



AGENDA FOR THE PLANNING COMMITTEE

MONDAY 16TH MARCH 2026 IN THE GUILDHALL

There are stairs to the Council Chamber but if any member of the public has mobility issues the Council can relocate to the lower Guildhall.

You are hereby **SUMMONED** to attend the **Planning Committee** on **Monday 16th March 2026** at **6.30pm** for a maximum of 90 minutes in the Guildhall for the purpose of transacting the following business:

Committee Members: Councillors L Auletta (Chair), T Bennett, S Collinson, T Cooper, J Cummings, J Hodgson, L Smallridge and M Trant.

1. WELCOME AND APOLOGIES FOR ABSENCE

The Chair will read out the following statement:

Welcome to everyone attending and observing the meeting.

A reminder that open proceedings of this meeting will be video recorded. If members of the public make presentations, they will be deemed to have consented to being recorded. By entering the Council Chamber attendees are also consenting to being recorded.

This meeting is limited to 90 minutes and therefore members are asked to raise their points succinctly and not repeat the same view expressed by colleagues if it does not add to the debate.

To receive apologies and to confirm that any absence has the approval of the Council.

The Committee will adjourn for the following items:

PUBLIC QUESTION TIME

A period of 15 minutes will be allowed for members of the public to ask questions or make comment regarding the work of the Committee or other items that affect Totnes.

The Committee will convene to consider the following items:

2. CONFIRMATION OF MINUTES

To approve the minutes of 16th February 2026 and update on any matters arising. Document attached.

3. TREE WORKS APPLICATIONS

To make recommendations on the following tree works applications:

3a. 0582/26/TPO – T1: Copper Beech - prune by up to 2m all round back to previous pruning points, maintaining smaller canopy. Half Moon House, Leechwell Street, Totnes, TQ9 5SU. See

<https://southhams.planning-register.co.uk/Planning/Display/0582/26/TPO>

4. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

4a. 3356/25/LBC - Listed Building Consent for re-roofing, re-rendering of external walls, demolition of interior dividing wall, remove and replace hanging slate on the western elevation of the property. Fernleigh Cottage, Pomeroy Villas, Bridgetown, Totnes, TQ9 5BE. See

<https://southhams.planning-register.co.uk/Planning/Display/3356/25/LBC>

4b. 0429/26/LBC 0 Listed Building Consent for re-slating works to the rear turnerised roof. Bay Horse Inn, Cistern Street, Totnes, TQ9 5SP. See <https://southhams.planning-register.co.uk/Planning/Display/0429/26/LBC>

4c. 0475/26/LBC - Listed Building Consent to change a PVCu bathroom window to a cottage style timber window. Amend placement of a rooflight RL01 from the west pitch to the east pitch of the rear roof (retrospective). 64A High Street, Totnes, TQ9 5SQ. See <https://southhams.planning-register.co.uk/Planning/Display/0475/26/LBC>

4d. 0380/26/FUL - Change of use of part of building to veterinary use (Class E e)) and installation of new fire exit door. Dart Vale Vets, Station Road, Totnes, TQ9 5JR. See <https://southhams.planning-register.co.uk/Planning/Display/0380/26/FUL>

4e. 0332/26/LBC - Listed Building Consent for addition of two toilets & alterations to shopfront (resubmission of lapsed consent). 3 Fore Street, Totnes, TQ9 5DA. See <https://southhams.planning-register.co.uk/Planning/Display/0332/26/LBC>

5. HARBERTON NEIGHBOURHOOD PLAN

To consider the Harberton Neighbourhood Plan Regulation 14 consultation and make any comments [deadline 23rd March 2026]. Document attached and see <https://www.harbertonparishcouncil.org/hnp/>

6. PAVEMENT LICENCE APPLICATION

To consider the following application: Pavement licence – Butterwalk, 51 High Street, Totnes, TQ9 5NP. Document attached.

7. DATE OF NEXT MEETING AND MAY MEETING

To note the date of the next meeting of the Planning Committee – Monday 27th April 2026 at 6.30pm in the Guildhall, and a proposed date of Wednesday 20th May 2026 at 6.30pm.

S Halliday

Governance and Projects Manager

11th March 2026

USE OF SOUND RECORDINGS AT COUNCIL & COMMITTEE MEETINGS

The open proceedings of this Meeting will be video recorded. If members of the public make a presentation, they will be deemed to have consented to being recorded. By entering the Council Chamber or Zoom meeting, attendees are also consenting to being recorded.

