

HARBERTON PARISH NEIGHBOURHOOD PLAN

DRAFT NOVEMBER 2025

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FOREWORD

The Harberton Parish Neighbourhood Plan aims to deliver the local community's needs and aspirations. In doing this we hope that it will make the Parish an even more attractive place in which to live and work.

Every effort has been made to ensure that it reflects the views of the community regardless of whether you live in Harberton, Harbertonford or some of our smaller hamlets within the Parish.

It has not been an easy task, requiring as it has, many hours of work all done by volunteers. The Parish Council is grateful to all who have been involved in this task.

We hope that you will agree that it sets out the right vision for our community and balances sympathetically the competing interests within our Parish, in the county of Devon and nationally.

Once this Plan receives final approval we hope that everyone will use it to help our community realise its hopes and aspirations as articulated in this Plan.

Signed
Chairman of the PC

Signed
Chairman of the NPSG

Date????

1. INTRODUCTION

What is a Neighbourhood Plan?

The Harberton Parish Neighbourhood Plan sets out a shared vision for the future of our Parish — a vision shaped by the people who live and work here. It provides a framework to guide sustainable development, protect our distinctive rural character, and ensure that Harberton and Harbertonford villages continue to thrive as vibrant, inclusive communities for generations to come.

Harberton Parish, which includes the villages of Harberton and Harbertonford and the surrounding countryside, lies within the South Hams area of South Devon. (See [Parish map](#) below). It is a parish rich in history, landscape, and community spirit. Our villages are defined by their heritage buildings, winding lanes, green spaces, and strong sense of identity — qualities that residents have identified as essential to preserve as the Parish evolves.

Why do we need a Neighbourhood Plan?

Neighbourhood Plans were introduced by the Localism Act 2011, giving communities new powers to shape development in their local areas. Once adopted, this Plan will form part of the statutory development framework for South Hams District, meaning that planning decisions within the parish must take the policies within this Plan into account. However, the Plan must align with the Plymouth and SW Devon Joint Local Plan (JLP).

The Plan also helps empower our local community to identify and deliver its own initiatives and projects, a number of which have been identified and are outlined in [Appendix XX](#)

How long will the Plan last?

The Plan shares the same time horizon as the JLP which runs until 2034.

Who prepared this plan?

This Neighbourhood Plan has been prepared by the Harberton Parish Neighbourhood Plan Steering Group, working on behalf of the Parish Council and with the active involvement of residents, local organisations, and businesses. It is based on extensive consultation, surveys and evidence gathering, reflecting the community's priorities on key issues such as housing, the environment, transport, employment, heritage, and community facilities.

Overarching Aim of this Plan

Our aim is not to prevent change, but to ensure that change happens in ways that respect the distinctive character of the Parish, support local needs, and enhance the quality of life for everyone who lives and works here. The policies and proposals within this Plan represent a locally driven response to national and district planning policy — one that seeks to protect what we value most, while planning positively for a sustainable future.

What stage has the Plan reached?

Significant consultation with the community has been undertaken since the very start. The NP's Consultation Statement, published alongside this Plan, gives details of the consultations that have taken place so far. Once the Plan has been approved by the PC, it will then go through a rigorous review by an independent examiner to ensure that it conforms to local and national planning policies before a Parish wide referendum will be held. Once that has taken place the Plan will be sent to SHDC for final scrutiny and adoption. **Awaiting advice from SHDC to confirm correct process**

How will the Plan's effectiveness be monitored?

A simple Monitoring Framework for the PC to follow is contained in **Appendix XXX**. Each year at the Parish AGM, the PC will report on what the PC has done when set against the Plan. In addition, the Parish Council will review the Plan every five years.

How is this Plan set out?

The plan is laid out in 9 easy to read substantive chapters-

- Parish Profile
- Housing,
- Flooding,
- Environment,
- Energy Provision & Carbon Emissions,
- Business & Economy,
- Heritage & Social Amenity,
- Transport & Communications,
- Implementation & Monitoring.

Within each chapter (other than the Parish Profile) objectives and policies are set out that have been informed by the various consultations **(see Appendix XXX)**. In addition, a series of Appendices have been added at the end of the Plan to give greater detail on specific issues or desired activities. This we believe will help readers quickly identify the issues that they are most interested in.

Is there a vision for our community?

The result of all this work has led, we believe, to a collective vision which can best be explained in this way:-

Harberton Parish will remain a thriving, welcoming, and sustainable rural community that values its heritage, protects its beautiful environment, and supports the well-being of everyone who lives and works here.

We will embrace change that meets local needs, strengthens community life, and respects the character of our villages and countryside. Harberton and Harbertonford will continue to evolve as distinct but connected settlements, each retaining its own identity while

sharing in a common purpose: to ensure a vibrant future rooted in the qualities that make this Parish special.

Map of Parish and views of villages and countryside needed to be embedded to bring text alive

2. PARISH PROFILE

1. Introduction

Harberton Parish lies in the South Hams District of Devon, about 2 miles southwest of Totnes. It includes the two main villages of Harberton and Harbertonford, along with small hamlets and farms. The parish covers around 1,300 hectares of rolling countryside, much of which lies within or adjacent to the South Devon National Landscape (former Area of Outstanding Natural Beauty (AONB)).

2. History & Character

Harberton has Saxon origins and retains its historic form centred around the 12th Century Church of St Andrew's and adjacent to it the village pub, The Church House Inn. Harbertonford developed later along the River Harbourne, once home to mills and cloth production and now the main service centre for the parish. Both villages feature traditional stone buildings, narrow lanes, and strong rural character.

3. Population and Demographics

The parish has around 1,285 residents (2021 Census) in about 550 households. It has a stable population with a higher proportion of older residents and fewer young adults, reflecting limited local housing and employment opportunities. Community spirit is strong, supported by active local volunteer groups and events.

4. Economy and Employment

Employment is mainly in agriculture, small businesses, and self-employment. Commuting to Totnes and beyond is necessary for regular employment and better salaries. Improved broadband supports remote working, but transport and infrastructure remain constraints. Tourism and the local landscape significantly contribute to the economy.

5. Housing and Development

Housing ranges from historic cottages to modern infill. Affordability is a key issue, with high prices compared to local incomes. Future development will need to meet local housing needs while protecting the historic and rural character of both villages and the rural environment.

6. Community Facilities and Services

Harbertonford hosts key community services including a primary school, community shop/post office, village hall and petrol station with a late night shop. Harberton has a village hall, The Church House Inn and St Andrew's Church. Residents rely on Totnes three miles away for secondary education, health, and retail services.

6. Environment and Landscape

The Parish has a unique and treasured landscape which includes pasture, fields, hedgerows, woodlands, and the River Harbourne valley. Parts of the Parish lie within the AONB and both villages have large Conservation Areas. Flood risk, biodiversity loss, and climate resilience are important local concerns.

7. Transport and Connectivity

The A381 passes through Harbertonford, linking Totnes and Kingsbridge. Harberton is reached via very narrow lanes. Public transport is limited so residents are forced to rely on cars. Totnes railway station is 3 miles away. Improved walking, cycling, and public transport options are community priorities.

