

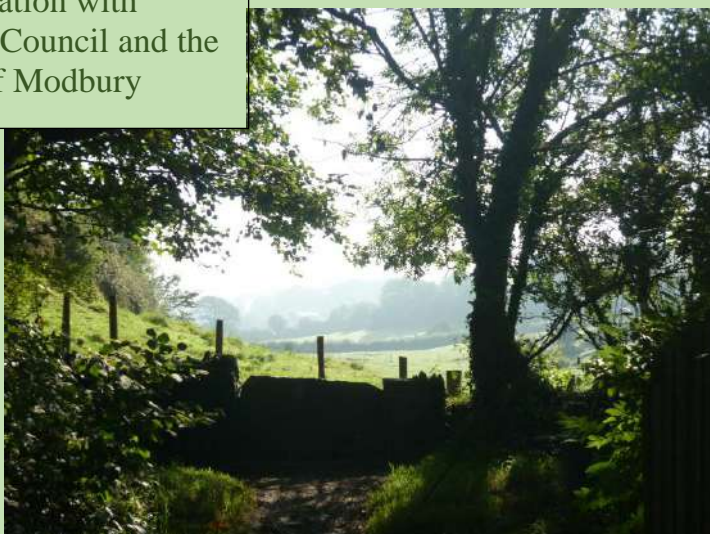


# MODBURY NEIGHBOURHOOD PLAN 2015-2034

Submission Version, March 2020

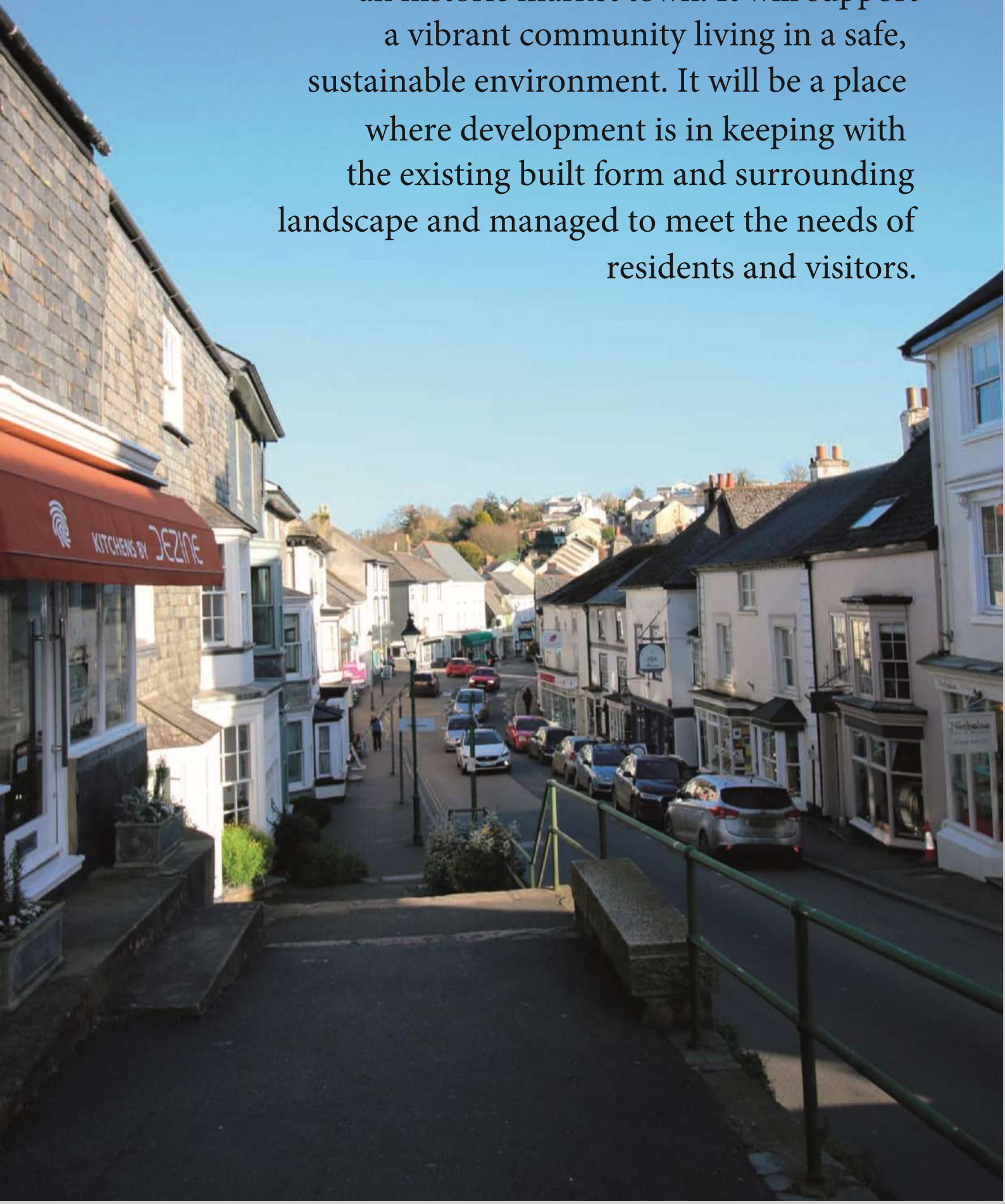


Produced by the Modbury  
Neighbourhood Planning Group  
in collaboration with  
Modbury Parish Council and the  
residents of Modbury





Modbury will seek to embrace the future without compromising its character as an historic market town. It will support a vibrant community living in a safe, sustainable environment. It will be a place where development is in keeping with the existing built form and surrounding landscape and managed to meet the needs of residents and visitors.



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### ACCOMPANYING DOCUMENTS

A. Statement of Basic Conditions	D. Sustainability Appraisal
B. Statement of Consultation	E. SEA screening report
C. Monitoring Framework	F. HRA screening report

# FOREWORD

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**The Modbury Neighbourhood Plan has been developed by a team of local residents in collaboration with the Parish Council. It takes into account the views of parishioners obtained from a number of consultation exhibitions and questionnaires carried out since the Neighbourhood Plan designation was formally approved by South Hams District Council in 2015.**

The Neighbourhood Plan aims for balanced provision of housing to meet local needs while conserving the character of Modbury as a well-integrated community with a range of facilities. The Plan addresses the issue of pedestrian access, important for safety, health benefits and connectivity. Traffic management and transport aims will require collaboration with other agencies and organisations to minimise congestion, encourage effective public transport and shared mobility. The increasing importance of protecting the environment and the need to tackle the challenges posed by climate change are themes running through the Plan and are reflected in the recent Climate Emergency Plan published by South Hams District Council.

Once the Plan has been submitted to South Hams District Council (SHDC) and independently examined, you, the residents of Modbury, will be asked to vote to approve it in a referendum organised by SHDC. If it is approved by more than 50% of voters it will become a legal document which will form an integral part of the planning process up to 2034 and beyond.

The process of making this Plan has entailed the establishment of a steering group of local volunteers with an interest in the process, and a willingness to commit to working systematically through a clearly defined procedure. The group has been supported in its task by the professional guidance of Lee Bray, independent planning consultant, and Duncan Smith, Neighbourhood Plan Officer for South Hams District Council.

The Neighbourhood Plan Group has worked with the Parish Council to engage in detailed consultation with local residents to produce a Plan based the views and aspirations of the community and to represent those views to South Hams District Council.

This is Your Plan and we hope that you will play a part in helping to shape Modbury for the future by voting to support it in the referendum.

**Ann Turner**  
**Chair, Modbury Neighbourhood Plan Group**

**Peter Watts**  
**Chair, Modbury Parish Council**



# 1. INTRODUCTION

## 1.1 Welcome to the plan for the future of Modbury, shaped by the local community. This is your plan.

### Why do we need a neighbourhood plan?

1.2 A neighbourhood plan gives a local community a greater say over how its area will develop in the future. It is put together by the local community, tested by independent examination and referendum, and ultimately becomes part of the development plan, helping to guide decisions about development in the area.