Televised, vision and sound recordings or live broadcastings by members of the press or public at Councillor Committee debates are permitted and anyone wishing to do so is asked to inform the Chair of the respective Committee of their intention to record proceedings.



DRAFT MINUTES FOR THE PLANNING COMMITTEE

MONDAY 16TH FEBRUARY 2026 IN THE GUILDHALL

Present: Councillors L Auletta (Chair), T Bennett, S Collinson (from 1840hrs), T Cooper, J Cummings (from 1840hrs), J Hodgson (from 1842hrs), L Smallridge (from 1847hrs) and M Trant.

Apologies: None.

In Attendance: Two members of the public, Cllr Beavis and S Halliday (Governance and Projects Manager).

1. WELCOME AND APOLOGIES FOR ABSENCE

To receive apologies and to confirm that any absence has the approval of the Council.

Cllr Auletta read out a statement about how the meeting would be conducted and recorded.

There were apologies from Cllrs Collinson and Smallridge who were both running late.

The Committee adjourned for the following item:

PUBLIC QUESTION TIME

Cllr Beavis asked if the Town Council had received a reply to its question about traveller community provision from South Hams District Council and Devon County Council in light of the recent off-grid community eviction. The Officer offered to chase a response.

The Chair of the Traffic and Transport Forum spoke about application 3335/25/OPA and asked for the Committee to take into consideration: the application's proposal to increase pedestrian access through the site to the river and asks that S106 is requested to provide an underpass under the road alongside the railway to link to Castle Street, with associated signage improvements for river access. In a personal capacity they raised concerns about the proposal to build around the base of the chimney, which has always been freestanding, and if built as proposed it will hamper access to inspect the chimney and carry out repairs.

The agent for item 4c (application 0167/26/LBC) was present to be able to answer any questions that the Committee may have. It was **AGREED** to bring this item forward.

The Committee reconvened.

2. CONFIRMATION OF MINUTES

To approve the minutes of 19th January 2026 and update on any matters arising.

The minutes were approved as an accurate record of proceedings.

Item 4. Devon County Council Community Protocol – It was **RESOLVED** that the points as drafted are passed to the County Councillor.

3. TREE WORKS APPLICATIONS

To make recommendations on the following tree works applications:

3a. 0149/26/TPO – TPO 1017; T1: Turkey Oak - crown reduction up to 1-1.5m (maximum cut diameter 50mm) to reduce overall canopy spread and wind loading, crown lift to approx. 8m clearance from ground level by selective removal of sub-lateral branches only (maximum cut diameter of 100mm), all major deadwood to be removed from within canopy as part of routine arboricultural management, works intended to improve tree safety and site usability. Follaton Lodge, Plymouth Road, Totnes, TQ9 5NA.

Support.

3b. 0242/26/TCA - T1: Beech - reduce the radial crown spread by approximately 2.5m on all sides, crown lift to 5m from ground level, crown lift to 5m from ground level, to maintain framework and natural form. Woodlands, One Pomeroy Villas, Bridgetown, Totnes, TQ9 5BE.

Support.

3c. 0282/26/TPO - TPO 385; T1: Horse Chestnut – remove, poor health, risk of falling onto property. Pomeroy Coach House Pomeroy House 19 Bridgetown Totnes TQ9 5BA.

Cllr Collinson declared a personal interest.

Support, subject to a condition that a suitable replacement tree is planted.

4. PLANNING APPLICATIONS

To make recommendations on the following planning applications:

Note: Cllr Hodgson observes and does not vote on any applications which would potentially be discussed at a Development Management Committee meeting at South Hams District Council (SHDC).

4c. 0167/26/LBC – Listed Building Consent for internal and external works to include: natural slate roof, replace existing cement render with lime render, repair existing historic sash windows. 2 Plymouth Road, Totnes, TQ9 5PH.

With the agent for this application present this agenda item was brought forward.

Support.

4a. 3335/25/OPA - Hybrid planning application for mixed-use development site comprising: Outline Permission for mixed use redevelopment (comprising of circa 125 self-contained apartments, a 2400sqm (45 bed boutique hotel complex), circa 1310sqm commercial space, demolition of existing structures, full permission for change of use of Brunel Building & extension works to concrete structure to create gallery space. Former Dairy Crest Site, Station Road, Totnes.

