

**9. Neighbourhood Plan**

Dear Parish Councillors

Please find attached the latest draft of the HNP for your review and approval prior to being sent to SHDC, the statutory consultees and the parish for the regulation 14 consultation. We plan to commence the parish consultation at the start of January. The consultation period is required to be open for 6 weeks. At the same time the plan will be sent to AECOM to conduct the SEA.

Thank you for your comments on the NP. As you read through will see these have been addressed with a v few exceptions. These are discussed here so you can see our thinking and justification.

Flooding and topography- some adjustment added however it is relevant to note that the majority of villages classified as sustainable in the JLP do not have flash flood issues in residential areas unlike our parish. Irrespective of any comparison without mitigation work it remains an issue and significant concern for parishioners and hence we feel the emphasis is correct as stated.

Leaky dams - we are awaiting the executive summary of the DCC report on the survey work that has been done on flooding within Harberton- we hope to reference this to cover this point.

With regard to Fuel poverty - At the Parish level, this means supporting the objective that new developments contribute to net zero aims and reducing property energy costs through efficiency savings. Would you suggest any additional/changes wording in the document?

As a reminder the majority of the policies you have reviewed and approved at previous meetings. The emphasise of our redrafting has been to simplify, enhance readability and to reference the evidence base.

The document needs a further run through before it goes to SHDC as the time set aside for this has been used to address the last minute comments that came in. There are also a couple of diagrams/maps that are being worked on and will be inserted prior to sending to SHDC.

We appreciate your time in reviewing the NP and will address any further comments arising from the meeting before it goes to the regulation 14 stage.

Please note those who have worked on the plan and are able to attend the forth coming PC meeting will be able to address any questions you may raise also.

The HNPSG

# HARBERTON PARISH NEIGHBOURHOOD PLAN

DRAFT DECEMBER 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 communities and hamlets within the Parish.

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

We hope 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  
Chair of the PC

Signed  
Chair 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 guided by several community consultations and surveys. 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 in the county of 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<sup>1</sup>, 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 will take the policies within this Plan into account. However, the Plan should support and align with the Plymouth and SW Devon Joint Local Plan (JLP)<sup>2</sup>.

The Plan also helps empower our local community to determine and deliver its own initiatives and projects, a number of which have been identified and are outlined in Appendix 1 – Community Consultation Summary

## How long will the Plan last?

The Plan shares the same time horizon as the JLP which currently 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 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 policies — 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.

#### **How will the Plan's effectiveness be monitored?**

A simple Monitoring Framework for the PC to follow is contained in Appendix 7. Each year at the Parish AGM, the PC will report on what it 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 clear substantive chapters-

- Parish Profile
- Housing,
- Flood Mitigation,
- 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 and surveys that have taken place.

In addition, a series of Appendices have been added at the end of the Plan to give greater detail on specific issues. This we feel 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.



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 a number of hamlets and farms. The parish covers around 1,300 hectares of rolling countryside, much of which is 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 14<sup>th</sup> 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)<sup>3</sup> 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 contribute to the economy.

### **5. Housing and Development**

Housing ranges from historic cottages to modern in-fill. 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, football club, and petrol station with a late night shop. Harberton has a village hall, Daynes Farm shop, cricket club, 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 including the Harberton Stream, a tributary of the River Harbourne. Parts of the Parish lie within the South



Devon National Landscape (SDNL) 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 with Kingsbridge which provides a regular bus service. In contrast, Harberton is reached only via single track roads where public transport is limited. Residents are forced to rely on private cars and taxis to access normal services. Totnes railway station is 3 miles away and provides direct trains west to Plymouth and beyond, and east to Exeter, Taunton & London. Improved, walking, cycling, and public transport options are community priorities.

## **8. Summary of Key Issues for the Parish**

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

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 (see Appendix 1) and following advice from independent experts, (AECOM), in the form of the Site Options Assessment<sup>4</sup> 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. This is also supported by the AECOM Housing Needs Assessment (HNA)<sup>5</sup>, and the JLP. 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. To help achieve this a "Design Code"<sup>6</sup> has been developed by AECOM which presents a summary of the key characteristics needed to promote sustainable development and guide best practice for our Parish. Examples of where Design Codes are most relevant in this Plan are listed in Appendix 2.

#### CONTEXT

##### PARISH OVERVIEW

Harberton Parish is a rural parish in the South Hams, encompassing two main settlements, Harberton and Harbertonford, along with other 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<sup>3</sup> recorded 1356 residents and approximately 550 households. 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.