8. Summary of Key Issues for the Parish

- Protecting rural character and heritage
- Supporting affordable and sustainable housing
- Enhancing biodiversity and landscape quality
- Reducing flood risk and tackling climate change
- Improving digital and transport connectivity
- Sustaining community facilities and services

Many pictures needed for this chapter

3. HOUSING

INTRODUCTION

This chapter sets out the community's aspirations, objectives, and policies for housing within Harberton Parish, which includes the villages of Harberton and Harbertonford and the surrounding rural area. Housing is a central theme of the Neighbourhood Plan, reflecting the community's desire to provide for local needs while preserving the distinctive character and rural setting of the Parish. This has been challenging due to the topographical nature of the Parish.

Through local consultation and following advice from independent experts (AECOM) commissioned by the Parish Council (PC), residents have expressed strong support for small-scale, well-designed housing that meets the needs of local people particularly young families, older residents wishing to downsize and those working locally. There is also a clear desire to ensure that any new larger scale development (over 10 dwellings) conforms to the government requirement that at least 30% be affordable as long as any development integrates sensitively into the historic landscape, supports community cohesion, and promotes sustainable living.

CONTEXT

PARISH OVERVIEW

Harberton Parish is a rural parish in the South Hams, encompassing two main settlements, Harberton and Harbertonford, along with scattered hamlets and farmsteads. The parish lies within attractive rolling countryside, characterised by traditional Devon lanes, stone buildings, and a strong sense of place.

Harberton is a small, historic village with a medieval core and many listed buildings. It is designated as a Conservation Area with a Grade 1 listed church, a Grade 2 listed pub and various dwellings, village hall, cricket ground/club, village allotments and playing field. Harbertonford, is larger and more linear in form, developed along the A381 and the River Harbourne. It serves as a local centre for the Parish with a primary school, Post Office & community owned shop, church, village hall, recreation ground and village allotments.

The 2021 Census recorded approximately [insert accurate number if known, e.g. 1,600] residents and [insert housing stock figure if available, e.g. XXX dwellings] per village respectively. The population is slightly older than the national average, and local house

prices are significantly above the regional average, creating affordability challenges for younger households.

SHDC Housing Density is in the region of 30 dwellings per hectare in built up areas and newer developments. Housing density in Harberton and Harbertonford is between 20-22 per hectare.

EVIDENCE AND ISSUES

HOUSING NEED

The 2019 Joint Local Plan (JLP) for South Hams has identified Harberton and Harbertonford as “sustainable villages” around which housing development should be focused. By 2034 it has set an “indicative target” of 20 new homes in Harberton and 30 new homes in Harbertonford.

In addition, evidence from the South Hams Joint Local Plan (JLP), the Devon Home Choice Register, and local housing surveys indicates a pressing need for affordable and smaller homes for local people. Key points include:-

- Limited availability of housing within reach of local incomes
- High proportion of detached and larger homes, with relatively few smaller properties suitable for first-time buyers or downsizers.
- Significant unmet demand for affordable rented housing and shared ownership options.
- A modest but ongoing need for housing for older residents, including accessible or adaptable homes.

LOCAL CHARACTER AND CONSTRAINTS

The capacity for new housing is significantly constrained by environmental and infrastructure factors:

- **Topography and flooding:** Harbertonford and Harberton both have significant flood risk zones along the River Harbourne, limiting suitable land for development. (see chapter on Flooding)

- **Heritage and landscape:** Harberton's Conservation Area and the wider landscape setting require careful design and siting of any new housing in order not to destroy the unique presentation of the village.
- **Infrastructure:** Limited road capacity, parking pressures, and lack of mains drainage in parts of the parish restrict even modest development (see chapter on Environment and Flooding).
- **Sustainability:** Residents have voiced concern about the impact of overdevelopment on rural character, dark skies, and biodiversity.

Transport Links: Harbertonford benefits from relatively good bus links due to being on the A381. However, Harberton has only one bus per day in and out. This makes any increase in the population dependent upon cars and thus associated traffic problems.

COMMUNITY CONSULTATION & FINDINGS

Consultation regarding allocation of sites and the potential for housing development (See Appendix XXX 2022, 2024 & 2025 Consultations) revealed clear themes:

- Support for incremental, small-scale growth within or adjoining existing settlements.
- Strong preference for genuinely affordable housing for local residents
- Desire for design that reflected local vernacular which contributed positively to village character.
- Concern about speculative or large developments that would overwhelm infrastructure or alter the parish's character.
- Support for energy-efficient and sustainable homes.

IDENTIFICATION OF SUITABLE SITES

In 2022 landowners were invited to put forward land for allocation for housing development within the Parish. This was then passed to independent consultants (AECOM) to review and rate for suitability. In 2024 there was a Parish wide consultation following receipt of AECOM's initial report and a questionnaire provided for parishioners to express their views (see Appendix XXX). In 2025 the consultants were asked to review their initial findings. As a result of this, a further Public Consultation took place in October 2025. (For results see Appendix XXX or add brief summary????)

The outcome of this process is that no land within the JLP definition of “sustainable villages” has been identified as suitable for development. Only 2 sites, (both in Harberton,) were identified as “potentially” suitable for allocation. Ford Farm (Meadow Close), and Preston Farm Field were both rated amber. Neither were accepted for allocation by Parishioners in either the 2024 or 2025 Public Consultations and therefore they have not been allocated within this NP.

A site that was put forward for allocation, (Winsland House Farm,) was deemed as inadmissible despite being within the Parish. AECOM considered that part of the site was potentially suitable for development but acknowledged that it was in conflict with the JLP requirement of being within or adjacent to a “sustainable village”. Despite this, during the 2024 public consultation significant support for Winsland House Farm to be allocated in the Neighbourhood Plan was voiced and has continued to be voiced. Advice has been sought and whilst this land has not been formally allocated in this Neighbourhood Plan the Parish Council, in expressing the wishes of the Parish, would look favourably on any planning application.

It may be that when the “indicative” housing targets were originally set under the JLP that an understanding of the Parish’s limitations for development had not been fully appreciated. The following summary from the AECOM report puts into context why therefore it has not been possible to meet the Parish’s indicative housing targets within this Neighbourhood Plan.

“It is clear, however, from the assessment findings, that while a large number of sites have been identified in the Neighbourhood Area, the majority of these are either in remote locations which are unsuitable for allocation due to conflict with national planning policy, or sites which would form an extension to Totnes and would be incompatible with the Local Plan strategy of directing development to the most sustainable locations and reinforcing and protecting existing settlement patterns. The limited number of sites on the edge of Harberton or Harbertonford are mostly unsuitable for development due to site specific constraints such as access, landscape impacts or flood risk, and the remaining sites that have been identified as ‘potentially suitable’ have significant constraints where development may be possible if constraints are resolved or mitigated but are marginal in terms of suitability” Harberton Parish Neighbourhood Plan Site Assessment revised report AECOM April 2025.

It is very difficult therefore to see how the indicative JLP targets can be met under these circumstances. Nonetheless it is clear from the various Consultations that the Parish would support development in accordance with the policies set out in this Plan should new sites come forward.

SEA – waiting for SHDC to advise if still needed.

NB – PSTW – check that we are saying EA has said.

OBJECTIVES

The housing objectives for Harberton Parish are:

HO1. To meet the needs of local people by supporting a mix of housing types and tenures, with an emphasis on affordability.

HO2. To ensure new housing development is small-scale, well-designed, and respects the character and setting of the parish's settlements.

HO3. To promote sustainable, energy-efficient, and climate-resilient homes.

