

# HARBERTON PARISH NEIGHBOURHOOD PLAN

## Draft for community consultation July 2024

This is a draft for discussion/development and is work in progress.

Annexes and selected evidence base documents are available via dropbox at:  
[https://www.dropbox.com/scl/fo/vc6vls13w3dsx0bswzvpa/af7qh4njmew56tr9ieg6zuu?  
rlkey=27nrxn7niogpbrjw7xu8imbks7&dl=0](https://www.dropbox.com/scl/fo/vc6vls13w3dsx0bswzvpa/af7qh4njmew56tr9ieg6zuu?rlkey=27nrxn7niogpbrjw7xu8imbks7&dl=0)

### Summary of planning policies

Objective (& relevant Desired Outcomes)	NP policies
<b>Housing</b>	
To be completed	To be completed, with hyperlinks
<b>Energy</b>	
etc	

### Foreword

To be completed

### Acknowledgements

To be completed

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## Chapter 1: Introduction

What is Harberton Neighbourhood Plan (NP) and who is it for?

**The overall aim of this Neighbourhood Plan (NP) is to stimulate and guide positive change in Harberton parish in the period 2024-2034.**

The NP does this by presenting the needs and aspirations of the people who live here, relating them to relevant opportunities and challenges we face, and to existing local planning policy. This then allows it to:

1. **Articulate and celebrate the unique character of the Harberton parish** - its landscape and natural environment, its heritage and history, its amenities and the community that lives here - including through a Parish Profile, which is an integral part of the NP (see Annex xx).
2. **Stimulate and guide appropriate sustainable development**, for example of housing and energy provision, by ensuring developers, landowners, the Local Planning Authority and others are aware of local priorities and needs, and setting planning policies that reflect them.
3. **Empower our local community** to:
  - identify and deliver its own initiatives and projects. The Harbertonford community shop is an excellent example of what our parish can achieve when local people organise themselves around a clear vision (see box on community shop on page xx);
  - allocate local resources effectively - for example, by helping our Parish Council allocate money from community energy schemes;
  - secure resources from government and elsewhere, by providing clear rationale and evidence of need; and
  - respond proactively and positively to change and proposed development, by enabling us to rapidly identify creative opportunities and, where necessary, to protect community assets.

How with the NP make a difference?

The most concrete ways the NP can create positive changes is through:

- **planning policies:** the NP is part of the statutory development plan for our area, and its policies should affect decisions on planning permission in the parish (see box below). The NP also highlights existing planning policies that apply to the whole area, where these are relevant to its objectives. This is intended to support our Parish Council, and individual parishioners, to make valid, effective comments on planning applications.
- **allocating land for development:** as part of the statutory development plan, the NP supports housing development on specific sites in the parish based on community consultation, with particular requirements attached to these developments. This aspect of the plan is covered in Chapter xx.
- **identifying potential community initiatives:** these are not part of the planning process, but are aspirational projects arising from the NP consultation process and are intended to provide impetus for the community to take them forward.

The NP will be referred to by decision makers of all kinds – planners, investors, developers, funding bodies, community groups, and existing and future residents. It is intended to stimulate ongoing discussion in the parish about our shared priorities and how to pursue them. Its effectiveness will

depend in part on continuing local leadership and initiative, both to ensure its policies are applied fully and consistently in planning decisions, and also to facilitate community initiatives. It will also need to be kept up to date. Our Parish Council has therefore decided to:

- keep a prioritised list of potential community initiatives, published on the Parish Council website, to help spot relevant funding opportunities and other sources of support, and to galvanise local people to take them forward;
- conduct an annual NP Implementation Assessment at a Parish Council meeting around the time of the Parish Meeting each spring. This will review progress on the list of community initiatives, and also monitor the use and effectiveness of NP policies in planning decisions. A summary of the assessment will be published on the Parish Council website;
- organise a parish gathering every two years to celebrate our parish, and consider the issues we face. The gathering would incorporate public discussion of the year's NP Implementation Assessment, and check the community's current views on the prioritised list of community initiatives;
- review the NP within 5 years of adoption to identify any necessary amendments. [xxSubject to PC agreement]

#### **Box xx: How does this NP fit into national and local planning policy and decision-making?**

The Neighbourhood Plan forms part of the statutory development plan (the "Joint Local Plan" (JLP)) for our area, together with Plymouth and South West Devon. In accordance with national planning policy, the JLP supports the use of NPs as a way of allowing local communities to guide development, such as new housing and energy schemes.<sup>1</sup>

South Hams District Council (SHDC), our Local Planning Authority, must use our NP to inform its decisions on planning applications in our parish - and planning proposals that conflict policies in our NP should generally be rejected. Our NP will also be used by planning inspectors (or the Secretary of State) when they decide on planning appeals.

Our Parish Council routinely comments on planning applications, and its views, guided by our NP, should influence SHDC's decisions.

Our NP covers only the administrative area of Harberton Parish (see parish boundaries map in the Parish Profile).<sup>2</sup> It covers the period to 2034, the same as the JLP. Its allocation of sites for development are valid for that period. It will need to be reviewed after five years in order to remain a material consideration in planning decisions.

#### How was the NP developed?

The plan (NP) is the result of an extended period of public engagement within the parish. The NP's Consultation Statement, published alongside the plan, gives full details of this. It has included an extensive questionnaire, sent to every dwelling in the parish, and a series of consultation events, culminating in 2023-24 in:

- A "Community Conversations" event in July 2023 to confirm vision and high level desired outcomes
- A consultation event on community energy in February 2024
- An consultation event on housing and other key policies in July 2024
- Statutory "Regulation 14" consultation in xx?? 2024

Following these steps, a parish-wide referendum was held in [xxdate] in which the NP was

approved by the community. [xx insert following adoption: It was then formally adopted by the Local Planning Authority as part of the local planning policy after being approved by an Independent Examiner.]

### Structure of this plan

This chapter sets out a vision and key desired outcomes for our parish that have emerged from community consultation. The following chapters then address a series of specific themes: housing, energy, social amenities, the environment, heritage and transport.

Each of these chapters identifies:

- the needs and aspirations of the community, and how these relate to the key desired outcomes of the plan, as well as relevant opportunities and challenges, and issues arising;
- specific objectives that contribute to the desired outcomes, justifying them on the basis of community need and consistency with existing planning policy; and
- specific planning policies and potential community initiatives that will help achieve those objectives.

Notes and annexes provide detailed evidence to supplement each chapter.

### Vision and key priorities of this plan

The following vision and key desired outcomes have emerged from community consultation.

**Vision: A vibrant, healthy, prosperous, cohesive, community where people love to live and work, and that is confident and proactive in collectively creating positive change, and is effectively conserving and enhancing the parish's rural character, biodiversity and heritage for current and future generations.**

**Desired outcome 1:** Enable more affordable housing for local people

**Desired outcome 2:** Attract new young families and young people

**Desired outcome 3:** Ensure the needs of older people can be met

**Desired outcome 4:** Protect nature and make it more accessible

**Desired outcome 5:** Respond to climate change

**Desired outcome 6:** Support community and empower local action

**Desired outcome 7:** Help minimise the impact of car use and the A381

**Desired outcome 8:** Conserve our heritage for a sustainable future

[xxCross reference summary table on how policies and projects contribute to desired outcomes]

**Box xx: Definitions of some key terms used in this NP**

**Sustainable** means *both*:

**Ecologically sustainable** (i.e. consistent with maintaining or enhancing biodiversity and the health and extent of natural ecosystem, and not contributing to climate change) and also **Socioeconomically sustainable** (i.e. consistent with maintaining or enhancing thriving, vibrant, diverse communities).

Check these terms are used consistently throughout doc

**Affordable housing** means housing for sale or rent, for those whose needs are not met by the market, in one of the following categories (see the National Planning Policy Framework for the full definition):

- Affordable housing for rent: rent is set in accordance with the Government's rent policy for Social Rent (see below) or Affordable Rent, or is at least 20% below local market rents; and is provided by a Registered Provider (eg Housing Association) or under a Build for Rent scheme
- Starter homes: schemes providing discounted homes to first-time buyers
- Discounted market sales housing: sold at a discount of at least 20% below local market value.
- Other affordable routes, including shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent).

**Social rent housing** means housing with rents set through the National Rent Regime in England at around 50% of market rents, usually provided by Housing Associations, Local Authorities or non-profit housing providers.

## Chapter 2: Housing

Addressing the housing needs of local people, in a way that protects and enhances what we love about living here in the parish, is central to this NP. Consultation, along with analysis of housing need and available sites for development, indicates three main objectives relating to housing. This chapter sets out policies that intend to help meet these objectives.

### Objective 1: Maximise provision of affordable housing for local people and respond to parish housing-targets

Consultation has consistently identified pressure on housing availability and affordability as a key challenge for our community<sup>3</sup>, and Desired Outcome 1 for this NP is to enable more affordable housing for local people. This is consistent with quantitative evidence on housing need, and with trends in the wider region. South Hams District Council and Devon County Council declared a housing crisis in 2021. House prices in the parish rose by 65% over the period 2012-2021<sup>4</sup>, presumably driven by demand for holiday homes and increases in home working, among other factors. According to the NP's Housing Needs Assessment [Add URL](#), a household in the parish with average income would need double their income in order to afford to buy the median priced home here. It is also notoriously difficult to find housing to rent, either privately or from social housing providers. Affordable housing (housing to buy or let at less than 80% of market prices - see Chapter 1 for full definition of key housing terms) is relatively scarce. Social rented accommodation (let at around 50% of market rents) makes up just 9% of the housing stock, and shared ownership 2%. For a two person household in our parish with less than half average income, there are no affordable properties available to buy or to rent. There are some 28 applicants in the parish registered with SHDC as in need of social housing.

It might be imagined that simply building more houses for sale or rent on the open market could help alleviate the parish's housing crisis. This would certainly contribute to wider regional efforts to increase the housing stock. The 2019 Joint Local Plan (JLP) for South Hams and adjoining districts has set an indicative target for 50 new homes on allocated sites in the parish by 2034: 20 in Harberton village and 30 in Harbertonford. The JLP leaves it to our parish to make the allocation of where these new homes should be built, and with what conditions. This is a central purpose of this NP, and so policies are set out below that allocate specific sites within the parish for new housing.

The allocated sites have been selected through a rigorous process of analysis, governed by planning regulations, of whether they are suitable for allocation, available for development, and whether development on the sites is achievable within the lifetime of this NP. The analysis takes account of many factors like flood risk, environmental and heritage considerations. Full details are set out in the Site Options Assessment report of 2023 and Strategic Environmental Assessment report of 2024 [xx add URLs](#). [\[xxTo be confirmed subject to consultation:\]](#) The allocation of sites is also based on extensive public consultation, described in Annex xx, and particularly a consultation even on housing held in July 2023, which indicates that the allocation of the selected sites is broadly supported by the community.

However, just building new homes could be of limited effectiveness in meeting housing need in the parish. The new dwellings could be sold or let to people from outside the parish, perhaps as second homes or on holiday lets, and at market prices which would be out of reach of many local people. Unsurprisingly, then, there is clear, strong support in the community for more affordable housing to buy or rent, while opinions on the need for open market housing are more balanced between those in favour and those against<sup>5</sup>. [xxupdate endnote with data from July housing consultation](#). This NP

therefore has the objective of maximising the proportion of housing development in the parish that provides affordable homes for local people. While it focuses on new housing, any initiatives that would increase the affordability of existing housing stock would be welcome.

There is also support in the community for requiring that new housing is used as a principal residence, and not a second home or holiday let.<sup>6</sup> However, holiday lets and second homes may bring valuable economic and social advantages to the parish, and the proportion of dwellings in the parish not being used as a principle residence, estimated at roughly 5-11%<sup>7</sup> xxupdate with latest AECOM data, is lower than for others in the district and region (eg 60% of dwellings in South Huish are used as second homes). It is also below 20%, which is conventionally accepted as a threshold justifying policy intervention. This NP therefore supports, in principle, a principal residence requirement on all new homes in future if clearer evidence comes forward to justify this. Reviews of the plan (see Chapter 1) should consider available evidence.

Analysis in the 2022 Housing Needs Assessment for the parish suggests that a mix of the following elements of affordable housing is needed:

- Homes sold at a 50% discount to market value. This is the only discount level that would make full ownership attainable for average earning households.
- Homes available with Shared Ownership with a 10% equity stake for the resident. This is the most affordable route to home ownership in the parish, making the ownership market available to households earning slightly under the average income, and does not necessarily require a deposit.
- Homes to rent at a 20% - 50% discount to market rates. These affordable and social rents are essential to allow single individuals on an income of less than half the average to live in the parish. It is estimated that 19 affordable rented dwellings are needed by the end of the NP period - nearly 40% of the indicative target (50) for the total number of new dwellings.
- Overall, a ratio for new affordable housing of 65% rent to 35% ownership would strike a good balance (and this is also in line with broader provisions in the JLP).

