

CHAPTER	POLICY	OBJECTIVES
2 HOUSING	<p>Affordable housing</p> <ul style="list-style-type: none"> ● Proposals for affordable housing within the settlements of Harberton and Harbertonford are encouraged and will be supported, as long as they comply with other development plan policies. ● Proposals for affordable housing adjoining, or very near to, the existing edges of the settlements of Harberton and Harbertonford are encouraged and will be supported, including on sites that would not be released for housing in other circumstances, as long as they comply with other development plan policies. ● Affordable housing proposals brought forward by community groups (such as a Community Land Trust) that can demonstrate they have the backing of the community are particularly welcomed and encouraged. ● For all affordable homes, enforceable legal provisions should be put in place to ensure that they: <ul style="list-style-type: none"> ◦ remain affordable in perpetuity; and ◦ are occupied whenever possible occupied by people with a local connection, as defined by the SHDC Adopted Local Allocation Policy (2017)[xx awaiting response from SHDC Affordable Housing officer on local connection definition.] ● Proposals including affordable housing should provide dwellings for affordable or social rent wherever possible, and are expected to demonstrate engagement from an early stage with social landlords (e.g Housing Associations) and relevant community groups (e.g. a Community Land Trust), and with the Local Planning Authority, in pursuit of this possibility. Developments should, as far as possible, bring the mix of affordable housing tenures in parish closer to a ratio of 65% affordable/social rent to 35% ownership. [xxAwaiting comments from SHDC Affordable Housing officer] ● For affordable housing provided by means of discount market sales, the discount should be 50% or else the maximum compatible with scheme viability as assessed in accordance with the Joint Local Plan and its underlying evidence base. [xxAwaiting comments from SHDC Affordable Housing officer] ● Market price housing may only be included in proposals for affordable housing to the extent demonstrably necessary to attain viability, up to a maximum of 40% of units in the scheme. ● Where affordable dwellings form part of a proposal, the development should be designed and laid out so that open market and affordable homes are all of equally high quality design, and are suitably mixed in with one another. ● Proposals for self-build or custom-build housing on a single dwelling site adjoining, or very near to, an existing settlement will be welcomed in line with the provisions of JLP policy TTV27, providing that: <ul style="list-style-type: none"> ◦ a) the applicant demonstrates that <ul style="list-style-type: none"> ▪ (i) they intend to live in the dwelling as their principal residence; ▪ (ii) they require affordable housing and that their need cannot be met through affordable housing provided in any other way; and ▪ (iii) they and have a strong local connection and need to live within the settlement where the site is proposed; 	<p>Objective 1: Respond to parish targets while maximising the proportion of housing development in the parish that provides affordable homes for local people.</p> <p>Objective 2: Provide a suitably diverse housing mix for a socioeconomically sustainable community</p> <p>Objective 3: Ensure all new development protects and enhances our local landscape character, natural environment, heritage, and infrastructure</p>

and

- b) the site is well related to the built form of a settlement and has permanent and substantial buildings on at least one side, and will not result in development in an isolated location;
- d) the dwelling will remain affordable in perpetuity through a percentage reduction on market value agreed with the LPA;
- e) a restriction is put in place to ensure its occupancy as a principal residence in perpetuity;
- f) the site area, including any access arrangements, is no more than 0.1 ha.

Carbon negative exemplar development

- Low impact residential development as part of a regenerative use of land will be permitted where the proposal:
 - 1) is located adjoining, or well-related to a settlement or comprises an existing farm or the location can be justified in terms of the activity being undertaken and that travel patterns required for day to day needs can be met sustainably; and
 - 2) is demonstrably linked to a use of the land that will support a sustainable lifestyle for the development's occupants, be their principal residence and make a positive environmental and social contribution to the parish and the local area; and
 - 3) can demonstrate through a carbon statement a clear zero-carbon approach to both construction and operation and demonstrate self-sufficiency in energy, waste and water; and
 - 4) can demonstrate that all activities and structures on site will have a low impact in terms of the environment and use of resources. The need for new structures and buildings on the site is minimised and suitable redundant buildings are used before constructing any new buildings; and
 - 5) is tied directly to the land on which it is located and new buildings are designed to have a low impact on the land and be removable and the land restored to an acceptable use at the end of an agreed period of time, or when the regenerative or low impact use ceases; and
 - 6) leads to the environmental and biodiversity regeneration of the site through a binding action plan and is consistent with development plan policies on landscape character, heritage and biodiversity; and
 - 7) demonstrates a robust justification and improvement plan for the land use and sufficient land is available which can provide for the livelihood and substantially meet the needs of all residents on the site within a reasonable period of time and no more than 5 years from first occupation; and
 - 8) provides a trust or other bona fide mechanism for the management and running of the enterprise the selection of any future residents or activity; and
 - 9) demonstrates that the proposals will have no unacceptable adverse impacts upon residential amenity or other neighbouring uses.
- Where the above is satisfied, permission will first be granted for a temporary period of up to six years subject to the condition that one year prior to the end of that agreed period, taken from the developments first occupation, a Monitoring Report is submitted to the Authority reporting on how the requirements of the management plan agreed

by the Authority have been achieved. Following the grant of temporary permission, permanent permission will only be granted where the Authority is satisfied that the policy requirements have been and will continue to be met.

