

## Farringdon NP First Draft Policies

### Natural Environment and Countryside

**Objective: N1 Safeguard sensitive natural habitats**

*Gist: Policy that identifies areas of ecological and geological interest and requires development to avoid or mitigate any harm*

**Draft Policy Farr1 - Safeguarding the Natural Environment**

Development proposals should:

- a) respect local wildlife sites and habitats/species of principal importance, unless exceptional circumstances can be demonstrated, and appropriate mitigation measures provided;
- b) protect and, where possible, enhance the network of habitats, species, sites of importance and wildlife corridors;
- c) minimise impacts on biodiversity; and
- d) where possible seek to deliver a net gain in biodiversity.

Development proposals that would result in the loss of, or which would create unacceptable harm to, wildlife sites and other areas of ecological or geological importance, will not be supported.

**Objective: N2 Respect landscape character**

*Gist: Policy that requires development to recognise and respect rural character of the Farringdon area*

**Draft Policy Farr2 - Retaining Rural Character**

All new development should enhance the character of the surrounding area and respect the natural assets and rural nature of the Parish.

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

**Objective: N3 Protect woodlands, trees and hedgerows**

*Gist: Policy that requires development to avoid the loss of or damage to trees, woodland or hedgerows*

**Draft Policy Farr3 – Protecting Trees, Woodlands and Hedgerows****From Clyst St George**

Development proposals should avoid the loss of or damage to trees, woodland or hedgerows that contribute positively to the character, biodiversity and amenity of the area. Development proposals which could result in loss or damage to aged or veteran trees will not be supported. Where it is unavoidable, development proposals must provide for appropriate replacement planting on the site, together or as close as possible to it together with a method statement for the ongoing care and maintenance of that planting. Such replacement planting should be in the ratio of three trees for the loss of a large tree, two for a medium sized tree and one for a small tree.

New development within the proximity of existing mature trees will be expected to have an arboricultural method statement in place before any development commences. This will detail tree protection strategies to be employed during construction.

The areas of woodland delineated on Map X are regarded as important natural features. Any development proposals that would result in the loss, damage or deterioration of these areas will be resisted.

**Objective: N4 Encourage responsible farming practices**

*Gist: Policy that supports farm diversification or changes in agriculture or land management practices if they respect or enhance the rural landscape*

The following existing policies of the Local Plan may suffice:

**D7 – Agricultural Buildings and Development:**

New agricultural buildings and/or buildings intended for intensive agricultural activities that could give rise to adverse amenity, landscape, environmental or other impacts will be permitted where there is a genuine agricultural need for the development and the following criteria are met:

- 1 It is well integrated with its surroundings and closely related to existing buildings, being of appropriate location, scale, design and materials so as not to harm the character, biodiversity and landscape of the rural area particularly within the AONB.
- 2 It will not be detrimental to the amenity of nearby residents on grounds of smell, noise or fly nuisance.
- 3 It has been established that there are no other suitable buildings on the holding or in the vicinity which could meet the reasonable need.
- 4 It will not lead to an unacceptable increase in traffic on the local highway network
- 5 All clean roof and surface waters will be drained separately from foul drainage and foul drainage will not discharge to any watercourse in order to prevent pollution of the water environment.

Proposals for the development of new large-scale buildings for livestock or for other use that could have polluting impacts should be accompanied by a Waste Management Plan

**E4 - Rural Diversification:**

Proposals to diversify and expand upon the range of traditional agricultural related economic activities undertaken in rural areas will be permitted where a proposal meets the following criteria in full:

- 1 The proposal is complementary to, or compatible with, the agricultural operations in the rural area or on a farm and is operated as part of an overall holding.
- 2 The character, scale and location of a proposal are compatible with its landscape setting and any area of nature conservation importance.
- 3 The proposal would not use the best and most versatile agricultural land.
- 4 The likely amount of traffic generated by the proposal could be accommodated on the local highway network without harming road safety and without adverse visual impact upon the surrounding countryside.
- 5 Any new building (and associated parking and other structures/storage) does not detract from the historic environment is modest in scale and is sited in or adjacent to an existing group of buildings and is of a compatible design and will blend into the landscape in terms of design, siting and materials.
- 6 The proposal would not cause noise, air or water pollution or flooding nor harm the amenity of local residents.
- 7 The proposal would not cause noise, air or water pollution or flooding nor harm the amenity of local residents.
- 8 All new agricultural and agricultural related buildings within 1 kilometre of sighting of barn owls or signs of their activity with a ridge height of 3 metres or more shall make suitable provision for the nesting of barn owls, whether or not they have been observed at the site.

