

Draft dated 27/02/2020



# 1. Contents

## Table of Contents

<b>1. CONTENTS .....</b>	<b>2</b>
<b>2. EXECUTIVE SUMMARY.....</b>	<b>4</b>
<b>3. INTRODUCTION .....</b>	<b>5</b>
3.1 WHAT IS A NEIGHBOURHOOD PLAN AND WHY IT IS IMPORTANT? .....	5
3.2 WHAT AREA DOES THE PLAN COVER? .....	6
3.3 WHAT PERIOD DOES THE PLAN COVER?.....	7
3.4 HOW HAS THE PLAN BEEN PREPARED? .....	7
3.5 HOW WILL THE PLAN BE USED AND WHO IS IT FOR? .....	8
3.6 BACKGROUND TO THE PARISH.....	8
3.7 OUR VISION FOR THE PARISH.....	9
3.8 OUR KEY OBJECTIVES FOR THE PARISH .....	10
<b>4.0 HOUSING.....</b>	<b>12</b>
4.1 INTRODUCTION .....	12
BACKGROUND .....	12
HOUSING NEED AND DEMAND .....	12
CONSTRAINTS ON SITE PROVISION .....	14
DEVELOPMENT PROPOSALS AND POLICIES .....	14
<i>Local Need</i> .....	14
SITE REVIEW METHODOLOGY .....	14
AFFORDABLE HOUSING.....	16
LOCATION OF DEVELOPMENT .....	16
GOOD QUALITY DESIGN.....	17
ESTATE SIZE .....	17
AMENITY AREAS.....	18
ADDITIONAL GENERAL POLICIES .....	18
PROTECTED LAND.....	19
<i>Harbertonford</i> .....	19
<i>Harberton</i> .....	19
VISUAL AMENITY.....	19
4.4 ALLOCATION OF SPACE FOR HOUSING DEVELOPMENT.....	20
<i>Field North Of Packs Close</i> .....	21
<i>Land between Hernafor Road and the A381</i> .....	22
<i>North edge of Harberton</i> .....	23
<i>Greenfield site east of Meadow Close</i> .....	24
<i>Winsland House</i> .....	26
<b>4. SUSTAINABLE ENERGY .....</b>	<b>27</b>
4.1 SOLAR VOLTAIC ON BUILDINGS.....	28
4.2 SOLAR VOLTAIC FARMS .....	29
4.3 WIND TURBINES .....	30
4.4 BIOFUEL .....	31
4.5 WATER POWER.....	32
4.6 ANAEROBIC DIGESTERS.....	32
4.7 HEAT PUMPS/EXCHANGERS .....	32
<b>5.0 SOCIAL AMENITIES .....</b>	<b>34</b>
5.1 THE EXISTING AMENITIES.....	34

DRAFT Harberton Parish Neighbourhood Plan	
5.2 HARBERTONFORD PRIMARY SCHOOL.....	34
5.3 HARBERTONFORD VILLAGE CENTRE.....	35
5.4 HARBERTON VILLAGE CENTRE.....	35
5.5 LEISURE AND RECREATION FACILITIES.....	35
5.6 PUBLIC ACCESS AND GREEN SPACE.....	36
5.7 FOOTPATHS.....	38
5.8 GREEN LANES AND AREAS OF TRANQUILLITY.....	38
<b>6.0 ENVIRONMENT .....</b>	<b>40</b>
6.1 THE RURAL LANDSCAPE .....	40
6.2 DARK SKIES .....	42
6.3 ECOLOGY .....	44
<b>7.0 HERITAGE.....</b>	<b>49</b>
7.1 TRADITIONAL PARISH BUILDINGS .....	49
7.2 LISTED BUILDINGS AND SCHEDULED MONUMENTS.....	50
7.3 ARCHAEOLOGICAL SITES.....	51
<b>8.0 ECONOMY .....</b>	<b>53</b>
8.1 INTRODUCTION.....	53
8.2 FARMING .....	53
8.3 TOURISM .....	55
8.4 HOME BASED BUSINESSES.....	56
<b>9.0 TRANSPORT .....</b>	<b>57</b>
9.1 INTRODUCTION .....	57
9.2 SPEED LIMITS.....	58
9.3 SAFE CROSSINGS .....	59
9.4 MINOR ROADS.....	60
9.5 PARKING PROVISION.....	60
9.6 PUBLIC TRANSPORT .....	61
9.6.1 <i>Bus Transport</i> .....	61
9.6.2 <i>Community Transport</i> .....	62
9.7 WALKING AND CYCLING.....	62
9.7.1 <i>Cycling Provision</i> .....	62
9.7.2 <i>Walking</i> .....	63
<b>10.0 APPENDIX .....</b>	<b>65</b>
10.1 FOOTPATHS.....	65
10.2 SITE SELECTION(REJECTED SITES) .....	69
10.3 DETAILED SITE ASSESSMENTS .....	74
.....	74

## **2. Executive Summary**

*Written once document completed*

## **3. Introduction**

### **3.1 What is a neighbourhood plan and why it is important?**

A Neighbourhood Plan (NP) gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.

Harberton Parish as a community will have a greater say in shaping the areas in which we live and work and in supporting appropriate new development proposals for the future. This NP forms part of the development plan and sits alongside the Joint Local Plan (JLP) which has been prepared by the local planning authority\*.

Decisions on planning applications will be made using both the JLP and the NP, and any other material considerations. The NP means that planning decisions will be based on better informed and more detailed policies than if Harberton Parish were only covered by the JLP.

The NP reflects local ideas and opinions, aiming to ensure that the Parish's identity is protected and that it will have a sustainable, healthy and prosperous future.

\*Plymouth & S.W. Devon Joint Local Plan 2014 - 2034

### 3.2 What area does the plan cover?

The NP covers the administrative area of Harberton Parish as detailed in the Notice of Designation February 2013. The NP's policies can apply only within that area.

Harberton Parish Boundary Map

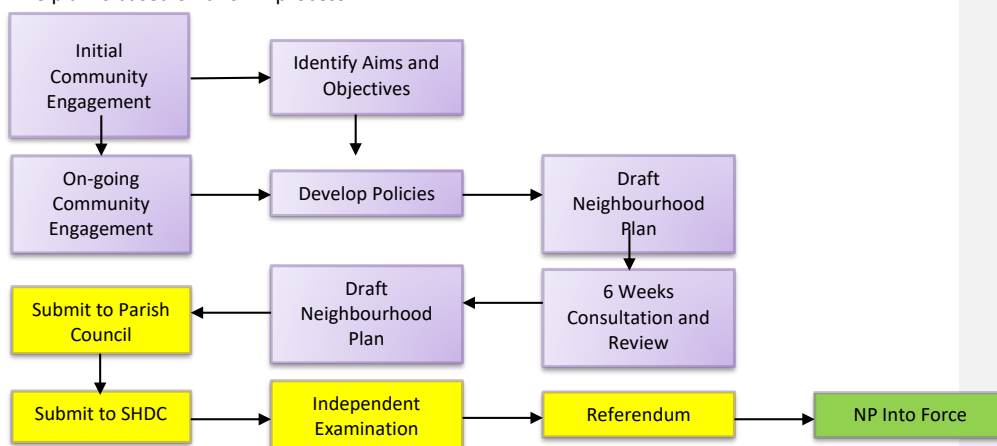


### 3.3 What period does the plan cover?

The NP formally covers the period to 2034, the same as that covered by the JLP. Specific development proposals in the NP relate to that period but its general policies, so long as they remain fit-for-purpose, will continue to apply beyond that date.

### 3.4 How has the plan been prepared?

The plan is based on this NP process:



The HNP began with a series of public consultations commencing in 2013 to establish issues of importance to residents and collect data. In 2015, detailed questionnaires were sent to every household in the parish with security measures to prevent multiple entries by individuals. This consultation was supported by well-attended community open days. A total of 377 responses were received. This plan seeks to implement the wishes expressed by the community and is the basis for our vision, objectives and policies for the Parish. A detailed timeline is given below:

- 2012 Harberton Parish Council resolved to create a Neighbourhood Plan
- 2013 HNP Steering Group was formed
- 2013 First Consultation – A simple survey was sent to all households and open days were held in Harberton and Harbertonford
- 2014 First draft Neighbourhood Plan was written and published
- 2015 Second Consultation – open days were carried out in Harberton and Harbertonford
- 2015 Second Consultation – detailed questionnaire was sent to every household in the Parish (two copies, twice over 3 months)
- 2015 The responses from the open days and the questionnaires were compiled and published on the website
- 2015 Re-draft the Neighbourhood Plan chapters based on the responses from the open days and the questionnaires

DRAFT Harberton Parish Neighbourhood Plan

2016 Consultation with SHDC

2016 Detailed Consultation and re-writing of each chapter of the Draft HNP

2017 Site visits

2017 Site assessments

2017 Detailed consultation with SHDC

2017 Draft and policy adjustments

2017 Site Detailed Assessments and Draft Conditions

Still to happen!

2020 Statutory consultation of Parish residents, stakeholders and other interested parties.

2020 Create final draft of Neighbourhood Plan based on responses.

2020 Submit to Parish Council for approval

2020 Parish Council to submit to SHDC and Planning Inspector.

2020 If approved, SHDC will conduct a referendum in the Parish – a simple Yes / No Vote to support or reject the Neighbourhood Plan.

Some HNP policies might repeat national and local policy. This is done explicitly to reinforce those policies that are important to local people, and ensure that those policies remain current and in force, even if national or regional policy changes.

### **3.5 How will the plan be used and who is it for?**

The HNP will be used by South Hams District Council (SHDC) to help guide its planning decisions for Harberton Parish. It will be used by planning inspectors (or Secretary of State) in relation to planning appeals in Harberton Parish. It will be referred to by decision makers of all kinds – planners, investors, developers, funding bodies, community groups and existing and future residents.

This plan includes wider community aspirations than those relating to the development and use of land. Such aspirations are identified as Community Actions throughout the document. Community Actions do not form part of the statutory development plan, conversely all Policies in the plan relate to land use and form part of the statutory development plan.

The neighbourhood plan is designed to act as a framework for future development within the parish, whilst reflecting the wishes and aspirations of local residents. Some of the policies and community actions within the plan will require funding or agreement with third parties in order to be realised.

### **3.6 Background to the Parish**

The Parish of Harberton comprises two rural villages, Harberton and Harbertonford, with a number of tiny hamlets and isolated farm dwellings. These comprise 558 households, according to the 2011 census, split predominantly between the two villages. The Parish covers an area of 22.22 square Kilometres (approx. 5,500



DRAFT Harberton Parish Neighbourhood Plan

acres) set in a rolling agricultural landscape supporting a mix of farming, mostly livestock. The ridges and plateaux give way to sweeping views of Dartmoor and towards the coast, with the steep valleys, interspersed with woodlands and the river Harbourne together with its tributaries. The landscape retains its patchwork of small fields divided by traditional Devon banks, in many cases supporting mature trees. The rural environment, character, heritage and ecology of the Parish are extremely important to local residents.

The neighbouring town to Harberton Parish is Totnes which has grown its housing stock over the last few years. There is a mainline railway station at Totnes and a bus hub serving the area. The other important outside influence, concerning Harbertonford, particularly, is the A381, which runs through the village. This road connects towns and villages throughout the South Hams, including Dartmouth, Salcombe and Kingsbridge. It also forms an important route for tourists visiting the area.

The future of the parish requires some development and redevelopment but all proposals are affected by the predominance of single track lanes, by the safety of the intersections with principal roads and by the basic provision of public transport . With additional traffic the suitability for walking and cycling is compromised and presents a challenge to be addressed .

The parish already has a good mix of social, rented and private housing in the main centres and in some outlying places but relatively high prices have their impact on affordability for those with lower means . The community and its housing are served by limited local facilities and the challenge presents itself to seek to avoid diminution of these facilities as peoples life styles and shopping habits change. One of the issues facing any development within the parish is access which is exacerbated by the predominance of narrow single track lanes. Apart from the A381, and one former B road, almost all roads in the Parish are single track. Even the more main roads lack walkways or even grass verges for long stretches and so are too dangerous for pedestrians. Another issue is the lack of public transport.

The plan, through its land use and aspirational policies, seeks to address these interlinked matters and provide a blue print, in conjunction with the provisions in the Joint Local Plan and the National Planning Policy Framework, that will guide and direct planning and parish decisions but maintaining some flexibility rather than creating an unduly restrictive strait-jacket . Affordable Housing in this area is problematic. A main reason for developing this neighbourhood plan is to make it easier for local people to buy, rent or build affordable housing.

### **3.7 Our Vision for the Parish**

Our vision is:

DRAFT Harberton Parish Neighbourhood Plan

to have a vibrant, healthy, cohesive community in a high quality environment where people will prosper and want to live and work.<sup>1</sup>

to maintain and be able to hand down to future generations a Parish which has protected and enhanced its unspoilt rural character, biodiversity and heritage.<sup>2</sup>

### 3.8 Our Key Objectives for the Parish

The key objectives to achieving the vision as stated above include:

Access to a wide range of parish facilities including shops, pubs, primary school, churches, village halls and range of sports and leisure facilities<sup>3</sup>

A safe environment for walking and cycling<sup>4</sup>

Supporting public transport and giving access to essential medical facilities and services<sup>5</sup>

Protection of wildlife and enhancement of its habitats and conservation of trees, woodlands and Devon banks<sup>6</sup>

Encouraging a high level of design, promoting the conservation of energy and reduction of carbon footprint within new build and conversions.<sup>7</sup>

The conservation of character and heritage assets<sup>8</sup>

To be included within the AONB or as part of a new South Hams National Park<sup>9</sup>

Reducing the impact of flooding<sup>10</sup>

<sup>1</sup> See NPPF February 2019 paras 7 & 8, extended definition of sustainable development, JLP strategic policies: SPT1, SPT2, SPT4, SPT5, SPT6, SPT11, SPT12, SPT13, SPT14, Non-strategic Policies: TTV1, TTV2, TTV26, TTV27, TTV29, DEV1, DEV2, DEV3, DEV4, DEV5, DEV8, DEV9, DEV10, DEV14, DEV15, DEV18, DEV20, DEV21, DEV23, DEV25, DEV26, DEV27, DEV28, DEV29, DEV30, DEV31, DEV32, DEV33, DEV35.

<sup>2</sup> NPPF February 2019 Para 7, 170, JLP strategic policies: SPT1, SPT2, SPT11, SPT12, SPT13, SPT14, Non-strategic Policies: TTV1, TTV2, TTV26, TTV27, TTV28, TTV29, DEV1, DEV2, DEV3, DEV8, DEV10, DEV15, DEV18, DEV20, DEV21, DEV23, DEV25, DEV26, DEV27, DEV28, DEV29, DEV33, DEV35.

<sup>3</sup> NPPF February 2019 Para 8 b). JLP strategic policies: SPT1, SPT2, SPT4, SPT5, SPT6, SPT8, SPT9, SPT13, SPT14, Non-strategic Policies: TTV1, TTV2, TTV2, TTV27, TTV28, TTV29, DEV1, DEV3, DEV4, DEV5, DEV14, DEV16, DEV18, DEV20, DEV27, DEV29, DEV30, DEV31.

<sup>4</sup> NPPF February 2019 Para 8 b), 91 c), 92, 96, 98 180. JLP strategic policies: SPT1, SPT2, SPT9, SPT10, SPT13, SPT14, Non-strategic Policies: TTV2, TTV26, TTV27, DEV1, DEV2, DEV3, DEV15, DEV20, DEV27, DEV29, DEV30, DEV35.

<sup>5</sup> NPPF February 2019 Para 8 b). JLP strategic policies: SPT1, SPT2, SPT8, SPT9, SPT10, SPT13, Non-strategic Policies: TTV2, DEV1, DEV20, DEV29, DEV30, DEV35.

<sup>6</sup> NPPF February 2019 Paras 7 & 8, 170, 180 JLP strategic policies: SPT1, SPT2, SPT12, SPT13, SPT14, Non-strategic Policies: TTV2, TTV26, TTV27, DEV2, DEV15, DEV23, DEV25, DEV26, DEV27, DEV28, DEV33, DEV35.

<sup>7</sup> NPPF February 2019 para 8 c), 125, 126, 127, JLP strategic policies: SPT1, SPT2, SPT11, Non-strategic Policies: TTV26, TTV27, TTV29, DEV1, DEV9, DEV10, DEV20, DEV21, DEV23, DEV29, DEV31, DEV32, DEV34, DEV35.

<sup>8</sup> NPPF February 2019 para 8 c), 184, 185, 193, 194, 197, JLP strategic policies: SPT1, SPT2, SPT11, SPT13, Non-strategic Policies: TTV2, TTV26, TTV27, DEV20, DEV21, DEV23, DEV33.

<sup>9</sup> NPPF February 2019 para 8 c), 184, 185, 193, 194, 197, JLP strategic policies: SPT1, SPT2, SPT11, SPT13, TTV2, TTV26, TTV27, DEV20, DEV21, DEV23, DEV33.

<sup>10</sup> NPPF February 2019 para 8 c), 148, 149, 155, 157, JLP strategic policies: SPT1, SPT13, Non-strategic Policies: TTV26, TTV27, DEV1, DEV2, DEV20, DEV29, DEV31, DEV35.

DRAFT Harberton Parish Neighbourhood Plan  
Supporting appropriate business development<sup>11</sup>

Supporting neighbourliness within our community<sup>12</sup>

To implement as far as possible the wishes of the majority of residents.<sup>13</sup>

---

<sup>11</sup> NPPF February 2019 para 8 a), 80, 81, 82, 83, 84, JLP strategic policies: SPT1, SPT2, SPT4, SPT5, SPT6, SPT13, Non-strategic Policies: TTV1, TTV2, TTV26, TTV27, DEV1, DEV14, DEV15, DEV16, DEV18, DEV20, DEV29, DEV33,

<sup>12</sup> NPPF February 2019 Para 8 b), JLP strategic policies: SPT1, Non-strategic Policies: TTV26, TTV27, DEV1, DEV2,

<sup>13</sup> NPPF February 2019 Para 8 b), JLP strategic policies: SPT1, SPT2,

## 4.0 Housing

### 4.1 Introduction

#### Background

There are around 630 dwellings in the parish, most of which are located in Harberton and Harbertonford. Some 69 dwellings in 2011 were vacant or used as holiday/second homes; whilst another 53 dwellings are provided by Devon and Cornwall Housing association. The number of dwellings increased by 57 between 2001 and 2011, mainly as a result of the subdivision of larger buildings, as for example Dundridge House, and barn conversions. There are currently existing planning approvals for a further 12 dwellings in the Harbertonford area, while in Harberton the Community Land Trust has planning permission for 12 houses, to meet local needs.