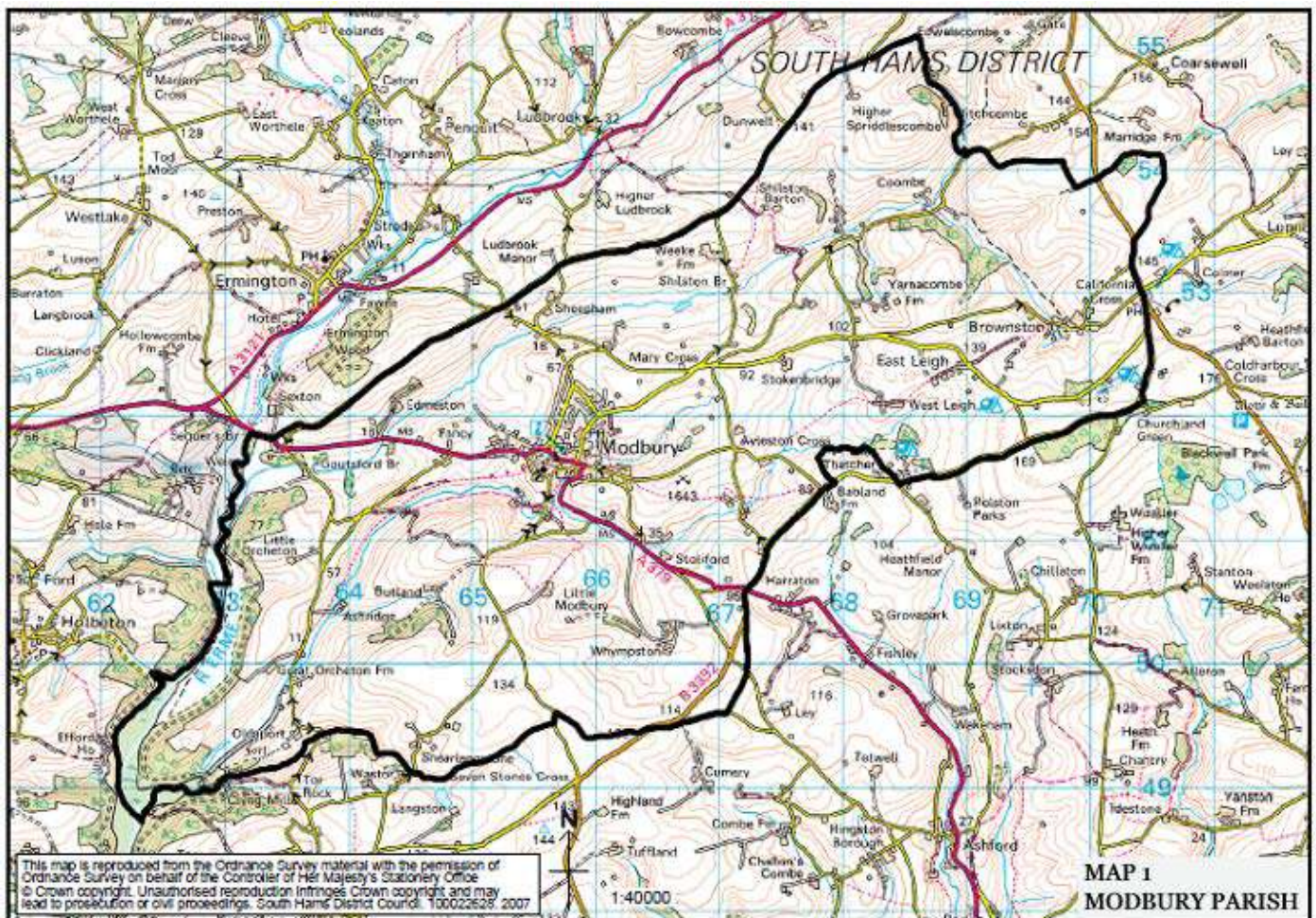
1.3 Modbury lies midway between Plymouth and Kingsbridge. It is a large rural parish with a small country town at its heart. It is an attractive and popular place to live, with a range of issues and opportunities.

1.4 Producing a neighbourhood plan means that the local community can be much more involved in making sure that change and development in future are for the good of the locality. The plan reflects local ideas and opinions, aiming to protect and enhance local assets and to foster a healthy and prosperous future.

1.5 The plan follows a simple structure and is in three main parts. The first part looks at the local context, the second part sets out the community's aspirations and objectives and the third part sets out planning policies to achieve them.

### What area does the plan cover?

1.6 The plan covers the whole of the parish of Modbury. Many of its policies focus on the town, but there are also several which will apply across the whole parish.



## How has the plan been prepared?

1.7 The plan process began early in 2015, initiated by Modbury Parish Council. The steering group includes representatives of the parish council and volunteers from the local community.

1.8 Widespread public consultation has been carried out to gather local views and opinions and engage people in the process. This has included events, a stall at the Modbury May Fair, a household questionnaire and a neighbourhood plan website<sup>1</sup> [www.modburynpg.co.uk](http://www.modburynpg.co.uk).

1.9 The plan making process is shown below. The accompanying Statement of Consultation describes in more detail how the community has been involved.

### CONSULTATION AND KEY STAGES OF DEVELOPMENT OF THE NEIGHBOURHOOD PLAN

The Parish Council agreed to support the application for a Neighbourhood Plan at its meeting in December 2014.

The inaugural meeting of Modbury Neighbourhood Plan Group (MNPNG) was held in January 2015.

Formal designation of Neighbourhood Plan area received February 2015.

Public consultation at the White Hart, June 2015.

Household questionnaire delivered to all occupied households within the Parish of Modbury, December 2016.

Public presentation of household questionnaire results, March 2017. Statutory 6 week consultation on the Draft Plan, March to May 2018.

Four weeks re-consultation on development sites, July to August 2019.

Neighbourhood Plan given approval for submission to SDHC by Parish Council, February 2020.

Meetings have taken place with representatives of SHDC throughout the process. Consultation process has continued throughout, with public meetings, informal meetings, displays and questionnaires<sup>2</sup>. The minutes of the meetings can be viewed both on The Modbury Neighbourhood Plan Group Website, [www.modburynpg.co.uk](http://www.modburynpg.co.uk), and the Modbury Parish Council Website, [www.modburypc.co.uk/parish-council/minutes](http://www.modburypc.co.uk/parish-council/minutes)

1.10 The draft plan was issued for a statutory six week public consultation period in March 2018 and a further 4 week sites consultation in July 2019. It was subsequently revised in order to produce this final submission version for the local planning authority (SHDC) who will arrange for its examination prior to a local referendum. When the process is complete the Neighbourhood Plan will form part of the Local Development Plan, helping to guide planning decisions in the area.



<sup>1</sup> [www.modburynpg.co.uk/](http://www.modburynpg.co.uk/)

<sup>2</sup> [www.modburynpg.co.uk/Home/consultations/](http://www.modburynpg.co.uk/Home/consultations/)



## How does the plan relate to other plans for the area?

1.11 The plan complies with the National Planning Policy Framework (NPPF)<sup>3</sup> and adopted plans for the area. In particular, it complies with the new Plymouth and South West Devon Joint Local Plan (JLP)<sup>4</sup> with which it shares the same time horizon (2034 or later).

1.12 The JLP includes some policies which are specifically related to Modbury, proposing development on several sites around the town. This neighbourhood plan makes specific reference to these, showing them for information on the Proposals Map, setting out some detailed specifications to further guide their development and making a range of complementary proposals.

## What period does the plan cover?

1.13 The plan formally covers the period to 2034, the same period as that covered by the JLP, and its provisions, so long as they remain fit-for-purpose, may continue to apply beyond that date. In order to maintain its status as a planning tool the plan may be reviewed when necessary.

## Are there any limits on the plan?

1.14 The plan will be put before an independent examiner who will judge whether it meets several basic conditions (opposite). If it does so it will proceed to a local public referendum where over 50% of those voting must support the plan in order for it to proceed.