Experience within the parish shows that self-building or self-finishing housing can be a route to affordable housing for some people, albeit sometimes a challenging one, and so this NP supports it for single dwelling plots. Self build can be all the more effective where the site is designed to minimise operating costs through efficient use, and reuse, of resources on the site itself, so that it becomes more self sufficient in energy, waste and water and perhaps food. There are also obvious environmental benefits to this approach, which is well recognised and robustly justified in other localities.<sup>8</sup>

The following policies, based on the above considerations and evidence, are intended to help achieve the objective of providing more affordable housing for local people and contribute to parish housebuilding targets.

#### **Policy: Affordable housing**

- Proposals for affordable housing within the settlements of Harberton and Harbertonford are encouraged and will be supported, as long as they comply with other development plan policies.
- Proposals for affordable housing adjoining, or very near to, the existing edges of the settlements of Harberton and Harbertonford are encouraged and will be supported, including on sites that would not be released for housing in other circumstances, as long as they comply with other development plan policies.
- Affordable housing proposals brought forward by community groups (such as a Community

- Land Trust) that can demonstrate they have the backing of the community are particularly welcomed and encouraged.
- For all affordable homes, enforceable legal provisions should be put in place to ensure that they:
    - remain affordable in perpetuity; and
    - are occupied whenever possible occupied by people with a local connection, as defined by the SHDC Adopted Local Allocation Policy (2017)[ xx awaiting response from SHDC Affordable Housing officer on local connection definition.]
  - Proposals including affordable housing should provide dwellings for affordable or social rent wherever possible, and are expected to demonstrate engagement from an early stage with social landlords (e.g Housing Associations) and relevant community groups (e.g. a Community Land Trust), and with the Local Planning Authority, in pursuit of this possibility. Developments should, as far as possible, bring the mix of affordable housing tenures in parish closer to a ratio of 65% affordable/social rent to 35% ownership. [xxAwaiting comments from SHDC Affordable Housing officer]
  - For affordable housing provided by means of discount market sales, the discount should be 50% or else the maximum compatible with scheme viability as assessed in accordance with the Joint Local Plan and its underlying evidence base. [xxAwaiting comments from SHDC Affordable Housing officer]
  - Market price housing may only be included in proposals for affordable housing to the extent demonstrably necessary to attain viability, up to a maximum of 40% of units in the scheme.
  - Where affordable dwellings form part of a proposal, the development should be designed and laid out so that open market and affordable homes are all of equally high quality design, and are suitably mixed in with one another.
  - Proposals for self-build or custom-build housing on a single dwelling site adjoining, or very near to, an existing settlement will be welcomed in line with the provisions of JLP policy TTV27, providing that:
    - a) the applicant demonstrates that
      - (i) they intend to live in the dwelling as their principal residence;
      - (ii) they require affordable housing and that their need cannot be met through affordable housing provided in any other way; and
      - (iii) they and have a strong local connection and need to live within the settlement where the site is proposed; and
    - b) the site is well related to the built form of a settlement and has permanent and substantial buildings on at least one side, and will not result in development in an isolated location;
    - d) the dwelling will remain affordable in perpetuity through a percentage reduction on market value agreed with the LPA;
    - e) a restriction is put in place to ensure its occupancy as a principal residence in perpetuity;
    - f) the site area, including any access arrangements, is no more than 0.1 ha.

The following policy aims support our NP's desired outcomes on responding to climate change and supporting the local economy as well as providing affordable housing. It intends to facilitate the development of low impact, easily removable homes that enable sustainable lifestyles as part of proposals that utilise regenerative land management techniques and make a significant contribution to carbon sequestration. It provides a way that small groups and potentially private estates could provide affordable, low impact housing and other buildings necessary to support the proposed activities, tied to the restorative use of land and controlled by conditions regarding measurable environmental net gain. It closely mirrors provisions in the Cornwall Climate Emergency



Development Plan Document, but is consistent with the Plymouth and South West Devon Joint Local Plan. Guidance associated with the Cornwall policy may be a useful resource for developing proposals under the following policy in this NP.

**Policy: Carbon Negative Exemplar Development**

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

xx After July consultation: Insert brief context for site allocation policy, including mention of CLT and community views (if any) on how/where parish housing targets should be met.

**Policy: Allocation of sites for new development**

The following sites are allocated for new housing development, subject to the conditions stated for each site respectively. xxComplete after July consultation event

### **Possible community initiative: Harberton Home Choice Group**

To help make the best use of our existing housing stock to meet local need, a community enterprise could be created to identify and facilitating matching of households within (and beyond) the parish who wish to upsize or downsize. The initiative could also encourage and facilitate community-led housing initiatives and seek to broker engagement from social landlords, and explore more radical ways of increasing affordability of existing housing (e.g. homeowners who wish to creating principal residence requirements by means of covenants on the sale of their homes).

### Objective 2: Provide a suitably diverse housing mix for a socioeconomically sustainable community

Desired Outcome 2 of our NP is to attract new young families and young people to the parish, for a socioeconomically sustainable, vibrant community. In 2001-2011 [xxneeds updating], the number of households comprising families with non-dependent children was the fastest growing household type, growing by 44.4%, and this corroborates anecdotal evidence from our own consultation on the difficulty for local young people in affording local housing.<sup>9</sup> This underscores the importance of affordable housing, and of smaller units for downsizing to free up family-sized homes. It may also point to a need for a proportion of larger homes in the mix of new housing being built.

At the same time, Desired Outcome 3 for the NP is to ensure the needs of older people can be met. Demographic data suggests that number of over 75s will almost double by 2031.<sup>10</sup> There is some survey evidence of a need for more smaller sized properties in the parish into which older residents can downsize.<sup>11</sup> Consultation has also revealed support for more specialist housing for older people (ie sheltered or warden assisted). The Housing Needs Assessment estimates a need for some 18-22 additional specialist housing units by 2034, though points out that there are practical advantages to this being met in nearby Totnes.<sup>12</sup>

Overall, there is a need for housing development to give careful consideration to how the needs of both elderly people and young families can be accommodated in a way that supports a vibrant community with plenty of opportunity for mutual support and interaction between different age groups.<sup>13</sup> The following policy is intended to encourage this. (Retaining relevant social amenities is also important - see Chapter 4).

#### **Policy: Provision for people of all ages**

- Development schemes that provide a range of dwelling sizes and types, with accessible, well-designed communal spaces, and would accommodate a mix of people of different generations and life stages, will be welcomed
- Sheltered housing and specialist accommodation for the elderly will be supported if it complies with all other policies in this NP, and if it offers priority for occupation to people with a local connection.

### **Possible community initiative: Working group on specialist housing for older people**

While it has been estimated that 18-22 specialist housing units for older people will be needed in the lifetime of the plan, it must be recognised that this is around 40% of the indicative target of 50 new homes, and so is unlikely to be delivered. As an alternative, a parish working group could be established to:

- further investigate and evidence local need for specialist housing;
- encourage adaptation of existing housing stock by identifying suitable grant funding and other sources of support for this, and signposting local residents as appropriate; and
- engage with SHDC to influence possible requirements in the next JLP on standards of accessibility and adaptability in new developments.

Objective 3: Ensure all new development protects and enhances our local landscape character, natural environment, heritage, and infrastructure

While there is a clear need for more affordable housing in the parish for local people, consultation has also shown that the quality and location of new housing is also very important to the community. This is reflected in the overall vision for this NP, which involves "effectively conserving and enhancing the parish's rural character, biodiversity and heritage for current and future generations," and in Desired Outcomes 4, 5 and 8 on protecting nature, responding to climate change and conserving our heritage for a sustainable future.<sup>14</sup>

Consultation has also revealed concern in the community about the impact of new development on existing infrastructure, for example drainage and sewage (with consequent flood risks), parking and congestion in narrow local lanes.

The following broad policy is therefore intended to ensure that all new development protects and enhances our local landscape character, natural environment, heritage, and infrastructure. Later chapters of this NP set out more specific policies that also apply to new development.

Existing planning policy (e.g. JLP policy DEV10) specifies that housing development should be of high quality design and well integrated with the rest of the settlement. The 2023 Harberton Parish Design Code [xx insert link], commissioned as part of this NP, provides a detailed description of the character of the parish, including the pattern and layout of buildings; architecture; materials; and green infrastructure and open space. Within this, it identifies the particular features of two distinctive "character areas", Harberton and Harbertonford villages. Complementing policies in other chapters of this NP, especially Chapter 6 on heritage, it sets out detailed guidance on how development should be designed to reinforce or enhance the established character of settlement, landscape and heritage. It also provides guidance on design principles to ensure new and retrofitted developments are of a high standard and are environmentally sustainable.

**Policy: High quality design and ecological sustainability**

Development proposals will only be supported if they demonstrate that they

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

## Chapter 3: Energy

For most households and businesses in our parish, energy costs have a major financial impact. So an important aim of this NP is to encourage cheaper, more efficient energy production and use - mainly through policies to make our buildings more energy efficient, and to support local electricity generation at household and parish level that directly benefits local people.

Add data (in box or annex?) on:

- Total energy use in the community: the cost of energy and how it is used.
- Fuel poverty: the main housing types and fuel poverty statistics for the area.
- Energy saving: the area's best opportunities for energy and fuel bill savings.

Including:

- Total energy use in the parish (per household?) relative to some norm/average
- energy costs as a % of household bills (nationally, or in parish if poss).
- Parish level fuel poverty data
- Current split of energy sources by KWh (oil/gas/elec/etc), for heating (presumably not available for total energy use incl electricity).

See CSE guide on "how to write a NP in a climate emergency" p49 for data sources, incl

<https://www.gov.uk/government/collections/fuel-poverty-statistics#2023-statistics>

Also <https://www.ons.gov.uk/visualisations/customprofiles/build/>

The community has expressed, in various consultations, a clear wish to respond to climate change (Desired Outcome 5) and protect biodiversity and nature (Desired Outcome 4), including through reducing carbon emissions.<sup>15</sup> Policies on building energy efficiency and local renewable energy are a key way of delivering on this. About a quarter of the carbon emissions for which Harberton residents are responsible comes from energy use in our homes (see Annex xx - Harberton Carbon footprint analysis), most of which comes from home heating. Local renewable energy schemes could also be a highly effective vehicle for supporting community and empowering local action, which consultation has identified as an important desired outcome for this NP (Desired Outcome 6). They can also be an important way of ensuring that transition to a low carbon energy system is fair, and that the benefits of it are widely shared - so that, for example, cheap green electricity and quality home insulation is available to all.

A proactive approach in the NP to local and community renewables is in line with national planning policy, which expects plans to "help increase the use and supply of renewable and low carbon energy" and have provisions specifically supporting community energy.<sup>16</sup> Our NP builds on the [Plymouth and South West Devon Climate Emergency Planning Statement](#), adopted in 2022, which sets out planning guidance on climate change mitigation and adaptation, and requires that all development proposals are accompanied by a Climate Emergency Compliance Form.<sup>17</sup>

### Objective 1: Reduce energy costs and carbon emissions from our homes and other buildings

Consultation has demonstrated that there is strong community support for encouraging energy efficiency in this NP.<sup>18</sup> The government's Committee on Climate Change has made the case for high standards on energy efficiency and carbon in new buildings, demonstrating that this is much cheaper and more feasible than retrofitting them later, with much of the cost of retrofit likely to fall on the property owner.<sup>19</sup> Retrofitting is also important, since 70% of buildings that will be in use in the 2050s already exist.<sup>20</sup> So this NP encourages retrofitting, particularly for major refurbishments, while recognising that the feasibility and priority of this will vary for individual households, and that more financial and practical support is needed in this area. Such support could be financed by a

community benefit fund associated with a community energy project.

Heating and hot water is responsible for most of the energy and carbon we use in our homes.<sup>21</sup> Our consultation has clearly demonstrated strong support for the use of heat pumps in new homes as well as in major refurbishments.<sup>22</sup> They are a highly efficient way of using renewably generated electricity to provide heat (roughly three to four times more efficient than electric heating), though only in buildings that are well enough insulated. Ground source heat pumps (GHSPs) can be particularly efficient if used to heat several homes in a single development or area, not only for new buildings but also where neighbours are able to collaborate in retrofitting their heating systems with a shared GSHP.<sup>23</sup>

Generating electricity from renewable sources on individual buildings or sites can provide a source of cheap or free electricity for the occupier. There is strong support in the community for the use of solar energy capture on buildings as a general principle<sup>24</sup>, though there may be heritage or amenity issues in individual cases. An initial survey for the Neighbourhood Plan suggests that about 7% of houses in the parish have roof mounted solar panels.<sup>25</sup> Nationally, about 50% of roofs are suitable for solar, so there is almost certainly scope for more here. Batteries can be an important part of an efficient onsite renewable system. They could help make the most of broader changes underway in the national grid (see below), by allowing households to buy cheap electricity when sunshine or wind is plentiful, so development needs to take this into account to be "future proof".

Onsite renewable electricity can directly benefit not only the site occupier, but also other local residents, by means of an "Energy Local" co-operative scheme. Such a scheme is already in operation at our local substation, and allows local people, in effect, to buy cheap locally generated electricity, and local people with generating capacity (eg rooftop solar) to sell electricity to other local members of the scheme at advantageous prices. Harberton parishioners can apply to join this scheme.

