

Harberton Parish Neighbourhood Plan Housing Consultation July 2024

Thank you for taking the time to fill out this questionnaire and sharing your views. This consultation will have a key influence on the policies in our Neighbourhood Plan, including about where new housing is built in the parish, what kind of housing is built, and on what conditions.

Opportunities to fill out this survey will begin on 1st July 2024 and close on 27th July 2024.

Please only fill out this survey once. **If you need more space for your comments on any question, please use the blank page at the end.**

Again, thank you!

Members of the Neighbourhood Plan Steering Group

What information are we asking for your views on?

We need to know your views, based on careful consideration of the evidence and ideas that will be presented at two public workshops which we'd encourage you to attend if you can:

- Online on 10 July 6-8pm
- In person at Harberton Parish Hall on 13 July 10-12 (coffee & croissant from 9.30am)

A summary of the key information is also available on panels to be displayed:

- at an exhibition held 1st - 7th July at St Peter's Church, Harbertonford
- at an exhibition held 8th - 12th July at St Andrew's Church, Harberton
- on the Neighbourhood Plan pages of the Harberton Parish Council website

Please only respond to the questions when you've spent time looking at the information panels or joined one of the two consultation events.

If you want more detail, a complete current draft of the Neighbourhood Plan and key supporting evidence (such as consultant reports) are available on the Neighbourhood Plan pages of the Parish Council website.

Have you considered the information on which this survey is looking for feedback (public workshops/exhibition)? *Please circle/tick all that apply*

Yes, I've attended the online workshop on 10 July	Yes, I've attended the in person workshop on 13 July	
Yes, I've personally looked at the information panels at St Peter's Church, Harbertonford	Yes, I've personally looked at the information panels at St Andrew's Church, Harberton	Yes, I've personally looked at the information panels made available on the Parish Council website
I haven't personally looked at the information panels, but someone has told me about them	No, I haven't looked at any of the information panels or attended either workshop	
Other:		

About you

1. Is your main residence... Please circle/tick one

In the village of Harberton	In the village of Harbertonford
In the parish of Harberton, but not in Harberton or Harbertonford	None of the above – my main residence isn't in the parish of Harberton

If you've indicated that your main residence isn't currently in Harberton Parish, but you do have a connection to the area, please give us some details here (e.g. second home, work, family, would like to move here, etc)

2. So that we have more specific information about where people answering this survey live, please give us the postcode of your home address here:

Your views on proposed new housing in Harberton: Western ('Ford Farm') site and Eastern ('Preston Farm') site

Landowners are developing proposals for new housing developments at two adjacent greenfield sites on the east edge of Harberton village. We need to know your views on:

- whether these sites are suitable for development;
- how development of these sites could bring most benefit to the parish; and
- what conditions there should be on development of these sites.

Proposed new housing in Harberton: Western ('Ford Farm') site

Development at the **Western ('Ford Farm') site** is proposed for **10-17 new dwellings** on the site, with **at least 30% of these affordable** (available at a reduced price for local people).

3. How far do you support the proposal for development of the Western ('Ford Farm') site in principle? Please circle/tick one

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
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4. What are your views about development on this site?

5. What opportunities can you see for community benefit?

6. If this development goes ahead at the Western ('Ford Farm') site, what conditions should be required of it? <i>Tick one</i>	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Protect views towards the Harberton conservation area from Vicarage Ball?					
Restrict height of buildings on higher ground?					
Reduce flood risks in Harberton village?					
Protect or enhance Harberton stream?					
Maximise biodiversity around the site?					
Set aside land for nature and community?					
Footpath access from village centre?					
Off road footpath towards A381 bus stop?					

7. Have you other ideas for conditions that could be applied to address any issues that development at this site might raise, or to make the most of opportunities?

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8. Now, if all the conditions were met that you feel are important, how far would you then support this proposal?

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree

Proposed new housing in Harberton: Eastern ('Preston Farm') site

Development at the **Eastern ('Preston Farm') site** is proposed for approximately **15 new dwellings** on the site, with **at least 30% of these affordable** (available at reduced price for local people).

9. How far do you support the proposal for development of the Eastern ('Preston Farm') in principle?

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree

10. What are your views about development on this site?

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11. What opportunities can you see for community benefit?

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12. If this development goes ahead at the Eastern ('Preston Farm') site, what conditions should be required of it? Tick one	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
Protect views towards the Harberton conservation area from Vicarage Ball?					
Restrict height of buildings on higher ground?					
Reduce flood risks in Harberton village?					
Protect or enhance Harberton stream?					
Maximise biodiversity around the site?					
Set aside land for nature and community?					
Footpath access from village centre?					
Off road footpath towards A381 bus stop?					

13. Have you other ideas for conditions that could be applied to address any issues that development at this site might raise, or to make the most of opportunities?

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14. Now, if all the conditions were met that you feel are important, how far would you then support this proposal?

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree

Overall objectives for housing in Harberton Parish

One of the key objectives in the draft Neighbourhood Plan for housing in the parish, subject to this consultation, is to:

Maximise provision of affordable housing for local people and respond to parish housing targets.