1.15 To meet the basic conditions at examination a neighbourhood plan must:

- a. be appropriate, having regard to national policy;
- b. contribute to the achievement of sustainable development;
- c. be in general conformity with the strategic policies of the development plan, and
- d. be compatible with human rights requirements and EU obligations.

## How will the plan be used and who is it for?

1.16 South Hams District Council will arrange for the submitted plan to go through formal consultation, independent examination and referendum. When it has successfully completed these stages it will be “made” and become part of the development plan for the area. This will mean that it will be used alongside other local and national planning policies to help make planning decisions and to guide and manage future development in the area.

1.17 The plan will be used by South Hams District Council to help guide its planning decisions. It will be used by planning inspectors (or the Secretary of State) in relation to planning appeals in the parish. It will be referred to by decision makers of all kinds – planners, investors, developers, funding bodies, community groups and existing and future residents. Its delivery will be the responsibility of us all.

## How will other local issues be dealt with?

1.18 The plan can only deal with land use planning matters. Other local priorities will be included in a Community Action Plan<sup>5</sup> which will sit alongside the neighbourhood plan. This will be used as a basis to seek commitment and action locally and by bodies concerned with or investing in the community.



<sup>3</sup> [www.gov.uk/government/collections/revised-national-planning-policy-framework](http://www.gov.uk/government/collections/revised-national-planning-policy-framework)

<sup>4</sup> Joint Local Plan for Plymouth and South West Devon: [www.southhams.gov.uk/jointlocalplan](http://www.southhams.gov.uk/jointlocalplan)

<sup>5</sup> [www.modburynpg.co.uk/Home/community-action-plan/](http://www.modburynpg.co.uk/Home/community-action-plan/)

## 2. MODBURY IN CONTEXT



**2.1 The town of Modbury lies in a hollow surrounded by the rolling hills and ridges of the South Hams. Its dignified terraced houses, slate-hung walls, old shop windows and classical doorways combine to create a fine urban townscape in a rural setting. The wider parish includes the surrounding countryside and farms, is bounded by the River Erme to the west and stretches as far as California Cross in the east. A detailed description of both the built and natural landscape is available in the Village Design Statement (2003)<sup>6</sup>.**

### Historic context

2.2 Modbury is mentioned in the Domesday Book and records show permission for a weekly market in the town since the late twelfth century. By the thirteenth century Modbury had been made a borough and two annual fairs are also recorded.

2.3 The borough's population has fluctuated over the centuries, reaching a peak with the prosperity of the wool trade in the eighteenth and nineteenth centuries. This was the basis for the impressive architecture seen in many of the town's older buildings.

### Modbury today

2.4 Today Modbury town serves as a local centre providing many services and facilities for the wider parish and the surrounding area. It is a lively town with a primary school, meeting hall, churches and a good number of local clubs and associations.

2.5 In 2016 the parish population was approaching 1,700 people, living in just over 800 households. Almost 20% of the population were under 18 and almost 24% were over 65 (similar figures as for Devon as a whole)<sup>7</sup>.

2.6 Much of the parish is protected for its natural, architectural or historic value. The heart of the town is a Conservation Area (see Glossary) and many buildings

are listed. To the south of the A379 lies the South Devon AONB<sup>8</sup> (see Glossary), and there are many other protected areas and assets.

### Planning Context

2.7 This plan must conform to the NPPF and strategic policies of the JLP. In particular it engages with that plan's proposals for several development sites in Modbury. The JLP proposes development on three sites, totalling 173 homes and 1,900 sq.m employment floor space. This Neighbourhood Plan makes development proposals which aim to complement the JLP but respond more directly to local issues and opportunities. In one case it also proposes a substitute development site.

### Aspirations for the future

2.8 The people of Modbury take pride in their town. They want it to flourish and prosper, retaining and caring for its heritage whilst embracing the future and encouraging modern and innovative solutions to problems. The plan aims to build a sound basis for future generations to feel the same way and to ensure that Modbury remains a "balanced, vibrant and healthy place to live."

<sup>6</sup> [www.modburynpg.co.uk/Home/wp-content/uploads/2020/02/Modbury-Village-Design-Statement-2003.pdf](http://www.modburynpg.co.uk/Home/wp-content/uploads/2020/02/Modbury-Village-Design-Statement-2003.pdf)

<sup>7</sup> Census (2011) Office for National Statistics: [www.nomisweb.co.uk/reports/localarea?compare=E04003164](http://www.nomisweb.co.uk/reports/localarea?compare=E04003164)

<sup>8</sup> [www.southdevonaonb.org.uk/our-work/publications-resources/south-devon-aonb-management-plan](http://www.southdevonaonb.org.uk/our-work/publications-resources/south-devon-aonb-management-plan)



# 3. VISION AND OBJECTIVES



## The Vision

**3.1 The consultations carried out make it clear that people value the intrinsic qualities of Modbury not only as a place but also as a community. The plan will aim to protect, foster and enhance those qualities for the benefit of residents and visitors alike, and the vision for the plan sums this up as follows:**

Modbury will seek to embrace the future without compromising its character as an historic market town. It will support a vibrant community living in a safe, sustainable environment. It will be a place where development is in keeping with the existing built form and surrounding landscape and managed to meet the needs of residents and visitors.

## Objectives

**3.2** Based on the results of the consultations a set of local objectives has been agreed:

- a. Maintain and enhance the historic character of Modbury through listed building and conservation area policies, the preservation of historic sites and buildings and appropriately scaled, phased and sympathetic development. Give high priority to upholding the guidelines laid out in the Modbury Village Design Statement (<sup>5</sup> op.cit.) so that all new development is harmonious with the existing built forms which characterise the town;
- b. Enhance the vibrancy of the commercial heart of the town and provide facilities to support increased local employment;
- c. Deliver sufficient new homes, including a range of sizes, types and tenures to meet the needs of local people as well as to contribute to the growth of the town.
- d. Ensure that all new development has sufficient off-street parking for all residents.
- e. Ensure that all new development meets the highest standards of energy efficiency and sustainable construction and takes account of other environmental factors such as landscape impact, flood risk, topography and biodiversity.
- f. Promote a local scheme to deliver community renewable energy
- g. Retain and create new pedestrian and cycle routes through and around the town to reduce reliance on the motorcar and, in particular, provide improvements to pedestrian movements from the Palm Cross area to the Town Centre;
- h. Identify and safeguard or provide community spaces – buildings and open/greenspaces,
- i. Create a town square – that can be used by residents of all ages.
- j. Identify and safeguard or improve play provision to meet NPFA recommendations;
- k. Support a study being undertaken for a relief road for Modbury, respecting the sensitive landscape character of the AONB.
- l. Support a study being undertaken to identify how traffic flow and road safety might be improved around the town.

# 4. POLICIES AND PROPOSALS

4.1 The policies and proposals of the plan rest upon the issues and concerns which have emerged from the community consultations. Each policy is accompanied by a brief written justification and any additional relevant evidence sources to support the plan's policies are set out in a schedule accompanying the plan. The plan's policies reflect concerns and aspirations expressed by the community in response to consultation undertaken.

4.2 The overall thrust of the plan is to help make sure that Modbury remains a balanced, vibrant and healthy place to live, both now and in the future. Policies are designed to help sustain community well-being, protect local heritage, enable local development, including the provision of affordable housing, improve local communications and traffic conditions, foster thriving local businesses and protect the local environment.

## DEVELOPMENT, DESIGN AND CONSTRUCTION

4.3 The plan establishes some key principles to guide development in Modbury. It defines a settlement boundary for the town within which suitable development will generally be acceptable. This aims to ensure that the nature of development taking place will be in keeping with the locality and help to maintain a well-balanced community.

4.4 Outside the town boundary development will be tightly controlled and only permitted where it is essential in order to meet agricultural, forestry or other small-scale needs which cannot be met elsewhere. The plan also aims to control the scale, density and character of development so that it is in keeping with the locality and geared to meeting local housing needs.