Based on all the above considerations, the following policies are intended to help reduce energy costs and carbon emissions from buildings in the parish. They build on the principles on sustainability set out in the 2023 Parish Design Code, which is included in an overarching policy in the housing chapter. Particular issues with refurbishment may arise with heritage buildings, and this is addressed in policies in Chapter 6. The transport chapter also contains relevant policies.

### **Policy: Sustainable buildings**

1. All development in the parish should aim to generate net zero or negative carbon emissions over the lifespan of the development (taking account of both construction and use) as far as possible, without the use of carbon offsetting. Development proposals for new buildings, or alterations to existing buildings requiring planning permission (including extensions and refurbishments), will only be supported if their accompanying Climate Emergency Compliance Form demonstrates that they have:

i) complied with JLP policy DEV32, using suitable metrics, in going beyond Building Regulations standards on embodied energy of building materials and on building operational energy consumption;

and

ii) used natural, reclaimed or recycled, and locally produced materials as far as possible;

and

iii) taken all reasonable steps to minimise energy use and maximise energy efficiency, going beyond

building regulations and using a suitable standard, including through

- Reusing and retrofitting buildings, instead of replacing them, wherever possible;
- Siting and orientation to optimise passive solar gain while managing risks of overheating;
- The use of high quality, thermally efficient building materials; and
- Installation of energy efficiency measures such as loft and wall insulation and double/triple glazing;

and

iv) maximised the proportion of renewable energy generated on-site consistent with scheme viability, and with other policies in the development plan on environment, heritage and local amenity;

and

v) considered how to facilitate current or future use of renewable energy from off-site sources, for example by the provision of space for battery storage;

and

vi) maximised the deployment of heat pumps, or other low or zero carbon technologies for heating (including shared ground source heat pumps in developments of more than one dwelling), consistent with scheme viability, and with other policies in the development plan on environment, heritage and local amenity.

2. Innovative approaches to the construction of low carbon homes which demonstrate sustainable use of resources and high energy efficiency levels will be encouraged. Examples would include, but would not be limited to, earth sheltered, rammed earth, or straw bale construction (see box below on an existing example in the parish).

#### **Box: Little Owl Cottage, Harbertonford**

xxGet photo

Little Owl Cottage, completed in 2022, is an excellent example of a sustainably built high performance building in keeping with the character of the local area. It is EPC A rated. Its features include:

- Timber frame construction with straw-bale infill insulation
- Materials sourced locally and reclaimed wherever possible
- Living room areas on first floor, above bedrooms, to maximise day lighting, energy efficiency and comfort.
- Rooftop solar PV, topped up by an efficient wood burning stove.

More details of the cottage's sustainability features and how it responds to the character of the area are set out in the 2023 Parish Design Code.

#### Objective 2: Encourage appropriate renewable energy infrastructure that directly benefits our community

There is clear support in principle for renewable electricity generation in the parish, sited in appropriate places and at an appropriate scale, so that landscape character, nature, safety and residential amenity are suitably protected, and with the community properly involved in developing plans.<sup>26</sup> This is in line with public opinion nationally: a consistent majority of more than 80% of people support renewable energy, and far more people would be happy, in principle, for solar or on-shore wind farms to be constructed in their local area than unhappy (43% happy versus 12% unhappy for onshore wind; 54% happy versus 7% unhappy for solar farms).<sup>27</sup>

Our consultation suggests that this local "in principle" support is based partly on awareness of the wider context, and the need to respond to inevitable change that is already happening. The UK is transitioning to a new energy system, driven by the need rapidly to reduce fossil fuels and increase energy security. The Government's Committee on Climate Change has calculated that the UK needs to quadruple the amount of renewable electricity we generate by 2050. The electricity grid is being upgraded from a centralised to a decentralised system to enable supply and demand needs to be locally matched and small scale generation to play a larger contribution towards supply.<sup>28</sup> For our parish, these changes offer us the chance to

- get cheaper, cleaner, more efficient energy;
- keep the money we spend on bills within the local economy; and
- raise money for the community and local people/projects via community energy schemes.

To capture these benefits for our community, our NP builds on the existing planning requirement that new developments secure an equivalent 20% carbon saving through onsite renewable electricity generation, as well as incorporating space for batteries.<sup>29</sup> Installing renewable energy generation on existing buildings is also welcomed. There may sites where neighbours could collaborate to make best use of available roofs or areas of ground (eg through leasing arrangements or use of shared/communal areas), and further work would be useful to identify such opportunities and offer support and resources.

Going beyond this, a parish community energy scheme could be a very effective way of leveraging the national energy transition to our local advantage. This is demonstrated by South Brent's nearby successful scheme, which has provided large amounts of funding for local people and projects.<sup>30</sup> Harberton parish has its own community benefit fund deriving from the commercial solar farms in our parish, which has funded, among many other things, emergency defibrillators, air ambulance landing sites, community parking and equipment needed for the new community owned shop, as well as regular grants for improvements to both village halls, play parks, play park improvements and for activities for young people. However, the original agreement with the solar farm developers means that now, after 10 years, the fund is no longer receiving funding and is running down. Based on experience elsewhere, it is likely that the financial benefits to the parish would have been much larger, and run over a longer time period, if the schemes had been community run.<sup>31</sup>

Community-led approaches also give the community more control over local energy schemes. The success of Harbertonford community shop demonstrates that community projects can work well in our parish, and we could build on this positive experience.

Our consultation has also identified important concerns about the impact of large scale energy infrastructure on the character and beauty of our landscape and heritage; on the health and amenity of residents nearby; on biodiversity; and about the sites being used for other kinds of development when the energy installations on them reach the end of their life. Similar concerns have also been raised in other locations, and experience elsewhere shows they can often be resolved, for example through careful siting, scaling and screening of installations.<sup>32</sup> This requires properly informed public involvement in the design of schemes, so people here can be sure they provide benefits locally and that what we most value in our parish is protected.

This NP therefore sets out the following overarching policy on renewable energy that is in line with our community's "in principle" support for it, and lists key issues that any proposal would have to address for it to be acceptable to us.

## **Policy: Renewable energy**

Proposals for non-commercial small scale renewable electricity installations to power individual buildings or small groups of buildings will be supported, as long as they are consistent with other policies in this NP including those on social amenities, landscape, nature and heritage.

Proposals for other renewable and low carbon electricity generation facilities should be developed with substantial community involvement and support, and will only be supported if they:

i) are wholly or partially owned by, and are controlled by, the community, or provide direct benefits to the community such as:

- financial surpluses which can be spent by the local community;
- cheaper and more secure local energy supply for the local community;
- enhancements to the local environment desired by the local community;

and

ii) ensure that the potential harmful impacts on any of the following are appropriately avoided or mitigated, including by taking full account of the other relevant chapters of this NP:

- residential amenity (eg through noise, shadow flicker or overbearing visual impact).
- safety on highways and footpaths
- landscape character and nature, including by delivering a measurable biodiversity net gain
- heritage
- cumulative effect from concentrations of installations
- site use after decommissioning at end of life

Alongside the above policy, this NP envisages a public engagement process to define more clearly our community's aspirations and concerns around renewables, and to develop a consensus on how our parish can proactively make the most of the energy transition that is underway. The following community initiative could deliver this. The successful energy consultation event held to inform this NP indicates that there is support for it, and provided useful experience and materials on which to build.

### **Possible community initiative: Harberton Parish Energy Group**

A community-led project could be established to develop a shared vision for renewable energy within the parish through a process that is

- inclusive and community "owned"
- well-informed by objective facts
- realistic about what has to happen and about the constraints of local landscape and nature
- well-run, using professional expertise as necessary
- timely - before a specific proposal comes forward.

The group could also explore possibilities for improving the financial assistance and advice to residents on home energy efficiency and carbon footprint, through money from a community energy scheme and in other ways. The Energy Group could be supported by, and work closely with, the Parish Council, including by producing a report setting out the shared vision for the annual review of this NP (see Chapter 1) within 2 years, allowing the possibility for the NP to be suitably updated in the light of its findings.

**Box: xxExample of retrofit: ?Jem's house?**



## **Chapter 4: Social amenities and economy**

Consultation has shown that there is widespread appreciation for the parish's public amenities, including the halls, churches, allotments, sports fields and playgrounds in both Harberton and Harbertonford; the village shop, filling station and primary school in Harbertonford; and the Church House Inn in Harberton. The parish profile at Annex xx describes these in more detail.

These facilities are valued not only for the services they provide, but, just as importantly, because they create opportunities for people to meet each other and socialise. People repeatedly and strongly emphasised the importance of community throughout our consultation process.<sup>33</sup> There was appreciation for range of social and cultural events organised in the parish by local people, and recognition of the value of the whole community working together to influence our future. Supporting community and empower local action is therefore one of this plan's key priorities (Desired outcome 6).

As in other rural areas, both villages have seen a long term reduction in facilities as a result of developments such as the rise of supermarkets and home delivery services. The final closure of Harbertonford's pub in 2018 is an example of this pattern. Nonetheless, there is still support for local shops and services in both villages, and the post-Covid trend towards more home working seems likely to increase this. The strength of this support has been clearly demonstrated by the transfer in 2023 of Harbertonford village shop to community ownership, funded by a community share offer (see below).<sup>34</sup> A new farm shop has also been established at Daynes Farm, and the pub in Harberton remains popular among parishioners. Socioeconomic sustainability is also supported by a range of local businesses in the parish.

Making the parish attractive for young families is seen as a key desired outcome (Desired Outcome 2), in order to counterbalance the trend towards an ageing population, and to support local people to remain here throughout their lives if they wish - and this is in line with the Joint Local Plan.<sup>35</sup> Consultation highlights the significance of local provision of facilities and services for children and young people in achieving this. Harbertonford primary school plays a crucial role here, alongside its broader contribution to community life (see box below), and like primary schools across the country, it faces the challenge of a likely fall in admissions numbers during the lifetime of this plan.<sup>36</sup> Youth club activities (see box below) and well maintained play areas are also seen as important.<sup>37</sup> Equally, there is a wish that the needs of older people, who may be less able to travel, can be met close to home.

Responding to climate change has emerged as a key community desired outcome (Desired Outcome 5), and this also points towards more local provision, and local employment, in order to reduce carbon emissions from transport. Creating empowered local community (Desired Outcome 6) could prove an important underpinning of resilience to future climate-related challenges. Protecting nature and making it more accessible (Desired Outcome 4) can be part of a climate change response. This is mostly covered in Chapter 5, but this chapter sets out our objective of protecting and enhancing our existing green spaces.

### Objective 1: Preserve or improve social amenities in village centres

Consultation shows that the community attaches great value to the existence of places that allow people to meet and gather, and which create a sense of community, and in particular to the community facilities listed in the following policy, which is intended to protect them from unsympathetic development. In addition, some of them are also designated as Local Green Spaces

in policy xx below.

### **Policy: Community Facilities**

Development that results in the loss of community facilities or services, or that results in any harm to their character, setting, accessibility, appearance, general quality and amenity value will only be permitted if they are replaced by facilities of equal or higher quality, economic viability and value to the community or it can be demonstrated they are no longer needed. This policy applies to following facilities, which have been identified as important to the vitality of the community, but is not restricted to these.

- Harberton Parish Hall
- The Church House Inn in Harberton
- Harberton cricket ground
- St Andrew's Church and churchyard in Harberton
- The Post Office and village shop in Harbertonford
- Harberton playing fields (including the woodland on the West fringe of the playing fields site), playground and car park
- Harbertonford Village Hall
- Harbertonford playing fields
- Harbertonford playpark
- St Peter's Church and churchyard in Harbertonford
- Harbertonford school

xxCheck/gather clearer evidence for this list in 2024 consultation

Insert map showing locations

Harbertonford filling station has been identified in consultation as a valued facility, partly because of the long opening hours of its convenience store.<sup>38</sup> However, it will evidently need to evolve as part of the transition to a low carbon economy

### **Policy: Harbertonford filling station**

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

While the above policies should help protect community facilities from unsympathetic development, it does not guarantee their viability. The following community initiative would increase the chances of community action to do so should the need ever arise.

#### **Possible Community Initiative: Designating Assets of Community Value**

The community could explore the possibility of designating some of its valued facilities, such as the Church House Inn, Harbertonford shop/post office (subject to agreement of the Management Committee), Harberton cricket ground and the allotments both villages, as Assets of Community Value, which would give the community increased rights to preserve them by purchasing them if they were ever offered for sale.

#### **Possible Community Initiative: Improving social "hubs"**

During our community consultation process, support was expressed for the idea of a community "hub" - a place that is open for people to drop by and meet each other, gather or hold meetings, and participate in activities; and where there are resources to help people make positive changes in their

own homes and also in the community more generally - such as advice on energy efficiency or health, a "library of things" (eg tools) available to share or hire at low cost, or a "bring and take" area. While several of our existing amenities serve some of these functions, and it may not be realistic to bring them all together in one place, there is scope for developing provision. Examples could include:

- redeveloping Harbertonford village hall to provide better meeting room and other facilities, and improving energy efficiency
- developing Harbertonford school recreation and play facilities (see box on school below)
- creating a cafe and social space in Harbertonford community shop (see box on shop below)

The Parish Council's annual NP Implementation Assessment (see Chapter 1) will be an opportunity to prioritise and develop ideas for the expansion of "hub" facilities, so that developer contributions can be sought in future where appropriate, and other relevant sources of funding identified.

