

Dear Parishioners

As you will be aware we recently ran a consultation exercise to receive your views regarding the sites that might be allocated for housing in the Neighbourhood Plan. More specifically there were two sites in Harberton (none in Harbertonford) which our independent consultants had assessed as suitable for allocation about which your views were sought - a Western 'Ford Fam' site and an Eastern 'Preston Fam' site.

A summary of the two consultation meetings (online and in person) and the questionnaire results can be found on the following pages.

During the consultation meetings the site owners of land at Winsland House Farm advocated for allocation of their site for development. This did not form part of the official Consultation, because our independent consultants had assessed it as unsuitable for development. However, given the interest in the site expressed by consultation participants, your Steering Group is now in active dialogue with the Local Planning Authority at South Hams District Council and is proposing to re-engage the consultants in order to review and check their conclusions on which available sites in the parish are suitable for development.

We will let you know the outcome of this review as soon as possible. In the meantime, no final conclusions have been drawn on which sites to allocate for development.

In any event there will be a further public consultation once the Neighbourhood Plan has been adopted by the Parish Council when you will have another opportunity to input.

It is important that we get this right, as your Neighbourhood Plan will be in place for many years to come and is quite a complex exercise. Please bear with us whilst we work on this.

For and on behalf of the Neighbourhood Plan Steering Group

Harberton Parish Neighbourhood Plan

Housing consultation:

Summary of responses and issues arising

Draft for publication

SUMMARY OF KEY POINTS

This document provides a summary of the responses received to the housing consultation questionnaire which ran from 1st July - 18th August 2024. It provides quantitative analysis of the responses to the multiple choice questions, and then a summary of the respondents' qualitative comments and concerns, also referring to the live consultation events. The underlying data, and a record of the consultation events, is available at <https://www.harbertonparishcouncil.org/hnp-consultation/>.

Key points:

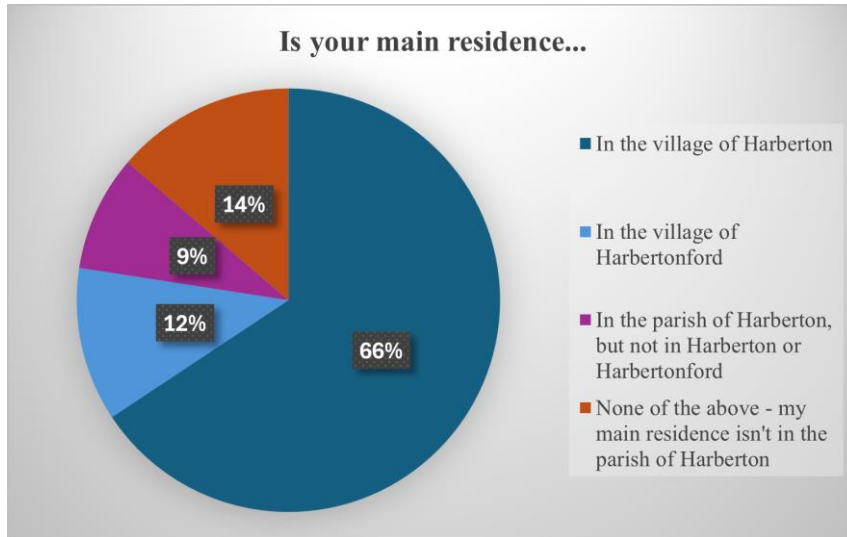
- **Strong support for affordable housing for local people.**
- **New housing at the allocatable sites seen as supporting Harberton village's socioeconomic sustainability and local economy, particularly by attracting younger families.**
- **Edge of village location for development seen as positive**
- **Serious concerns expressed about flooding, also traffic and parking.**
- **Nature and environmental sustainability also seen as important.**
- **Overall support for the indicative targets of 20 new dwellings for Harberton and 50 for both villages.**
- **Overall support (including among Harberton residents) for development of just one of the two allocatable sites in Harberton.**
- **Overall support (including among Harberton residents) for development of the Western ('Ford Farm') site, which increases if suitable conditions are met.**
- **Overall opposition to the Eastern ('Preston Farm') site, even if suitable conditions are met.**
- **Questions raised about allocation of the Winsland House site, apparently understood by some as a viable alternative to sites in Harberton village.**

A. OVERVIEW OF RESPONDENTS

Over 100 responses received from respondents who had engaged with the consultation events and materials. Most were parish residents, with a majority (66%) living in Harberton village, and the rest generally appearing to have strong connections with parish.