### POLICY MNP1: LOCATION, SCALE AND CHARACTER OF DEVELOPMENT

1. Within the settlement boundary the scale, density and character of development shall be in keeping with its site and surroundings and cause no adverse impacts on natural or historic assets, important views and skylines, local amenity, traffic, parking or safety.
2. Elsewhere in the parish development will be strictly controlled and only permitted where it can be delivered sustainably and requires a countryside location, or secures a viable long-term future for a valued local asset which would otherwise be lost, or will meet an essential local need which could not otherwise be met.

4.5 New development will be expected to display good, sensitive design which is in harmony with the locality and will foster improved environmental and social standards. This means that designers must pay careful attention to the local vernacular and the context and setting of new development, as detailed in the Modbury Village Design Statement (<sup>6</sup> op.cit.). Good modern designs will be welcome and developers are encouraged to submit their plans to the Design Review Panel<sup>9</sup> for consideration and comment. Designs must take note of international, national and local targets for carbon reduction<sup>10,11,12,13</sup> and incorporate the latest effective construction techniques and technology to deliver sustainable, inclusive, energy-efficient buildings which will enhance the area.

<sup>6</sup> [www.modburynpg.co.uk/Home/wp-content/uploads/2020/02/Modbury-Village-Design-Statement-2003.pdf](http://www.modburynpg.co.uk/Home/wp-content/uploads/2020/02/Modbury-Village-Design-Statement-2003.pdf)

<sup>9</sup> Design Review Panel: [www.designreviewpanel.co.uk/south-west-design-review-panel](http://www.designreviewpanel.co.uk/south-west-design-review-panel)

<sup>10</sup> IPCC Special Report, 2018: Global Warming of 1.5 °C <https://www.ipcc.ch/sr15/>

<sup>11</sup> Climate Change Act 2008 <http://www.legislation.gov.uk/ukpga/2008/27/section/11>

<sup>12</sup> Net Zero – The UK's contribution to stopping global warming: [www.theccc.org.uk/publication/net-zero-the-uks-contribution-to-stopping-global-warming/](http://www.theccc.org.uk/publication/net-zero-the-uks-contribution-to-stopping-global-warming/)

<sup>13</sup> SHDC Climate change and biodiversity website: [www.climatechange.southhams.gov.uk](http://www.climatechange.southhams.gov.uk)



## POLICY MNP2: DESIGN AND CONSTRUCTION

All new development shall:

- a. be in scale and in keeping with its setting, protecting locally important views and skylines,
- b. respect and where possible enhance local heritage, character and vernacular, safeguarding local distinctiveness and paying due regard to the Modbury Village Design Statement, 2003,
- c. retain and where possible enhance local landscape character and tranquility, including significant field patterns and hedgerows and important trees and woodlands, and incorporating suitable features to reduce scale, improve micro-climate and habitat, and integrate new development with the landscape,
- d. include boundary features only utilising local natural stone for walls, clipped native species for hedges or railings, and traditional laid Devon hedgebanks wherever development abuts open countryside,
- e. incorporate meters, bin storage and other features appropriately, conveniently and so as not to clutter the street scene,
- f. provide three phase electricity supply to enable the incorporation of low carbon technologies to maximise sustainability and energy efficiency and meet the challenges of climate change,
- g. meet and where possible exceed government standards for sustainable construction and water efficiency
- h. reduce reliance on fossil fuels, utilise sustainable building materials, maximise solar gain and encourage private or community owned energy options.
- i. in the case of new and replacement dwellings, be designed to meet and where possible exceed the latest adopted government housing standards,
- j. be safe, attractive, inclusive and accessible, reducing opportunities for crime and the fear of crime,
- k. provide for its own car parking requirements, with residential development providing at least two off-street spaces per dwelling, proportionate to size of dwelling.
- l. not cause unnecessary noise, light or other pollution, safeguard against risks of contamination, erosion or flooding, and ensure satisfactory surface water drainage including Sustainable Urban Drainage Schemes (see Glossary), and
- m. provide safeguards during and after construction to protect against environmental damage, local nuisance, unnecessary noise, light or other pollution.

## DEVELOPMENT SITES

4.6 In March 2018 Modbury Neighbourhood Plan Group, on behalf of Modbury Parish Council, carried out a consultation on the Reg 14 (draft version) of the Modbury Neighbourhood Plan. At that time the 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. 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.

4.7 This plan is proposing that one of the JLP site proposals be deleted and replaced by an alternative better site. It 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 2, below).

4.8 The Modbury Neighbourhood Plan must conform with the JLP's strategic content. South Hams District Council has advised that the housing site proposal for 40 homes at Pennpark is not a strategic proposal. The Neighbourhood Plan can therefore substitute an alternative site, providing there is clear evidence and support for the change<sup>14</sup>.

4.9 The JLP proposals are all located to the west of Modbury. They include a site for 92 homes and 1900 sq m of employment space west of Palm Cross (under construction), a site for 40 homes west of Barracks Road (under construction) and a site for 40 homes at Pennpark (in place of which this plan proposes a better alternative). The JLP sites spill over the ridge-line and extend the town's footprint into surrounding countryside open to view over a wide area. The JLP sites are also relatively poorly related to the town centre, entailing a steep climb up Church Street and a crossing of Barrack Road. The site at Pennpark is particularly divorced from the rest of the town<sup>15</sup>.

4.10 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<sup>16</sup>.

4.11 Negotiations on the site east of Ayleston Park have resulted in an affordable housing figure of 50%, so that the site is assured to deliver 20 affordable homes, a significant increase above the JLP's 30% target. It is also intended that the development will deliver homes which are highly energy efficient. The settlement boundary will be redrawn to exclude the JLP site at Pennpark and include the substitute site east of Ayleston Park<sup>17</sup>.

4.12 Opportunities for community led developments such as a Community Land Trust<sup>18</sup> (see Glossary) will be welcomed to protect a supply of affordable homes in the town for the long term future.

<sup>14</sup> South Hams DC response to site reconsultation: [www.modburynpg.co.uk/Home/consultations/](http://www.modburynpg.co.uk/Home/consultations/)