Cllr Collinson declared a personal interest. It was **AGREED** that: the Committee response will be 'Comment' (rather than support or object); and that the Officer will circulate the draft comments by email for Committee comment and agreement.

Comment. The Totnes Town Council Planning Committee has the following comments to make:

- Residential Building Design – The Committee would object to the indicative plans as they stand due to design quality. The volume and massing of the three residential buildings do not respect the complex forms of buildings within the town and are not considered to be a

sympathetic design for the setting, contrary to Joint Local Plan Policy (JLP) TTV22 5.b and Totnes Neighbourhood Plan Policies En1 (Sustainable Development and the Settlement Boundary, particularly 1c, 1d and 3), En2 (Development and Design), En3 (Historic and Built Character) and En4 (Landscape Setting of Totnes).

- The Committee would welcome: more consideration of sustainable energy sources for the residential accommodation when detailed plans are submitted, e.g. PV panels (which would accord with Totnes Neighbourhood Plan Policy En7 (Renewable Energy Generation); consideration of more appropriate materials to be used (the appearance of painted render soon deteriorates as shown in other new build locations around the town); and details of the number of accessible units that would be included in the housing numbers.
- Hotel Building Design – The Committee would object to the indicative plans as they stand due to design quality. The design of the hotel building does not enhance the character of the town and is not a sensitive design for the setting given its close proximity to the historic Brunel Pumping House. This is contrary to JLP Policy TTV22 5.b and Totnes Neighbourhood Plan Policies En1 (Sustainable Development and the Settlement Boundary, particularly 1c, 1d and 3), En2 (Development and Design), En3 (Historic and Built Character) and En4 (Landscape Setting of Totnes). The Committee would welcome further consideration of sustainable energy generation for the hotel building when more detailed plans are submitted, e.g. PV panels (which would accord with Totnes Neighbourhood Plan Policy En7 (Renewable Energy Generation)).
- Brunel Building – The Committee would object to the indicative plans as they stand due to design quality. The proposed retention of the concrete building alongside the Brunel Pumping House is insensitive to the setting of the historic listed building. The proposed drawings which show the buildings linking to and surrounding the chimney are too tall, thereby dominating the listed building. This does not accord with Joint Local Plan Policy TTV22 5.b and Totnes Neighbourhood Plan Policy En3 (Historic and Built Character) and En4 (Landscape Setting of Totnes).
- Parking – concern about the proposed level of parking spaces to be created which is inadequate for the number of hotel rooms, residential apartments, the commercial units and a community space. Consideration could be given to designating some dwellings as car-free housing and making e-bike provisions. Without natural screening, there is a concern that the pedestrian route through to the river risks appearing to be through an underground/covered car park which spoils the aesthetics of the site.
- Highways Access – the increased number of vehicle movements from the development from the junction onto Station Road/A385 is a concern. This is already a busy road which suffers from tailbacks and the increased number of dwellings and a hotel will increase vehicle movements and this will have a wider impact on the town. Reference: Totnes Traffic, Transport & Pedestrian Policy - Appendix B, 4.f Redworth Junction improvements (see <https://www.totnestowncouncil.gov.uk/wp-content/uploads/2026/01/App-B-to-Traffic-Transport-and-Pedestrian-Policy.pdf>).
- Pedestrian Access – there is a lack of information on the plans showing the pedestrian routes (which should meet accessibility standards) and cycle routes through the site and to the river, despite the planning statement making reference to improved river access for pedestrians (which is welcome and accords with Totnes Neighbourhood Plan Policy En5 (the River Dart) and E8 (Walking and Cycling)). Pedestrian routes through the development should be visually appealing, and create the sense that pedestrians have been prioritised (see point above about car parking underneath the residential blocks).
- S106 contributions for highways should consider funding an underpass alongside the railway to Castle Street which has been previously identified as helping to improve

pedestrian access to the town under Station Road. Reference: Totnes Traffic, Transport & Pedestrian Policy - Appendix B, 4.g: Train Station - Under Station Road bridge to Castle Street.

