



Harberton Parish Neighbourhood Plan

Draft version 2014-03-20

www.harbertonford.org/dwiki/

The neighbourhood plan

The neighbourhood plan is being constructed by a subcommittee of the parish council. The plan covers the entire parish area.

The completed plan will add local detail to the South Hams local plan, particularly concerning house building but also any other topic of local concern.

The South Hams local plan is currently also under construction, so the two plans will develop collaboratively.

The plan must accord with national law, in particular with the Localism Act 2011, which defines the process of making the plan.

The plan must be ratified by a majority vote in a parish referendum.

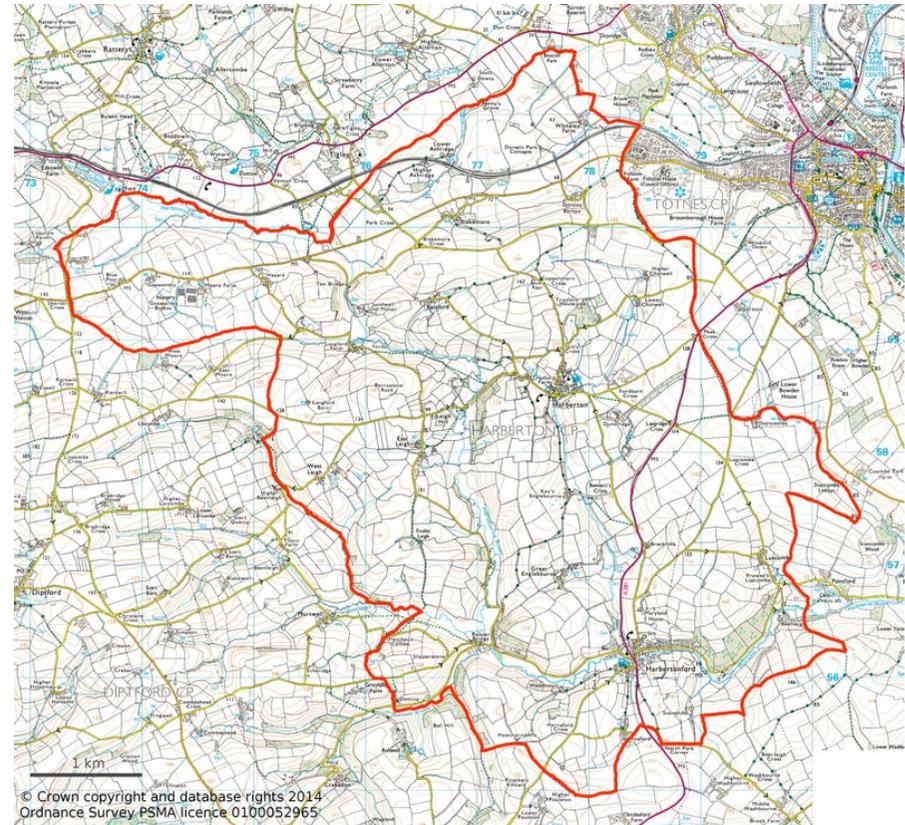


Figure 1: The parish boundary.

What the neighbourhood plan can do

It can define where and what type of development should happen.

It can propose more development than is set out in the South Hams District Council local plan, but not less.

It can include detailed policies that refine more general statements in the local plan, such as policies about affordable housing, space for businesses, community facilities and design of buildings.

What the neighbourhood plan can not do

It must not conflict with strategic policies in the local plan and cannot be used to prevent development that is already in the local plan.

The neighbourhood plan must not conflict with national and regional policies and it must be consistent with, and prepared in collaboration with, the South Hams local plan.

How does neighbourhood planning work?

There are 4 key stages to neighbourhood planning.

1. Define the neighbourhood: we have already completed this step - it is the whole parish.
2. Prepare the plan: local people will draw up the plan. It is being openly edited on the internet.
3. Independent check: an independent examiner will check that the neighbourhood plan complies with the law and with the local plan.
4. Community referendum: the local council will organise a referendum on the plan. There needs to be just a simple majority of votes in favour.

We are now in stage 2. We invite your comments on this current draft. Refer to the last page of this document, or to the website, for how to respond electronically.

New houses in the parish

An independent review in 2013 indicated a need for 28 new dwellings to meet local demand for affordable housing. The existing local plan states a need for 60 houses, of all kinds. The revision of the local plan has not yet defined a housing target. Proposed sites for housing are described below. 60 - 70 houses are proposed for Harberton and Harbertonford, to be selected from the 11 potential sites. Please give your opinion on the suitability of each site. We suggest that you use the response sheet to give your ranking, and your comments. Note that larger sites will not necessarily hold more houses - the site size is adjustable.

Policies

H1. The plan allocates housing sites within Harberton and Harbertonford to meet local growth needs.

H2. New housing in the villages will be required to provide sufficient affordable housing in the form of self-build, social housing or below market price dwellings, to meet local housing need.

H3. Additional allocation is proposed at Follaton to meet external demand.

H4. New housing outside the three main settlement areas will not normally be acceptable, apart from exception sites, or when justified for agricultural purposes. Redundant farm buildings may be considered for conversion to houses.

H5. All new building will be expected to have good design and high building standards.

H6. Car parking shall be provided at a rate of one car space per bedroom in new residential development.

