

# Harberton Parish Neighbourhood Plan

Site Options and Assessment 2023

Prepared for: Harberton Parish Council

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## Quality information

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**Prepared for: Harberton Parish Council (the 'Qualifying Body')**

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# Executive Summary

This Site Assessment is intended to inform and support the Harberton Parish Neighbourhood Plan which is being prepared in the context of the strategic policies of the adopted Plymouth and South West Devon Joint Local Plan (2014-2034).

The neighbourhood area was designated in 2013 and covers Harberton parish which includes both Harberton and Harbertonford. The neighbourhood area is in close proximity to the South Devon Area of Outstanding Natural Beauty (AONB) and contains Ancient Woodland and priority habitats. The neighbourhood area also includes two Conservation Areas which cover parts of the built areas of Harberton and Harbertonford.

Harberton Parish Council is seeking to identify suitable sites for residential allocation in the Neighbourhood Plan to meet the indicative housing figure of 50 dwellings, as set out in the Plymouth and South West Devon Joint Local Plan. This report assesses 17 sites within the neighbourhood area, which have been identified through the South Hams District Council and West Devon Borough Council Strategic Housing Land Availability Assessment (SHLAA, 2017) and the Neighbourhood Plan Call for Sites process.

The report concludes that one site is suitable for allocation in the Neighbourhood Plan and a further two sites are potentially suitable for allocation in Neighbourhood Plan, subject to the mitigation of identified constraints. These sites are:

- SH\_23\_17\_16: Land East of Harberton (suitable)
- NP1: Old Road, Harbertonford (potentially suitable)
- NP6: Land Part of Preston Farm (potentially suitable)

# 1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent site assessment for the Harberton Parish Neighbourhood Plan on behalf of Harberton Parish Council (HPC). The work undertaken was agreed with HPC and the Department for Levelling Up, Housing and Communities (DLUHC) in January 2023 as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 The site assessment assesses sites to establish which are suitable, available and likely to be viable for development taking into consideration the policies of the adopted Development Plan and national policy and therefore which are appropriate candidates for allocation in the Neighbourhood Plan.
- 1.3 It is important that the site process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.4 It is intended to inform the next stage - site selection - which would involve wider consultation with landowners, residents and the Local Planning Authority. The report is also intended to help the Steering Group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.

## Local context

- 1.5 The Harberton Parish neighbourhood area lies southwest of Totnes in South Hams district. The neighbourhood area includes the settlements of Harberton and Harbertonford. Both settlements are classified as 'sustainable villages' in Policy TTV1 (Prioritising Growth through a Hierarchy of Sustainable Settlements) of the Plymouth and South West Devon Joint Local Plan (adopted in 2019), which are defined as areas 'where development to meet locally identified needs and to sustain limited services and amenities will be supported' (as highlighted in Figure 5.8 of the Local Plan). The Local Plan provides Harberton and Harbertonford with indicative housing figures of 20 and 30 dwellings respectively.
- 1.6 The neighbourhood area is in relatively close proximity to the South Devon Area of Outstanding Natural Beauty (AONB) and contains a number of important environmental and habitat sites, including Ancient Woodland and priority habitats such as deciduous woodland, semi-improved grassland, lowland meadows and traditional orchards. Topography varies dramatically across the neighbourhood area.
- 1.7 Local amenities are generally confined to the villages of Harberton and Harbertonford, which offer services and facilities including: Harbertonford Church of England Primary School, Harbertonford Post Office, Harbertonford Village Hall, Harbertonford football pitch, St Peter's Church, a petrol station, Harberton Playing Field, St Andrew's Church, Harberton Parish Hall and The

Church House Inn. The two villages are connected via rural lanes and the A381 and the parish shares a boundary with the market town of Totnes.

- 1.8 There are two Conservation Areas covering the historic centres of Harberton and Harbertonford, which also include clusters of listed buildings. There are also a number of listed buildings situated across the rural areas of the neighbourhood area.

## The Neighbourhood Plan

- 1.9 The designated neighbourhood area aligns with the Harberton parish boundary and is shown in **Figure 1-1**. Harberton Parish Council submitted an application<sup>1</sup> to South Hams District Council for the area to be formally designated as a neighbourhood area in 2013.
- 1.10 Initial work on the Harberton Parish Neighbourhood Plan commenced a number of years ago and identified a number of sites through an early Call for Sites process. At current, the Harberton Parish Neighbourhood Plan is in draft form and is undergoing a comprehensive review. As part of this work, the Neighbourhood Plan review process has included a new Call for Sites exercise, which closed on 30<sup>th</sup> September 2022. Once it has been through a successful examination, the Harberton Parish Neighbourhood Plan, alongside the Plymouth and South West Devon Joint Local Plan and Plymouth and South West Devon Supplementary Planning Document, will form part of the Development Plan and will be a material consideration when making decisions on planning applications within the neighbourhood area.
- 1.11 The Neighbourhood Plan Steering Group (NPSG) seeks to identify suitable sites to allocate for residential uses within the Neighbourhood Plan. Policy TTV25 (Development in the Sustainable Villages) of the Plymouth and South West Devon Joint Local Plan<sup>2</sup> has provided an indicative housing figure of 50 dwellings to be provided through the Neighbourhood Plan, apportioned as 30 dwellings to be provided in Harbertonford and 20 dwellings in Harberton.
- 1.12 The purpose of AECOM's Sites Options and Assessment (SOA) report is to assess whether identified sites are appropriate for allocation in the Neighbourhood Plan, taking into consideration the policies of the adopted Development Plan and national policy.

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<sup>1</sup> <https://www.harbertonparishcouncil.org/wp-content/uploads/2020/10/2013-Application-Form-for-Designation-of-Neighbourhood-Area.pdf>

<sup>2</sup> <https://www.plymouth.gov.uk/adopted-plymouth-and-south-west-devon-joint-local-plan> (adopted 2019)





**Figure 1-1: Harberton Parish neighbourhood area (source: Harberton Parish Council)**

## 2. Planning Policy context

- 2.1 All Neighbourhood Development Plan policies, including allocations, must be in general conformity with the strategic policies of the adopted Local Plan and should have regard to emerging Local Plan policies. A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies and relevant evidence base documents.
- 2.2 National policy is set out in the National Planning Policy Framework (revised in July 2021) and is supported by the Planning Practice Guidance (PPG). The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in Local and Neighbourhood Plans.
- 2.3 At the local level, the relevant development plan documents for Harberton Parish neighbourhood area includes:
- The Plymouth and South West Devon Joint Local Plan (adopted in 2019)
  - The Plymouth and South West Devon Supplementary Planning Document (SPD, adopted in 2020)
  - Devon Minerals Plan 2011-2033 (adopted in 2017)
- 2.4 The Plymouth and South West Devon Local Development Scheme states that the following two policy documents are to be produced, but work on these has been paused:
- Local Greenspace Development Plan Document (paused)
  - Managing Rural Development Plan Document (paused)
- 2.5 Once adopted, both development plan documents will be material considerations when making decisions on planning applications.
- 2.6 A number of other policy sources and evidence base documents have also been reviewed in order to understand the context for potential site allocations, including the South Hams Green Infrastructure Framework (2015)<sup>3</sup>, Landscape Impact Assessment of Potential Housing and Employment Sites Across The Thriving Towns and Villages<sup>4</sup>, Strategic Flood Risk Assessment Level 1 Report and Recommendations<sup>5</sup>, South Hams District Council SFRA Level 1 Addendum<sup>6</sup>, South Hams District Design Review Assessment (2009)<sup>7</sup>, Heritage Impact Assessment (2017)<sup>8</sup>, South Hams District Council and West Devon Borough Council Strategic Housing Land Availability Assessment (2017)<sup>9</sup> and associated Site Information Pack (South Hams E-L), South Hams and West Devon Strategic Housing Land Availability Assessment Viability Report

<sup>3</sup> <https://www.plymouth.gov.uk/sites/default/files/SouthHamsGreenInfrastructureFramework.pdf>

<sup>4</sup> <https://www.plymouth.gov.uk/sites/default/files/LandscapeImpactAssessmentPotentialHousingEmploymentSitesAcrossThrivingTownsVillages.pdf>

<sup>5</sup> <https://www.plymouth.gov.uk/sites/default/files/StrategicFloodRiskAssessmentLevel1ReportRecommendations.pdf>

<sup>6</sup> <https://www.plymouth.gov.uk/sites/default/files/SouthHamsDistrictCouncilSFRALevel%201Addendum.pdf>

<sup>7</sup> [https://www.plymouth.gov.uk/sites/default/files/DesignReviewAssessment\\_0.pdf](https://www.plymouth.gov.uk/sites/default/files/DesignReviewAssessment_0.pdf)

<sup>8</sup> [https://www.plymouth.gov.uk/sites/default/files/HeritageImpactAssessment\\_1.pdf](https://www.plymouth.gov.uk/sites/default/files/HeritageImpactAssessment_1.pdf)

<sup>9</sup> <https://www.plymouth.gov.uk/sites/default/files/StrategicHousingLandAvailabilityAssessmentFinalReport.pdf>

(2017)<sup>10</sup>, Strategic Housing Market Assessment Part 1: The Housing Market Area and Updating the Objectively Assessed Need (2017)<sup>11</sup> and the Strategic Housing Market Assessment Part 2: Objectively Assessed Need for Affordable Housing (2017)<sup>12</sup>.

- 2.7 The section below highlights the relevant policies of the documents that are relevant to this Site Options and Assessment Report.

## National Planning Policy Framework (Revised in July 2021)

- 2.8 The National Planning Policy Framework (NPPF)<sup>15</sup> sets out the Government's planning policies and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.
- 2.9 **Paragraph 8** highlights that achieving sustainable development means that the planning system has three overarching objectives; an economic objective, a social objective, and an environmental objective.
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
  - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
  - c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 2.10 **Paragraph 11** states that the 'presumption in favour' no longer applies if an adopted neighbourhood plan is in place and is less than 5 years old (previously it had to be less than two years old).
- 2.11 **Paragraph 13** states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
- 2.12 **Paragraph 14** states that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is

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<sup>10</sup>

<https://www.plymouth.gov.uk/sites/default/files/SouthHamsWestDevonStrategicHousingLandAvailabilityAssessmentViabilityReport.pdf>

<sup>11</sup> <https://www.plymouth.gov.uk/sites/default/files/StrategicHousingMarketNeedsAssessmentPart1.pdf>

<sup>12</sup> <https://www.plymouth.gov.uk/sites/default/files/StrategicHousingMarketNeedsAssessmentPart2.pdf>



likely to significantly and demonstrably outweigh the benefits, provided all of the following apply<sup>13</sup>:

- The neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
- The neighbourhood plan contains policies and allocations to meet its identified housing requirement;
- The local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and
- The local planning authority's housing delivery was at least 45% of that required over the previous three years.

**2.13 Paragraph 29** further states that neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.

**2.14 Paragraph 69** states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. Furthermore, **paragraph 70** highlights that neighbourhood planning groups should also consider the opportunities for allocating small and medium sized sites (of a size consistent with paragraph 69a) suitable for housing in their area.

**2.15 Paragraph 159** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future risk).

**2.16 Paragraph 175** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. **Footnote 58** suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer- quality land should be preferred to those of a high quality.

**2.17 Paragraph 179** seeks to protect and enhance biodiversity and geodiversity through the plan-making process. In particular, plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gain for biodiversity.

**2.18 Paragraph 180** requires local planning authorities to apply a list of principles in relation to biodiversity and geodiversity when determining planning applications. Principle (A) states that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

**2.19 Paragraph 189** explains that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage.

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<sup>13</sup> There is a possibility that Paragraph 14 of the NPPF may change in the NPPF prospectus so that presumption in favour' no longer applies if an adopted neighbourhood plan is in place and is less than 5 years old (previously it had to be less than two years old).

These assets are an irreplaceable resource and should be considered in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

- 2.20 **Paragraph 199** states that great weight should be given to the assets' conservation when considering the impact of a proposed development on the significance of a designated heritage assets, irrespective of whether any potential harm amounts to substantial harm total loss or less than substantial harm to its significance. **Paragraph 200** explains that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification. Substantial harm to or loss of Grade II listed buildings should be exceptional.
- 2.21 **Paragraph 201** states that local planning authorities should refuse consent where a proposed development will lead to substantial harm to a designated heritage asset, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the criteria set out apply.

## **Plymouth and South West Devon Joint Local Plan (2014-2034), adopted in 2019<sup>14</sup>**

- 2.22 **Policy SPT1 (Delivering Sustainable Development)** states that the LPAs will support growth and change that delivers a more sustainable future for Plymouth and South West Devon. Development and change will be planned for and managed in accordance with the following principles of sustainable development:

1. A sustainable economy where:
  - i. Opportunities for business growth are both encouraged and supported.
  - ii. Environmentally conscious business development takes place.
  - iii. Strategically important economic assets are protected for the purpose of economic activity.
  - iv. A low carbon economy is promoted.
2. A sustainable society where:
  - i. Neighbourhoods and communities have a mix of local services and community assets, and accessible greenspace, that meet the needs of local people.
  - ii. Sustainable and health promoting transport options are available to access local education, services and jobs.
  - iii. Important cultural and heritage assets are protected for the benefit of current and future generations.
  - iv. Resilient communities and developments are delivered, which are able to accommodate the impacts of climate change and do not cause detrimental

impacts to other communities and developments, for example through increasing flood risk.

v. Demand for energy is reduced and opportunities for the use of renewable energy increased.

vi. Equality of opportunities, freedom from discrimination and fair access to facilities and services are provided for all.

3. A sustainable environment where:

i. The effective use of land is made for development through optimising reuse of previously developed sites, therefore reducing the need for greenfield development, protecting natural assets and creating opportunities for viable low carbon energy schemes.

ii. Overall gains in biodiversity are achieved by protecting and enhancing species, habitats and geological sites.

iii. Pollution and adverse environmental impacts of development are minimised and effectively mitigated where unavoidable.

iv. The best and most versatile agricultural land is protected for agricultural use.

v. Local distinctiveness and sense of place is respected, maintained and strengthened through high standards of design.

**2.23 Policy SPT2 (Sustainable Linked Neighbourhoods and Sustainable Rural Communities)** states that LPAs will apply the following principles of sustainable linked neighbourhoods and sustainable rural communities to guide how development and growth takes place in the Plan Area. Development should support the overall spatial strategy through the creation of neighbourhoods and communities which:

1. Have reasonable access to a vibrant mixed use centre, which meets daily community needs for local services such as neighbourhood shops, health and wellbeing services and community facilities, and includes where appropriate dual uses of facilities in community hubs.

2. Provide for higher density living appropriate to the local area in the areas that are best connected to sustainable transport, services and amenities, as well as appropriate opportunities for home working, reducing the need to travel.

3. Have high levels of digital connectivity, supporting local communities and businesses and enabling data to be open, shared and used to better understand the area.

4. Have a good balance of housing types and tenures to support a range of household sizes, ages and incomes to meet identified housing needs.

5. Promote resilience to future change by ensuring a well balanced demographic profile with equal access to housing and services.

6. Are well served by public transport, walking and cycling opportunities.

7. Have a safe, accessible, healthy and wildlife-rich local environment, with well designed public and natural spaces that are family friendly and welcoming to all.

