

# MODBURY

# NEIGHBOURHOOD PLAN



**An overview of how the people of Modbury  
want to embrace the town's future  
without compromising its character  
and environment.**

[www.modburynpg.co.uk](http://www.modburynpg.co.uk)

February 2018

# THE NEIGHBOURHOOD PLAN



## WHY IS A NEIGHBOURHOOD PLAN NEEDED?

The way land is used and developed makes a permanent change to Modbury's environment and character. This plan looks to 2034 and beyond. A Neighbourhood Plan, once adopted by a majority of residents voting in a referendum, becomes enshrined in law and is used by local and district planning authorities to guide their planning and appeal decisions. It enables the people of Modbury to shape their town's future.

## HOW THE PLAN HAS BEEN PREPARED

The Parish Council appointed the Neighbourhood Plan Group to start work in early 2015 on a consultation process. Residents were invited to respond to questionnaires, attend public meetings and exhibitions and follow progress on a dedicated website, enabling them to express their views on what they wanted Modbury's future to embrace. So this plan contains what the majority of Modbury residents asked for. It's your plan. You can examine a full copy of it on the websites of the Neighbourhood Plan Group and the Parish Council, at the Parish Office, the School, the Post Office and the Health Centre.

## THE PLAN'S PROGRESS AND WHERE WE ARE NOW

The Plan has now reached final draft stage and there is a statutory six week consultation period with the residents of Modbury, starting March 3rd 2018, to allow them to comment on the plan and for the Neighbourhood Plan Group to consider if any amendments are required before it is formally submitted to South Hams District Council.

## WHAT ELSE INFLUENCES THE PLAN?

In order to be accepted, the Plan must comply with National Planning Policy Framework and an emerging Joint Local Plan for Plymouth and South West Devon which sets targets for housing growth in Modbury and possible locations. Your Neighbourhood Plan establishes the criteria for such developments.

## YOUR VISION OF MODBURY'S FUTURE

*Modbury will seek to embrace the future without compromising its historic character. It will support a vibrant community living in a safe and sustainable rural environment where development is in harmony with the town's established architecture and landscape. It will be managed to meet the needs of residents and visitors.*

## WHAT YOU IDENTIFIED AS KEY POINTS

- Maintain and enhance historic character
- New development to be in harmony with established architecture and environment
- Enhance the town's commercial heart to encourage local employment
- Ensure new homes are of a type, size and tenure suitable for local people's needs
- Adequate off-street parking to be a requirement for all new housing
- New building to be energy efficient, built sustainably and with due care for environmental impact
- Promote a local community renewable energy scheme
- Improve pedestrian and cycle routes in and around the town to reduce car use.
- Improve pedestrian access from Palm Cross area to town centre
- Identify and protect community buildings and open spaces
- Create a town square usable by all age groups
- Safeguard, improve and develop play provision
- Safeguard a potential route for a Modbury relief road, respecting AONB (Areas of Outstanding Natural Beauty)
- Improve traffic flow



# SPECIFIC ASPECTS OF MODBURY'S FUTURE

## DEVELOPMENT, DESIGN AND CONSTRUCTION

Within the town, the scale, density and character of development shall be in keeping with its site and surroundings. Elsewhere in the parish, development will be strictly controlled and only permitted where it meets specific criteria. Design must demonstrate sensitivity and harmony with the locality and particularly the characteristic architectural styles and materials of established buildings and structures.

Local landscape and character should be retained and enhanced along with natural habitat with boundary features utilising local styles, materials and hedge species. Government standards for sustainable construction, energy and water efficiency must be met or exceeded and modern technologies used to help meet the challenges of climate change. Adequate off street parking must be provided. During and after construction, safeguards against environmental damage, unnecessary noise, light or other pollution should be in place and satisfactory surface water drainage provided.

## DEVELOPMENT SITES

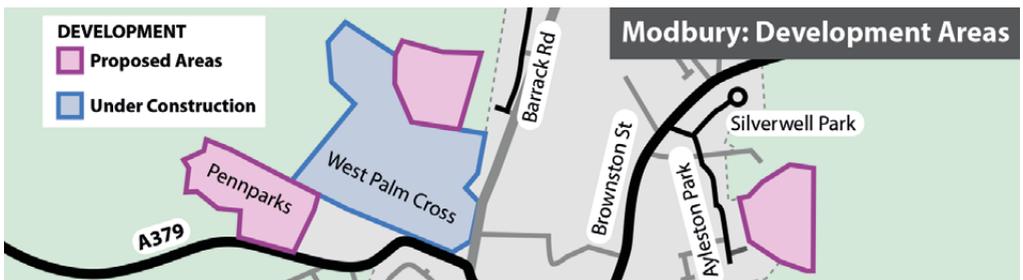
The Joint Local Plan, created for Plymouth and West Devon, proposes several sites.

The proposed development sites in the Joint Local Plan are:

- **West Palm Cross** (93 homes and 1,900 sq ft of employment space – currently under construction)
- **Pennparks** (40 homes)
- **West of Barracks Road** (40 homes)

The Neighbourhood Plan proposes an alternative site and smaller scale development to the JLP's Pennparks development to encourage greater integration.

- **East of Ayleston Park** (25 homes)



## HISTORY AND HERITAGE

Designated historic and heritage assets, and their settings, shall be conserved and enhanced. Development proposals are required not to harm but to enhance designated and non-designated historic and heritage assets and their settings.