Allocation of sites for development

The following sites are allocated for new housing development, subject to the conditions stated for each site respectively.

xxComplete after July consultation event

Provision for people of all ages

- Development schemes that provide a range of dwelling sizes and types, with accessible, well-designed communal spaces, and would accommodate a mix of people of different generations and life stages, will be welcomed.
- Development schemes of more than 5 dwellings should include a suitable proportion of smaller dwellings (i.e. two bedrooms or fewer) in line with current evidence of housing need.
- At least 30% of dwellings on development schemes of five or more dwellings should meet national standards for accessibility and adaptability (Category M4(2)), and at least 4% of dwellings on schemes of 50 or more dwellings should meet national standard for wheelchair users (Category M4(3)). (This is a modest increase in the proportions required by JLP policy DEV 9).
- Sheltered housing and specialist accommodation for the elderly will be supported if it complies with all other policies in this NP, and if it offers priority for occupation to people with a local connection.

High quality design and ecological sustainability

Development proposals will only be supported if they demonstrate that they

- reinforce or enhance the established character of the relevant settlement and character area, and its landscape and heritage, as set out in the 2023 Parish Design Code; and
- have demonstrated that they have considered design principles in the Design Code to ensure that the construction and ongoing use of the site will:
 - increase net biodiversity and enhance ecological networks on and around the site as far as possible; and
 - minimise import and export of resources to the site and the local area; and
 - minimise net release of carbon from project construction and operation.

3 ENERGY	<p>Sustainable buildings</p> <p>1. All development in the parish should aim to generate net zero or negative carbon emissions over the lifespan of the development (taking account of both construction and use) as far as possible, without the use of carbon offsetting. Development proposals for new buildings, or alterations to existing buildings requiring planning permission (including extensions and refurbishments), will only be supported if their accompanying Climate Emergency Compliance Form demonstrates that they have:</p> <p>i) complied with JLP policy DEV32, using suitable metrics, in going beyond Building Regulations standards on embodied energy of building materials and on building operational energy consumption; and</p> <p>ii) used natural, reclaimed or recycled, and locally produced materials as far as possible; and</p> <p>iii) taken all reasonable steps to minimise energy use and maximise energy efficiency, going beyond building regulations and using a suitable standard, including through</p> <ul style="list-style-type: none"> ● Reusing and retrofitting buildings, instead of replacing them, wherever possible; ● Siting and orientation to optimise passive solar gain while managing risks of overheating; ● The use of high quality, thermally efficient building materials; and ● Installation of energy efficiency measures such as loft and wall insulation and double/triple glazing; <p>and</p> <p>iv) maximised the proportion of renewable energy generated on-site consistent with scheme viability, and with other policies in the development plan on environment, heritage and local amenity; and</p> <p>v) considered how to facilitate current or future use of renewable energy from off-site sources, for example by the provision of space for battery storage; and</p> <p>vi) maximised the deployment of heat pumps, or other low or zero carbon technologies for heating (including shared ground source heat pumps in developments of more than one dwelling), consistent with scheme viability, and with other policies in the development plan on environment, heritage and local amenity.</p> <p>2. Innovative approaches to the construction of low carbon homes which demonstrate sustainable use of resources and high energy efficiency levels will be encouraged. Examples would include, but would not be limited to, earth sheltered, rammed earth, or straw bale construction (see box below on an existing example in the parish).</p> <p>Renewable energy</p>	<p>Objective 1: Reduce energy costs and carbon emissions from our homes and other buildings</p> <p>Objective 2: Encourage appropriate renewable energy infrastructure that directly benefits our community</p>
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	<p>Proposals for non-commercial small scale renewable electricity installations to power individual buildings or small groups of buildings will be supported, as long as they are consistent with other policies in this NP including those on social amenities, landscape, nature and heritage.</p> <p>Proposals for other renewable and low carbon electricity generation facilities should be developed with substantial community involvement and support, and will only be supported if they:</p> <p>i) are wholly or partially owned by, and are controlled by, the community, or provide direct benefits to the community such as:</p> <ul style="list-style-type: none"> • financial surpluses which can be spent by the local community; • cheaper and more secure local energy supply for the local community; • enhancements to the local environment desired by the local community; <p>and</p> <p>ii) ensure that the potential harmful impacts on any of the following are appropriately avoided or mitigated, including by taking full account of the other relevant chapters of this NP:</p> <ul style="list-style-type: none"> • residential amenity (eg through noise, shadow flicker or overbearing visual impact). • safety on highways and footpaths • landscape character and nature, including by delivering a measurable biodiversity net gain • heritage • cumulative effect from concentrations of installations • site use after decommissioning at end of life 	
4 SOCIAL AMENITIES AND ECONOMY	<p>Community facilities</p> <p>Development that results in the loss of community facilities or services, or that results in any harm to their character, setting, accessibility, appearance, general quality and amenity value will only be permitted if they are replaced by facilities of equal or higher quality, economic viability and value to the community or it can be demonstrated they are no longer needed. This policy applies to following facilities, which have been identified as important to the vitality of the community, but is not restricted to these.</p> <ul style="list-style-type: none"> • Harberton Parish Hall • The Church House Inn in Harberton • Harberton cricket ground • St Andrew's Church and churchyard in Harberton • The Post Office and village shop in Harbertonford • Harberton playing fields (including the woodland on the West fringe of the playing fields site), playground and car park • Harbertonford Village Hall • Harbertonford playing fields 	<p>Objective 1: Preserve or improve social amenities in village centres</p> <p>Objective 2: Protect and enhance existing green spaces</p> <p>Objective 3: Support economic activity that provides employment or facilities for local people</p>