8. Have services and facilities that promote equality and inclusion and that provide for all sectors of the local population.
9. Have the appropriate level of facilities to meet the identified needs of the local community, including provision of education and training opportunities, employment uses, health care, arts, culture, community facilities, open space, sport and recreation, and places of worship.
10. Provide a positive sense of place and identity, including through the recognition of good quality design, unique character, the role of culture, and the protection and enhancement of the natural and historic environment.
11. Explore opportunities for the use of renewable energy, including community energy schemes where appropriate, and reduce the use of energy through design and energy efficiency.
12. Provide positive outcomes in relation to the characteristics, aspirations and measurable standards set out through any supplementary planning document linked to this plan.

**2.24 Policy SPT3 (Provision for New Homes)** stipulates that LPAs will plan, monitor and manage the delivery of housing from 2014 to 2034 in accordance with the apportionment between Policy Areas, the spatial strategy and the site allocations set out in this plan. Housing provision will be made for at least 26,700 dwellings (net) in the Plan Area during the plan period 2014 to 2034, comprising the Policy Area totals and the related market housing and affordable housing provision as follows [...]

[...] Within the Thriving Towns and Villages Policy Area - at least 7,700 new homes of which 2,050 should be affordable.

The Policy Area housing requirements are separate and non-transferable. Only housing proposals within each Policy Area will be considered to contribute to meeting the housing requirement for that Policy Area. Any shortfall in the supply of housing sites in a Policy Area must be made up within that Policy Area, and cannot be remedied in the other Policy Area.

**2.25 Policy SPT11 (Strategic Approach to the Historic Environment)** notes that LPAs will pursue a proactive and solution-orientated approach for the conservation and, where appropriate, enhancement of the historic environment, ensuring that it is promoted as a key element of local character and distinctiveness, forms a strategic context for regeneration and development, and is conserved or enhanced as part of the area's cultural offer, including in relation to:

- Scheduled monuments (or an archaeological site of national importance), listed buildings, registered parks and gardens, conservation areas, the World Heritage Site and archaeological remains (including protected wreck sites marine archaeology).
- Non-designated heritage assets, including areas of archaeological interest, unregistered parks and gardens and landscapes positively identified as having significance in terms of the historic environment.

In particular they will support proposals for heritage-led regeneration and working with developers and investors to encourage them to see historic and culturally led regeneration as the first choice method to achieve a quality

legacy. In this respect, development should make a positive contribution to local character and the enhancement of local distinctiveness.

**2.26 Policy SPT12 (Strategic Approach to Natural Environment)** states that the distinctive characteristics, special qualities and important features of the natural environment of the Plan Area will be protected, conserved and enhanced. This will be through a strategic approach which protects the hierarchy of international, national and locally designated sites, commensurate with their status, and takes account of the natural infrastructure functions of different sites, habitats and features. Key principles include:

1. Avoiding harmful impacts on existing features as a first principle, and where harmful impacts are unavoidable, to ensure that such impacts are adequately and proportionately mitigated or as a last resort fully compensated.
2. Protecting sites of European significance for biodiversity and conservation. These include existing and potential Special Protection Areas, existing possible and candidate Special Areas of Conservation, existing and proposed Ramsar sites and sites identified, or required, as compensatory measures for harmful impacts on European sites.
3. Protecting sites of national significance for biodiversity and conservation. These include Sites of Special Scientific Interest, National Nature Reserves, Ancient Woodlands and Marine Conservation Zones.
4. Conserving and enhancing the landscape and scenic beauty of the South Devon and the Tamar Valley Areas of Outstanding Natural Beauty, and the adjacent Dartmoor National Park.
5. Protecting and enhancing the distinctive landscapes of the Undeveloped Coast, particularly within the South Devon Heritage Coast, with support for improvements to public access to and enjoyment of the coast.
6. Safeguarding the landscape setting of the Cornwall and West Devon Mining Landscape World Heritage Site.
7. Supporting innovative and sustainable solutions within the North Devon Biosphere Transition Zone in accordance with the Biosphere Strategy for Sustainable Development.
8. Conserving and enhancing a functional network across the Plan Area of greenspace and geodiversity sites that meets the needs of communities and wildlife.
9. Improving links to and along regional and national walking and cycling routes, including the South West Coast Path national trail and the National Cycle Network.
10. Protecting and extending the Public Rights of Way and bridleway network as an essential element of the enjoyment of the natural environment.

**2.27 Policy TTV1 (Prioritising Growth through a Hierarchy of Sustainable Settlements)** states that the LPAs will distribute growth and development



delivering homes and jobs in accordance with the following hierarchy of settlements, enabling each town and village to play its role within the rural area:

1. The Main Towns - which will be prioritised for growth to enable them to continue to thrive, achieve strong levels of self-containment, and provide a broad range of services for the wider area.
2. Smaller Towns and Key Villages - which will receive support for growth commensurate with their roles in supporting the small villages and hamlets.
3. Sustainable Villages - where development to meet locally identified needs and to sustain limited services and amenities will be supported.
4. Smaller villages, Hamlets and the Countryside - where development will be permitted only if it can be demonstrated to support the principles of sustainable development and sustainable communities (Policies SPT1 and 2) including as provided for in Policies TTV26 and TTV27.

**2.28 Policy TTV2 (Delivering Sustainable Development in the Thriving Towns and Villages Policy Area)** confirms that the LPAs will support development proposals in the Thriving Towns and Villages Policy Area which reinforce the sustainable settlement hierarchy and which deliver a prosperous and sustainable pattern of development. In addition to the provisions of Policies SPT1 and SPT2, specific objectives of rural sustainability to be supported through development include:

1. The location of housing where it will enhance or maintain the vitality of rural communities.
2. The delivery of affordable homes that enable rural communities to remain vibrant.
3. The growth and expansion of rural businesses and enterprise.
4. The development and diversification of agricultural and other land-based rural businesses.
5. The delivery of sustainable rural tourism and leisure developments that benefit rural businesses, communities and visitors and respect the character of the countryside and historic settlements.
6. The retention and enhancement of important rural services and community facilities.
7. The provision of sustainable transport accessibility appropriate to the specific context of the proposal.
8. The delivery of natural infrastructure, where appropriate, alongside new development.

**2.29 Policy TTV25 (Development in the Sustainable Villages)** states that provision in the order of 550 homes will be sought from the sustainable villages as part of the overall housing supply for the TTV Policy Area. The LPAs support the preparation of neighbourhood plans as a means of identifying local housing and other development needs in the sustainable villages. Development within the sustainable villages, including the indicative level of housing set out in Figure 5.8, should be provided through neighbourhood plans, unless such

provision would conflict with other policies of the JLP. Within sustainable villages without neighbourhood plans the LPAs will still support development that meets the identified local needs of local communities and development which responds positively to the indicative housing figures set out in Figure 5.8. All development proposals, whether in villages which have neighbourhood plans or not, will be considered against the other policies of this plan.

Of note, Figure 5.8 classifies Harbertonford as a 'village able to accommodate around 30 dwellings each' and Harberton as a 'village able to accommodate around 20 dwellings each'.

**2.30 Policy TTV26 (Development in the Countryside)** states that LPAs will protect the special characteristics and role of the countryside. The following provisions will apply to the consideration of development proposals:

1. Isolated development in the countryside will be avoided and only permitted in exceptional circumstances, such as where it would:

- i. Meet an essential need for a rural worker to live permanently at or near their place of work in the countryside and maintain that role for the development in perpetuity; or
- ii. Secure the long term future and viable use of a significant heritage asset; or
- iii. Secure the re-use of redundant or disused buildings and brownfield sites for an appropriate use; or
- iv. Secure a development of truly outstanding or innovative sustainability and design, which helps to raise standards of design more generally in the rural area, significantly enhances its immediate setting, and is sensitive to the defining characteristics of the local area; or
- v. Protect or enhance the character of historic assets and their settings.

2. Development proposals should, where appropriate:

- i. Protect and improve public rights of way and bridleways.
- ii. Re-use traditional buildings that are structurally sound enough for renovation without significant enhancement or alteration.
- iii. Be complementary to and not prejudice any viable agricultural operations on a farm and other existing viable uses.
- iv. Respond to a proven agricultural, forestry and other occupational need that requires a countryside location.
- v. Avoid the use of Best and Most Versatile Agricultural Land.
- vi. Help enhance the immediate setting of the site and include a management plan and exit strategy that demonstrates how long term degradation of the landscape and natural environment will be avoided.

**2.31 Policy TTV27 (Meeting Local Housing Needs in Rural Areas)** notes that proposals for residential development on sites adjoining or very near to an existing settlement which would not otherwise be released for this purpose may be permitted provided that it can be demonstrated that:

- 1. It meets a proven need for affordable housing for local people.

2. It includes a mix of affordable and market housing products where necessary to be financially viable. This includes open market housing, providing it does not represent more than 40% of the homes or 40% of the land take excluding infrastructure and services.

3. Management of the scheme will ensure that the dwellings continue to meet the identified need in perpetuity.

4. The proposal meets the requirement of all other relevant policies of the Plan.

**2.32 Policy DEV8 (Meeting Local Housing Need in Thriving Towns and Villages Policy Area)** states that the LPAs will seek to deliver a wide choice of high quality homes which widen opportunities for home ownership, meet needs for social and rented housing, and create sustainable, inclusive and mixed communities. The following provisions will apply:

1. A mix of housing sizes, types and tenure appropriate to the area and as supported by local housing evidence should be provided, to ensure that there is a range of housing, broadening choice and meeting specialist needs for existing and future residents. The most particular needs in the policy area are:

i. Homes that redress an imbalance within the existing housing stock.

ii. Housing suitable for households with specific need.

iii. Dwellings most suited to younger people, working families and older people who wish to retain a sense of self-sufficiency.

2. Within rural areas with special designations, as defined in section 157 of the Housing Act 1985, all residential developments of 6 to 10 dwellings will provide an off-site commuted sum to deliver affordable housing to the equivalent of at least 30 per cent of the total number of dwellings in the scheme.

3. Within the whole policy area a minimum of at least 30 per cent on-site affordable housing will be sought for all schemes of 11 or more dwellings. Off-site provision or commuted payments in lieu of on-site provision will only be allowed where robustly justified.

**2.33 Policy DEV9 (Meeting Local Housing Need in the Plan Area)** states that the following additional provisions for the delivery of a range and mix of housing to meet local housing needs shall apply to the Plan Area;

1. Affordable housing could include social and affordable rent, shared ownership, and innovative housing models that meet the local demand/need, such as rent-to-buy, starter homes and shared equity as appropriate.

2. Self and custom build housing will be supported providing they meet the over-arching sustainable development, general amenity and design policies. The LPAs will:

i. Negotiate the identification of suitable plots on major development sites to meet this need.

ii. Encourage the provision of serviced plots and co-housing schemes.

iii. Be proactive in exploring ways to ensure sufficient plots are consented to meet the duty set out in the Self-Build and Custom Housebuilding Regulations.

3. The LPAs will support development which increases choice in housing by greater utilisation of the private rented sector, including new build private rented accommodation (Build to Rent).

4. A mix of accessible housing units will be sought in new housing schemes, representative of the wider housing mix of the development including:

- i. Requiring at least 20 per cent of dwellings on all schemes of five or more dwellings (including conversions), where practicable, to meet national standards for accessibility and adaptability (Category M4(2) of Building Regulations).
- ii. Requiring at least 2 per cent of dwellings on all schemes of 50 or more dwellings (including new build housing and conversions) to meet national standards for wheelchair user homes (Category M4(3) of Building Regulations). Category M4(3) dwellings will be counted as contributing towards the category M4(2) dwelling requirement.

## The Plymouth and South West Devon SPD (adopted 2020)

2.34 The SPD will be a material consideration for planning applications pursuant to Part 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended.

2.35 The SPD provides additional guidance on the policies included in the Joint Local Plan.

## 3. Methodology

3.1 The approach to site assessment is based on the Government's Planning Practice Guidance. The relevant sections are the Housing and Economic Land Availability Assessment (March 2015)<sup>15</sup>, Neighbourhood Planning (updated February 2018)<sup>16</sup> and Locality's Neighbourhood Planning Site Assessment Toolkit<sup>17</sup>. These all support assessing whether a site is appropriate for allocation in a Neighbourhood Plan based on whether it is suitable, available and achievable. In this context, the methodology for identifying, appraising and reviewing sites is presented below.

### Task 1: Site Identification

3.2 The first task is to identify which sites should be considered as part of the assessment. For the Harberton Parish Neighbourhood Plan, this included:

- sites identified within the South Hams District Council and West Devon Borough Council Strategic Housing Land Availability Assessment (SHLAA, 2017);
- sites that have come forward through a neighbourhood plan call for sites process in September 2022; and

<sup>15</sup> Available at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>16</sup> Available at <https://www.gov.uk/guidance/neighbourhood-planning--2>

<sup>17</sup> Available at <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- 3.3 A total of 22 sites were identified from the two sources listed above.
- 3.4 An additional site (Oak Tree Field) was identified during site assessment process; however it has not been assessed separately within this report as the site has planning permission and therefore is suitable for development. The site would therefore have the same rating as a site assessed as 'suitable' (green) and could be considered for allocation in the Neighbourhood Plan as a way of influencing development of the site if the planning consent is not implemented. The site could be compared along with other candidate sites (rated green and amber) against the Neighbourhood Plan objectives as part of the site selection process to follow the site assessment stage. The housing figure in the planning permission will already be counted in the Local Authority housing supply so should not be double counted in the Neighbourhood Plan housing figure.

## Task 2: Site Assessment and Review

- 3.5 For sites that have already been assessed in the South Hams District Council and West Devon Borough Council SHLAA; a review of the report conclusions was conducted to establish whether any new or additional evidence exists that would change the findings; whether the conclusions that have been applied in the Local Plan context can also be applied to the Neighbourhood Plan; and whether the assessment conclusions are fully supported by evidence.
- 3.6 Sites not previously assessed through the SHLAA were assessed using a site assessment proforma which aligns with the Government's National Planning Practice Guidance and the Locality Site Assessment Toolkit. The purpose of the proforma is to enable a consistent evaluation of each site against an objective set of criteria. All completed proformas are presented in **Appendix B** of this report.
- 3.7 The proforma assessment uses a combination of published data sources and site surveys, which took place in March 2023. The desktop assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/Streetview, MAGIC maps and Local Authority data in order to judge whether a site is suitable for the use proposed. The site visit allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.
- 3.8 The proforma used for the assessment enables a range of information to be recorded, including the following:
- General information:
    - Site location and use; and
    - Site context and planning history.
  - Context:
    - Type of site (greenfield, brownfield etc.); and
    - Planning history.
  - Suitability:
    - Site characteristics;
    - Environmental considerations;

- Heritage considerations;
  - Community facilities and services; and
  - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability
- 3.9 An initial sift was undertaken to remove duplicate sites (i.e. those which had been submitted to both the Neighbourhood Plan Call for Sites and the South Hams District Council and West Devon Borough SHLAA) and sites that have been allocated in the Joint Local Plan. Seven sites were discounted at this stage. The remaining 17 sites were taken forward for further assessment.

## Task 3: Consolidation of Results

- 3.10 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no or very few constraints and are thus appropriate as site allocations, 'amber' for sites which are potentially suitable if constraints can be resolved and 'red' for sites which are not considered currently to be suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. whether or not the site is suitable, available and achievable for a proposed use.