In the previous development plan the South Hams Rural Areas DPD allocated sites for a total of 60 additional dwellings in Harbertonford. Two sites were specified, namely ten dwellings on the old mill site on Woodland Road, and 50 houses together with limited employment provision on the garage site and adjacent farmland at the north end of the village. SHDC is continuing to evaluate the allocation of land for housing as part of the new Joint Local Plan, the site comprising farmland adjacent to the garage referred to above has been withdrawn by the Landowner from the current review of available land for building in the next five years and the old mill site on Woodland Road earmarked for up to 10 dwellings has developed 7 to date.

Substantial housing development is being undertaken in Totnes, which has largely been completed, as the main settlement in the area. A potential development site (site 9a) has been offered adjacent to the existing houses at Follaton, which although close to Totnes is within Harberton Parish. This site could provide a significant opportunity for affordable housing.

#### Housing Need and Demand

Housing demand arises to meet local needs and from people moving into the South Hams. External demand has led to high house prices compared to local wage levels. An independent review by the Community Council of Devon, sponsored by South Hams District Council, in March 2013 indicated a need for 28 new dwellings in the Parish to meet local demand for affordable housing. However, the total current housing allocation under the Joint Local Plan is about around 20 dwellings for Harberton village and around 30 dwellings for Harbertonford village, both for local inhabitants and those moving into the area. This could be met in a variety of ways

**Commented [CR1]:** sWork pending on redrafts of this section. See minutes of 11/11/19 for actions: ACTION RH redraft the housing section to tighten up and remove some of the headings. It was agreed that notes on Harbertonford Housing (p25) and Harberton Housing (p32) be combined into a background to the housing section, removing reference to the 'Existing DPD'.

DRAFT Harberton Parish Neighbourhood Plan  
including Community Land Trusts, the provision of sites for social housing and/or  
market value housing with a proportion of affordable housing.

Additional housing in Harberton and Harbertonford will help invigorate the local  
communities and provide support for existing and new services within the villages.

## Constraints on Site Provision

Much of the lower lying land lies within the flood plain of the Harbourne and its tributaries and is therefore unsuited to housing. The steep slopes on the valley sides increase building costs, while development on the flat land above the valleys would visually disrupt the landscape, and would detract from the characteristic nature of settlements in the area which nestle in the valleys.

Both villages have conservation areas within which development is controlled, in addition to development boundaries, which preclude new building outside the boundary limits other than exception sites (sites for low cost/affordable housing).

Apart from the topographic characteristics, the single track roads within and between the villages do not have the capacity for significant increases in traffic, so that any larger housing developments will need to be close to the A381 and to Plymouth Road.

## Development Proposals and Policies

### Local Need

The neighbourhood plan identifies land for small scale development of housing especially for local people within the two villages with emphasis on affordable/low cost housing of one or two bedroom properties to provide both starter homes and properties suitable for elderly residents to downsize. 74% of respondents to the survey would like to stay within the parish, 75% believe affordable housing would encourage young people to stay in the parish whereas only 4% are currently seeking affordable housing. 14% of respondents wish to move to a smaller property.

It also identifies land adjacent to Totnes in the north of the Parish to provide for further housing needs. At present, pending the finalisation of Our Plan by the South Hams District Council, the precise extent of local need over the next 15 years for both open market and affordable housing has not been established, nor where development will be allowed and whether there will be any revision to the development boundaries of the villages.

## Site Review Methodology

### Methodology

*(To be completed: To include Call for sites; preliminary assessments; public open days, and questionnaire. Following which the site assessments were completed.)*

**Policy H1:<sup>14</sup>**

- a. **This Neighbourhood Plan supports the development of five housing sites within the Parish.**
  - (i) **Site 9a, Winsland House at Follaton, this is the most favoured site in the Parish.**
  - (ii) **Site 5, CLT North Edge of Harberton: The development plan for this site includes 10 Affordable Houses and 2 Market Priced Houses. This development would allow us to meet a significant proportion of local need for Affordable Housing. This is included as an exception site in view of the fact that it is to provide for self-build affordable housing.**
- b. **This Neighbourhood Plan does not support the development of Site 1, the Petrol Station in Harbertonford due to the high value that local people place on the Petrol Station as a local amenity.**
- c. **This Neighbourhood Plan would support the development of six further sites only if the need is identified and the development is required by the Joint Local Plan:**
  - (i) **Harbertonford Sites**
    - Site 2: Field north of Packs Close**
    - Site 3: Field on Woodcourt Road**
    - Site 4: Land by Hernaford Rd & A381**
  - (ii) **Harberton Sites**
    - Site 6: Field South of Vicarage**
    - Site 7: Field East of Meadow Close**

**Commented [CR2]:** Work pending on redrafted wording on policy. See minutes dated 11/11/19 for action: ***It was agreed to amend this policy to reflect that five sites, not two, be put forward for the plan (see comments on P18 – 36). ACTION: A request was made that RH reword this policy removing reference rejected sites and without site prioritisation***

<sup>14</sup> NPPF February 2019 paras 7 & 8, 28, 78, 155, 157, JLP strategic policies: SPT1, SPT2, SPT3, SPT5, SPT11, SPT14, Non-strategic Policies: TTV1, TTV2, TTV26, TTV27, DEV1, DEV2, DEV8, DEV9, DEV10, DEV20, DEV21, DEV23, DEV26, DEV27, DEV28, DEV29, DEV30, DEV31, DEV32, DEV33, DEV35,

## Affordable Housing

The anticipated requirement for affordable housing could be met by a mix of local self-build units, social housing provided by a housing association or by a proportion of market priced housing sold at a discount to the full price. All new designated affordable housing should carry a Devon rule stipulating that properties should only be available to people who are able to demonstrate a local connection by one or more of the following:

- residence in the parish/village for three out of the five years preceding allocation;
- immediate family (parents, siblings or children) have lived in the parish/village themselves for five years preceding allocation;
- permanent employment in the parish/village not of a temporary nature.

**Policy H2:<sup>15</sup> New housing will be required to provide Affordable Housing within the Parish in the form of self-build, social housing or below market price dwellings to meet local housing need. The required levels of provision for Affordable Housing in the Parish will depend on the number of dwellings in the development:** *26<sup>th</sup> July 2018 it was agreed to reword this policy*

**a. Capacity for 2 to 5 dwellings 20%**

**b. Capacity for 6 to 14 dwellings 35%**

**c. Capacity for 15 dwellings or more 50%**

*Figures from SHDC Local Development Framework Sept 2008.*

**Commented [CR3]:** Redraft pending. See minutes of 26/07/18. It was agreed that **RH** rework this paragraph to refer to national guidance. Example "including social housing, should be affordable in accordance with ... national guidelines"

## Location of Development

The proposed allocation of land for housing development is based on considerations of road access, flood risk and visual impact. Generally, the Joint Local Plan and national policy in the NPPF strongly prefer expansion of existing settlements over remote sites in the countryside. House building far outside the principal settlements will be limited to conversion of existing, but redundant farm buildings and exception sites for a few houses for local people and agricultural dwellings as opposed to anyone else.

The risk of flooding as a result of new development is particularly relevant to the lower areas of Harberton and Harbertonford. Development in these areas will only be supported if effective measures to mitigate flood risk are demonstrated clearly in any Planning Application.

<sup>15</sup> Revise this policy. NPPF February 2019 para 7 a) and b), and 28. Para 63 & 64 - 63 sets minimum threshold of 5 units or fewer in 'designated rural areas' Otherwise affordable requirement only for 'major developments' where expect at least 10%, JLP strategic policies: SPT1, SPT2, SPT3, Non-strategic Policies: TTV1, TTV2, TTV26, TTV27 DEV8, DEV9, DEV10, DEV20, DEV30,



**Policy H3<sup>16</sup>: New housing outside main settlement areas will not normally be acceptable apart from agreed exception sites, or justified for agricultural purposes. Redundant farm buildings may also be considered for conversion to housing use.**

*Note – Policy H3 should be read in conjunction with Policy E1 – Environment Chapter (Conversion of redundant stone or cob buildings)*

**Policy H4<sup>17</sup>: Exception Sites are Sites not identified in this plan, these may be considered only if the proposed development is for Affordable Housing to meet local need.**

**Commented [CR4]:** Decision on exclusion pending. See minutes of 11/11/19: It was discussed whether to remove or retain policies H3 and H4. This issue was deferred to a future meeting.

## Good Quality Design

The neighbourhood plan requires that any new development is of a good quality design which reflects local character and historic interest whilst also encouraging sustainable buildings and spaces of innovative design. 47% of respondents see characterful buildings as something they value about living in the parish. Varied architectural styles create interest and individuality but must also respect the scale and rhythm of existing street scenes, and in particular the conservation areas in both villages and the Grade I listed building of St Andrews Church in Harberton.

**Policy H5<sup>18</sup>: Good quality design. All new development should be of good quality design. This means integrating with local landscape and surroundings as well as the existing building environment. Good design means:**

- (i) achieving high quality design that respects the scale and character of existing and surrounding buildings;
- (ii) using good quality materials that complement the existing palette of materials used in the locality;
- (iii) providing sufficient external amenity space, green space, refuse and recycling storage and car and bicycle parking to ensure a well managed street scape; and
- (iv) using innovation to achieve low carbon sustainable design.
- (v) A minimum of 2 off street car parking spaces be created per household. (see Transport Section for evidence of exceptional need for car parking)

**Planning permission should not be granted for poor design which fails to meet these standards.**

## Estate Size

<sup>16</sup> NPPF February 2019 paras 7 and 8, 28, 78, 79, JLP strategic policies: SPT1, SPT2, SPT3, SPT9, SPT13, SPT14, Non-strategic Policies: TTV1, TTV2, TTV26, TTV27, DEV2, DEV9, DEV20, DEV23, DEV26, DEV28, DEV29, DEV33, DEV35,

<sup>17</sup> NPPF February 2019 paras 7 and 8, 28, 78, 79 JLP Strategic Policies SPT2, SPT3, Non-strategic Policies: TTV1, TTV2, TTV26, TTV27, DEV2, DEV8, DEV9, DEV20, DEV30,

<sup>18</sup> NPPF February 2019 paras 7 and 8; in particular para 8 b) "fostering a well-designed and safe built environment", paras 28, 91 c), 92, 96, 102, 103, 104, 105, 106, 125, 126, 127, 130. JLP strategic policies: SPT1, SPT2, SPT4, SPT5, SPT10, SPT11, SPT14, Non-strategic Policies: TTV2, TTV26, TTV27, TTV29, DEV1, DEV2, DEV4, DEV8, DEV9, DEV10, DEV20, DEV21, DEV23, DEV26, DEV27, DEV28, DEV29, DEV30, DEV31, DEV32, DEV33, DEV35,

Housing estate developments, meaning ten or more houses, will only be permitted when there is good access to the A381 or to the Plymouth Road in the north of the parish. This is because all other roads are single track with limited traffic capacity, and to increase this would discourage their use for walking, cycling and horse riding.

Small plots for one to five houses may be built with access to minor roads, depending on the individual situation. Isolated development in the countryside is not acceptable unless justified by agricultural needs, or constitutes an exception site.

**Policy H6<sup>19</sup>: Other than in exceptional circumstances, housing estate developments will only be allowed where there is good access to the A381 or Plymouth Road in the north of the parish.**

## Amenity Areas

It is important that any new development should include green landscape areas in order to avoid overdevelopment of the site and to provide valuable community space.

**Policy H7<sup>20</sup>: Housing developments of five or more houses will be required to have a communal green landscape space of at least 5% of the total area of the development, in addition to any private garden areas or contribute land or funding to community green space in the Parish.**

## Additional General Policies

### Second Homes, Holiday Homes and Vacant Property

In 2011, the census recorded 69 vacant properties including second homes and holiday homes. The neighbourhood plan gives no encouragement to second homes, with 77% of the local people thinking that new open market housing should carry a condition preventing its purchase as a second home, and comments on the detrimental effect of second homes on Primary School attendance, local shops, the petrol station, long term employment and access for the elderly.

There is some scope for building holiday cottages in obsolete farm buildings, which are not suitable for permanent residential development because of isolation from community facilities.

<sup>19</sup> NPPF February 2019 paras 7 and 8, 28, 77, 91c), 102, 103, 104, JLP strategic policies: SPT1, SPT2, SPT3, SPT8, SPT9, SPT10, SPT13, Non-strategic Policies: TTV1, TTV2, TTV26, TTV27, DEV1, DEV2, DEV8, DEV10, DEV20, DEV23, DEV28, DEV29, DEV30, DEV33,

<sup>20</sup> NPPF February 2019 paras 7 and 8, 28, 77, 91c), 102, 103, 104, JLP strategic policies: SPT1, SPT2, SPT3, SPT8, SPT9, SPT10, SPT13, Non-strategic Policies: TTV1, TTV2, TTV26, TTV27, DEV1, DEV2, DEV8, DEV10, DEV20, DEV23, DEV28, DEV29, DEV30, DEV33,

## Protected Land

This plan reserves some spaces as open areas.

### Harbertonford

*Note: Please see Policy SA1 for detailed policies covering Protected Land.*

The field immediately north and east of Harbertonford school. This is reserved for expansion of the school and for community facilities such as play areas, orchard and parkland.

The Policy Area previously identified by the South Hams District Council will remain a Protected Area.

Appropriate spaces adjacent to the A381 and to Plymouth road will be reserved for improvement, or establishment, of walking and cycle paths and bus stops (to be identified in public consultation).

We wish to preserve Old Road as a quiet route to Totnes. It is an important community asset.

Palmer's field is considered worthy as an area to be protected from development as a nature reserve and wilderness area.

### Harberton

The two areas of agricultural land, one to the east of St Andrews Church and the other to the south of the village, which currently lie within the conservation area will remain open spaces as will the existing child play area, playing field and allotments.

The Policy Areas previously identified by the South Hams District Council will remain Protected Areas.

## Visual amenity

91% of respondents agreed they would like the Neighbourhood Plan to protect public views.

Any development must respect existing important views and vistas – from points located in and outside the existing village boundaries. Such views and vistas will

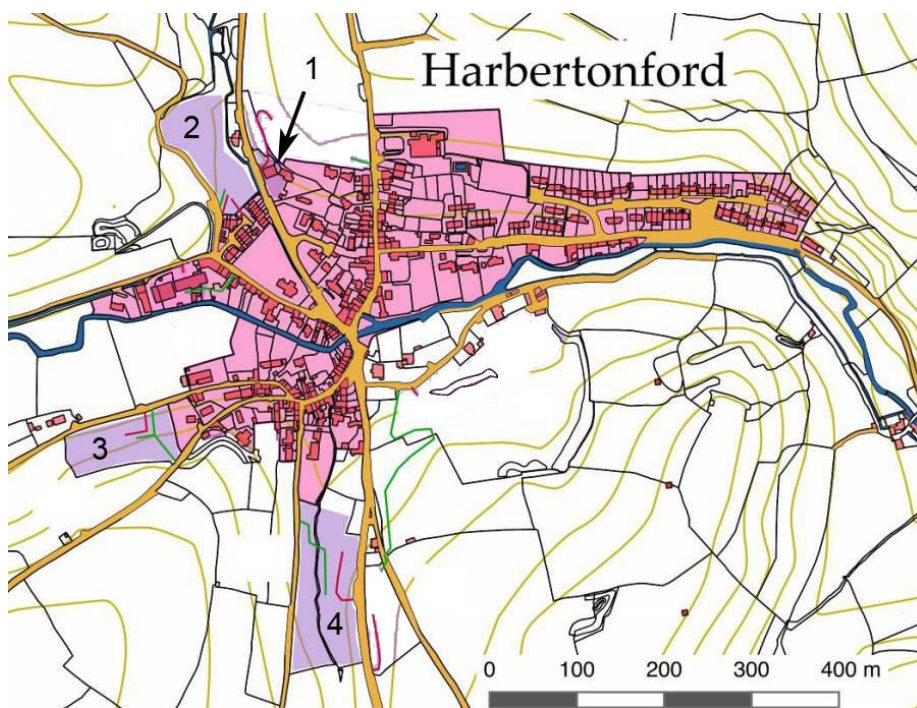
need to be identified and protected from intrusive development so as to ensure the prevailing visual amenity is not unduly damaged.

### Identified views/vistas to be protected

- Views of Harberton Church from the north and west from Screws Lane.
- *More than 80 highly valued views were identified during public consultations. These can be seen in the Questionnaire Responses document.*

## 4.4 Allocation of Space for Housing Development

The Neighbourhood Plan recommends the following sites are allocated as spaces for housing.



Plan of Harbertonford sites, with land comprised within existing development area shaded pink. Only greenfield sites are shown. There are some sites within the village which are mapped in detail below

## DRAFT Harberton Parish Neighbourhood Plan

### Field North Of Packs Close



## Background

Land to the west of the A381 between New Buildings and Packs Close was identified as a possible site in the original call for sites in the preparation of the Core Strategy, but was later excluded.

Access might be through Packs Close or by a bridge or culvert across the Harberton Stream from the A381. The site would be suitable for terrace or relatively dense development and a possible new village green bordering the Harberton Stream.

There are tall trees on the western boundary of the site. The site is close to the village centre.

Footpath access to the village centre will be either through Packs Close or along the track which skirts the western edge.

There was a small majority against development of this site in previous consultations.