HO4. To support opportunities for self-build, community-led, and rural exception housing that meets identified local need.

HO5. To maintain the vitality of Harberton and Harbertonford as living communities.

POLICIES

POLICY HP1: LOCATION AND SCALE OF HOUSING DEVELOPMENT

New housing development will be supported where it:

1. lies within or immediately adjoining the built-up areas of Harberton or Harbertonford as per the requirement within the JLP “sustainable village”;
2. Is proportionate in scale to the existing settlement;
3. demonstrates that it will not adversely affect the character, landscape setting, or heritage of the parish;
4. Is consistent with the spatial strategy of the South Hams JLP
5. does not increase the possibility of localised flooding
6. conforms to EA & government regulations regarding development on flood plains
7. provides for adequate and appropriate foul water drainage in accordance with national and regional policy/guidelines

Isolated new dwellings in the countryside will not be supported unless they meet the criteria set out in national planning policy (eg agricultural, forestry, or rural exception housing – see HP6 herein).

POLICY HP2: AFFORDABLE AND LOCAL-NEEDS HOUSING

At least 30% of dwellings (or government target whichever is the greater) on eligible sites must be affordable, and at the very minimum must be consistent with government and JLP policies.

Support will be given to schemes that:

- 1) Provide affordable homes for people with a strong local connection to Harberton Parish;
- 2) Offer a mix of tenures, including affordable rent, shared ownership, and self-build plots; and
- 3) Are delivered through community-led or rural exception models see HP6 below.

POLICY HP3: HOUSING DENSITY, MIX, TYPE

1. No development less than 20 dwellings per hectare nor greater than 30 will be supported as per SHDC average housing density.
2. Housing developments must provide a balanced mix of dwelling sizes, focusing on smaller homes (1–3 bedrooms) suitable for first-time buyers, young families, and older residents wishing to downsize.
3. Developments of more than 5 dwellings must be accompanied by a housing mix statement demonstrating how the proposal meets Parish needs as identified in this Neighbourhood Plan.

POLICY HP4: DESIGN AND CHARACTER

All new housing must (can we say “must?”):

1. Reflect the distinctive character and materials of the Parish, including the use of natural stone, slate, and traditional building forms;
2. Maintain the scale, form, and rooflines of surrounding dwellings;

3. Incorporate high-quality landscaping, boundary treatments, and green infrastructure; (don't know what this means??)
4. Minimise light pollution to preserve the Parish's "dark skies" national categorisation
5. Avoid interrupting existing sight lines to historic buildings and natural landscape views.
6. meet the standards of Building for a Healthy Life and Devon County Design Guide principles Needs ref footnote.

Any development which does not accord to the majority of the above must show need which outweighs those requirements listed above .

POLICY H5: SUSTAINABLE AND LOW-CARBON HOMES

Development proposals will be supported where they:

1. achieve high energy efficiency standards (at least equivalent to Building Regulations Part L 2025 or above – needs ref footnote);
2. incorporate renewable energy generation (eg solar panels, heat pumps etc);
3. use sustainable materials (definition???)
4. promotes water efficiency
5. provides electric vehicle charging points.

POLICY HP6: RURAL EXCEPTION¹ AND COMMUNITY-LED HOUSING

Small-scale rural exception sites will be supported where they:

¹ A rural exception site is a small, specially designated plot of land on the edge of a rural settlement used exclusively for affordable housing for local people who have a connection to the area. These sites are typically located outside of what is defined as the main settlement area and are approved for development even though they wouldn't normally be allowed under standard planning policies. The purpose is to address local housing needs, keep communities sustainable, and allow people to remain in or return to their communities.

1. deliver genuinely affordable homes for local people
2. assist in meeting identified local housing need;
3. are adjacent to an existing settlement;
4. Are developed in partnership with a Registered Provider, community land trust, or similar body.
5. In accordance with HP4 & 5 above

SUMMARY

Harberton Parish seeks a balanced approach to housing enabling growth that meets local needs, supports the vitality of both villages whilst protecting the Parish's rural and historic character. The Neighbourhood Plan provides a framework for housing that is affordable, appropriate, and sustainable, ensuring that the Parish remains a thriving community for generations to come.

4. FLOODING

INTRODUCTION

Flood risk is a major concern for both Harberton and Harbertonford. The villages sit within the catchment of the River Harbourne and its tributaries, are increasingly vulnerable to both river and surface water flooding. Management of flood risk along their courses has long been a concern and consideration in the Parish. This was highlighted by a major flooding incident in Harberton and to a lesser extent Harbertonford in September 2023. Climate change is expected to increase the frequency and severity of extreme rainfall events, raising the risks to homes, businesses, roads and community facilities particularly within the villages where development is adjacent to established water courses.

The purpose of this chapter is to ensure that future development does not increase flood risk and hopefully will reduce it. Any development must avoid inappropriate locations and contribute to the long-term resilience of the Parish.

CONTEXT

- **Harbertonford** has a long history of flooding, with repeated incidents affecting residential and commercial properties, particularly along the A381 near the River Harbourne.
- **Harberton** has also suffered from increased flooding of homes and businesses over the past 30+ years, highlighted by flooding on an unprecedented scale and impact in September 2023 affecting 23 of the approximately 120 dwellings, resulting in significant personal and financial harm to affected residents. (See DCC report on 2023 Flooding – reference?)
- **Surface water flooding** regularly occurs during intense rainfall, when drains and watercourses are overwhelmed usually due to lack of appropriate maintenance.
- **National policy** (NPPF, 2023) requires that development avoids Flood Zone 3 wherever possible, applies a sequential approach to site selection (not sure what this means), and includes site-specific flood risk assessments.
- **Local policy** (South Hams Local Plan and Joint Local Plan – ref???) supports measures to manage flood risk and promote natural solutions.
- **Devon County Council** is the Lead Local Flood Authority (LLFA) responsible for surface water management, while the **Environment Agency** has responsibility for national rivers.

OBJECTIVES

- Ensure that new development avoids areas of high and increasing flood risk and, where possible, reduces it.
- Support sustainable drainage systems (SuDS) to manage surface water.
- Encourage natural flood management measures to slow and store water in the wider catchment.
- Upgrade existing flood management infrastructure and ensure regular and appropriate maintenance is carried out by DCC/Highways/EA.
- Protect existing watercourses, floodplains, and natural habitats that play an important role in flood mitigation.
- Increase community resilience through emergency planning directory.

POLICIES

POLICY FL1 – DEVELOPMENT AND FLOOD RISK

Development proposals must demonstrate that:

- They are located in areas with the lowest or minimal risk of flooding and demonstrate that their impact on the existing foul and surface water system has been assessed such that they will not cause adverse downstream impacts from discharge into local watercourses and neighbouring properties.
- A site-specific Flood Risk Assessment (FRA) must be submitted where development within Flood Zones 2 or 3 is proposed. This must identify historic flooding incidents, their causes and how development or land usage will avoid contributing to a repeat of similar incidents.
- Development does not increase flood risk elsewhere, either through loss of floodplain storage or increased surface water run-off.
- Alternative safe access and egress can be provided in times of flooding.
- Complete the Parish Council's emergency flood response directory,
- SSW and the EA confirm that the existing sewage system can handle additional flows during times of excessive water
- They are fully in accordance with EQ/Gvt PP (See Chapter 1 – Housing)

POLICY FL2 – SUSTAINABLE DRAINAGE SYSTEMS (SuDS)

All new development should incorporate sustainable drainage measures that mimic natural processes and reduce surface water run-off. Proposals will be supported where they:

- Include nature-based solutions, and features such as swales, ponds, permeable paving, rain gardens, or green roofs.
- Provide multiple benefits, such as biodiversity gain, water quality improvement, and public amenity.
- Are designed to be maintainable over the long term, with clear, viable management arrangements in place without increasing the financial burden on residents
- Do not interfere with existing SuDs systems in particular fallow land adjacent to water courses (see FL3 below)

POLICY FL3 – NATURAL FLOOD MANAGEMENT

The Parish Council will support proposals that contribute to natural flood management in the wider catchment, including:

- Woodland creation, hedgerow planting, and soil management measures that slow overland flow.
- River restoration and wetland creation to store floodwater.
- Partnership projects with landowners, the Environment Agency, and local community groups.