15. Please indicate to what extent you agree with the following statements:	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
I support new housing in Harberton Parish that is sold/rented at market prices and is available to anyone					
I support new housing in Harberton Parish that is affordable (sold or rented at a reduced price) and is available first to locally connected people (meaning Harberton Parish and the South Hams)					

Meeting Harberton Parish housing targets

We've looked at the two sites individually. This section of the survey focuses on the total amount of housing you think should be built in the parish over the next 10 years, and in which villages. Please bear in mind the following key facts:

South Hams District Council has set a target of **50** new homes in Harberton Parish before 2034. This is broken down into **20** new homes in Harberton village and **30** in Harbertonford village.

- Although Harbertonford has a target of 30 new homes, **no sites** have been identified as being suitable for development
- The Western ('Ford Farm') site in Harberton could contribute approximately **10 -17** new dwellings (30% affordable)
- The Eastern ('Preston Farm') site in Harberton could contribute approximately **15** new dwellings (30% affordable)
- Planning permission has already been granted to a Community Land Trust (CLT) for an affordable housing development at Oak Tree Field in Harberton, providing **12** dwellings of which 10 would be affordable and for local people. Since this is assumed to be going ahead, it is not included in this consultation, but is important background.

Questions in this section of the survey ask you for your views on what you would like the Neighbourhood Plan to say about the total amount of housing that should be delivered in Harberton parish over the next 10 years, where it should be built, and whether there should be any order in which sites are developed.

16. Taking the information above into account, **please choose ONE of the statements below** that best represents your point of view:

**In the next 10 years (up to 2034),
I feel that development in our parish...**

*Please tick
ONE*

should stick to the targets of 20 new homes in Harberton and 30 in Harbertonford

should stick to the overall target of 50 new homes across the whole parish, but divided between the two villages based on where suitable sites come forward

should exceed the overall target of 50 new homes across the whole parish, if suitable sites come forward that meet the objectives of our Neighbourhood Plan

Other:

17. Bearing in mind the information above about how many homes (including affordable homes) each of the sites would provide, please choose **ONE** of the following options.

My view is that the following sites should be allocated for housing development in the Neighbourhood Plan: *Please tick/circle one*

ONLY the Western ('Ford Farm') site	ONLY the Eastern ('Preston Farm') site
BOTH of the above sites	NEITHER of the above sites
Other:	

18. Please use this space to explain your preference (optional):

Protecting our green spaces

Our Neighbourhood Plan can give some protection to specified green spaces and views, but only if there's evidence that local people want this.

19. Please let us know to what extent you agree that the following areas, and their facilities, are important to the vitality of our community and should be protected, including by formally designating them as "Local Green Spaces":	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
St Peter's Churchyard, Harbertonford					
Ford area in front of the village shop, Harbertonford					
Harbertonford Playpark					
Harbertonford Football Club					
Harbertonford Allotments					
St Andrew's Churchyard, Harberton					
Harberton playing fields (including the woodland on the West fringe of the playing fields site), playground and car park)					
Harberton cricket ground					
Harberton allotments					
Triangular green by stream in Harberton village					

Protecting views

The Neighbourhood Plan can provide some protection to important local views, but can only do this if there is evidence that local people want this.

20. Please tell us know to what extent you agree that the following views (see map on last page) are important to our community and should be protected:	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree
V1. From Harberton's reservoir, panorama looking north towards Dartmoor					
V2. From Harberton's reservoir looking south towards Harberton					
V3. From Gill's Cross looking south towards Harberton's church					
V4. Multiple points along East Leigh road east and south across the Harbourne valley					
V5. South of Harberton, looking north east across the village					
V6. Dayne's Farm shop terrace looking west					
V7. Looking south across Harbertonford from the school					
V8. Harbertonford's Bow Road and distant tree scapes					
V9. Harbertonford's football pitch looking west and east					
V10. Luscombe Cross panorama looking north west					
V11. Looking east towards Washbourne from the A381 south of Harbertonford					
V12. Harberton's cricket pitch panorama, looking north to Dartmoor and westward generally					
V13. Looking northeast across Harbertonford					
V14. Multiple views of both churches					

Finally...

So that we can verify that this survey has only been completed once by each respondent, we ask that you **provide your email address in the space here:**

The Neighbourhood Plan Steering Group is a committee of the Parish Council and therefore is subject to the Parish Council's data protection policies. You can view the Parish Council's General Privacy Notice and all GDPR policies on the Parish Council website here: <https://www.harbertonparishcouncil.org/privacy-policy/>

Unless you give consent, your details will not be used to contact you for any reason.

Please let us know if you would like us to keep you up to date with any future opportunities to consult on the Neighbourhood Plan: Please tick/circle one

I consent to you emailing me at the address provided above to keep me up to date with future opportunities to consult on the Neighbourhood Plan

Yes
No

Thank you very much for taking the time to look through all the information and responding to this Neighbourhood Plan survey.