### **Box: Harbertonford Community Shop and Post Office**

Harbertonford shop and post office is a great illustration of the vibrancy of our community and of its commitment to a sustainable future. Widely recognised as a key local amenity not just within Harbertonford but also the wide parish, the business was bought by the community in 2023 following a successful community share offer which raised almost £70,000 from some 200 participants. It is now proudly run by around 20 volunteers alongside paid staff, and turnover has been increasing. It is an increasingly significant social "hub", bringing local people together around a common purpose, generating new relationships and social interactions, and



providing a wide range of benefits such as an outlet for local crafts people and a book swap facility. Plans to build on this include exploring the possibility of an informal social space on the premises, such as a small café and/or bar. The Community Benefit Society that runs the shop also has a wider remit to support community initiatives and aspirations, including financially from any surplus it generates. For example, it co-ordinates the Community Speedwatch project, and aspires to be an exemplar of good practice in energy efficiency and use of renewables. <https://harbertonford.com>

### **Box: Harbertonford Youth Club**



The parish's youth club, run by Totnes Rural Area Youth Engagement Project, meets weekly Harbertonford village hall, and is open to all local young people aged 8 - 19. Sessions are run in an inclusive and connected way, offering educational activity, fun, games and lots of creativity - arts and crafts-based activities are a favourite, and there also regular music-based sessions, where a local young man brings his DJ equipment. They are free and include free healthy snacks, drinks and a small sweet treats.

<https://trayeproject.org>

*“Everything is great, there is nothing I would do to improve things, I learn new things each time and like to help others to learn and explore too”* (Member of Harbertonford Youth Club)

**Box: Harbertonford School** [xx awaiting corrections from school]

Harbertonford Church of England Primary School, part of Link Academy Trust, provides education for around **total number of students?** children from pre-school/nursery through through to Year 6. As a small rural school, it is able to understand the needs, talents, interests and motivations of each of its students, celebrating their uniqueness.

*"I feel really confident that this school has my children's best interests and future development at the heart of everything they do."* Parent response to OFSTED

The school also sees itself as holding a central place in the wider community, and contributes to local activities by offering use of its buildings, facilities and expertise - for example, hosting the weekly "fledgelings" group run by the school's pre-school staff; lending equipment to the Harbertonford "Ford Fiesta" festival; getting involved with local initiatives like Harbertonford "fruit corner" micro-community orchard; or making its car park available for community use outside school hours - perhaps including, in future, provision of EV charging points. Possibilities for developing these kinds of synergies with the community could include, with suitable funding, expanding the school's play area and using its former swimming pool to create a multi-games sport area.  
<https://www.harbertonford.thelink.academy/web/home/393390>

**Can we get a photo?**

## Objective 2: Protect and enhance existing green spaces

The National Planning Policy Framework (NPPF 105-106) allows Neighbourhood Plans to designate green spaces that are of particular importance to them, in order to ensure they are appropriately protected in planning decisions.

Accordingly, the following policy designates a number of small, local green spaces within Harberton and Harbertonford villages as Local Green Spaces. This is based on clear evidence of the value the community attaches to these spaces [ref - xx**update with 2024 consultation responses**]<sup>39</sup>, and is also justified by the nature, functions and value of each of these spaces set out in Annex xx.

This list of designated Local Green Spaces is not intended to imply that there are no other green spaces of significant amenity value to our community. Joint Local Plan policy DEV27 (Green and play spaces) states that "development will be resisted on sites where the functions and characteristics of the greenspace will be lost and mitigation is not possible," making clear that this relates "undesignated green spaces within the Plan Area" as well as designated ones (para 6.99).

### **Planning Policy: Local Green Spaces**

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

LGS1: St Peter's churchyard, Harbertonford

LGS2: Ford Area in front of village shop, Harbertonford

LGS3: Harbertonford playpark

- LGS4: Harbertonford playing fields
- LGS5: Harbertonford allotments
- LGS6: St Andrew's Churchyard, Harberton
- LGS7: Harberton playing fields
- LGS8: Harberton cricket ground
- LGS9: Harberton allotments
- LGS10: Triangular green by stream in Harberton village



The land to the North of Harbertonford school would be well suited for a future expansion of the school, or for recreational, sports or other facilities used jointly by both the school and community. While there are no current plans to expand the school or provide such facilities, and the land does not meet the criteria for designation as a Local Green Space, the following policy is intended to ensure that the potential of the site for social amenities is taken into full account should it be included in any future development proposals.

**Policy: Land to the North of Harbertonford School**

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

XXInclude map showing locations (incl Land N of Hford school)

Objective 3: Support economic activity that provides employment or facilities for local people

Consultation has shown there is some support for the development of more shops and cafes in the parish.<sup>40</sup> The following policy is intended to facilitate this. It also aims to support socioeconomic and ecological sustainability by allowing the expansion of employment opportunities for people living within, or near, the parish and encouraging enterprises consistent with a low carbon, circular economy.

**Planning policy: Local employment and facilities**

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

The conversion of redundant agricultural buildings located outside the villages for small scale employment will be supported, provided it is demonstrated that the building has remained unused for at least two years

This policy only applies to development proposals that are consistent with the other policies in the development plan, including those on:

- protecting landscape, nature and heritage;
- energy, including energy efficient, ecologically sustainable buildings; and
- parking and provision of green and public transport infrastructure, including provision of EV charging and facilities to support walking and cycling.

Employment activities that significantly increase Heavy Goods Vehicles (HGV) traffic will not be supported.

## Chapter 5: Environment

### What do we love about living here?

- "We're a community that cares about the countryside"
- Our "vibrant sustainability focus"

*Comments from 2023 Community Conversations event*

Our wildlife and rural environment are of central importance to our community, and the character of the landscape is crucial to the distinctive sense of place in the parish.<sup>41</sup> These things consistently emerge in consultations as the aspect of our parish that people most love about living here, alongside a sense of community. There is an active local sustainability group, Sustainable Harbourne Valley, which reflects this (see box below). By attracting visitors, our landscape and nature also underpin economic activity in the parish, such as provision of accommodation, retail facilities and services. The parish profile (Annex xx) describes the parish's landscape and ecology in more detail.

While areas reserved for nature are undoubtedly important and supported<sup>42</sup>, consultation has also revealed support for more open access to land, or publicly accessible footpaths, from which nature can be appreciated.<sup>43</sup> A key desired outcome for this plan is therefore to protect nature, and make it more accessible (Desired Outcome 4).

It is widely understood that damage to nature and biodiversity loss are closely connected with climate change. Our community consultation has identified responding to climate change as another key community desired outcome (Desired Outcome 5). This includes reducing carbon emissions locally, which is consistent with government policy that plans, including NPs, should "take a proactive approach to mitigating and adapting to climate change" and "support the transition to a low carbon future".<sup>44</sup> In response to local concern, our parish council declared a climate emergency in 2021. Action at parish level can be seen as part of wider efforts in Devon to move towards a low carbon economy and society, for which the Devon Carbon Plan (DCP) provides a framework, along with the Plymouth and South West Devon Climate Emergency Planning Statement (2022). Annex xx briefly outlines the implications of the DCP for our parish and for this NP, based on an analysis of the parish's overall carbon footprint.

With our experience of serious flooding in 2023, our parish is well aware of the need to adapt to the effects of climate change. While planning policies and infrastructure improvements are important aspects of this, there is also interest locally, based on our recent experience, in the role of land management and nature-based solutions in reducing flood risk.<sup>45</sup>

The following objectives, and the policies and initiatives intended to help deliver them, emerge from these considerations, though all the chapters in this NP contain relevant measures.

### Objective 1: Protect the local landscape

The community supports rigorous application of Joint Local Plan (JLP) policies to conserve and enhance landscape character, scenic beauty, tranquillity, views and natural features like trees and hedgerows. At the same time, the evolution of the landscape in ways that increase biodiversity, capture carbon and adapt to climate change, such as increasing areas of tree cover and scrub, are welcome.

### **Policy: Protecting the landscape**

All new development should give great weight to conserving and enhancing landscape character and scenic beauty, especially to the characteristics identified in the plan's parish profile, while allowing for landscape evolution that increases biodiversity, or mitigation of or adaptation to climate change.

## Objective 2: Protect locally important views

Consultation has identified a number of views as particularly important to the community because they include areas of natural beauty, or natural or heritage features that contribute to the character and quality of the parish. These are described in more detail in Annex xx. The following policy is intended to help protect them.

### **Policy: Locally Important Views**

The quality of the following views should be safeguarded in any future development. Development should not be overly intrusive or prominent to the detriment of any of these views as a whole, or to landmarks within the 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 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 - see map

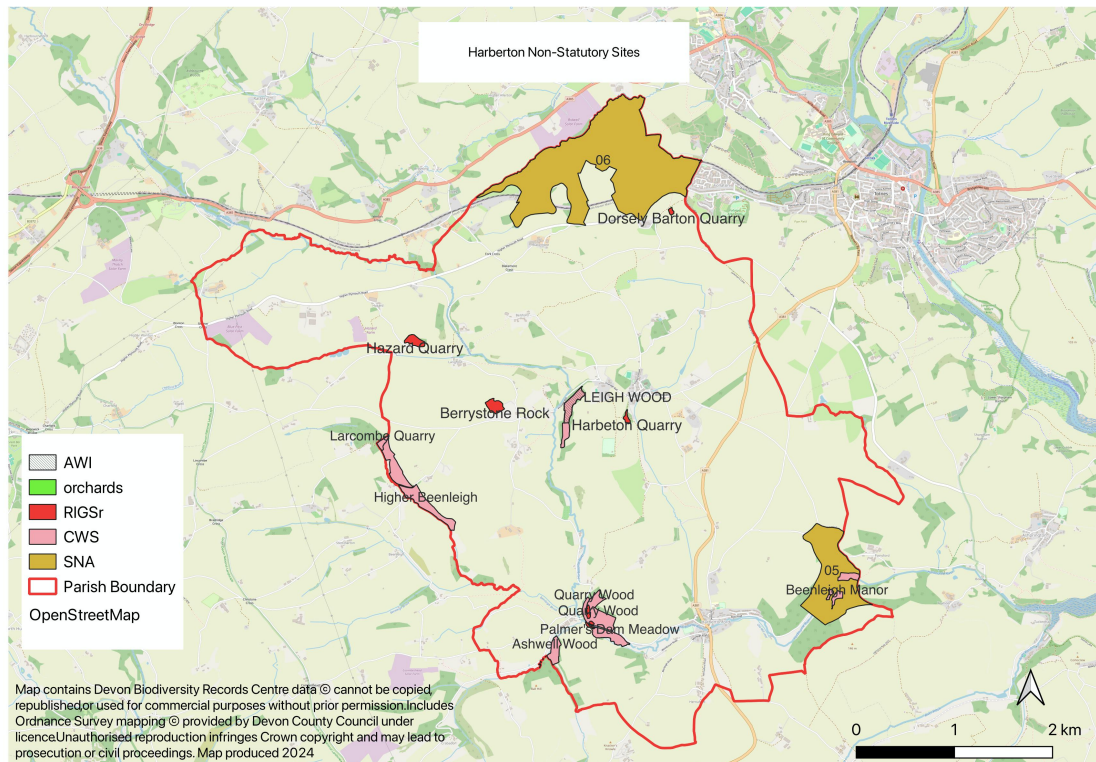




Objective 3: Protect wildlife and increase biodiversity

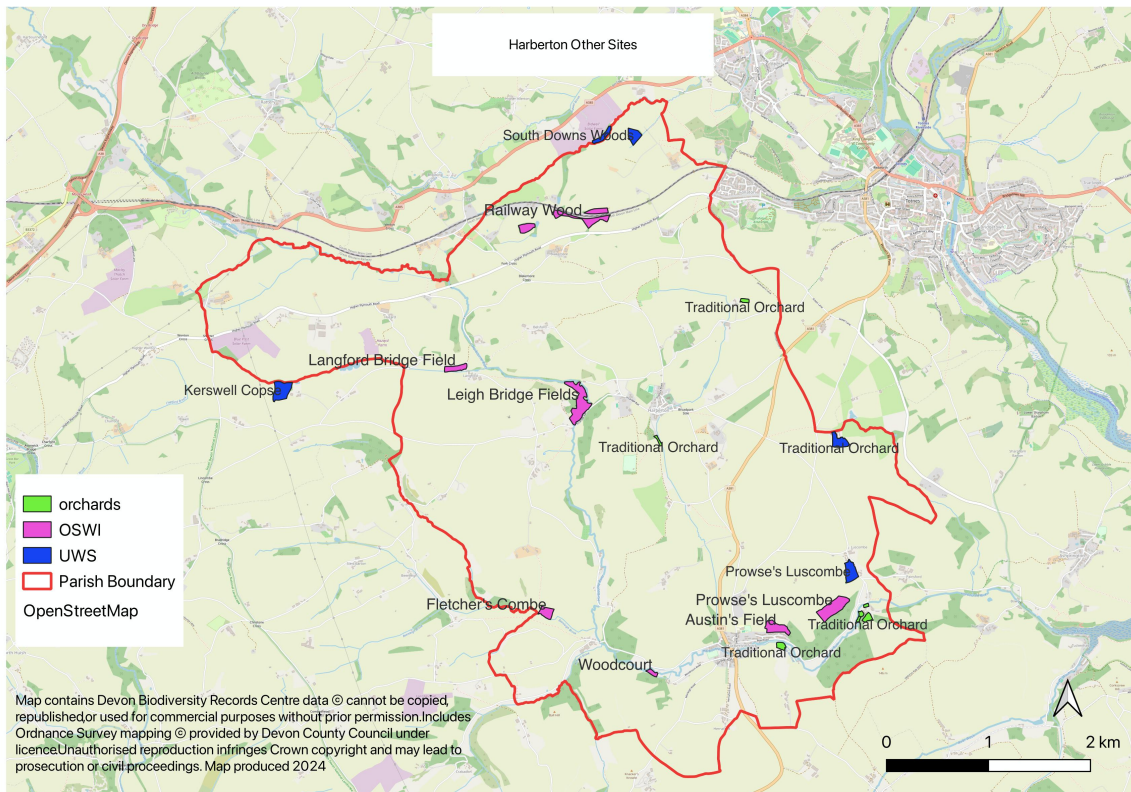
Our parish includes many areas that have been specifically identified as important for wildlife and biodiversity. These are set out on the map below. They are listed in detail, along with significant and protected species present in the parish, in a report by the Devon Biodiversity Records Centre, which forms part of the evidence base for this NP.<sup>46</sup> Many of them are "designated sites", identified by means of a formal process. These include:

- County Wildlife Sites (CWS), including areas of Ancient Woodland (recognised as nationally significant sites for nature conservation) at Leigh Bridge and Ashwell wood, as well as various woodlands, orchards, meadows and river banks;
- Two Strategic Nature Areas (SNA), identified as strategically important areas for nature recovery, both including significant areas of woodland, one in the north of the parish as it adjoins Dartington, the other around Beenleigh manor; and
- Regionally Important Geodiversity Sites (RIGS), including those around the disused quarries at Englebourne, Hazard, Dorsely Barton and just south of Harberton, identified as important for geology and soils, and also important sites for biodiversity.



There are also a number of sites (see map below, and Annex xx for details) which have been recognised as important for nature, but which are not yet designated sites. These include:

- Four Unconfirmed Wildlife Sites (UWS), awaiting assessment as designated CWSs, at Kerswell Copse, Prowse's Luscombe, Stancombe and South Downs Woods;
- Several other sites of wildlife interest (OSW), identified as important but not technically meeting the criteria for a CWS; and
- Various orchards - orchards are often biodiversity hotspots.



The parish lies within the "impact risk zones" for a number of protected sites (eg Sites of Special Scientific Interest) nearby, which reflect the particular sensitivities of sites and how development could adversely affect them.

Informal observation suggests there are other areas of semi-natural habitat (places that are relatively unmodified and are generally rich in biodiversity) not yet on these lists of identified sites. This is scope for work within the parish to record them and, if appropriate, propose them for designation.

All the above kinds of site undoubtedly form part of ecological networks that together make up important habitats across the parish and are key to nature conservation and recovery in the area. Ecological networks are being mapped across the county as part of work to create Devon's Nature Recovery Network.<sup>47</sup>

For all these reasons, 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, and for protected species and habitats; and which provide protection specifically for ancient trees and 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. The SPD states that ecological surveys should be undertaken when there is a reasonable likelihood of protected habitats and species being present (7.71). The community supports wide ranging assessment of impact on habitats, species and biodiversity for all developments wherever possible.

The following NP policy is intended to build on JLP policies and ensure they are rigorously applied in our local context.

**Policy: Protecting wildlife and increase biodiversity**

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

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

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

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

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

#### **Possible Community Initiative: Wildlife mapping**

Stakeholders such as the Parish Council and Sustainable Harbourne Valley could pursue formal recognition of the parish's Undesignated Wildlife Sites in the parish, thereby affording them greater legal protection; and identify other possible wildlife-rich sites for designation. There is also scope for building the list of protected and other important species and habitats present in the parish, based on observation by local residents, to support and prioritise initiatives to protect and enhance wildlife and biodiversity, whether by government or voluntary organisations. Other stakeholders include: local Ramblers, Devon Wildlife Trust (DWT), Devon Biodiversity Records Centre (DBRC), Harbertonford school, landowners and farmers.

#### Objective 4: Increase public access to nature

Existing public footpaths and green lanes in the parish are widely used by the community and very much valued. There is support for greater access to countryside for exercise, leisure and a closer relationship with nature, alongside recognition that this would require the co-operation of landowners.<sup>48</sup> 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).

#### **Policy: Public access to nature**

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

#### **Possible Community Initiative: Making the most of our footpaths**

- Install information boards in Harberton and Harbertonford village centres to highlight

existing rights of way for wildlife and biodiversity walks, and indicate particular ecological features.

- Work with landowners, community groups, local authorities, neighbouring parishes and other stakeholders to develop a more extensive footpath network across the parish, including through use of permissive paths. Priorities could include the footpaths identified as necessary for pedestrian safety in Chapter 7 (on transport), and increasing access along the river Harbourne (see below).

### **Possible Community Initiative: Palmer's dam nature reserve**

Consultation has shown interest in the community for a nature reserve, suitably managed public access, on the land upstream from Palmer's dam, where there is a designated County Wildlife Site comprising fen meadow, grassland and ponds.<sup>49</sup> This could be pursued in collaboration with the Environment Agency, landowners and other stakeholders.

### Objective 5: Reduce flood risk and protect the river Harbourne

The Harbourne river, along with its tributaries, is central to the parish's distinctive character and sense of identity. It is an important ecological network, supporting a range of wildlife habitats. Its water quality and biodiversity is impacted by land management approaches in its catchment, as well as by surface water flows and sewage works overflows. It is of great value to the community, with widespread concern for its ecological health illustrated by the activities of volunteer river monitors. There is support for greater access to its banks.<sup>50</sup>

The river, and its tributaries, also create some flood risk for some parts of both the parish's main villages. Flood management infrastructure in both villages effectively mitigates much of this risk. However, reports analysing a significant flooding event in September 2023 (which should be referred to in relevant development proposals - see policy below) have highlighted the need for further action to reduce risk.<sup>51</sup> This includes ensuring new development does not create additional risk, and where possible enhances existing flood management and sewage infrastructure. To support this, there is a need for a review of the existing flood management infrastructure in both villages to ensure it remains adequate and to identify any necessary upgrades. The September 2023 incident also highlights how land management, alongside development management, has an important role to play in reducing flood risk, as well as in protecting the Harbourne.<sup>52</sup> There is also scope for improving community preparedness for any future flooding incidents.

Sewage discharges from Harberton sewage works are a particular concern in the community. Available data suggests that in 2022, the sewer storm overflow spilled 129 times for a total of 2137 hours, discharging untreated sewage into the Harberton stream - though this may be an understatement. It appears that limited capacity at the sewage works is part of the reason for the overflows.<sup>53</sup>

The JLP contains policies (eg DEV 35.8) that require that proposed new development should be compatible with sewage and wastewater treatment capacity. The following NP policy is intended to ensure rigorous application of these policies in the local context.

### **Policy: Reducing flood risk and protecting the Harbourne**

- Development proposals should demonstrate that their impact on the existing foul and surface water system has been assessed and that they will not cause adverse downstream impacts from water discharge on local streams, leats, flood channels and neighbouring properties. Development that significantly increase the likelihood of sewage spills into the Harberton

stream or river Harbourne will be rejected.

- The use of water recycling, Sustainable Urban Drainage System (SUDS), permeable surfacing and natural local treatment systems is encouraged.
- Development proposals should include measures to improve the area's flood resilience wherever possible, especially nature based solutions, such as landscaping that slows the movement of water through the landscape and encourages absorption.
- Any proposals requiring a Flood Risk Assessment should demonstrate that they have considered historic flooding incidents and the reports of these, including those in September 2023, and determined that they development will not to contribute to a repeat of such incidents.

#### **Possible Community Initiative: Harbourne River Partnership**

Community partnership initiatives along other rivers in the South Hams have been successful in promoting public appreciation and enjoyment of local rivers, and supporting their ecological health, as well as promoting land management practices that reduce flood risk through nature-based approaches. Examples include the [Yealm Estuary to Moor initiative](#), and, on a smaller scale, the [Bidwell Brook Partnership](#) (the Bidwell Brook runs through our parish).<sup>54</sup> There may be scope for a similar project for the river Harbourne.

#### **Possible Community Initiative: Community flood response and prevention strategy**

The Parish Council could support an initiative to develop a clear strategy for the parish's flood management infrastructure, including:

- creating a local early warning system for flood incidents, combined with a clear strategy for rapid community volunteer response;
- co-ordinated community volunteer action to monitor and maintain drainage infrastructure;
- securing necessary infrastructure improvements by influencing relevant authorities, beginning with a comprehensive review; and
- creating a forum for collaborative discussion with landowners and land managers on the role of land management practices in flood risk reduction.

#### Objective 6: Increase local, sustainable food production

There is support in the community for maintaining or expanding allotment provision<sup>55</sup>, the social, health, wellbeing and environmental and local food security benefits of which are well documented, and explicitly recognised and encouraged by the JLP.<sup>56</sup> The waiting list for allotments should be kept under review to provide evidence of any need for further provision.<sup>57</sup>

Farming is an important aspect of life in our parish and of the local economy. There is support in the community for agroecological approaches to food production such as organic<sup>58</sup>, which enhances ecological sustainability in multiple ways, such as protecting and improving soil, reducing pollutants, increasing biodiversity and sequestering carbon.<sup>59</sup> The parish is already home to prominent examples of good practice in this area. Consumption of locally produced food has further benefits such as increased food security and reduced carbon emissions, as well as boosting the local economy.

#### **Planning policy: Local, sustainable food production**

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

ii) Development proposals which would result in a reduction of allotment provision in the parish will be strongly resisted. Development which results in existing allotment sites in Harberton and Harbertonford being used for any other purpose, or which reduces their appropriateness for use as allotments, will be strongly resisted, unless alternative provision of demonstrably equivalent suitability and size is delivered.

iii) Development proposals that support the production of food within the parish through ecologically sustainable land management practices such as organic farming will be supported, especially where the food produced is intended for local distribution, provided they comply with other relevant policies in this NP.

#### Objective 7: Reduce light pollution

The community has expressed concern about light pollution, and attaches great value to dark skies in the parish. The following NP policy is intended to support rigorous application of JLP policies (eg DEV23.4) to prevent light pollution in the local context.<sup>60</sup>

#### **Policy: Light pollution**

Development proposals should include a lighting strategy, proportionate to the scale of the development, which minimises the impact of light spill to the surrounding area, based on the latest guidance issued by the Institution of Lighting Professionals.

- Proposals should avoid the use of glass in walls and roofs where resulting light spill will have a detrimental impact on wildlife, the environment and the amenity value of dark night skies.
- Security lighting, outside lighting, and floodlighting should be designed to minimize their impact on the night sky, including through the use of timers and motion sensors wherever possible, with lighting deflected downwards and switched off after midnight.

#### **Possible Community Initiative: Minimising light pollution**

The Parish Council could explore the possibility of ensuring that street lighting in parish settlements is switched off during the later part of the night when it is of minimal use, eg in Harberton village.

#### **Box: Sustainable Harbourne Valley**

Sustainable Harbourne Valley is a community group aiming to facilitate and inspire action for nature and climate in Harberton parish.

Current activities include:

- Developing 'Fruit Corner', a micro-orchard in Harbertonford playpark.
- Running a micro tree nursery to raise native trees for local distribution to offset ash dieback.
- Working with other parish organisations to support nature-friendly management of open spaces such as playing fields and churchyards.
- Supporting nature-friendly gardening by running skills workshops and providing materials (eg wildflower seeds, wildlife friendly gardening handbook), and promoting national initiatives like No Mow May.
- Co-ordinating volunteer river monitoring on the Harbourne river.
- Organising 'bring and take' events to encourage reuse of unwanted objects.
- Organising talks and social events as opportunities to inform, inspire and provide mutual



support for action for climate and nature.



SHV's micro tree nursery at Harbertonford Allotments



## Chapter 6: Heritage

Much of the character of our parish arises from the nature and appearance of its traditional buildings and structures, and these are highly valued by our community.<sup>61</sup> Enthusiasm for, and knowledge about, parish heritage is reflected in its active [local history society](#).<sup>62</sup> There is widespread awareness of, and pride in, our history and heritage - as represented, for example, in our two Conservation Areas (in Harberton and Harbertonford village centres); in over 100 listed buildings within the Parish, including the two village churches and major houses such as Dundridge, Sandwell and Stancombe; in historic monuments like Luscombe Cross; and other historic features like water leats, quarries and lime kiln remains. The Parish lies within an archaeologically sensitive area and contains numerous monuments stretching back to at least Neolithic times, many unexcavated. Their presence suggests that the surrounding landscape is highly likely to contain further undiscovered remains. The Parish Profile (Annex xx) describes parish heritage in more depth.