H7. All outside spaces except roads shall be free draining.

H8. Large housing developments will only be allowed where there is direct access to the A381, or to Plymouth Road.

1. Land north of Harberton village. This site is included in the current South Hams local plan where it is allocated 50 dwellings and associated workshop and play space, to be shared with the garage site (2). However, the owner wishes to retain it as agricultural land. Access is difficult from the A381 and this neighbourhood plan is strongly against allowing motor access to Old Road. The site is prominent in the landscape.

2. Garage site. This site was merged with site 1 in the South Hams local plan but it is treated as a separate site in this plan. It would be suitable for up to five houses.

3. New Cottages Field. This site is suitable for terrace or relatively dense development of good quality design, with potential for up to forty dwellings. Access could be from A381 or through or around Packs Close.

4. Old Mill site. This site is included in the South Hams local plan, with a proposal for 10 dwellings, of which six or seven could be built within the historic walls.

5. Woodcourt Road site. A sloping site suitable for about five houses of original design, with vehicle access to Woodcourt Road.

6. Kiln Lane. There are a number of potential sites for individual houses off Kiln Lane although plots have not been identified. The existing road access is likely to be acceptable for up to five dwellings, but pedestrian access would need to be improved.

7. Chapel Field. This site was offered to South Hams for development in the recent call for sites. Access for motors must be from the A381. A footpath would be needed to connect to Kiln Lane. There is space for up to twenty houses.

8. Yeoldens Stream fields. This site would require a new vehicle access from the A381, with foot and cycle access along Hernaford road. The site is visually sheltered. There is potential for up to twenty five houses including terrace development.

Harbertonford housing sites

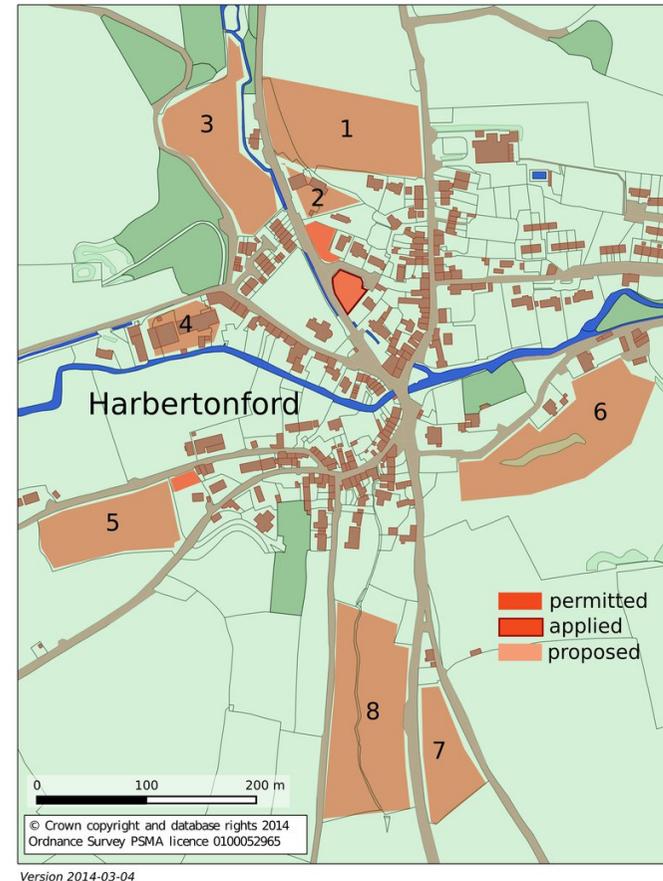


Figure 2: Harbertonford housing sites.

Harberton housing sites

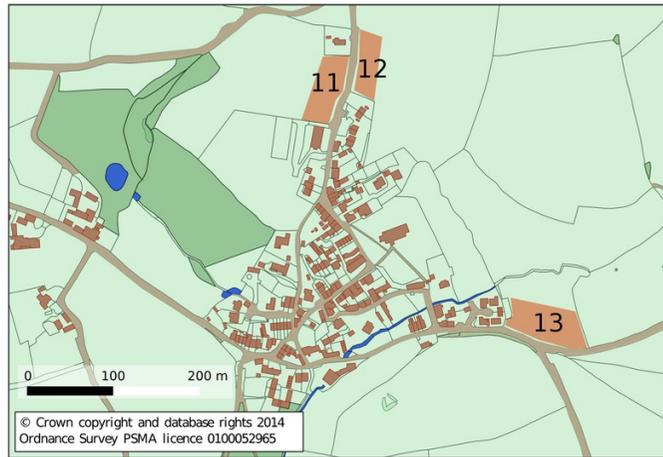


Figure 3: Harberton housing sites.

11. Vicarage Field. This site could provide up to five detached dwellings. It has been offered in the recent South Hams call for sites.

12. Land north of Pendarves. This site is currently under negotiation for eight to ten low cost houses, to be built by Harberton and Harbertonford Community Land Trust (H&HCLT). It will be used for affordable housing for locally connected people. There is also a possibility for community projects such as allotments or orchards to be part of the scheme.

13. Site adjacent to Meadow Close. This site is well concealed within the landscape. There is potential for up to ten dwellings.

