

Reference		Settlement	Paragraph	Proposal	Other	Legally Compliant		Sound		If Unsound			Representation		Appeal?	Late Rep?	
Respondent ID	Comment ID					Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent	Comments	Suggested changes			
Organisations and Agents																	
SA 0139	R 5162	Harbertonford		RA17										There is no objection in principle to the development of this site.			
SA 0139	R 5163	Harbertonford		RA18										There is no objection in principle to the development of this site.			
SA 0473	R 5350	Harbertonford		RA18		✓		✓						Land available (RA18 - part of NG3654) by land owner with frontage to Old Road. Considers Old Road suitable for pedestrian access and emergency vehicles to site whereas main access should be from A381 (SHLAA garage site). Land owner would provide land for visibility splays in this vicinity. Need to consult with EA. Onsite drainage necessary e.g. SUDs. Regarding landscaping, site could be terraced with landscaping and design and layout to complement village character important. Expense of infrastructure prevents phasing of development.	None	No	
SA 1009	R 53237	Harberton				✓		✓				✓		Propose site of 0.2ha in Harberton. Small number (9 dwellings) of dwellings could be transferred from RA18 to site in Harberton. Site in Harberton is well related to village, close to existing facilities and has no obvious constraints, has limited impact on landscape, within walking/cycling distance of Bridge Farm Industrial Estate and short distance from bus stop for services to Totnes. Can attain 60% affordable housing		No	L
SA 1009	R 53238	Harberton				✓		✓				✓		Commend Local Authority which allows for modest housing growth in rural areas. Question use of a shop and school as markers for sustainable settlement. There are other equally important markers. Primary schools usually draw there pupils from several nearby villages. The same is true of village shops. The availability of public transport, employment provision, community facilities, small and medium businesses, public houses and strong social networks are indicators of sustainable settlements. All can be found at Harberton. Furthermore, there can be strong relationships between settlements in close proximity, as is the case between Harberton and Harbertonford. Concerns have been raised regarding Harbertonford sites in relation to flooding and deliverability within plan period.		No	L
SA 1015	R 53563	Harbertonford		RA17										Environment Agency: Flood risk not covered - should be as para. 6.112		L	
SA 1015	R 53564	Harbertonford		RA18										Environment Agency: Flood risk covered in para.6.112		L	

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Individuals																	
SA 0117	R 5123	Harbertonford		RA18		✓			✓	✓		✓		<p>Objects to all proposed development at RA18. Serious concerns over flooding and the run off generated by development on the site and will increase the risk of river flooding. Not confident that SUDs will be able to contain the run off.</p> <p>Acknowledges that in theory more housing is a good thing, but the scale of development is not acceptable. Concerned over increase in traffic and parking provision for the additional vehicles generated. Questions how adequate access can be obtained to the site and how pedestrian access can be established.</p> <p>Feels that development in the South Hams should be focused on settlements less constrained by steep topography. Site RA7 should be the limit of development in the village.</p>	RA17 should be the limit of development in the village.	Yes	
SA 0149	R 5188	Harbertonford		RA17&RA 18					✓	✓		✓		<p>Considers that the scale of development is not acceptable. Concerned over the design quality of the new development.</p> <p>Feel that a development of 10 would be sufficient to meet the needs of the village.</p>			
SA 0256	R 5278	Harbertonford		RA17 & RA18										<p>Objects to both proposals.</p> <p>Considers that the Mill (RA17) is not large enough to accommodate the proposed 10 dwellings.</p> <p>Objects to RA18 on prime agricultural land.</p> <p>Development on this site will alter the character of the village.</p> <p>Questions the access to the land which will be from the A381 which is already too narrow for traffic.</p> <p>Questions whether there is sufficient infrastructure capable of supporting the proposed development.</p> <p>Considers that the proposals are not practical or attractive for the village.</p>			
SA 0279	R 5307	Harbertonford		RA17 & RA18			✓		✓	✓				<p>The density of housing would be too much for the village. There has been insufficient consideration for access, parking and the environment.</p> <p>There is too much traffic using Woodland Road.</p> <p>Concerned about whether the new development will be to meet local need.</p>		No	