National and local planning policy recognise the need for carefully managed change, rather than total preservation, in historic environments. Our community's strong commitment to its heritage sits alongside its wish to protect nature and respond to climate change (Desired Outcomes 4 and 5). We have direct experience of beautiful historic buildings being costly and inefficient to heat because of poor insulation, or rendered uninhabitable by flooding. Our Desired Outcome on heritage (Desired Outcome 8) is therefore to "conserve our heritage for a sustainable future". This translates into following more specific objectives.

### Objective 1: Increase understanding and recognition of our heritage assets

Existing national and local planning policy emphasises the importance of conserving and enhancing heritage as part of sustainable development. In particular, the Joint Local Plan (e.g. DEV21) implements national policy in requiring that:

- development proposals make an appropriate assessment of impact on heritage;
- harm to heritage significance will only be allowed if outweighed by benefits;
- "great weight" in planning decisions is attached to the heritage significance of "designated heritage assets" such as Conservation Areas, listed buildings and scheduled monuments.

However, the effectiveness of this important legal protection is limited in our parish by the absence of a Conservation Area Appraisal and Management Plan (CAAMP) for either of our two Conservation Areas, in contrast to other villages in the local area. A CAAMP is a systematic, expert review of the important heritage features of a Conservation Area, and should be referred to in planning decisions. It can also be a useful resource for householders considering alterations. The cumulative impact of small changes to historic buildings, eg to external fittings, can be significant<sup>63</sup> and some local observers believe there has been gradual erosion of the character of our Conservation Areas. A CAAMP would help prevent further damage. Similarly, no systematic archaeological survey has been carried out of the parish, unlike some other local parishes.

**Potential Community Initiative: Conservation Area Assessment and Management Plans (CAAMPs).** South Hams District Council has a remit to develop CAAMPs, in collaboration with local communities. Our Parish Council, in consultation with relevant local stakeholders like the local history society, could request CAAMPs. The possibility of a comprehensive archeological survey for the parish could also be explored.

### Objective 2: Encourage the use of traditional materials in character with the local area

Traditional local building materials and techniques are described in the Parish Design Code (xxweblink). Experience shows that use of non-traditional approaches can damage our heritage and cause practical problems.

For example, the widespread use of cement mortar on facades, in place of the local tradition of lime mortar, has altered the appearance of the villages and also damaged walls, through not allowing moisture to evaporate and thus softening the earth mortar. Damage to floor joists is very common in this damp region. This plan therefore advocates a return to the use of lime mortar (without any cement) as the standard repair material for traditional stone walls. This plan encourages residents to employ tradespeople familiar with repair techniques for old buildings and to use appropriate traditional building materials, particularly lime putty.

Existing planning regulations encourage or require the use of traditional materials and techniques wherever appropriate. Policy xx (under obj 3 in housing chapter) of this NP plan requires conforming with the Parish Design Code. The following policy clarifies that the same principle applies to alterations and repairs to buildings with heritage value, including those outside the Conservation Areas.

**Policy:** Where planning consent is required for alterations and repairs to buildings with heritage significance, proposals should demonstrate consistency with the Parish Design Code, particularly in relation to the use of traditional materials and techniques, unless application of the Code is shown to be unfeasible.

### Objective 3: Encourage ecological sustainability in heritage assets

Our Desired Outcome on heritage reflects seeks to support, wherever possible, the transition to a low carbon economy and society. Plans to retrofit of Harbertonford community shop, which is in a listed building, in order to reduce its running costs and increase its viability and ecological sustainability, has highlighted the salience of this in our community. This NP takes the view that in most cases, alterations to reduce carbon emissions and resource use should be possible in ways that provide adequate protection to heritage significance. The following policy is intended to clarify how this should apply to planning decisions. Where heritage values and reduction in carbon emissions need to be weighed against each other, the policy is expected to shift balance further in favour of reducing emissions than would otherwise have been the case, based on the stated wishes of the community.

#### **Policy: Ecological sustainability in heritage assets**

Sensitive retrofitting of energy efficiency measures and appropriate use of renewables in historic buildings, including the retrofitting of listed buildings, buildings of solid wall or traditional construction and buildings within conservation areas, will be supported as far as possible within the limits of development plan policies to safeguard heritage significance. In making balanced judgements weighing harm to the heritage significance against countervailing benefits, energy efficiency and reduction of carbon emissions will be regarded in this parish as a very important public benefit, to be given great weight.

## Chapter 7: Sustainable transport

Harberton is a rural parish with minimal public transport provision outside Harbertonford. Car use is widely perceived as essential, and almost all households in the parish have a vehicle.<sup>64</sup>

Road traffic consistently emerges as an important issue in community consultations, particularly traffic on the A381, the major north-south road through the parish, which runs through the centre of Harbertonford. Data supports the popular perception that volumes of traffic are generally increasing, and that the increase is particularly marked for goods vehicles, which observation suggests may be causing damage to buildings and infrastructure bordering the road in Harbertonford village.<sup>65</sup>

There is concern about pedestrian and cyclist safety, especially within Harbertonford, where there are significant stretches of the A381 with no pavement, or where the pavement is narrow and often mounted by traffic, especially HGVs. Data on accidents supports this concern. There have been incidents with casualties in the centre of Harbertonford, and also the junction of the A381 with the road to Harbertonford at Brockhills (Nkuku shop and cafe). There have also been several accidents and near misses on the Harbertonford zebra crossing (before it was relocated in 2023).<sup>66</sup>

Even though there is a 30mph zone on this road in Harbertonford, there is also a widespread perception that traffic speeds are often excessive, despite the installation of a speed indicator sign.<sup>67</sup> More generally, the A381 is seen as having a significant impact on quality of life in Harbertonford, cutting the village in two and generating noise and pollution. The lack of sufficient parking space in Harbertonford, and also, to a lesser extent, in Harberton, is seen as a major issue.<sup>68</sup> Congestion in the parish's many narrow, one-track lanes can sometimes be problematic. All these issues mentioned are exacerbated in summer by tourist traffic.

Minimising the impact of car use and of the A381 are therefore a key community desired outcome (Desired Outcome 7). This aspiration appears to be intergenerational: consultation with young people at Harbertonford school highlighted their concerns about the increasing road traffic and about the need for cycling facilities and infrastructure for zero emissions vehicles.<sup>69</sup>

There is also a strong awareness in the parish of the need to reduce the carbon footprint and other environmental impacts of road transport, and responding to climate change is another key community desired outcome (Desired Outcome 5). It is estimated that about a quarter of household carbon emissions in our parish come from transport, primarily car use, for which carbon emissions per household are roughly 8% higher than the average for our district (Annex xx).<sup>70</sup> So it makes sense that there is enthusiasm for moving towards more walking and cycling, zero emission vehicles, and sharing vehicles - and for maintaining or improving our public transport links. As noted in Chapter 4 on social amenities, more local facilities in the village centres would reduce the need for travel.

The Joint Local Plan (JLP) recognises that "local communities are well placed to identify transport issues and solutions for their area", and that "one way this can be done is through neighbourhood plans" (3.76), which can play an important role in ensuring that "future infrastructure and service needs are adequately understood and planned for alongside new homes and jobs (6.118)". Accordingly, the following objectives have been formulated to address community needs. Where possible, planning policies have been specified to help achieve them. Some objectives cannot be readily met by planning policies, but they remain important and are included to help support the development of relevant community initiatives.

## Objective 1: Ensure development supports sustainable transport

The Joint Local Plan (e.g. DEV29) makes clear that developments should, where appropriate, "contribute to meeting the wider strategic transport infrastructure needs generated by the cumulative impact of development in the area." Accordingly, the following policy is intended to ensure that development proposals support sustainable transport both in their design, and by making appropriate contributions to local sustainable transport infrastructure. Specific infrastructure needs are identified below.

### **Planning policy - Sustainable transport**

- Proposals for development will only be supported if they include suitable provision for sustainable transport use, such as on-site or off-site works, proportionate to the scale of the development, to enable use of public transport, cycling or walking, such as pedestrian footways, and cycle and e-bike storage facilities or improvements to local public transport infrastructure.
- Proposals for new residential or commercial development should include adequate provision of charging points for electric vehicles.
- Development that results in a reduction in public transport, cycling or pedestrian facilities will be refused.
- Where developments adjoin or are near to the edges of a settlement, a safe and suitable pedestrian route to the settlement should be provided wherever possible.

## Objective 2: Improve pavements, safe crossings and bus stops on the A381

The following map shows where better pavements and safe crossings are needed, as described in the paragraphs below.

xxInsert map (use/develop the one in the 2020 draft - needs updating following zebra crossing move)

Brockhills. The road junction at Brockhills (Nkuku shop and cafe) is where the public footpath and cycle route from Harberton to Harbertonford cross the A381 before they continue along Old Road into Harbertonford village centre. It is a dangerous crossing point: traffic speeds at this point are often fast, and sight lines poor. There is no pavement or off-road cycle path for around 100m between the place where the minor road and public footpath from Harberton meet the A381, and the beginning of Old Road. A pavement and cycle path is needed, and also safe crossing measures, and there is strong community support for these.<sup>71</sup> As a minimum, these should include better signage and road markings to encourage drivers to reduce speed and be aware of pedestrians, and a pedestrian refuge in the centre of the road should be considered. The possibility of a bus stopping point, integrated with these measures, should also be considered.

Langridge Cross. Similarly, safe crossing measures are also needed at Langridge Cross (the right turn into Harberton from the southbound A381), where walking and cycling routes from Harberton to Totnes and towards Bow and Tuckenhay cross the A381.<sup>72</sup> As mentioned below, this is also the location of a bus stopping point on the A381 for Harberton, and the safe crossing measures should be integrated with safer bus stopping arrangements, for which there is clear community support.<sup>73</sup>

Harbertonford. There is strong community support for widening the pavements within

Harbertonford, for example between the filling station and the zebra crossing.<sup>74</sup>

The bridge over the Harbourne in Harbertonford is a particularly narrow stretch of the A381, with no pavement, where there is danger to pedestrians, and new footbridge parallel to the road bridge, linking the village green to the South side of the road bridge, has been suggested.<sup>75</sup>

**Planning policy:** In order to support sustainable transport within the parish and help minimise the impact of car use on quality of life, any development likely to lead to any increase in vehicular use of the A381 will be required to make a contribution, proportionate to the scale of the development, to the provision of one or more of the following, subject to Devon Highways approval:

- a safe crossing, footpath and cycleway for the A381 at Brockhills, integrated with a new bus stopping point as appropriate
- a safe crossing of the A381 at Langridge Cross, integrated with improved bus stop facilities as appropriate
- improvements to and widening of pavements and pedestrian infrastructure in Harbertonford.

### Objective 3: Develop electric vehicle charging infrastructure

Policy xx above requires provision of electric vehicle (EV) charging points within developments. Consultation has revealed support for improving the parish's infrastructure for electric and low emissions vehicles.<sup>76</sup> This is in line with national and local planning policy, and with established need as set out in the [Devon's electric vehicle charging strategy](#), adopted January 2024.<sup>77</sup> While further work is needed to establish the optimal level and location of electric vehicle infrastructure in the parish, its development is supported in principle. Harbertonford school has suggested its car park could be a suitable location, and other possibilities include the village hall car parks. Encouraging sharing of privately owned charging points may also be a possibility.

#### **Policy: Electric vehicle infrastructure**

- Provision of charging points for electric vehicles in communal and public parking spaces will be supported.

### Objective 4: Reduce pressure on on-street parking

Limited public parking is available at the Parish Hall in Harberton; and Harbertonford has a few public off-road spaces at the south side of the bridge and at the church, with some permit parking also provided at the village hall and the school. However, many dwellings in both Harberton and Harbertonford lack off-road parking, and parking is a problem in both villages, particularly Harbertonford. There is strong support for provision of more off-road parking provision in both villages, and a wish to avoid development adding to existing pressures on public parking.<sup>78</sup>

#### **Policy: Parking**

- Development proposals will only be approved if they provide adequate off-street parking.
- Proposals likely to generate an increase in on-street car parking outside the development site will be resisted.
- Proposals which involve a reduction in car parking facilities used by the public in the settlement in which the development is proposed will be resisted. Proposals that provide onsite free parking for community use will be supported, provided they are consistent with other development plan policies.

### Objective 5: Enhance sustainable transport options

The community has the following further needs and aspirations for better sustainable transport options. These cannot readily be met through planning policies, but could be pursued as community initiatives.

Maintaining and improving bus services. The parish's bus services are valued in the community, and there is support for improving them.<sup>79</sup> The Parish is served by two scheduled bus services, the 164 (Totnes-Kingsbridge-Salcombe) and 92 (Totnes-Dartmouth). Both serve Harbertonford, each calling there about once an hour between 0600 (first Northbound bus) and 2100 (last Southbound bus). Harberton is also served by the 164, which stops there Northbound twice a day in the morning; and just once a day Southbound, in the afternoon. The 92 stops on request at the Langridge Cross junction, which is about 1 mile's walk from Harberton on a narrow road, with no footpath, which is the main car route out of the village towards Totnes. Since the school's catchment area extends beyond the parish, the two local school buses currently provided by Devon County Council play an important role in minimising school run traffic and in supporting the viability of the school.<sup>80</sup> It has been suggested that there is a need to improve bus services by increasing provision in Harberton village, and by running buses on the A381 more frequently and later into the evening, as well as by providing better bus stop facilities on the A381 as mentioned above.