A total of 102 responses were received. 66% of respondents had their main residence in Harberton village, 12% in Harbertonford and 9% elsewhere in the parish. A further 14% had their main residence outside the parish. The majority of these (8 respondents) had previously lived or grown up in the parish and 3 had family in the parish. One was a second home owner, and one a holiday let owner. Three indicated that housing affordability had been an issue for them or their family.

Around three quarters of respondents had attended one of the consultation workshops. All but one of the others had looked at the exhibition materials.



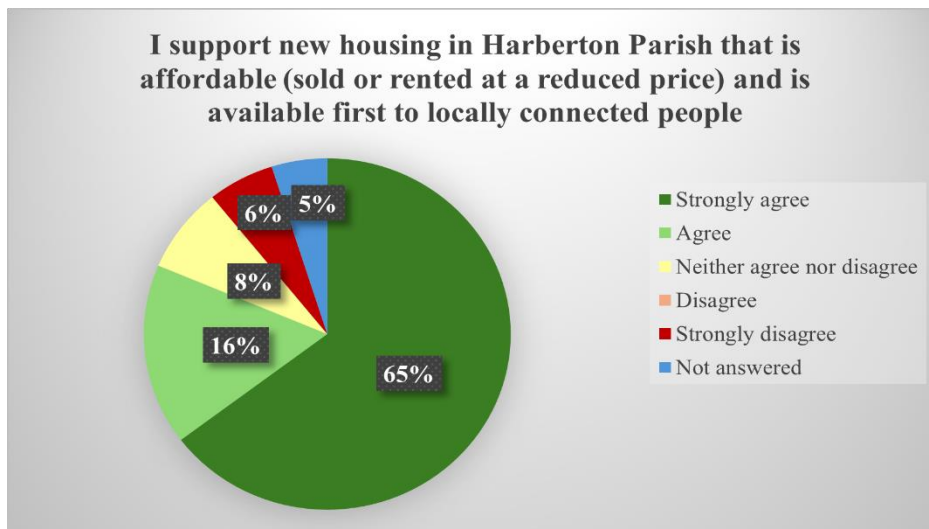
Notes on how to read this document:

- In this document "in favour" means "strongly agreed" or "agreed"; "against" means "strongly disagreed" or "disagreed".
- The "balance of opinion" is the percentage of respondents in favour minus the percentage of those against.
- It may be helpful to note that since the number of responses was close to 100, percentages of overall responses can generally be taken to be identical or nearly identical with the number of respondents. Eg 65% of respondents strongly agreed with affordable housing for local people, and this is 66 people.