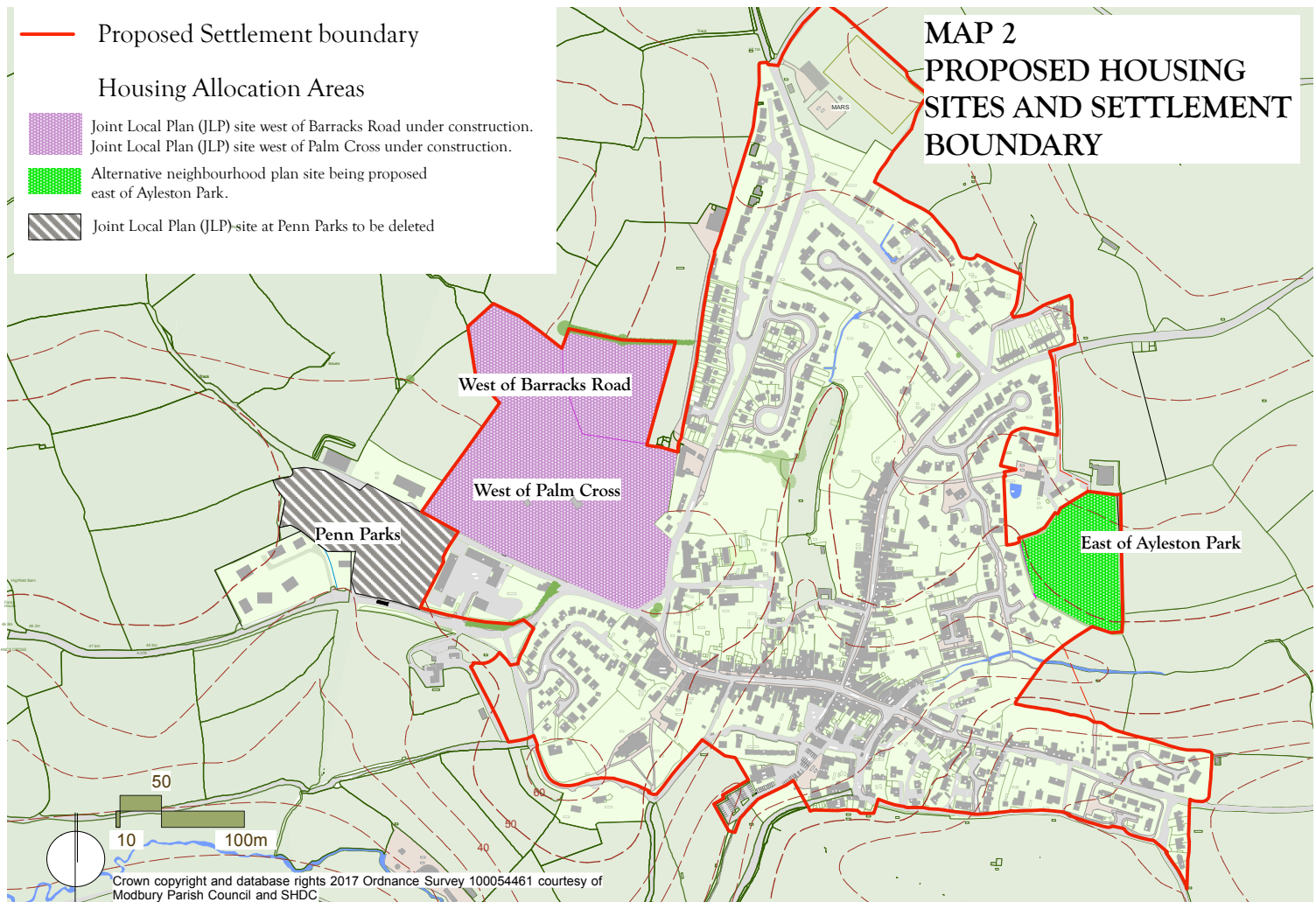
<sup>15</sup> Planning Statement-Justification for the Rejection of Pennpark: [www.modburynpg.co.uk/Home/evidence-base/](http://www.modburynpg.co.uk/Home/evidence-base/)

<sup>16</sup> Case for MNP site east of Ayleston Park: [www.modburynpg.co.uk/Home/evidence-base/](http://www.modburynpg.co.uk/Home/evidence-base/)

<sup>17</sup> SHDC-Community Housing Team proposal: site C east of Ayleston Park: [www.modburynpg.co.uk/Home/evidence-base/](http://www.modburynpg.co.uk/Home/evidence-base/)

<sup>18</sup> Community Land Trust: [www.communitylandtrusts.org](http://www.communitylandtrusts.org)





## POLICY MNP3: DEVELOPMENT SITE PROPOSALS

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

- 50% affordable housing to rent or buy and which should remain affordable in perpetuity,
- high quality design in appearance, sustainable construction and energy efficiency,
- safe and convenient access for all, including good pedestrian access to the town centre, and
- 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.

## HISTORY AND HERITAGE

4.13 Modbury's history is strongly reflected in its townscape. The layout of the town and the buildings which line its steep streets create a powerful sense of place and the town's special and distinctive character is recognised through the designation of a Conservation Area and over 100 listed buildings. Across the whole parish 131 buildings are listed for their architectural or historic interest. The Historic Environment Impact Assessment (2016) for the Modbury Flood Relief Scheme by AC archaeology Ltd provides comprehensive maps and index of the historic assets of Modbury<sup>15</sup>.



The main A379 road through Broad Street and Church Street, from Galpin Street



**St. George's Church**, Grade 1 listed Anglican Church, dating from the 13th century.

4.14 The plan aims to safeguard and care for this precious built heritage, and to enhance public enjoyment and appreciation of it. It protects local historic assets, including listed buildings, the conservation area, ancient monuments and landscapes where remnants of medieval and post medieval field systems, woodlands and orchards may survive<sup>16,17</sup>.



**Kingsland**, Brownston Street, formerly the Modbury Literary and Scientific Institution, created to provide library and lecture facilities for the town's people.



**Poundwell House**, owned by members of the Champernowne family during the 17th century, and later the Town's judicial centre, incorporating a Court House and Police Station.

4.15 The district council's Modbury Conservation Area Appraisal<sup>18</sup> describes in more detail the features which create the area's special and distinctive character. In addition to this, the Village Design Statement, produced by the community in 2003 (<sup>6</sup> op.cit.), further assesses the town's built form and establishes guidelines for good design in new development. The provisions of both documents are relevant and appropriate today and the plan requires new development to pay full regard to their content.

<sup>19</sup> Historic Environment Impact Assessment (2016), AC archaeology Ltd

<sup>20</sup> [www.devon.gov.uk/historicenvironment/the-devon-historic-environment-record/historic-landscape-characterisation](http://www.devon.gov.uk/historicenvironment/the-devon-historic-environment-record/historic-landscape-characterisation)

<sup>21</sup> <http://modbury-heritage.co.uk/historical-sites-around-modbury/>

<sup>22</sup> [www.southhams.gov.uk/article/3469/Conservation-Area-Appraisals-and-Management-Plans](http://www.southhams.gov.uk/article/3469/Conservation-Area-Appraisals-and-Management-Plans)

<sup>6</sup> [www.modburynpg.co.uk/Home/wp-content/uploads/2020/02/Modbury-Village-Design-Statement-2003.pdf](http://www.modburynpg.co.uk/Home/wp-content/uploads/2020/02/Modbury-Village-Design-Statement-2003.pdf)





Water Supply Conduit,  
Brownston Street, 1708.