Survey Results : 37% Agree, 26% Against, 37% Neutral

## Aims and Expectations

As the site is in the centre of the village, development is to be sympathetic and enhancing the character of the centre of the village, and good quality design both in visual and material terms. Provision of green space along the river. An element of public parking to be provided at the entrance to the site. To resolve issues with access. Provision of a water trough in the field above the site. Up to 12 houses

DRAFT Harberton Parish Neighbourhood Plan

would be acceptable with a mix of housing, including affordable and social housing as part of the development.

Conditions to achieve:

- Provision and maintenance of green space adjacent to the river
- Provision of public parking spaces near to the entrance
- Provision of affordable housing
- Landscaping between the houses and the main road
- Protect and maintain woodland west of site which has an important rookery.
- Safe and maintain suitable access from the main road

#### Land between Hernaford Road and the A381

This land is located on the west side of the A381.

This site would require a new motor access from the A381 near the current 30mph limit. The site is relatively well sheltered within the Yeoldens Stream valley. There is easy foot/ cycle access into the village along Hernaford Road, and ample opportunity to provide an open green area near the stream and public parking.

Survey Results : 38% Agree, 27% Against, 35% Neutral

Aims and Expectations

There is potential for an area of public parking on the site with easy pedestrian and cycle access to the village along Hernaford Lane. This could be a good site for organic growth providing sufficient houses to allow for some affordable housing. Run-off flood risk needs to be carefully managed. To resolve issues with access from the A381 and safe crossing.

Conditions: To achieve

- a. Run-off flood risk for properties downstream
- b. Provide safe vehicular access to the A381
- c. Provision of public parking
- d. Make footway along Hernaford Lane up to appropriate standard
- e. Sympathetic design as adjacent to village conservation area.
- f. Remove permitted development rights
- g. footway along Hernaford lane to be made up to an appropriate standard as defined by the Highways Authority

## Harberton

**Commented [HPC5]:** Exclusion of 'Notes on Harbertonford Housing Sites' pending. Minutes of 11/11/19 note action to red the housing section to tighten up and remove some of the heading. It was agreed that notes on Harbertonford Housing (p25) and Harberton Housing (p32) be combined into a background to the housing section, removing reference to the 'Existing DPD'.

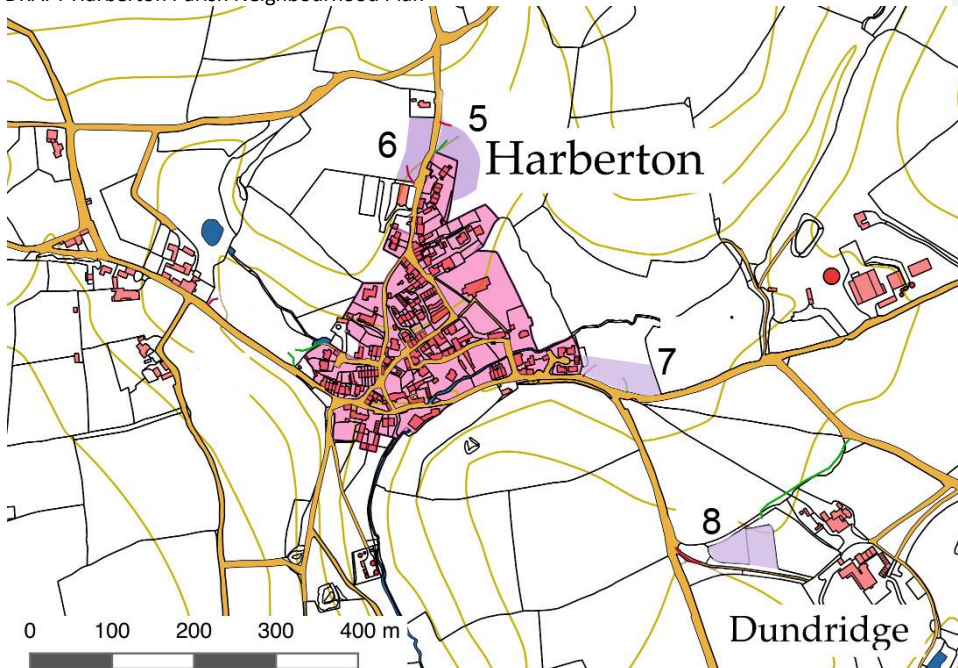
#### **Deleted: Notes on Harbertonford Housing Sites¶**

¶ Pedestrian movement along the main road is difficult in Harbertonford due to the busy main road, narrow pavement and the poorly positioned pedestrian crossing. One of the s has no footpath to the village centre or bus stop. A footbridge over the river is a high priority. Then there will be footpaths both sides of the A381 so that the pedestrian crossing can be moved to a safer place where both pedestrians and drivers have better visibility. There is more about this in the 'Transport' chapter.¶

¶ The existing DPD has (76) new homes planned for Harbertonford on land previously identified but now withdrawn from potential development. ¶

Page Break





Three greenfield sites are identified on the map, and one brownfield site at Dundridge. The pink shading marks the present village development area.

#### North edge of Harberton

##### Background

This site is currently under negotiation for low cost housing for the Harberton and Harbertonford Community Land Trust (H&HCLT). The site is considered suitable for up to ten self-built dwellings. This is a Community Interest Company (CIC) which has been tasked by the parish council to help alleviate rural deprivation through housing projects. H&HCLT has been working with SHDC on its planning application for this proposed site. Classed as an exception site, using SHDC's Village Housing Initiative it will be used for affordable housing for locally connected people identified as being in housing need. Covenants are proposed to ensure affordability in perpetuity. There is also the possibility for community projects such as allotments or orchards to be part of the scheme.

Vehicular access within Harberton village is extremely restricted because of the narrowness of the roads. Development on the north side of the village is likely to increase traffic flow through the village because the main access roads to the village lie to the south.

The design constraints specified in this plan will need to be strictly adhered to bearing in mind the proximity of the Grade I listed church and other heritage assets.

### Aims and Expectations

This site is in a prominent position above the village centre overlooking the Grade I listed church. Any development needs to enhance and be sympathetic to the character of the village conservation area. The site could provide affordable housing but access problems need to be resolved. The adverse impact upon the landscape would be significant so that it would be necessary to mitigate this effectively by design, screening and landscaping. Any building on this site would need to provide sufficient off-road parking. Any development on this site should create no additional flooding risk downstream in the village centre which already floods regularly, and use the opportunity to reduce the existing run-off flood risk.

Conditions to achieve:

- Downstream run-off flood risk
- Access safety
- Landscaping mitigation
- Sufficient off road parking
- Remove permitted development rights

### Greenfield site east of Meadow Close



### Background

The northern edge borders a flood zone. However, houses here could be discreetly concealed in the landscape and integrated into the village. Access is good without



DRAFT Harberton Parish Neighbourhood Plan

having to navigate the narrow single track lanes further in the village as the site lies to the south side of the village next to the main access roads.

Survey Results : 40% Agree, 28% Against, 32% Neutral

#### Aims and Expectations

This site should provide an area of public parking and green space as well as off road parking for the residents. The owners have indicated a willingness to include affordable and local housing. Any development needs to enhance and be sympathetic to the character of the village conservation area. Access problems need to be resolved. Any development on this site should create no additional flooding risk downstream in the village centre which already floods regularly and use the opportunity to reduce the existing run-off flood risk.

#### Conditions to achieve:

- Downstream run-off flood risk
- Provision of public parking area
- Access safety
- Landscaping mitigation
- Sufficient off road parking
- Remove Permitted Development Rights

#### Dundridge Yard/Chaplin Yard

This site is set on the southern outskirts of the village next to a listed mansion within a parkland setting, now divided into multiple apartments and houses. The site is currently an industrial area used for vehicle storage and steel fabrication. This site would be suitable for a mix of housing including affordable. Motor access is acceptable and a bus route passes the entrance to the site.

Landscaping is needed to preserve the parkland style of the land around the listed Dundridge House and Stables

#### Aims and Expectations:

Any development and landscaping on this site needs to enhance and be sympathetic to the character of the adjacent listed building and parkland setting. All contaminants and industrial waste need to be removed. There is potential for affordable housing. Any external lighting needs to be minimal to maintain dark skies and protect local wildlife, including bats known to frequent the area.

#### Conditions To achieve

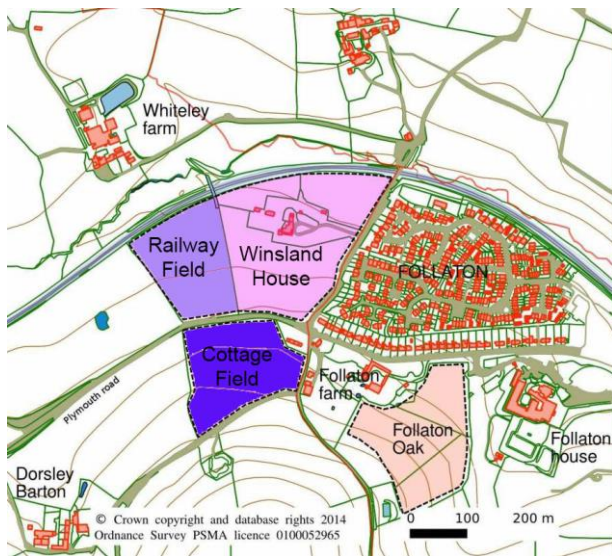
- Comprehensive clearance of contamination and industrial waste
- Ecological report is required

# DRAFT Harberton Parish Neighbourhood Plan

- Restricted lighting
- Scheme for planting trees and enhancement of the parkland setting
- Mitigate downstream flood risk

Survey Results for Site 8: 44% Agree, 26% Against, 30% Neutral

## Winsland House



**Deleted:** Survey Results for Site 7: 40% Agree, 28% Against, 32% Neutral¶

**Notes on Harberton housing¶**

**Commented [CR7]:** Removal of removal of reference to DPD pending: Minutes of 11/11/19 note: redraft the housing section tighten up and remove some of the headings. It was agreed that notes on Harbertonford Housing (p25) and Harberton Housing (p26) be combined into a background to the housing section, removing reference to the 'Existing DPD'.

**Deleted:** The existing DPD proposed no housing for Harberton on account of narrow and twisty roads and lack of services.¶

Page Break

¶

-

**Commented [HPC8]:** Review of narrative wording pending. Minutes of 11/11/19 record decision to remove sites other than 4, 5, 7 and 9A to the appendices.

**Deleted:** The shaded area titled 'Follaton Oak' on the plan above has been developed for housing. This is not within Harberton parish.¶

Site 9A is a very attractive site but needs infrastructure improvement to make it acceptable.¶

¶

¶

## Background

Housing here would benefit from proximity to the market town and bus and rail connections. It could relieve pressure on Dartington to merge with Totnes, and it could will help preserve the rural nature of the Dart estuary, by moving development westward along the natural communications corridor towards South Brent.

There is an existing foot and cycle route which allows easy access to a shop, doctors' surgery and lively community hall nearby in Follaton village, avoiding the main road and leading on to the facilities in Totnes. This route would benefit from improvements to make it more user friendly for those with mobility issues. Consideration should also be given to the inclusion of areas of public green space

Depending on the size of development area the use of the Grade 2 listed Winsland House could be used for additional infrastructure needs such as a pre-school nursery, public house or community cafe and the use of the walled gardens as allotments.

DRAFT Harberton Parish Neighbourhood Plan

This site could be the main contribution from Harberton Parish to meeting its own and the wider area's housing need. It is the only **commercial site large enough to incorporate affordable / social housing on a significant scale**. It is by far the most sustainable of all the sites in Harberton Parish.

Survey Results : 63% Agree, 8% Against, 29% Neutral

#### Aims and Expectations

This site could provide a mixed development including affordable/ shared ownership housing, social housing and smaller properties for single households and downsizing. It could also support some public green space or children's playground. Access issues need to be addressed. There is an expectation that new access arrangements will include alleviation of the bottleneck on the Plymouth Road. Sufficient onsite parking will need to be provided for residents and visitors.

The greater horseshoe bat strategic flyway associated with the South Devon SAC will need to be protected and external lighting restricted throughout the site. Runoff of water will need to be managed to prevent flooding on the railway line.

#### Conditions

- Restricted lighting
- Provision of affordable / social housing
- Improve existing foot and cycle path to Follaton village
- Safe and suitable access to main road
- Ecological report is required
- Scheme for planting trees and enhancement of the parkland setting
- Mitigate downstream flood risk

## 4. Sustainable Energy

The Parish has potential for sustainable energy generation, but this is limited by a number of constraints. The topography of the area means that the landscape character is vulnerable to certain types of development. Tranquil landscape and abundant wildlife are important to Tourism, which is key to the local economy. This plan supports sustainable energy generation, providing there is minimal nuisance to people and wildlife and a positive contribution to improving the quality of the landscape.

No areas have been identified as suitable for wind turbines or for large solar arrays on greenfield sites as they are not supported by the majority of residents. Responses from the Neighbourhood Plan questionnaire are set out in Appendix X.

"Planning practice guidance for renewable and low carbon energy" issued by the Department for Communities and Local Government in July 2013 states that "The

National Planning Policy Framework explains that all communities have a responsibility to help increase the use and supply of green energy, but this does not mean that the need for renewable energy automatically overrides environmental protections and the planning concerns of local communities. As with other types of development, it is important that the planning concerns of local communities are properly heard in matters that directly affect them."

To avoid unacceptable proliferation and adverse cumulative effects, in assessing proposals for sustainable energy installations, careful consideration will be given to the cumulative effects of that proposal when taken together with other sustainable energy installations within the area and not restricted to the boundaries of the parish. In particular the cumulative impact upon the character of the landscape, visual impact, heritage assets, ecology and residential amenity will need to be assessed.

**Policy SE1<sup>21</sup>: Sustainable energy projects will be supported where they, assessed both singly and in combination with other existing, consented and proposed installations, are compatible with conservation policies in relation to visual impact, landscape character, heritage assets, ecology and residential amenity.\***

**Policy SE2<sup>22</sup>: Planning permission will only be granted if, following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and the proposal has their backing.**

\*Conservation Policies referred to in Policy SE1: SA5 Areas Of Tranquillity, L1 Landscape Character, L2 Devon Banks, Hedgerows Etc, EC1 Ecology General (DBRC Wording), EC2 Trees, EC3 Trees, HE1 Traditional Buildings In Conservation Areas, HE3 Alterations Etc To Listed Buildings, HE4 Sites And Structures Of Local Heritage Interest, HE5 SE5 Potential Archaeological Sites, E1 Conversion Of Redundant Stone Or Cob Farm Buildings, E2 Conversion Of Buildings In The Countryside Generally, E3 Provision For Wildlife Displaced By Conversions, E4 Protection Of Tourism, E5 Industrial Development, T14 Footpaths And Green Lanes.

## 4.1 Solar Voltaic on Buildings

The plan endorses the use of solar panels/tiles on houses, on farm buildings, and industrial buildings. 80% of those responding to the questionnaire supported this form of renewable energy. Many such installations will not require planning permission and/ or listed building consent but, as with any potential development, this should be checked with South Hams District Council in advance.

**Policy SE3<sup>23</sup>: 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, effect upon heritage assets, the settings of heritage assets and physical stress on the structure of the buildings, and, in**

<sup>21</sup> NPPF February 2019 paras 7, 8 and 9, 28, 151, JLP strategic policies: SPT1, SPT2, SPT11, Non-strategic Policies: TTV2, TTV26, TTV27, DEV1, DEV2, DEV20, DEV21, DEV23, DEV25, DEV26, DEV28, DEV29, DEV31, DEV32, DEV33, DEV34, DEV35.

<sup>22</sup> NPPF February 2019 paras 7, 8 and 9, 28, footnote 49 JLP strategic policies: SPT1, SPT2, Non-strategic Policies: TTV2, TTV26, TTV27, DEV1, DEV2, DEV20, DEV23, DEV26, DEV28, DEV29, DEV31, DEV33, DEV34, DEV35.

<sup>23</sup> NPPF February 2019 paras 7, 8 and 9, 28, 148, 151, JLP strategic policies: SPT1, SPT2, SPT11, Non-strategic Policies: TTV2, TTV26, TTV27, DEV1, DEV2, DEV20, DEV21, DEV23, DEV28, DEV32, DEV33.

## 4.2 Solar Voltaic Farms



In line with Government guidance, this plan encourages the installation of solar farms on brown field sites and contaminated land, subject to consideration of effects upon visual impact (including air safety), landscape, heritage assets, ecology and residential amenity.

17% of respondents supported solar farms on green fields where as 73% opposed this form of development.

In particular, this Plan adopts the guidance provided by Natural England in TIN101 in relation to ecology.

There is a wealth of local archaeological evidence of continuous human occupation of this area since at least Neolithic/Bronze Age times (see Chapter Heritage - Archaeology). To prevent the inadvertent destruction of underground archaeological remains by pile driving for solar panel supports, trenches for cabling, excavations for access roads and ancillary structures etc, this plan requires that all applications for solar farms include a geophysical survey of the site by an accredited archaeologist followed by any further investigations recommended by the County Archaeologist.

The need for this requirement has been made evident by the refusal of a developer to carry out investigations recommended by the County Archaeologist in relation to a proposed solar farm within the Parish which was refused on appeal (Ref APP/K/1128/W/15/3135465).

This plan discourages the loss of pasture and other agricultural land of all grades to solar farms, in view of the rural character of the area and importance of maintaining food security.

**Policy SE4:<sup>24</sup> This Plan encourages the installation of solar farms on brown field sites and contaminated land, subject to compliance with Policies SE1 and SE2.**

**Policy SE5:<sup>25</sup> In view of the wealth of local archaeological evidence, this Plan requires that any application for a solar farm provides a full geophysical survey of the site by an accredited archaeologist followed by any further investigations recommended by the County Archaeologist.**

*Note – Policy SE5 should be read in conjunction with Policy HE5 – Environment Chapter (Archaeological Assessment)*

## 4.3 Wind Turbines

Not all sites within the parish will provide sufficient wind resource in line with government guidance [*Renewable and Low Carbon Energy*] and therefore this plan will only support turbines where the wind resource is demonstrated to be adequate by the provision of wind speed data from the Met Office Virtual Met Mast, or, alternatively, a full year's wind speed data from that site measured at hub height. NOABL wind data is now recognised as being obsolete by the Met Office and reliance should not be placed upon it as it tends to overstate average wind speeds. The Energy Saving Trust recommends that sites achieve a minimum average wind speed of 5 m/s for small-scale turbines. [See *Met Office: Virtual Met Mast<sup>TM</sup> verification report June 2013*; *Virtual Met Mast<sup>TM</sup> Setting the Standards for Small and Medium Wind Assessments*; and *Energy Saving Trust Location, location, location July 2009*]

The erection of turbines over 15m (49 feet) to blade tip height is unlikely to be compatible with the conservation of the landscape or the protection of the settings of local heritage assets.

