

**Harberton Parish Neighbourhood Plan Committee response to
Draft Neighbourhood Area Design Codes and Guidelines dated June 2023**

**Collated comments of Harberton Parish Neighbourhood Plan Steering Group July
2023**

Page	Comment	AECOM
Contents	Typo noted under Chapter 6—‘5.1’ should be ‘6.1’	amended
8	No ‘shops’ in Harberton, only one at Daynes Farm (out of village centre).	amended
	‘Shops and Services’ listed in Harbertonford. What does ‘services’ refer to? Post Office, car retailer and petrol station? If so, please list them: A post office/shop and petrol station and shop.	Amended
	Reference to Dartington/Shinners bridge being 1km East from where? From Harberton centre or Harbertonford centre? The reference implies easy walking distance which is not so.	Distances from ‘the parish’ taken approximately from areas closest – the intention of the section is to give a broad overview of the location and context. Amended - text
10	Request/suggest common practice of using of full terms before abbreviation in brackets and then acronyms to be used thereafter. For example: <i>Site of Special Scientific Interest (SSSI)</i> Several acronyms are unfamiliar, including <i>BAP Priority Site</i> as mentioned here.	Amended
	A suggestion on type setting: Could ‘Within the Neighbourhood Area’ be in the left-hand column and ‘Outside the Neighbourhood Area’ be on the right hand column, for ease of reading.	amended
11	Observe map numbering errors/mislabelling: ‘Map 03’ seems to be Map 02 in actuality. Not sure if there’s a missing Map 02 unpublished?	amended
12	Is it within scope of the Design Code to indicate solutions to development within areas that are likely to flood? (e.g. elevated houses such as in York flood basin?)	Added (section 6)
	‘ <i>Some parts of Harberton do benefit from flood defences</i> ’ Would suggest rewording to ‘some parts of the Parish’ rather than Harberton here to avoid confusion with following statement referring to Palmers Dam (which is in Harbertonford). Both villages have had flood defence works.	amended
	Does the statement within the final paragraph of this page imply that the majority of the Parish is not liable to flooding? Or that there are bits that are, and bits that aren’t. This is not particularly clear on reading.	Have removed last para. The text should be read in conjunction with the map that illustrates the susceptibility to flood risk. Have also added descriptors to explain FZ 1,2&3.
	There is a query whether there would be valuing in referencing the sluice on the Moreleigh Road within the narrative on flood defence works.	Happy to include information on the sluice, please can you supply a sentence?
13	Query about the key on Map 04: Colour of flooded river zones doesn’t match key (Zone 3) A member of the committee has commented that when they overlap you can’t see a difference between the two zones.	amended

19	<p>Propose to include population data for 2021 census onto the timeline now that it is available (even if 'unofficial')</p> <p>https://census.gov.uk/ https://www.ons.gov.uk/census/maps/ https://census.gov.uk/census-2021-results/phase-one-first-results https://www.devon.gov.uk/factsandfigures/census-2021/ https://www.ons.gov.uk/census/aboutcensus/censusproducts/multivariatedata</p>	Amended
20	<p>Query relevance of Stake Holder engagement to the Design Code document, noting that reference to engagement with the community will be made within the full Neighbourhood Plan document.</p> <p>Query why statistics about the parish relevant under a 'Stakeholder Engagement' heading?</p>	Amended - Included ref to key design related themes from your engagement and linked through to design codes.
	<p>It is noted that references to community consultation is now out of date. New consultation took place on 10th June 2023 (a Community Conversation) and further consultation is coming in September/October.</p> <p>https://www.harbertonparishcouncil.org/hnp-consultation/</p>	Agreed. I will remove some text to make it less susceptible to supersession, to be used as a brief explanation to date.
	<p>The villages of Harberton and Harbertonford have very different demographics. Harberton is likely to be an older population (fewer children, more retired) whereas Harbertonford, having the school and more housing will have younger families. P25 highlights that the two villages are two distinct areas but then goes on to lump them together.</p>	Does this comment refer to the stats on Page 20? Happy to remove – that is how the stats are broken down (as a parish)
	<p>Concern that this document will already be 10 years out of date if 2021 Census numbers aren't used. Can 'Harberton Parish Statistics' be updated with available 2021 census figures even if not completely 'official'.</p>	Have removed stats
22	<p>Propose use of full title for Department for Levelling Up Housing and Communities (DLUHC) first time, especially as refer to 'Department for Transport' in full in the last para.</p>	amended
23	<p>Harberton and Harbertonford conservation areas: Notes that the two paragraphs provided within this block start identically – both refer to Harbertonford, so assume one should be for Harberton?</p>	amended
26, 28, 34, 36	<p>Note maps all have same reference codes Map 05.</p>	amended
26	<p>Query whether the playing field should be included in the Character Area? Boundary currently just drawn around the Parish Hall building.</p>	Assessment of focused on development only.
	<p>It is suggested that the CA1 Character Area for Harberton include:</p> <ul style="list-style-type: none"> the area up to Triangle cottage (in the north-east of Harberton), so it covers significant characterful buildings that are referenced in the text and photographs, including Tristford Farm, the terrace in Figure 13, and the historic vicarage (recently renamed 'Harberton Manor'). The latter is a large and historically/architecturally significant building in the village Also to extend CA1 up the lane the leads south off Vicarage Ball opposite Tristford Farm, to include the houses up there (e.g Hayes Barn). All these buildings are an integral part of the village and its character. 	Happy to amend, please can you draw this and send on? Or perhaps we can arrange a teams call and do digitally?