Follaton housing sites

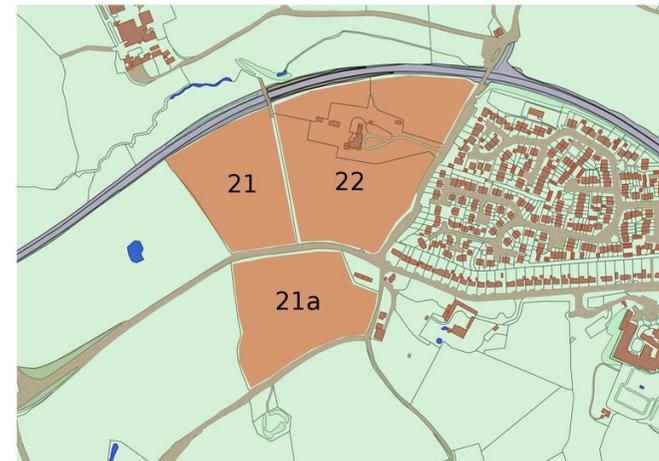


Figure 4: Follaton housing sites.

21,21a,22. Land off Plymouth Road, Follaton. These three fields have been offered for development in the recent call for sites by South Hams council. This is a site suitable for up to four hundred houses and community facilities. However, infrastructure improvements will be needed, because of traffic congestion on Plymouth road and the inadequate pedestrian and cycle access to Totnes centre. These sites provide an option for the future expansion of Totnes, and will be considered in collaboration with the Totnes neighbourhood plan which is currently being constructed.

Transport

This map shows the Devon County Council designation of roads in the parish. The smaller the number on the legend description, the better the standard of maintenance. Roads in categories 10 to 14 are likely not to be maintained by the county. Please comment on roads which need a change of status, or particular consideration in the plan.

(The map can be zoomed for adequate resolution of detail.)

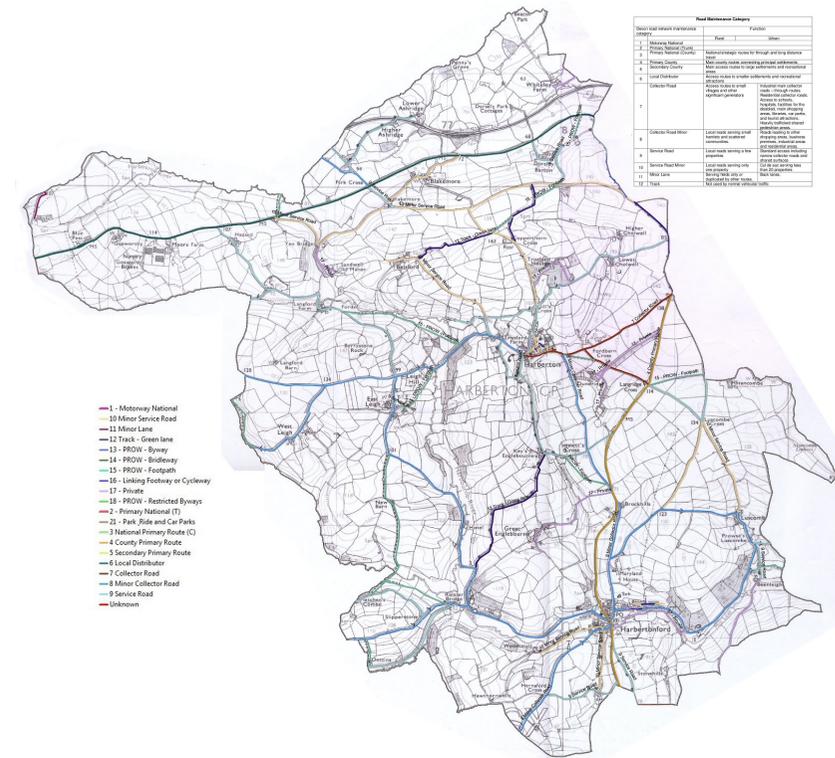


Figure 5: The Harberton parish road network.

The A381

The A381 is part of the Devon strategic road network linking Totnes with Dartmouth and Kingsbridge. County council surveys indicate an average traffic flow of around 11,000 vehicles a day, with many heavy goods vehicles. There is no protected pedestrian crossing between Totnes and Harbertonford, yet the road has a bad accident record (see the map on page 8). In Harbertonford there are numerous hazards which the neighbourhood plan must try to remove.

- 1: Narrow pavement leading to pedestrian crossing with poor sight line to northbound traffic.
- 2: Footpath over the bridge is overrun by long vehicles and its south end is obstructed by parked cars.
- 3: Proposed footbridge over the Harbourne river, giving access to a new pedestrian crossing with good sight lines in both directions.
- 4: Bus shelter for southbound passengers.
- 5: Foot passage to Kiln lane obstructed by flower bed built out into the road.
- 6: Proposed footpath to Chapel lane, bypassing the narrow section of the A381.

Harbertonford footpaths on A381



Figure 6: The footpaths within Harbertonford.