38% of respondents supported turbines up to 15m tip height, whereas 44% were against. 25% supported up to tip height of 24m, with 60% against. 21% supported up to 45m tip height, with 65% against and for any taller turbines 16% were in support, whereas 73% were against. It is important for community cohesion that majority views are respected.

Wind turbines present a significant hazard to some wildlife, especially bats. Turbine applications should be supported by comprehensive desk and field ecology surveys in every case. It should be noted that a consultation zone for the South Hams Special Area of Conservation (SAC) for greater horseshoe bats extends through much of Harberton parish and that additional survey requirements and legal protection criteria apply within and close to these areas (see map in Environment - Ecology chapter), as turbines of all sizes in these areas are regarded by Natural England as high risk development [*Natural England: South Hams SAC Greater horseshoe bat consultation zone planning guidance*]. It should also be noted that householder permitted development rights do not apply within these areas.

<sup>24</sup> NPPF February 2019 paras 7, 8 and 9, 28, 148, 151, JLP strategic policies: SPT1, SPT2, Non-strategic Policies: TTV2, TTV26, DEV1, DEV2, DEV20, DEV23, DEV25, DEV26, DEV28, DEV29, DEV32, DEV33, DEV35,

<sup>25</sup> NPPF February 2019 para 8 c), 28, 184, 185, 189, JLP strategic policies: SPT1, SPT2, SPT11, Non-strategic Policies: TTV26, DEV20, DEV21,

Extensive areas of the parish are potentially sensitive to radar interference which is likely to be unacceptable to the Defence Infrastructure Organisation (DIO), depending upon the height of the proposed wind turbine. This would have serious implications for air safety, both military and civilian, such as the Devon Air Ambulance, as well as for those on the ground. The maps at fig Y show indicative maps produced by DIO of radar sensitive areas for turbines of tip height, 20 metres, 40 metres and 60 metres, respectively. It can be seen that while the parish is possibly little affected at 20 metres, large areas of the parish are affected at 40 metres and above. The DIO say that their software has been upgraded since these maps were produced and that the areas shaded understate the extent of affected areas, hence the maps should only be regarded as indicative. In addition, multiple turbines are more likely to cause unacceptable radar interference, even when sited where one turbine would not. The DIO offer a pre-application consultation process and in the interests of air safety and security this plan requires that all turbine proposals where tip height exceeds 11 metres and/or has a rotor diameter of 2 metres or more should demonstrate that the DIO offers no objection.

**Policy SE6<sup>26</sup>: This Plan supports the installation of wind turbines where blade tip height does not exceed 15m (49 feet), provided that the wind resource is demonstrated to be adequate, subject to provision of comprehensive ecology surveys and subject to compliance with Policies SE1 and SE2.**

**Policy SE7<sup>27</sup>: In the interests of air safety and security, this Plan adopts the Civil Aviation Authority's recommendations for minimum separation distances between wind turbines and airports/airfields, as amended from time to time, the Ministry of Defence recommendations in respect of air safety and low flying consultation zones, as amended from time to time, and the Defence Infrastructure Organisation Safeguarding recommendations in respect of onshore radar coverage, as amended from time to time. Applicants for turbines where tip height exceeds 11 metres and/or has a rotor diameter of 2 metres or more are required to provide confirmation from the DIO that it has no objection.**

## 4.4 Biofuel

The valley woodlands can supply a modest contribution of wood, either for individual wood burning stoves or for farm-scale digesters. Trees are considered important by local residents and help sustain wildlife and the traditional landscape. Sustainable management of woodland will ensure adequate planting of trees to replace those harvested.

58% of respondents support the production of bio-mass for renewable energy, whereas 8% were against.

<sup>26</sup> NPPF February 2019 paras 7, 8 and 9, 28, 148, 151, footnote 49. JLP strategic policies: SPT1, SPT2, Non-strategic Policies: TTV2, TTV26, DEV1, DEV2, DEV20, DEV23, DEV25, DEV26, DEV28, DEV32,

<sup>27</sup> NPPF February 2019 paras 7, 8 and 9, 28, 95b), 104f), JLP strategic policies: SPT1, SPT2, Non-strategic Policies: TTV26, DEV1, DEV20,

The plan supports initiatives in developing supply of biomass subject to any adverse effects upon ecology, and or noise and nuisance, including in relation to transportation.

**Policy SE8<sup>28</sup>: The use of managed woodlands for the production of biomass will be supported, subject to compliance with Policies SE1, SE2 and EC2.**

## 4.5 Water Power

There is scope within the parish for commercial generation of power from water. Historically, the Parish has supported at least two watermills powering local industry. This plan supports the reinstatement of leats and the installation of small scale hydro generators and heat exchangers.

60% of respondents supported hydro generation whereas 9% were against.

**Policy SE9<sup>29</sup>: Restoration and maintenance and the installation of small scale hydro generators and heat exchangers will be supported subject to compliance with Policies SE1 and SE2.**

## 4.6 Anaerobic Digesters

Energy generation from anaerobic digesters are supported by 60% of respondents, with 13% against. The size and scale of any such development is likely to be limited by access constraints within the parish.

**Policy SE10<sup>30</sup>: This plan supports development of farm scale anaerobic digesters provided that they will only generate using waste produced on site, that they are compatible with the Environment Agency requirements and subject to compliance with Policies SE1 and SE2.**

## 4.7 Heat Pumps/Exchangers

<sup>28</sup> NPPF February 2019 paras 7, 8 and 9, 28, 148, 151, JLP strategic policies: SPT1, SPT2, Non-strategic Policies :TTV2, TTV26, DEV1, DEV2, DEV20, DEV26, DEV28, DEV33,

<sup>29</sup> NPPF February 2019 paras 7, 8 and 9, 28, 148, 151, JLP strategic policies: SPT1, SPT2, SPT11, Non-strategic Policies: TTV2, TTV26, DEV1, DEV2, DEV20, DEV21, DEV23, DEV33, DEV35,

<sup>30</sup> NPPF February 2019 paras 7, 8 and 9, 28, 148, 151, JLP strategic policies: SPT1, SPT2, Non-strategic Policies: TTV2, TTV26, DEV1, DEV2, DEV20, DEV23, DEV26, DEV29, DEV31, DEV32, DEV33, DEV35,



DRAFT Harberton Parish Neighbourhood Plan

Air, ground or water source heat pumps can be very effective for new build properties or for others with a high level of heat insulation. Careful consideration needs to be given to whether the local electricity supply is sufficient to enable the proper running of the pumps which require power surges periodically. Some systems have been found to be noisy, therefore careful and considerate siting is essential.

**Policy SE11<sup>31</sup>: Heat pumps and exchangers must comply with Policies SE1 and SE2.**

---

<sup>31</sup> NPPF February 2019 paras 7, 8 and 9, 28, 148, 151, JLP strategic policies: SPT1, SPT2, Non-strategic Policies: TTV2, TTV26, DEV1, DEV2, DEV20, DEV32, DEV33,

## 5.0 Social Amenities

### 5.1 The Existing Amenities

Rural areas have experienced a reduction in local services. The growth of supermarkets and their domination of the grocery trade, and increasingly fuel sales, threatens the viability of local shops and garages while changes in lifestyles and regulations have put pressure on rural pubs and churches. Thus many local services in villages nationally and locally are under pressure.

Within the Parish, Harberton village has a pub, The Church House Inn, a parish hall with a large auditorium suitable for entertainment and sport, a playground, a playing field, and the Parish Church of St Andrews. It also has a cricket pitch and some allotments.

Harbertonford village has a primary school, a petrol station, a shop with post office, St Peter's Church, a village hall with good facilities but too low a roof for ball games, a football pitch, a playground for young children, a weekly youth club, and allotments. The Harbourne Petrol Filling Station is a valued facility for the community, not only for the purchase of fuel but also as a second grocery outlet in Harbertonford. There is a mobile library service, a pub, The Maltster's Arms, and by the river a very small village green.

Outside the Parish, Totnes provides a wider range of services for the residents of the Parish, including a secondary school, community hospital, District Council offices, library, supermarkets, other retail, professional and health services.

### 5.2 Harbertonford Primary School

Harbertonford Primary School teaches children aged 4-11 years from within the Parish and surrounding areas. It also hosts pre-school groups and allows the use of its facilities by the community for leisure activities, as well as parking outside school hours. Increased housing provision in the catchment area will naturally lead to an increase in pupil numbers. In order to safeguard future expansion, agricultural land north of the school will be protected from development.

**Policy SA1<sup>32</sup>: Land north of the primary school site [see Appendix 2] will be safeguarded from development to allow for future expansion of education use.**

<sup>32</sup> NPPF February 2019 paras 7 & 8, 28, 91c), 92b), 94, 96, JLP strategic policies: SPT1, SPT2, SPT13, Non-strategic Policies: TTV1, TTV2, TTV26, DEV1, DEV3, DEV4, DEV14, DEV27,

## 5.3 Harbertonford Village Centre

The centre of Harbertonford is focused on the very small village green on either side of the river to the east of the bridge. The immediate area contains the Maltsters Arms pub, the well used village shop and Post Office, and St Peters Church and churchyard on the opposite side of the A381. These establishments provide services to the community as well as jobs and work experience for local residents.

St Peter's Church suffers from low attendance in common with many rural churches. The shop has no room for expansion. Car parking is limited to two small car parks on either side of the bridge. Close to Harbertonford at Brockhills is Nkuku, a homeware and gifts retail outlet with a café.

There is potential to increase the attractiveness of the village centre through the relocation of some existing facilities, greater flexibility in their use and the introduction of additional services. The latter could include a cafe/restaurant, library, art space, outlet for the sale of local garden produce, indoor sport and/or a music venue.

## 5.4 Harberton Village Centre

The centre of Harberton is less well defined than Harbertonford village centre but effectively is the square outside the Church House Inn and the entrance to St Andrew's churchyard. Apart from providing limited car parking for the pub and the church, the space is occasionally used for outdoor community events. There is additional parking nearby behind the Parish Hall's own car park. There could be opportunities for additional retail and recreational facilities using vacant properties or as complementary activity in existing buildings.

## 5.5 Leisure and Recreation Facilities

The Parish Hall in Harberton and the Village Hall in Harbertonford provide facilities for a wide range of community leisure activities from pantomime to youth club.

*78% of questionnaire respondents said they used their village hall, the same percentage in each ward.*

The two churches and the primary school also provide occasional locations for community events and meetings.

The primary school has an outdoor swimming pool which is open for public use during the summer school holidays.

Both villages have children's playgrounds, while Harberton also has a playing field providing space for informal games and other outdoor activities. The cricket field outside Harberton also caters for jogging and walkers, and has potential for use by other sports such as archery. Harbertonford has a football pitch adjacent to the Village Hall, which also occasionally hosts outdoor community events outside the football season. The use of unused space at the football field is constrained by its location within the floodplain of the River Harbourne.

Harbertonford also has a very small village green but does not have any informal open space which could provide for casual community use particularly for older children and family groups.

*84% of questionnaire respondents wanted more or improved allotment space. 80% would support increased youth club provision, and 78% wanted improvements to play areas. 66% wanted an all-weather surface in each village. Around half would welcome more shops and cafes in the Parish with slightly smaller numbers neutral on this. There were many additional comments strongly advocating a community hub facility in Harbertonford, and even more saying that Harberton needed a shop.*

**Policy SA2<sup>33</sup>: Within the village centres, improvements to and expansion of retail and leisure activities will be supported, including changes of use and additional uses of existing buildings and land, subject to provision of sufficient off road parking.**

*See also Policy E6 (Economy) with which Policy SA2 should be construed.*

## 5.6 Public Access and Green Space

An important aim of the Plan is to give better public access to nature, including a network of permissive paths, and establishing green spaces for informal community use. Walking and cycling are also important social amenities and are discussed in detail in the Transport Section.

*57% of questionnaire respondents wanted more open access areas within the Parish, with 38% neutral on this.*

It is therefore proposed to establish "Green Space Designation" for land which is suitable for this purpose. Sites have been identified on the land behind Palmer's Dam to the west of Harbertonford village. This site is owned by the Environment Agency while the latter is in private ownership, and the establishment of community use will therefore require negotiation and agreement with the owners.

<sup>33</sup> NPPF February 2019 paras 7 & 8, 28, 91 c), 92, 96, 98. JLP strategic policies: SPT1, SPT2, SPT4, SPT5, SPT11, SPT13, SPT14, Non-strategic Policies: TTV1, TTV2, TTV26, DEV1, DEV2, DEV3, DEV4, DEV5, DEV14, DEV15, DEV16, DEV18, DEV20, DEV21, DEV23, DEV26, DEV27, DEV28, DEV29, DEV35,

**Policy SA3<sup>34</sup> Local Green Space**

**The following spaces are designated as Local Green Spaces, as shown on the policies map:**

**Ford Area, Harbertonford**

**Justification:** The green is centrally located within the village of Harbertonford and straddles both sides of the river. Is designated as a Local Green Space for its recreational value and function as a meeting place that foster social wellbeing and interaction. This site has been registered under the Commons Act 2006: Section 15 (2)

**Land adjoining Harbertonford CE Primary School, north of Marl Park, Harbertonford**

**Justification:** The park has formal play equipment, a playing pitch and natural play opportunities for a wide range of ages and is designated as a Local Green Space for its recreational value. The Location of the park relates well to built form of the village, and benefits from being adjacent to Harbertonford Primary School.

**Harberton Playing Field, Harberton**

**Justification:** The park has formal play equipment, a playing pitch and natural play opportunities for a wide range of ages. Is designated as a Local Green Space for its recreational value. The park occupies an edge of settlement location, but is within an easy walk from all parts of the village and benefits from being adjacent to Harberton Village Hall.

*[Placement of map here]*

<sup>34</sup> NPPF February 2019 paras 7 & 8, 28, 91c), 92, 96, 99, 100. JLP strategic policies: SPT1, SPT2, SPT12, SPT13, SPT14, Non-strategic Policies: TTV1, TTV2 TTV26, DEV1, DEV2, DEV3, DEV5, DEV20, DEV26, DEV27, DEV29,

## 5.7 Footpaths

Many people commented that there were not enough footpaths and that new ones, including circular walks needed creating. People included helpful suggestions about new and re-opened routes in their comments. These routes cross many ownership boundaries and their negotiation will be a long-term process to achieve a network of footpaths which do not unduly interfere with agriculture but maximise scenery and wildlife enjoyment.

*83% of questionnaire respondents were in favour of a Harbourne Trail footpath between Harberton and Harbertonford.*

*49% wanted to see kayak/canoe use of the River Harbourne, with 36% neutral on this.*

It is proposed to open talks with landowners about the Harbourne Trail, use of the river, and the creation of new permissive paths.

<b>Policy SA4<sup>35</sup>: Establishment of permissive footpaths, including a Harbourne Trail, by agreement with landowners, will be encouraged.</b>
---

## 5.8 Green Lanes and Areas of Tranquillity

*89% of questionnaire respondents wanted improvements to existing green lanes and footpaths.*

It is clear that Green Lanes and Areas of Tranquillity are valuable and important amenities to this community. It is proposed to commence talks with the local authority and other agencies with view to maximizing this leisure potential for parishioners. See also, Transport Policy T12.

*81% of respondents wanted quiet byways, footpaths and lanes to be designated as 'Tranquil Areas'.*

The Neighbourhood Plan aims to identify and protect areas of tranquillity which have remained relatively undisturbed by noise and for this reason are prized for their recreational and amenity value.

Through the neighbourhood planning process a number of green lanes and footpaths, both within and without these tranquil mapped areas, and listed below, have been identified as 'quiet'. Linear routes may be defined as 'Tranquil Areas' and the plan designates the following unclassified roads, green lanes and footpaths as 'tranquil' within the meaning of paragraph 123<sup>36</sup> of the National Planning Policy Framework.

<sup>35</sup> NPPF February 2019 paras 7 & 8, 28, 91c), 92, 96, 98, JLP strategic policies: SPT1, SPT2, SPT9, SPT10, SPT12, SPT13, SPT14, Non-strategic Policies: TTV2, TTV26, DEV1, DEV3, DEV27, DEV29,

<sup>36</sup> Now para 180 b)

**Policy SA5<sup>37</sup>:** This Plan designates the following unclassified roads, green lanes and footpaths as areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason within the meaning of paragraph 123 of the National Planning Policy Framework. The tranquillity of these areas must be protected from inappropriate development.

**Unclassified Roads (UCRs) and Green Lanes (GL)**

UCR1 Watery Lane near Belsford [Grid ref. 767593 to 774595]

UCR2 The green lane from Monkey Oak via Key's Englebourne to Harberton [GR 772566 to 776585]

UCR3 The green lane from Copperthorne Cross (near Harberton Reservoir) going NE to join Blakemore Level. [GR 776595 to 777600]

UCR4 The Windmill Way [GR 774686 to 776583]

GL1 The Windmill Way extension [775583 to 775579]

UCR5 Larcombe Quarry Lane [748580 to 752583] \*

**Footpaths**

FP1 Copperthorne footpath from Watery Lane joining UCR1 and leading to Blakemore Level. [GR 774596 to 779600]

FP2 Beenleigh footpath [GR 797566 to 802567] \*

FP3 Dottins footpath [GR 762557 to 762560] \*

FP4 Eastleigh footpath [766580 to 768583]

FP5 Fletchers Coombe footpath [GR 763564 to 764576]

FP6 Bennett's Cross footpath [GR 780576 to 784573]

FP7 Langford Farm to Coopers Hill footpath [GR 761589 to 770586]

FP8 Larcombe Quarry footpath [GR 751581 to 753577]

FP9 Beenleigh Brook footpath [GR 759565 to 769563]

\* Only parts of these three routes are within the Parish, so consultation will also be needed with the relevant neighbouring authority in order to extend that protection beyond the Parish boundaries.