POLICY FL4 – RESILIENCE AND ADAPTATION

Support will be given to initiatives that improve the resilience of existing properties and current infrastructure, including:

- Property-level flood protection measures.
- Retrofitting to improve resistance and recoverability.
- Community-led flood action groups and emergency plans.

SUMMARY

The management of surface water and maintaining the natural drainage systems of the Parish remains a priority. This NP makes it clear how critical it is that the PC ensures that

all of the statutory authorities carry out their duties and responsibilities effectively to the appropriate standards. This includes, SHDC, DCC, EA, and Highways working together to ensure that the increased risk of flooding brought about by climate change and the lack of regular maintenance does not result in a similar flooding event as in 2023.

It is acknowledged however, that it is not just the 1:100 year events that need to be protected against. The management of small scale regular flooding needs as much attention as a nationally significant disaster.

The community must make some effort to protect itself and not just rely upon this NP. A community led Flood Emergency Plan does need to be developed for both villages as stand alone plans thereby recognising the unique issues faced in each village under the oversight of the PC.

- 1 DCC Flood Investigation Report of September 2023 floods and subsequent correspondence.
Reference???

5. ENVIRONMENT

INTRODUCTION

The natural environment is one of the Parish's greatest strengths. Residents consistently highlight the countryside, wildlife, and landscape character as what they most value about living here. These features also attract visitors, supporting local businesses and the economy as a whole within the South Hams.

Our community has an active sustainability group, Sustainable Harbourne Valley, which helps coordinate local projects to monitor our local climate and improve nature.

Alongside enthusiasm for protecting nature, the 2024 Parish Consultation also showed support for better public access to the countryside and for greater local, sustainable food production.

The Parish is committed to tackling climate change. Recent flooding in 2023 underlined the urgency of adapting to its impacts. The Devon Carbon Plan and South West Devon Climate Emergency Planning Statement² provide the wider policy framework. This Neighbourhood Plan recognises that action at parish-level is needed.

CONTEXT

The landscape and biodiversity are central to the Parish's identity. The majority of the Parish is highly rural supporting habitats of local and national importance some of which are "designated sites"³. Flooding in 2023 highlighted the need for nature-based solutions to manage water. Residents want both conservation of existing nature and increased opportunities to enjoy it. Local food production, allotments, and organic farming will be well supported. The Parish's dark skies are rare and valued and should be protected.

Existing public footpaths and green lanes in the parish are widely used by the community and very much valued. This is in line with the key principle included in the JLP of "protecting and extending the Public Rights of Way and bridleway network as an essential element of the enjoyment of the natural environment" (SPT12.10)

This NP supports rigorous application of JLP policies (e.g. DEV26 and DEV28) which seek to protect and restore biodiversity, especially (but not only) at locally designated sites and their associated ecological networks,. In addition, support will be given for protected species and their habitats and positive actions will be encouraged which provide protection

² See reference

³ Foot note for meaning of Designated sites

for ancient trees, woodland, hedgerows and hedgebanks. The JLP's "Supplementary Planning Document" (SPD) sets out detailed provisions on how development proposals should demonstrate compliance with these policies.

Is SEA needed???? Awaiting response from SHDC- Draft Report by AECOM partially completed. Is it responsible use of public money now that no sites have been allocated and when there is no environmental damage in these polices to address??? Clerk writing to SHDC

OBJECTIVES

1. Protect the Parish's landscape, views, and sense of place.
2. Protect wildlife, increase biodiversity, and support ecological networks.
3. Improve public access to nature.
4. Support sustainable, local food production.
5. Reduce light pollution and protect dark skies.
6. Support local initiatives that build resilience to climate change and flooding.

POLICIES

POLICY E1 – PROTECTING THE LANDSCAPE

- All new development must conserve and enhance landscape character and scenic beauty, especially features identified in Appendix XXX–
- Landscape changes that improve biodiversity, carbon capture, and climate adaptation (eg community orchards, larger scale tree planting, wildlife corridors, scrub creation) will be welcomed.

POLICY E2 – LOCALLY IMPORTANT VIEWS

The following views are of special importance and must be safeguarded from intrusive development:

V1–V14 (see Annex XXX and map). Where is this????

POLICY E3 – PROTECTING WILDLIFE AND INCREASING BIODIVERSITY

- Proposals providing land for wildlife and biodiversity, or public access that supports biodiversity, will be supported.

- Development must retain and enhance ecological networks and semi-natural habitats.
- Proposals harmful to designated or non-designated biodiversity sites will be resisted (see Appendix XXX for designated sites and list non-designated sites).
- Cumulative impacts of small developments must be carefully considered to avoid harming the natural environment.
- Great weight will be given to protecting biodiversity when considering planning decisions.

POLICY E4 – PUBLIC ACCESS TO NATURE

- Developments should take opportunities to improve access to the countryside, extend footpaths, and link settlements to public transport networks.

POLICY E5 – LOCAL, SUSTAINABLE FOOD PRODUCTION

- Proposals that provide space for Parishoners to grow their own food via the provision of public allotments, or to practice small scale ecologically sustainable farming, will be supported.
- Loss of allotments will be strongly resisted unless equivalent provision is made elsewhere within a reasonable distance
- Larger scale sustainable farming (eg organic, agroecological) will be supported where consistent with other NPP and policies within this Plan.

POLICY E6 – LIGHT POLLUTION

- Development must include a lighting strategy that minimises light spill to protect the Parish's dark skies status.
- Any development using security and external lighting should use timers, motion sensors, and downward-facing fittings.
- Extensive glazing that increases light pollution will be discouraged.

SUMMARY

The Parish greatly values the natural environment within which it is sited. It sees the value in its natural heritage and wishes to ensure that it remains vibrant for future generations. Great social and economic benefit can be derived from conserving and opening up its natural environment for all to enjoy.

6. ENERGY PROVISION & CARBON EMISSIONS

INTRODUCTION

Robust energy supply is central to the future sustainability and resilience of Harberton, Harbertonford and the wider parish. National and local policy emphasises the need to reduce greenhouse gas emissions, improve energy efficiency, and transition to renewable and low-carbon sources. At the Parish level, this means ensuring that new development contributes to net zero objectives while also addressing fuel poverty, energy security, and community well-being.

This chapter sets out policies to guide energy generation, efficiency, and infrastructure in ways that are consistent with the rural character of the area, support community action, and align with South Hams District Council and Devon County Council climate strategies.

