>	<p>Identifies a need to amend the Hill Barton inset map 6</p>	<p>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</p>

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		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.		
102	Stuart Partners	<p>We are raising no specific objections in our representations, but comment on</p> <ul style="list-style-type: none"> <li>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 know that there are no technical reasons as to why Hill Barton should not be allowed to expand).</li> </ul> <p>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)”.</p>	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.
103	Devon and 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, “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>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 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.</p>	<p>Suggests that an additional criterion should be included to development policies like Farr6 regarding designing out crime.</p> <p>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</p>	Agreed to include a statement supporting the principles of ‘designing out crime’ in the introduction to section 8 (as per point 70)
<b>Policy Farr7 - Home-Based Businesses</b>				
		<b>No Specific Comments Received</b>		
<b>Policy Farr8 - Tourism Development</b>				
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"> <li>the scale of development is small and proportionate to existing activity and the locality;</li> <li>the potential impact on neighbouring uses is acceptable;</li> <li>they do not have an <b>adverse</b> impact on the surrounding local environment and the rural character of the area, and, where necessary,</li> </ol>	Suggestions for minor amendments have been made by EDDC.	Agreed to re-word the policy as suggested by EDDC (red text)

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		are suitably mitigated by <b>appropriate setting, design and landscaping works</b> ; and d) traffic, access and highway issues are satisfactorily addressed. 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.		
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.	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.  Criterion a) is the same as that used in approved Uplyme Policy UEM4.  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).	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)
<b>Policy Farr9 - Super-Fast Communication Infrastructure</b>				
108	EDDC	Suggest it should read: 1. Development to provide a super-fast communication infrastructure to serve the Parish will be supported where it is sensitively sited and sympathetically designed. 2. <b>Wherever practical</b> , all new residential, educational and business premises development <b>will be required to make</b> adequate provision for <b>the latest</b> high-speed broadband and other communication networks, <b>including provision of suitable ducting to accommodate FTTP broadband</b> . Suggested amendments are intended to strengthen the Policy and reduce subjectivity.	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> "
109	Resident	9.22 – wants to see plans that?	Seems to mis-read para. 9.22	Comment Noted

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				No change necessary as a result of this comment.
<b>10. Community and Recreation Facilities - General and Introduction</b>				
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 “ <i>public</i> ” 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	Comment Noted 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.
<b>Policy Farr10 - Existing Community Facilities</b>				
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 polices in the LP	Agreed to make reference in para. 10.6 to the Local Plan policies and support for it.
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	Agreed to refer submission from Farringdon Society of Arts to the <b>Parish Council</b> .

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			should be limited to providing context for the development policies that follow.	
<b>Policy Farr11 - New Community Facilities and Services</b>				
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 <b>Parish Council</b>
117	Dev Mgt DCC	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>
<b>11. Transport and Travel - General and Introduction</b>				
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 <b>Parish Council</b>
<b>Policy Farr12 - Walking and Cycling Routes</b>				
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 <b>Parish Council</b> for potential onward reference to Devon County Council
120	Dev Mgt DCC	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>
121	Resident	B3184 I feel very strongly that action should be taken about the above 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	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 <b>Parish Council</b>

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		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.		
<b>12. Monitoring the Neighbourhood Plan</b>				
122	Stuart Partners	<p>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.</p> <p>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.</p> <p>We trust you will take these comments into account, perhaps in consultation with EDDC.</p>	<p>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.</p> <p>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..”</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>	<p>Comment Noted</p> <p>No change necessary as a result of this comment.</p>
123	Crealy Theme Park and Resort and FWS Carter and Sons	<p>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 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).</p> <p>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>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 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 “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..”</p> <p>The PC may wish to challenge the assertion that the parish is a strategically</p>	<p>Comment Noted</p> <p>No change necessary as a result of this comment.</p>

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		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	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.	