<sup>37</sup> Wording of Policy SA5 needs to be amended to refer to NPPF February 2019 para 180 b), NPPF February 2019 paras 7 & 8, 28, 91c), 92, 96, 97, 98, 180, JLP strategic policies: SPT1, SPT2, SPT9, SPT12, SPT13, SPT14, Non-strategic Policies: TTV1, TTV2, TTV26, DEV1, DEV2, DEV3, DEV20, DEV23, DEV26, DEV27, DEV28, DEV29,

## 6.0 Environment

The rural environment and character of the Parish is extremely important to local residents. The questionnaire results show that 94% of residents strongly agreed or agreed that the landscape should be protected, while 91% supported the protection of public views. 97% supported the protection of rivers, streams and ponds, while 95% supported the protection of Devon banks, hedgerows and hedge trees. Many residents also nominated heritage assets of particular importance to them.

Residents also place great value on the local ecology; 95% strongly agreed or agreed that the Plan should protect and regenerate wildlife in the Parish. It is important to protect and enhance habitat so that wildlife has the resilience to meet the challenges of climate change.

In order to foster a vibrant, healthy, sustainable and cohesive community, it is vital that the Plan reflects the importance of the landscape character and amenity to residents. It must seek to protect the Parish's unspoilt rural character, heritage and wildlife, while providing enhanced access.

### 6.1 The Rural Landscape

**"This is a plateau landscape dissected by major rivers (the Avon and tributaries of the Dart) where the interplay of upland and valley is the defining characteristic. Located some distance from the coast (and of a lower elevation than the coastal plateau) the focus of this landscape is inland and from higher ground there is a strong visual association with Dartmoor on the north-western skyline.**

**From the narrow plateau ridges the valleys below have surprisingly little influence on landscape perceptions; within the valleys themselves the landscape is generally enclosed by woodland. There is no definite grain or pattern to the valleys and this contributes a sense of disorientation. Most of this landscape feels remote and is only lightly settled.**

**The historic lanes, intact villages, church tower landmarks and historic sites contribute a strong sense of time-depth and intactness."**

[Devon County Council landscape character description for Mid Avon & West Dart Valleys & Ridges.]

*"Harberton parish is fertile and beautiful country."* W.G. Hoskins, Devon, (Phillimore 2003 Ed) p.403

*'South of the moor lie the South Hams, a name of great antiquity, meaning perhaps 'the land between the rivers south of the moor'. Here the Devonian rocks have produced some of the kindest country in Devon...' (1) A History of Devon: Robin Stanes (Phillimore 1986) p.15*

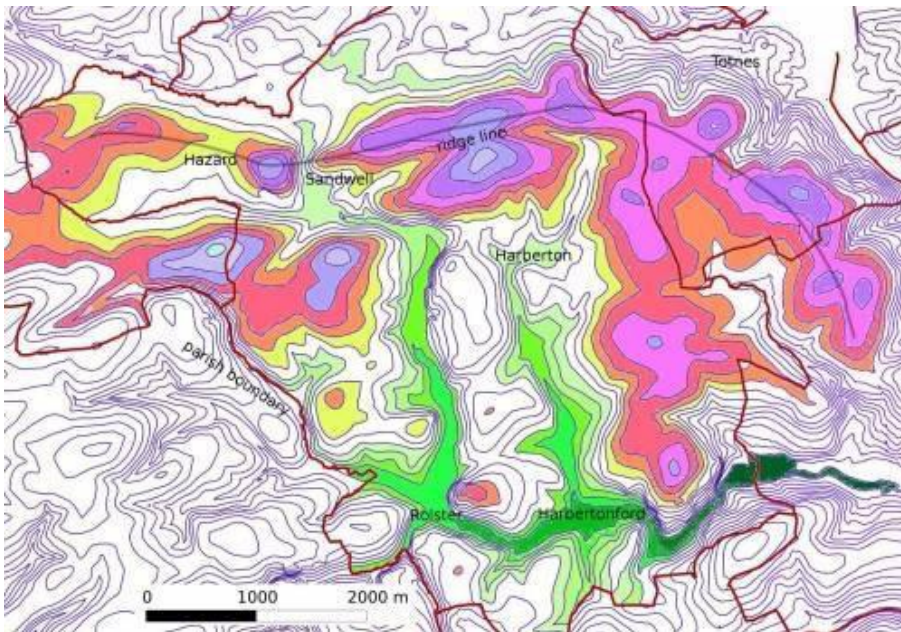


#### DRAFT Harberton Parish Neighbourhood Plan

The Parish of Harberton comprises two rural villages, Harberton and Harbertonford, with a number of tiny hamlets and isolated farm dwellings, set in a rolling agricultural landscape supporting a mix of farming, mostly livestock. The ridges and plateaux give way to sweeping views of Dartmoor and towards the coast, with the steep valleys, interspersed with woodlands and the river Harbourne together with its tributaries. The landscape retains its patchwork of small fields divided by traditional Devon banks, in many cases supporting mature trees. The purity of the air and lack of light pollution mean that the stars are bright and the Milky Way clearly visible in the night sky.

This landscape supports Devon's inland tourist industry. Many of the farms and hamlets hidden in the folds of these hills supplement income by offering bed-and-breakfast or self-catering accommodation.

The most remarkable aspect of this vista is its stillness and silence. Nothing moves, other than the flight of birds, including wild geese, buzzards, herons and sky larks. No intrusion breaks the spell, no flash of metallic surfaces or windscreens. The redoubtable 17th. century traveller Celia Fiennes made this point in 1698 in reference to this location: *'The lanes are exceeding narrow and so cover'd up that you can see little about; an army might be marching undiscover'd by anybody, for when you are on those heights that show a vast country about, you cannot see one road.'* The fact that this still holds true in 2019 is remarkable. (2) Journeys of Celia Fiennes: ed. Christopher Morris (Webb & Bower 1982) p.200



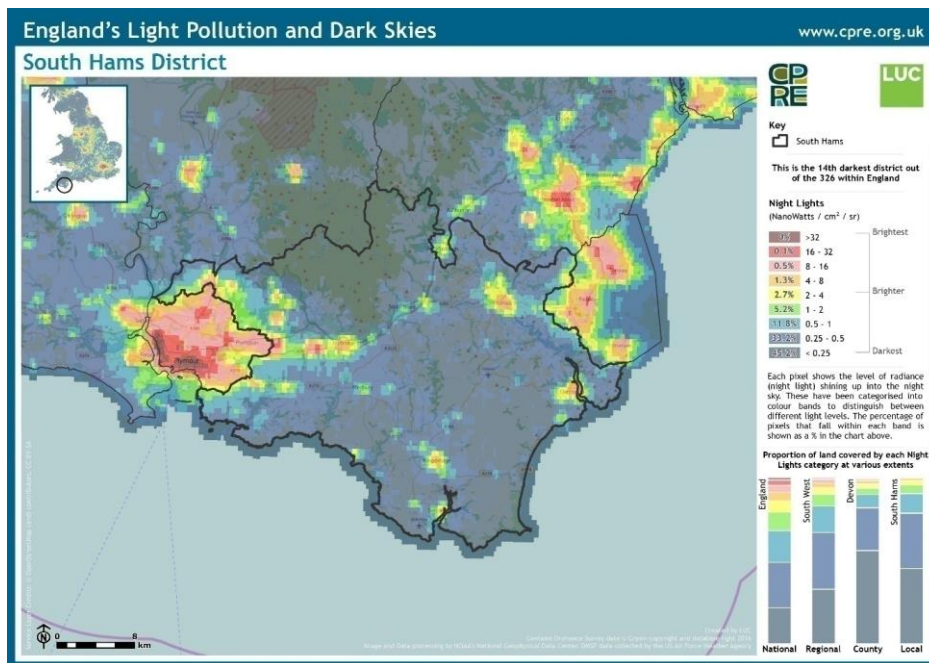
The area is not included in any national landscape designations, although the South Hams AONB boundary runs through the adjoining parishes of Diptford and Ashprington. Part of the parish was designated an Area of Great Landscape Value until this landscape character category was abolished.

79% of Parish residents who responded to this question thought that the Parish should be included in the AONB, while 65% thought it should be part of a new South Hams National Park. The Devon Landscape Character assessment characterised the land in the Parish as “River Valley Slopes and Combes” and “Inland Undulating Uplands”, both types being typical of the AONB as well as the Parish.

## 6.2 Dark Skies

Harberton Parish enjoys dark skies almost free of light pollution, enabling residents and visitors to enjoy the awe-inspiring spectacle of the Milky Way as well as bright stars on clear nights. The Neighbourhood Plan seeks to prevent light pollution and to protect the night-time views of our Parish.

Light pollution has become an intrusive threat to our enjoyment of the countryside and its tranquillity at night. This was given prominence by a joint CPRE/British Astronomical Association campaign and report (2003) and subsequently by a ‘star-count’ survey conducted jointly by CPRE and the Campaign for Dark Skies (CfDS). The CPRE have undertaken research on ‘Night Blight’ caused by light beaming in an upward direction causing a pinky orange glow which lights up the night skies. In June 2016, the CPRE published new maps of England’s light pollution and dark skies. Harberton Parish’s dark sky position is illustrated in the map below:



Light Pollution and Dark Skies Map, Harberton Parish (CPRE) © OpenStreetMap contributors, data is available under the Open Database License, and the cartography is licensed as Creative Commons Attribution-ShareAlike 2.0 license (CC BY-SA) Contains Ordnance Survey data © Crown copyright and database right 2010-12.

#### DRAFT Harberton Parish Neighbourhood Plan

The Plan recognises that artificial light offers valuable benefits to residents including safety, finding one's way around, facilitating sport and the night-time economy. However, inappropriate artificial lighting can contribute to a range of problems. It can give a village an urban feel and detract from the enjoyment of the night sky for all, even at a considerable distance. It can cause health problems and can also impact adversely the behaviour of wildlife. Bats are especially vulnerable to disruption by light pollution, including greater horseshoe bats protected by the South Devon SAC within whose sustenance zones and flyways much of the Parish lies. Light pollution may also damage the local tourism economy.

For all proposed developments in Harberton Parish, factors which will be considered when deciding the appropriateness of artificial lighting include the location, the hours of operation, the quantity of lights proposed, brightness and control, and direction of the beam, including light spill.

**Policy L1<sup>38</sup>: Great weight must be attached to the value and protection of the landscape character.**

**Policy L2<sup>39</sup>: Great weight must be attached to the protection of Devon banks, hedgerows, trees, streams, rivers and ponds.**

**Policy L3<sup>40</sup>: All development proposals should be designed to minimise the occurrence of light pollution. Proposals must specify energy-efficient forms of lighting, must be designed to reduce light scatter and must comply with the current guidelines established for rural areas by the Institute of Lighting Engineers (IoLE).**

**All proposals for development will be expected to demonstrate how it is intended to prevent or mitigate light pollution. Information on these measures must be submitted with applications, and where a development would potentially impact on light levels in the areas, an appropriate lighting scheme will be secured by planning conditions.**

**Community Action L4: The Plan supports the inclusion of the Parish in the AONB and a possible South Hams National Park.**

<sup>38</sup> NPPF February 2019 paras 7 & 8, 28, 170, 180, JLP strategic policies: SPT1, SPT2, SPT12, SPT13, Non-strategic Policies: TTV1, TTV2, TTV26, TTV29, DEV1, DEV2, DEV15, DEV20, DEV23, DEV25, DEV27, DEV28, DEV33,

<sup>39</sup> NPPF February 2019 paras 7 & 8, 28, 170, JLP strategic policies: SPT1, SPT2, SPT12, SPT13, SPT14, Non-strategic Policies: TTV2, TTV26, TTV29, DEV1, DEV2, DEV20, DEV23, DEV25, DEV26, DEV27, DEV28, DEV33, DEV35,

<sup>40</sup> NPPF February 2019 para 180 c) JLP Non-strategic Policies: DEV2, DEV23, DEV25,

## 6.3 Ecology

Despite the Parish's wealth of wildlife and varied habitats, it has relatively few designated conservation sites. This may reflect a lack of records rather than an absence of flora and fauna of interest.

However about half of the area of the Parish falls within the planning consultation zone for the South Hams Special Area of Conservation identified for its network of Greater Horseshoe Bat colonies, thought to be the largest in England (see map below).



Information from the Devon Biodiversity Records Centre

“The South Hams Special Area of Conservation [SAC] is thought to hold the largest population of greater horseshoe bat in the UK, and is the only one containing more than 1,000 adult bats (31% of the UK species population). It contains the largest known maternity roost in the UK and possibly in Europe, as well as several important hibernation sites \*1.

The map shows the part of the SAC consultation zone which lies within the parish. The greater horseshoe bats' sustenance zones (key feeding and foraging areas) are shown in blue and the strategic flyways (key commuting routes) in purple. Flyways



DRAFT Harberton Parish Neighbourhood Plan

subject to a pinch point scenario are particularly susceptible to development pressure.

There is more information at [www.devon.gov.uk/southhamssac.pdf](http://www.devon.gov.uk/southhamssac.pdf)

\*1 Source Joint Nature Conservation Committee, a statutory adviser to the UK Government [jncc.defra.gov.uk](http://jncc.defra.gov.uk)

The Greater Horseshoe Bat, like all bats in the UK, is protected by European law, and structures or activities which could adversely impact on the bat population are likely to be unlawful. There are also numerous bat roosts of several other species located throughout the Parish and bats are a common sight on summer evenings, while some overwinter locally and also fly in winter.

Bats use linear features such as hedges and streams as navigation routes to travel to and from feeding areas and summer and winter roost sites. A whole range of buildings and structures can be used for breeding roosts and hibernation roosts. Bats are affected indirectly by lighting associated with new developments and some will desert roosts and foraging areas when there is light pollution.

The Devon Biodiversity Records Centre [DBRC] report, included at appendix X, lists the County Wildlife Sites and County Geological Sites located within the Parish as well as other sites of wildlife interest. The DBRC report also lists legally protected and other notable species recorded within the Parish. These include plant species, such as wild orchids, which are protected by law.

The Parish has many sites of local interest because of their particular fauna or flora. The sunken lane banks are bright with flowers in spring, many showing great diversity. Other sites include Tristford Park with its snowdrops, the ancient holly trees at Luscombe Cross and individual trees and woods of conservation and landscape interest.

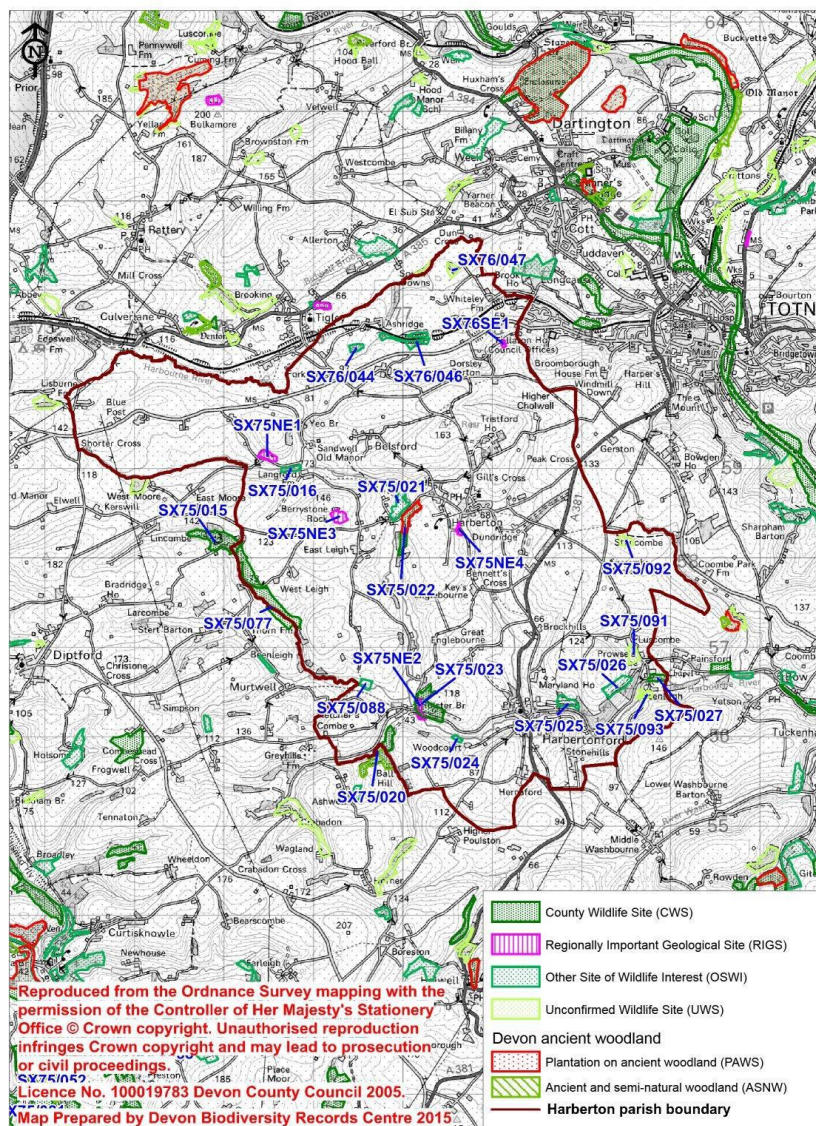
95% of respondents support the protection and regeneration of Devon banks, hedgerows and hedge trees. Woodland, although not extensive in the Parish, plays an important role in adding to the attractiveness of the landscape and biodiversity of habitat.

The Parish has one area of ancient woodland, Leigh Wood west of Harberton, which must be maintained as such. Smaller copses have grown up over the years in abandoned quarries such as Rolster Bridge, while specimen trees and avenues survive from the landscaped parks associated with grand houses such as Dundridge and Tristford. There is newer woodland along Bow Road in the east of the parish.