CONTEXT

The parish has a mix of traditional housing stock and newer development, much of which is off the mains gas grid. This leads to a reliance on oil, LPG, and electricity for heating. Energy costs and carbon emissions are therefore higher than in many urban areas.

National policy (NPPF, 2023) (footnote ref) and the Devon Carbon Plan (footnote ref) set ambitious targets for carbon reduction, while the South Hams Climate Strategy (footnote ref) encourages local action on renewables, retrofitting, and energy efficiency. Community-led initiatives such as neighbourhood energy groups and local solar cooperatives are increasingly important in rural parishes and should be encouraged.

OBJECTIVES

- Support the transition to low-carbon and renewable energy generation
- Ensure that new development meets high standards of energy efficiency
- Encourage small-scale, community-led energy projects
- Minimise the impact of energy infrastructure on the parish landscape and heritage
- Reduce reliance on fossil fuels and help address fuel poverty in the community

POLICIES

POLICY ENP1 – ENERGY EFFICIENCY IN NEW DEVELOPMENT

All new housing and non-residential development must demonstrate high standards of energy efficiency, going beyond minimum building regulations wherever possible.

Proposals will be supported where they:

- Incorporate passive design measures such as solar orientation, insulation, natural ventilation, and shading.
- Use low-carbon heating systems such as air/ground source heat pumps or district heating networks.
- Integrate, renewable energy generation where appropriate (e.g., solar PV, solar thermal, wind).

POLICY ENP2 – RENEWABLE AND LOW-CARBON ENERGY GENERATION

The development of small-scale, renewable, and low-carbon energy infrastructure will be supported where:

- It is appropriately sited and designed to respect landscape, heritage assets, and residential amenity.
- Community benefit is demonstrated (e.g., shared ownership, local energy supply, or community investment funds).
- Cumulative impacts on the character of the parish are taken into account.

Large-scale renewable schemes will only be supported where they can be shown to make a significant contribution to local and national energy targets, where impacts on the **South Devon AONB** and other sensitive landscapes are minimised, where a significant financial contributions or infrastructure improvements have been negotiated.

POLICY ENP3 – COMMUNITY ENERGY

Proposals for community-led energy schemes, including solar farms, roof-mounted solar, wind turbine, or shared battery storage, will be supported subject to following related policies within this Plan. Partnerships with local organisations, landowners, and cooperatives will be encouraged to maximise local benefit and low carbon energy resilience.

POLICY ENP4 – RETROFITTING AND EXISTING BUILDINGS

Support will be given to proposals that improve the energy performance of existing buildings, provided that alterations are sympathetic to local character and heritage. This would include the following:

- Upgrading insulation and improvements to glazing.
- Installation of low-carbon heating eg heat pumps
- Sensitive integration of renewable technologies, particularly on non-designated buildings.

SUMMARY

Harberton Parish recognises the benefits that can be gained for individual householders and the community as a whole via the introduction of sustainable and carbon limiting development. The Parish will look favourably on any developments, whether small or large, that contributes to reducing the use of fossil fuels whilst maximising the use of renewable technologies.

7. BUSINESS AND ECONOMY

1. INTRODUCTION

A thriving local economy is essential to sustaining the vitality of Harberton and Harbertonford. While both villages are predominantly residential and rural in character, they host a range of small enterprises, self-employed residents, trades, and agricultural businesses that form the backbone of local economic life. Supporting these existing enterprises, enabling appropriate new business opportunities, and ensuring that residents can work locally rather than commuting long distances are key to maintaining a balanced and sustainable community. This chapter sets out the community's vision and policies to promote a diverse, resilient, and low-impact rural economy, consistent with the wider objectives of the South Hams Local Plan and the National Planning Policy Framework (NPPF).

2. CONTEXT

2.1 Economic Profile

Harberton and Harbertonford have a mixed economic base typical of rural Devon communities. Key features include:

- **Home-based enterprises:** A high proportion of self-employed residents, including artisans, designers, consultants, tradespeople, and creative professionals.
- **Agriculture and land-based activity:** Several working farms contribute to the rural landscape and local food economy.
- **Local services:** Harbertonford supports a community shop/PO, garage, and small service businesses, providing essential goods and employment.
- **Tourism and hospitality:** The area's scenic landscape, heritage character, and proximity to Totnes and the South Devon AONB attract visitors and short-term accommodation enterprises. Harberton's pub is an essential employer in the Parish.
- **Commuting:** Many residents work in nearby towns such as Totnes, Dartmouth, Plymouth, Torquay and Exeter, reflecting the area's strong but dependent relationship with the wider regional economy.

2.2 Challenges

Local engagement has identified several recurring challenges:

- Limited workspace or small business premises within the parish.

- Poor digital connectivity in parts of the area, limiting home-working potential.
- High housing costs and limited availability of affordable accommodation for workers.
- Dependence on car travel, with limited public transport links.
- Planning constraints within sensitive heritage and landscape settings.

2.3 Opportunities

Despite these challenges, there are clear opportunities to strengthen the local economy:

- Supporting home-based and micro-businesses through improved broadband and flexible workspace options.
- Encouraging farm diversification into sustainable tourism, local food production, or renewable energy.
- Reusing or adapting redundant buildings for employment uses.
- Promoting green and circular economy initiatives that align with climate and biodiversity goals.
- Supporting local supply chains that reduce travel and strengthen community resilience.

OBJECTIVES

1. Support small-scale, home-based, and rural enterprises.
2. Facilitate the provision of appropriate workspaces and flexible business units.
3. Promote digital infrastructure improvements.
4. Support sustainable tourism and local food production.
5. Encourage reuse of redundant buildings for employment where appropriate.
6. Ensure that economic activity aligns with environmental and community objectives.
7. Encourage local employment opportunities that reduce the need for commuting.

POLICIES

Policy BE1: Supporting Local Employment and Enterprise

Proposals for small-scale business, employment, or service uses will be supported where they:

1. Are proportionate in scale and compatible with the rural setting;
2. Do not generate unacceptable levels of noise, traffic, or visual impact;
3. Reuse existing buildings where possible; and
4. Contribute positively to local employment opportunities.

Policy BE2: Home-Based and Remote Working

Development proposals that enable home-working or provide small-scale shared workspace (e.g. co-working hubs) will be supported, provided they:

1. Are of an appropriate scale within residential or mixed-use settings;
2. Do not adversely affect neighbouring properties; and
3. Make provision for adequate parking and sustainable access where necessary.

Policy BE3: Rural and Agricultural Diversification

The Plan supports diversification of farm enterprises, including:

1. On-farm processing, farm shops, or local food production;
2. Renewable energy generation consistent with landscape and heritage policies;
3. Small-scale tourism (e.g. B&Bs, holiday lets, or glamping) where it enhances farm viability and maintains rural character.

Policy BE4: Reuse of Redundant Buildings

The reuse or sympathetic conversion of redundant rural buildings for employment or mixed-use purposes will be supported, provided the proposal:

1. Retains the building's historic or architectural character;
2. Is well-integrated with surrounding uses; and
3. Does not cause harm to the rural landscape or neighbouring amenity.

Policy BE5: Digital Connectivity

Development proposals that improve broadband and mobile coverage will be supported. New housing or commercial development should demonstrate how it will provide high-quality digital infrastructure suitable for modern business and home-working.