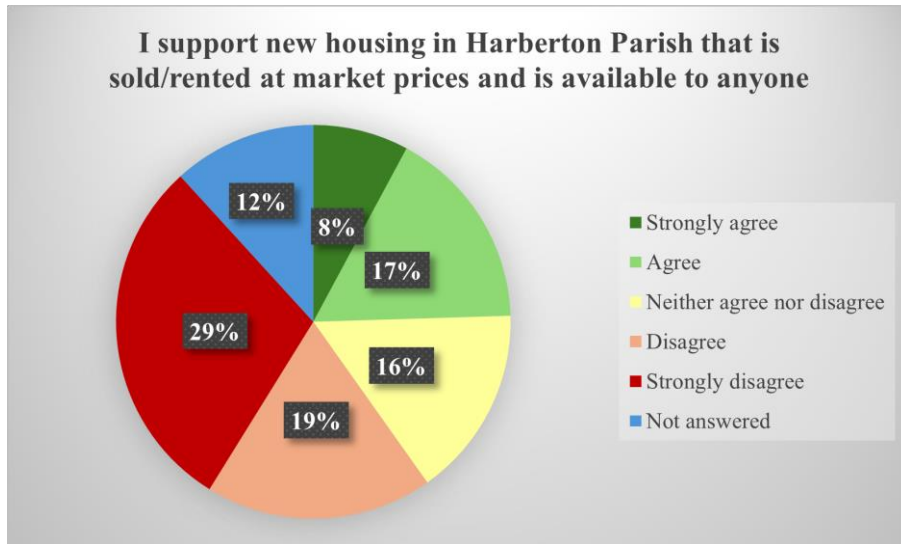
B. QUANTITATIVE RESPONSES

B1. Overarching views on new housing in the parish

Strong support for affordable housing for local people, but not for new market price housing...

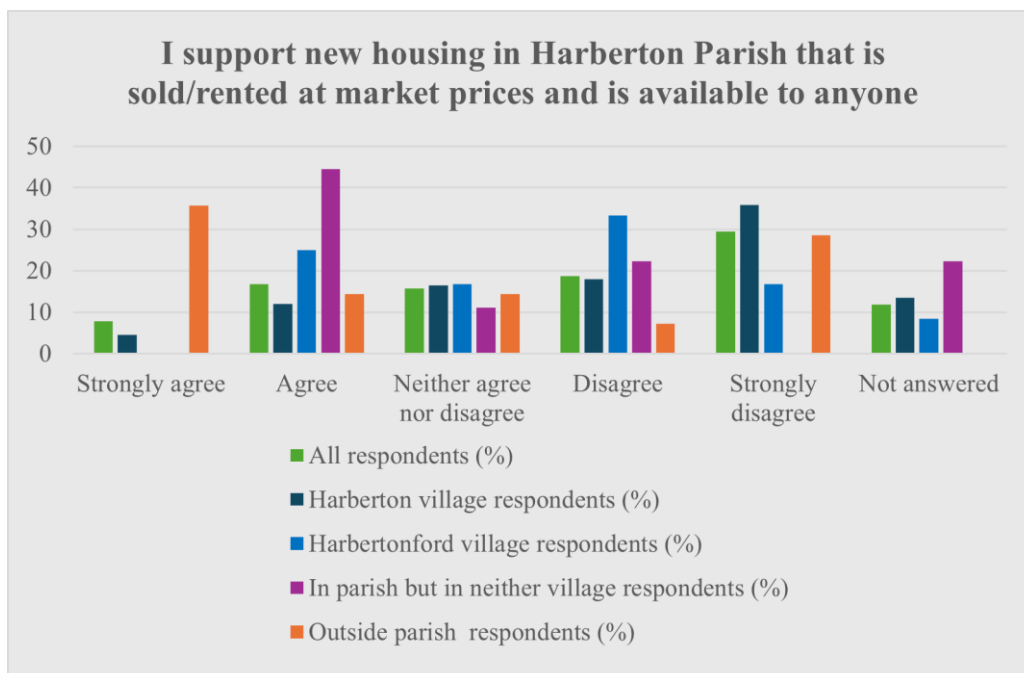


A clear message from the questionnaire, consistent with previous NP consultations, was that new housebuilding in the parish is only widely supported if it is for affordable dwellings. A large majority of respondents supported new affordable housing in the parish for local people (81% in favour, 65% strongly agree). There were majorities in favour of this across all respondent residence locations.