These woodlands provide a haven for wildlife and should be protected and managed while continuing to allow for commercial harvesting where appropriate. 95% of respondents strongly agreed that the Plan should protect and regenerate wildlife in the Parish.

Linking new woodland planting with existing patches of woodland can generate conservation benefits by creating corridors for wildlife, as well as potential for additional public access through the agreement of permissive paths. The remains of the parkland landscapes associated with grand houses in the Parish add interest to the wider landscape. Restoration by new planting of specimen trees and avenues would be welcome in enhancing the landscape and wildlife habitat.

### Non-statutory sites within Harberton parish (June 2015)



Details of the sites in the map above are listed in the DBRC report included at appendix X.

Parish residents attach great importance to protection of wildlife. The Policy below adopts the ‘key principles’ recommended by DBRC.

**Policy EC1<sup>41</sup>: Proposals for development must take into account possible impacts on the ecological interest of the site and area, and include measures to prevent any adverse impacts**

**Specifically, developments should:**

- **Avoid both statutory and non-statutory designated sites.**
- **Avoid non-designated areas which contain large, locally important or linked areas of semi-natural habitat.**
- **Consider the potential protected species implications of sites before finalising plans. In particular, any application for development which may potentially affect protected species or bat roosts or flyways must be accompanied by an ecology report.**
- **Where sites contain patches of semi-natural habitat, ensure these can be retained and ideally linked together as part of the intended end land use.**
- **Ensure there is potential to retain, restore and re-create habitat linkages.**
- **Look for enhancement opportunities to create, expand, buffer and link semi-natural habitats on-site.**
- **Consider the potential for creating new semi-natural habitat off-site if opportunities on-site are limited ('biodiversity offsetting').**

**Policy EC2<sup>42</sup>: Within the village curtilages, development that damages or results in the loss of trees of good arboricultural and amenity value will not normally be permitted. Proposals should be designed to retain trees of arboricultural and amenity value. Proposals should be accompanied by a tree survey by a qualified tree surgeon that establishes the health and longevity of any affected trees**

**Policy EC3<sup>43</sup>: Outside the village curtilages, loss or deterioration of irreplaceable habitats, including ancient woodland and aged, veteran or notable trees found outside ancient woodland, and including standard trees within hedgerows, resulting from development proposals should be wholly exceptional.**

Although Harberton Parish has no statutory sites, it has some non-statutory ancient woodland including Ancient semi-natural woodland (ASNW) and Plantations on ancient woodland sites (or PAWS, also known as ancient replanted woodland) both of which categories should be accorded protection equal to that of statutory ancient woodland under the NPPF.

Ashwell Wood is classified as Ancient semi-natural woodland (ASNW) and is a County Wildlife Site (CWS). Leigh Bridge Copse is Ancient semi-natural woodland partly replanted with conifers and is also a CWS. Quarry Wood is secondary broadleaved woodland and a CWS.

<sup>41</sup> NPPF February 2019 paras 7 & 8, 28, 170, 174, 175, JLP strategic policies: SPT1, SPT2, SPT12, SPT13, SPT14, Non-strategic Policies: TTV1, TTV2, TTV26, TTV29, DEV1, DEV2, DEV23, DEV25, DEV26, DEV27, DEV28, DEV33, DEV35,

<sup>42</sup> NPPF February 2019 paras 7 & 8, 28, JLP strategic policies: SPT1, SPT2, SPT12, SPT13, SPT14, Non-strategic Policies: TTV1, TTV2, TTV26, DEV1, DEV2, DEV20, DEV23, DEV26, DEV27, DEV28,

<sup>43</sup> NPPF February 2019 paras 7 & 8, 28, 175 c), JLP strategic policies: SPT1, SPT2, SPT12, SPT13, SPT14, Non-strategic Policies: TTV1, TTV2, TTV26, TTV29, DEV1, DEV2, DEV20, DEV23, DEV25, DEV26, DEV27, DEV28, DEV33,

DRAFT Harberton Parish Neighbourhood Plan

There are, in addition woodlands at Austin's Field, Higher Ashridge and Railway Wood which are classified as Other Sites of Wildlife Interest (OSWI) while South Downs Woods is classed as an Unconfirmed Wildlife Site (UWS).



## 7.0 Heritage

### 7.1 Traditional Parish Buildings

Much of the character of the Parish arises from the nature and appearance of the traditional buildings and structures in the two villages and surrounding rural areas.

The buildings put up before the middle of the twentieth century are predominantly of stone, mostly the fissile, shale, locally called shillet, with a few cob structures. Much harder basaltic stone is also found in walls. The stone is earth mortared or lime mortared. Some buildings were intended to show a stone face, others were lime plastered. Roofs were of local slate and many exposed walls were slate hung. Most of the stone for buildings and the stone walls, which are a feature of the parish, was quarried locally. Larger quarries such as Rolster Bridge and Hazard were important suppliers of stone for the surrounding area.

The widespread use of cement mortar on facades has altered the appearance of the villages and also damaged the walls, through not allowing moisture to evaporate and thus soaking and softening the earth mortar. Damage to floor joists is very common in this damp region. This plan therefore advocates a return to the use of lime mortar (without any cement) as the standard repair material for traditional stone walls. We encourage residents to employ tradesmen familiar with repair techniques for old buildings and to use appropriate traditional building materials, particularly lime putty.

If the Parish is to maintain its attractive environment then the existing structures and sites need to be protected from inappropriate development and change. Existing protection is provided by the designated conservation areas covering much of the historic cores of Harberton and Harbertonford. Within the conservation areas, alterations and amendments will only be approved where they maintain the character and quality of the area.

**Policy HE1<sup>44</sup>: Alterations and amendments within the conservation areas will only be approved where they maintain the character and quality of the area.**

**Policy HE2<sup>45</sup>: Alterations of traditional buildings will only be approved where appropriate traditional methods and materials are used.**

<sup>44</sup> NPPF February 2019 paras 7 & 8, 28, JLP strategic policies: SPT1, SPT2, SPT11, SPT14, Non-strategic Policies: TTV1, TTV2, TTV26, DEV1, DEV2, DEV10, DEV15, DEV18, DEV20, DEV21, DEV23, DEV26, DEV27,

<sup>45</sup> NPPF February 2019 paras 7 & 8, 28 JLP strategic policies: SPT1, SPT2, SPT11, Non-strategic Policies: TTV2, TTV26, TTV29, DEV10, DEV20, DEV21, DEV23,

## 7.2 Listed Buildings and Scheduled Monuments

Protection for individual structures is provided under the national system of designated ancient monuments and listed buildings. There are two ancient Scheduled Monuments in the Parish, both of which are crosses, in Harberton Churchyard and Luscombe Cross respectively. Monuments are scheduled under the Ancient Monuments and Archaeological Areas Act 1979 where they appear to the Secretary of State to be of national importance.

In addition, there are 105 listed buildings within the Parish ranging from St Andrews Church (Grade I listed) to a roadside butter store at Hernaford, and including major houses such as Dundridge, Sandwell and Stancombe as well as cottages in Harberton and Harbertonford. The listed buildings are protected under the planning system requiring specific approval for alterations and amendments to individual structures and their settings.

Some of the farms and their associated buildings are of architectural and historic significance and, where farm buildings are no longer suitable for modern agricultural purposes, sympathetic conversion, maintaining all of the important architectural and historical features so as to preserve the integrity of the overall farm settlements and their settings, will be encouraged. See Policy E1. Englebourne, Hazard, Beenleigh and East and West Leigh are all Manors recorded in the Domesday Book. Hernaford was also a mediaeval mansion.

**Policy HE3<sup>46</sup>: Alterations and amendments to listed buildings and their settings will only be approved where the character and integrity of the structure and their settings are maintained.**

In addition, the Parish has many sites and structures of strong local interest. These include: – industrial archaeology sites such as the large quarries at Rolster Bridge and Dottins – lime kiln remains at Hazard and Kiln Lane, Harbertonford – linear features such as the water leats serving water mills in the area including the leats to Crowdy Mill and Beenleigh, and the line of the leat serving the woollen mill at Harbertonford – smaller features such as standing rubbing stones on farmland as at Hernaford, “C” stones denoting distances from bridges for maintenance purposes and milestones. The Neighbourhood Plan will seek to protect and conserve these local sites and structures.

**Policy HE4<sup>47</sup>: Sites and structures of local heritage interest will be protected from unsympathetic development.**

<sup>46</sup> NPPF February 2019 paras 7 & 8, 28, 184, 185, JLP strategic policies: SPT1, SPT2, SPT11, SPT14, Non-strategic Policies: TTV1, TTV2, TTV26, TTV29, DEV1, DEV2, DEV10, DEV15, DEV18, DEV20, DEV21, DEV23, DEV26, DEV27,

<sup>47</sup> NPPF February 2019 paras 7 & 8, 28, 184, 185, JLP strategic policies: SPT1, SPT2, SPT11, Non-strategic Policies: TTV1, TTV2, TTV26, TTV29, DEV1, DEV2, DEV15, DEV18, DEV20, DEV21, DEV23, DEV26, DEV27, DEV33,

## 7.3 Archaeological Sites

The Parish lies within an archaeologically sensitive area and contains numerous monuments stretching back to at least Neolithic times. Many prehistoric archaeological sites and finds have been located along the ridges of the South Hams.

A modern visitor might be surprised to learn just how important this area was in the Bronze Age, Iron Age and in Saxon times, when defence arrangements against the Vikings were established by King Alfred the Great. On the high ground of the Stanborough /Halwell Ridge, a couple of kilometres south of the Parish but visible from most of the Parish, are five groups of scheduled ancient monuments, which make up the densest concentration of scheduled monuments in the South Hams and one of the most important historic landscapes in Devon. These include two Iron Age hillforts, two bowl barrow cemeteries, a round barrow cemetery and a Ringwork and motte near one of the hillforts, Stanborough Camp. None of these sites have been excavated, but such sites do not exist in isolation.

It should be noted that it is considered possible that Stanborough Camp also represents the site of the Anglo-Saxon burh of Healghwille (meaning “holy well or spring” in Anglo-Saxon and hence Halwell). Alfred the Great created royal burhs (or forts) across his Kingdom of the West Saxons (Wessex) following his victory over a Viking army in 878 AD at Edington in Wiltshire. There were initially four burhs in Devon at Exeter, Lydford, Pilton north west of Barnstaple and Halwell.

Along the Hazard / Blakemore ridge within the Parish, Hazard Hill Neolithic Settlement Site was partially excavated in 1950s and found to date from 3650 – 3450BC by radiocarbon dating. There is evidence of occupation over an area covering about 2 hectares (about 5 acres) only a small part of which has been excavated. Finds include 13 stone axes, 140 flint arrow heads, 320 flint scrapers, post holes suggesting sizeable structures, pottery and other artefacts showing widespread contacts with other areas of Devon & Cornwall. Finds from the excavations are to be found at Totnes and Exeter Museums.

Aerial photographs at Blakemore have indicated a sizeable double-ditched structure. This may be a Romano-British double-ditched enclosure, or, possibly, a double-ditched Neolithic Causewayed Enclosure, of which only about 80 are known to exist in the country.

A recent excavation at Hazard Farm has revealed evidence of an Iron Age enclosure and post-Roman activity, while a Bronze Age Spearhead was found at East Leigh. Numerous areas of worked flint scatter have been found in the Parish, although flint does not occur in the local geology.

A pitched battle was fought in Harberton on 12 October 1645 during the Civil War when troops led by Sir Hugh Pollard (a force of 200 foot and 20 horse) were sent to quell activities by the Harberton Clubmen. Pollard's men were not only defeated but soundly beaten. The site of this battle has yet to be established.

DRAFT Harberton Parish Neighbourhood Plan

No systematic archaeological survey has been carried out of the parish, unlike some other local parishes.

The confirmation of the nature of the monuments, their development and purpose, and the dating of their construction and use, will depend on future archaeological work.

It is important therefore that they remain as well-preserved as possible. It is also important to appreciate that the presence of such significant monuments suggests that the surrounding landscape is highly likely to contain further archaeological structures and material left by the people associated with these monuments. Developments can destroy the archaeological record for ever.

**Policy HE5<sup>48</sup>: Developments which may damage potential archaeological deposits should have an archaeological assessment carried out as part of the application. This will include a geophysical survey of a development site, followed by any further investigations recommended by the County Archaeologist.**

---

<sup>48</sup> NPPF February 2019 paras 7 & 8, 28, 184, 185, 189, JLP strategic policies: SPT1, SPT2, SPT11, Non-strategic Policies: TTV1, TTV2, TTV26, TTV29, DEV20, DEV21, DEV33,

## 8.0 Economy

### 8.1 Introduction

The local economy has an essential role in the sustainability of the parish, both for employment and maintaining a vibrant community.

According to the 2011 Census (Office for National Statistics) parish residents working as part or full time employees totalled 387, while another 265 people were self-employed.

Two of the largest industries in the parish are Tourism and Farming; both rely on our countryside to be successful.

Other identified categories include building, education, retail, health and social work and food services.

The very limited public transport network means that for most residents who commute to work, private car transport is essential.

High quality internet access is vital to the sustainability of most rural businesses. 90% of residents surveyed agreed or strongly agreed that enhancing broadband connectivity would improve the local economy.

### 8.2 Farming

Although agriculture only accounts for 7% of jobs undertaken by residents in the Parish, it is crucial in maintaining the character and appearance of the area. Many of the local farms have been farmed by the same families for generations and these families play an important role in our community life.

Farming as an industry is under considerable economic pressure and the plan would like to support this vital part of the community. Of those residents surveyed 81% supported the idea of more farm shops selling local produce, and 72% support organic farming, whereas 68% were opposed to more intensive farming.

Diversification opportunities include the conversion of redundant farm buildings into homes, workshops, or tourist accommodation.

67% of parish residents supported the creation of more small scale industrial units as a means of improving the local economy.

Many potential sites for small industrial and commercial units, studios and workshops have poor road access including the network of single track lanes, so

there is a natural limit to the number and scale of vehicles which can be safely accommodated. This factor severely restricts the location of all but the smallest developments.

It is also important to ensure that future development is not detrimental to the rural character of the area, therefore developments are likely to be restricted to the conversion of existing traditionally constructed buildings with minimal increase in size.

Subject to access, landscape, ecology, and potential nuisance to neighbours, the Neighbourhood Plan supports the development of redundant stone and cob farm buildings for commercial and business use, including workshops with residential accommodation. Developments must be sensitively designed to blend in with the existing buildings in accordance with planning guidance “Traditional Farm Buildings in the South Hams, their adaptation and reuse” (SHDC).

Not all buildings in the countryside will be suitable for reuse. Buildings that are of a poor design or scale, or do not respect the landscape character or surroundings, should not be reused. Additionally, the buildings must be capable of conversion and/or re-use without significant alteration or rebuilding or an increase in the use of surrounding land for ancillary purposes. In considering what is ‘significant’ the overall aim will be to conserve and enhance the character of the landscape, whilst retaining as far as possible the rural character and appearance of the building itself and the setting within which it is located. (SHDC Policy DP15 – 3.144)

In every case, adequate provision, must be made for accommodation of the barn owls, swallows, house martins and bats whose habitat might otherwise be compromised.

**Policy no: E1<sup>49</sup> The conversion of redundant stone or cob farm buildings will be encouraged, provided that the resultant development does not exceed 150% of the original building’s footprint as at 1 January 2016 and that the height of the roofline is not increased, subject to compliance with Policy E2, acceptable access, visual impact, impact on the conservation of the landscape, heritage assets, ecology, and effects upon neighbours. Developments must be sensitively designed to blend in with the existing buildings in accordance with planning guidance “Traditional Farm Buildings in the South Hams, their adaptation and reuse” (SHDC 1<sup>st</sup> April 2004)**

**Policy E2<sup>50</sup>: Not all buildings in the countryside will be suitable for reuse. Buildings that are of a poor design or scale, or do not respect the landscape character or surroundings, should not be reused. Additionally, the buildings must be capable of conversion and/or re-use without significant alteration or rebuilding or an increase in the use of surrounding land for ancillary purposes. In considering what is ‘significant’ the overall aim will be to conserve and enhance the character of the landscape, whilst retaining as far as possible the**

<sup>49</sup> NPPF February 2019 paras 7 & 8, 28, 79, 83, 125, 126, 127, JLP strategic policies: SPT1, SPT2, SPT4, SPT11, SPT13, SPT14, Non-strategic Policies: TTV1, TTV2, TTV26, DEV1, DEV2, DEV10, DEV14, DEV15, DEV16, DEV18, DEV20, DEV21, DEV23, DEV25, DEV26, DEV27, DEV28, DEV29, DEV31, DEV32, DEV35,

<sup>50</sup> NPPF February 2019 paras 7 & 8, 28, 125, 126, 127, JLP strategic policies: SPT1, SPT2, SPT11, Non-strategic Policies: TTV1, TTV2, TTV26, TTV32, DEV1, DEV2, DEV10, DEV15, DEV16, DEV18, DEV20, DEV21, DEV23, DEV25, DEV27, DEV28, DEV29, DEV35,

**rural character and appearance of the building itself and the setting within which it is located.**

**Policy E3<sup>51</sup>: In every conversion as above, adequate provision, must be made for accommodation of species such as barn owls, swallows, house martins and bats whose habitat might otherwise be compromised. (See also Policies EC1 and EC2)<sup>52</sup>**

## 8.3 Tourism

Tourism is incredibly important to the economy of South Devon.

Total visitor spend in the South Hams in 2011 was £226 Million.  
(Source: Visit South Devon Marketing Strategy 2013/14)

The parish has many tourist beds distributed throughout the area, predominantly in converted barns and cottages which blend into the landscape, but it has relatively few catering and retail outlets. However many parish residents work in, or are proprietors of, businesses such as shops, pubs, and restaurants outside the parish which benefit from, or depend upon, tourist spending elsewhere within the South Hams. Enterprises which are not specifically linked to tourism are also affected. For example, builders and decorators who maintain holiday cottages or shops, farmers who sell premium quality produce to local outlets, and the many artists and craft makers resident in the Parish also benefit from tourism in South Hams.