Policy BE6: Sustainable Tourism and Local Services

Tourism and local service developments that:

1. Support local employment,
2. Promote the parish's heritage, landscape, and community assets, and
3. Are managed to minimise environmental impact

will be supported, particularly where they benefit both residents and visitors.

“

SUMMARY

Harberton and Harbertonford's economy is deeply rooted in rural enterprise, creativity, and community resilience. By encouraging local employment, supporting innovation, and strengthening the connection between people, place, and environment, this Neighbourhood Plan seeks to ensure that the parish remains economically vibrant and socially sustainable for future generations. The community supports a balanced approach: encouraging appropriate economic development that fits the rural setting, maintains landscape quality, and enhances local distinctiveness.

- Include evidence sources or references to the South Hams Local Plan and NPPF sections?

8. SOCIAL AMENITY & HERITAGE

INTRODUCTION – SOCIAL AMENITY

Harberton Parish is fortunate to have a wide range of valued facilities, including halls, churches, allotments, sports fields, playgrounds, the Harbertonford community owned shop and post office, Harbertonford primary school, and the Harberton Pub, Church House Inn, village hall, cricket pitch, and allotments. These places provide essential services and, just as importantly, opportunities for social connection, community events, and cultural activities.

Like many rural areas, the parish has experienced a gradual decline in facilities over time. However, there is strong community commitment to supporting local amenities, with Harbertonford's village shop moving into community ownership in 2023 as a major success story. Retaining and enhancing such facilities is central to sustaining community life, attracting young families, and supporting older residents.

The community also recognises that local services and businesses contribute to reducing carbon emissions by cutting travel, while making the parish more resilient to climate change and economic shifts.

CONTEXT

The rural nature of the Parish means that amenities are centred around the two major settlements of Harbertonford and Harberton. Harbertonford has a community shop/PO, Primary school, filling station, village halls and The Church House Inn in Harberton play a vital role in community cohesion and amenity. Young families need local services, good schools, and youth activities to make the parish an attractive place to live and to give it a long-term future. Older residents benefit from local facilities within walking distance that provide much needed social engagement.

Local Green Spaces that have been identified according to NPPF 105-106 include the following

- St Peter's Churchyard, Harbertonford
- Ford area in front of village shop, Harbertonford
- Harbertonford playpark
- Harbertonford playing fields
- Harbertonford allotments
- St Andrew's Churchyard, Harberton
- Harberton playing fields

- Harberton cricket ground
- Harberton allotments
- Green triangle by the stream, Harberton
- These maps need improving – not showing Cricket Pitch which is listed above nor



green triangle at the stream

Needs para here on designated sites.

OBJECTIVES

1. Preserve and improve village facilities and amenities.
2. Protect and enhance existing green spaces.
3. Encourage community-led initiatives that strengthen social hubs and community resilience.

POLICIES

Policy SA1 – Impact of new Development.

Development that leads to the loss or harm of community facilities will only be permitted if they are replaced by facilities of equal or greater quality and value, or it can be demonstrated they are no longer needed.

Policy SA2 – Local Green Spaces

Development which increases the number of local green spaces will be supported as long as they are in accordance with other policies in this NP and NPP. Conversely,

development that reduces the size or number of our designated local green spaces will not be supported.

Policy SA3 – Social Cohesion Projects

The PC will endeavour to apply for suitable grants to support youth and age-related community facilities or to support community network projects

HERITAGE INTRODUCTION

Harberton and Harbertonford have a rich and distinctive historic character shaped by centuries of settlement, farming, and craftsmanship. The two villages, together with their hamlets and rural landscape, contain numerous heritage assets — from medieval churches and traditional Devon longhouses to historic bridges, green lanes, and field patterns that tell the story of the parish’s evolution.

The protection and enhancement of this historic environment are central to maintaining the parish’s unique sense of place and identity. This chapter sets out the community’s vision and policies for conserving local heritage, ensuring that new development complements, rather than detracts from, the parish’s historic character.

Context

2.1 Historic Overview

Harberton is one of the oldest settlements in the South Hams, with Saxon origins and a strong medieval core. St Andrew’s Church (Grade I listed) dominates the village, surrounded by historic buildings that reflect Harberton’s development as an agricultural and ecclesiastical centre.

Harbertonford developed later, primarily in the 18th and 19th centuries, as a mill and river crossing settlement along the Harbourne River. Its growth was shaped by transport, trade, and industry, giving it a distinct linear character with stone and slate buildings typical of the period.

The wider parish includes historic farms, barns, orchards, hedgerows, and green lanes that form part of a long-evolved rural landscape pattern, much of which remains intact today.

Together, these features contribute to a high-quality historic environment recognised as a key part of the area’s identity and appeal.

2.2 Designations and Heritage Assets

The parish includes:

- **Two Conservation Areas:**
 - Harberton Conservation Area (designated 1972)
 - Harbertonford Conservation Area (designated 1993)

Needs map

- **Numerous Listed Buildings:**
 - Over 70 listed structures, including the Church of St Andrew (Grade I), various Grade II* farmhouses, cottages, barns, milestones, and bridges.
- **Non-designated heritage assets:**
 - Locally significant buildings, traditional walls, cob structures, and former agricultural buildings that contribute to local distinctiveness.
- **Archaeological interest:**
 - Sites of medieval and post-medieval activity, traditional field systems, and potential prehistoric remains recorded in the Devon Historic Environment Record (HER ref????).
- **Landscape heritage features:**
 - Historic field boundaries, stone walls, and green lanes such as **Bow Road** and **Tristford Lane**, which trace ancient routes through the Parish.

???? Appendix listing non-designated assets???

2.3 Community Perspectives

During consultation, residents emphasised that:

- The Parish's heritage is fundamental to its character and should be reflected in all new development.
- Unsympathetic alterations and modern materials can erode the traditional feel of both villages.
- Historic buildings need support for sensitive adaptation, ensuring they remain viable homes and workplaces.
- Public realm and streetscape improvements should respect traditional design and materials.

4. Objectives

This Neighbourhood Plan seeks to:

- 1) Protect and enhance designated and non-designated heritage assets.

- 2) Ensure new development is sympathetic to historic character, scale, and materials.
- 3) Support the viable reuse of historic buildings.
- 4) Maintain the distinctive settlement patterns and views that define each village.
- 5) Promote local awareness and engagement with the parish's heritage.

5. Policies

Policy HE1: Conservation and Enhancement of Heritage Assets

Development proposals affecting designated or non-designated heritage assets (see Appendix XX) should:

- 1) Conserve and enhance where possible, the character, appearance, and setting of the asset;
- 2) Demonstrate an understanding of the historical significance of the site and its surroundings;
- 3) Use appropriate traditional materials, proportions, and detailing consistent with local vernacular;
- 4) Avoid harm to key views identified in the Conservation Area Appraisals. (needs site lines map from consultation)

Policy HE2: Design and Local Distinctiveness

All development within the parish should:

- 1) Respect existing settlement form, street pattern, and scale;
- 2) Use materials that reflect the local palette — typically natural stone, slate, cob, and painted render;
- 3) Retain or enhance boundary features such as Devon banks, stone walls, and hedgerows;
- 4) Avoid suburbanising features (eg standardised street lighting, tarmac verges, or inappropriate fencing).

Policy HE3: Reuse of Historic Buildings

The sensitive conversion of redundant or underused historic buildings to sustainable new uses (e.g. housing, workspace, or community facilities) will be supported where:

- 1) The proposal conserves the building's historic fabric and character;

- 2) Any necessary alterations are reversible and use sympathetic materials; and
- 3) The new use supports community or economic vitality.