The national housing density is in the region of 30 dwellings per hectare in built up areas and newer developments<sup>7</sup>. The housing density of Harberton is estimated as 21 dwellings per hectare (based on the size of the settled area (5.46 hectares) and 116 dwellings).

## EVIDENCE AND ISSUES

### HOUSING NEED

The 2019 Joint Local Plan (JLP) for South Hams<sup>8</sup> 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 AECOM HNA, the South Hams Joint Local Plan (JLP)<sup>2</sup>, 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 and Harberton Stream, limiting suitable

land for development. (see Plan Chapter 4 - Flood Mitigation). Although our topography is similar to other Devon villages our parish has ongoing potential flash flood issues.

- **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 damage 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, desired 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 1) revealed clear themes:

- Support for incremental, small-scale growth (less than 10) 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 (greater than 10) 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)<sup>4</sup> 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 2)

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 specifically regarding whether or not to allocate Meadow Close/Ford Farm in view of the fact that the Consultants had reclassified Ford Farm to "Amber" from "Green" ie potentially suitable if constraints resolved. Responses from 86 parishioners were received following exhibitions, meetings (virtual and in person), and a questionnaire. This showed that 77.9% were opposed to allocating Meadow Close/Ford Farm.

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. Preston Farm was not accepted for allocation by Parishioners in the 2024 public consultation and Ford Farm was not accepted in the 2025 Public Consultation 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 many of the public consultations 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 it is clear that there is still considerable support in the Parish for this site.

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<sup>4</sup> 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<sup>4</sup>.

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. They should also be reviewed for concordance with the Design Code<sup>6</sup>.

## 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 (less than 10), 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”<sup>8</sup>;
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 & guidance on development on flood plains
7. Provides for adequate and appropriate foul water drainage in accordance with national<sup>9</sup> and regional policy/guidelines

Isolated new dwellings in the countryside will not be supported unless they meet the criteria set out in NPP (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 should be affordable, and at the very minimum should 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. Any development should conform to national housing density guidelines<sup>7</sup>  
Specifically when adjacent to the sustainable villages the housing density should be no greater than the immediate neighbourhood.
2. Housing developments should 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 should 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 <sup>6</sup>**

All new housing needs to:-

1. Reflect the distinctive character and materials of the Parish, including the use of natural stone, slate, and traditional building forms (Design Code);
2. Maintain the scale, form, and rooflines of surrounding dwellings;
3. Incorporate high-quality landscaping, boundary treatments, and green infrastructure;
4. Minimise light pollution to preserve the Parish's desire for '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<sup>10</sup> and Devon County Design Guide<sup>11</sup> principles.

Any development which does not accord to the majority of the above should 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)<sup>12</sup>;
2. Incorporate renewable energy generation (eg solar panels, heat pumps etc);
3. Use sustainable materials
4. Promotes water efficiency
5. Provides electric vehicle charging points.



## **POLICY HP6: RURAL EXCEPTION AND COMMUNITY-LED HOUSING**

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

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 development and alteration 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. FLOOD MITIGATION

### INTRODUCTION

Flood risk is a major concern for both Harberton and Harbertonford. Attenuation works at Palmers dam have helped reduced the risk for Harbertonford. The villages sit within the catchment of the River Harbourne and its tributaries and are vulnerable to both river and surface water flooding brought about increasingly by flash flooding. Management of flood risk along their courses has long been a concern and consideration in the Parish. This was highlighted by a major flash 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 EA recently updated the flood zones in the parish<sup>13</sup> which will make new housing all the more problematic – see flood zone maps below.

Please insert flood zone maps

The purpose of this chapter is to ensure that future development does not increase flood risk to existing properties nor add new risks to, as yet, unknown developments. Any development should avoid inappropriate locations and contribute to the long-term surface water drainage 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<sup>14</sup>.
- **Surface water flooding** regularly occurs during intense rainfall, when drains and watercourses are overwhelmed usually due to lack of appropriate maintenance.
- **National policy** (NPPF, 2024)<sup>15</sup> requires that development avoids Flood Zone 3 wherever possible, applies a sequential approach to site selection and includes site-specific flood risk assessments.

- **Local policy** (Plymouth and South West Devon and Joint Local Plan<sup>16</sup> 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 and flash flooding.
- Encourage natural flood management measures to slow and store water in the wider catchment especially during flash flooding events.
- 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 should 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) should be submitted where development within Flood Zones 2 or 3 is proposed. This should 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.
  - The statutory consultees SWW and the EA confirm that the existing sewage system will be able to handle additional flows, in particular during times of excessive water
- 17.