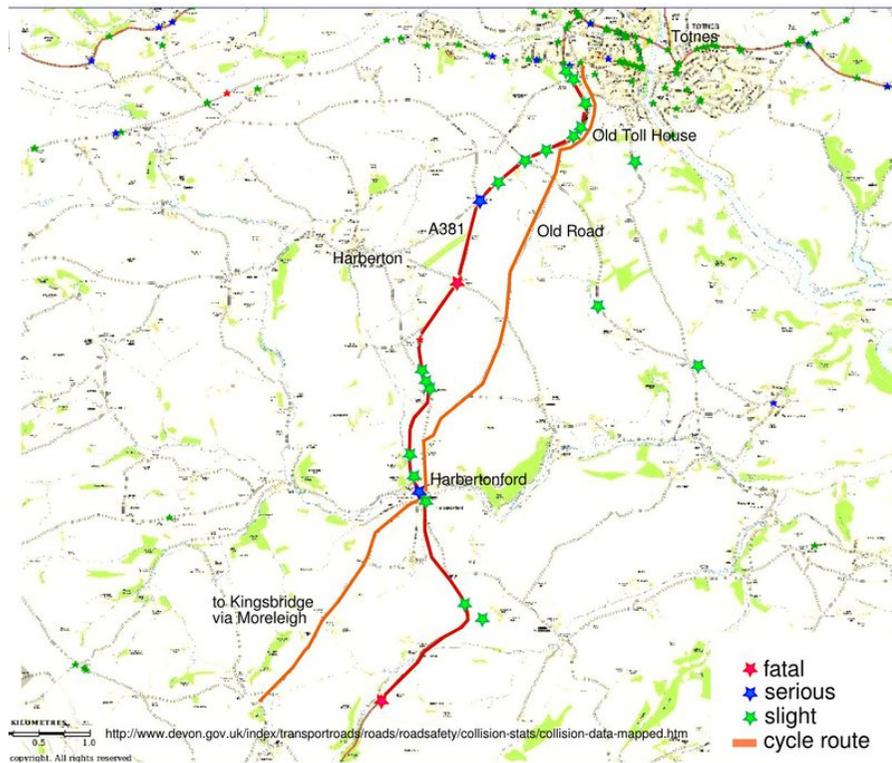


Figure 7: Accidents on the A381 and minor roads.

A map of reported accidents on the A381, based on Devon County Council records. For contrast there have been no recorded accidents (though there have undoubtedly been accidents) on Old Road, which we want to keep as a well surfaced road for cycle and foot traffic (see the cycling section).

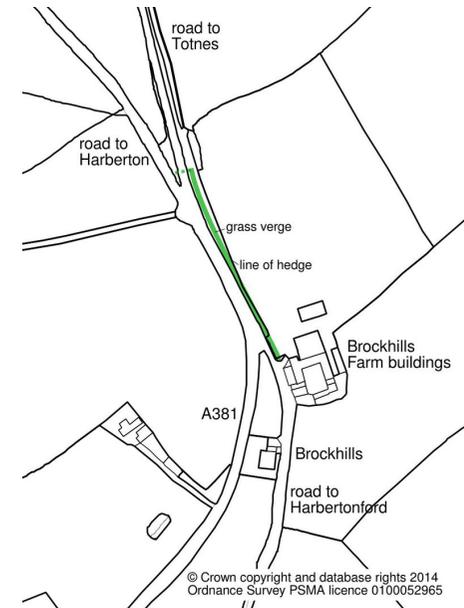


Figure 8: Walking/cycling track beside the A381 at Brockhills

Proposed foot and cycle path from Brockhills, beside the A381 to the turning to Harberton. This will replace 100 m of tramping over tussocky road verge. Ideally, a central refuge should be made at the A381 crossing.

Transport policies

- T1. Establish a 50 mph speed limit on the A381 throughout the parish.
- T2. Build safe crossings for pedestrians and cyclists crossing the A381 at Langridge Cross and north of Brockhills.
- T3. Build a pedestrian bridge across the Harbourne river east of the current road bridge at Harbertonford, and then put a pedestrian crossing linking the footbridge with Moreleigh Road.
- T4. Use every opportunity to improve footpaths beside the A381 through Harbertonford.
- T5. Establish a 20 mph speed limit within Harbertonford.

Parking

Many older houses do not have parking so there is much roadside parking; also unlawful, and annoying, parking close to junctions. Additional off-road parking is needed particularly in Harbertonford

Policies

- T6. Additional public car parking space will be sought in Harbertonford. (No suitable sites have yet been identified and suggestions are welcomed)

Public transport

Scheduled bus services are concentrated along the A381 with an hourly service between Totnes and Dartmouth and a less frequent service between Totnes and Kingsbridge. The nearest point to Harberton on the main road is Langridge Cross. A few buses detour through Harberton, involving additional driving time in turning within the village. We therefore offer an alternative position for the bus stop which allows a swifter passage to buses and is therefore more likely to be served, in spite of the small passenger numbers from Harberton.