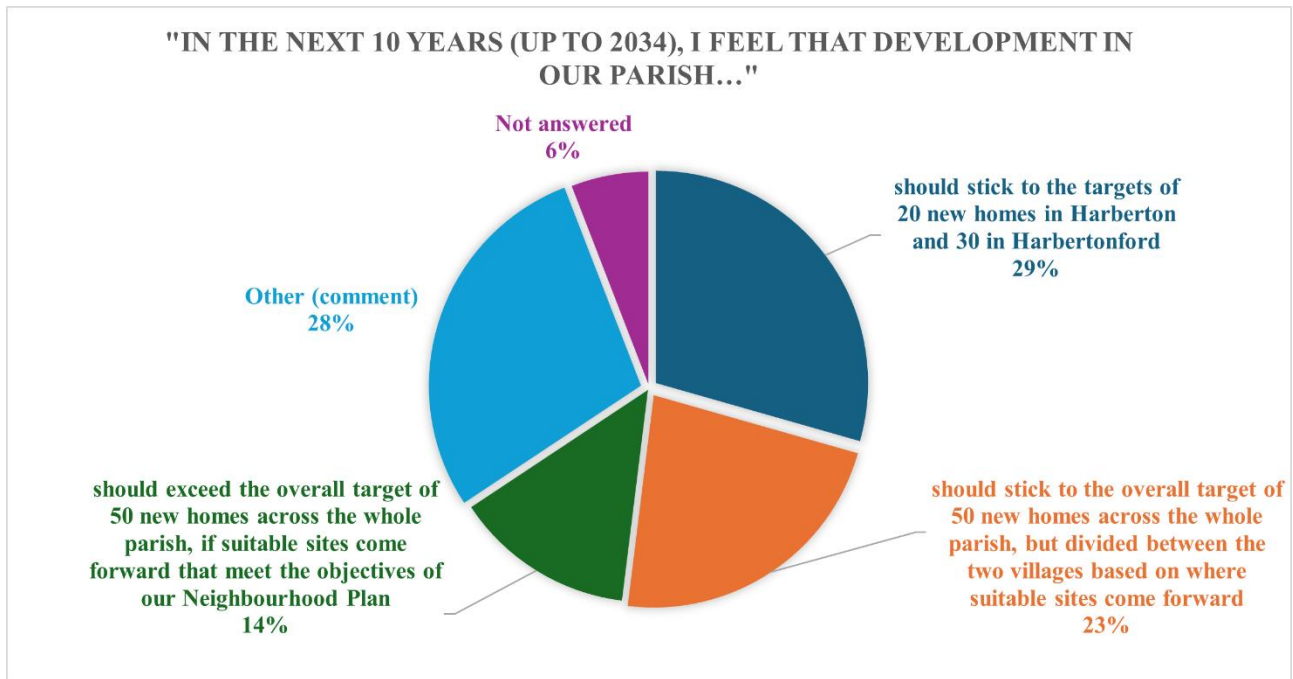


In contrast, the balance of opinion was against new market price housing in the parish (48% against, with 29% strongly disagreeing; versus 25% in favour).

Views on market price housing varied markedly according to respondent residence location: the balance of opinion for respondents living in either of the two villages was against, whereas it was in favour for non-village parish or out-of-parish residents. The balance of opinion against market housing was strongest among Harberton village residents (48% against, with 29% strongly disagreeing).



Overall support for the indicative targets of 20 new dwellings for Harberton, and targets of 20 and 30 for the two villages together...



Overall, a majority of respondents (52%) were against exceeding the indicative target of 20 and 30 for the two villages, and this was the predominant view across all respondent residence locations in the parish.

Looking at the division of this target between the two villages, 25 Harberton village residents (37% of those responding from Harberton village), and also 4 non-village parish residents (44% of the non-village parish resident group) chose the response option of retaining a target of 20 for Harberton village. A majority (58%, ie 7 respondents) of Harbertonford residents were in favour of new housing wherever land becomes available.