Expanding walking routes. The general need for an extension of the parish's footpath network (public rights of way or permissive paths) is noted, with an accompanying policy, in Chapter 5. The following possible footpath routes would be particularly helpful in encouraging walking as a mode of sustainable transport.

- On the East side of the A381 from Kiln Lane to meet the track leading to the former Zion Hill Baptist chapel, bypassing a particularly hazardous section of the A381 just south of Harbertonford bridge, where the road goes through a narrow ravine without a footpath. This would also create an off-road walking route from Harbertonford to the minor road towards the Washbourne valley settlements. There is documented community support for this idea.<sup>81</sup>
- Through Oak Tree Field at the North end of Harberton village, running parallel with the road to rejoin the road on the east side of Tristford. This would bypass a narrow and steep section of the walking route from Harberton to Totnes.
- From Harberton to the Langridge Cross bus stopping point on the A381.

Insert map of desired footpath routes

Improving signage for cycle routes. There is strong support<sup>82</sup> for better signage for the recommended cycle routes between Harberton, Harbertonford and Totnes, so as to encourage cyclists to take these routes and to help motorists to be aware of cyclists; and for these routes to be designated as an official cycle way as part of the strategic cycle network in South Hams to help ensure maintenance adequate for cyclists. The routes are as follows:

- Harbertonford - Totnes via Old Road
- Harbertonford - Harberton via Old Road, Brockhills and Daynes Farm (The proposals above for safe crossings at Brockhills are a key part of improving this route.)
- Harberton - Totnes via Tristford, or the one way lane from Harberton to Peak's Cross, and the minor road/off-road route via Bowden Pillars to avoid the narrow cutting down into Totnes.
- Harbertonford - Hernaford via the "Hernaford Road" track (with shared pedestrian use).

Car and e-bike sharing schemes. Community consultation has also revealed interest in car sharing

arrangements.<sup>83</sup> This could include setting up local systems for offering and requesting ride sharing in private vehicles; community owned shared vehicles, similar to the E-co cars car club in Totnes; and/or vehicles available more commercially for hire by the hour. Similarly, shared use electric bikes would powerfully complement the measures proposed above for improving cycling infrastructure, making cycling to Totnes and elsewhere an attractive option for a wider range of parishioners.

#### Objective 6: Reduce traffic speeds on A381

Currently, the national speed limit applies outside the villages. There is a 20mph speed limit in Harberton, and a 30mph limit in Harbertonford. To improve safety for pedestrians and cyclists, and so to encourage these modes of transport, there is strong support for reduced speed limits as follows:<sup>84</sup>

- Reduce the 30mph speed limit on the A381 in Harbertonford to 20 mph. As noted above, Harbertonford village centre has been the site of several accidents in recent years.
- 30mph speed limit on the A381 approaches to Harbertonford, from just north of Brockhills to the North, and from the North Park junction to the South. This would increase safety at the Brockhills junction, where there have been several accidents in recent years, and which is an important crossing point for pedestrians and cyclists (see below). It would also support compliance with the proposed 20mph zone in Harbertonford.
- Extension westwards, to Angle Cottages at the West end of Harberton village, of the mandatory 20 mph speed limit within the village, since this stretch of road is an integral part of the village, is bordered by many residential buildings, and there is little rationale for excluding it.

The Parish Council will pursue all available opportunities to seek reduced speed limits as set out in this plan.

- 1 The Localism Act 2011 introduced powers to enable local communities to produce Neighbourhood Plans, and the National Planning Policy Framework states that "neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan" (NPPF29). More specifically, "where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted." (NPPF12). A strategic objective of the JLP is "SO6: Enabling bottom-up planning processes in local communities by supporting the delivery of neighbourhood plans." The JLP supports neighbourhood planning as a key way to identify sites to meet local housing targets it sets. (JLP5.162 and Policy TTV25).
- 2 This is the "Neighbourhood Area" established in the Notice of Designation in February 2013 for the purpose of creating a Neighbourhood Plan in Harberton Parish.
- 3 E.g. See record of Community Conversations event in 2023.
- 4 Growth rate is for the median house price. Housing market and affordability figures in this chapter are drawn from the Harberton Parish Housing Needs Assessment (HNA), AECOM, May 2022. The "headline" findings of the assessment reported here are simplifications based on a number of assumptions - see full report for details.
- 5 There is clear, strong support in the community for more affordable housing to buy or rent: 81% of those who responded to the relevant question in the 2015 questionnaire agreed or strongly agreed that this was needed, while only 8% disagreed or strongly disagreed. A clear majority of responses (51% agree/strongly agree compared with 13% disagree/strongly disagree) favoured shared ownership provision. Opinions on the need for open market housing were much more balanced, with somewhat more respondents to this question (38%) disagreeing or strongly disagreeing, compared with 32% agreeing or strongly agreeing. More people (89) were neutral about open market housing compared with affordable housing (39), perhaps reflecting the strength of feeling on the need for the latter.
- 6 In the 2015 questionnaire, 77% of people who responded to the relevant question agreed or strongly agreed that new open market housing should carry a condition preventing its purchase as a second home, compared with 12% who disagreed or strongly disagreed. While there may be legal and practical obstacles to implementing this condition, this data clearly indicates the strength of support for actively managing the use of dwellings - whether open market or affordable - as second homes in the parish. Messages from the Community Conversations event in 2023 were consistent with this.
- 7 See Harberton Parish Housing Needs Assessment (HNA), AECOM, May 2022. SHDC's estimate, based on council tax records, is lower: 29 second homes, 8 holiday lets in the parish, ie 4.5% of total homes. (Communication from SHDC, June 2024).
- 8 Eg the 'One Planet' Development policy in Wales (see Planning Policy Wales Edition 12, February 2024, para 4.2.39 [https://www.gov.wales/sites/default/files/publications/2024-02/planning-policy-wales-edition-12\\_1.pdf](https://www.gov.wales/sites/default/files/publications/2024-02/planning-policy-wales-edition-12_1.pdf)), or Cornwall's planning policy AL1 on 'Regenerative, Low Impact Development' (<https://www.cornwall.gov.uk/media/uxgjk4jn/climate-emergency-dpd.pdf> and <https://www.cornwall.gov.uk/media/idnc4ptm/all-guidance-document.pdf>).
- 9 Anecdotal evidence from, for example, the Community Conversations event of 2023. Demographic data from Housing Needs Assessment for Harberton Parish, 2022. 283 (75%) respondents to the 2015 consultation questionnaire thought that affordable housing would encourage young people to stay in the parish, and 100 (27%) thought co-operative housing would.
- 10 The Community Conversations event in 2023 identified ageing population as a challenge. Demographic data is from the Harberton Parish Housing Needs Assessment of 2022.
- 11 In the 2015 consultation questionnaire, the number of people who said they were likely to want to move to a smaller property in the next 15 years (54) was nearly double the number (28) of those thought they'd want to move to a larger one.
- 12 49% of respondents to the relevant question in 2015 questionnaire agreed or strongly agreed that retirement/warden assisted housing was needed, compared to 19% who disagreed or strongly disagreed. Demographic-based estimates from the Harberton Parish Housing Needs Assessment of 2022.
- 13 For example, mixed age-group housing was a theme emerging in the Community Conversations event of 2023.
- 14 90% (342) of respondents to the 2015 consultation questionnaire cited our rural landscape as one of the things they most valued about living in the parish - the most selected option. Wildlife was equal second (231 or 61%), along



with a sense of community. 47% of respondents to the 2015 consultation questionnaire said characterful buildings was one of the things they most valued about living in the parish. This is consistent with the messages emerging from the Community Conversations event of 2023.

- 15 See records of Community Conversations event 2023 and Energy Consultation event 2024.
- 16 NPPF 155: "To help increase the use and supply of renewable and low carbon energy and heat, plans should:  
a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);  
b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; ..."  
NPPF 156 supports community energy schemes.
- 17 Plymouth and South West Devon Climate Emergency Planning Statement, adopted November 2022 - [https://www.southhams.gov.uk/sites/default/files/2023-06/Climate%20Emergency%20Planning%20Statement%20-%20Adoption\\_0.pdf](https://www.southhams.gov.uk/sites/default/files/2023-06/Climate%20Emergency%20Planning%20Statement%20-%20Adoption_0.pdf)
- 18 In the 2015 questionnaire, 87% of respondents to the relevant question agreed or strongly agreed that the Neighbourhood Plan should encourage energy conservation.
- 19 Committee on Climate Change (Feb 2019). UK housing: Fit for the future? [www.theccc.org.uk/wp-content/uploads/2019/02/UK-housing-Fit-for-the-future-CCC-2019.pdf](http://www.theccc.org.uk/wp-content/uploads/2019/02/UK-housing-Fit-for-the-future-CCC-2019.pdf)
- 20 DECC (2012).UK Climate Change Risk Assessment 2012, [www.bit.ly/NF7VkW](http://www.bit.ly/NF7VkW)
- 21 In the average UK home, 64% of energy is used for space heating and 17% for heating water. Centre for Sustainable Energy, Harberton Parish Impact Report, 12/9/23
- 22 In the 2015 questionnaire, 77% of respondents to the relevant question agreed or strongly agreed that air or ground source heat pumps would fit within the parish, and 79% agreed or strongly agreed there should be a policy to encourage them in all new builds and major refurbishments.
- 23 See record of Harberton Parish Energy consultation event, 2024
- 24 In the 2015 questionnaire, 82% of respondents to the relevant question agreed or strongly agreed there should be a policy to encourage solar energy capture in all new builds and major refurbishments.
- 25 See Harberton Parish solar survey, February 2024, EBxx
- 26 Community Conversations event in 2023, and Energy Consultation workshop in February 2024.
- 27 Figures from regular Government national surveys. DESNZ Public Attitudes Tracker: Winter 2023. [https://assets.publishing.service.gov.uk/media/65fc5d4d65ca2f00117da828/DESNZ\\_Public\\_Attitudes\\_Tracker\\_Winter\\_2023\\_Energy\\_Infrastructure\\_and\\_Energy\\_Sources\\_\\_Revised\\_.pdf](https://assets.publishing.service.gov.uk/media/65fc5d4d65ca2f00117da828/DESNZ_Public_Attitudes_Tracker_Winter_2023_Energy_Infrastructure_and_Energy_Sources__Revised_.pdf)
- 28 Changes to the energy grid etc: Renewable Energy in Harberton Parish: Discussion Paper based on the Future Energy Landscapes workshop in March 2024.
- 29 Plymouth and South West Devon Climate Emergency Planning Statement, November 2022, policies M1 and M2 (referring to JLP policy DEV 32.5).
- 30 South Brent Community Energy Society: <http://www.sbces.org.uk>
- 31 Larger community benefits for community energy: Renewable Energy in Harberton Parish: Discussion Paper based on the Future Energy Landscapes workshop in March 2024.
- 32 Evidence on public engagement and addressing concerns: Centre for Sustainable Energy, Common concerns about wind power, 2nd edn, 2017, chapter 8.
- 33 In the 2015 consultation questionnaire, a sense of community was the equal second most cited as one of the things they most valued about living in the parish (231 or 61%), along with wildlife. In the 2023 Community

Conversations event, the importance of community was emphasised more than anything else in the conversations - and this was also echoed in what the school children said.