Harberton neighbourhood plan
Public transport to Harberton village

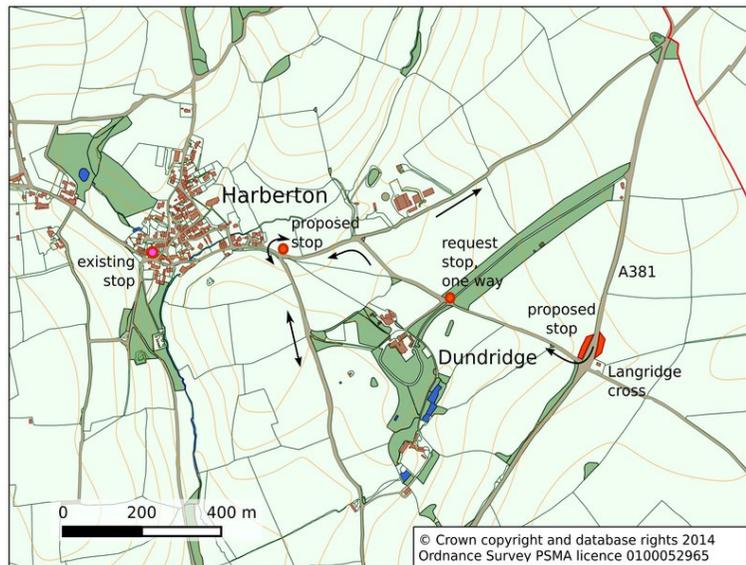


Figure 9: Suggested placing of the Harberton bus stop.

Policies

T7. Bus shelters and electronic information screens will be put at Harberton, Harbertonford and Langridge Cross.

T8. Off road lay byes will be provided to allow safe bus stopping at Langridge Cross.

T9. Consideration will be given to relocating the Harberton bus stop to the junction with the road to Harbertonford, to encourage more frequent use by commercial buses and community transport.

Cycling

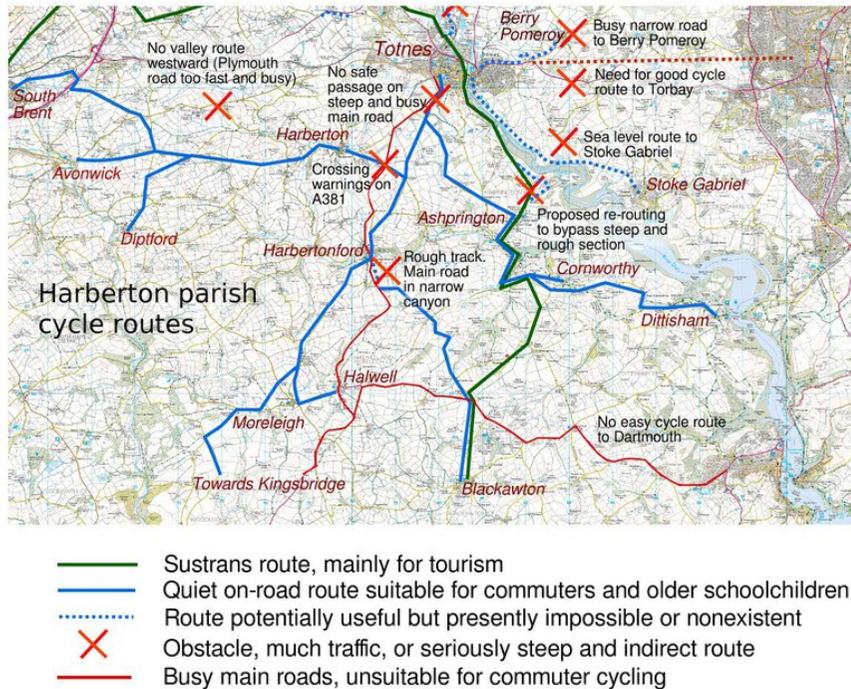


Figure 10: Cycle routes within and around the parish.

The map shows the best cycle routes within the parish, marking points of danger and inconvenience. There are no off road cycle tracks within the parish.

The main cycling routes for commuting and access to schools and shops are between Harberton, Harbertonford and Totnes. These routes are all quiet roads rather than dedicated cycle tracks. The recommended cycle route from Harberton to Totnes is via Langridge Cross to Old Road. The route crosses the A381 at Langridge Cross. A narrow section of off-road path at the Old Toll House needs improving. It is in Totnes town, so it will be negotiated as part of its neighbourhood plan.

Policies

T10. The designated cycle routes linking Harberton - Harbertonford - Totnes will be protected and maintained.

T11. Additional sections of cycle/footpaths will be negotiated at Brockhills and between Kiln Lane and Chapel Lane.

T12. Hernaford road will be re-designated a cycle path/green lane to serve the new community at Hernaford.

T13. Old road will be designated a cycle way, to ensure good maintenance of this quiet route from Harbertonford to Totnes.

Social amenities

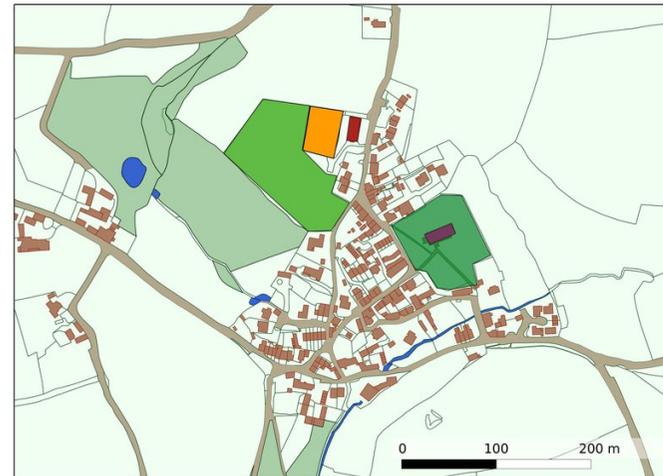
Harberton has St Andrews Church, pub, parish hall, childrens play area and a cricket ground. Harbertonford has rather more facilities, with St Peter's Church, village hall, pub, shop, post office, petrol filling station, football pitch, children's playground and primary school. A modest increase in population should help maintain existing facilities as well as providing support for new services within existing buildings in the village centres.