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SA 0465	R 5351	Harbertonford		RA18									Concerns about access onto A381 and Old Road (busy, narrow, HGV's, vicinity of primary school); flooding - existing run off flooding problems; sustainability of village would be reduced if shop/garage lost; overdevelopment/ scale of new housing; visual impact; Old Mill conversion should be completed.			
SA 0525	R 53511	Harbertonford		RA18									Object on following grounds; loss of village petrol station to provide access, Old Road narrow and dangerous, surface run off will lead to risk of flooding, loss of traditionally farmed landscape.	Puts forward a low lying site between Hernafor Lane and A381 is considered (map provided) - attributes of site include vehicular/ pedestrian access and development to south of village away from busy northern part. Suggests drainage solution to site.		
SA 0564	R 53509	Harbertonford		RA18									Object. Access from Old Road narrow and busy (rat run), residents have existing car parking problems, potential flooding risk, access from A381 will add further problems with this busy road.			
SA 0564	R 53510	Harbertonford		RA17									Appropriate to meet need for affordable housing and in doing so will renovate dilapidated building.			
SA 0682	R 53512	Harbertonford		RA18									Understand need for development but scale and location of RA18 inappropriate. Harm character of village, exacerbate existing problems on local road network, query consultation with emergency services, query extent of assessments (Traffic/ EIA/ Biodiversity, Village Character, Access if garage is not demolished).			
SA 0684	R 53513	Harbertonford	Section 6	RA18									Limehouse difficult to use. Future growth of Harbertonford excessive - 60 houses (10%) out of 450 allocation for Rural Areas post 2016 in village of 300 existing houses. Objects as follows; loss of garage to provide access, sloping site providing setting to village, scale of development out of keeping, lack of local employment will lead to additional and unsustainable commuting, risk of flooding, provision of footpath access problematic, existing stock of affordable housing higher than other settlements such as Harberton and Ashprington.	Supports previous process of considering sites but seeks re-examination of sites to see whether sites for individual or small groups of houses could be provided which would knit into existing character of village rather than adding an estate onto edge of village.		
SA 0684	R 53514	Harbertonford		RA 17									Supports			

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SA 0701	R 53515	Harbertonford	6.107				✓		✓	✓			Proposal to meet needs of Totnes as a convenient satellite town far in excess of village needs of which lack of evidence. Lack of support from village residents for suburban development of commuters.	Present evidence of village needs, including seeking local opinion about full range of needs. Piecemeal development provided by local builders for local clients.	Yes	
SA 0701	R 53516	Harbertonford	6.110	RA17		✓			✓		✓		Local support for immediate redevelopment of derelict mill.		No	
SA 0701	R 53517	Harbertonford	6.113	RA18		✓			✓	✓			Density too high to provide 50 houses on site which is likely to result in suburban houses for commuters. Not appropriate to develop rural community. Risk of run off from steep site. Village should expand naturally by local builders for local clients	Reduce size of area, add further suites close to village for dispersed and varied expansion, including Kiln Lane area identified by Princes Foundation.	No	
SA 0702	R 53518	Harbertonford	6.105						✓	✓	✓		Bus service to Totnes inadequate so necessary to use private transport.	Allow organic expansion of village with 1-5 houses built around village by local builders to provide local employment. Suggest Old Road, Kiln Lane, Hernafor Road, Morleigh Road, by Old Chapel.	No	
SA 0702	R 53519	Harbertonford	6.107						✓	✓	✓		Requests evidence to support statement "longer term needs of village". 60 new dwellings built in village of 300 houses would change character of village and create suburban ghetto.	Allow organic expansion of village with 1-5 houses built around village by local builders to provide local employment. Suggest Old Road, Kiln Lane, Hernafor Road, Morleigh Road, by Old Chapel.	No	
SA 0702	R 53520	Harbertonford	6.110	RA17					✓	✓	✓		"Footpath access to village" impossible. Location of access and car parking unclear. Bring forward redevelopment of Old Mill to before 2016.	Allow organic expansion of village with 1-5 houses built around village by local builders to provide local employment. Suggest Old Road, Kiln Lane, Hernafor Road, Morleigh Road, by Old Chapel.	No	
SA 0702	R 53521	Harbertonford	6.111	RA18					✓	✓	✓		Should not add more traffic to already busy A381.	Allow organic expansion of village with 1-5 houses built around village by local builders to provide local employment. Suggest Old Road, Kiln Lane, Hernafor Road, Morleigh Road, by Old Chapel.	No	
SA 0702	R 53522	Harbertonford	6.112	RA18					✓	✓	✓		Impossible to provide" improved pedestrian safety and good links" or footpath access to village centre either on Old Road or A381. Steep site. Highly visible. Irrespective of design housing will be prominent. Run off could be disastrous..	Allow organic expansion of village with 1-5 houses built around village by local builders to provide local employment. Suggest Old Road, Kiln Lane, Hernafor Road, Morleigh Road, by Old Chapel.	No	

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SA 0702	R 53523	Harbertonford	6.113	RA18					✓	✓	✓		Lack of response to local concerns about sound infrastructure, including traffic, population increase, public spaces, in spite of 2 public meetings. Evidence of facts to support choice of sites?	Allow organic expansion of village with 1-5 houses built around village by local builders to provide local employment. Suggest Old Road, Kiln Lane, Hernafor Road, Morleigh Road, by Old Chapel.	No	
SA 1003	R 53246	Harbertonford						✓	✓				Object to RA18 because access on to busy road (that is very busy in holiday periods), chance of serious flooding will be greatly enhanced and in a village of 300 houses 50 is an enormous increase.	Number of houses should be limited to no more than 20. Question why Avonwick is not included.	Yes	L