- Harbertonford playpark
- St Peter's Church and churchyard in Harbertonford
- Harbertonford school

Harbertonford Filling station

Development proposals for the site of Harbertonford filling station that support transition to a low carbon economy are encouraged. Any development proposals for the site should be based on appropriate consultation with the local community on any proposed reduction of community facilities, services and amenity value.

Local green spaces

The following green spaces are designated as Local Green Spaces in the meaning of NPPF 105 (see also map below):

- LGS1: St Peter's churchyard, Harbertonford
- LGS2: Ford Area in front of village shop, Harbertonford
- LGS3: Harbertonford playpark
- LGS4: Harbertonford playing fields
- LGS5: Harbertonford allotments
- LGS6: St Andrew's Churchyard, Harberton
- LGS7: Harberton playing fields
- LGS8: Harberton cricket ground
- LGS9: Harberton allotments
- LGS10: Triangular green by stream in Harberton village

Land to the north of Harbertonford School

Any development proposals for this land should demonstrate that consideration has been given to the potential need for school or community facilities on the site currently or in future, and should show evidence of consultation with the local community and key stakeholders including Harbertonford School and Devon County Council.

Local employment and facilities

Within the villages of Harberton and Harbertonford, improvements to and expansion of retail and leisure activities will be encouraged, including changes of use and additional uses of existing buildings and land.

	<p>The conversion of redundant agricultural buildings located outside the villages for small scale employment will be supported, provided it is demonstrated that the building has remained unused for at least two years</p> <p>This policy only applies to development proposals that are consistent with the other policies in the development plan, including those on:</p> <ul style="list-style-type: none"> ● protecting landscape, nature and heritage; ● energy, including energy efficient, ecologically sustainable buildings; and ● parking and provision of green and public transport infrastructure, including provision of EV charging and facilities to support walking and cycling. <p>Employment activities that significantly increase Heavy Goods Vehicles (HGV) traffic will not be supported.</p>	
5 ENVIROMENT	<p>Protecting the landscape</p> <p>All new development should give great weight to conserving and enhancing landscape character and scenic beauty, especially to the characteristics identified in the plan's parish profile, while allowing for landscape evolution that increases biodiversity, or mitigation of or adaption to climate change.</p> <p>Locally important views</p> <p>The quality of the following views should be safeguarded in any future development. Development should not be overly intrusive or prominent to the detriment of any of these view as a whole, or to landmarks within the view.</p> <p>V1 From Harberton's reservoir, panorama looking north towards Dartmoor</p> <p>V2 From Harberton's reservoir looking south towards Harberton</p> <p>V3 From Gill's Cross looking south towards Harberton's church</p> <p>V4 Multiple points along East Leigh road east and south across the Harbourne valley</p> <p>V5 South of Harberton, looking north east across the village</p> <p>V6 Dayne's Farm cafe terrace looking west</p> <p>V7 Looking south across Harbertonford from the school</p> <p>V8 Harbertonford's Bow Road and distant tree scapes</p> <p>V9 Harbertonford's football pitch looking west and east</p> <p>V10 Luscombe Cross panorama looking north west</p> <p>V11 Looking east towards Washbourne from the A381 south of Harbertonford</p> <p>V12 Harberton's cricket pitch panorama, looking north to Dartmoor and westward generally</p> <p>V13 Looking northeast across Harbertonford</p> <p>V14 Multiple views of both churches - see map</p>	<p>Objective 1: Protect the local landscape</p> <p>Objective 2: Protect locally important views</p> <p>Objective 3: Protect wildlife and increase biodiversity</p> <p>Objective 4: Increase public access to nature</p> <p>Objective 6: Increase local, sustainable food production</p> <p>Objective 7: Reduce light pollution</p>