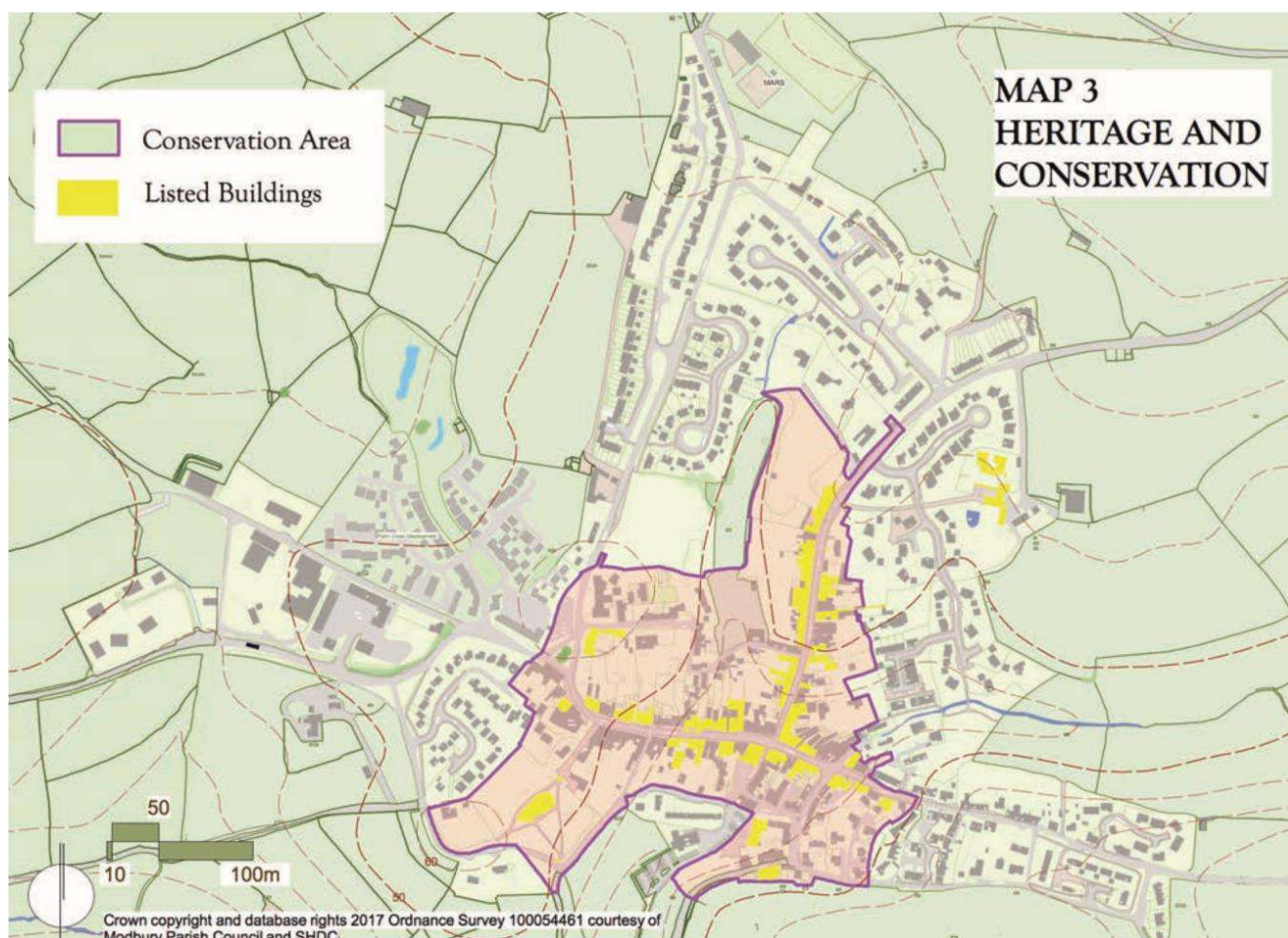
The old Baptist Church, 1806



Runaway Lane. In February 1643, Royalist troops withdrew down this lane from the second Civil War battle of Modbury .

## POLICY MNP4: HERITAGE AND CONSERVATION

1. Designated historic and heritage assets and their settings, both above and below ground, shall be conserved and enhanced.
2. Development proposals are required to not harm but enhance designated and non-designated historic and heritage assets and their settings. New up-to-date uses are encouraged and must retain, restore and enhance the historic fabric that makes each building special, incorporating sensitive retrofitting of energy efficiency measures.
3. Development proposals shall pay full regard to the provisions and guidelines contained in the Modbury Conservation Area Appraisal and the Modbury Village Design Statement, particularly for guidance on suitable details and materials.



# HOUSING AND DEVELOPMENT

4.16 Modbury is a popular and desirable place to live, attractive across the market, and the number of second homes is higher than the average away from the coast<sup>19</sup>.

4.17 The town is largely unaffordable for first-time buyers and young families<sup>20</sup>. The difficulty of entering the housing market drives some to move away and undermines the area's long term sustainability.

4.18 The proportion of older residents is typical for a Devon country town, but there is an unmet need for more manageable accommodation to allow older residents to downsize and release family accommodation for younger households. Community consultation indicated a strong wish for 1, 2 and 3 bedrooomed houses.

4.19 The plan aims to address imbalances in housing stock through policies to encourage provision of a greater proportion of smaller and affordable homes, including self-build. There is a local aspiration to see a Community Land Trust (<sup>14</sup>op.cit.) established to help bring forward affordable homes in Modbury.

## POLICY MNP5: HOUSING DEVELOPMENT

1. New housing development (apart from replacement dwellings) shall supply homes for all ages, to create a healthy demographic spread, avoiding a focus on any one particular age group at the expense of others so that opportunities to own or rent a home are equally available to all. New development should include at least 75% of 1, 2 and 3 bedrooms to reflect local need for single people, couples and families in order to improve the balance of housing stock in the locality.
2. The delivery of new homes suitable for older residents will be particularly welcomed.
3. Each new housing development which exceeds 10 units shall provide at least 30% affordable homes. The definition of affordable homes, whether for purchase or rent, shall accord with national and local strategic policies.
4. A Community Land Trust or self-build solution will be welcomed as an alternative to the traditional types of affordable housing provision.
5. Proposals for small scale affordable housing schemes on rural exception sites will be supported where they meet the requirements of national and local strategic policies and the other policies of this plan.



Tuckers Brook



Burns Lane

<sup>23</sup> Census (2011) Office for National Statistics. <https://www.nomisweb.co.uk/reports/localarea?compare=E04003164>

<sup>24</sup> The Local Housing Market and Affordability - Report to Neighbourhood Plan Group: Smith, P, 2018

<sup>14</sup> Community Land Trust: [www.communitylandtrusts.org](http://www.communitylandtrusts.org)



4.20 The plan requires that all new housing be occupied as a principal residence. Occupiers of homes with a principal residence condition will be required to keep proof that they are meeting the condition and to provide this proof if/when requested to do so by South Hams District Council. Proof of principal residence could include being registered on the local electoral register or being registered for, and attending, local services such as healthcare and schools. The 2011 Census<sup>7</sup> (op.cit.) put the number of second homes in Modbury at 8.3%. In neighbouring Bigbury a survey in 2018 found that 24% of properties were used as second homes<sup>25</sup>. Homes in nearby communities such as Bigbury on Sea and Salcombe are among the most expensive coastal properties in the UK<sup>26</sup>. These are increasingly unaffordable for local people. The spread of a disproportionate number of second homes in surrounding towns and villages, with a consequential rise in house prices and impact on communities, is likely to increase in future. This will have an impact on the longer term sustainability of communities such as Modbury. Within a 12 month period permanent residents have been shown to spend more locally than owners of second and holiday homes, and thereby to make a greater contribution to sustainable communities<sup>27</sup>. The Neighbourhood Plan must consider long term development and sustainability of a balanced community<sup>28</sup>.

## POLICY MNP6: PRINCIPAL RESIDENCE REQUIREMENT

1. New housing, excluding replacement dwellings or those managed by a Registered Social Landlord (see Glossary), will only be supported where there is a restriction to ensure its occupancy as a principal residence.
2. This must be guaranteed through a planning condition or legal agreement.
3. New unrestricted second homes will not be supported at any time.
4. A principal residence is defined as one occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home, and the condition or obligation on new open market homes will require that they are occupied only as the principal residence of those persons entitled to occupy them.



<sup>7</sup> Census (2011) Office for National Statistics. <https://www.nomisweb.co.uk/reports/localarea?compare=E04003164>

<sup>25</sup> Bigbury Neighbourhood Plan 2019-2034:

[www.bigburycommunity.co.uk/?get\\_group\\_doc=219/1575555198-NeighbourhoodPlanReferendumVersion.pdf](http://www.bigburycommunity.co.uk/?get_group_doc=219/1575555198-NeighbourhoodPlanReferendumVersion.pdf)

<sup>26</sup> [static.halifax.co.uk/assets/pdf/media-centre/press-releases/2019-05-05\\_785k-to-anchor-down-and-live-in-britains-most-expensive-seaside-towns.pdf](http://static.halifax.co.uk/assets/pdf/media-centre/press-releases/2019-05-05_785k-to-anchor-down-and-live-in-britains-most-expensive-seaside-towns.pdf)

<sup>27</sup> Jenny Barnett (2014) Host community perceptions of the contributions of second homes *Annals of Leisure Research*, 17:1, 10-26, DOI: 10.1080/11745398.2014.886156

<sup>28</sup> What is the impact of second home ownership in rural Britain? <http://www.countryfile.com/article/second-home-ownership-problem>

# ROAD SAFETY AND TRANSPORT

4.21 The A379 passes through the heart of Modbury, bringing trade to the town centre alongside congestion, hazard, noise and fumes. Any measures to improve traffic safety, alleviate congestion and improve car parking will be welcomed. Congestion at peak times, especially during summer tourist season, may lead to a delay in response times of the emergency services. There is a balance of opinion in the parish that a relief road would also be an advantage. This has been considered over many years and a route was safeguarded in some earlier plans. Constructing a relief road would serve to reduce traffic volumes and speeds through the town, but would cause inevitable damage to the surrounding countryside and potentially serve to reduce passing trade for shops and businesses. This plan therefore supports the undertaking of a study to evaluate the feasibility of a relief road.