**Strategy 28 - Sustaining and Diversifying Rural Enterprises:**

The Local Plan will provide for developments that will help sustain and diversify agricultural and traditional rural enterprises and add value to rural produce. The reuse of rural buildings to provide jobs and accommodate business start-ups and expansions will be encouraged.

**Built Environment and Housing**

***Objective: H1 Ensure housing development meets a recognised local housing need***

*Gist: Policy that requires new housing development to relate to a local need*

**Draft Policy Farr4 – New Housing Development**

Development proposals for individual dwellings and small-scale housing development schemes, including affordable housing, on new sites will be supported provided the proposal:

- a) contributes to meeting a demonstrable local housing need in the Parish;
- b) is in proximity to other dwellings and would not result in an isolated development in the countryside;
- c) is of a high-quality design and layout, that adds positively to the character of the area;
- d) provides a housing density that achieves a best use of land, whilst being of a massing and height appropriate to the character of its surroundings;
- e) provides adequate, well designed off-road parking spaces;
- f) protects the amenity of neighbouring properties;
- g) includes the use of appropriate sustainable urban drainage systems (SUDS) and other measures, such as permeable surfaces, to minimise surface water run-off;
- h) does not involve the loss of higher-grade agricultural land or land of local amenity or recreational importance;
- i) minimises harm to existing landscape features, such as including trees, hedges/banks;
- j) makes use of natural/soft boundary treatments where appropriate; and
- k) maintains and provides green linkages within and around the site and delivers an overall improvement to biodiversity value.

**Objective: H2 Ensure new development is of an appropriate scale and design**

*Gist: Policy that sets appropriate scale and design standards*

#### **Draft Policy Farr5 – Extensions to Existing Buildings**

Proposed extensions and/or alterations to dwellings must appear subservient in size and scale to the existing building and will be required to be constructed of complementary materials and be of a design which reflects and enhances the character and appearance of the existing building. New roofs are to be pitched unless this is out of character with the existing building.

Extensions and alterations to non-residential buildings will be required to be of a design which reflects and enhances the character and appearance of the existing building and to appear in keeping with the surrounding built development or landscape.

**Objective: H3 Encourage eco-friendly development**

*Gist: Policy that encourages eco-design in new development*

**The following existing policy of the Local Plan may suffice:**

#### **Strategy 38 - Sustainable Design and Construction:**

Encouragement is given for proposals for new development and for refurbishment of, conversion or extensions to, existing buildings to demonstrate through a Design and Access Statement how:

- a) sustainable design and construction methods will be incorporated, specifically, through the re-use of material derived from excavation and demolition, use of renewable energy technology, landform, layout, building orientation, massing, use of local materials and landscaping;
- b) the development will be resilient to the impacts of climate change;
- c) potential adverse impacts, such as noise, smell, dust, arising from developments, both during and after construction, are to be mitigated.
- d) biodiversity improvements are to be incorporated. This could include measures such as integrated bat and owl boxes, native planting or green roofs.

Until the adoption of nationally prescribed standards, developments of 10 or more dwellings or 1,000m<sup>2</sup> of commercial floor space should be assessed using the CSH or BREEAM, with housing developments meeting at least CSH Level 4 from 2013 and other uses BREEAM of at least 'Very Good'.

**Objective: H4 Reinforce the sense of a village centre**

*Gist: Policy that designates village centre and sets out specific criteria for development within that area*

#### **Draft Policy Farr6 – Reinforcing the Village Centre**

Development proposals that help reinforce the sense of a village centre within the area defined on Map X will generally be supported.

**Objective: H5 Set criteria on garden development**

*Gist: Policy that establishes criteria for any garden development*

**Draft Policy Farr7 - Infill, Back-land and Garden Development**

**Based on Ottery**

Development proposals for one or more dwellings on infill, back-land and residential garden sites will be supported provided the proposals:

- a) are of a scale, mass and built form that responds to the characteristics of the site and its surroundings;
- b) protect the amenity and privacy of neighbours;
- c) make adequate provision for private amenity space and off-street parking for the new development; and
- d) include boundary treatments for new and amended curtilages that reflect those prevailing in the area.