Protecting wildlife and increase biodiversity

i) Development proposals that include significant provision of land reserved for wildlife and biodiversity, or publicly accessible land that supports wildlife and biodiversity, will be supported, provided they comply with other policies in the development plan.

ii) Development proposals should demonstrate how they support, and where possible enhance, ecological networks within the parish in their delivery of biodiversity net gain. Proposals should take all reasonable opportunities to retain, enhance and link semi-natural habitats on-site.

iii) Development proposals will be strongly resisted where they are on, or are likely to have a harmful impact on, statutory or non-statutory designated sites; or on non-designated areas which contain significant areas of semi-natural habitat (including small areas that are linked in an ecological network).

iv) The cumulative impact of small developments on biodiversity in particular locations or ecological networks should be considered, especially in proximity to any of the designated or non-designated sites of listed in this NP.

v) In weighing the wider benefits of any development against losses to nature and biodiversity, great weight will be given to harmful impacts on biodiversity, based on the express wishes of the community. Where development proposals involve potential harm to nature as well as countervailing benefits, this policy will shift the balance of decisions further in favour of protecting and enhancing wildlife and biodiversity than would otherwise be the case.

Public access to nature

Development proposals should take all reasonable opportunities related to the development for improving public access to, and the enjoyment of, the countryside, including through extending the existing network of public and permissive footpaths, especially new paths that link settlements to each other and to bus stops.

Local sustainable food production

i) Development proposals that include provision for on-site food growing, whether by residents of the development or the wider community, will be encouraged, especially when this is well integrated with the rest of the development and the ecology of the surrounding environment.

	<p>ii) Development proposals which would result in a reduction of allotment provision in the parish will be strongly resisted. Development which results in existing allotment sites in Harberton and Harbertonford being used for any other purpose, or which reduces their appropriateness for use allotments, will be strongly resisted, unless alternative provision of demonstrably equivalent suitability and size is delivered.</p> <p>iii) Development proposals that support the production of food within the parish through ecologically sustainable land management practices such as organic farming will be supported, especially where the food produced is intended for local distribution, provided they comply with other relevant policies in this NP.</p> <p>Light pollution Development proposals should include a lighting strategy, proportionate to the scale of the development, which minimises the impact of light spill to the surrounding area, based on the latest guidance issued by the Institution of Lighting Professionals.</p> <ul style="list-style-type: none"> Proposals should avoid the use of glass in walls and roofs where resulting light spill will have a detrimental impact on wildlife, the environment and the amenity value of dark night skies. Security lighting, outside lighting, and floodlighting should be designed to minimize their impact on the night sky, including through the use of timers and motion sensors wherever possible, with lighting deflected downwards and switched off after midnight. 	
6 HERITAGE	<p>Where planning consent is required for alterations and repairs to buildings with heritage significance, proposals should demonstrate consistency with the Parish Design Code, particularly in relation to the use of traditional materials and techniques, unless application of the Code is shown to be unfeasible.</p> <p>Ecological sustainability in heritage assets</p> <p>Sensitive retrofitting of energy efficiency measures and appropriate use of renewables in historic buildings, including the retrofitting of listed buildings, buildings of solid wall or traditional construction and buildings within conservation areas, will be supported as far as possible within the limits of development plan policies to safeguard heritage significance. In making balanced judgements weighing harm to the heritage significance against countervailing benefits, energy efficiency and reduction of carbon emissions will be regarded in this parish as a very important public benefit, to be given great weight.</p>	<p>Objective 1: Increase understanding and recognition of our heritage assets</p> <p>Objective 2: Encourage the use of traditional materials in character with the local area</p> <p>Objective 3: Encourage ecological sustainability in heritage assets</p>

7 SUSTAINABLE TRANSPORT	<ul style="list-style-type: none"> • Sustainable transport • Electric vehicle infrastructure • Parking 	<p>Objective 1: Ensure development supports sustainable transport</p> <p>Objective 2: Improve pavements, safe crossings and bus stops on the A381</p> <p>Objective 3: Develop electric vehicle charging infrastructure</p>
Flooding	<ul style="list-style-type: none"> • Reduce flood risk 	<p>1.Ensure land management minimises flood risk to our villages, including through Natural Flood Management approaches.</p> <p>2.Upgrade flood management infrastructure as necessary.</p> <p>3.Ensure flood management infrastructure is properly maintained.</p> <p>4.Ensure new development avoids increasing flood risk, and where possible reduces it.</p>

		5.Develop a community flood response strategy
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