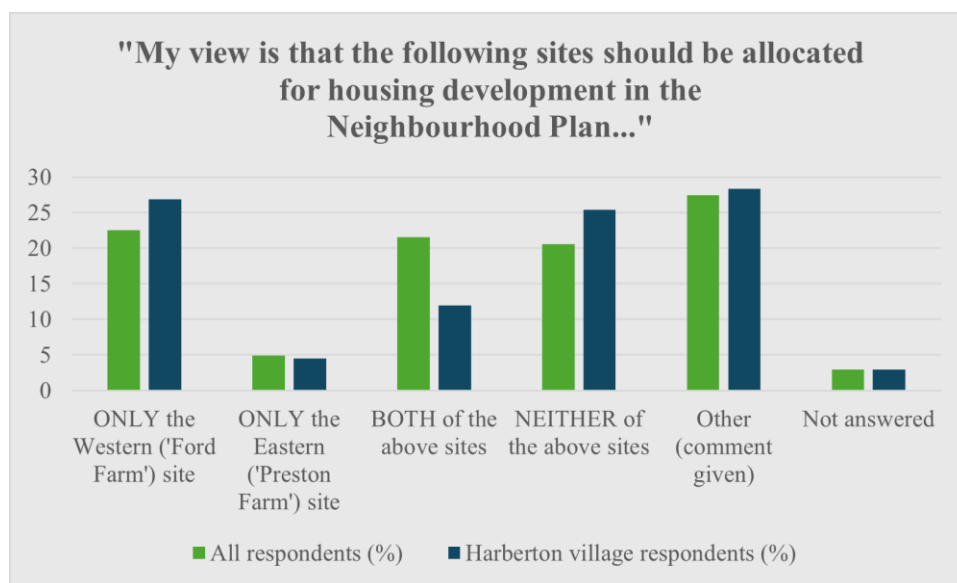
A relatively large number of respondents (29/28%) selected "other" in response to this question. Of these, a further 6 were in favour of retaining (or reducing) the target of 20 for Harberton village, whereas no-one suggested the target of 30 for Harbertonford should be exceeded.

8 respondents (of which 7 were Harberton village residents) suggested considering the Winsland House site for development, with 3 of these explicitly stating the belief that this would help to meet the parish housing targets.

B2. Allocation of specific development sites

Overall support for development of just one of the two allocatable sites, including among Harberton residents, with Western ('Ford Farm') as the clear favourite. Some support also expressed for allocation of the Winsland House site, apparently understood as an alternative to sites in Harberton village...

The consultation process presented two possible sites for housing development, the Western ('Ford Farm') site and the Eastern ('Preston Farm') Site. The questionnaire asked directly which site or sites, if any, should be allocated (Q17).



Among responses that selected one of these options, the overall balance of opinion was in favour of developing one site (27%), ahead of developing both sites (22%) and developing neither (21%). Of the two sites, far more respondents supported the only the Western ('Ford Farm') site (23%), than only the Eastern ('Preston Farm') site (5%). Adding together responses favouring both sites and those favouring the Western ('Ford Farm') site, 44% wanted the Western ('Ford Farm') site developed.

This same overall view tended to be held by Harberton village residents, but more strongly. Among Harberton village residents who selected one of the response options, 31% were in favour of just one site, compared with just 12% in favour of both, with the preference for the Western ('Ford Farm') site over the Eastern ('Preston Farm') site still clearly evident (27% versus 4%).

For respondents living outside Harberton village, the balance of opinion was more in favour of developing both sites.

For this question, a relatively large number of respondents (28%) declined to choose one of the options, and provided comments instead. Of these "other" responses, 5 implied a preference for the Western ('Ford Farm') site, but none for the Eastern ('Preston Farm') site. A further 4 implied a preference for developing one or other of the sites to some extent (not both or neither), without expressing a preference for which; but none clearly wanted to see both sites developed. Taken together, these "other" responses add weight to the balance of opinion that only one site should be developed, with a preference for the Western ('Ford Farm') site.

Nine "other" responses supported possible development of the Winsland House site, which, given the context of this question, was presumably understood as a viable alternative to development in Harberton village.

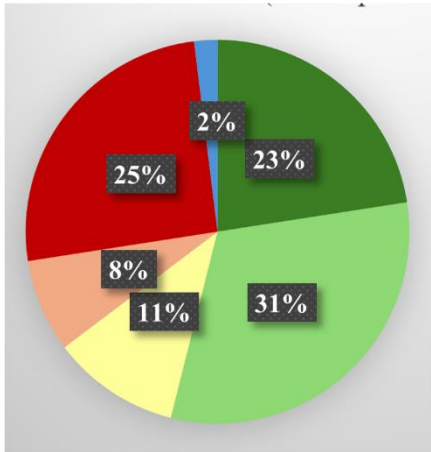
B3. Views on the Western ('Ford Farm') site

Overall balance of support for development - including among Harberton residents, especially if suitable conditions are met - though with a minority in strong disagreement.