Proposals for residential development for one or more dwellings on infill, back-land and residential garden sites will be resisted if:

- a) they would lead to overdevelopment of a site or the appearance of cramming; or
- b) they would adversely affect neighbouring properties by overlooking or seriously reducing the amount of daylight available to buildings or gardens; or
- c) they would reduce the level of off-street parking for existing residential properties; or
- d) they would require removal of trees or greenspaces that make a significant contribution to the character or ecological value of the local area; or
- e) they are for open frontages or the use of the frontage for parking in areas where enclosed front boundaries prevail.

**Business and Tourism**

**Objective: B1 Control the impact of industrial/commercial activity**

*Gist: Policy that defines business zones and sets development criteria within the zones*

**Draft Policy Farr8 – Existing Business and Commercial Areas**

**Based on Clyst St George**

Business and commercial development or redevelopment on the sites listed below (and delineated on Map 9) 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.

- Crealy Adventure Park
- Greendale Business Park
- Hill Barton Business Park
- The Drive
- Waldrons Farm Business Area

All business/commercial development should:

- a) respect the character of its surroundings by way of its scale and design;

- b) not harm the surrounding landscape;
- c) not have an adverse effect on its neighbours;
- d) not have an unacceptable adverse impact on the transport network and parking provision; e) safeguard residential amenity and road safety;
- f) promote access on foot or by bicycle;
- g) mitigate any adverse effects of noise, air pollution and light pollution; and
- h) ensure there is no increase in flood risk.

**Objective: B2 Encourage appropriate types of small enterprise**

*Gist: Policy that supports small-scale business development in areas of the Parish outside the business zones subject to certain criteria*

**The following existing policy of the Local Plan may suffice:**

**E5 Scale Economic Development in Rural Areas:**

In villages and rural areas small scale economic development (not including retail use classes/other uses in Classes A1 – A4) and expansion of existing businesses designed to provide jobs for local people will be permitted where:

1. It involves the conversion of existing buildings. Or
2. If new buildings are involved, it is on previously developed land. Or
3. If on a Greenfield site, shall be well related in scale and form and in sustainability terms to the village and surrounding areas.

Provided that the following criteria are met: a safe highway access, the local highway network is capable of accommodating the forecast increase in traffic established by a Traffic Assessment, no detrimental impact upon the amenities of neighbouring properties, wildlife, landscape or historic interests. All new buildings shall be designed to blend into their location and shall meet sustainable construction and on site renewable energy production. In order to ensure that land is retained for the benefit of the local economy, permitted development rights allowing changes to alternative uses will be withdrawn

**Objective: B3 Support small-scale tourism initiatives**

*Gist: Policy that restricts the scale of tourism development*

**Draft Policy Farr9 – Tourism Development****From Uplyme**

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

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

**Objective: B4 Address barriers to home-working**

*Gist: Policy that supports improved communications infrastructure*

**Draft Policy Farr10 - Super-Fast Communication Infrastructure****From Rockbeare**

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

**Objective: B5 Address barriers to home-working**

*Gist: Policy that supports change of use of part of dwelling to business use*

**Draft Policy Farr11 – Home-Based Businesses**

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

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

**Community Facilities and Services**

**Objective: C1 Facilitate the development of a community hub**

*Gist: Policy that supports multi-use community facilities*

**Draft Policy Farr12 – Existing Community Facilities**

**From Rockbeare**

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

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

**Objective: C2 Support new and improved community facilities and spaces if needed**

*Gist: Policy that supports development to provide better community/social facilities*

**Draft Policy Farr13 – New Community Facilities and Services**

Proposals for additional community services and facilities within the Parish will be supported provided they would not have significant harmful impacts on:

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

**Transport**

**Objective: T1 Support improvements and extensions to the footpath network and safe cycling routes**

*Gist: Policy that supports development to improve or extend safe walking and cycling routes*

**Draft Policy Farr14 – Walking and Cycling Routes**

**From Clyst St George**

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