## **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 new 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 look favourably on 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 is advised to 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 and associated hamlets as stand-alone plans thereby recognising the unique issues faced in each village and hamlet with the support of the PC.

## 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 (see Appendix 1). In addition Devon Biodiversity Record Centre produced a report which outlines the biodiversity designated and non-designated sites and species information for our Parish which has been used to inform this Plan<sup>18</sup>

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 Statement<sup>19</sup> 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"<sup>2</sup>. 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 (Appendix XX map from Guy) 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"<sup>20</sup>

This NP supports rigorous application of JLP policies (e.g. DEV26 and DEV28)<sup>21</sup> 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 for ancient trees, woodland, hedgerows and hedgerbanks. The JLP's "Supplementary Planning Document" (SPD)<sup>22</sup> sets out detailed provisions on how development proposals should demonstrate compliance with these policies. Further details specific to our Parish are outlined in the Devon Biodiversity Record Centre report<sup>18</sup>.

## **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 should conserve and enhance landscape character and scenic beauty, especially features identified in the Devon Biodiversity Record Centre Report<sup>18</sup>.
- 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 views outlined in Appendix 3 are of special importance and should be safeguarded from intrusive development.

### **POLICY E3 – PROTECTING WILDLIFE AND INCREASING BIODIVERSITY**

- Proposals providing land for wildlife and biodiversity, or public access that supports biodiversity, will be supported.
- Development should retain and enhance ecological networks and semi-natural habitats.
- Proposals harmful to designated or non-designated biodiversity sites will be resisted in accordance with the Devon Biodiversity Record Centre report<sup>18</sup>.
- Cumulative impacts of small developments should 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 Parishioners 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 should 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 unique 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 the Parish's 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 as well as reducing energy costs by a combination of efficiency savings and group purchasing initiatives.

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<sup>25</sup> and Devon County Council climate strategies<sup>23</sup>.

### 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, bottled or tanked gas, electricity, and wood for heating. Energy costs and carbon emissions are therefore higher than in many urban areas.

National policy (NPPF, 2024)<sup>24</sup> and the Devon Carbon Plan sets out ambitious targets for carbon reduction, while the South Hams Climate Strategy<sup>25</sup> 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. Such examples can be seen in South Brent Community Energy Society and Totnes Rural Energy Society (TRESOC).

### OBJECTIVES

- Reduce reliance on fossil fuels by supporting 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 as in South Brent & Totnes
- Minimise the impact of energy infrastructure on the parish landscape and heritage
- Help address fuel poverty in the community
- Support and advise residents in older properties on ways to reduce their energy costs

## **POLICIES**

### **POLICY ENP1 – ENERGY EFFICIENCY IN NEW DEVELOPMENT**

All new housing and non-residential development should 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 (eg solar PV, 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 National Landscape 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<sup>6</sup> 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 contribute to reducing the use of fossil fuels whilst maximising the use of renewable technologies. In addition projects designed to lower costs and improve energy efficiency in older housing stock will be supported where possible.

## 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<sup>26</sup> and the National Planning Policy Framework (NPPF)<sup>27</sup>.

### 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 the 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 SDNL attract visitors and short-term accommodation enterprises. Harberton's pub, The Church House Inn is a key feature 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 (eg 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 is in accordance with the Design Code and the Chapters herein on Housing, Environment, Heritage, Flooding)

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 provided the design and scale is sympathetic to the landscape. 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.



## 8. HERITAGE & SOCIAL AMENITY

### 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<sup>28</sup> include (see Appendix 4)

- 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 non-designated sites. SHDC to advise