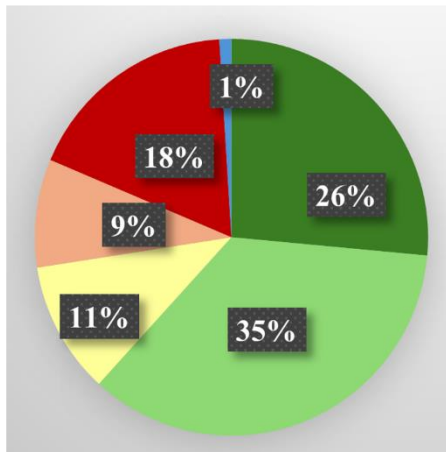
In response to questions specifically on the Western ('Ford Farm') site, there was clear overall support for development as proposed in the consultation. This was consistent with the above mentioned responses to the question on overall site allocation. A majority of respondents (55 respondents, or 54%) strongly agreed (23%) or agreed (31%) with development of the site in principle, against 34% who disagreed (8%) or strongly disagreed (26%). When respondents

imagined that all the conditions were met that they felt were important, support increased to 61% agreeing/strongly agreeing against 27% disagreeing/strongly disagreeing. The strength of feelings on these questions is perhaps evident from the relatively large proportion of respondents in strong agreement and, especially, strong disagreement.

How far do you support the proposal for development of the Western ('Ford Farm') site in principle?
(All respondents)

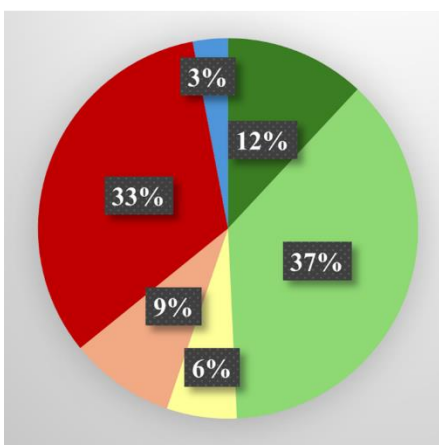


If all the conditions were met that you feel are important, how far would you then support this proposal?
(All respondents)

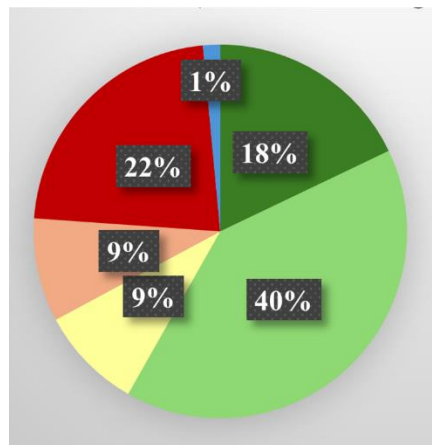


A breakdown of these responses according to where respondents live suggests that overall support for development of this site holds across all respondent residence locations. Of Harberton residents, 33 (49%) agreed/strongly agreed. While this is just short of an absolute majority, it is greater than the 28 (42%) disagreeing/strongly disagreeing.

How far do you support the proposal for development of the Western ('Ford Farm') site in principle?
(Harberton village residents)



If all the conditions were met that you feel are important, how far would you then support this proposal?
(Harberton village residents)



When assuming that all important conditions on the development are met, support among Harberton residents increased to an absolute majority (58%) agreed/strongly agreed, against 21% disagreeing/strongly disagreeing. (In a similar pattern to the responses from all residence locations, significantly more disagreed strongly (22%) than disagreed (9%).) The proportionate size of the majority in favour was greater for residents of Harbertonford (75% to 8%) and non-village parish locations (78% to 0%).