## Task 4: Indicative Development Capacity

- 3.11 Where sites were previously included in the South Hams District Council and West Devon Borough Council SHLAA, the indicative development capacity shown in these documents has been used as a starting point, unless more updated information has been submitted. If site promoters have put forward an indicative development capacity, this has been used as appropriate.
- 3.12 Where a site was not included in previous evidence base documents and the landowner or developer did not submit a capacity figure, density estimates applied a density multiplier range of 20-30dph to a net developable area of 80% of the gross site area. In instances where only part of a site may be suitable for development, a discount of 50% was applied.
- 3.13 The indicative densities and capacities stated for each site in this assessment should however be considered as a starting point only and are only relevant if the entire site was developed. Different densities than suggested in this report may be appropriate to apply to the sites in the Neighbourhood Area (resulting in different capacities) based on site specific circumstances (such as for example the characteristics of the individual site location).

## 4. Sites identified for assessment

- 4.1 This chapter sets out the sites identified for assessment.
- 4.2 There are 22 known sites within the Harberton Parish Neighbourhood Area. These have been identified following a review of the South Hams and West Devon SHLAA (2017) and sites submitted to the Neighbourhood Plan Call for Sites.
- 4.3 The SHLAA identifies 15 sites to be assessed for housing. Two of the sites (SH\_23\_18\_16 and SH\_23\_19\_16) included within the SHLAA were eliminated from this site assessment as they are existing allocations within the Joint Local Plan (DPD RA16 and DPD RA17 allocations). An additional site (SH\_23\_15\_08/13/16 Land at Dorsley and Winsland, Higher Plymouth Road, Totnes, TQ9 5FTA) was excluded on the grounds that it does not fall within the neighbourhood area.
- 4.4 A review of the 12 remaining SHLAA sites is presented in **Appendix A**.
- 4.5 Nine sites were submitted to Harberton Parish Council's call for sites exercise. Four of these sites (NP4, NP5, NP7 and NP8) are duplicates of sites that have already been assessed by in the SHLAA (SH\_23\_17\_16, SH\_23\_15\_08/13/16, SH\_23\_01\_13 and SH\_23\_20\_16). AECOM proformas have been completed for the remaining five sites, as presented in **Appendix B**.
- 4.6 Sites assessed within this report are presented in **Table 1** below.

**Table 1: Sites to be assessed**

Site Source(s) & Associated Site Reference(s) <sup>18</sup>	Site Reference Used in This Assessment	Site Name	Site Size (ha)	Planning History
SHLAA 2017: SH_23_01_13 Call for Sites 2022: NP7 CfS7	SH_23_01_13	Old Allotment Field, Harbertonford, Totnes	0.51	The site has no relevant planning history.
SHLAA 2017: SH_23_03_13	SH_23_03_13	Land East of Dundridge House	1.75	The site has no relevant planning history. A recent planning application (2243/22/FUL) for a stable block, hardstanding & change of use of field for the grazing of horses was withdrawn on 21st October 2022.

<sup>18</sup> \*Note that site references with the prefix 'SH\_' is a site sourced from the SHLAA and 'CfS' is a site that has come forward in the Neighbourhood Plan Call for Sites process undertaken in September 2022. For clarity, those sites which have come forward in the Call for Sites process have been given a 'NP' reference i.e., 'Neighbourhood Plan 6' etc. The purpose of Columns 1-3 in Table 1 are to collate all references previously given to each site and to confirm which of those references was used in this assessment.

Site Source(s) & Associated Site Reference(s) <sup>18</sup>	Site Reference Used in This Assessment	Site Name	Site Size (ha)	Planning History
<b>SHLAA 2017:</b> SH_23_11_08/13	SH_23_11_08/13	Land at Tristford Road, Harberton, Totnes	0.23	The site has no relevant planning history.
<b>SHLAA 2017:</b> SH_23_17_16 <b>Call for Sites 2022:</b> Ford Farm CfS4 NP4	SH_23_17_16	Land East of Harberton	0.69	There is a pre application enquiry (3755/22/PR5) for up to nine new dwellings on the edge of the settlement, and associated infrastructure works.
<b>SHLAA 2017:</b> SH_23_20_16 <b>Call for Sites 2022:</b> East Quarry CfS8 NP8	SH_23_20_16	West Quarry Park, East Quarry Park, Quarry Park Field and Jackmans Park - Higher Dorsley Barton, Totnes	16.96	The site has no relevant planning history.
<b>SHLAA 2017:</b> SH_23_21_16 (partial resubmission)	SH_23_21_16 (partial resubmission)	Back Paddock, Hogdens and Cottage Field - Higher Dorsley Barton, Totnes	8.35	There is a pre-application enquiry 23/2345/15/PREMAJ) for the proposed self-build development of up to ten affordable houses.
<b>SHLAA 2017:</b> SH_23_22_16	SH_23_22_16	Cow Pasture and Railway Field - Higher Dorsley Barton, Totnes	8.27	A planning application (1232/20/FUL) for the change of use of agricultural building to mixed use agricultural, warehousing/storage and new package treatment plant was refused at appeal on 22 July 2020. The main issues noted were whether the proposal is in an appropriate location for the development, with particular regard to accessibility; and the effect on the character and appearance of the area.
<b>SHLAA 2017:</b> SH_23_23_16	SH_23_23_16	18 Acre Field, Lower Hyde Park, Upper Hyde Park and Blacksidles - Higher Dorsley Barton, Totnes	18.54	The site has no relevant planning history.



Site Source(s) & Associated Site Reference(s) <sup>18</sup>	Site Reference Used in This Assessment	Site Name	Site Size (ha)	Planning History
<b>SHLAA 2017:</b> SH_23_24_16	SH_23_24_16	Pathfield, Coombe Park and East Down - Higher Dorsley Barton, Totnes	15.94	The site has no relevant planning history. Previous planning applications: 4138/18/FUL change of use of agricultural land to equestrian and formation of sand school, erection of stable building, formation of internal tracks and alterations to existing internal access track (part retrospective). Conditional approval in April 2019.
<b>SHLAA 2017:</b> SH_23_15_08/13 SH_23_15_08/13/16 <b>Call for Sites 2022:</b> CfS5 NP5	SH_23_15_08/13/16	Winsland House, Totnes	3.9	<p>The site was subject to a request for EIA Screening Opinion (0469/18/SCR) for the conversion and extension of Grade II listed Winsland House to form up to 11 residential units, development of up to 85 residential units on the remainder of the site, and associated access works, landscaping and infrastructure. It was deemed that an Environmental Statement under EIA regulations was not required. Decision date May 2018.</p> <p>23/1004/14/PREMAJ: Pre - application enquiry for proposed residential development for approximately 150 dwellings (50% affordable) with associated roads and other infrastructure. Outcome not available online.</p>
<b>SHLAA 2017:</b> SH_23_02_13	SH_23_02_13	Land off Harberton Road, Totnes (North of Plymouth Road)	2.52	The site has no relevant planning history.

Site Source(s) & Associated Site Reference(s) <sup>18</sup>	Site Reference Used in This Assessment	Site Name	Site Size (ha)	Planning History
<b>SHLAA 2017:</b> SH_23_16_08/13	SH_23_16_08/13	Land off Harberton Road, Totnes (South of Plymouth Road)	3.08	Pre-application enquiry for - proposed development of 70 Houses, 2,3 and 4 bedroom mix (2641/21/PR7) in November 2021. Outcome not available online.  Pre-application enquiry for proposed self-build development of up to 10 affordable houses (23/2345/15/PREMAJ) in June 2016. Outcome not available online.
<b>Call for Sites 2022:</b> NP1 Note - this site comprises two land parcels: 'Brewery Cottage' and the associated 'away garden'. Only the away garden was assessed within this report.	NP1	Old Road, Harbertonford, Totnes, TQ9 7TB	0.89	No relevant planning history.
<b>Call for Sites 2022:</b> NP2	NP2	Country Gardens, Harberton, Totnes, Devon, TQ9 7SP	0.65	No relevant planning history.
<b>Call for Sites 2022:</b> NP3	NP3	Hernafor, Harbertonford, Totnes, TQ97HY	1.18	No relevant planning history.
<b>Call for Sites 2022:</b> NP6	NP6	Land Part of Preston Farm, Harberton	3.7	No relevant planning history.
<b>Call for Sites 2022:</b> NP9	NP9	Rolster Bridge Farm	7.0	No relevant planning history.

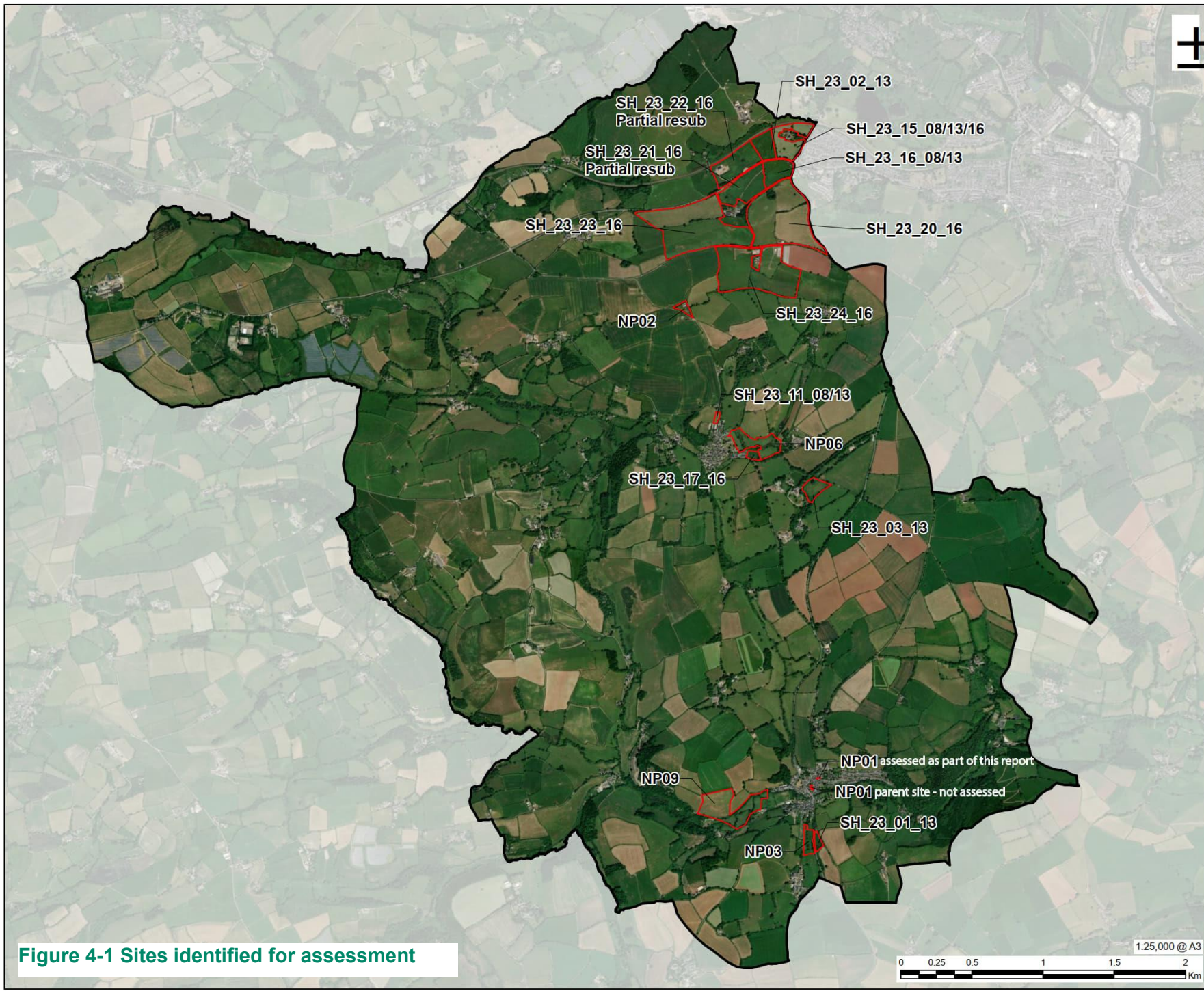


Figure 4-1 Sites identified for assessment



**AECOM**

**PROJECT**

Harberton Sites Options  
and Assessment (SOA)

**CLIENT**

Locality

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**LEGEND**

- Harberton Neighbourhood Area
- Sites Identified for Assessment

**NOTES**

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**ISSUE PURPOSE**

SITE ASSESMENT

**PROJECT NUMBER**

60571087

**FIGURE TITLE**

Sites Identified for Assessment

**FIGURE NUMBER**

Figure 1



## 5. Site Assessment Results

- 5.1 **Table 2** provides the assessment results of all 17 sites identified through the neighbourhood-scale 'Call for Sites' and the South Hams District Council and West Devon Borough Council SHLAA. The table provides a 'traffic light rating' for each site, which includes three separate suitability ratings indicating whether the site is appropriate for allocation for housing in the Neighbourhood Plan. Red indicates the site is not appropriate for allocation through the Neighbourhood Plan and Green indicates the site is appropriate for allocation. Amber indicates the site is less suitable or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.
- 5.2 The summary table should be read alongside the completed proformas and review forms presented in Appendix B.
- 5.3 A plan illustrating the assessment ratings is shown in **Figure 5-1**.
- 5.4 In summary, the assessment found that of the 17 sites assessed, one site is suitable for allocation, and two sites are potentially suitable for allocation subject to mitigation of identified constraints. The remaining 14 sites are not appropriate for allocation.

**Table 2: Site assessment summary**

Site Ref.	Site Name/Location	Gross Site Area (Ha)	Indicative Capacity (Number of Homes)	Site Rating (R/A/G) for Residential	2017 SHLAA Conclusions <sup>19</sup>	Site Assessment Summary
SH_23_01_13 / NP7	Old Allotment Field, Harbertonford, Totnes	0.51	N/A	Red	<p>Due to the significant constraints identified relating to its location, the site is not considered to have potential for development at this time</p> <p>Brownfield/greenfield: GF</p> <p>Unconstrained yield (net area x density). Net area = 80% Gross Area. Density = 35dph</p> <p>14</p>	<p>The site is not appropriate for development within the Neighbourhood Plan.</p> <p>Development of the site would result in a new linear development along the A381 and would lead to a more dispersed settlement pattern.</p> <p>Existing access to/from the site is via a one-way rural lane that branches off steeply from the A381. The junction with the A381 is narrow and has limited turning space for vehicles turning left to travel south along the A381. Alternative access via the A381 is also limited as it is a sunken road whereby the site is elevated. New vehicular access via this route would require clearing and levelling of the site.</p> <p>The A381 does not provide pedestrian access. This limits the ability to connect the site to the centre of Harbertonford.</p> <p>Development of the site may also affect long-distance views, as the land to the west of the A381 rises steeply to the west and therefore affords views into the site.</p> <p>The northern boundary site is in close proximity to a Grade II listed structure (Zion Chapel).</p> <p>The site has no planning history. The availability of this site is not known.</p>
SH_23_03_13	Land East of Dundridge House	1.75	N/A	Red	<p>Due to the significant constraints identified relating to its location, the site is not considered to have potential for development at this time.</p> <p>Brownfield/greenfield: GF</p>	<p>The site is not suitable for development.</p> <p>The site falls outside relevant heritage and environmental designations; however the site is in close proximity to deciduous woodland and a Grade II listed building (Dundridge House).</p> <p>The site is visually sensitive, with neighbouring land sloping upwards in the south. Development in this location would therefore blight views from surrounding rural landscapes, particularly views west towards Dundridge House. There is a large mature tree on the site.</p> <p>The site is isolated within the rural landscape away from the main settlements and is approximately 500m distance from Harberton and</p>

<sup>19</sup> South Hams and West Devon SHLAA (2017)

Site Ref.	Site Name/Location	Gross Site Area (Ha)	Indicative Capacity (Number of Homes)	Site Rating (R/A/G) for Residential	2017 SHLAA Conclusions <sup>19</sup>	Site Assessment Summary
					Unconstrained yield (net area x density). Net area = 80% Gross Area. Density = 35dph 49	2km from Harbertonford. Vehicular access is via a single track rural lane, with limited options for an alternative route. The turning circle at the junction to the site is tight and would require improvements to visibility splays. A very localised area of the southern boundary of the site has high surface flood risk. The site has planning history relating to existing equestrian uses only. The availability of this site is not known.
SH_23_11_08/13	Land at Tristford Road, Harberton, Totnes	0.23		Red	There are limited constraints to the development of this site and there could be potential for residential development (5 dwellings) in this location.  Brownfield/greenfield: GF Status for Housing: Suitable (*denotes significant landscape constraints) Y* Available (*denotes there may be changes in the availability) Y	The site is not suitable for allocation in the Neighbourhood Plan. The site falls outside relevant heritage and environmental designations. It is contained to the north and south by development. Its development would therefore form a uniform linear extension to the village along Tristford Road. The site is within the built-up area of Harberton and is approximately 100 m from the village centre. Site access could be achieved via Tristford Road, provided that adequate visibility splays are included. The site is surrounded by higher ground to the west and east, therefore landscaping and screening would be required to lessen the impact of the development on surrounding rural views across the site. There are no live planning applications on this site. The SHLAA confirms that the site is available for development, however the landowner confirmed during the 2022 Call for Sites process that the site is no longer available for development.