## 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. The policies are consistent with Joint Local Plan 2019

### **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.

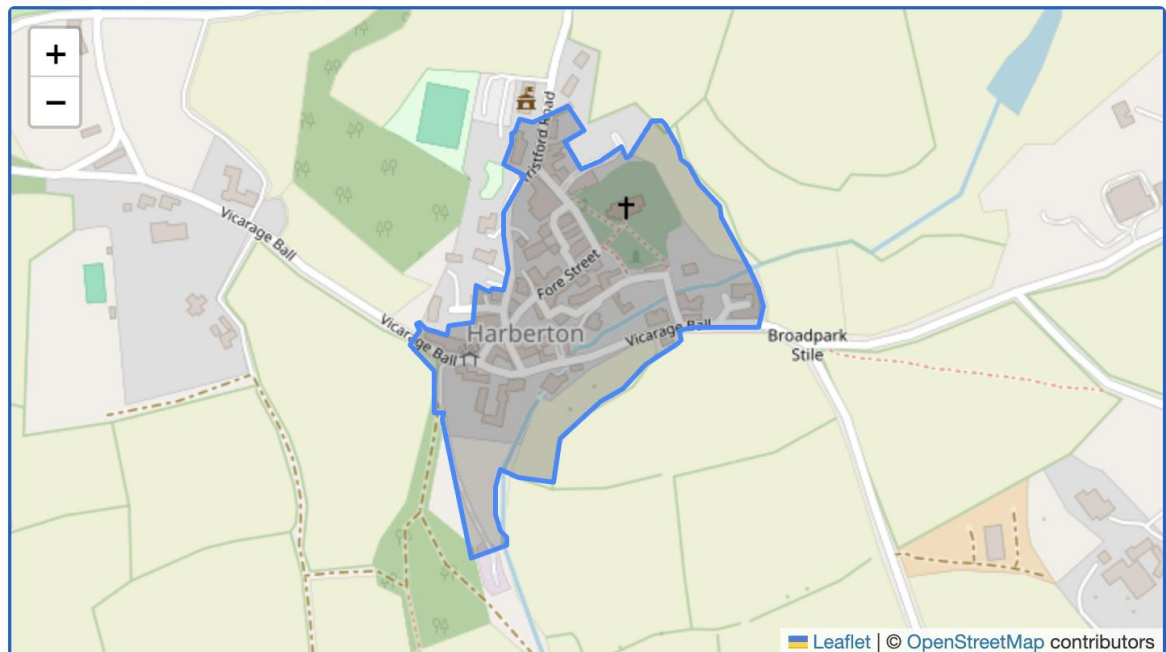
Together, these features contribute to a high-quality historic environment recognised as a key part of the area's identity and appeal.

## 2.2 Designations and Heritage Assets

The parish includes:

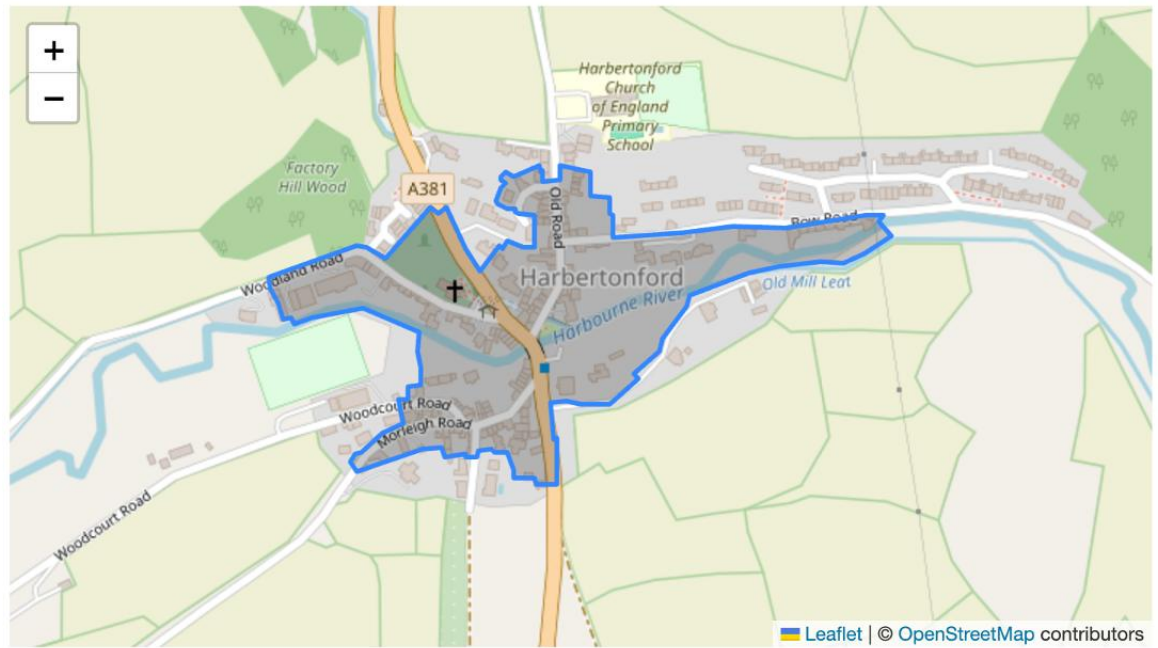
- Two Conservation Areas:
  - **Harberton** Conservation Area ([designated](#) 1976)<sup>2929</sup>

Harberton Conservation Area



- **Harbertonford** Conservation Area (designated 1993)<sup>29</sup>

## Harbertonford Conservation Area



In addition there are:-

- **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: (see yellow below)**
  - 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<sup>30</sup>.
- **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.

