

Annex 2: Farringdon Neighbourhood Plan – Examination Version Policy Extract

The following provides a schedule of the Plan policies as submitted for examination, prior to incorporation of the Examiners Proposed Modifications.

Policy Farr 1: Safeguarding the Natural Environment

Development proposals should:

- a) avoid development on local wildlife sites, and habitats 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) whenever possible, deliver a net gain in biodiversity.

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

Policy Farr 2: Retaining Rural Character

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.

Policy Farr 3: Protecting Trees, Woodlands and Hedgerows

- A. Development proposals should avoid the loss of or damage to trees, woodland or hedgerows that contribute positively to the character, biodiversity and amenity of the area.
- B. Development proposals which could result in loss or damage to aged or veteran trees will not be supported.
- C. New development within the proximity of existing mature trees will be expected to have a tree protection plan in place before any development commences, prepared in accordance with British Standard 5837:2012. This will detail tree protection strategies to be employed during construction. An arboricultural method statement will also be required to cover any proposed works to trees or other works within their root protection areas.
- D. Where it is unavoidable, development proposals must provide for appropriate replacement planting on the site, or as close as possible to it, together with a management plan for the ongoing care and maintenance of that planting. Such replacement planting should use appropriate native species with an expected mature size similar to those removed and be in the ratio of three trees for the loss of a large tree, two for a medium sized tree and one for a small tree.
- E. The areas of woodland delineated on Map 4 are regarded as important natural features. Any development proposals that would result in the loss, damage or deterioration of these areas will be resisted.

Policy Farr 4: Extensions to Existing Dwellings

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

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

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

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

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

Policy Farr 5: Self-build and Custom-Built Dwellings

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

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

The development should:

- g) be of a high quality that respects the setting of heritage assets and the rural character of Farringdon;
- h) form a harmonious relationship with the existing dwelling and any neighbouring properties;
- i) make adequate provision for private amenity space and off-street parking for both the existing and additional dwelling;
- j) ensure that access arrangements do not detract from the host dwelling or neighbouring properties in terms of appearance, noise or fumes; and
- k) include boundary treatments that reflects those prevailing in the area.

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

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

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

Policy Farr 6: Existing Business & Commercial Areas

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

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

All business/commercial development should:

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

Policy Farr 7: 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.

Policy Farr 8: Tourism Development

Proposals for the development and expansion of tourism-related businesses will be supported providing that:

- a) the scale of development is small and proportionate to existing activity (not including Crealy Park), and the locality;
- b) the potential impact on neighbouring uses is acceptable;
- c) they do not have an adverse impact on the surrounding local environment and the rural character of the area, and, where necessary, are suitably mitigated by appropriate setting, design, and landscaping works; and
- d) traffic, access and highway issues are satisfactorily addressed.

Policy Farr 9: Super-Fast Communication Infrastructure

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. Whenever practicable, new residential, educational, and business premises development will be required to make adequate provision for the latest high-speed broadband and other communication networks including provision of suitable ducting to accommodate FTTP [Fibre to the Premise] broadband.

Policy Farr 10: Existing Community Facilities

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

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

Policy Farr 11: Community Facilities & Services

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

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

Policy Farr 12: Walking & Cycling Routes

Development proposals to improve accessibility and extend local footpaths, bridleways and cycle-paths and strengthen links with the wider transport networks will be supported.