Site Ref.	Site Name/Location	Gross Site Area (Ha)	Indicative Capacity (Number of Homes)	Site Rating (R/A/G) for Residential	2017 SHLAA Conclusions <sup>19</sup>	Site Assessment Summary
					Achievable (N* denotes marginal viability) Y Yields: 2016-2021 0 2021-2026 0 2026-2034 5 Remainder 0 Total 5	
SH_23_17_16	Land East of Harberton	0.69	9-17 dwellings (source: pre-application discussions and AECOM estimate)	Green	Limited constraints to development with likely limitation on extent of the site suitable for development due to landscape impact and topography. As such it is considered there could be potential for limited residential uses subject to landscape impact and access arrangements. Brownfield/greenfield:	The site is suitable and available for development and therefore appropriate for allocation in the Neighbourhood Plan. The site falls outside relevant heritage and environmental designations. Despite this, there is an ecological corridor along the stream close to the northern boundary of the site which includes semi mature trees and a hedgerow. The development of the site would form a natural eastward extension of Harberton along Vicarage Ball. The site is approximately 200m from Harberton village centre, however, Vicarage Ball does not provide a separate footpath, therefore pedestrian safety would need to be considered through the design process. Vicarage Ball is also partially sunken, therefore significant levelling and clearing would need to be undertaken to ensure that adequate vehicular access can be achieved.

Site Ref.	Site Name/Location	Gross Site Area (Ha)	Indicative Capacity (Number of Homes)	Site Rating (R/A/G) for Residential	2017 SHLAA Conclusions <sup>19</sup>	Site Assessment Summary
					GF Status for Housing: Suitable (*denotes significant landscape constraints) Y* Available (*denotes there may be changes in the availability) Y Achievable (N* denotes marginal viability) Y Yields: 2016-2021 0 2021-2026 0 2026-2034 24 Remainder 0 Total 24	Landscaping and natural screening would also need to be proposed to ensure that views across the site from the elevated land to the south are protected. There have been pre-application discussions on the site with proposals for nine new homes.



Site Ref.	Site Name/Location	Gross Site Area (Ha)	Indicative Capacity (Number of Homes)	Site Rating (R/A/G) for Residential	2017 SHLAA Conclusions <sup>19</sup>	Site Assessment Summary
SH_23_20_16	West Quarry Park, East Quarry Park, Quarry Park Field and Jackmans Park - Higher Dorsley Barton, Totnes	16.96	N/A	Red	<p>Due to the significant constraints identified due to location, access and scale the site is not considered to have potential for development.</p> <p>Brownfield/greenfield: GF</p> <p>Unconstrained yield (net area x density). Net area = 80% Gross Area. Density = 35dph</p> <p>475</p>	<p>The site is not suitable for development.</p> <p>The site falls outside relevant heritage and environmental designations. Despite this, development of the site would represent a large new settlement with a narrow degree of separation from the built-edge of Totnes. The site is contained by the local road network and is relatively isolated. The surrounding road network is sunken, as the site slopes upwards to its high point in the centre of the site. Development in this location would be visible from surrounding rural areas. The site has a very long aspect with long-distance views across Dartmoor to the north/north west.</p> <p>The site would require levelling and clearing to provide sufficient vehicular access, however opportunities for this are limited due to the sunken nature of the local roads.</p> <p>Development in this location would promote car use, as the site is approximately 1.5-2.0km from services and facilities in the built-up centres of Totnes and Harberton.</p> <p>The site has no planning history. The site was submitted to the Neighbourhood Plan call for sites exercise by the landowner and it is assumed to be available.</p>
SH_23_21_16 (partial resubmission)	Back Paddock, Hogdens and Cottage Field - Higher Dorsley Barton, Totnes	8.35	N/A	Red	<p>Due to the significant constraints identified due to location, access and scale the site is not considered to have potential for development.</p> <p>Brownfield/greenfield: GF</p>	<p>The site is not suitable for development.</p> <p>The site falls outside relevant heritage and environmental designations. The site is 50m from the Grade II listed Dorsely Barton. The site slopes down sharply to the west and northwards to Plymouth Road. The north-eastern corner of the site is slightly more prominent within the wider landscape due to the higher elevation.</p> <p>Development of the site would represent a new settlement that is separated from the built-edge of Totnes. Development in this location would be visible from land to the north of Plymouth Road, including some long-distance views to Dartmoor.</p> <p>Development in this location would promote car use, as the site is approximately 2km from the centre of Totnes and there are no direct</p>

Site Ref.	Site Name/Location	Gross Site Area (Ha)	Indicative Capacity (Number of Homes)	Site Rating (R/A/G) for Residential	2017 SHLAA Conclusions <sup>19</sup>	Site Assessment Summary
					Unconstrained yield (net area x density). Net area = 80% Gross Area. Density = 35dph 234	pedestrian routes linking the site to services and facilities in Totnes. Vehicular access via Plymouth Road may be possible, however it is acknowledged that this road is a busy main road leading into Totnes. The site would require levelling to accommodate development. The availability of this site is not known. There is a pre-application enquiry 23/2345/15/PREMAJ) for the proposed self-build development of up to ten affordable houses.
SH_23_22_16	Cow Pasture and Railway Field - Higher Dorsley Barton, Totnes	8.27	N/A	Red	Due to the significant constraints identified due to location, access and scale the site is not considered to have potential for development. Brownfield/greenfield: GF Unconstrained yield (net area x density). Net area = 80% Gross Area. Density = 35dph 232	The site is not suitable for development. The site falls outside relevant heritage and environmental designations. The site is gently sloping. Development of the site would represent a new isolated settlement that is separated from the built-edge of Totnes. Development in this location would be visible from land to the south of Plymouth Road. There are also direct views into the site from fields to the north and via the nearby rail line. Trees and hedges along the perimeter of the site do provide a degree of visual screening between the site and the wide landscape setting. Development in this location would promote car use, as the site is approximately 2km from the centre of Totnes and there are no direct pedestrian routes linking the site to services and facilities in Totnes. There is existing vehicular access via Plymouth Road. The site would require levelling to accommodate development. In addition, a recent application to change the use of the agricultural building to a mixed use agricultural, warehousing/storage and new package treatment plant was dismissed at appeal on the grounds that the site is in an inappropriate location with poor accessibility. The availability of this site is not known.

Site Ref.	Site Name/Location	Gross Site Area (Ha)	Indicative Capacity (Number of Homes)	Site Rating (R/A/G) for Residential	2017 SHLAA Conclusions <sup>19</sup>	Site Assessment Summary
SH_23_23_16	18 Acre Field, Lower Hyde Park, Upper Hyde Park and Blacksides - Higher Dorsley Barton, Totnes	18.54	N/A	Red	<p>Due to the significant constraints identified due to location, access and scale the site is not considered to have potential for development.</p> <p>Brownfield/greenfield: GF</p> <p>Unconstrained yield (net area x density). Net area = 80% Gross Area. Density = 35dph</p> <p>519</p>	<p>The site is not suitable for development.</p> <p>The site falls outside relevant heritage and environmental designations. The site is approximately 150m west of the Grade II listed Dorsely Barton. The site slopes down sharply to the north towards Plymouth Road, affording long-distance views towards Dartmoor.</p> <p>Development of the site would represent a new isolated settlement that is separated from the built-edge of Totnes. Development in this location would be visible from land to the south of Plymouth Road.</p> <p>Development in this location would promote car use, as the site is approximately 1.5km from Harberton village centre and 2.5km from the centre of Totnes. There are no direct pedestrian routes linking the site to services and facilities in Harberton or Totnes. Existing vehicular access is via a single track rural lane and alternative access along Plymouth Road would be very challenging as the road is sunken in relation to the site. There are also some viability concerns relating to the development of the site due to the presence of power lines that pass through the centre of the site.</p> <p>The site has no relevant planning history. The availability of this site is not known.</p>
SH_23_24_16	Pathfield, Coombe Park and East Down - Higher Dorsley Barton, Totnes	15.94	N/A	Red	<p>Due to the significant constraints identified due to location, access and scale the site is not considered to have potential for development.</p> <p>Brownfield/greenfield: GF</p>	<p>The site is not suitable for development.</p> <p>The site falls outside relevant heritage and environmental designations. The site undulates and slopes down to the south and north from the centre.</p> <p>Development of the site would represent a new isolated settlement that is separated from the built-edges of Harberton and Totnes. Development in this location would be visible from neighbouring land to the south and north. It is worth noting that there are long-distance views northwards towards Dartmoor, particularly from the elevated central part of the site. The central section of the site contains a public right of way which is accessible via the western site boundary and extends to the eastern site boundary.</p>

Site Ref.	Site Name/Location	Gross Site Area (Ha)	Indicative Capacity (Number of Homes)	Site Rating (R/A/G) for Residential	2017 SHLAA Conclusions <sup>19</sup>	Site Assessment Summary
					Unconstrained yield (net area x density). Net area = 80% Gross Area. Density = 35dph 446	Development in this location would promote car use, as the site is approximately 2km from the centre of Totnes and 1km from the Harberton village centre. There are no direct pedestrian routes linking the site to services and facilities in Totnes or Harberton. There is existing vehicular access via Green Lane, which, whilst suitable for a small number of vehicles, it not considered appropriate for more vehicles as Green Lane is a narrow single-lane sunken lane.  The site would require levelling to accommodate development.  The site has no relevant planning history. The availability of this site is not known.
SH_23_15_08/13	Winsland House, Totnes	3.9	N/A	Red	*Note that the SHLAA calculated the overall yield for the larger site (5.31ha) as it was published prior to the sale of Winsland House and its curtilage from this site. Brownfield/greenfield: PDL+GF Unconstrained yield (net area x density). Net area = 80% Gross Area. Density = 35dph 149	The site is not suitable for development.  The site falls outside relevant heritage and environmental designations; however the site does envelope the Grade II listed Winsland House. The site slopes down sharply to the north.  Development of the site would represent a westward extension of the Follaton area of Totnes. Development in this location would be visible from the railway bridge and lane that runs parallel to the site.  Development in this location would promote car use, as the site is approximately 2km from the centres of Harberton and Totnes and there are no direct pedestrian routes linking the site to services and facilities. There is existing vehicular access via the lane that links Dartington to Plymouth Road, however it is single lane with poor visibility splay.  The site would require levelling to accommodate development. The site also contains a number of mature trees and is situated in a sensitive rural landscape.  The availability of this site has been confirmed through the 2022 Call for Sites process.  Planning history for the site is as follows:  The site was subject to a request for EIA Screening Opinion (0469/18/SCR) for the conversion and extension of Grade II listed

Site Ref.	Site Name/Location	Gross Site Area (Ha)	Indicative Capacity (Number of Homes)	Site Rating (R/A/G) for Residential	2017 SHLAA Conclusions <sup>19</sup>	Site Assessment Summary
						<p>Winsland House to form up to 11 residential units, development of up to 85 residential units on the remainder of the site, and associated access works, landscaping and infrastructure. It was deemed that an Environmental Statement under EIA regulations was not required. Decision date May 2018.</p> <p>23/1004/14/PREMAJ: Pre - application enquiry for proposed residential development for approximately 150 dwellings (50% affordable) with associated roads and other infrastructure. Outcome not available online.</p>
SH_23_02_13	Land off Harberton Road, Totnes (North of Plymouth Road)	2.52	N/A	Red	<p>Brownfield/greenfield: GF</p> <p>Unconstrained yield (net area x density). Net area = 80%</p> <p>Gross Area. Density = 35dph</p> <p>71</p>	<p>The site is not suitable for development.</p> <p>The site falls outside relevant heritage and environmental designations; however the site is within 50m distance from the Grade II listed Winsland House and 200m from the Grade II listed Farmhouse, The Olde Dairy and Fir Tree Cottage.</p> <p>Development in this location would promote car use, as the site is approximately 2km from the centres of Harberton and Totnes and there are no direct pedestrian routes linking the site to services and facilities. Vehicular access could potentially be achieved via Plymouth Road and via the neighbouring site to the east. Plymouth Road is relatively busy and sight lines would potentially be poor.</p> <p>The site deeps down relatively steeply towards the north, therefore it likely that development in this location would blight rural views looking southwards from Fir Tree Cottage, There are direct views into the site from fields to the north and via the rail line.</p> <p>The availability of this site is not known.</p> <p>The site has no relevant planning history.</p>
SH_23_16_08/13	Land off Harberton Road, Totnes (South of Plymouth Road)	3.08	N/A	Red	<p>Brownfield/greenfield: PDL + GF</p> <p>Unconstrained yield (net area x density). Net area = 80%</p>	<p>The site is not suitable for development.</p> <p>The site falls outside relevant heritage and environmental designations; however the site is within 50m distance from the Grade II listed Follaton Lodge. The site slopes down sharply to the north. There are long-distance views northwards towards Dartmoor. There is a hedge/bank and</p>

