

## **HARBERTON AND HARBERTONFORD NEIGHBOURHOOD PLAN**

### **COMMENTS RECEIVED FOLLOWING PRESENTATIONS 2015**

**NOTE** - These are copied verbatim from comments received , without spell or grammar checking or editing . The originals are available for inspection . Where comments cross various categories they have been split .

#### **ENVIRONMENT**

Fantastic - need a permanent display and show to tourists . Have a special tourist map with places of interest , walks , cycle routes , B&B's , pubs, churches etc.

Could more be made of the Halwell/Stanborough ridge monuments . Nearby footpath is pretty overgrown .

We need better signage but love the roads ! More promotion of tourist hotspots , walks , B&B and pubs .

A strategy or policy to protect corners of Agricultural fields where small copses exist . Also to protect Devon Hedges and encourage farmers not to farm up to the very edges of fields but to leave a boundary uncultivated for insects and wildlife to live .

The A 381 is becoming a nightmare - DCC do not want to restrict vehicle sizes but the Parish Council should consider representations to get the size of vehicles limited and the speed along the road from Totnes much restricted - Dartmoor has a 40mph blanket limit in non built up areas . Within the villages the limit should be 20mph

#### **BUSINESS**

Vote for small business units

Promote local produce - good idea .

#### **ECONOMY**

Desprately need improved Broadband in Harbertonford as service is dismal yet costs the same as those with good service provision

Focus on tourism and agriculture seems to be missing how the real economy works . Most people do not make their living from these two sectors . The future of the economy is digital , with more small businesses , home based , trading in a very large market , much bigger than the Parish . High speed broadbands arrival is fantastic and enables me to do business while living here .

Small workspaces would surely be used - Hoddinotts workspace is well used but not suitable for

many business types .

Glanville Mill original consent required live/work space as part of the consent - sadly now changed to just housing ; a lost opportunity .

It is often overlooked that the Service sector is a major employer in the whole area - construction and construction related jobs , garden and land-related jobs employ many people and the cash feeds back into the local economy . These require little special space other than simple stores and workshops ; not fancy provision which is costly to build and so too expensive to rent .

Dundridge Yard lends itself to small scale commercial space

## **SOCIAL AMENITIES**

I like/appreciate the Harbertonford shop , Harberton pub, both playing fields the Harbertonford allotments and footpaths .

I would welcome more public access to land , particularly if made for useful routes as well as just leisure .

I very much support the suggested routes on the concept map

Add Eastleigh/Foalsleigh/Rolster Bridge to tranquil routes .

No motorbikes in green lanes . Noise pollution and churn up central part of paths , creating ridges difficult to walk along and flooding sections of route .

More footpaths off road would be really good ( walking children on roads, although healthy , is dangerous .

Belsford walking lane needs to be a green lane or bridleway , not an unclassified road .

In both areas - better signage for footpaths and where they lead to . Markers for walks for locals and visitors .

Need to have nature reserve/public/community space which is open to all including responsible dog owners ! Boating already happens occasionally in the River Harbourne and fishing .

Footpath comment - i) There is one good wider road walk only from Harbertonford up Old Road and keep turning right . Come back into Bow Road . It would be nice to be able to walk on the opposite side of the Valley on the last leg from Beenleigh Manor , following the line of the old mill leat . It could return to the road at Crowdy Mill - with permission of the owners .

ii) The walk up past the hall and football field is lovely . But it would be nice to be able to continue and emerge at or near Rolster Bridge - return along Woodland Road .

I know and use the green lanes , though Watery Lane needs attention to surface drainage in places

I wonder if the pub in Harberton could also sell some basic groceries ( milk , bread..)

Walk and cycle ideas - really good YES . There is a cycling campsite near Hazard with compost loos , sustainable showers ( solar) etc...

Very much agree with the suggestion to improve footpaths along A381 - would encourage more and safer walking although we already have a lane connecting the parishes by Keys Englebourne .

Lets support John and Cath in their efforts to make their Inn more convivial . The wall between Church and Village not only stands as a physical but also a conceptual barrier 'tween Church and people - a strange phenomenon today and it needs to be demolished .

The playing fields , halls and pubs , social groups are all started by individual private effort and are mostly kept running by the private effort of a few . The Parish Council can support such effort and help with funding where possible but most would benefit by more in the "community" actually getting involved and doing something . The Churches were built as public spaces and generally the Churchwardens will accommodate reasonable requests .