Policies

SA 1. The field immediately north and east of Harbertonford school site will be safeguarded from development to allow for future expansion of educational use.

SA2. Within the village centres, retail and leisure uses will be supported, including changes of use and additional uses of existing facilities.

Harberton public spaces



Harbertonford public spaces

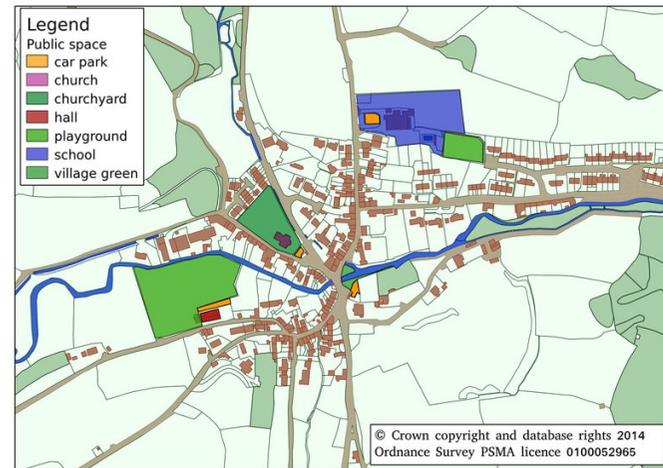


Figure 11: Public spaces.

Business and employment

Some 675 residents are in work. The main sources of male employment in the parish are building and farming while education, social and health are the main sources of female jobs. Many jobs involve commuting to Totnes or further afield. Farming accounts for 7% of jobs.

There are no large employers in the parish but there are a number of small industrial sites developed in redundant farm buildings.

A relatively high proportion of people work from home.

A fast internet connection is important for many of these rural businesses, as well as for residents.

Policies

BE1. Farm diversification will be encouraged, if it does not harm the conservation of the landscape, wildlife and buildings in the countryside.

BE2. The conversion of redundant farm buildings for business use will be encouraged, subject to access, landscape and environmental impact considerations.

BE3. The use of residential homes and adjacent buildings for small scale businesses will be supported subject to their not being a nuisance to neighbours.

BE4. The improvement of digital communications networks serving the parish is a high priority for residents and businesses within the parish.

The Built Heritage

Much of the character of the parish arises from the use and appearance of the buildings and structures in the two villages and surrounding rural areas. In particular, the dominant use of stone for buildings and boundaries is a key feature of the area.

The historic cores of Harberton and Harbertonford are designated as conservation areas, within which changes need to be in sympathy with the character of the surroundings.

The parish has a rich collection of over 100 listed buildings ranging from St Andrews Church to a roadside butter store at Hernaford. The listing covers imposing houses such as Dundridge and Stancombe and humble cottages in Harberton and Harbertonford.

In addition to the national listings, there are sites and structures with a local historic interest, ranging from the disused quarries and leats to stone markers and date plates. A local heritage list is being prepared as part of the neighbourhood plan.

Policies

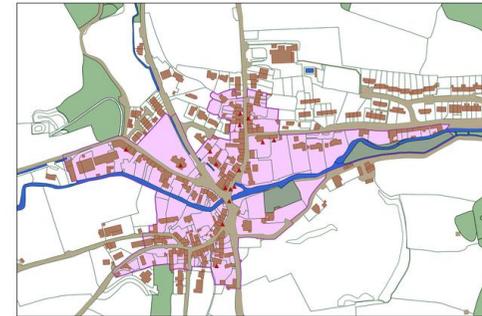
BH 1 Alterations and additions within the conservation areas will only be approved where they maintain the character and quality of the area.

BH 2 Alterations to listed buildings will only be approved where the character and integrity of the structure is maintained.

BH 3 Sites and structures identified as of local heritage interest will be protected from unsympathetic development.

Conservation areas

Harbertonford



Harberton

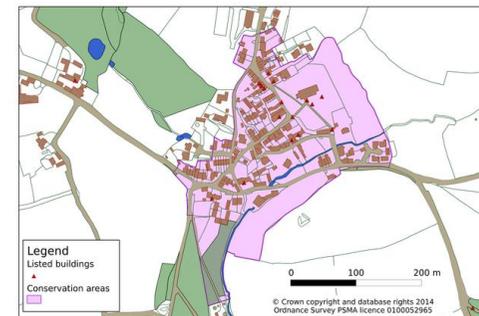


Figure 12: Conservation areas, as defined by South Hams District Council.

The Rural Environment

The landscape of the parish consists of a plateau dissected by the deep valleys of the River Harbourne and the Harberton Stream. The plateau is largely arable with relatively few individual trees or woods. The valleys are wooded in places with grassland on the valley floor and permanent pasture on the steep slopes.