Site Ref.	Site Name/Location	Gross Site Area (Ha)	Indicative Capacity (Number of Homes)	Site Rating (R/A/G) for Residential	2017 SHLAA Conclusions <sup>19</sup>	Site Assessment Summary
					Gross Area. Density = 35dph 86	<p>track along the southern boundary. The track potentially holds some historic significance as it is signposted as a 'County Road'.</p> <p>Development of the site would represent an irregular westward extension of the Follaton area of Totnes. Development in this location would be visible from Plymouth Road.</p> <p>Development in this location would promote car use, as the site is approximately 2km from the centres of Harberton and Totnes and there are no direct pedestrian routes linking the site to services and facilities. Vehicular access could potentially be achieved via a single lane track that connects to Plymouth Road.</p> <p>The site would require significant levelling to accommodate development. The site also has a dense tree line along its southern boundary, with some mature trees present.</p> <p>The availability of this site is not known.</p> <p>Planning history for the site is as follows:</p> <p>Pre-application enquiry for - proposed development of 70 Houses, 2,3 and 4 bedroom mix (2641/21/PR7) in November 2021. Outcome not available online.</p> <p>Pre-application enquiry for proposed self-build development of up to 10 affordable houses (23/2345/15/PREMAJ) in June 2016. Outcome not available online.</p>
NP1	Old Road, Harbertonford, Totnes, TQ9 7TB	0.03	1 dwelling (source: AECOM estimate)	Amber	N/A	<p>Please note – NP1 comprises of two land parcels known as 'Brewery Cottage' and the adjacent 'away garden'. Brewery Cottage is the parent site and was not assessed as part of this report. This site assessment therefore only relates to the adjacent away garden site.</p> <p>The site may be suitable for allocation in the Neighbourhood Plan as it is a compact back land infill site that comprises an away garden. The site is enveloped by residential development, with no potential for vehicular access. A proposal on this site would cause potential heritage issues, as</p>

Site Ref.	Site Name/Location	Gross Site Area (Ha)	Indicative Capacity (Number of Homes)	Site Rating (R/A/G) for Residential	2017 SHLAA Conclusions <sup>19</sup>	Site Assessment Summary
						the site falls within the setting of a listed building and a Conservation Area. Further issues relating to the scale and bulk of development may incur adverse overshadowing impacts. The site has limited opportunities for development, with an estimated capacity of just one dwelling. Construction on site may be challenging due to the constrained nature of the existing access. There is also no potential for car parking provision on-site. The site is also in close proximity to residential properties and its development may therefore have adverse overlooking and privacy impacts on both the resultant development and neighbouring properties.
NP2	Country Gardens, Harberton, Totnes, Devon, TQ9 7SP	0.65	N/A	Red	N/A	<p>The site is not suitable for allocation in the Neighbourhood Plan. The site is sloping towards the north east and falls outside the built-up area. The site is very isolated and is a considerable distance from services and facilities, including a local centre/shop, bus/tram stop, train station, primary school, open space/recreation facilities and cycle routes. Development of the site would therefore be contrary to both the NPPF and Local Plan policies as it is remote and is situated a considerable distance from either village. Other notable site considerations are as follows:</p> <ul style="list-style-type: none"> <li>• The site is also in a prominent location with some intervisibility with the surrounding landscape, therefore development in this location would detract from the wider area's rural character.</li> <li>• There is existing pedestrian and vehicular access via Tristford Road.</li> <li>• The development of the site may also incur abnormal costs in relation to the need to relocate telecomms overhead wires.</li> </ul>
NP3	Hernafor, Harbertonford, Totnes, TQ97HY	1.18	N/A	Red	N/A	<p>The site is not suitable for allocation in the Neighbourhood Plan. The site comprises greenfield land and sits within a valley, with steeply rising valley sides in the east and west of the site. Part of the site falls within Flood Zone 3, which limits the site's suitability for development. The site is removed from the village but has a direct footpath that links the centre of the site to Harbertonford. The adjacent A381 fails to provide pedestrian access. The site has high landscape and visual amenity</p>

Site Ref.	Site Name/Location	Gross Site Area (Ha)	Indicative Capacity (Number of Homes)	Site Rating (R/A/G) for Residential	2017 SHLAA Conclusions <sup>19</sup>	Site Assessment Summary
						sensitivity due to its siting along the stream channel and high intervisibility across the site from the easternmost edge of the site along the A381 towards the rural landscapes and allotments to the west of the site. There are some key views back into the village (and Conservation Area) from the site. Development in this location would blight the rural approach into Harbertonford. The site is also a considerable distance from a train station, secondary school and cycle route.
NP6	Land Part of Preston Farm, Harberton	3.70	37-56 dwellings (source: AECOM estimate)	Amber	N/A	The site may be suitable in-part for allocation in the Neighbourhood Plan. The southern area of the site adjacent to Vicarage Ball may be suitable for some limited development, provided that the site to the west (Land at Ford Farm) were to come forward. Parts of the site fall within Flood Zones 2 and 3. Areas with heightened flood risk should remain undeveloped but could be integrated into a scheme to accommodate either flood mitigation areas or public amenity space. The site as a whole has high landscape and visual amenity sensitivity, as the northernmost area of the site affords rural views from Vicarage Ball towards St Andrew's Church. Despite this, the south western area of the site is relatively contained by the existing tree line, therefore development in this location would be relatively well-screened and could be designed in tandem with the Land at Ford Farm site to deliver a small number of homes. Opportunities to develop the western parcel of the site, (with primary access via Fore Street) could be explored, however the scheme would have to overcome existing heritage and landscape constraints. The site is a considerable distance from a train station, primary school and cycle route, but is relatively close to the centre of Harberton. Land in the easternmost half of the site is unsuitable for development as the site becomes more elevated in this area, creating a sunken lane effect. This would likely require significant levelling and landscaping works to create suitable access.
NP9	Rolster Bridge Farm	7.00	N/A	Red	N/A	The site is not suitable for allocation in the Neighbourhood Plan. It is a greenfield site that is detached from the built-up edge of Harbertonford. The site is remote and isolated within the countryside and its development would be contrary to both the NPPF and Local Plan



Site Ref.	Site Name/Location	Gross Site Area (Ha)	Indicative Capacity (Number of Homes)	Site Rating (R/A/G) for Residential	2017 SHLAA Conclusions <sup>19</sup>	Site Assessment Summary
						<p>policies. The southern half of the site has high flood risk from rivers and the sea. The northern half of the site has a steep topography, with land dipping down towards the Harbourne River to the south. As such, the site has high landscape and visual amenity sensitivity as there is strong intervisibility between elevated ground and the surrounding undulating landscape and river floodplain. Development of the site would detract from the rural nature of the site. The western half of the site has views across the village into the Conservation Area. It is unclear as to whether a suitable vehicular access could be achieved. There is no pedestrian access to/from the site. Development in this location would generate adverse local road traffic impacts stemming from Woodland Road, a one-way narrow lane which connects the site to the centre of Harbertonford.</p>



**AECOM**

PROJECT

Harberton Sites Options  
and Assessment (SOA)

CLIENT

Locality

CONSULTANT

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LEGEND

- Harberton Neighbourhood Area
- Identified Sites
- The site is not currently suitable, available and achievable for residential uses
- The site is potentially suitable, available and achievable for residential uses
- The site is suitable, available and achievable for residential uses

NOTES

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ISSUE PURPOSE

SITE ASSESSMENT

PROJECT NUMBER

60571087

FIGURE TITLE

RAG Assessment

FIGURE NUMBER

Figure 2

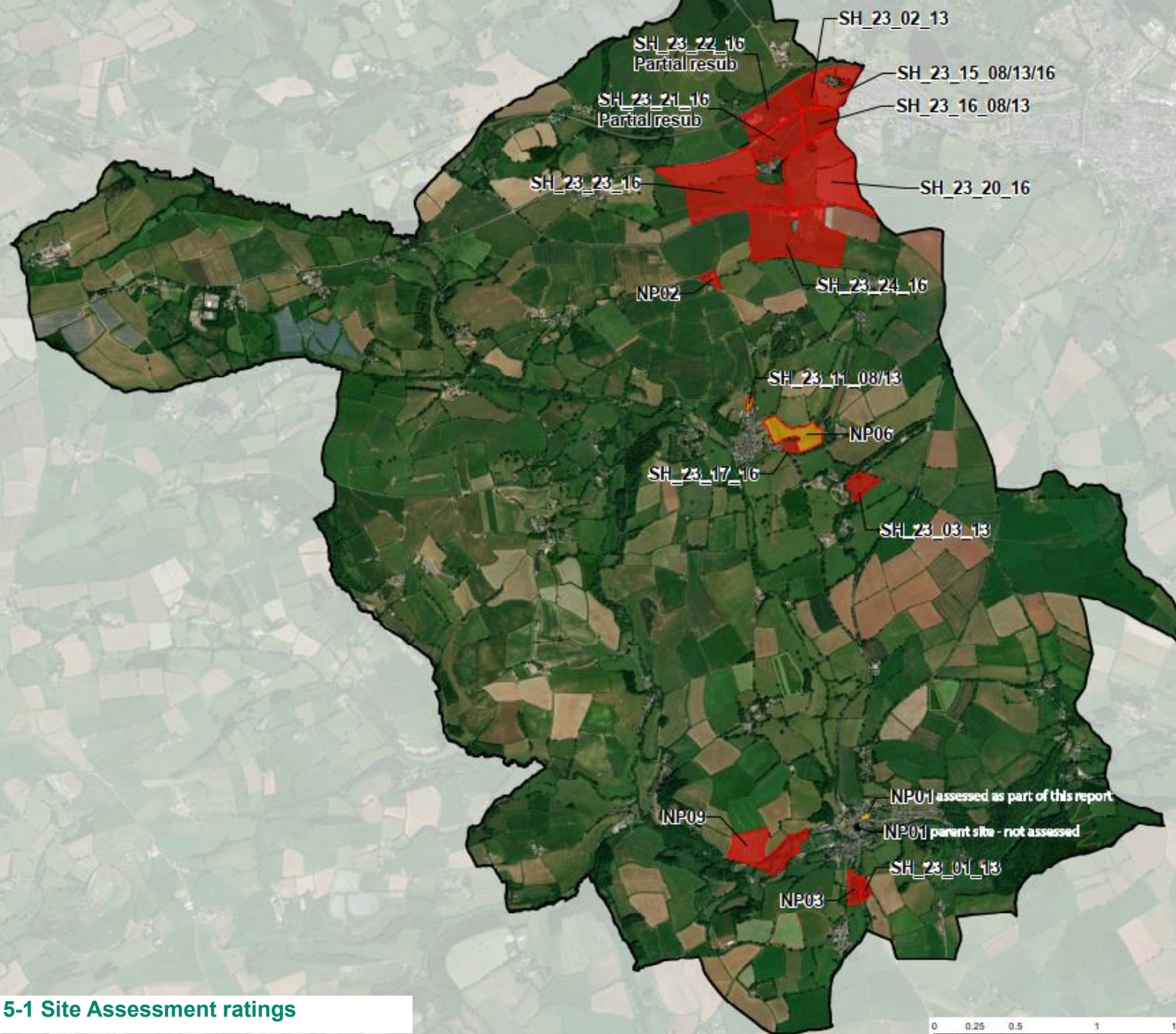
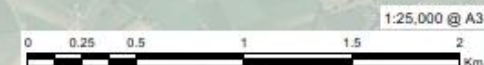


Figure 5-1 Site Assessment ratings



## 6. Conclusions and next steps

### Site Assessment Conclusions

- 6.1 Following an initial sift of all identified sites (to remove sites which are duplicates or have been developed already or those which benefit from planning permission or allocated within the Local Plan), seventeen sites were identified.
- 6.2 The site assessment concludes that one site is suitable for allocation in the Neighbourhood Plan and a further two sites are potentially suitable for allocation in Neighbourhood Plan, subject to the mitigation of identified constraints. These sites are:
- SH\_23\_17\_16: Land East of Harberton (suitable)
  - NP1: Old Road, Harbertonford (potentially suitable)
  - NP6: Land Part of Preston Farm (potentially suitable)

### Next Steps

- 6.3 As part of the consideration of sites for allocation, the Qualifying Body should consider:
- the aims and objectives of the Harberton Parish Neighbourhood Plan;
  - the findings of this assessment;
  - an assessment of viability;
  - community consultation and consultation with landowners;
  - discussions with South Hams District Council;
  - any other relevant evidence that becomes available; and
  - other considerations such as the appropriate density of the proposed site(s) to reflect local character.

### Other considerations

#### Viability

- 6.4 If a site or sites are selected for allocation, it is recommended that the Qualifying Body discuss site viability with South Hams District Council and with landowners and developers. In addition, the Local Plan evidence base may contain further evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

#### Affordable Housing

- 6.5 Some of the sites considered in this assessment would potentially exceed the threshold for the provision of affordable housing (10 or more homes (market housing)). These sites could potentially be suitable for Discounted Market Housing

(e.g. First Homes<sup>20</sup>), affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The proportion of affordable housing is usually set by the Local Plan but is expected to be above 10%, unless the proposed development meets the exemptions set out in NPPF paragraph 65.

- 6.6 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually the neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

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<sup>20</sup> The Government recently consulted on the First Homes Policy and a minimum of 25% of all affordable housing units secured through developer contributions will need to be first homes. You can find out more here: <https://www.gov.uk/guidance/first-homes>.

# Appendix A SHLAA Review



Site Ref.	Site size (ha)	SHLAA Site Information	SHLAA Site Potential	SHLAA Conclusion	Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? <sup>21</sup>	Harberton Parish Neighbourhood Plan Site Assessment conclusion
SH_23_01_13 / NP7 Old Allotment Field, Harbertonford, Totnes	0.51	<p><b>Access</b> The site is removed from the village and there is no footpath connection along a narrow busy road. This could make it difficult to achieve connectivity to the village. The access to the site appears to be constrained and difficult to achieve.</p> <p><b>Landscape and Ecology</b> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><b>Heritage and Archaeology</b> No constraints have been identified at this stage but further assessment may be</p>	<p>Due to the significant constraints identified relating to its location, the site is not considered to have potential for development at this time.</p> <p><b>Brownfield/greenfield:</b> GF</p> <p><b>Unconstrained yield (net area x density). Net area = 80% Gross Area. Density = 35dph</b> 14</p>	Significant constraints	<p>Yes, the SHLAA conclusions remain relevant and appropriate. The site falls outside relevant heritage and environmental designations but has a number of factors which limits its suitability for development.</p> <p>The site has no relevant planning history.</p>	<p>The site is not appropriate for development within the Neighbourhood Plan.</p> <p>The site falls outside relevant heritage and environmental designations.</p> <p>Development of the site would result in a new linear development along the A381 which would result in a more dispersed settlement pattern.</p> <p>Existing access to/from the site is via a one-way rural lane that branches off steeply from the A381. The junction with the A381 is narrow and has limited turning space for vehicles turning left to travel south along the A381. Alternative access via the A381 is also limited as it is a sunken road whereby the site is elevated. New vehicular access via this route would</p>

<sup>21</sup> This includes a consideration of how the conclusions be applied to the Neighbourhood Planning Site Assessment, e.g. Has the site been excluded or assessed as unsuitable due to size – too large or small? Does more recent or additional information now exist which could change the HELAA findings? Are the HELAA conclusions justified by evidence?

Site Ref.	Site size (ha)	SHLAA Site Information	SHLAA Site Potential	SHLAA Conclusion	Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? <sup>21</sup>	Harberton Parish Neighbourhood Plan Site Assessment conclusion
		<p>required as part of any pre-application process.</p> <p><b>Flood risk, water quality and drainage</b> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><b>Contamination and Environmental Health</b> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><b>Other</b> No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>				<p>require clearing and levelling of the site.</p> <p>The A381 does not provide pedestrian access. This limits the ability to connect the site to the centre of Harbertonford.</p> <p>Development of the site may also blight long-distance views, as the land to the west of the A381 rises up steeply to the west and therefore affords views into the site.</p> <p>The northern boundary site is in close proximity to a Grade II listed structure (Zion Chapel).</p> <p>The site has no planning history. The availability of this site is not known.</p>
SH_23_03_13 Land East of Dundridge House	1.75	<p><b>Access</b> The site is in an isolated and remote location without</p>	Due to the significant constraints identified relating to its location, the site is not considered to have potential	Significant constraints	Yes, the SHLAA conclusions remain relevant and appropriate. The site falls outside relevant heritage and	The site is not suitable for development.