The overall annual contribution made by tourism to the economy of Harberton Parish has been calculated to be in the region £3.5 Million.

*See appendix calculation based upon data published by Office for National Statistics International Passenger Survey 2013, GB Tourism Survey and GB Day Visits Survey 2011-2013)*

Research undertaken by Visit South Devon shows that visitors to the region are attracted by the landscape, the food and drink, the wildlife, culture and beaches. The same research has concluded that there is a tendency to stay within the area, with 72.6% saying they didn't leave during their stay. (Source: Visit South Devon Marketing Strategy 2013/14)

The Parish is rich in history and the local landscape is a fine example of the rolling Devon countryside, with a timeless peace and tranquillity. There is an abundance of wildlife, with many species that are endangered elsewhere. These and the deep network of hidden Devon lanes, crisscrossing the area, the ancient drovers' lanes, footpaths and green lanes are all valuable attractions for walkers and other visitors. When Parish residents were asked how to enhance the tourist trade, 96% agreed or strongly agreed that the landscape should be protected. 92% agreed that the area, including buildings should be kept tidy and maintained. 84% agreed the importance

<sup>51</sup> NPPF February 2019 paras 7 & 8, 28 JLP strategic policies: SPT1, SPT2, SPT12, SPT14, Non-strategic Policies: TTV1, TTV2, TTV26, TTV29, DEV20, DEV26,

<sup>52</sup> See appendix X (Housing sites and greater horseshoe bat flyways and sustenance areas associated with the South Devon special area of conservation.)

DRAFT Harberton Parish Neighbourhood Plan

of local services being adequate. 79% were in favour of improving parking facilities and capping charges.

The Neighbourhood Plan attaches great importance to the protection of the local tourist trade because of its major contribution to the economy and employment in the parish.

**Policy E4<sup>53</sup>: In assessing the sustainability of any development within the parish, great weight will be attached to the protection and enhancement of tourism and all factors which might contribute to or undermine its contribution to the community.**

**Policy E5<sup>54</sup>: Industrial development (other than small industrial as detailed within policy E1) is unlikely to be sustainable within the parish as it is likely to be incompatible with the landscape character, rural environment and tourism economy.**

## 8.4 Micro-businesses

There are many established micro-businesses (0-9 employees) operating from private houses, adjoining buildings and small workshops. Many of these activities generate wealth without the bulk movement of goods, and the Neighbourhood Plan will therefore look to encourage the establishment of further micro-businesses subject to their character being compatible to neighbouring houses and local residents, traffic and parking.

**Policy E6<sup>55</sup>: The use of dwellings, adjacent buildings and small workshops for micro-businesses (0-9 employees) will be supported subject to their character being compatible with neighbouring houses, residential amenity, traffic and parking. Transport - Draft Introduction**

<sup>53</sup> NPPF February 2019 paras 7 & 8, 28, 80, 81, 82, 83, JLP strategic policies: SPT1, SPT2, SPT4, SPT8, SPT9, SPT10, SPT11, SPT12, SPT13, SPT14, Non-strategic Policies: TTV1, TTV2, TTV26, TTV29, DEV1, DEV2, DEV3, DEV14, DEV15, DEV16, DEV18, DEV20, DEV21, DEV23, DEV25, DEV26, DEV27, DEV28, DEV29, DEV30, DEV31, DEV32, DEV33, DEV35, <sup>54</sup> NPPF February 2019 paras 7 & 8, 28, 80, 81, 82, 83, 84, JLP strategic policies: SPT1, SPT2, SPT4, SPT9, SPT10, SPT12, SPT13, Non-strategic Policies: TTV1, TTV2, TTV26, DEV1, DEV2, DEV14, DEV15, DEV20, DEV23, DEV25, DEV26, DEV27, DEV28, DEV29, DEV32, DEV33, DEV35,

<sup>55</sup> NPPF February 2019 paras 7 & 8, 82, 83, JLP strategic policies: SPT1, SPT2, SPT4, SPT5, SPT10, Non-strategic Policies: TTV2, TTV26, TTV29, DEV1, DEV2, DEV10, DEV14, DEV15, DEV16, DEV18, DEV20, DEV23, DEV29,



## 9.0 Transport

### 9.1 Introduction

Harberton is a rural area with a low population density outside of its two main villages. Many residents commute to work and cars are essential to modern life. More than 90% of households in the Parish have a car and the very limited public transport service is insufficient to support a commute to work in local towns.

The Parish is characterised by its network of narrow single track roads with passing places, with only two main roads; A381 – Totnes to Dartmouth and Kingsbridge, together with a former B road – Totnes to Avonwick. The A381 runs through the heart of Harbertonford and carries an estimated annual daily average of 11,000 vehicles (DCC count 2011). The counts suggest that the proportion of Heavy Goods Vehicles has remained similar for the last ten years at around 4% of the total, but the proportion of articulated vehicles has doubled. The Avonwick road across the north of the Parish is the main route from Totnes to Plymouth and also carries substantial volumes of traffic. Because the South Hams is a major tourist destination, the traffic volume varies by season with the heaviest flows during the summer months and holiday periods.

Both roads have a substantial number of minor roads and agricultural access points accessing the main carriageway, with in many cases poor visibility splays. There are a number of blind summits, sharp bends and pinch points for the mix of traffic, which varies from fast moving cars and lorries to speed restricted large agricultural vehicles. Apart from the crossing in Harbertonford, there is no protected crossing point on either road within the Parish. Most streets within the two villages do not have pavements, so that cyclists and pedestrians share the roads with motorised vehicles.

The Highway Authority maintain a record of accidents involving casualties on all roads in the County as notified to them by the Police. Between January 2012 and December 2016, a total of 12 accidents involving 19 casualties were recorded on the A381 in the Parish, and a further 8 accidents involving 13 casualties recorded on the Avonwick road. The latter included one fatal accident while two on the A381 were classified as serious. In addition there have been numerous incidents which did not result in casualties but could easily have done so, particularly in Harbertonford and the Brockhills junction on the A381.

While the majority of journeys are made by car, this Plan advocates a “safety net” of transport for non-motorists which uses communication technology to allow for easy ordering of semi-scheduled buses of a size suited to the narrow winding roads in the Parish. The Neighbourhood Plan also seeks to adopt policies and projects to improve the safety for pedestrians and other road users along the main roads and within the villages.

## 9.2 Speed Limits

Currently, the national speed limit applies outside the villages and in order to improve safety for motorists, walkers and cyclists, it is proposed to seek a 50 mph limit on the two main roads through the Parish, outside the village boundaries. Limiting speeds on these routes will potentially reduce the number and severity of road accidents on both roads.

*64% of residents who responded agreed or strongly agreed with the proposal that a 50mph speed limit should be imposed between Totnes and Harbertonford.*

**Community Action T1: To seek the establishment of a 50 mph speed limit on both the A381 and the Totnes – Avonwick road throughout the Parish, except where lower speed limits apply.**

Road safety and pedestrian wellbeing are major concerns in Harbertonford; measures to reduce risk and improve pedestrian confidence are at the heart of this Plan.

*66% of respondents agreed or strongly agreed that the advisory 20mph speed limit on the A381 should include more of Harbertonford. 77% of Harbertonford respondents were in favour of this measure.*

Pedestrian safety within Harbertonford would be further enhanced if the existing advisory 20mph limit on the A381 was both extended and made mandatory, and if Old Road adjacent to the Primary School was subject to a speed limit.

### Harbertonford Speed Limits

**Community Action T2(i): To seek the establishment of a 30mph speed limit on the A381 approaches to Harbertonford, between Brockhills to the North and the North Park junction to the South, except where lower speed limits apply.**

**Community Action (ii): To seek the establishment of a mandatory 20mph speed limit on the A381 in Harbertonford between the filling station and Chapel Lane.**

**Community Action T2(iii): To seek the establishment of a mandatory 20mph speed limit along Old Road adjacent to the Primary School.**

*58% of Parish residents (67% of Harberton respondents) supported the westward extension of the existing mandatory 20mph in Harberton to the triangle of Angle Cottages.*

**Community Action T3: To seek the westward extension of the mandatory 20 mph speed limit within Harberton village.**

## 9.3 Safe Crossings

In addition to the speed limit, further safety measures such as pedestrian refuges and safe crossings are desirable at Langridge Cross (supported by 59%) and at Brockhills (supported by 57%) where walking and cycling routes cross the A381.

**Policy T4<sup>56</sup>: Safety measures will be sought for pedestrians and cyclists crossing the A381 at Langridge Cross and Brockhills. Any development in the vicinity of Langridge Cross or Brockhills will be required to provide an adequate and appropriate crossing and pedestrian crossing at Langridge Cross or Brockhills, respectively, because of the poor sight lines at both crossings.**

Within Harbertonford, there is a widespread perception that vehicle speeds are often excessive. The narrowness of the carriageway on the south side of the village restricts movements and HGVs from opposing directions cannot easily pass each other. There is a pedestrian crossing with advance warning lights only clearly visible from the north side of the bridge. Some of the accidents on the pedestrian crossing may partly be attributable to the poor sight lines as well as speed. *(accident data to be added here)* HGVs travelling northwards regularly mount the pavement on the bridge, and the footpath northwards towards the petrol station is in parts dangerously narrow at less than a metre wide.

*A new footbridge over the river to the east of the road bridge was supported by 39% of respondents with 48% neutral on this proposal. 43% of Harbertonford respondents were in favour with 39% neutral.*

*50% of parish residents (65% of Harbertonford respondents) supported the widening of pavements on the A381 in Harbertonford.*

**Policy T5<sup>57</sup>: Planning applications adjoining the A381 within the Harbertonford village curtilage must include provision of safe and adequate pavement (footway) for pedestrian access.**

*(SEE APPENDIX 1 –HARBERTONFORD FOOTPATHS ON THE A381 – page 3 of 1/2/15 doc )*

The current pedestrian crossing is sited where people crossing eastward cannot see traffic approaching from Kingsbridge. Similarly the crossing is not clearly visible to drivers approaching from either direction until they are in close proximity. The only point providing good visibility both for pedestrians and traffic is at the existing bridge. This implies either a pavement on the downstream side of the bridge or a new footbridge parallel to the road bridge.

<sup>56</sup> NPPF February 2019 paras 7 & 8, 28, 102, 103, 104, 109, 110, 111, JLP strategic policies: SPT1, SPT2, SPT8, SPT9, SPT10, SPT13, Non-strategic Policies: TTV2, TTV26, DEV1, DEV3, DEV10, DEV15, DEV16, DEV20, DEV28, DEV29, DEV30, DEV35

<sup>57</sup> NPPF February 2019 paras 7 & 8, 28, 102, 103, 104, 109, 110, 111, JLP strategic policies: SPT1, SPT2, SPT8, SPT10, SPT13, Non-strategic Policies: TTV2 TTV26, DEV1, DEV3, DEV10, DEV15, DEV16, DEV20, DEV28, DEV29, DEV30,

*58% of residents support a relocation of the Zebra crossing in Harbertonford.*

**Community Action T6: To seek the improvement of pedestrian safety within Harbertonford including the provision of an additional or replacement pedestrian road crossing, with safe pedestrian access from each side of the bridge.**

*(SEE APPENDIX 7 COUNTY POLICY ON 'MECHANISM' TO CHANGE SPEED LIMITS)*

## 9.4 Minor Roads

Maintenance of the full road width is essential to let pedestrians, horses and cyclists pass cars, so the vegetation must be pruned back at times of year which give minimal setback to wild life. A few roads are selected for abandonment to 'green lane' status, in accordance with Devon County policy. However, selected roads, particularly Old Road, are identified as needing a good surface to encourage cycling and walking to Totnes. Hernaford Road, currently a muddy track, though identified as a 'minor service road' should be made into a walking and cycling path to connect the new houses at Hernaford to Harbertonford village. *55% of residents (63% Harbertonford respondents) support a cycle path at Hernaford*

*SEE APPENDIX 2 MAP showing Harberton Parish road Categories*

**Community Action T7: To seek the improvement of and maintenance of minor roads in the interests of safe shared use by vehicles, cycles and pedestrians.**

## 9.5 Parking provision

Many of the older dwellings in the villages have no parking provision while much of the post war building has insufficient parking. There is a reliance on roadside parking to meet demand.

Parking is a problem in both villages although it is more acute in Harbertonford. *83% of respondents in Harbertonford ward wanted more parking in their area, with 52% in Harberton ward wanting additional parking locally.*

In Harberton, in addition to roadside parking, there is a general car park above the Parish Hall car park. This also provides valuable parking for customers of the Church House Inn.

The supply of off-road public parking in Harbertonford is limited to small numbers at the car parks at the south side of the bridge and at the church. Some permit parking is also provided at the village hall and the school.

Parking along the narrow roads can impede emergency vehicles and result in occasional damage to buildings. As the parking problem in Harbertonford is acute, there is an additional safety issue with parking close to junctions with the main road.

**Community Action T8: To seek additional public car parking space within Harbertonford and Harberton.**

**Policy T9<sup>58</sup>: Conversions and new developments within the parish must provide adequate off street parking.**

## 9.6 Public Transport

### 9.6.1 Bus Transport

The Parish is served by three scheduled bus services: the 'X64' from Dartmouth to Totnes through Harbertonford; the '164' from Kingsbridge to Totnes through Harbertonford with some buses diverting through Harberton village; and 'Bob the Bus' to Totnes (run by volunteers) as a limited service two days a week.

Commuting by bus from either village is in most cases impossible. In order to encourage more use of public transport, buses would need to be more frequent, reliable, run earlier/later, meet train times and go to more destinations including along the Totnes/Avonwick road and to Torbay Hospital.

*78% support a more frequent bus service. 51% of residents supported better provision of information at bus stops. 58% of residents support the provision of a new bus shelter by the bridge at Harbertonford (Kingsbridge bound).*

**Community Action T10: To seek to improve passenger services including the provision of bus shelters and information at bus stops in the Parish**

Relatively few buses visit the village of Harberton. The X64 bus will stop, on request, at Langridge Cross on the main A381, about 1km from the village, but the 164 will not stop there on safety grounds. The Devon traffic engineer advises that off-road bus stops at Langridge Cross may fail a safety audit.

*65% of residents support an off-road lay-by to allow safe bus stopping at Langridge Cross, while 47% of residents support the provision of a bus shelter at Langridge cross*

**Community Action T11: To seek off road lay-bys to allow safe bus stopping at Langridge Cross, subject to a satisfactory safety audit.**

*SEE APPENDIX 3 MAP showing potential Langridge Cross bus stops p7*

<sup>58</sup> NPPF February 2019 paras 7 & 8, 28, 102, 103, 104, 105, 106, 108, 110, 111, JLP strategic policies: SPT1, SPT2, SPT4, SPT9, SPT10, SPT11, Non-strategic Policies: TTV1, TTV2, TTV26, TTV29, DEV1, DEV10, DEV15, DEV20, DEV23, DEV29,

## 9.6.2 Community Transport

Bob the Bus currently runs a morning and lunchtime service between Harbertonford and Totnes via Harberton two days a week returning at midday. Dartmouth Ring and Ride also carry passengers from the parish to Totnes. For older and infirm people with no access to car transport, Totnes Caring provides a volunteer car service.

*65% of residents would support a car share scheme*

## 9.7 Walking and Cycling

An important inhibitor of walking and cycling, particularly by school children, is the unavoidable dangerous stretches of the A381 and many of the single track roads. The neighbourhood plan aims to improve the safety and convenience of walking and cycling to work and to school.

### 9.7.1 Cycling Provision

Cycle routes within the parish in the context of the South Hams are shown in the figure below. These routes are all quiet roads rather than dedicated cycle tracks.

*SEE APPENDIX 4 MAP showing CYCLE ROUTES*

The main cycling routes for commuting and access to schools and shops are between Harberton, Harbertonford and Totnes. A north south bicycle route between Totnes and Harbertonford and on to Moreleigh makes use of Old Road and Moreleigh Road which are relatively free of motor traffic. This route will be signed to dissuade cyclists from using the A381 through the parish. It will be important to maintain the route in good condition to encourage its use as a main cycle route. The recommended cycle route from Harberton to Totnes is via Langridge Cross to Old Road. This is longer than the direct route past Tristford and down Harpers Hill, but it is not so steep and is well surfaced. The route involves crossing the A381 at Langridge Cross which will require the provision of additional safety measures. There is a good cycle route between Harberton and Harbertonford using the minor road past Dayne's Farm, but it includes a hazardous crossing of the A381 at the Great Englebourne driveway just north of Brockhills. The route is used by school children walking and cycling between the two villages, and the A381 crossing point needs protection preferably by a refuge and appropriate signage.

*81% of respondents wanted to see a designated cycle route linking Harberton – Harbertonford – Totnes.*

*66% wanted to see Old Road nominated as an official cycle way to ensure good maintenance*

**Policy T12<sup>59</sup>: The designated cycle routes linking Harberton – Harbertonford - Totnes will be protected and maintained as part of the strategic cycle network in the South Hams**

The proposed safe crossing at Brockhills (see policy T3) needs to be linked with a safe cycle and footpath to the minor road leading to Old Road.

*62% of residents supported the provision of a cycle and footpath at Brockhills. 55% were in favour of a cycle and footpath at Kiln Lane and Chapel Lane with 39% neutral, and similar numbers voted for a cycle path to serve Hernaford.*

An alternative route for cyclists between Harberton and Harbertonford would be to upgrade the existing “green lane” linking Harberton-Keys Englebourne- Monkey Oak- Woodlands Road- Harbertonford. The surface of the route would require upgrading as well as the filling in of deep sumps along the route.

A particularly hazardous section of the A381 for walkers and cyclists is just south of Harbertonford bridge where the road goes through a narrow ravine without a footpath. A permissive path is proposed from Kiln lane to the gravel track branching from the A381. This will give circular walks and cycle access to the Washbourne valley settlements.