- Landscaping and Biodiversity – no details have been provided and the Committee would welcome detailed landscape plans that show how the development will increase biodiversity on site, including the use of native hedgerow planting to screen the residential parking areas.
- Waste Water – Concern about the additional number of dwellings and hotel accommodation and the ability of the local treatment works to be able to handle the increased waste water.
- Flooding – as the proposed residential car parks are located underneath the residential blocks, there is concern that should this area flood, there will be contamination from vehicles into nearby water courses (the river and leat) and the potential impact on the sewers during high rainfall. Consideration should also be given for permeable hard surfaces to be installed to help disperse surface water run-off.
- Site Contamination – no details have been provided at this stage for the brownfield site.

The Committee voted to extend the meeting by 45 minutes at 7.55pm

4b. 0083/26/HHO and 0084/26/LBC – Householder and Listed Building Consent application for demolition of modern extension, construction of a garage and greenhouse and landscaping. Totnes House, Station Road, Totnes, TQ9 5HW.
Support.

4d. 0053/26/FUL – Proposed roof over existing agricultural yard. Gerston, Totnes, TQ9 7RY.
Support.

4e. 3501/25/LBC - Listed Building Consent for re-instatement of a bathroom to first & second floor flat, upgrade of electric heating & fire-proof upgrade to ground floor retail space. 4 Castle Street, Totnes, TQ9 5NU.
Support.

4f. 3288/25/HHO – Householder application for carport (retrospective). 81 Punchards Down, Totnes, TQ9 5FD.
Support.

4g. 0138/26/VAR – Application for variation of conditions 2 (approved plans) and 5 (privacy screen) of planning consent 2730/25/VAR. 6 Dartside, Totnes, TQ9 5HL.
The Committee considered this application and has no comment to make.

4h. 0132/26/LBC and 0139/26/HHO – Listed Building Consent for replacement sashes to all modern windows of SW elevation and single window on NE elevation to incorporate vacuum double glazing; Installation of air-source heat pump; Installation of battery; Installation of electric vehicle charging point; and householder application for installation of Air-source Heat Pump, battery and EV charging point. Fernleigh, Pomeroy Villas, Bridgetown, Totnes, TQ9 5BE.
Support.

4i. 0286/26/ARC - Application for approval of details reserved by condition 3 (Windows/Doors) of planning consent 4374/22/LBC. 90 High Street, Totnes, TQ9 5SN.

Support.

4j. 0289/26/ARC - Application for approval of details reserved by conditions 4 (Side Passage) & 5 (Flooring) of planning consent 4374/22/LBC. 90 High Street, Totnes, TQ9 5SN.
Support, subject to the views of the Heritage Officer.

4. TRAFFIC AND TRANSPORT FORUM

To note the minutes from the Traffic and Transport meetings on 28th January 2026:

a. AGM

Noted.

b. Forum

Noted.

c. Steering Group

Noted.

6. PARISH PATHS PARTNERSHIP

To note the annual Parish Paths Partnership return for footpaths and bridleways in Totnes.

Noted. The Committee wish to formally thank Totnes Ramblers for undertaking the review of the footpaths and bridleways and for their report.

7. TOTNES NEIGHBOURHOOD PLAN HEALTH CHECK

To note an update on the Totnes Neighbourhood Plan health check.

Noted. It was **AGREED** to for a Totnes Neighbourhood Plan Task and Finish Group open to all members to:

- Discuss the health check report produced by Intelligent Plans and Examinations (IPE);
- Identify and questions on the report and its recommendations prior to a meeting with IPE;
- Following the meeting with IPE, discuss the next steps and make any recommendation to the Planning Committee for consideration (which will then go to Full Council).

8. DATE OF NEXT MEETING

To note the date of the next meeting of the Planning Committee – Monday 16th March 2026 at 6.30pm in the Guildhall.

Noted.

The meeting closed at 8.17pm.

Sara Halliday
Governance and Projects Manager
February 2026

ITEM 5 – HARBERTON NEIGHBOURHOOD PLAN

The Town Council has received the following email from the Chair of the Harberton Neighbourhood Plan Steering Group:

“I am writing to you as a statutory consultee to invite your comments on the draft copy of the Harberton Parish Neighbourhood Plan which is being consulted upon in accordance with Regulation 14 of the Neighbourhood Planning Regulations (General) 2012.

The Neighbourhood Plan has been prepared by the Harberton Neighbourhood Plan Steering Group (HNPSG) and sets out a vision, objectives and planning policies to guide the way our community grows and functions within Harberton Parish; this Neighbourhood Plan covers the period from 2024 to 2034. The Plan will form part of the statutory development plan for the area and will be used to determine planning applications.