- 34 In the 2015 questionnaire, 45% of respondents identified the shop as one of the things they valued most about living in the parish. This was before the shop came into community ownership. In the Community Conversations event in 2023, ensuring it is well supported and used emerged as a significant theme.
- 35 This is in line with the JLP's vision of sustainable communities with "a sufficient number and demographic mix of people to engender a sense of belonging, vitality and safety, as well as support the range of services that people need in their daily lives," and its emphasis on meeting the needs of all sections of the population, including "young and older people...(for example, the needs of parents / carers with dependent children)" (3.16). This is reflected in many policies including SPT2, and objective SO6. It notes that "Given the age profile of the Thriving Towns and Villages, it will also be important to maintain a strong core of young working age families that can provide solid foundations from which to build our future economic growth and secure our rural services and facilities." (6.32)
- 36 School admissions: Consultation response from Harbertonford School, evidence base doc EB1.
- 37 Around 80% of respondents to the relevant questions in the 2015 questionnaire were in favour of a youth club and improvements to the play areas, with no significant opposition to this.
- 38 Consultation in 2015-17 on whether to allocate the petrol station in Harbertonford as a site for redevelopment demonstrated that the community values the petrol station and its convenience store. Based on that consultation, the 2020 draft of the NP stated that "the Harbourne Petrol Filling Station is a valued facility for the community, not only for the purchase of fuel but also as a second grocery outlet in Harbertonford" (p34).
- 39 There was overwhelming support in the 2015 questionnaire for protecting all of these areas from building development, with the proportion of those responding to the relevant question who agreed or strongly agreed with such protection in the region of 90% in all cases, and with high response rates.
- 40 In the 2015 questionnaire, around 50% of respondents to the relevant questions agreed or strongly agreed there should be more shops or cafes in the parish. However, around 10% were against this (disagree/strongly disagree), and around 40% neutral.
- 41 90% (342) of respondents to the 2015 consultation questionnaire cited our rural landscape as one of the things they most valued about living in the parish - the most selected option. Wildlife was equal second (231 or 61%), along with a sense of community. This is consistent with qualitative evidence from our 2023 Community Conversations event (including views from Harbertonford school pupils).
- 42 94% of respondents to the 2015 questionnaire strongly agreed or agreed that the landscape should be protected, while 91% supported the protection of public views. 97% supported the protection of rivers, streams and ponds, while 95% supported the protection of Devon banks, hedgerows and hedge trees. 95% strongly agreed or agreed that the Plan should protect and regenerate wildlife in the Parish.
- 43 For example, see record of Community Conversations event in July 2023, comments made in response to the 2015 questionnaire and Sustainable Harbourne Valley consultation response in April 2024 (EBxx)
- 44 The National Planning Policy Framework directs that "plans should take a proactive approach to mitigating and adapting to climate change" (NPPF158). This applies to plans at all levels, including both the local plan for South Hams (the "Joint Local Plan"), and our own Neighbourhood Plan. Accordingly, an overarching strategic objective of the JLP is that development "responds positively to the challenges of climate change, reducing carbon emissions and creating more resilient communities" (SO11.6). On biodiversity, the NPPF directs that plans should "minimis[e] impacts on and providing net gains for biodiversity" (NPPF180), and the JLP has an objective that "overall gains in biodiversity are achieved by protecting and enhancing species, habitats and geological sites" (SPT1). The Plymouth and South West Devon Climate Emergency Planning Statement, November 2022, sets out detailed provisions on mitigating and adapting to climate change.
- 45 For example see minutes of Parish Council meeting in June 2024.
- 46 "Wildlife site resource map and species information for neighbourhood planning - Harberton", Devon Biodiversity Record Centre June 4, 2024. EBxx
- 47 Under the 2021 Environment Act there is a requirement to produce a Devon Local Nature Recovery Strategy (LNRS). This will set out the priorities and actions required to achieve the Devon Nature Recovery Network. It will

also include a map which will show existing habitats and highlight opportunities and priorities. See <https://www.devonlnp.org.uk/our-work/nature-recovery-network/>

- 48 In the 2015 questionnaire there was strong support for the creation of more open access areas of land within the Parish, with 57% of respondents to the relevant question agreeing/strongly agreeing with 5% disagreeing/strongly disagreeing. There was particularly strong support for a Harbourne trail footpath between Harberton and Harbertonford, (83% agree/strongly agree, of which the majority strongly agree, compared to 3% disagree/strongly disagree). See also Sustainable Harbourne Valley consultation response, EBxx.
- 49 There was strong support in the 2015 questionnaire for the land upstream from Palmer's dam being turned into a publicly accessible green space, and particular support for its becoming an open access nature reserve (85% of respondents to the relevant question agree/strongly agree, compared with 2% disagree/strongly disagree).
- 50 For example, see record of Community Conversations event in July 2023, comments made in response to the 2015 questionnaire and Sustainable Harbourne Valley consultation response in April 2024 (EBxx). River monitoring takes place under the auspices of the Westcountry Rivers Trust's Citizen Science Initiative - see <https://wrt.org.uk/westcountry-csi/> To get involved in river monitoring in Harberton, contact Sustainable Harbourne Valley on [hello@sustainableharbournevalley.org.uk](mailto:hello@sustainableharbournevalley.org.uk)
- 51 September 2023 flood incident reports that should be referred to in development applications include: Environment Agency Flood Investigation report <https://www.devon.gov.uk/floodriskmanagement/document/flood-investigation-report/#7-4-harberton>; Peter Cogley's report "Harberton Flood 17th September 2023" in NP evidence base as EBxx.
- 52 Evidence from September 2023 flood incident for importance of land management practices: Soil Assessment - <https://www.devon.gov.uk/floodriskmanagement/document/flood-investigation-report/#7-4-harberton>
- 53 Source: <https://theriverstrust.org/sewage-map>
- 54 Yealm Estuary to Moor: <https://yemcorridor.com> . Bidwell Brook Partnership: <https://bidwellbrook.org> . Information on other river catchment area partnership initiatives in Devon: <https://www.south-devon-river-champions.org>
- 55 There was strong support in the 2015 questionnaire for improvements to and expansion of the allotments in the parish, with 84% of respondents to the relevant question in favour, and no significant opposition.
- 56 See for example Dobson, M.C., Reynolds, C., Warren, P.H. and Edmondson, J.L. (2021), "'My little piece of the planet': the multiplicity of well-being benefits from allotment gardening", *British Food Journal*, Vol. 123 No. 3, pp. 1012-1023. <https://doi.org/10.1108/BFJ-07-2020-0593> . JLP on food growing: JLP: 6.18 "The provision of allotments and food growing land is an important component of a healthy and sustainable community. ...Opportunities to explore food growing within the development such as edible landscaping, planting orchards are also encouraged."
- 57 Evidence on need for allotments: Consultation response from Harbertonford Allotment Society, EB3. The waiting list appears reasonable at time of writing.
- 58 In the 2015 questionnaire, by far the strongest and clearest response to the question on rural land use was the strong support for organic farming, with 71% of respondents to the relevant question agreeing or strongly agreeing with this, of which the majority strongly agreed. Only 3% were against. "Innovative agriculture" also received strong support. By contrast, 67% were against "intensive" farming, with 7% in favour. See also record of Community Conversations event 2023, and Sustainable Harbourne Valley consultation response, EBxx
- 59 See for example *Horticulture Across Four Nations: A report by the Landworkers' Alliance (2024)*, <https://landworkersalliance.org.uk/wp-content/uploads/2018/10/LWA-Horticulture-Across-Four-Nations-2023.pdf>
- 60 Light pollution: see Community Conversations event 2023 and SHV Consultation response.
- 61 47% of respondents to the 2015 consultation questionnaire said characterful buildings was one of the things they most valued about living in the parish. In the 2023 Community Conversations event, people said they valued the historic nature of the older buildings, eg the churches.
- 62 Harberton and Harbertonford History Society, or "H3S" - <https://www.harbertonandharbertonfordhistorysociety.org>

- 63 See paras 7.27ff of the JLP's Supplementary Planning Document
- 64 2021 Census data on car or van availability by household.
- 65 Road traffic statistics published by the Department for Transport (<https://roadtraffic.dft.gov.uk/local-authorities/71>) show that on an average day, traffic on the A381 in Halwell (just south of Harbertonford) increased by some 15% in the period 2009-2018. The increase in car traffic was relatively low, at 2.8%, reaching a level of 5787 in 2018. The increase in Light Goods Vehicles traffic over this period was much more rapid, perhaps because of increasing home delivery services. The increase was 83%, reaching a level of 1666 in 2018. Heavy Good Vehicle traffic also increased substantially over this period, by 20%, to a level of 352 in 2018. These above figures are based on actual manual counts. Estimates for subsequent years suggest that traffic flows for all categories of vehicles dropped substantially in 2020 because of Covid. While they have yet to reach to pre-pandemic levels, they remain on a more rapid upward trend than at any time over the previous 20 years.
- 66 Police data on collisions involving casualties in the period 2018-2022 (<https://vzsw.traffweb.app/traffweb/1/PublicMap>) indicate that
- Most recorded casualties from traffic accidents in the parish occurred on the A381 (8 slight and 2 serious accidents) and the Plymouth Road (4 slight and 3 serious accidents).
  - The road junction at Brockhills, and the centre of Harbertonford, are, relatively speaking, accident hotspots.
- Accidents and near misses on the zebra crossing were noted in the consultation process in 2023 around moving the location of the zebra crossing, eg see <https://www.harbertonparishcouncil.org/wp-content/uploads/2023/06/Item-9-Proposed-alternative-layout-for-Harbertonford-zebra-crossing-UPDATED-13Jun2023.pdf>
- 67 eg see findings of the consultation in 2023 on moving the Harbertonford zebra crossing, <https://www.harbertonparishcouncil.org/wp-content/uploads/2023/06/Item-9-Proposed-alternative-layout-for-Harbertonford-zebra-crossing-UPDATED-13Jun2023.pdf>
- 68 33% of respondents to the 2015 consultation questionnaire said that parking was one of the things they most disliked about living in the parish. 68% of respondents to the relevant question said they agreed or strongly agreed there should be additional parking, compared with 5% who disagreed. The corresponding figures for Harberton were 44% (agree/strongly agree) and 12% (disagree/strongly disagree), with significantly more respondents neutral than for Harbertonford.
- 69 See record of Community Conversations event, 2023
- 70 Centre for Sustainable Energy, Carbon Footprint Report for Harberton (2022), <https://impact-tool.org.uk/report?regionId=E04003152&geography=parish>. These figures are for consumption-based emissions.
- 71 In the 2015 questionnaire, 58% in favour (agree/strongly agree) of a safe crossing on the A381 at Brockills versus 10% against (disagree/strongly disagree).
- 72 In the 2015 questionnaire, 60% of respondents to the relevant question agreed or strongly agreed there should be a safe crossing on the A381 at Langridge Cross, compared with 10% who disagreed or strongly disagreed.
- 73 In the 2015 questionnaire, 65% of respondents to the relevant question agreed or strongly agreed that there should be an offroad layby to allow safe bus stopping at Langridge Cross, compared with 3% who disagreed or strongly disagreed. There was also a clear support for a bus shelter at this location.
- 74 In the 2015 questionnaire, 50% of respondents to the relevant question agreed or strongly agreed there should be widened pavements on the A381 in Harbertonford, compared with 12% who disagreed or strongly disagreed. The consultation in 2023 on moving the Harbertonford zebra crossing also demonstrates support for wider and improved pavements in various locations along the A381, see <https://www.harbertonparishcouncil.org/wp-content/uploads/2023/06/Item-9-Proposed-alternative-layout-for-Harbertonford-zebra-crossing-UPDATED-13Jun2023.pdf>
- 75 In the 2015 questionnaire, 38% of respondents to the relevant question (120 people) agreed or strongly agreed there should be a new footbridge over the Harbourne east of the existing road bridge, compared with 14% who disagreed or strongly disagreed.
- 76 See record of Community Conversations event, 2023.
- 77 <https://devoncc.sharepoint.com/sites/PublicDocs/Highways/Roads/Forms/AllItems.aspx?id=%2Fsites%2FPublicDocs%2FHighways%2FRoads%2FTransport%20Planning%2FDevon%20Electric%20Vehicle>

- 78 33% of respondents to the 2015 consultation questionnaire said that parking was one of the things they most disliked about living in the parish. 68% of respondents to the relevant question said they agreed or strongly agreed there should be additional parking, compared with 5% who disagreed. The corresponding figures for Harberton were 44% (agree/strongly agree) and 12% (disagree/strongly disagree), with significantly more respondents neutral than for Harbertonford. See also record of Community Conversations event, 2023, and minutes of Parish Council meeting in May 2024.
- 79 The 2015 consultation questionnaire shows that such public transport as there is in the parish is valued, and that there is a need for more of it.
- 29% of respondents said the bus service was one of the things they most valued about living in the parish, and 32% said that lack of public transport was one of the things they most disliked.
  - 36% of respondents said they used the local bus service, compared to 63% who said they did not. 60 more people said they would use the bus service if it were more frequent than the number who said they used it now - a 44% increase.
  - Of all the changes mooted for improving the bus service, increased frequency was by far the most popular, with 77% of respondents to the relevant question in favour (agree/strongly agree) and no significant disagreement.
- 80 Consultation response from Harbertonford school, evidence base doc EB1xx
- 81 55% were in favour of a footpath from Kiln Lane-Chapel Lane, with around 6% against (disagree/strongly disagree).
- 82 In the 2015 questionnaire there was strong support for the creation of a designated cycleway between Harberton, Harbertonford and Totnes, with 81% of respondents to the relevant question agreeing/strongly agreeing and 7% disagreeing/strongly disagreeing. Notably, few respondents were neutral on this question (40). 66% were in favour or Old Road being recognised as an official cycleway, to ensure good maintenance. 62% were in favour (agree/strongly agree) of a cycleway and footpath at Brockhills, 55% at Kiln Lane-Chapel Lane, with around 6% against (disagree/strongly disagree) in each case. The corresponding figures for a cycleway on Hernaford Road were 55% in favour and 6% against.
- 83 See record of Community Conversations, 2023 and Sustainable Harbourne Valley consultation response.
- 84 In the 2015 questionnaire, 63% of respondents to the relevant question agreed or strongly agreed there should be a 50mph limit on the A381 between Totnes and Harbertonford, compared with 18% who disagreed or strongly disagreed. The corresponding figures for a 20mph limit in Harbertonford were 66% in favour (agree/strongly agree) versus 13% against (disagree/strongly disagree). 57% were in favour of extending the 20mph zone in Harberton, versus 10% against. The consultation in 2023 on moving the Harbertonford zebra crossing also demonstrates support for a 20mph speed limit - see <https://www.harbertonparishcouncil.org/wp-content/uploads/2023/06/Item-9-Proposed-alternative-layout-for-Harbertonford-zebra-crossing-UPDATED-13Jun2023.pdf>