Given the above do we need to have a list of non designated historical assets. ??? I think the whole Parish other than the conservation areas and listed buildings could be considered non-designated heritage assets!!! Almost impossible to separate out.

## 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 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 (see Appendix 3)

### **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 3), 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.



## 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, improved public transport, and provision for electric vehicles.

### CONTEXT

The Joint Local Plan (JLP)<sup>31</sup> 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. The A381 does however provide a regular bus service east to Totnes and west to Kingsbridge and beyond. Bus transport is very limited in Harberton forcing most householders to rely upon private cars. Pavements are narrow or absent, creating risks for pedestrians and cyclists throughout the Parish. Parking shortages in both Harberton and Harbertonford add to the pressure. All these issues have been consistently voiced through the consultation process. Young people and families have highlighted the urgent need for safe cycle routes. (see Appendix 1) 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:
  - Additional pedestrian footways, safe crossings, and cycle/e-bike storage
  - improvements to local public transport infrastructure
- All new residential and commercial developments should 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 should be provided.

### **Policy T2 – A381 Crossings and Pavements**

When developments generate additional traffic on the A381 The Parish Council will seek proportionate contributions towards:-

- A safe crossing, footpath and cycleway at Brockhills (linked to a bus stop where possible)
- A safe crossing at Langridge Cross (with improved bus stop facilities)\*
- Widened pavements and improved pedestrian infrastructure in Harbertonford
- Create a footpath from Kiln Lane to Zion Hill Baptist Chapel

### **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 should 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.



## 10. 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 NPPs.

### IMPLEMENTATION

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 will be placed on the Parish Council's Web Site as it will form a clear statement of the Parish Council's intent.

### REVIEW

The PC will appoint one individual either from the PC, or from the community, to:-

1. Ensure there is a standing item on monthly PC Agenda to cover items 2-4 below eg "Report from NP Tzar"
2. Review all planning applications against this Plan to highlight to the PC any issues
3. Be the liaison officer with SHDC or its replacement on our NP
4. Report to the PC on any proposed changes to the JLP or NPPF which might have an impact on this Plan
5. Report annually to the PC on the Plan's effectiveness
6. Deliver a NP report to the community via the Annual Meeting of the Parish Council and a statement to be placed on the web site
7. Arrange/organise/co-ordinate a full review of the Plan every 5 years

It is recognised that the success of this Plan and the policies contained herein 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 discussions with 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 this Plan.

A monitoring framework has been developed and is detailed in Appendix 7.

## LIST OF APPENDICES

Page

1. Community Consultation Summary
2. Design Code References per Chapter
3. Locally important views
4. Description of local green spaces
5. *Non designated Heritage Assets – awaiting advice from SHDC*
6. *Existing & Desired Footpath Map – Guy to provide*
7. *Example Monitoring Framework – JP to develop*
8. References

## APPENDIX 1

### Summary of the Consultation Process and Results

#### Overview

Since 2012, Harberton Parish has conducted an extensive series of public consultations to guide the creation of its Neighbourhood Plan. These consultations — involving exhibitions, surveys, meetings, and online engagement — have aimed to ensure local voices shape decisions on housing, environment, infrastructure, and community priorities. In addition to parishioners input has been sought from Harberton Allotment Society, Harbertonford CE school and Sustainable Harbourne Valley.

Each round of consultation built upon previous feedback, refining the plan in response to evolving community concerns, planning guidance, and technical site assessments.

Full details of the materials used in the consultations and the results can be viewed on the Parish Council website <https://www.harbertonparishcouncil.org/hnp/>.

#### Timeline of Key Consultations

##### 2012 – Initial Questionnaire

- First parish-wide survey launched by the Parish Council to test support for a Neighbourhood Plan.
- Results showed **strong public interest**, leading to formal plan preparation.

##### 2013 – Start-Up Consultations

- Drop-in sessions and open meetings in Harberton and Harbertonford.
- Around 150 comments collected.
- Key themes: small-scale sustainable housing, flooding concerns (notably Ford Farm), better transport links, renewable energy support, improved footpaths, and stronger community facilities.