Map of woodland, orchards and rough pasture

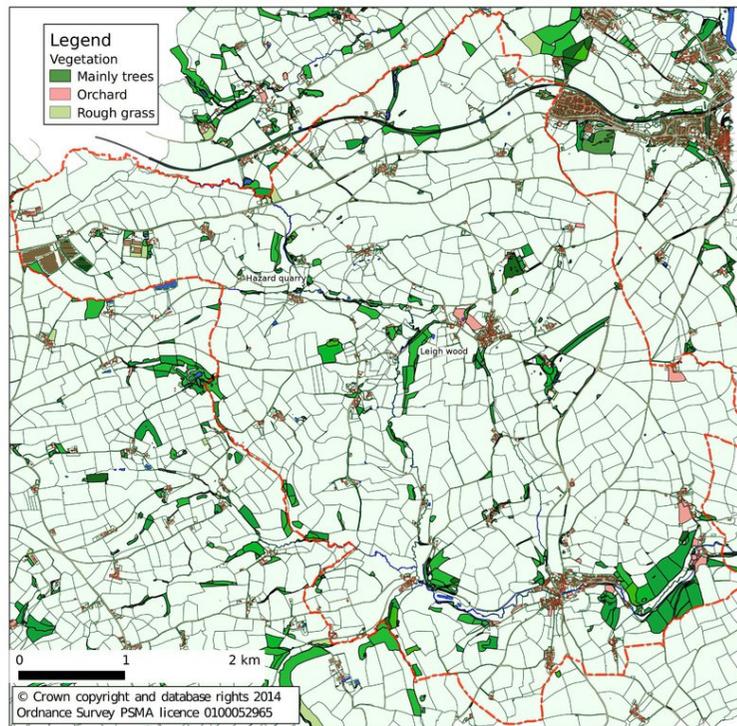


Figure 13: Woodland and orchards.

Despite the varied habitats in the Parish, there are few international, national or local nature conservation sites designated within the parish. Hazard Quarry is designated a geological Site of Special Scientific Interest. Leigh wood (west of Harberton) is designated ancient woodland.

There are sites of local interest because of their particular fauna or flora. A list of such sites will be drawn up (we welcome your suggestions).

Policies

RE1. Proposals for development must take into account possible impacts on the conservation interest of the site and area, and include measures to minimise adverse impacts.

RE2. Sites identified as of local conservation interest will be protected by agreement with landowners and managers.

Woodland

Although woodland is not extensive in the Parish, it plays an important role in the attractiveness of the landscape, biodiversity and in ameliorating flooding.

Ancient woodland survives at Leigh Wood and Rookery Wood west of Harberton; elsewhere trees have colonised abandoned quarry sites. Newer woodland has been established east of Harbertonford.

Additional woodland planting along the river valleys will contribute towards flood alleviation as well as providing wildlife and recreation benefits.

Restoration of parkland landscapes associated with grand houses such as Dundridge and Tristford would enhance the surrounding countryside. There are also opportunities to add new landscape elements.

Policies

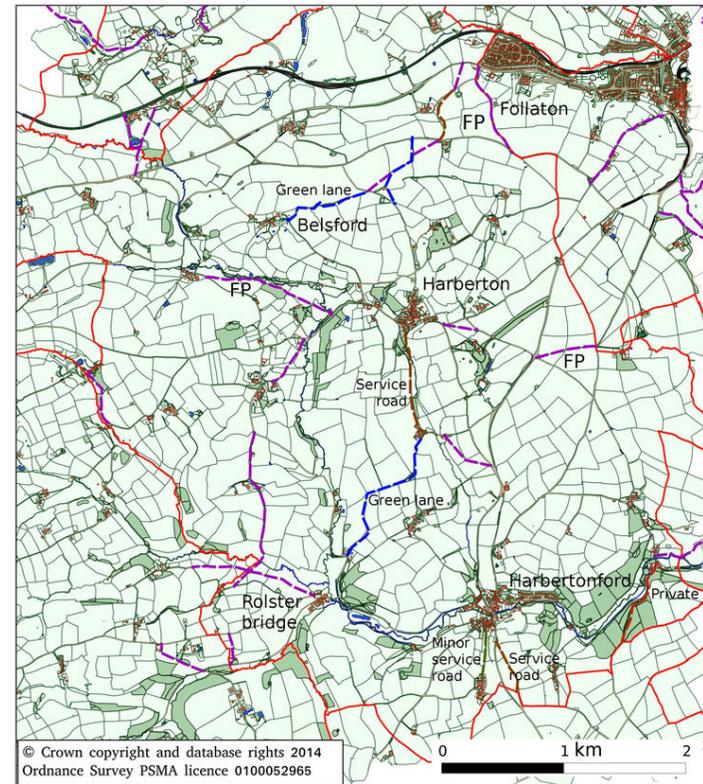
RE 3. Landowners are encouraged to plant new woodland along the steep slopes in the river valleys as part of a wider flood alleviation scheme.

RE4. Encouragement will be given to the restoration of landscaped parks and to the planting of a new avenue along Old Road.

Public access

For a rural parish, there is little public access to open or wild land. The footpath network is relatively sparse and there are no public spaces outside the two villages. There is no public woodland and no right-to-roam land. An important aim of this plan is to give better public access to nature, in the form of a network of permissive paths, and the establishment of green spaces for informal community use.