Policy HE4: Setting and Views

- 1) Development should protect important local views that contribute to the parish's historic character (see Appendix XXX site lines map), including:
 - a) Views towards St Andrew's Church from the surrounding countryside;
 - b) Views along the Harbourne River corridor in Harbertonford;
 - c) Panoramic views across the rolling farmland and valley landscapes.

Applicants should demonstrate through design and layout how these settings and views have informed their proposals.

Policy HE5: Recording and Interpretation

- 1) Where development may affect heritage assets or historic features, applicants will be expected to:
 - a) Undertake appropriate archaeological assessment and recording; and
 - b) Provide opportunities for public interpretation or display of findings to enhance community understanding.

SUMMARY

The heritage of Harberton and Harbertonford is not just a collection of old buildings — it is a living part of community identity and rural distinctiveness. By promoting good design, conserving traditional materials, and ensuring sensitive adaptation of historic structures, this Neighbourhood Plan seeks to safeguard the parish's special character for generations to come.

Need to insert the sight lines map

Evidence and References – these need to be referenced within the body of the text.

Source	Summary / Relevance
South Hams Local Plan (Joint Local Plan 2019)	Policies DEV21 (Development Affecting the Historic Environment) and DEV20 (Place Shaping and Design Quality).

Source	Summary / Relevance
National Planning Policy Framework (NPPF 2023)	Section 16: Conserving and enhancing the historic environment.
Devon Historic Environment Record (HER)	Records designated and non-designated heritage assets within the parish.
Harberton and Harbertonford Conservation Area Appraisals	Assess character, views, and key features for each village.
Neighbourhood Plan Community Consultation (2023–24)	Identified local priorities for heritage protection and design guidance.

9. TRANSPORT

INTRODUCTION

Harberton Parish faces significant transport challenges. Limited public transport, narrow roads, heavy traffic on the A381, and lack of safe pedestrian and cycling routes affect daily life. These issues contribute to congestion, noise, air pollution, and safety risks, while also increasing our carbon footprint. The community strongly supports moving towards safer, more sustainable transport, including walking, cycling, public transport, and provision for electric vehicles.

CONTEXT

The Joint Local Plan (JLP) recognises neighbourhood plans as a means of addressing local transport issues and supports parish-level action to deliver improvements. The A381 through Harbertonford is a significant issue for the Parish, with rising traffic volumes, heavy goods vehicles, and speeding being the main concerns. Pavements are narrow or absent, creating risks for pedestrians and cyclists. Parking shortages in both Harberton and Harbertonford add to the pressure. Bus transport is of limited value in Harberton having only one bus in and out per day. Young people and families have highlighted the urgent need for safe cycle routes. There are limited public EV charging facilities.

OBJECTIVES

1. Ensure all new development supports sustainable transport.
2. Improve pavements, safe crossings, and bus stop facilities.
3. Expand electric vehicle (EV) charging infrastructure.
4. Reduce pressure on on-street parking.
5. Enhance non-car transport options, including bus services, walking and cycling routes, and sharing schemes.
6. Reduce traffic speeds on the A381 to improve safety and quality of life.

POLICIES

Policy T1 – Sustainable Transport and Development

- Development proposals will only be supported where they provide suitable sustainable transport measures (on- or off-site) such as:

- pedestrian footways, safe crossings, and cycle/e-bike storage
 - improvements to local public transport infrastructure
- All new residential and commercial developments must include EV charging points.
- Proposals that reduce public transport, cycling or pedestrian facilities will be not be supported.
- Where development adjoins a settlement, safe pedestrian access to either village must be provided.

Policy T2 – A381 Crossings and Pavements

Developments generating additional traffic on the A381 must make proportionate contributions towards:

- a safe crossing, footpath and cycleway at Brockhills (linked to a bus stop where appropriate)
- a safe crossing at Langridge Cross (with improved bus stop facilities)*
- widened pavements and improved pedestrian infrastructure in Harbertonford.

Policy T3 – Electric Vehicle Infrastructure

- Provision of EV charging points in communal and public parking spaces will be supported and encouraged.

Policy T4 – Parking

- Development must include adequate off-street parking.
- Proposals that increase pressure on on-street parking, or that reduce existing public parking, will be resisted.
- Schemes providing free community parking will be supported if consistent with other policies.

Policy T5 – Speed Reduction on the A381

- The Parish Council will seek all available opportunities to secure:
 - a 20mph limit through Harbertonford village centre and Harberton
 - speed reduction warnings on approaches to Harbertonford from the north and south.

8 IMPLEMENTATION & MONITORING

This plan represents the wishes of the Parish and was formally adopted by the Parish Council on **XXX date**. It has been drafted to be both complementary to, and compliant with, the JLP and NPP.

Once this plan has been adopted by SHDC it will be the responsibility of the Parish Council to ensure that the policies contained within this Plan are complied with by providing leadership either on its own initiative or through collaboration with Parishioners and/or Statutory Agencies.

It is recognised that the success of these policies will depend in large part on the willingness and ability of Statutory Agencies to deliver, and at times, to release funds. However, the PC will ensure that there will be adequate S.106 contributions from developers in order to properly, and fully, address any specific mitigations to offset the impact of any development which may appear to be contrary to these policies.

The PC undertakes to review its activities against this plan and report annually to the Parish against this Plan at the Parish Council AGM. **A monitoring framework to help judge the effectiveness of the plan and the activities of the PC in implementing the plan has been developed and is detailed in Appendix XXX.**

The Parish Council will appoint a member of the PC, or an individual who they think will be suitable, to monitor compliance with this Plan on both an ad hoc and annual basis reporting any concerns they may have where policies have not been, or may not be, complied with.

APPENDICIES

XXX

All the below from the earlier document not incorporated above. – largely left over from AC's version. There may be nuggets in here worth incorporating. Needs significant further work if NPSG wants to keep.

Housing

Delivery of these housing policies will depend on co-operation between the Parish Council, South Hams District Council, Devon County Council, the Environment Agency, Highways Agency, housing associations, and community groups.

The Parish Council will in particular:

- Support community-led housing initiatives and rural exception sites in accordance with the housing policies identified above.
- Work with planning authorities to monitor housing delivery against local need.
- Keep this chapter under review in light of future housing needs surveys and changes in local or national policy.
- Ensure that all planning applications are properly scrutinised by Councillors and conform to all policies within this NP and the JLP.
- Consult with, and keep the community informed, of its thinking on any significant scale development

Flooding

IMPLEMENTATION AND COMMUNITY ACTIONS

The Parish Council will set up a task force to:

- Work with the Environment Agency, Devon County Council, South Hams District Council, Devon Highways and South West Water to progress flood alleviation measures for Harberton and Harbertonford.
- Encourage private landowners and tenants to participate in catchment-wide natural flood management schemes.
- Promote local guidance on property flood resilience and available funding sources.
- Ensure that emergency flood response plans are up to date and well-communicated.
- Set up a formal Flood Mitigation Group (either for the whole Parish or one each for the two villages) working to a clear remit agreed with parishioners.

Great ideas – none of it will happen – not in normal structure of this NP.