4.22 Parts of the town are poorly provided with pavements and footpaths. In particular, good, safe pedestrian links around the school and to recreational and green spaces are lacking. Improvements to pedestrian safety and convenience will be required as a part of new developments, as will enhancements in cycle and public transport provision.


## POLICY MNP7: SAFE MOVEMENT AND TRANSPORT


1. Development shall include good, safe pedestrian access and links with enhanced opportunities for walking, cycling, shared mobility and the use of public transport. Improved pedestrian links around the school and to recreational and green spaces are required, in particular at Palm Cross and to the recreation ground.
2. Development shall not worsen traffic congestion or adversely affect highway safety, traffic flow and/or parking conditions, particularly on the congested parts of the network highlighted on the Proposals Map. Proposals that would ease traffic congestion or enhance highway safety, traffic flow and/or parking provision will be supported.
3. Streets shall be designed and laid out so as to instinctively reduce traffic speeds through measures such as Home Zones rather than signs.
4. Support will be given to a study to identify how traffic flow and road safety might be improved in Modbury.
5. Support will be given to a study to explore the feasibility of a relief road.
6. Good, safe pedestrian access to new housing development will be required.



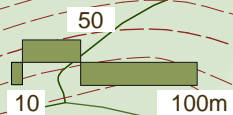
## MAP 4 ROAD SAFETY AND TRANSPORT

 Dangerous road junctions, where safe pedestrian access and better visibility and lighting is needed urgently.

 Traffic congestion through town centre along A379

 Historic sunken lanes over used by cars as short cuts, now dangerous for vehicles and pedestrians.

Possible future relief road to south of the town



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## EMPLOYMENT AND BUSINESS

4.23 The plan aims to help sustain and enhance the local economy. New business development in keeping with the locality, including home-based businesses and the expansion of existing businesses, is encouraged. A work-hub is proposed, aimed at supporting local start-ups and community-based enterprises. This could be located in purpose-built accommodation or suitable existing premises. To support the local economy and precious job opportunities the plan also protects key employment areas, requiring that they remain in employment use. Opportunities to promote and support local business will be sought through the Community Action Plan (<sup>5</sup> op.cit.).

4.24 The town centre shops are a part of what makes Modbury special and successful. The plan restricts shopping development to the central area of the town to help support and sustain its retail function.

### **POLICY MNP8: BUSINESS DEVELOPMENT**

1. New business, commercial and employment development, including home-based businesses and expansion of existing businesses, will be supported providing it will:
  - a. not worsen traffic congestion or adversely affect highway safety or traffic flow,
  - b. include adequate space and parking for employees, customers and deliveries, and
  - c. be in keeping with the locality and cause no harm to amenity or nuisance to neighbours.
2. A work hub is proposed to be located in suitable premises.
3. The employment estates at Plymouth Road and Barrack Road shall remain in employment use and in Poundwell Street premises already in employment use shall remain so.

### **POLICY MNP9: TOWN CENTRE SHOPPING**

In the town centre shopping area premises already in retail use shall remain so. Proposals for changes of use from Use Class A1 (shops) to Use Classes A2 (financial and professional services) or A3 (food and drink) will only be permitted if they would neither:

- a. undermine the retail character or detract from the appearance of the town centre, nor
- b. adversely affect local amenity because of noise, smell, litter or other disturbance.

# MAP 5 RETAIL AND EMPLOYMENT ZONES

- Retail Zone
- Light industry/ Office/  
Workshops zone



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# COMMUNICATION



4.25 The plan lays emphasis on enhanced communications through improved electronic communications infrastructure.

## POLICY MNP10 BROADBAND AND COMMUNICATIONS INFRASTRUCTURE

1. Proposals to expand electronic communications and broadband will be supported, providing:
  - a. apparatus is erected on existing buildings or structures wherever possible,
  - b. apparatus is kept to the minimum necessary for efficient operation, and
  - c. apparatus will be sited to minimise impacts on the AONB.
2. Proposals for housing must include a Connectivity Statement and provide for suitable ducting to enable service providers to install appropriate connections and fibre to the premises (FTTP) with open access be provided wherever feasible and broadband to deliver the highest speed attainable in every case.





## SERVICES AND FACILITIES

4.26 Local services and facilities for the parish are concentrated in Modbury town. It offers a good range of local facilities – shops, pubs, post office, primary school, churches and meeting places, open space and sports and play facilities. There are also more than 50 local organisations active in the town, demonstrating its vibrancy and helping to sustain the health and strength of the community. The plan aims to safeguard these facilities and other important local infrastructure or to improve provision. Where appropriate these aspirations will be addressed in the Community Action Plan (<sup>5</sup> op.cit.).

4.27 The need to improve safe pedestrian and cycle access to all facilities has been an overwhelming priority of the community expressed in both formal and informal consultations, to enable community life, social cohesion and healthy lifestyles to be sustained<sup>24</sup>.

4.28 New development will be required to contribute towards maintaining and improving the town's social fabric. There has long been an aspiration in Modbury to create a central public space – a safe, pedestrian-friendly civic space. The focus has been on the area behind The White Hart and the plan seeks contributions from development towards making this long held aspiration a reality. In doing so the aim will be to also seek to maintain levels of town centre car parking provision, especially for the disabled.

4.29 New development will also be required to contribute towards improving pedestrian links to the Recreation Ground and Pavilion, road safety around the school and safety and provision for pedestrians and cyclists in general, particularly aimed at supporting the more vulnerable groups, including children and the elderly. Proposals for play and sports provision complement and support the detailed recommendations made in the Open Space, Sport and Recreation (OSSR)<sup>25</sup> assessment (2018).

New developments in Modbury will be required to contribute to the above priorities through a Section 106 (see Glossary) obligation or through Community infrastructure Levy (see Glossary), in accordance with adopted standards.



<sup>5</sup> [www.modburynpg.co.uk/Home/community-action-plan/](http://www.modburynpg.co.uk/Home/community-action-plan/)  
<sup>29</sup> Modbury Neighbourhood Plan Household Questionnaire. [www.modburynpg.co.uk](http://www.modburynpg.co.uk)  
<sup>30</sup> OSSR Open Spaces, Sport and Recreation Assessment (2018) prepared by Modbury Association for Recreation and Sport (MARS) for the Parish Council.

## POLICY MNP11: COMMUNITY FACILITIES AND INFRASTRUCTURE

1. Development that will demonstrably support the vibrancy and vitality of the town and wider community will be supported.
2. Proposals for additional community facilities and infrastructure will be supported, providing the proposal will:
  - a. not worsen traffic congestion or adversely affect highway safety or traffic flow,
  - b. include safe access and adequate parking provision for all, and
  - c. be in keeping with the locality and cause no harm to amenity or nuisance to neighbours.
  - d. Provide safe pedestrian access to the town centre and recreation ground.
3. In order to help safeguard the sustainability of the local community, development that would result in the loss of or significant harm to the local community facilities or assets shown on the Proposals Map will not be permitted unless:
  - a. there is adequate alternative provision in the parish, or
  - b. the facility can be shown to be no longer viable.
4. The following objectives for the provision or enhancement of community facilities for Modbury have been identified. These should be advanced to reflect changing needs of the community and funding opportunities over time, whilst acknowledging that improved safe pedestrian and cycle access to all facilities is the priority for the residents of Modbury and fundamental to sustaining community life:
  - a. providing safe pedestrian access from the town to the Recreation Ground,
  - b. improving road safety around the school,
  - c. facilities for the young and for the elderly, including for children's play,
  - d. public space and sports provision,
  - e. footpaths and cycle provision,
  - f. residential car parking.
  - g. creating a civic space in the area behind The White Hart,
  - h. Broadband and communications infrastructure,
  - i. community woodland for recreation, habitat and biofuel,
  - j. community allotments for food security and public community orchards,
  - k. new play areas distributed around the town,
  - l. electric vehicle recharging points in the car parks,
  - m. shared space design for new developments,
5. New developments in Modbury will be required, where appropriate and where the requirement arises directly from the proposed development, to contribute to the above priorities through a Section 106 (see glossary) obligation or through the Community Infrastructure Levy (see glossary), in accordance with adopted standards.