Footpaths, green lanes, service roads



The tracks marked on this map are presently traffic free, being only passable with difficulty by motor cars.

The designations are from DCC highways map.

Figure 14: Traffic free public rights of way.

The Harbourne Trail

Harbourne trail and Harberton path

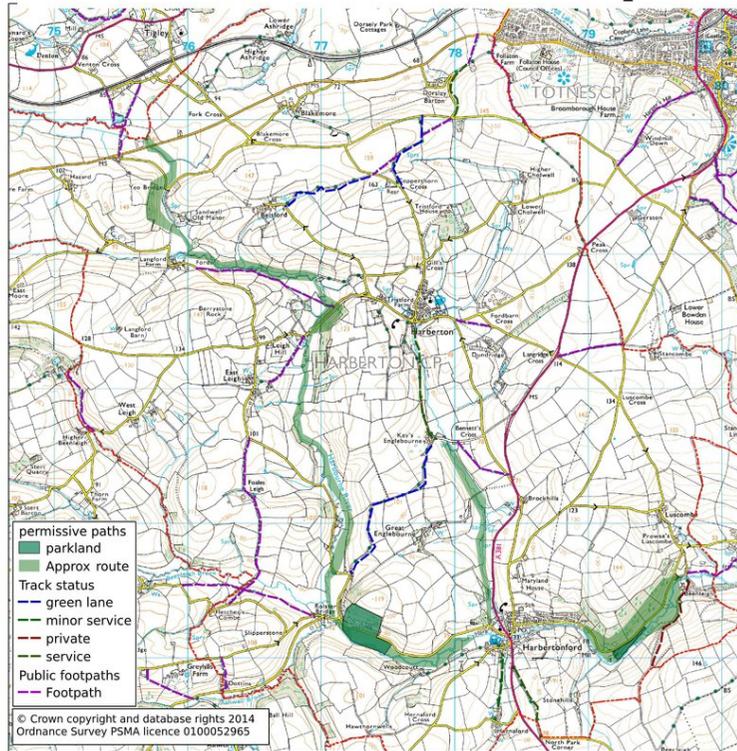


Figure 15: The Harbourne trail.

A concept map showing woodlands forming a nearly continuous thread along the two main rivers. The darker green areas are spaces that could be made publicly accessible by negotiation.

These routes cross many ownership boundaries and their negotiation is a long term process, intended to provide a coherent network of footpaths which cause the least inconvenience to agriculture and the most interesting scenery and wildlife for walkers.

Two possible sites for the creation of green spaces providing informal public access have been identified at Palmer's field (the flood plain upstream from Palmer's dam) and Joyner's old nursery site, east of Harbertonford along Bow road.

The Harbourne river is navigable, by canoe, in the downstream direction, for most of its course through the parish.

Policies

RE5. Encouragement is given to the establishment of permissive footpaths by agreement with landowners.

RE7. Provide green spaces for informal public leisure use on Palmers Field and/or Joyner's nursery site in Bow Road, Harbertonford.

RE8. A right of navigation by canoe or kayak will be established on the River Harbourne subject to agreement with riparian owners.

Sustainable energy

Given its location in the south west of England, the parish has potential for wind turbines, solar farms, individual solar panels on houses and barns, biomass fermentation or burning, and a small contribution from hydro.

Wind can provide sustainable energy in the parish. However, the erection of large turbines over 50 metres high is unlikely to be compatible with the conservation of the landscape. Smaller turbines in the few hundred kilowatt range are a useful supplement to farm income.

The relatively high light intensity and the moderate agricultural quality of the local soils also ensures that solar panel farms are a financially attractive development where connection to the grid is readily accessible.

The geology excludes fracking.

The parish expects community benefit from wind turbine and solar panel farms; either financial contributions or compensatory improvements to wildlife habitats and public access.

Policies

SE1. Sustainable energy projects will be supported, where they are compatible with conservation policies. In particular, projects initiated by the community will be encouraged.

SE2. There is an expectation that such projects will generate community benefit.

SE3. The installation of solar panels on new and existing buildings will be supported, including on listed buildings and in conservation areas subject to considerations of visual impact and physical stress on the structure of the building.

SE4. The use of woodlands and public green spaces for the production of wood biomass will be encouraged for community use and benefit.

SE5. Restoration and maintenance of leats and the installation of small scale hydro generators will be encouraged.

Exhibition and meeting dates

Exhibition in Harberton Church, Monday 24 March to Sunday 30 March, 10 am to 5 pm.

Exhibition in Harbertonford Church, Monday 31 March to Sunday 6 April, 10 am to 5 pm.

The public meeting is in Harbertonford Village Hall on Thursday 24 April at 7 pm.

How to comment on the plan

There will be a suggestions box at the exhibitions.

Comments can be sent to the chairman of the neighbourhood plan sub-committee of Harberton parish council, Geoff Broom:
broom10@btinternet.com

Please copy your comment also to the parish clerk,
Diana Crann: clerk@harbertonpc.plus.com
Mark your comment HNP on the subject line.

Supplementary information

There is more information on the Harberton parish neighbourhood plan website:

<http://www.harbertonford.org/dwiki/doku.php/index>

There you will find flood zone maps, names of listed buildings and monuments, and documents relating to earlier SHDC planning documents.

Introduction to neighbourhood planning:

<http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/>

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