## 2014 – Thematic Consultation

- Exhibitions and surveys focused on housing, transport, environment, and energy.
- **Main findings:**
  - General support for limited housing if affordable, well-designed, and locally needed.
  - Strong objections to large-scale or poorly placed development.
  - Flooding and traffic were dominant concerns.
  - Overwhelming rejection of large wind or solar schemes, though rooftop solar supported.

## 2015 – Parish-Wide Consultation

- Two open days plus detailed questionnaire sent to all households (377 responses).
- **Key messages:**
  - Broad support for modest, sustainable housing meeting local need.
  - Concerns about flooding, drainage, and road safety.
  - High value placed on the rural landscape, wildlife habitats, and heritage.
  - Support for improved broadband, local employment spaces, and community amenities.
  - Mixed but evolving views on renewable energy, favouring small-scale, community-led projects.

## 2023 – “Community Conversation”

- Large workshop event identifying community priorities and long-term vision. There was also an energy workshop in 2024.
- **Emerging themes:** protecting landscape character, managing growth sensitively, tackling climate and flooding challenges, and ensuring affordable homes for local people.

## 2024 – Housing Site Allocation Consultation

- Independent Consultant report identified 2 sites in Harberton suitable for allocation (one green one amber). None in Harbertonford
- Public exhibitions in Harbertonford and Harberton Churches.
- Consultation survey (102 responses).
- **Findings:**
  - 81% supported more affordable housing; in addition 48% supported market housing.
  - Preference for limited development in Harberton mainly on the Ford Farm/Meadow close site.
  - Conditions for support included: flood mitigation, biodiversity enhancement, high-quality design, and energy-efficient homes.

- Strong opposition to the Preston Farm, Harberton site adjacent to Ford Farm/Meadow Close due to flood and access issues.

## 2025 – Consultation

- **Ford Farm, Harberton (Amber Site)** Triggered by AECOM’s reclassification of Ford Farm to “Amber” from “Green” ie potentially suitable if constraints resolved
- 86 responses following exhibitions, meetings (virtual and in person), and questionnaire.

### Result:

- **77.9% opposed** allocating Meadow Close/Ford Farm.

### Key concerns:

1. **Flooding & drainage** – risk to already flood-prone areas, especially after 2023–24 events.
2. **Sewage & wastewater** – system overcapacity and pollution fears.
3. **Traffic safety** – narrow lanes, poor visibility, no pavements.
4. **Infrastructure** – limited local services, isolation.
5. **Character & heritage** – impact on Grade I church and rural setting.
6. **Ecology** – wildlife loss and pollution risks.
7. **Housing need** – doubts over local demand and affordability delivery.
8. **Process** – distrust of planning process and fears of precedent.

**20.9% supported** allocation, mostly conditional requiring mitigation re above issues.

### Supportive views:

- Conditional support for affordable housing if infrastructure, flooding, and design issues are addressed.
- Some saw development as important for community renewal and sustainability.

## Summary

Across more than a decade of engagement, Harberton residents have consistently expressed a **desire for balanced, affordable, small-scale, and sustainable development** that meets **local needs** without compromising the **environment, character, or infrastructure** of the parish.

The consultations reveal:



- **Widespread support** for genuinely affordable homes for local people.
- **Strong consensus** on protecting landscape, heritage, and flood resilience.
- **Persistent opposition** to large or poorly located developments — particularly in Harberton after 2023–25 flood events.
- **Emphasis on sustainability, and design quality** needing to reflect the vernacular as essential to any future housing.

The output from these workshops have been fed into this plan where they are considered practical in the next 5 years, the life of this plan. The longer term aspirations are noted and recorded and will be kept under review and re-assessed at the renewal stage.

## APPENDIX 2

### AECOM DESIGN CODE EXAMPLE REFERENCES BY CHAPTER

#### Chapter 3 Housing

2.1–2.5 - **Building Character**- New housing should reflect local stone, slate roofing, and modest scale forms consistent with the village vernacular.

3.2–3.5 - **Layout & Density** - Encourage small-scale infill development within existing settlement boundaries, avoiding sprawl.

5.1–5.3 - **Sustainability**- Incorporate renewable energy, efficient insulation, and water-saving features.

4.1–4.3 - **Affordability**- Prioritise smaller dwellings and mixed tenure schemes that meet local needs.