Site Ref.	Site size (ha)	SHLAA Site Information	SHLAA Site Potential	SHLAA Conclusion	Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? <sup>21</sup>	Harberton Parish Neighbourhood Plan Site Assessment conclusion
		<p>good connectivity to existing services and amenities.</p> <p><b>Landscape and Ecology</b> The site is gently sloping and would be visually sensitive, development could impact on the character of the area and the adjoining listed buildings.</p> <p><b>Heritage and Archaeology</b> The site is within the setting of a listed building</p> <p><b>Flood risk, water quality and drainage</b> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><b>Contamination and Environmental Health</b> No constraints have been identified at this stage but further assessment may be</p>	<p>for development at this time.</p> <p><b>Brownfield/greenfield:</b> GF <b>Unconstrained yield (net area x density). Net area = 80% Gross Area. Density = 35dph</b> 49</p>		<p>environmental designations but has a number of factors which limits its suitability for development.</p> <p>The site has no relevant planning history. A recent planning application (2243/22/FUL) for a stable block, hardstanding &amp; change of use of field for the grazing of horses was withdrawn on 21<sup>st</sup> October 2022.</p>	<p>The site falls outside relevant heritage and environmental designations; however the site is in close proximity to deciduous woodland and a Grade II listed building (Dundridge House).</p> <p>The site is visually sensitive, with neighbouring land sloping upwards in the south. Development in this location would therefore blight views from surrounding rural landscapes, particularly views west towards Dundridge House. There is a large mature tree on the site.</p> <p>The site is isolated within the rural landscape away from the main settlements and is approximately 500m distance from Harberton and 2km from Harbertonford. Vehicular access is via a single track rural lane, with limited options for an alternative route. The turning circle at the junction to the site is tight and would require improvements to visibility splays.</p>

Site Ref.	Site size (ha)	SHLAA Site Information	SHLAA Site Potential	SHLAA Conclusion	Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? <sup>21</sup>	Harberton Parish Neighbourhood Plan Site Assessment conclusion
		required as part of any pre-application process. <b>Other</b> No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.				A very localised area of the southern boundary of the site has high surface flood risk.  The site has planning history relating to existing equestrian uses only. The availability of this site is not known.
SH_23_11_08/13 Land at Tristford Road, Harberton, Totnes	0.23	<b>Access</b> The site is well located within the village centre and could be a natural extension to the village. Potential access issues. <b>Landscape and Ecology</b> Landscaping required to mitigate views from the east. <b>Heritage and Archaeology</b> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. <b>Flood risk, water quality and</b>	There are limited constraints to the development of this site and there could be potential for residential development (5 dwellings) in this location.  <b>Brownfield/greenfield:</b> GF <b>Status for Housing:</b> <b>Suitable (*denotes significant landscape constraints)</b> Y* <b>Available (*denotes there may be changes in the availability)</b> Y <b>Achievable (N* denotes marginal viability)</b> Y <b>Yields:</b> <b>2016-2021</b> 0	Limited constraints	No, the SHLAA conclusions are no longer accurate.  The site has no relevant planning history.	The site is not suitable for allocation in the Neighbourhood Plan. The site falls outside relevant heritage and environmental designations. It is contained to the north and south by development. Its development would therefore form a uniform linear extension to the village along Tristford Road. The site is within the built-up area of Harberton and is approximately 100 m from the village centre. Site access could be achieved via Tristford Road, provided that adequate visibility splays are included. The site is surrounded by higher ground to the west and east, therefore landscaping and screening would be required to

Site Ref.	Site size (ha)	SHLAA Site Information	SHLAA Site Potential	SHLAA Conclusion	Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? <sup>21</sup>	Harberton Parish Neighbourhood Plan Site Assessment conclusion
		<p><b>drainage</b> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><b>Contamination and Environmental Health</b> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><b>Other</b> No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	<p><b>2021-2026</b> 0</p> <p><b>2026-2034</b> 5</p> <p><b>Remainder</b> 0</p> <p><b>Total</b> 5</p>			<p>lessen the impact of the development on surrounding rural views across the site.</p> <p>There are no live planning applications on this site. The SHLAA confirms that the site is available for development, however the landowner confirmed during the 2022 Call for Sites process that the site is no longer available for development.</p>
SH_23_17_16 Land East of Harberton	0.69	<p><b>Access</b> Vehicle access would remove extensive hedge banks if a suitable splay is to be achieved and junction may interfere with</p>	Limited constraints to development with likely limitation on extent of the site suitable for development due to landscape impact and topography. As such it is considered there could be potential for limited residential uses subject to landscape	Limited constraints and/or constraints that can be overcome	<p>Yes, the SHLAA conclusions remain relevant and appropriate.</p> <p>There is a pre application enquiry (3755/22/PR5) for up to nine new dwellings on the edge of the settlement, and</p>	<p>The site is suitable, available and achievable.</p> <p>The site falls outside relevant heritage and environmental designations. Despite this, there is an ecological corridor along the stream close to the northern boundary of the site</p>

Site Ref.	Site size (ha)	SHLAA Site Information	SHLAA Site Potential	SHLAA Conclusion	Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? <sup>21</sup>	Harberton Parish Neighbourhood Plan Site Assessment conclusion
		<p>existing arrangements. Pedestrian access would need to be secured.</p> <p><b>Landscape and Ecology</b> Visible location at village edge and would extend development to east well beyond current built form. Visible in locality but if well designed could be viewed as character of growth respecting form of the village. Habitat and species assessment would be required.</p> <p><b>Heritage and Archaeology</b> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><b>Flood risk, water quality and drainage</b> No constraints have been identified at</p>	<p>impact and access arrangements.</p> <p><b>Brownfield/greenfield:</b> GF</p> <p><b>Status for Housing:</b> <b>Suitable</b> (*denotes significant landscape constraints) Y*</p> <p><b>Available</b> (*denotes there may be changes in the availability) Y</p> <p><b>Achievable</b> (N* denotes marginal viability) Y</p> <p><b>Yields:</b> <b>2016-2021</b> 0 <b>2021-2026</b> 0 <b>2026-2034</b> 24 <b>Remainder</b> 0 <b>Total</b> 24</p>		<p>associated infrastructure works.</p>	<p>which includes semi mature trees and a hedgerow.</p> <p>The development of the site would form a natural eastward extension of Harberton along Vicarage Ball. The site is approximately 200m from Harberton village centre, however, Vicarage Ball does not provide a separate footpath, therefore pedestrian safety would need to be considered through the design process.</p> <p>Vicarage Ball is also partially sunken, therefore significant levelling and clearing would need to be undertaken to ensure that adequate vehicular access can be achieved.</p> <p>Landscaping and natural screening would also need to be proposed to ensure that views across the site from the elevated land to the south are protected.</p> <p>There have been pre-application discussions with proposals for nine new homes on the site.</p>

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		<p>this stage but further assessment may be required as part of any pre-application process.</p> <p><b>Contamination and Environmental Health</b></p> <p>No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><b>Other</b></p> <p>No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>				
SH_23_20_16 West Quarry Park, East Quarry Park, Quarry Park Field and Jackmans Park - Higher Dorsley Barton, Totnes	16.96	<p><b>Access</b></p> <p>Elevated and isolated site in prominent location served by minor road network only. No link to services in Totnes or Harberton. Poor connectivity and junction network. Development would</p>	<p>Due to the significant constraints identified due to location, access and scale the site is not considered to have potential for development.</p> <p><b>Brownfield/greenfield:</b></p> <p>GF</p> <p><b>Unconstrained yield (net area x density). Net area = 80% Gross Area. Density =</b></p>	Significant constraints	<p>Yes, the SHLAA conclusions remain relevant and appropriate.</p> <p>The site has no relevant planning history.</p>	<p>The site is not suitable for development.</p> <p>The site falls outside relevant heritage and environmental designations. Despite this, development of the site would represent a large new settlement with a narrow degree of separation from the built-edge of Totnes. The site is contained by the local road</p>

Site Ref.	Site size (ha)	SHLAA Site Information	SHLAA Site Potential	SHLAA Conclusion	Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? <sup>21</sup>	Harberton Parish Neighbourhood Plan Site Assessment conclusion
		<p>exacerbate capacity of access routes into Totnes requiring further investigation</p> <p><b>Landscape and Ecology</b> Prominent and skyline location with no context for residential development. Long distance and local views of fragmented and isolated development. Loss of hedgerows and habitat.</p> <p><b>Heritage and Archaeology</b> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><b>Flood risk, water quality and drainage</b> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>	35dph 475			<p>network and is relatively isolated. The surrounding road network is sunken, as the site slopes upwards to its high point in the centre of the site. Development in this location would be visible from surrounding rural areas. The site has a very long aspect with long-distance views across Dartmoor to the north/north west.</p> <p>The site would require levelling and clearing to provide sufficient vehicular access, however opportunities for this are limited due to the sunken nature of the local roads.</p> <p>Development in this location would promote car use, as the site is approximately 1.5-2.0km from services and facilities in the built-up centres of Totnes and Harberton.</p> <p>The site has no planning history. The site was submitted to the Neighbourhood Plan call for sites exercise by the landowner and it is assumed to be available.</p>

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		<b>Contamination and Environmental Health</b> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. <b>Other</b> No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.				
SH_23_21_16 (partial resubmission) Back Paddock, Hogdens and Cottage Field - Higher Dorsley Barton, Totnes	8.35	<b>Access</b> Direct access to A road but in isolated location, albeit closer to town edge than neighbouring sites. No link to services in Totnes or Harberton and no pedestrian access. Development would exacerbate capacity of access routes into Totnes requiring further investigation. The site is some	Due to the significant constraints identified due to location, access and scale the site is not considered to have potential for development. <b>Brownfield/greenfield:</b> GF <b>Unconstrained yield (net area x density). Net area = 80% Gross Area. Density = 35dph</b> 234	Significant constraints	Yes, the SHLAA conclusions remain relevant and appropriate.  There is a pre-application enquiry 23/2345/15/PREMAJ) for the proposed self-build development of up to ten affordable houses.	The site is not suitable for development.  The site falls outside relevant heritage and environmental designations. The site is 50m from the Grade II listed Dorsely Barton. The site slopes down sharply to the west and northwards to Plymouth Road. The north-eastern corner of the site is slightly more prominent within the wider landscape due to the higher elevation.



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		<p>distance from existing services and amenities, making good connectivity difficult to achieve.</p> <p><b>Landscape and Ecology</b> Prominent location bringing residential presence out beyond the currently well contained western edge of Totnes. No context for residential development. The site is located within the SAC buffer.</p> <p><b>Heritage and Archaeology</b> Proximity to listed buildings</p> <p><b>Flood risk, water quality and drainage</b> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><b>Contamination and Environmental Health</b></p>				<p>Development of the site would represent a new settlement that is separated from the built-edge of Totnes. Development in this location would be visible from land to the north of Plymouth Road, including some long-distance views to Dartmoor.</p> <p>Development in this location would promote car use, as the site is approximately 2km from the centre of Totnes and there are no direct pedestrian routes linking the site to services and facilities in Totnes. Vehicular access via Plymouth Road may be possible, however it is acknowledged that this road is a busy main road leading into Totnes.</p> <p>The site would require levelling to accommodate development.</p> <p>The availability of this site is not known.</p> <p>There is a pre-application enquiry 23/2345/15/PREMAJ) for the proposed self-build development of up to ten affordable houses.</p>

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		No constraints have been identified at this stage but further assessment may be required as part of any pre-application process. <b>Other</b> There are public rights of way to the east and through the centre of the site.				
SH_23_22_16 Cow Pasture and Railway Field - Higher Dorsley Barton, Totnes	8.27	<b>Access</b> The site is detached from the settlement and is distant from services and facilities. Achieving good connectivity would be difficult. The access to the site appears to be constrained and difficult to achieve. <b>Landscape and Ecology</b> The site is located within the SAC buffer. <b>Heritage and Archaeology</b> There is a listed building within the centre of the site.	Due to the significant constraints identified due to location, access and scale the site is not considered to have potential for development. <b>Brownfield/greenfield:</b> GF <b>Unconstrained yield (net area x density). Net area = 80% Gross Area. Density = 35dph</b> 232	Significant constraints	Yes, the SHLAA conclusions remain relevant and appropriate.  A planning application (1232/20/FUL) for the change of use of agricultural building to mixed use agricultural, warehousing/storage and new package treatment plant was refused at appeal on 22 July 2020. The main issues noted were whether the proposal is in an appropriate location for the development, with particular regard to accessibility; and the effect on the character and appearance of the area.	The site is not suitable for development.  The site falls outside relevant heritage and environmental designations. The site is gently sloping.  Development of the site would represent a new isolated settlement that is separated from the built-edge of Totnes. Development in this location would be visible from land to the south of Plymouth Road. There are also direct views into the site from fields to the north and via the nearby rail line. Trees and hedges along the perimeter of the site do provide a degree of visual screening

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		<p><b>Flood risk, water quality and drainage</b> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><b>Contamination and Environmental Health</b> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><b>Other</b> There is a Public Right of Way across the eastern boundary of the site</p>				<p>between the site and the wide landscape setting.</p> <p>Development in this location would promote car use, as the site is approximately 2km from the centre of Totnes and there are no direct pedestrian routes linking the site to services and facilities in Totnes. There is existing vehicular access via Plymouth Road.</p> <p>The site would require levelling to accommodate development.</p> <p>In addition, a recent application to change the use of the agricultural building to a mixed use agricultural, warehousing/storage and new package treatment plant was dismissed at appeal on the grounds that the site is in an inappropriate location with poor accessibility.</p> <p>The availability of this site is not known.</p>
SH_23_23_16 18 Acre Field, Lower Hyde Park,	18.54	<p><b>Access</b> Direct access to A road but in isolated</p>	Due to the significant constraints identified due to location, access and scale the	Significant constraints	Yes, the SHLAA conclusions remain relevant and appropriate.	The site is not suitable for development.