## HOUSING AND DEVELOPMENT

Modbury is largely unaffordable for first time buyers and young families. This drives some to move away, which undermines the sustainability of the community in the long term.

There is an unmet need for more manageable accommodation to allow older residents to downsize and to move into the town to be closer to amenities. A consequence is that accommodation is not released that would suit younger families. Homes are required for all ages to create a healthy demographic spread within the community.

New development should have at least 75% of 1, 2 and 3 bedroom homes to meet local needs. More affordable homes and different tenures are required. A Community Land Trust or self-build solution will be welcomed. Proposals for small scale 100% affordable housing schemes on rural exception sites will be supported where they meet the relevant policy requirements.

## PRINCIPAL RESIDENCE AGREEMENT

New housing will only be supported where there is a restriction to ensure occupancy as a principal residence, not a holiday home, guaranteed by a planning condition or legal agreement.

## ROADS, SAFETY AND TRANSPORT

There is a balance of opinion that a Modbury relief road, to the south of the town, should be identified to alleviate traffic pressures, taking care to minimise environmental impact, especially on Areas of Outstanding Natural Beauty. Improved pedestrian links and safety are required particularly those linking to recreational and green spaces. Any development shall not worsen traffic congestion or safety. Proposals to ease congestion and/or enhance safety will be supported.

## EMPLOYMENT, BUSINESS AND RETAIL

New business, commercial and employment developments will be supported providing they do not adversely impact on aspects such as congestion or highway safety. A work hub is proposed if suitable premises can be identified. The New Mills Business Park shall remain in employment use as shall those business premises in Poundwell Street. The town centre shops are part of what makes Modbury special and successful. Town centre premises already in retail use shall remain so. Proposals for change of use from Class A1 (shops) to A2 (financial and professional services) will only be permitted if they do not undermine the town's retail character or adversely affect the local amenity.

## COMMUNITY FACILITIES AND INFRASTRUCTURE

The following are not in priority order but are flexible according to changing needs and funding opportunities, some of which can be generated from developers through a Section 106 obligation.

- Civic space behind the White Hart but maintaining town centre and disabled parking provision
- Safe pedestrian access to Sports and Recreation Ground
- Improved road safety around the school
- Facilities for the elderly and the young, including children's play
- Public space and sports provision
- Foot and cycle path provision
- Improved public transport
- Residential car parking
- Broadband and communications infrastructure
- Community woodland for recreation, habitat and biofuel
- Community allotments
- Public community orchards
- New play areas distributed around the town
- Electric vehicle recharging points in car parks
- Covered bicycle parks
- Shared space designed as part of new developments
- Restoration of Swan Mill Pond and Leat

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## ENVIRONMENT AND SUSTAINABILITY

Modbury lacks sufficient public open and green space. Recreation and play facilities are needed, distributed more evenly around the town to make them accessible.

Development shall not harm, but protect and enhance, the town's unique natural environment. Biodiversity will be protected and encouraged. New areas of local green and public open space will be sought, including on the margins of Modbury with the objective of creating a necklace of community woodland around the town.

## THE FOLLOWING ARE DESIGNATED AS GREEN SPACES AND WILL BE PROTECTED FROM DEVELOPMENT:

- Millenium Meadow
- Galpin Street Community Orchard
- Tuckers Brook play space
- East of Train Terrace
- Swanbridge Meadow
- Kennel and Runaway Lanes
- Silverwell Brook
- Long Park
- Cromwell Park
- Palm Cross Green
- School Field
- Public space in the Palm Cross Development
- Church Lane entrance from A379
- Ayleston Park chestnut tree green
- The allotments
- Champernowne play park
- Dogapit meadow
- Memorial Hall perimeter



# FINAL STEPS

## EXECUTING THE PLAN

Some of the Plan's proposals will only be possible with private sector investment, but this does not remove Devon County, South Hams District and Modbury Parish Councils, or other public bodies, from their responsibilities for infrastructure services.

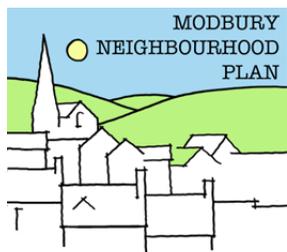
Once formally adopted, Modbury's Neighbourhood Plan will guide future planning applications to help ensure the wishes of the local community are met.

## THE FINAL STEP WILL BE DOWN TO YOU

Once the plan has been formally submitted, reviewed by South Hams District Council and independently inspected you will be asked by South Hams to vote for your approval of it in a referendum which they will hold among Modbury residents later this year.

If the result is an approval of the plan by more than 50% of those voting, the Plan will be adopted and you will have played a vital role in shaping the future of Modbury for the benefit of the community and future generations of residents and visitors.

**Remember, this is the plan the majority of the people of Modbury asked for. It's your plan. So please make your vote count when the referendum is held later this year.**



Making a balanced, vibrant and healthy place to live.

## COME AND SEE YOUR PLAN FOR MODBURY'S FUTURE

Your invitation to see and comment on the final draft of the Neighbourhood Plan, shaped by the people of Modbury.

## MEMORIAL HALL, MODBURY

**Saturday 3rd March**

**1:00pm – 4:00pm**

This event is produced by the Neighbourhood Plan Group, supported by Modbury Parish Council.