MONITORING

Flooding policies will be monitored by the PC through:

- Ensuring all planning applications conform to the above policies and where, in their opinion they do not, this will be brought to the attention of the applicant and the LPA
- Reporting annually on:- (PC won't do this – remove it)
 - The number of planning applications approved or rejected in flood risk areas.
 - The uptake of SuDS in new developments.
 - Progress on community flood resilience initiatives.
 - the frequency and severity of flood events affecting the parish.
 - Feedback from the Flood Mitigation Group

Energy

IMPLEMENTATION AND COMMUNITY ACTIONS

The Parish Council will set up a task force to (how likely???? Can't force PC):-

- work with local energy cooperatives to identify suitable sites for community-owned solar or hydro projects.
- Promote parish-wide information campaigns on home retrofitting, grants, and advice.
- Encourage installation of electric vehicle (EV) charging points in village centres and new developments.

- Explore opportunities for shared battery storage and smart energy systems to improve local resilience.
-

MONITORING

Progress will be reviewed by the Parish Council through annual reporting at AGM on:

- The number of new developments meeting higher energy standards.
- Uptake of retrofitting measures across the parish.
- Delivery of community energy projects.
- Reduction in carbon emissions in line with Devon Carbon Plan targets.

1. Ed's note – I think the above monitoring is rubbish – PC are never going to do this it's too detailed and they don't have the base line data

Environment

COMMUNITY ASPIRATIONS

WILDLIFE MAPPING

- Work with partners to identify and record undesignated wildlife sites, with a view to securing recognition and protection.
- Encourage local observation of species and habitats to build a parish-level biodiversity record.

PUBLIC FOOTPATHS AND NATURE ACCESS

- Install information boards in Harberton and Harbertonford about local wildlife walks.
- Work with landowners and authorities to extend the footpath network, especially along the River Harbourne.
- Explore creation of a **Palmer's Dam Nature Reserve**, with managed public access to fen meadow, grassland, and ponds.

LOCAL FOOD PRODUCTION

- Keep allotment waiting lists under review.
- Encourage new community orchards and agroecological farming.

MINIMISING LIGHT POLLUTION

- Parish Council to explore reducing unnecessary street lighting at night, particularly in Harberton village.

SUSTAINABLE HARBOURNE VALLEY (COMMUNITY GROUP)

Current activities include:

- Planting a micro-orchard in Harbertonford playpark.
- Running a tree nursery to replace trees lost to ash dieback.
- Supporting wildlife-friendly management of playing fields and churchyards.
- Hosting gardening workshops and promoting “No Mow May”.
- Coordinating river monitoring.
- Organising reuse events, talks, and sustainability projects.

IMPLEMENTATION AND MONITORING

- **Parish Council:** Monitor planning applications for compliance with Policies E1–E6.
- **Community groups:** Lead nature mapping, food-growing initiatives, and light pollution projects.
- **Partnerships:** Work with Devon Wildlife Trust, DBRC, landowners, and schools.
- **Monitoring:** Review progress every five years and publish updates in the Parish Council’s annual Neighbourhood Plan report.
-

Business & Economy

Delivery of the Business and Economy policies will rely on:

- Collaboration between the Parish Council, South Hams District Council, and local businesses;
- Use of Community Infrastructure Levy (CIL) funds to improve broadband and local infrastructure;

- Encouragement of local partnerships, such as business networks or co-working initiatives;
- Regular review of local economic needs and opportunities.

Progress will be monitored through:

- The number of new or retained local jobs;
- New business premises or conversions approved;
- Broadband coverage and digital access improvements;
- Indicators of local service vitality (e.g. shop, pub, and farm enterprise activity).

Social Amenity

COMMUNITY ASPIRATIONS –put into an Appendix

Assets of Community Value

- Explore designating key facilities (such as Harbertonford shop and post office, the Church House Inn, cricket grounds, and allotments) as Assets of Community Value, giving the community the right to bid for them if sold.

Strengthening Social Hubs

- Develop spaces where people can meet, access advice, and share resources. Possible initiatives include:
 - redeveloping Harbertonford Village Hall for better facilities and energy efficiency
 - enhancing Harbertonford School recreation and play areas
 - creating a café and social space in Harbertonford Community Shop

Harbertonford Community Shop and Post Office

- Now run by a Community Benefit Society with over 200 local shareholders and around 20 volunteers.

- Functions as a social hub, supporting local crafts, book swaps, and potentially a café/bar.
- Plays a wider role in sustainability, such as supporting Speedwatch and exploring renewable energy.



Harbertonford Youth Club



- Provides weekly sessions for ages 8–19 at Harbertonford Village Hall.
- Activities include arts, crafts, music, and games, with free healthy snacks and drinks.
- Plays an important role in providing safe, inclusive spaces for young people.

Harbertonford School

xx awaiting corrections from school]

- Central to community life, providing education and facilities for local families.
- Shares resources with the wider parish, including its car park and equipment.
- Potential for future community projects, such as an expanded play area, multi-games facility, or EV charging points.

IMPLEMENTATION AND MONITORING

- **Planning process:** All development will be assessed against Policies within this Plan obviously.
- **Community initiatives:** The Parish Council will support efforts to develop social hubs, designate Assets of Community Value, and expand youth and school facilities.
- **Partnerships:** Collaboration with schools, community groups, and businesses will be encouraged.
- **Monitoring:** Progress will be reviewed every five years and updated in the Parish Council's annual report.

Heritage

Implementation and Monitoring

The Parish Council will work with South Hams District Council, Historic England, and the Devon Historic Environment Record to:

- Update and maintain a list of locally significant (non-designated) heritage assets;
- Review Conservation Area Appraisals as needed;
- Encourage local projects that record oral history, conserve village features, and celebrate heritage through interpretation boards or trails;
- Monitor the number and quality of heritage-related planning applications and Conservation Area improvements.

Transport

COMMUNITY ASPIRATIONS (NON-POLICY INITIATIVES) what is the difference?????
If it matters it should be a policy

While these cannot be delivered solely through planning policies, they reflect strong local support and will guide parish priorities: This statement should be at the start of every chapter if structurally we're going to keep these community aspirations which

should be in each chapter if at all – I don't like them. They should be an action plan for the PC.

Bus Services

- Increase bus frequency on the A381, especially evenings.
- Improve bus service provision in Harberton village.
- Upgrade bus stop facilities along the A381.

Walking Routes

- Create a footpath from Kiln Lane to Zion Hill Baptist Chapel.
- Provide a safe path through Oak Tree Field, offering an alternative route to Totnes.
- Establish a footpath connecting Harberton to the Langridge Cross bus stop.

Insert map of desired footpath routes?

Cycling

- Improve cycle signage between Harberton, Harbertonford and Totnes.
- Support designation of parish routes as part of the South Hams cycle network.

Shared Mobility

- Encourage car-sharing and ride-sharing schemes.
- Explore community-owned vehicles or hire models (e.g. car clubs).
- Develop shared-use e-bike schemes linked to improved cycling infrastructure.

Implementation and Monitoring

Implementation and Monitoring

- **Planning process:** New development will be assessed against Policies ST1–ST5.
- **Partnership working:** The Parish Council will work with Devon Highways, South Hams District Council, and local bus operators to deliver improvements - .
- **Community initiatives:** The Council will support local groups in pursuing bus service improvements, new walking routes, cycle signage, and sharing schemes.
- **Monitoring:** Progress will be reviewed every five years, with input from residents and updates published in the Parish Council's annual report.