The conditions people felt were important, in rank order, were:

Overall ranking	Condition	% of respondents in favour	
		Western (Ford)	Eastern (Preston)
1	Reducing flood risk in Harberton village	93	95
2=	Protecting and enhancing the Harberton stream	91	89
2=	Maximising biodiversity around the site	91	89
3	Set aside land for nature and community	83	84
4	Footpath to village centre	78	78
5	Restrict height of buildings on higher ground	73	78
6	Protect views towards Harberton conservation area	70	72
7	Off road footpath towards A381 bus stop	69	72

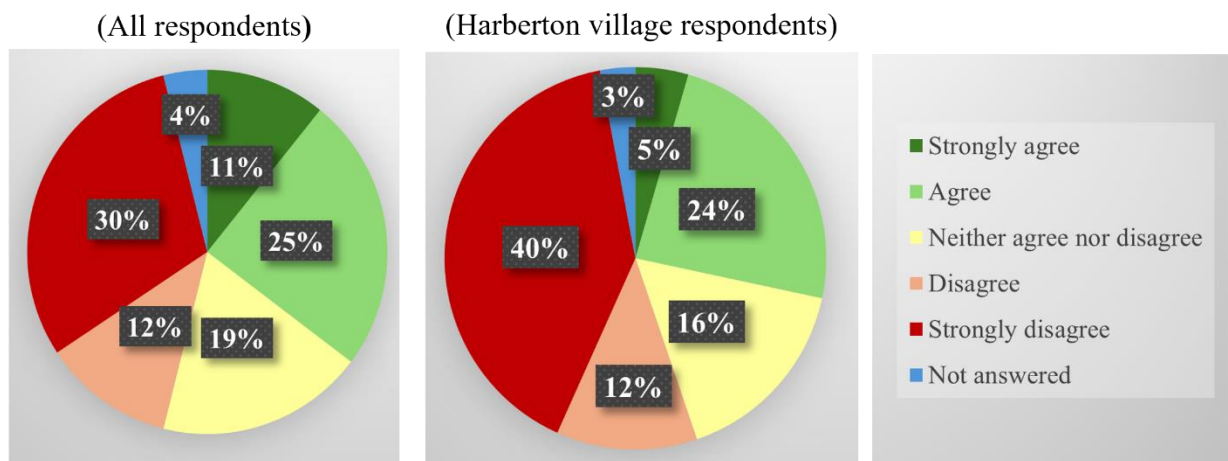
B4. Views on Eastern ('Preston Farm') site

Overall balance of opinion against development of this site, particularly among Harberton residents - even when suitable conditions are met.

Overall, the balance of opinion was clearly against development of the Eastern ('Preston Farm') site, with 46% against versus 27% in favour, and "disagree strongly" the most selected response option (36%). 60% of Harberton residents (40 respondents) were against, with 48% strongly disagreeing with developing the site. While the balance of opinion among Harbertonford residents was in favour of developing the site, their most selected response option was "neither agree nor disagree" (50%), and the number of them in favour was just 5. The response pattern among non-village parish residents was broadly similar to that of Harbertonford residents, and the balance of opinion among non-parish residents was broadly neutral.

Even when respondents imagined that all the conditions were met that they felt were important, the balance of opinion remained against development of this site (42% against versus 36% in favour), with "strongly disagree" still the most selected response option (30%); and an absolute majority of opinion among Harberton residents (52%) continued to oppose the site.

If all the conditions were met that you feel are important, how far would you then support the Eastern ('Preston Farm') site proposal?



As noted in the above table, the relative importance of possible conditions on development on this site was the same as for the Western ('Ford Farm') site, and qualitative comments on the site were also largely similar (see section below). Qualitative comments relating particularly to this site included the following areas:

- Concern that, since development on this site would in practice need to be additional to that on the Western ('Ford Farm') site, it would imply an excessive number of new dwellings in the village.
- Concerns that it could lead to further development to the north of the Harberton stream.
- Nature or community amenity land welcomed as part of the development, but concerns about how this would be managed.
- Footpath access to village centre and CLT site, welcomed.

C. QUALITATIVE DATA: MAIN COMMENTS AND CONCERNS

Need for affordable housing for local people reaffirmed, with benefit of encouraging socioeconomic sustainability and a younger demographic in Harberton village. Strong support for the allocatable sites as generally well located for development (though Winsland House site seen as an alternative by some). But serious concerns about flood risk and traffic/parking, with nature and environmental sustainability concerns also prominent.