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Upper Hyde Park and Blacksidles - Higher Dorsley Barton, Totnes		<p>location. No link to services in Totnes or Harberton. Development would exacerbate capacity of access routes into Totnes requiring further investigation.</p> <p><b>Landscape and Ecology</b> Prominent location bringing residential presence out beyond the currently well contained western edge of Totnes with intrusive fragmentation of landscape character. No context for residential development.</p> <p><b>Heritage and Archaeology</b> Proximity to listed buildings</p> <p><b>Flood risk, water quality and drainage</b> No constraints have been identified at this stage but further assessment may be required as part of</p>	<p>site is not considered to have potential for development.</p> <p><b>Brownfield/greenfield:</b> GF <b>Unconstrained yield (net area x density). Net area = 80% Gross Area. Density = 35dph</b> 519</p>		The site has no relevant planning history.	<p>The site falls outside relevant heritage and environmental designations. The site is approximately 150m west of the Grade II listed Dorsely Barton. The site slopes down sharply to the north towards Plymouth Road, affording long-distance views towards Dartmoor.</p> <p>Development of the site would represent a new isolated settlement that is separated from the built-edge of Totnes. Development in this location would be visible from land to the south of Plymouth Road.</p> <p>Development in this location would promote car use, as the site is approximately 1.5km from Harberton village centre and 2.5km from the centre of Totnes. There are no direct pedestrian routes linking the site to services and facilities in Harberton or Totnes. Existing vehicular access is via a single track rural lane and alternative access along Plymouth Road would be very challenging as the road is sunken in relation to the site. There are also some viability concerns relating to the</p>

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		<p>any pre-application process.</p> <p><b>Contamination and Environmental Health</b></p> <p>No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><b>Other</b></p> <p>No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>				<p>development of the site due to the presence of power lines that pass through the centre of the site.</p> <p>The site has no relevant planning history. The availability of this site is not known.</p>
SH_23_24_16 Pathfield, Coombe Park and East Down - Higher Dorsley Barton, Totnes	15.94	<p><b>Access</b></p> <p>Elevated and isolated site in prominent location served by minor road network only. No link to services in Totnes or Harberton. Development would exacerbate capacity of access routes into Totnes requiring further investigation</p>	<p>Due to the significant constraints identified due to location, access and scale the site is not considered to have potential for development.</p> <p><b>Brownfield/greenfield:</b> GF</p> <p><b>Unconstrained yield (net area x density). Net area = 80% Gross Area. Density = 35dph</b> 446</p>	Significant constraints	<p>Yes, the SHLAA conclusions remain relevant and appropriate.</p> <p>The site has no relevant planning history. Previous planning applications: 4138/18/FUL change of use of agricultural land to equestrian and formation of sand school, erection of stable building, formation of internal tracks and alterations to existing internal access track (part</p>	<p>The site is not suitable for development.</p> <p>The site falls outside relevant heritage and environmental designations. The site undulates and slopes down to the south and north from the centre.</p> <p>Development of the site would represent a new isolated settlement that is separated from the built-edges of</p>

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		<p><b>Landscape and Ecology</b> Prominent and skyline location with no context for residential development.</p> <p><b>Heritage and Archaeology</b> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><b>Flood risk, water quality and drainage</b> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p> <p><b>Contamination and Environmental Health</b> No constraints have been identified at this stage but further assessment may be required as part of any pre-application process.</p>			retrospective). Conditional approval in April 2019.	<p>Harberton and Totnes. Development in this location would be visible from neighbouring land to the south and north. It is worth noting that there are long-distance views northwards towards Dartmoor, particularly from the elevated central part of the site. The central section of the site contains a public right of way which is accessible via the western site boundary and extends to the eastern site boundary.</p> <p>Development in this location would promote car use, as the site is approximately 2km from the centre of Totnes and 1km from the Harberton village centre. There are no direct pedestrian routes linking the site to services and facilities in Totnes or Harberton. There is existing vehicular access via Green Lane, which, whilst suitable for a small number of vehicles, it not considered appropriate for more vehicles as Green Lane is a narrow single-lane sunken lane.</p> <p>The site would require levelling to accommodate development.</p>

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		<b>Other</b> No other constraints have been identified at this stage but further assessment may be required as part of any pre-application process				The site has no relevant planning history. The availability of this site is not known.
SH_23_15_08/13 Winsland House, Totnes	3.9 (formerly 5.31ha in SHLAA but since reduced to remove the Grade II listed property and curtilage from the site area).	None	<b>Brownfield/greenfield:</b> PDL+GF <b>Unconstrained yield (net area x density). Net area = 80% Gross Area. Density = 35dph</b> 149	Significant constraints	Yes, the SHLAA conclusions remain relevant and appropriate.  The site was subject to a request for EIA Screening Opinion (0469/18/SCR) for the conversion and extension of Grade II listed Winsland House to form up to 11 residential units, development of up to 85 residential units on the remainder of the site, and associated access works, landscaping and infrastructure. It was deemed that an Environmental Statement under EIA regulations was not required. Decision date May 2018.  23/1004/14/PREMAJ: Pre - application enquiry for proposed residential development for approximately 150 dwellings (50% affordable)	The site is not suitable for development.  The site falls outside relevant heritage and environmental designations; however the site does envelope the Grade II listed Winsland House. The site slopes down sharply to the north.  Development of the site would represent a westward extension of the Follaton area of Totnes. Development in this location would be visible from the railway bridge and lane that runs parallel to the site.  Development in this location would promote car use, as the site is approximately 2km from the centres of Harberton and Totnes and there are no direct pedestrian routes linking the site to services and facilities.



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					<p>with associated roads and other infrastructure. Outcome not available online.</p> <p>*Note the site area has been reduced since the publication of the SHLAA, however the SHLAA outcome remains relevant.</p>	<p>There is existing vehicular access via the lane that links Dartington to Plymouth Road, however it is single lane with poor visibility splay.</p> <p>The site would require levelling to accommodate development. The site also contains a number of mature trees and is situated in a sensitive rural landscape.</p> <p>The availability of this site has been confirmed through the 2022 Call for Sites process.</p> <p>Planning history for the site is as follows: The site was subject to a request for EIA Screening Opinion (0469/18/SCR) for the conversion and extension of Grade II listed Winsland House to form up to 11 residential units, development of up to 85 residential units on the remainder of the site, and associated access works, landscaping and infrastructure. It was deemed that an Environmental Statement under EIA regulations was not</p>

Site Ref.	Site size (ha)	SHLAA Site Information	SHLAA Site Potential	SHLAA Conclusion	Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? <sup>21</sup>	Harberton Parish Neighbourhood Plan Site Assessment conclusion
						required. Decision date May 2018.  23/1004/14/PREMAJ: Pre - application enquiry for proposed residential development for approximately 150 dwellings (50% affordable) with associated roads and other infrastructure. Outcome not available online.
SH_23_02_13 Land off Harberton Road, Totnes (North of Plymouth Road)	2.52	None	<b>Brownfield/greenfield:</b> GF <b>Unconstrained yield (net area x density). Net area = 80% Gross Area. Density = 35dph</b> 71	Significant constraints	Yes, the SHLAA conclusions remain relevant and appropriate.  The site has no relevant planning history.	The site is not suitable for development.  The site falls outside relevant heritage and environmental designations; however the site is within 50m distance from the Grade II listed Winsland House and 200m from the Grade II listed Farmhouse, The Olde Dairy and Fir Tree Cottage.  Development in this location would promote car use, as the site is approximately 2km from the centres of Harberton and Totnes and there are no direct pedestrian routes linking the site to services and facilities. Vehicular access could potentially be achieved via

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						<p>Plymouth Road and via the neighbouring site to the east. Plymouth Road is relatively busy and sight lines would potentially be poor.</p> <p>The site deeps down relatively steeply towards the north, therefore it likely that development in this location would blight rural views looking southwards from Fir Tree Cottage, There are direct views into the site from fields to the north and via the rail line.</p> <p>The availability of this site is not known.</p> <p>The site has no relevant planning history.</p>
SH_23_16_08/13 Land off Harberton Road, Totnes (South of Plymouth Road)	3.08	None	<b>Brownfield/greenfield:</b> PDL + GF <b>Unconstrained yield (net area x density). Net area = 80% Gross Area. Density = 35dph</b> 86	Significant constraints	<p>Yes, the SHLAA conclusions remain relevant and appropriate.</p> <p>Pre-application enquiry for - proposed development of 70 Houses, 2,3 and 4 bedroom mix (2641/21/PR7) in November 2021. Outcome not available online.</p>	<p>The site is not suitable for development.</p> <p>The site falls outside relevant heritage and environmental designations; however the site is within 50m distance from the Grade II listed Follaton Lodge. The site slopes down sharply to the north. There are long-distance views northwards towards Dartmoor. There is a hedge/bank and track along the</p>

Site Ref.	Site size (ha)	SHLAA Site Information	SHLAA Site Potential	SHLAA Conclusion	Are the SHLAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? <sup>21</sup>	Harberton Parish Neighbourhood Plan Site Assessment conclusion
					Pre-application enquiry for proposed self-build development of up to 10 affordable houses (23/2345/15/PREMAJ) in June 2016. Outcome not available online.	<p>southern boundary. The track potentially holds some historic significance as it is signposted as a 'County Road'.</p> <p>Development of the site would represent an irregular westward extension of the Follaton area of Totnes. Development in this location would be visible from Plymouth Road.</p> <p>Development in this location would promote car use, as the site is approximately 2km from the centres of Harberton and Totnes and there are no direct pedestrian routes linking the site to services and facilities. Vehicular access could potentially be achieved via a single lane track that connects to Plymouth Road.</p> <p>The site would require significant levelling to accommodate development. The site also has a dense tree line along its southern boundary, with some mature trees present.</p>

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						<p>The availability of this site is not known.</p> <p>Planning history for the site is as follows:</p> <p>Pre-application enquiry for - proposed development of 70 Houses, 2,3 and 4 bedroom mix (2641/21/PR7) in November 2021. Outcome not available online.</p> <p>Pre-application enquiry for proposed self-build development of up to 10 affordable houses (23/2345/15/PREMAJ) in June 2016. Outcome not available online.</p>

Source: South Hams District Council and West Devon Borough Council Strategic Housing Land Availability Assessment (2017) / AECOM

## Appendix B Individual Site Assessments

## NP1

1. Site Details	
Site Reference / Name	NP1
Site Address / Location	Old Road, Harbertonford, Totnes, TQ9 7TB
Gross Site Area (Hectares)	0.89
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	An away garden
Land use being considered	Residential
Development Capacity (AECOM estimate)	1 dwelling
Site identification method / source	Call for Sites consultation
Planning history	No relevant planning history.
Neighbouring uses	Residential
	



2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site does not fall within or adjacent to any statutory environmental designations. The site does fall within a SSSI Impact Risk Zone, however, the LPA are only required to consult Natural England on sites where oil &amp; gas exploration/extraction are proposed. A HRA is required for large scale developments which have potential to impact on the network of potential commuting routes for Greater Horseshoe Bats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No, the site does not fall within any non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p>Yes / No</p>	<p>No. The site does not fall within a habitats site or catchment which may require nutrient neutrality.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: Low Risk</li> <li>• Flood Zone 2: Medium Risk</li> <li>• Flood Zone 3 (less or more vulnerable site use): Medium Risk</li> <li>• Flood Zone 3 (highly vulnerable site use): High Risk</li> </ul>	<p>Low Risk: Flood Zone 1</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</li> </ul>	<p>Low Risk - no flood risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	No
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Relatively flat
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	No, the site is enveloped by residential properties.
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes, existing pedestrian access via Old Road
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes, existing pedestrian access via Old Road
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p>Yes / No / Unknown</p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p>Yes / No / Unknown</p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	No
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	No
<p><b>Is the site likely to be affected by ground contamination?</b></p>	No

## 2. Assessment of Suitability

Yes / No / Unknown

**Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?**

Yes / No / Unknown

Unknown. It is presumed existing utilities infrastructure is in close proximity as the site is enveloped by residential development.

**Would development of the site result in a loss of social, amenity or community value?**

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	<400m	>3900m	<400m	>800m

### Landscape and Visual Constraints

**Is the site low, medium or high sensitivity in terms of landscape?**

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Low sensitivity: the site is surrounded by built development

**Is the site low, medium or high sensitivity in terms of visual amenity?**

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Low sensitivity: the site is visually enclosed and has no intervisibility with the surrounding landscape.

### Heritage Constraints

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible. The site falls within the Harbertonford Conservation Area and is adjacent to a grade II listed property.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. No non-designated heritage assets fall within or within the setting of the site.</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>No</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>A mix of greenfield and previously developed land - garden and hardstanding associated with the neighbouring residential uses.</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>The site is within the built-up area of Harbertonford.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>N/A. Joint Local Plan does not define settlement boundaries.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available in 1-7 years
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	1 dwelling
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	6-10 years
Other key information	N/A.
Overall rating ( <i>Red/Amber/Green</i> ) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i> . The site is <i>not currently suitable, and available</i> .  Are there any known viability issues? <i>Yes / No</i>	<b>Amber: The site is potentially suitable, available and achievable</b>  No
Summary of justification for rating	The site may be suitable for allocation in the Neighbourhood Plan as it is a compact infill site that comprises an away garden. The site is enveloped by residential development, with no potential for vehicular access. The site has limited opportunities for development, with an estimated capacity of just one dwelling. Construction on site may be challenging due to the constrained nature of the existing access. The site is also in close proximity to residential properties and would require a sensitive scheme to come forward that adequately addresses any potential privacy or overlooking concerns.

## NP2

1. Site Details	
Site Reference / Name	NP2
Site Address / Location	Country Gardens, Harberton, Totnes, Devon, TQ9 7SP
Gross Site Area (Hectares)	0.65
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Dwelling and garden
Land use being considered	Residential
Development Capacity (Proposed by Landowner, SHLAA/HELAA or AECOM estimate)	0 dwellings (site is unsuitable)
Site identification method / source	Call for Sites consultation
Planning history	No relevant planning history.
Neighbouring uses	Agricultural land and utilities (water) infrastructure
 	

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site does not fall within or adjacent to any statutory environmental designations. The site does fall within a SSSI Impact Risk Zone, however, the LPA are only required to consult Natural England on sites where oil &amp; gas exploration/extraction, &gt;500sqm livestock and poultry units, &gt;4000sqm slurry lagoons or general combustible schemes with &gt;50MW are proposed. The site does fall within a SSSI Impact Risk Zone, where a HRA is required for large scale developments which have potential to impact on the network of potential commuting routes for Greater Horseshoe Bats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No, the site does not fall within any non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p>Yes / No</p>	<p>No. The site does not fall within a habitats site or catchment which may require nutrient neutrality.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: Low Risk</li> <li>• Flood Zone 2: Medium Risk</li> <li>• Flood Zone 3 (less or more vulnerable site use): Medium Risk</li> <li>• Flood Zone 3 (highly vulnerable site use): High Risk</li> </ul>	<p>Low Risk: Flood Zone 1</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</li> </ul>	<p>Low Risk - no flood risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>



2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	Unknown
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Steeply sloping
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes, there is potential to create vehicular access via Tristford Road
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes, there is existing pedestrian access which links the site to Tristford Road.
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes, there is existing pedestrian access which links the site to Tristford Road. This could be improved to include a dedicated cycle path.
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p>Yes / No / Unknown</p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p>Yes / No / Unknown</p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p><b>Is the site likely to be affected by ground contamination?</b></p>	No

## 2. Assessment of Suitability

Yes / No / Unknown

**Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?**

Yes / No / Unknown

Yes. Telegraph pole wires run across site.

**Would development of the site result in a loss of social, amenity or community value?**

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	>1200m	>800m	>1200m	>1200m	1600-3900m	>800m	>800m

### Landscape and Visual Constraints

**Is the site low, medium or high sensitivity in terms of landscape?**

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Medium sensitivity: the site boundary comprises of dense mature tree lines which provide habitat for local wildlife.