The Regulation 14 consultation opened on 12th January and will run to the 23rd of March. During this period, we would welcome your comments on the draft Neighbourhood Plan and its supporting documents. If you are not able to reply formally within this window, please let me know so that the committee can discuss an appropriate extension if needed.

The consultation document and supporting documents are not attached to this email due to size, but it can be viewed online at: <https://www.harbertonparishcouncil.org/hnp/>

Hard copies can be made available on request by replying to this email.

Comments should be submitted either:

by email to harbertonneighbourhoodplan@gmail.com, or
in writing to HNPSG Chair, [name and address redacted]

Please note that all responses will be considered by the HNPSG and may be published as part of the consultation process.

Thank you for taking the time to review the draft Neighbourhood Plan. Your input is valued and will help ensure that the Plan is robust, effective and responds to strategic planning policies.”

Officer note: Totnes Town Council is being consulted as a neighbouring parish. The plan can be accessed through the link above. Selected extracts from the draft Harberton Neighbourhood Plan, those most likely to impact on Totnes and its boundaries, are below for ease:

Parish Profile

Population and Demographics [p10]: The parish has around 1,285 residents (2021 Census) in about 550 households. It has a stable population with a higher proportion of older residents and fewer young adults, reflecting limited local housing and employment opportunities. Community spirit is strong, supported by active local volunteer groups and events.

Housing and Development [page 11]: Housing ranges from historic cottages to modern infill. Affordability is a key issue, with high prices compared to local incomes. Future development will need to meet local housing needs while protecting the historic and rural character of both villages and the rural environment.

Transport and Connectivity [p12]: The A381 passes through Harbertonford linking Totnes with Kingsbridge which provides a regular bus service. In contrast, Harberton is reached only via single track roads where public transport is limited. Residents are forced to rely on private cars and taxis to access normal services. Totnes railway station is 3 miles away and provides direct trains west to Plymouth and beyond, and east to Exeter, Taunton and London. Improved walking, cycling and public transport options are community priorities.

Summary of key issues for the Parish [p13]: This summary outlines the strategic priorities identified to ensure the long-term resilience and vibrancy of our community. The following themes represent the core focus areas for future planning and resource allocation within the Parish Profile.

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

Housing

Introduction [p15]. This chapter sets out the community's aspirations, objectives and policies for housing within Harberton Parish, which includes the villages of Harberton and Harbertonford and the surrounding rural area. Housing is a central theme of the Neighbourhood Plan, reflecting the community's desire to provide for local needs while preserving the distinctive character and rural setting of the Parish. This has been challenging due to the topographical nature of the Parish.

Through local consultation (see Appendix 1) and following advice from independent experts, AECOM, in the form of the Site Options Assessment commissioned by the Parish Council (PC), residents have expressed strong support for small-scale, well-designed housing that meets the needs of local people - particularly young families, older residents wishing to downsize and those working locally. This is also supported by the AECOM Housing Needs Assessment (HNA), and the JLP. There is also a clear desire to ensure that any new larger scale development (over 10 dwellings) conforms to the government requirement that at least 30% be affordable as long as any development integrates sensitively into the historic landscape, supports community cohesion and promotes sustainable living. To help achieve this a "Design Code" has been developed by AECOM which presents a summary of the key characteristics needed to promote sustainable development and guide best practice for our Parish. Examples of where Design Codes are most relevant in this Plan are listed in Appendix 2.]

Evidence and Issues: Housing Needs [p17]. The 2019 Joint Local Plan (JLP) for South Hams has identified Harberton and Harbertonford as "sustainable villages" around which housing development should be focused. By 2034 it has set an "indicative target" of 20 new homes in Harberton and 30 new homes in Harbertonford.

