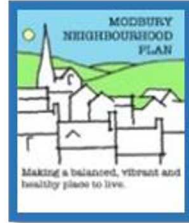


MODBURY NEIGHBOURHOOD PLAN



Re-consultation on the Housing Development Site Proposals of the plan

Regulation 14 of the Neighbourhood Planning (General) Regulations 2012

July 2019

Prepared by Modbury Neighbourhood Plan Group
for Modbury Parish Council <http://www.modburypc.co.uk/>

*This is Modbury's plan.
Please help to make sure we do the best we can for our town and parish.
Please take the time to respond to this consultation.
Thank you for your support.*

Why a re-consultation?

1. In March 2018 Modbury Neighbourhood Plan Group, on behalf of Modbury Parish Council, carried out a consultation on the Regulation 14 (draft version) of the Modbury Neighbourhood Plan. At that time the wider local plan for the area (the Plymouth and South West Devon Joint Local Plan, “the JLP”) had been delayed and so there was an uncertain strategic context for the neighbourhood plan.
2. The JLP has now been adopted. It contains housing development site proposals for Modbury, but neighbourhood plan consultations have shown that there is a better package of proposals which can deliver a more balanced and sustainable future for the town.
3. This re-consultation is proposing that one of the JLP site proposals be deleted and replaced by an alternative better site which can deliver more affordable homes.
4. **Comments are invited, to be received by no later than Friday, August 30th.**

What change is being proposed?

5. The JLP proposes three housing development sites:
 - a) West of Palm Cross – 92 homes and 1900 sq. m of employment floor space (under construction / completed)
 - b) Pennpark – 40 homes
 - c) West of Barracks Road – 40 homes
6. This re-consultation proposes to substitute an alternative site for 40 homes East of Ayleston Park in place of the site proposed at Pennpark in the JLP (**see map on page 4**).
7. South Hams District Council has advised that the proposal for 40 homes at Pennpark is not a strategic proposal and that the neighbourhood plan can therefore substitute an alternative site, providing there is clear evidence and support for the change.

Why is the proposed change an improvement?

8. The site now being proposed East of Ayleston Park will deliver a greater number of affordable homes, will better balance the distribution of development across the town and is better related to the town centre.
9. The JLP includes a target of 30% affordable homes on new housing sites of 11 dwellings or more. This is the target for Pennpark, which would mean that of the 40 homes proposed there only up to 12 might be affordable. Negotiations on the site East of Ayleston Park have resulted in a figure of 50%, so that the site is assured to deliver 20 affordable homes.
10. The JLP proposals are all located to the west of Modbury. They spill over the ridgeline and extend the town's footprint into surrounding countryside open to view over a wide area. They are also relatively poorly related to the town centre, entailing a steep climb up Church Street and a crossing of Barrack Road.
11. The site now being proposed East of Ayleston Park is much better contained in the landscape, lying within the fold of the valley and landscape belts established to the east. It will enable development more in scale and keeping with Modbury and help to balance the spatial distribution of development across the town. It will also provide an easier walk to and from town centre facilities, helping to sustain social contact and healthy lifestyles.
12. The settlement boundary will be redrawn to exclude the deleted site at Pennpark and include the substitute site east of Ayleston Park.

The amended housing policy

13. The relevant neighbourhood plan policy will thus read as follows:

POLICY MNP3: DEVELOPMENT SITE PROPOSALS

Development of 40 homes is proposed on a site East of Ayleston Park, including:

- a) 50% affordable housing to rent or buy and which should remain affordable in perpetuity,
- b) high quality design in appearance, sustainable construction and energy efficiency,
- c) safe and convenient access for all, including good pedestrian access to the town centre, and
- d) landscaping and public space, particularly to the south and west of the site.

This site shall take the place of that proposed for 40 homes at Pennpark, which shall be deleted from the development plan.

14. At this stage in the plan process it is only the deletion of the JLP site at Pennpark and the substitution of the alternative site East of Ayleston Park that is open for comment.

How can I comment?

15. You can comment by returning the feedback form at the foot of the page to the Parish Council Office, 2 Galpin Street, Modbury PL21 0QA

or by emailing parishclerk@modburypc.co.uk

16. All comments should be received by no later than **Friday, August 30th**

17. Please remember that it is just as important to register support as objection.

What happens next?

18. The Modbury Neighbourhood Plan will be amended in the light of the results of this consultation. It will then be formally submitted to South Hams District Council. SHDC will at that stage publicise the plan and it will once again be open for comment in its entirety.

19. SHDC will then pass the plan and all comments received to an independent examiner whose role will be to see whether the plan meets the required tests. If it does so SHDC will arrange for a local referendum to be held. Providing the plan receives support at this last hurdle it will become part of the development plan and will be used to help guide future planning decisions in Modbury.

FEEDBACK FORM

Do you support the deletion of the JLP's proposed site for 40 homes at Pennpark and the substitution of the alternative site east of Ayleston Park for 40 homes?

YES / NO *(please delete as appropriate)*

ANY FURTHER COMMENTS? *(please continue on a separate sheet if necessary)*

Proposed Settlement boundary

Housing Allocation Areas

Joint Local Plan (JLP) site west of Barracks Road under construction.

Joint Local Plan (JLP) site west of Palm Cross under construction.

Alternative neighbourhood plan site being proposed east of Ayleston Park.

Joint Local Plan (JLP) site at Penn Parks to be deleted

MAP 2 PROPOSED HOUSING SITES AND SETTLEMENT BOUNDARY