**Is the site low, medium or high sensitivity in terms of visual amenity?**

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

Medium sensitivity: the site is enclosed by a dense tree line, however, due to its isolated and hilly setting, could be visible at long distances

### Heritage Constraints

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	Limited or no impact or no requirement for mitigation. No non-designated heritage assets fall within or within the setting of the site.
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	No
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	No
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	A mix of greenfield and previously developed land - garden and residential development
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	Outside and not connected to the existing built up area. Site is inset in the countryside.
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	N/A. Joint Local Plan does not define settlement boundaries.
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	No
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	No
3. Assessment of Availability	

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available in 1-7 years


#### 4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Yes. Potential relocation of telecommunications overhead wires.
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#### 5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	0 dwellings (site is unsuitable)
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	N/A.
Overall rating ( <b>Red/Amber/Green</b> ) The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> .  Are there any known viability issues? <i>Yes / No</i>	<b>Red: The site is not currently suitable, available and achievable</b>  Yes. Potential relocation of telecommunications overhead wires.
Summary of justification for rating	<p>The site is not suitable for allocation in the Neighbourhood Plan. The site is sloping towards the north east and falls outside the built-up area. The site is very isolated and is a considerable distance from services and facilities, including a local centre/shop, bus/tram stop, train station, primary school, open space/recreation facilities and cycle routes. Development of the site would therefore be contrary to both the NPPF and Local Plan policies as it is remote and is situated a considerable distance from either village. Other notable site considerations are as follows:</p> <ul style="list-style-type: none"> <li>The site is also in a prominent location with some intervisibility with the surrounding landscape, therefore development in this location would detract from the wider area's rural character.</li> <li>There is existing pedestrian and vehicular access via Tristford Road.</li> </ul> <p>The development of the site may also incur abnormal costs in relation to the need to relocate telecomms overhead wires.</p>

## NP3

1. Site Details	
Site Reference / Name	NP3
Site Address / Location	Hernafor, Harbertonfor, Totnes, TQ97HY
Gross Site Area (Hectares)	1.18
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Grazing land
Land use being considered	Residential
Development Capacity (Proposed by Landowner, SHLAA/HELAA or AECOM estimate)	0 dwellings (site is unsuitable)
Site identification method / source	Call for Sites consultation
Planning history	No relevant planning history.
Neighbouring uses	Grassland, road network and allotments
 	

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site does not fall within or adjacent to any statutory environmental designations. The site does fall within a SSSI Impact Risk Zone, where a HRA is required for large scale developments which have potential to impact on the network of potential commuting routes for Greater Horseshoe Bats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No, the site does not fall within any non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p>Yes / No</p>	<p>No. The site does not fall within a habitats site or catchment which may require nutrient neutrality.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: Low Risk</li> <li>• Flood Zone 2: Medium Risk</li> <li>• Flood Zone 3 (less or more vulnerable site use): Medium Risk</li> <li>• Flood Zone 3 (highly vulnerable site use): High Risk</li> </ul>	<p>Medium Risk: a third of the site falls in Flood Zone 3</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</li> </ul>	<p>Low Risk: small portion of site has high surface water flood risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>

## 2. Assessment of Suitability

**Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:**

- UK BAP Priority Habitat;
- a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);
- wildlife corridors (and stepping stones that connect them); and/or
- an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?

Yes / No / Unknown

Unknown

**Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?**

Yes / No / Unknown

No

### Physical Constraints

**Is the site:**

Flat or relatively flat / Gently sloping or uneven / Steeply sloping

Steeply sloping

**Is there existing vehicle access to the site, or potential to create suitable access?**

Yes / No / Unknown

Yes, there is potential to create vehicular access via the A381

**Is there existing pedestrian access to the site, or potential to create suitable access?**

Yes / No / Unknown

Yes, there is a footpath linking the centre of the site to Harbertonford.

**Is there existing cycle access to the site, or potential to create suitable access?**

Yes / No / Unknown

Yes, there is potential to create cycle access via the A381

**Are there any Public Rights of Way (PRoW) crossing the site?**

Yes / No / Unknown

No

**Are there any known Tree Preservation Orders on the site?**

Yes / No / Unknown

No

**Are there veteran/ancient trees within or adjacent to the site?**

Within / Adjacent / No / Unknown

No

**Are there other significant trees within or adjacent to the site?**

Within / Adjacent / No / Unknown

No

**Is the site likely to be affected by ground contamination?**

No



## 2. Assessment of Suitability

Yes / No / Unknown

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

No

Yes / No / Unknown

Would development of the site result in a loss of social, amenity or community value?

No

Yes / No / Unknown

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	400-1200m	>3900m	<400m	>800m

### Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity: the site is steeply sloping and is visible via the A381. It contains clusters of mature trees and saplings and is dissected in two by the stream.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

High sensitivity: the site is steeply sloping and is visible via the A381. The site has high intervisibility with the surrounding landscape and includes rural views across the site towards the allotments.

### Heritage Constraints

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. The site falls 50m from the Grade II listed Zion Chapel. The Chapel is well concealed and is separated from the site by the A381.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Directly impact and/or mitigation not possible  Some impact, and/or mitigation possible. The site is cited as a local heritage interest due to the site's 'standing rubbing stones on farmland' within the draft Neighbourhood Plan.</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>No</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield. Grazing land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area of Harbertonford.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>N/A. Joint Local Plan does not define settlement boundaries.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
3. Assessment of Availability	

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available in 1-7 years



#### 4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
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#### 5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	0 dwellings (site is unsuitable)
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	N/A.
Overall rating ( <b>Red/Amber/Green</b> ) The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> .  Are there any known viability issues? <i>Yes / No</i>	<b>Red: The site is not currently suitable, available and achievable</b>  No
Summary of justification for rating	The site is not suitable for allocation in the Neighbourhood Plan. The site comprises greenfield land and sits within a valley, with steeply rising valley sides in the east and west of the site. The site has high landscape and visual amenity sensitivity due to its siting along the stream channel and high intervisibility across the site from the easternmost edge of the site along the A381 towards the rural landscapes and allotments to the west of the site. There are some key views back into the village (and Conservation Area) from the site. Development in this location would blight the rural approach into Harbertonford. The site is also a considerable distance from a train station, secondary school and cycle route.

## NP6

1. Site Details	
Site Reference / Name	NP6
Site Address / Location	Land Part of Preston Farm, Harberton
Gross Site Area (Hectares)	3.70
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agricultural land
Land use being considered	Residential or recreational
Development Capacity (AECOM estimate)	37-56 dwellings
Site identification method / source	Call for Sites consultation
Planning history	No relevant planning history.
Neighbouring uses	Built-up edge of Harberton (including St Andrew's Church) to east. Grassland and agricultural land to north, south and east with a dispersed agricultural building to immediate east.
	

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site does not fall within or adjacent to any statutory environmental designations. The site does fall within a SSSI Impact Risk Zone, however, the LPA are only required to consult Natural England on sites where oil &amp; gas exploration/extraction is proposed. A HRA is required for large scale developments which have potential to impact on the network of potential commuting routes for Greater Horseshoe Bats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>No, the site does not fall within any non-statutory environmental designations.</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p>Yes / No</p>	<p>No. The site does not fall within a habitats site or catchment which may require nutrient neutrality.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: Low Risk</li> <li>• Flood Zone 2: Medium Risk</li> <li>• Flood Zone 3 (less or more vulnerable site use): Medium Risk</li> <li>• Flood Zone 3 (highly vulnerable site use): High Risk</li> </ul>	<p>Medium Risk: half of site falls in Flood Zone 2</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</li> </ul>	<p>Low Risk: Southern boundary has high surface water flood risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	Unknown
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Steeply sloping - uneven topography. Northern field is more elevated in the landscape and includes views across the village from the north.
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes, there is potential to create vehicular access via Vicarage Ball
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes, there is potential to create pedestrian access via Vicarage Ball
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes, there is potential to create cycle access via Vicarage Ball
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p>Yes / No / Unknown</p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p>Yes / No / Unknown</p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	Unknown
<p><b>Is the site likely to be affected by ground contamination?</b></p>	No

## 2. Assessment of Suitability

Yes / No / Unknown

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Yes. There are telegraph poles crossing the site.

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	>1200m	1600-3900m	400-800m	>800m

### Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity: the site is steeply sloping and is visible via Vicarage Ball. The site contains some dense tree lines and a stream that are highly susceptible to development.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

High sensitivity: there is high intervisibility across the site, with long distance views across the site from Vicarage Ball. Development on the site may also adversely effect rural views across the site to St Andrew's Church.

### Heritage Constraints



2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible. The site is adjacent to the Harberton Conservation Area. The northwestern section of this site contributes to the setting of the adjacent church and graveyard.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation. No non-designated heritage assets fall within or within the setting of the site.</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>No</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield. Agricultural land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area of Harberton, with potential connections via Vicarage Bell.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>N/A. Joint Local Plan does not define settlement boundaries.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. Development in this location would significantly expand the built-up area of Harberton.</p>
3. Assessment of Availability	

Is the site available for development? <i>Yes / No / Unknown</i>	Yes
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Available within a year



#### 4. Assessment of Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	No
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#### 5. Conclusions

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	37-56 dwellings
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	N/A.
Overall rating ( <b>Red/Amber/Green</b> ) The site is <b>suitable and available</b> The site is <b>potentially suitable, and available</b> . The site is <b>not currently suitable, and available</b> .  Are there any known viability issues? <i>Yes / No</i>	<b>Amber: The site is potentially suitable, available and achievable</b>  No
Summary of justification for rating	The site may be suitable in-part for allocation in the Neighbourhood Plan. The southern area of the site adjacent to Vicarage Ball may be suitable for some limited development, provided that the site to the west (Land at Ford Farm) were to come forward. The site as a whole has high landscape and visual amenity sensitivity, as the northernmost area of the site affords rural views from Vicarage Ball towards St Andrew's Church. Despite this, the south western area of the site is relatively contained by the existing tree line, therefore development in this location would be relatively well-screened and could be designed in tandem with the Land at Ford Farm site to deliver a small number of homes. The site is a considerable distance from a train station, primary school and cycle route, but is relatively close to the centre of Harberton. Land in the easternmost half of the site is unsuitable for development as the site becomes more elevated in this area, creating a sunken lane effect. This would likely require significant levelling and landscaping works to create suitable access.

## NP9

1. Site Details	
Site Reference / Name	NP9
Site Address / Location	Rolster Bridge Farm
Gross Site Area (Hectares)	7.00
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Grazing land
Land use being considered	Residential
Development Capacity (Proposed by Landowner, SHLAA/HELAA or AECOM estimate)	0 dwellings (site is unsuitable)
Site identification method / source	Call for Sites consultation
Planning history	No relevant planning history.
Neighbouring uses	Agricultural land and dispersed agricultural buildings
	

2. Assessment of Suitability	
Environmental Constraints	
<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent</p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>No. The site does not fall within or adjacent to any statutory environmental designations. The site does fall within a SSSI Impact Risk Zone, however, the LPA are only required to consult Natural England on sites where oil &amp; gas exploration/extraction is proposed. A HRA is required for large scale developments which have potential to impact on the network of potential commuting routes for Greater Horseshoe Bats.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p>Yes / No / partly or adjacent / Unknown</p> <ul style="list-style-type: none"> <li>• Green Infrastructure Corridor</li> <li>• Local Wildlife Site (LWS)</li> <li>• Public Open Space</li> <li>• Site of Importance for Nature Conservation (SINC)</li> <li>• Nature Improvement Area</li> <li>• Regionally Important Geological Site</li> <li>• Other</li> </ul>	<p>The site is adjacent to the Palmer's Dam Meadow County Wildlife Site</p>
<p><b>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</b></p> <p>Yes / No</p>	<p>No. The site does not fall within a habitats site or catchment which may require nutrient neutrality.</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Flood Zone 1: Low Risk</li> <li>• Flood Zone 2: Medium Risk</li> <li>• Flood Zone 3 (less or more vulnerable site use): Medium Risk</li> <li>• Flood Zone 3 (highly vulnerable site use): High Risk</li> </ul>	<p>High Risk: southern half of site falls in Flood Zone 3</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p>See guidance notes:</p> <ul style="list-style-type: none"> <li>• Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</li> <li>• &gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</li> </ul>	<p>Medium Risk: &gt;15% of site falls in high surface water flood risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p>Yes / No / Unknown</p>	<p>No</p>

2. Assessment of Suitability	
<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <ul style="list-style-type: none"> <li>• UK BAP Priority Habitat;</li> <li>• a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</li> <li>• wildlife corridors (and stepping stones that connect them); and/or</li> <li>• an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</li> </ul> <p>Yes / No / Unknown</p>	Unknown
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p>Yes / No / Unknown</p>	No
Physical Constraints	
<p><b>Is the site:</b></p> <p>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</p>	Steeply sloping
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes, there is existing vehicular access via Woodland Road
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes, there is potential to create pedestrian access via Woodland Road
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p>Yes / No / Unknown</p>	Yes, there is potential to create cycle access via Woodland Road
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p>Yes / No / Unknown</p>	No
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p>Yes / No / Unknown</p>	No
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	Yes, within. Clusters of trees along the Harbourne River in the southern half of the site.
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p>Within / Adjacent / No / Unknown</p>	Yes, within. Clusters of well established trees along the Harbourne River in the southern half of the site.
<p><b>Is the site likely to be affected by ground contamination?</b></p>	No

## 2. Assessment of Suitability

Yes / No / Unknown

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?

Yes / No / Unknown

Unknown.

Would development of the site result in a loss of social, amenity or community value?

Yes / No / Unknown

No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	<400m	<400m	>1200m	400-1200m	>3900m	<400m	>800m

### Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape?

- **Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- **Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- **High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

High sensitivity: the site is prominent on high ground and slopes steeply down to the south. It is a highly sensitive site and includes a section of the Harbourne River with dense clusters of trees in the southern part of the site.

Is the site low, medium or high sensitivity in terms of visual amenity?

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

High sensitivity: the site is prominent on high ground and slopes steeply down to the south. It is a highly sensitive site and includes a section of the Harbourne River, with strong intervisibility with the surrounding undulating landscape.

### Heritage Constraints

2. Assessment of Suitability	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible. The site is within 100m of the Grade II listed Woodcourt.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible /</i>  <i>Some impact, and/or mitigation possible /</i>  <i>Limited or no impact or no requirement for mitigation</i></p>	<p>Directly impact and/or mitigation not possible  Some impact, and/or mitigation possible. The site falls within the Rolster Bridge Industrial Archaeology area, which is listed as a site of local heritage interest in the draft Neighbourhood Plan.</p>
Planning Policy Constraints	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><b>Are there any other relevant planning policies relating to the site?</b></p>	<p>No</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield. Agricultural land</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to /</i>  <i>Outside and not connected to</i></p>	<p>N/A. Joint Local Plan does not define settlement boundaries.</p>
<p><b>Would development of the site result in neighbouring settlements merging into one another?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the size of the site large enough to significantly change the size and character of the existing settlement?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Yes. Development in this location would significantly expand the built-up area of Harbertonford.</p>



3. Assessment of Availability	
Is the site available for development? <i>Yes / No / Unknown</i>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i>	Unknown
Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years	Unknown
4. Assessment of Viability	
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i>	Unknown
5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	0 dwellings (site is unsuitable)
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	N/A
Other key information	N/A.
Overall rating ( <i>Red/Amber/Green</i> ) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i> . The site is <i>not currently suitable, and available</i> .  Are there any known viability issues? <i>Yes / No</i>	<b>Red: The site is not currently suitable, available and achievable</b>  Unknown
Summary of justification for rating	The site is not suitable for allocation in the Neighbourhood Plan. It is a greenfield site that is detached from the built-up edge of Harbertonford. The southern half of the site has high flood risk from rivers and the sea. The northern half of the site has a steep topography, with land dipping down towards the Harbourne River to the south. As such, the site has high landscape and visual amenity sensitivity as there is strong intervisibility between elevated ground and the surrounding undulating landscape and river floodplain. The western half of the site has views across the village into the Conservation Area. Development in this location would generate adverse local road traffic impacts stemming from Woodland Road, a one-way narrow lane which connects the site to the centre of Harbertonford