2.6 - **Landscape Integration** - Ensure boundaries use native hedgerows and planting to soften village edges.

#### Chapter 4- Flooding

6.2 - **Drainage Design** - Use SuDS, permeable surfaces, and planting to manage surface water run-off.

6.1- **Building Siting** - Avoid construction within known flood zones and respect topographical flow paths.

#### Chapter 5 – Environment

7.1–7.4 - **Biodiversity**- Enhance habitats through hedgerow retention, tree planting, and wildlife corridors.

7.6 - **Lighting** - Adopt low-level, downlit external lighting to preserve dark skies.

#### Chapter 6 - Energy Efficiency

5.1–5.2 - **Energy Efficiency** -Apply passive design, solar orientation, and high insulation standards.

5.3–5.5 - **Renewables** -Integrate small-scale renewable systems without harming visual character.

5.1- **Sustainability** -Encourage low-carbon, energy-efficient design aligned with parish climate goals.

## **Chapter 7 – Business & Economy**

8.1–8.3 - **Workspace Design** - Encourage adaptive reuse of barns and outbuildings for small-scale enterprise.

3.7 - **Sustainable Access** -Support active travel routes linking homes, businesses, and services.

## **Chapter 8 – Social Amenity & Heritage**

1.1–1.3 – **Vision** - Ensure all development reflects the established settlement form and rural setting.

2.1-2.5 **Building Character** - New housing should reflect local stone, slate roofing, and modest scale forms consistent with the village vernacular.

2.3 - **Landscape** - Protect views, hedgerows, and field patterns characteristic of Harberton Parish

2.1-2.3 - **Village Character** - Preserve historic street patterns and use of natural materials.

## **Chapter 9 – Transport**

DC 3.7 - **Sustainable Access** - Support active travel routes linking homes, businesses, and services.

## APPENDIX 3

### LOCALLY IMPORTANT VIEWS

PDF attached seperatley

## APPENDIX 4

### DESCRIPTION OF LOCAL GREEN SPACES

This Appendix outlines the nature, function and value of the green spaces within Harberton and Harbertonford villages. It is intended to justify the designation of these spaces as Local Green Spaces in the meaning of NPPF 105 and to provide "evidence of the identified value of the green space's attributes" in the meaning of JLP DEV27.2.

Description and justification as LGS	Proximity to community served	Area (m2)	Sources of significance: 1 = Not significant <-> 3 = Moderately significant <-> 5 = Highly significant				
			Beauty	Tranquil	Historic	Recreation	Wildlife
<b>LGS1: St Peter's churchyard, Harbertonford</b> Historic and aesthetic value. Supports wildlife, including through initiative to manage parts of it for biodiversity, in partnership with Sustainable Harbourne Valley sustainability group.	Within the village	3500 (incl Church)	3	3	5	3	5
<b>LGS2: Ford Area in front of village shop, Harbertonford</b> The green is centrally located within the village	Within the village	400	3	1	5	5	3

of Harbertonford and straddles both sides of the river. Is designated as a Local Green Space for its recreational value and function as a meeting place that fosters social wellbeing and interaction. This site has been registered under the Commons Act 2006: Section 15 (2)							
<b>LGS3: Harbertonford playpark</b> The park has formal play equipment, a playing pitch and natural play opportunities for a wide range of ages and is designated as a Local Green Space for its recreational value. The location of the park relates well to built form of the village, and benefits from being adjacent to Harbertonford Primary School. It contains "Fruit Corner", a micro-community orchard managed by local	Within the village	2000	3	3	3	5	3

volunteers and hosting regular events such as "Apple Day". Land owned by diocese.							
<b>LGS4: Harbertonford Football Club field</b> Playing field has recreational value, as well as supporting activities in the Parish Hall (eg camping accommodation for events). Woodland on N and W fringe and hedgerows are home to wildlife, are deliberately managed to support biodiversity by the volunteer Playing Fields Association, and are used for recreation and outdoor adventure activities (eg camping) by local children.. Playpark in frequent use. Air ambulance landing site.	Edge of settlement. 200m flat walk from village centre (bus stop)	8500	3	3	3	5	5
<b>LGS5: Harbertonford allotments</b> Food growing provides recreational and health benefits, as well as biodiversity which is also	Edge of settlement, 250m walk with access via PRoW	3400	5	5	3	5	5