## HOUSING

The A381 is next to continual noise/vibration . These houses come up for sale more frequently than others ( anecdotal observation from 1991 to 2015) Before we built lets all sit in the field for a 24 hour day in the summer . The noise doesn't stop at night .

What do you mean by good quality design ? If you do new build then proper wood and no plastic windows , solar energy etc. Nice stone and brick with proper sized kitchens/bedrooms etc . Garden space for children . But how do you make good quality affordable ?

Holiday homes are good for the Parish

Sustainable housing sites - Fine as long as no plastic windows and not too cramped .

I very much support new housing development in the village . I would strongly want to make sure that landowners are reasonably compensated for loss of agricultural land and not made even richer at the expense of future homeowners and tenants . The value of land use transfer from agricultural use to housing use should remain with the community to help provide affordable housing . Does anyone believe that "the Estate " keeps land around the village for any other purpose than the opportunity to make more millions out of housing development at the expense of the community . This cynical system where the rich get richer at the expense of local people being unable to afford housing must be stopped .

No new building unless exhaustive research is done on suitable infrastructure e.g. land drainage , piping etc . It should not affect existing properties , especially those suffering from existing flooding problems .

Good quality design - I agree with element iv and generally with the others . But I would not want i to iv to be read as " more of the same " .Modern low carbon design that is sold should be encouraged .We don't want to build copies of the past , but should leave a legacy for the future as a statement of our times . For example , our period cottages have small windows whereas people like large areas of glass which bring light into the home . Old isn't necessarily good , or new bad .

I believe that new housing should be built to a very high spec in terms of sustainability but also in terms of human needs .By this I mean that most of us live in tiny cottages with small windows , small rooms , minature gardens ..They are dark and pokey . I think any new houses shouldn't have to fit with current design at all .They should be modern and reflect design and technology in 2015 . Big rooms , big windows , sustainable materials , innovation to create light harmonious homes with gardens big enough for growing veg adjoining their homes .

The scale of the villages in the parish , the topography and the road system were not intended for large communities of car users . There are few sites which lend themselves to construction and which are suitable on all counts . The village centres are conservation areas and anything should have regard to their setting and approaches . Harbertonford has the main road though the middle and roads without pavements .Projects dragging more vehicles down narrow lanes are clearly making bad situations worse - which applies to barn conversions in the countryside equally to village development . Harberton traffic has become far worse in recent years , even though the milk lorries and tankers are now fewer , but Woodland ROad Harbertonford has lost the old mill traffic and large lorries which used to use it . . The old town planning principle was to avoid ribbon development . I support only one site in Harberton - the field at the village approach by Meadow Close and in Harbertonford , despite the proximity to the main road , the field opposite the garage can be readily used : public open space , general village parking and new affordable housing can be incorporated interestingly and using the link to Woodland Road to relieve traffic down that road and onto the main road in a dangerous position . Such a scheme could be paid for with open market housing and extending the area into the field behind the copse . A new highway access can be discreetly formed but none of the problems with levels and access which the other sites present exist here and good quality landscaping is possible with nothing dominating the village centre . Winsland House near Totnes provides a useful opportunity within the parish for the plan to support even though it is on parish boundaries . Generally requirements need to be to support well conceived ideas and not be proscriptive as to design and location -which almost invariably have negative effects . Skyline development , poor landscaping and inadequately addressed access issues must be avoided , clever use of space to be encouraged . Terraces are better than small detached and semi detached houses visually , practically , economically ( both to build and run ) but spare us Packs Close style .

Support Community Land Trust and cooperative housing schemes where people have local connections and work locally . Action is required to manage the proliferation of vans and small commercial vehicles cluttering up laneside parking - active provision and promotion of off street parking is needed and controls in new development. Holiday /second home owners are not all bad - they have brought money into the area and over the years "done up " houses which otherwise had lain derelict - there are some cases of negative effect and charging 150% council tax on housing unoccupied for any period might focus the mind .