Alongside multiple choice questions, the questionnaire provided several opportunities for respondents to express their views and ideas about the sites in their own words. The following offers a summary of these comments. (The numbers in brackets below gives a rough indication of the frequency with which the relevant point/topic was raised.¹)

- **Need for affordable housing for local people.** Consistent with the quantitative data, many respondents commented on the need for more housing, particularly affordable housing for local people (37), though some doubts were expressed about the true affordability of "affordable" housing. Some suggested maximising the proportion of affordable housing in any new development, or requiring 100% affordable or community-led housing. Some concerns were expressed about second homes or holiday lets in the parish, with a number of respondents (9) wanting a principal residence condition on new housing.
- **Need for socioeconomic sustainability and young families.** Many respondents felt that new housing development would benefit the socioeconomic sustainability of the village or the local economy. While some (6) feared it would overburden existing village facilities, more (18) believed it support them - eg the pub, bus service and farm shop, with some respondents hoping for a new shop in the village centre. Others saw development as an opportunity to bring greater vibrancy and a broader socioeconomic and demographic mix to the village, especially young families (18). For this reason, some respondents (6) wanted to see a mix of dwelling sizes or a predominance of smaller dwellings (eg 2-3 bedrooms).
- **Edge of village as suitable location.** Many comments (29) noted that the location of the sites, particularly the Western ('Ford Farm') site, was a suitable, even optimal, place for any new development in Harberton village, due to their position at the edge of the village and on the access road to the A381. However, some concerns (10) were raised about the number of dwellings planned on each site or the scale of the proposed developments in relation to the existing built area of the village. A few respondents raised concerns about the need for safe, visible vehicular access points.
- **Concerns about flooding.** Surface water flooding (30) and sewage infrastructure capacity (15) stood out as the most cited and most serious area of concern (and this was also reflected at the live consultation events). It was stated that existing infrastructure was already overstretched, including:
 - limited capacity, and vulnerability to blockage, of the drains and culverts on the Harberton stream between Meadow Close and the sewage works, creating flood risk to surrounding properties
 - limited capacity of the sewage works already creating regular overflows into the stream
 - limited capacity of the sewage infrastructure, eg for Meadow Close

¹ The summary covers all comments by all respondents, bringing them together by theme, irrespective of where in the questionnaire they appeared. These qualitative responses have been analysed in detail for the questions relating to the Western ('Ford Farm') site. The numbers in brackets reflects the frequency with which the relevant point/topic was raised in responses these questions. A similar frequency pattern is evident in responses to the Eastern ('Preston Farm') site, with many respondents simply referring or copying to their answers on the Western ('Ford Farm') site, and also in other parts of the questionnaire.

- surface water flows down Vicarage Ball from Luscombe Cross.

Doubts were expressed about the efficacy of envisaged measures to attenuate surface water flows at the sites (eg attenuation ponds, porous surfacing), especially about long term maintenance of the relevant on-site infrastructure.

- **Concerns about traffic and parking.** Increased traffic flows, congestion and road safety were also frequently cited concerns (21), in view of the narrowness of the local lanes and the lack of adequate sustainable transport alternatives to car use. Pressure on public parking space (11) was also highlighted as an issue. Again, these issues were also prominent in the live consultation events. Several respondents envisaged off-road footpath access to the village centre as a condition (6).
- **Concerns about landscape and nature.** Protection of the local landscape character and ecology was mentioned relatively frequently (16), with concerns were expressed about building on greenfield sites and conditions envisaged (6) requiring wildlife protection or retention of key natural features such as hedgerows.
- **Need for low carbon development.** Many respondents wanted any new housing to be low carbon and energy efficient (8), and/or envisaged conditions requiring this (11).
- **Questions and views about the Winsland House site.** As in the live consultation events, several respondents expressed lack of understanding about why this site had not been considered suitable for allocation, or thought that it should be allocated (9 responses to the question on site allocation (Q17)).
- Other topics mentioned included the need for good design of any new housing, suitable spacing and height (eg no more than two storeys) and the inclusion of gardens.