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

- Limited availability of housing within reach of local incomes

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

Local Character and Constraints [p18]: The capacity for new housing is significantly constrained by environmental and infrastructure factors:

- Topography and flooding: Harbertonford and Harberton both have significant flood risk zones along the River Harbourne and Harberton Stream, limiting suitable land for development. (see Chapter 4 - Flood Mitigation). Although our topography is similar to other Devon villages our parish has ongoing potential flash flood issues.
- Heritage and landscape: Harberton's Conservation Area and the wider landscape setting require careful design and siting of any new housing in order not to damage the unique presentation of the village.
- Infrastructure: Limited road capacity, parking pressures and lack of mains drainage in parts of the parish restrict even modest development (see Chapter 4 – Flood Mitigation, and Chapter 5 - Environment).
- Sustainability: Residents have voiced concern about the impact of overdevelopment on rural character, desired dark skies and biodiversity.
- Transport Links: Harbertonford benefits from relatively good bus links due to being on the A381. However, Harberton has only one bus per day in and out. This makes any increase in the population dependent upon cars and thus associated traffic problems.

Community Consultation and Findings [p19]: Consultation regarding allocation of sites and the potential for housing development (see Appendix 1) revealed clear themes:

- Support for incremental, small-scale growth (less than 10) within or adjoining existing settlements.
- Strong preference for genuinely affordable housing for local residents.
- Desire for design that reflected local vernacular which contributed positively to village character.
- Concern about speculative or large developments (greater than 10) that would overwhelm infrastructure or alter the parish's character.
- Support for energy-efficient and sustainable homes.

Identification of Suitable Sites [p20]: In 2022 landowners were invited to put forward land for allocation for housing development within the Parish. This was then passed to independent consultants (AECOM) to review and rate for suitability. In 2024 there was a Parish wide consultation following receipt of AECOM's initial report and a questionnaire provided for parishioners to express their views (see Appendix 2)

In 2025 the Consultants were asked to review their initial findings. As a result of this, a further Public Consultation took place in October 2025 specifically regarding whether or not to allocate Meadow Close/Ford Farm in view of the fact that the Consultants had reclassified Ford Farm to "Amber" from "Green" ie. potentially suitable if constraints were resolved. Responses from 86 parishioners were received following exhibitions, meetings (virtual and in person) and a questionnaire. This showed that 77.9% were opposed to allocating Meadow Close/Ford Farm.

The outcome of this process is that no land within the JLP definition of "sustainable villages" has been identified as suitable for development. Only 2 sites, (both in Harberton,) were identified as

“potentially” suitable for allocation. Ford Farm (Meadow Close) and Preston Farm Field were both rated ‘amber’. Preston Farm was not accepted for allocation by parishioners in the 2024 public consultation and Ford Farm was not accepted in the 2025 Public Consultation and, therefore, they have not been allocated within this NP.

A site that was put forward for allocation, (Winsland House Farm,) was deemed as inadmissible despite being within the Parish. AECOM considered that part of the site was potentially suitable for development but acknowledged that it was in conflict with the JLP requirement of being within or adjacent to a “sustainable village”. Despite this, during many of the public consultations, significant support for Winsland House Farm to be allocated in the Neighbourhood Plan was voiced and has continued to be voiced. Advice has been sought and whilst this land has not been formally allocated in this Neighbourhood Plan it is clear that there is still considerable support in the Parish for this site.

Objectives [p22]: The housing objectives for Harberton Parish are:

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

HO2 To ensure new housing development is small-scale (less than 10), well-designed and respects the character and setting of the parish’s settlements.

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

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

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

Policies [p22]:

HP1: Location and Scale of Housing Development - New housing development will be supported where it:

HP1 Lies within or immediately adjoining the built-up areas of Harberton or Harbertonford as per the requirement within the JLP “sustainable village”.

HP2 Is proportionate in scale to the existing settlement.

HP3 Demonstrates that it will not adversely affect the character, landscape setting or heritage of the parish.

HP4 Is consistent with the spatial strategy of the South Hams JLP.

HP5 Does not increase the possibility of localised flooding.

HP6 Conforms to Environment Agency (EA) and government regulations and guidance on development on flood plains.

7. Provides for adequate and appropriate foul water drainage in accordance with national and regional policy/guidelines.

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

HP2: Affordable and Local-Needs Housing - At least 30% of dwellings (or government target, whichever is the greater) on eligible sites should be affordable and, at the very minimum, be consistent with government and JLP policies. Support will be given to schemes that:

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

HP3: Housing Density, Mix, Type

1. Any development should conform to national housing density guidelines. Specifically when adjacent to the sustainable villages, the housing density should be no greater than the immediate neighbourhood.
2. Housing developments should provide a balanced mix of dwelling sizes, focusing on smaller homes (1–3 bedrooms) suitable for first-time buyers, young families and older residents wishing to downsize.
3. Developments of more than 5 dwellings should be accompanied by a housing mix statement demonstrating how the proposal meets Parish needs as identified in this Neighbourhood Plan.