## HERITAGE

Heritage features which should be protected

- remains of past and existing leats linked to water mills . Notably Hill Mill Bridge , Harbertonford Woollen Mill , Harbertonford , Crowdy , Beenleigh, Belsford .
- 'C' stone in Old Road Harbertonford
- standing rubbing stone in field off Hernaford Lane

## WILDLIFE

Stoats above Harberton Triangle - 2009

## RENEWABLE ENERGY

It was a great shame that the Luscombe Cross site was turned down - it barely impinged on the view from the villages . Its biggest impact was to the N'West and , of course , Dundridge . I was further let down by the poor quality of the meetings regarding the proposal with the Parish Council . In particular the thoroughly irrational and poorly-researched comment of the attendees . e.g. " these wind turbines will make my house crumble down " . and the seemingly emotional expense that it incited in some council members . We need rational and informed decisions not weak claims . It was hugely disappointing for a young person such as myself to witness and makes me concerned that Dr. Woolaston claimed to divulge more planning power of this type to local councils if their decisions follow in this vein .

I'd love thee meetings to be better governed , particularly since I found some of the attendees comments quite rude . Again , putting off young people and a poor standard in general . I'd love to see more wind and solar - within reason .

Can solar arrays not be part of farm set aside ?

I don't agree with limiting turbine size to 15m . I think it would be much better to have fewer , larger turbines e.g. 45m tall . This would harvest energy at the windiest sites more cost effectively and efficiently , and would be a preferable landscape impact to more, smaller turbines .

Community owned , wholly or partially , renewable energy should be encouraged . The aim should be to direct the revenue into the villages to help provide and maintain local services and facilities - such as the cricket ground .

I think the rejection of the TRESOC turbine was a great shame for the village . The reasons given , impact on the Church and Luscombe Cross , seemed spurious . Worth mentioning that the majority of the responses were in favour , which isn't always the impression one gets due to the vocal "anti" group .

I'd like to see a wind turbine in the Parish as I feel we need to take responsibility for the energy we use and wind energy would be ideal if there is a site suitable . I'm fully supportive of wind energy .

Very much support sustainable energy project but excluding farms - these are not what farms are for .

All new housing needs to be energy efficient and have solar panels

At the time of the TRESOC Luscombe Cross turbines the net result of local opinion , was about 30 letters in favour and 300 against . I don't know anyone could seriously renew this kind of proposal in the Parish .But, really , are we faced with a large minority of " greens " who brook no argument with their obsession over turbines and climate change ? For them any any opposing view is is brushed aside . Fortunately the law allows a proper democratic consideration of these matters . I'd like an apology from TRESOC for all the trouble they have caused and particularly from those pushing these turbine schemes yet again

Can people who are willing to have panels on their roofs sign up for a business to contact them ?

Any new buildings should include solar panels or similar

No more fields of solar panels - put them onto houses / industrial units/council and other workplaces .

The land here is not first class agricultural land - we need power and pv panels are a way to provide it . As it the wind option .. These are preferable to fracking and nuclear - we must grow up and accept the renewables . We must see that we are not prepared - most people - to use less power -so hoe can we be so selfish as to deny these options ? I personally don't object at all to pvs in fields . They are no worse than maize for instance . The land is still intact below the panels and can be used after they are gone .

Encourage pv's on new buildings , both industrial , agricultural and residential where appropriate orientation is possible and power line links are available . Wind turbines to provide power for farm and other own use to be seriously considered but the net benefits of onshore wind are still unarguably nebulous .

## **TRANSPORT**

Totnes train station is vital for connection to the wider economy .

No need to move the bus stop -as not relevant - a footpath on the road is a good idea and reduce speed is also good .

Due to the unreliability of bus timetables a definite YES to bus shelter in Harbertonford , but at the actual bus stop where bus drivers and passengers can actually see each other . i.e where cars park illegally all the time on the bus stop - only need a rain shelter ( notice board can go inside the shelter if needed )

Caution sign needed for cars coming past Harberton Manor and bus stop towards Totnes . Very dangerous for cars coming from the village centre - no visibility to right ( by Betty Baldwins house ) .

Moving Harberton bus stop in the hope more buses will detour off the main road to the outskirts of

the village - excellent idea .

Realistically a lot of new painted pavements , well surfaced cycle tracks and maintained footpaths are unrealistic . The parish is too large for anything other than token schemes and probably not such that expense will be maintained . Old Road is a superb cycle and footway into Totnes .

Urgently needed is a safe foot and cycleway leading out of Harbertoford village towards Kingsbridge and linking the bus stop area with the lane past the old Baptist Chapel . Improvements to the Harberton access , where traffic speeds can be high , and in Harbertonford to make road crossing safer should be promoted in the plan .