	Noting that the Tristord Road West branch is more than 2 dwellings. Also road on western border of old School House could be mentioned - both good examples of perpendicular tee roads.	
	It is proposed that the narrative may wish to state somewhere that some of the roads are hills are very steep and many roads narrow. Committee members would argue many are a danger to children cyclists, not a benefit.	But characteristic of the area... (amended)
27	Use of abbreviation PRow.	(amended)
	Suggest the following clarifying amendment: "The street scale places spatial restrictions on car movement, which acts as a control measure (ie reduces traffic speed). Parking exerts pressures on street character."	amended
28	Query the key for red buildings? Are these listed buildings?	(amended)
29	Further information about the character of Harberton village is suggested for inclusion as follows: Suggest to move the sentence " <i>The Vicarage which is not particularly old, has generous elegant proportions and is sited perpendicular to the access road.</i> " upwards to immediately after " <i>flat arched windows with lintels above.</i> ", then insert a paragraph break and the insert the proposed following new paragraph " <i>The lower part of the village includes a series of buildings, mainly workers' cottages, constructed or developed in the early 20th Century by the Dundridge Estate. These include St Clement's Terrace (1904), a short terrace which includes commanding gabled dormers which create a string rhythm across the façade; St Andrew's Cottages; and Victoria Cottages (see Fig 15) (1901). The buildings share a similar character and architecture. Several, for example, make use of red and yellow polychrome brickwork around the doors, window surrounds or quoins. Many of them also bear the estate's crest. This means that the lower part of the Conserveation Area, while not a separate Character Area, does have a distinctive character of its own, reflected in these historic working class dwellings and the former Wesleyan Methodist chapel that adjoins them. It also includes Grade II listed Preston Farmhouse.</i> " Illustrative photos are available that AECOM is welcome to include if appropriate.	(amended)
31	Figure 16 Picture pixelating.	low res version of the doc. The doc is 78 pages and contains images and plans – full res version is 50mb. – We will send high res when doc signed off
33	There was discussion on reference to comparison between provision of parking at Church Court and at Meadow Close, both in Harberton through images on this page and detailed within the principles on page 47. Could the AECOM consultant please respond to concerns by clarifying expectations for long term maintenance of car parking areas if separated from homes? It was noted that whilst garages were provided for vehicles at Church Court, garages are increasingly used for storage rather than for vehicles. Is it appropriate to reference impact of electrification of transport and provision of community charging points within communal parking areas?	Amended with additional codes

35	Harbertonford Play Park is also a green space, accessed from Riverdale.	Amended
36	Map currently incorrectly labelled 'Harberton Conservation Area' should read: 'Harberton <u>ford</u> Conservation Area'. Query about key for the red squares/buildings. Listed buildings?	Amended
43	Harberton Neighbourhood Area – should be Harberton <i>Parish</i> Neighbourhood Area.	Amended
44.	Principle 4 ends with the words " <i>and understand use</i> " and meaning is unclear. " <i>Development should integrate with existing access opportunities, streets, circulation networks and understand use</i> ". Not clear what " <i>Development should understand use</i> " means. Could AECOM please elaborate?	Amended
	Request strengthen principle 7 to: " <i>Development should, wherever possible, enhance access to public green space and green infrastructure</i> ". " <i>Explore opportunities to</i> " doesn't imply the developers actually need to do/deliver any more access.	Amended
45	The Steering Group can imagine that the term 'Net Zero' as currently used by government could appear dated in a short time. It is therefore requested to strengthen principle 12 as follows: " <i>Energy considerations should be well integrated right from the start of the design process, so as to minimise energy use and maximise use of on-site electricity generation from renewable energy sources in the completed development; and so as to provide adequate facilities for low carbon modes of transport.</i> " And add a suitable corresponding bullet on p47	Amended
	Query regarding appropriate reference to sewage overflow in principle 13 for example, if it were to also carry on to say " <i>...and should be able to demonstrate that the development will not cause additional sewage overflow into local rivers.</i> "	Amended
46	Request spelling out of Ramsar and SAC in last column as unknown.	Rechecked – designation not applicable for Harberton Parish.
47	Query, who sets targets for local canopy cover?	National targets which should be supported by local authorities. South Hams have an unfinished GI strategy online. So have amended text slightly as targets not clear
47	Query: What is a 'receptor area'? (Second bullet point).	Amended – removed jargon
48	Query if more information on parking and traffic flow management as a consequence of new development is relevant for Design Code and Guidelines here?	Amended
51	Note typo on label on figure 37 'Façade and roof articulation adds street interest will-with a simple material'	Amended
54	Please amend to Harberton PARISH Neighbourhood Area	Amended
57	Figure 44 – photograph of gateway to Tristford House is labelled as offering a view of St Andrew's Church. This photo does not show St Andrew's, but a	Amended

	conical tower of Tristford House: https://historicengland.org.uk/images-books/photos/item/IOE01/09233/16	
64	Regarding references to rendering and wooden cladding, garden roofs etc. Could AECOM provide further clarification on effect of long-term maintenance on design features such as these?	Beyond scope. No change
67	Figure 58: is PARISH Hall not 'Village' Hall	Amended
69	Noted the need for additional information on Little Owl Cottage. Members of the Steering Group are making direct contact with the owners for information.	Noted.
	A member of the committee commented that the material on Little Owl cottage is great to see, but the bottom line of it suggests that the property produces negative carbon emissions. To ordinary layperson, that appears to suggest that the house is removing carbon dioxide from the atmosphere, which is hard to understand. It might make the whole case study of limited credibility otherwise.	Information taken from EPC for property. Have removed as agree could be confusing.
72	Please insert 'Parish' Harberton PARISH Neighbourhood Area	Amended