*SEE APPENDIX 4 MAP ( COMBINE OR LAYER MAPS ON PAGE 8,9,10)*

**Policy T13<sup>60</sup>: Additional sections of cycle paths and footpaths will be sought at Brockhills and between Kiln Lane and Chapel Lane. Any developments along this route will be required to contribute access for public cycle paths and footpaths.**

A longer term project is a cycle/pedestrian path on, or parallel to, the Plymouth Road. This would need to be planned in collaboration with other affected parishes.  
*SEE APPENDIX 5 MAP SHOWING BROCKHILLS CROSSING*

### 9.7.2 Walking

Footpaths and byways

*SEE APPENDIX 6 A  
ANTON’S MAP AND ADD AS APPENDIX 6 B REVIEW SURVEY OF LANES ,  
BYWAYS , FOOTPATHS*

See also Policies SA3 & SA4 Social Amenities

Appendix 6A marks public footpaths.

<sup>59</sup> NPPF February 2019 paras 7 & 8, 28, 84, 91, 96, 98, 102, 103, 104, 108, 110, JLP strategic policies: SPT1, SPT2, SPT9, SPT10, SPT12, SPT13, SPT14, Non-strategic Policies: TTV1, TTV2, TTV26, DEV1, DEV3, DEV10, DEV23, DEV27, DEV29, DEV32,

<sup>60</sup> NPPF February 2019 paras 7 & 8, 28, 84, 91, 96, 98, 102, 103, 104, 108, 110, JLP strategic policies: SPT1, SPT2, SPT9, SPT10, SPT12, SPT13, Non-strategic Policies: TTV1, TTV2, TTV26, DEV1, DEV3, DEV10, DEV27, DEV29, DEV32,

There are few footpaths in the parish. Walkers to Totnes from Harberton can use a route passing Tristford House and entering Totnes down Harper's Hill. However the route has a particularly narrow and steep portion near Tristford. This section could be bypassed with a permissive path through the proposed Community Land Trust site at the north end of Harberton running parallel with the road to rejoin the road on the east side of Tristford.

The off road walking route between Harberton and Harbertonford makes use of the "green lane" south from Harberton to Keys Englebourne and on to Monkey Oak and Rolster Bridge. However, there is a deep sump on the first section and further wet sections on the second leg which require filling to enable all weather use. Walking is considered to be an important activity in the parish with *80% of residents using the green lanes and footpaths and 89% of residents supporting maintenance and improvement of those amenities.*

**Policy T14<sup>61</sup>: Footpaths and Green lanes used by walkers will be protected from development and their maintenance encouraged.**

Within the villages, footpath provision is very limited, and even where they exist are often inadequate in terms of width, particularly along the A381 in Harbertonford. The opportunity to develop improved footpath provision should be taken as development opportunities arise, and new development sites should ensure good walking access to the village centres and their facilities, including disabled access.

**Policy T15<sup>62</sup>: Within the villages new development sites must ensure good, safe, walking and cycling access, including disabled access, to the village centres and their facilities, to the extent that this is feasible.**

<sup>61</sup> NPPF February 2019 paras 7 & 8, 28, JLP strategic policies: SPT1, SPT2, SPT9, SPT10, SPT12, SPT13, SPT14, Non-strategic Policies: TTV1, TTV2, TTV26, DEV1, DEV3, DEV10, DEV26, DEV27, DEV28, DEV29, DEV32, DEV35,

<sup>62</sup> NPPF February 2019 paras 7 & 8, 28, JLP strategic policies: SPT1, SPT2, SPT9, SPT10, SPT12, SPT13, SPT14, Non-strategic Policies: TTV1, TTV2, TTV26, DEV1, DEV3, DEV10, DEV15, DEV20, DEV29, DEV30, DEV32,



## 10.0 APPENDIX

### 10.1 Footpaths

HARBERTONFORD FOOTPATHS p 3

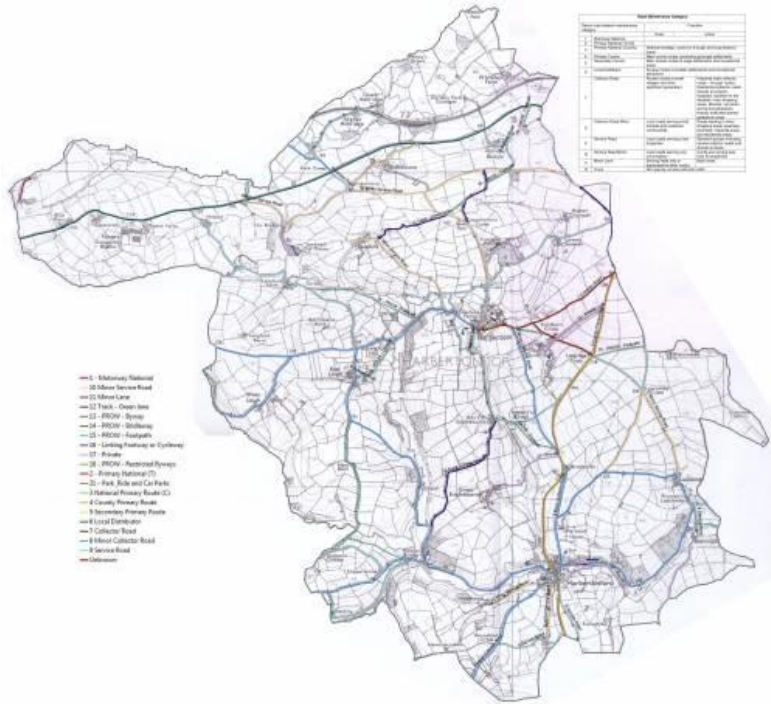
Harbertonford footpaths on A381



2 HARBERTON PARISH ROAD CATAGORIES p 5

A map showing road categories is shown below. Note that it is nearly 2 Mb at full resolution, which is necessary for useful viewing.

DRAFT Harberton Parish Neighbourhood Plan



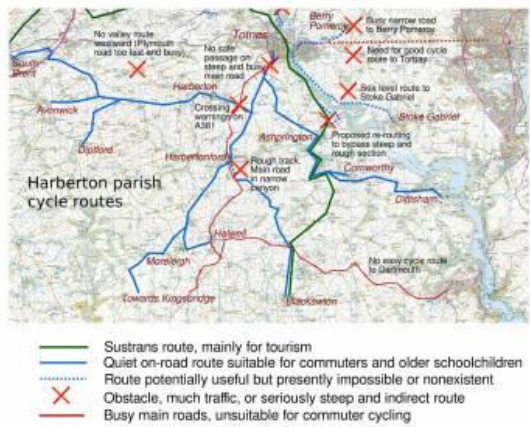
3 POTENTIAL LANGRIDGE BUS STOPS p 7



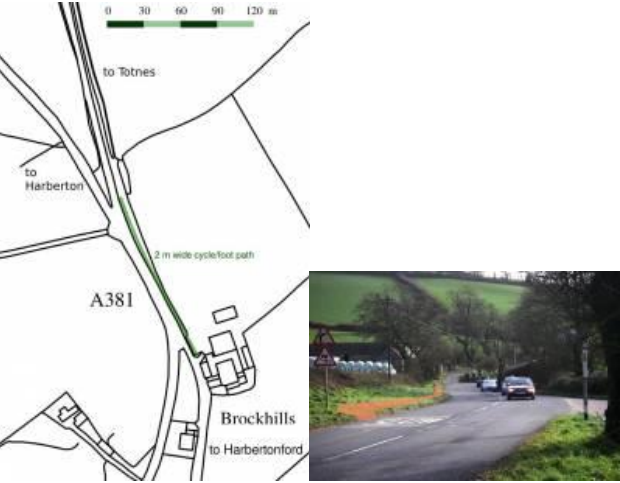
4 CYCLE ROUTES p8,9,10

Cycle routes within the parish in the context of the South Hams are shown in the in the figure below. These routes are all quiet roads rather than dedicated cycle tracks.

DRAFT Harberton Parish Neighbourhood Plan



5 BROCKHILLS CROSSING p 10



6A. ANTON'S MAP (not yet included – Placeholder only)

DRAFT Harberton Parish Neighbourhood Plan  
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.

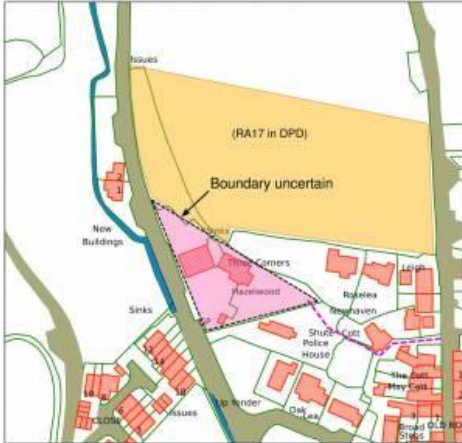
7 COUNCIL'S MECHANISM FOR CHANGING SPEED LIMIT (TBC)

8 *The proposal to relocate Harberton bus stop is not supported so has been removed. (23% for; 55% neutral; 22% against). Similarly, the 'virtual pavement' concept in Harberton village is not supported (54% against)*

## 10.2 Site Selection(rejected sites)

### The Petrol Station

Development of this site is NOT SUPPORTED by the Neighbourhood Plan due to the high value placed on the Petrol Station and Grocery Store as a local amenity.



This site comprises the filling station and attached house. Walking to the village centre is hazardous because of the narrow pavement.

This site was viewed in a negative light in previous consultations because of the loss of amenities.

Aims and expectations: *To be drafted*

Survey Results for Site 1: 38% Agree, 39% Against, 23% Neutral

### Greenfield site on Woodcourt Road

Site between Woodcourt Road and Moreleigh Road.

This field, in the foreground, slopes steeply to the north.

Access is very difficult. The ground is flatter at the south east corner of the field, but this only gives space for one or two houses. This site would be expensive to develop because of the need for extensive excavation necessitated by the sloping ground. It would require extensive screening to mitigate the impact on the surrounding area. Access from Woodcourt Road is preferable, because of the steep hill on Moreleigh Road entering the village.

Aims and Expectations:

Deleted: Housing Appendix¶  
Housing Site 1¶

Formatted: Normal (Web)

Deleted: ¶  
Housing Site 3

DRAFT Harberton Parish Neighbourhood Plan

Vehicular access to this site via the Moreleigh Road would be dangerous to pedestrians and other road users because of the road's narrowness, steepness and poor sight lines. Vehicular access via Woodcourt Road would exacerbate the existing congestion in the village centre. As the site is in an elevated and highly prominent position, the adverse impact upon the landscape would be significant so that it would be difficult to mitigate this effectively by design and / or landscaping. Any building on this site would need to provide sufficient off- road parking. Any development on this site should create no additional flooding risk downstream, and use the opportunity to reduce the existing run- off flood risk.

Conditions: To achieve:

- Run-off flood risk for properties downstream
- Remove permitted development rights
- Vehicle access to avoid Moreleigh Road

Survey Results for Site 3: 37% Agree, 26% Against, 37% Neutral

The site assessment score was so low, it should not have been supported.

Deleted: ¶  
¶  
Housing Site 6

### **North edge of Harberton, south of the Vicarage**

#### Background

This site has been offered to SHDC in its call for sites in 2013, and is located on the northern edge of the village. It lies outside the current development boundary with issues concerning impact on heritage assets and views and the setting of the Grade I listed church. The number of houses would be limited because of the narrow and restricted nature of the access through the village.

Vehicular access within Harberton village is extremely restricted because of the narrowness of the roads. Development on the north side of the village is likely to increase traffic flow through the village because the main access roads to the village lie to the south.

Aims and Expectations:

This site has historically contributed to a flooding problem. Any development needs to enhance and be sympathetic to the character of the village conservation area. Access problems need to be resolved. Any building on this site would need to provide sufficient off-road parking. Any development on this site should create no additional flooding risk downstream in the village centre which already floods regularly, and use the opportunity to reduce the existing run-off flood risk.

Conditions: To achieve

- Downstream run-off flood risk
- Access safety
- Landscaping mitigation
- Sufficient off road parking
- Remove Permitted Development Rights

Survey Results for Site 6: 33% Agree, 32% Against, 35% Neutral



## **Housing Site 9B – Railway Field & 9C - Cottage Field**

*Note: sites 9B and 9C have yet to be consulted upon and that site assessments have not yet been undertaken.*

### **Sites with existing planning consent or under development, not included in this Plan**

Single dwelling plot on Mill Meadow, a vacant plot beside the main road with planning permission for a single dwelling.

Single dwelling plot on Woodcourt Road. This plot was formerly part of the garden of the adjoining property and has the benefit of planning consent for one dwelling.

### **Sites removed from previous draft Plan**

#### **Harbertonford**

1. Mill site (now under development).
2. Land to the north of the petrol station site (owner will not agree to development). Allocated under the existing DPD Plan
3. Site at Kiln Lane (owner will not agree to development).
4. Land to the south of Old Gospel Hall (rejected by SHDC).

#### **Harberton**

1. Greenfield site to east of Tristford Farm (owner will not agree to development).

### **Sites not consulted on or assessed**

1. Railway field
2. Cottage field



### Survey Response Data:

#### Harbertonford Sites

1: Petrol Station Harbertonford:	38% Agree, 39% Against, 23% Neutral
2: Field north of Packs Close:	37% Agree, 26% Against, 37% Neutral
3: Field on Woodcourt Road:	37% Agree, 26% Against, 37% Neutral
4: Land by Hernaford Rd & A381:	38% Agree, 27% Against, 35% Neutral

#### Harberton Sites

5: CLT North Edge of Village:	36% Agree, 30% Against, 34% Neutral
6: Field South of Vicarage:	33% Agree, 32% Against, 35% Neutral
7: Field East of Meadow Close:	40% Agree, 28% Against, 32% Neutral
8: Dundridge Yard:	44% Agree, 26% Against, 30% Neutral

<b>Winsland House, Follaton:</b>	63% Agree, 8% Against, 29% Neutral
----------------------------------	------------------------------------

## Estimated Housing Numbers Per Site

#### Harbertonford:

Total for 3 sites to hold approx 37 houses

	Usable Space	Max Houses
1: Petrol Station Harbertonford: (Not supported, so not included in totals)	2.9 acres	20+
2: Field north of Packs Close:	1.3 acres	13
3: Field on Woodcourt Road:	1.3 acres	12
4: Land by Hernaford Rd & A381: (Restricted due to Stream)	1.2 acres	12

#### Harberton:

Total for 4 sites to hold approx 27 houses

5: CLT North Edge of Village:	0.9 acres	12
6: Field South of Vicarage:	0.5 Acres	5 (Unpopular)
7: Field East of Meadow Close: (Restricted due to flood risk)	0.55 acres	5
8: Dundridge Yard:	0.57 acres	5

#### Winsland House, Follaton:

9: Winsland House Follaton	12 acres	73
----------------------------	----------	----

**Total for Parish 137**

## 10.3 Detailed Site Assessments

Detailed Site Assessments for HNP	Harbertonford Petrol Station	Field North of Packs Close	Field between Woodcourt Road and Moreleigh Road	Field between Hernafor Road and the A381	Land East of Tristford Road opposite Vicarage - CLT	Land West of Tristford Road between Vicarage and Parish Hall	Field East of Meadow Close	Dundridge Yard	Winsland House (near Follaton)
Questions Based on Harberton Parish Neighbourhood	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9
<b>1. Housing</b>									
a. Estimated Number of Houses	20	13	12	12	12	5	5	5	73
b. Affordable Housing Provision	Good	Good	Good	Good	Excellent	Neutral	Good	Neutral	Excellent
c. Sheltered Housing Provision	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Excellent
<b>2. Flood Risk</b>									
a. Flood Risk to New Development	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Bad	Neutral	Neutral
b. Flood Risk to Existing Houses near the Site	Neutral	Needs Conditions	Needs Conditions	Bad	Bad	Show Stopper	Show Stopper2	Bad	Neutral
<b>3. Sustainable Energy</b>									
a. Housing Energy Efficiency	Needs Conditions	Needs Conditions	Needs Conditions	Needs Conditions	Needs Conditions	Needs Conditions	Needs Conditions	Needs Conditions	Needs Conditions
b. Integrated Renewable Energy Schemes	Needs Conditions	Needs Conditions	Needs Conditions	Needs Conditions	Needs Conditions	Needs Conditions	Needs Conditions	Needs Conditions	Needs Conditions
<b>4. Economy</b>									
a. Contribution to Local Economy	Show Stopper	Good	Good	Good	Good	Good	Good	Good	Neutral
b. Residential / Commercial mix	Show Stopper	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Good
<b>5. Environment</b>									
a. Landscape Impact	Needs Conditions	Needs Conditions	Bad	Neutral	Bad	Bad	Neutral	Bad	Needs Conditions
b. Ecology Impact	Needs Conditions	Needs Conditions	Needs Conditions	Needs Conditions	Needs Conditions	Needs Conditions	Needs Conditions	Bad	Needs Conditions
c. Listed Buildings and Heritage Sites	Neutral	Needs Conditions	Neutral	Neutral	Bad	Bad	Neutral	Bad	Needs Conditions
<b>6. Transport</b>									
a. Access to Sites - Car, Cycle, Foot, Wheelchair	Good	Good	Show Stopper	Bad	Neutral	Neutral	Good	Neutral	Good
b. Parking Considerations	Good	Good	Needs Conditions	Needs Conditions	Needs Conditions	Needs Conditions	Needs Conditions	Needs Conditions	Good
c. Impact on Local Lanes	Neutral	Neutral	Show Stopper	Neutral	Bad	Bad	Neutral	Neutral	Neutral
d. Access to Main Roads	Good	Neutral	Show Stopper	Bad	Bad	Bad	Neutral	Neutral	Good
<b>7. Social Amenities</b>									
a. Impact on Local Facilities: School, Shop, Pub	Show Stopper	Good	Good	Good	Good	Good	Good	Good	Neutral
b. Public Access and Green Space	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Good
c. Leisure and Recreation Facilities	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
<b>10. Conclusions</b>									
Support / No Support	Not Supported	Good	Not Supported	Bad	Exception Site	Not Supported	Bad	Neutral	Good