HP4: Design and Character -All new housing needs to:

1. Reflect the distinctive character and materials of the parish, including the use of natural stone, slate and traditional building forms (Design Code).
 2. Maintain the scale, form and rooflines of surrounding dwellings.
 3. Incorporate high-quality landscaping, boundary treatments and green infrastructure.
 4. Minimise light pollution to preserve the parish's desire for 'dark skies' national categorisation.
 5. Avoid interrupting existing sight lines to historic buildings and natural landscape views.
 6. Meet the standards of Building for a Healthy Life and Devon County Design Guide principles.
- Any development which does not accord to the majority of the above should show need which outweighs those requirements listed above.

HP5: Sustainable and Low-Carbon Homes - Development proposals will be supported where they:

1. Achieve high energy efficiency standards (at least equivalent to Building Regulations Part L 2025 or above).
2. Incorporate renewable energy generation (eg. solar panels, heat pumps etc).
3. Use sustainable materials.
4. Promote water efficiency.
5. Provide electric vehicle charging points.

HP6: Rural Exception and Community-Led Housing - Small-scale rural exception sites will be supported where they:

1. Deliver genuinely affordable homes for local people.
2. Assist in meeting identified local housing need.
3. Are adjacent to an existing settlement.
4. Are developed in partnership with a Registered Provider, Community Land Trust, or similar body.
5. In accordance with HP4 & HP5 above.

Transport and Communications [61]: Introduction - Harberton Parish faces significant transport challenges. Limited public transport, narrow roads, heavy traffic on the A381 and lack of safe pedestrian and cycling routes affect daily life. These issues contribute to congestion, noise, air pollution and safety risks, while also increasing our carbon footprint. The community strongly supports moving towards safer, more sustainable transport, including walking, cycling, improved public transport and provision for electric vehicles.

Context - The Joint Local Plan (JLP) recognises neighbourhood plans as a means of addressing local transport issues and supports parish-level action to deliver improvements. The A381 through Harbertonford is a significant issue for the parish, with rising traffic volumes, heavy goods vehicles and speeding being the main concerns. The A381 does, however, provide a regular bus service

east to Totnes and west to Kingsbridge and beyond. Bus transport is very limited in Harberton forcing most householders to rely upon private cars. Pavements are narrow or absent, creating risks for pedestrians and cyclists throughout the parish. Parking shortages in both Harberton and Harbertonford add to the pressure. All these issues have been consistently voiced through the consultation process. Young people and families have highlighted the urgent need for safe cycle routes (see Appendix 1). There are also limited public EV charging facilities.

Objectives:

TO1 Ensure all new development supports sustainable transport.

TO2 Improve pavements, safe crossings and bus stop facilities.

TO3 Expand electric vehicle (EV) charging infrastructure.

TO4 Reduce pressure on on-street parking.

TO5 Enhance non-car transport options, including bus services, walking and cycling routes, and sharing schemes.

TO6 Reduce traffic speeds on the A381 to improve safety and quality of life.

Policies [p62]:

POLICY T1 – Sustainable Transport and Development: Development proposals will only be supported where they provide suitable sustainable transport measures (on- or off-site) such as:

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

POLICY T2 – A381 Crossings and Pavements: When developments generate additional traffic on the A381 the Parish Council will seek proportionate contributions towards:

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

POLICY T2 - Electric Vehicle Infrastructure

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

POLICY T4 - Parking

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

POLICY T5 - Speed Reduction on the A381

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

ITEM 6 – PAVEMENT LICENCE APPLICATION

South Hams District Council has received a pavement licence application for Butterwalk, 51 High Street, Totnes, TQ9 5NP. The application is for:

3 x tables
12 x chairs

Day of the week	Time furniture will be put out	Time furniture will be taken in
Monday	09:00	16:00
Tuesday	09:00	16:00
Wednesday	09:00	16:00
Thursday	09:00	16:00
Friday	09:00	16:00
Saturday	09:00	16:00

Street furniture location: directly outside front entrance, between the colons.
Unobstructed Pavement is 2250mm.

If you would like to make a representation, please reply to this email or email licensing@swdevon.gov.uk no later than 20/03/2026.