supported by the surrounding hedgerows integrated with the site. Appreciated as a tranquil place. Land privately owned							
<b>LGS6: St Andrew's Churchyard, Harberton</b> Great historic and aesthetic value. Part of the setting of a Grade I listed building.	Edge of settlement, 170m walk from bus stop	6800	5	5	3	5	5
<b>LGS7: Harberton playing fields</b> The park has formal play equipment, a playing pitch and natural play opportunities for a wide range of ages. Is designated as a Local Green Space for its recreational value. The park occupies an edge of settlement location, but is within an easy walk from all parts of the village and benefits from being adjacent to Harberton Village Hall.	Edge of settlement, 200m walk from bus stop	9200	3	3	1	5	5
<b>LGS8: Harberton cricket ground</b> Recreational value, supporting both adult and	Near settlement, 800m from bus stop via	23000	5	5	3	5	5



children's sporting activities for parishioners and beyond via the cricket club, as well as providing informal recreation space for villagers. Club house provides valued facilities to support this.	access track/PRoW						
<b>LGS9: Harberton allotments</b> Food growing provides recreational and health benefits, as well as biodiversity which is also supported by the surrounding hedgerows integrated with the site. Land privately owned by various owners	Edge of settlement, 450m walk from bus stop	1500	3	5	1	5	5
<b>LGS10: Harberton stream</b> Tranquil, beautiful spot at focal point of lower village, with bench.	Within the village	75	5	5	5	5	5

## *APPENDIX 5*

### *NON-DESIGNATED HERITAGE ASSETS*

*– awaiting advice from SHDC*

## *APPENDIX 6*

*Existing & Desired Footpath Map – Guy to provide*

## *APPENDIX 7*

### *Example Monitoring Framework*

#### *Draft*

Year
Name of Reviewer
<p>The PC was asked to comment on XX Planning Applications in the year.</p> <p>The NP was referenced XX times during PC meetings</p> <p>There were XX PA for unallocated sites (give details)</p> <p>There were XX PA on Flood Plain (give details)</p> <p>There were XX PA which included AH (give numbers of AH)</p> <p>XX Planning Applications were supported</p> <p>XX Were not supported.</p>
The Parish Design Code was referenced XX times on Planning Applications
Communication from Loc Gvt suggests changes/no changes to JLP took place in the year

## APPENDIX 9

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## Annex 4: View of Local Importance

### HNP Views

This annotated Google Earth image gives the location of each view

The viewpoint is denoted by the pin, the triangle attempts to give the distance and width of the view. Therefore, the high ground around Harberton has larger triangles whereas Harbertonford's deeper valley results in smaller triangle due to the steepness of the valley sides restricting range

Some views such as V1 looking north towards Dartmoor ranges to infinity so the triangles are truncated to remain in the Parish

Others are panoramas and difficult to represent with multiple triangles so the description is required too



T  
List



Views list. There is no significance in the numbering, it is just an identifier

- V1** From Harberton's reservoir, panorama looking north towards Dartmoor
- V2** From Harberton's reservoir looking south towards Harberton
- V3** From Gill's Cross looking south towards Harberton's church
- V4** Multiple points along East Leigh road east and south across the Harbourne valley
- V5** South of Harberton, looking north east across the village
- V6** Dayne's Farm cafe terrace looking west
- V7** Looking south across Harbertonford from the school
- V8** Harbertonford's Bow Road and distant tree scapes
- V9** Harbertonford's football pitch looking west and east
- V10** Luscombe Cross panorama looking north west
- V11** Looking east towards Washbourne from the A381 south of Harbertonford
- V12** Harberton's cricket pitch panorama, looking north to Dartmoor and westward generally
- V13** Looking northeast across Harbertonford
- V14** Multiple views of both churches

## Photos of each view

**V1** From Harberton's reservoir, panorama looking north towards Dartmoor



**V2** From Harberton's reservoir looking south towards Harberton



**V3** From Gill's Cross looking south towards Harberton's church



**V4** Multiple points along East Leigh road east and south across the Harbourne valle



**V5** South of Harberton, looking north east across the village



**V6** Dayne's Farm cafe terrace looking west



**V7** Looking south across Harbertonford from the school





**V8** Harbertonford's Bow Road and distant tree scapes



**V9** Harbertonford's football pitch looking west and east



**V10** Luscombe Cross panorama looking north west



**V11** Looking east towards Washbourne from the A381 south of Harbertonford

(no picture available due to tree screening)

**V12** Harberton's cricket pitch panorama, looking north to Dartmoor and westward generally



**V13** Looking northeast across Harbertonford



**V14** Multiple views of both churches