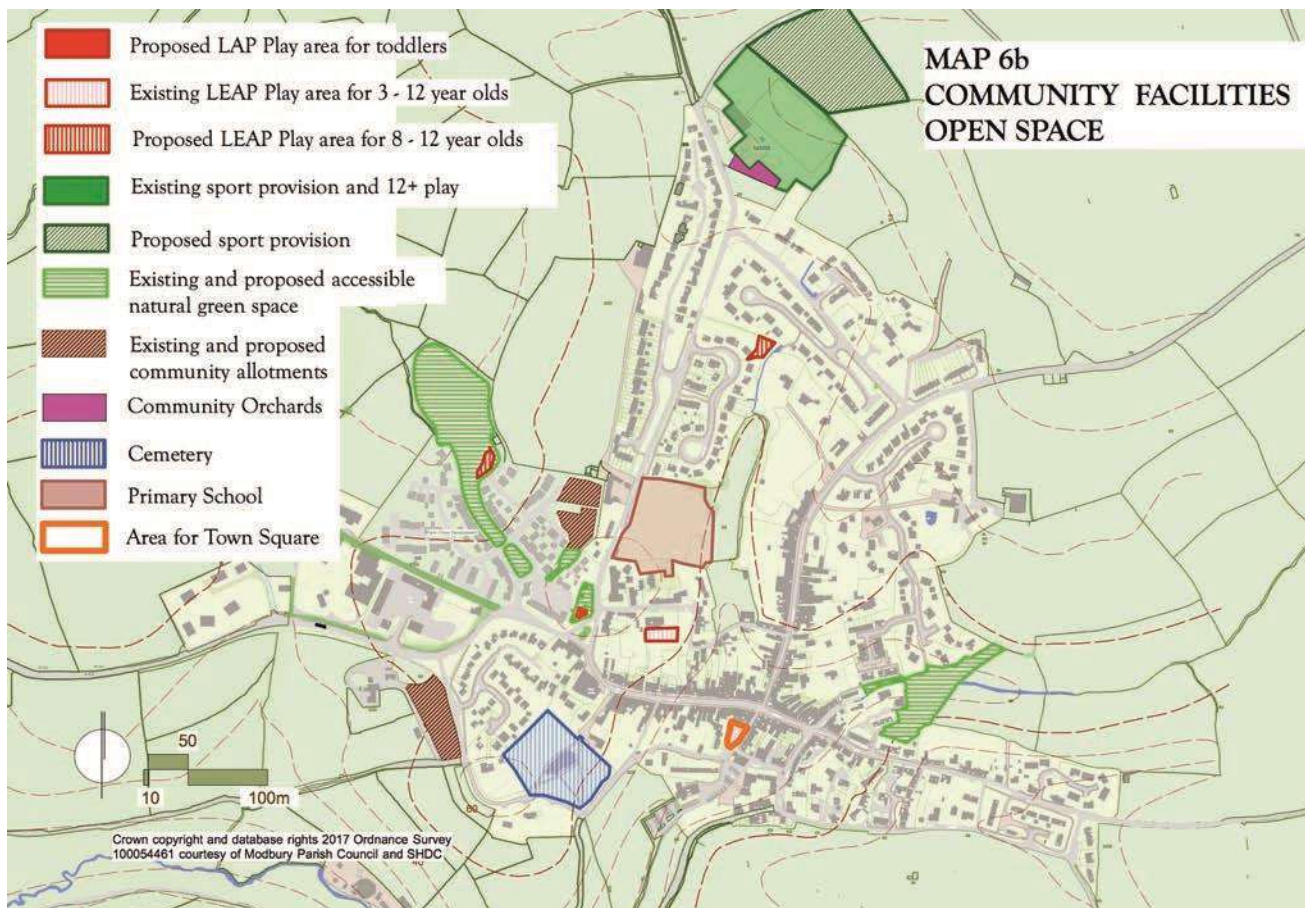
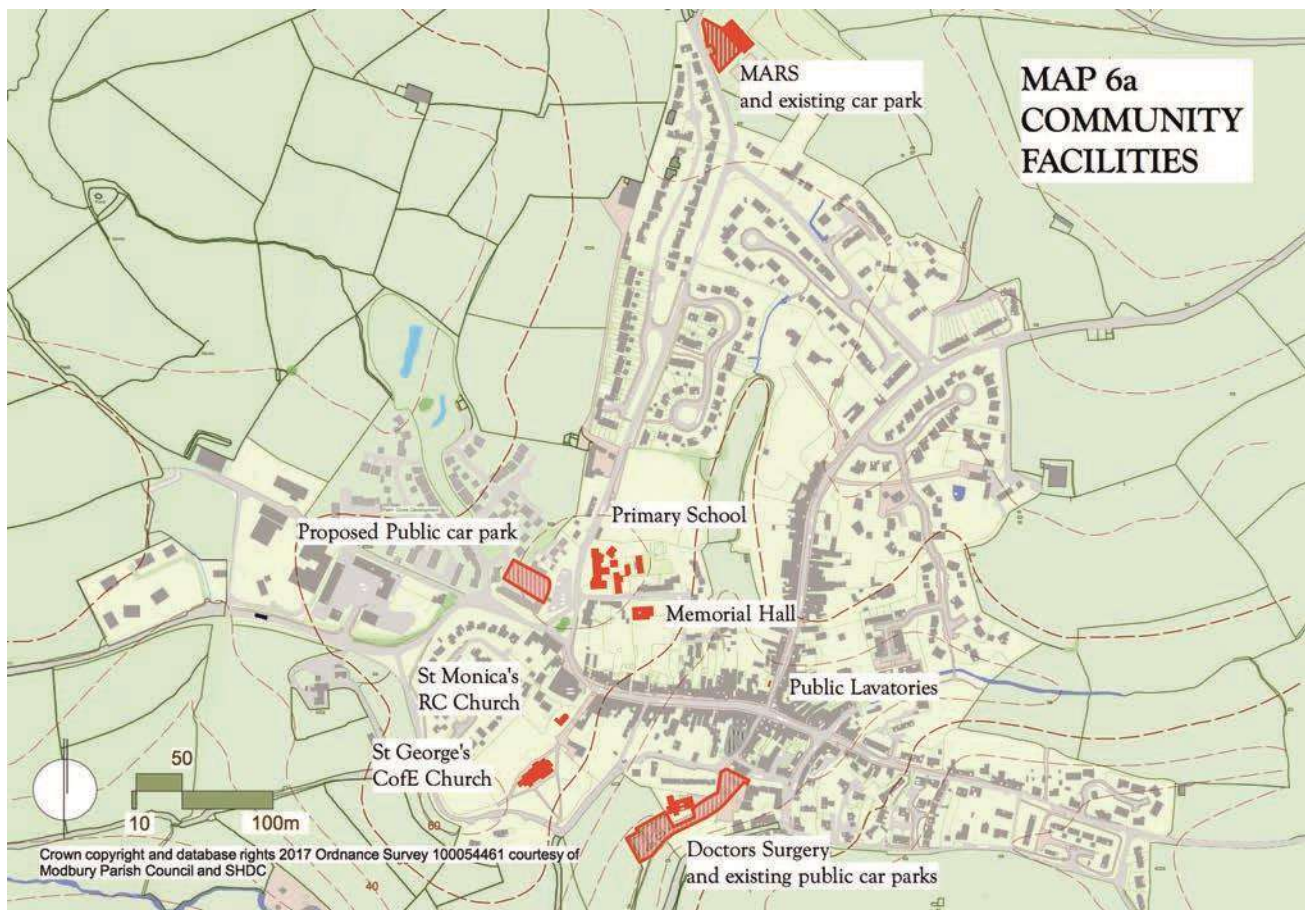


Memorial Hall



Fire station







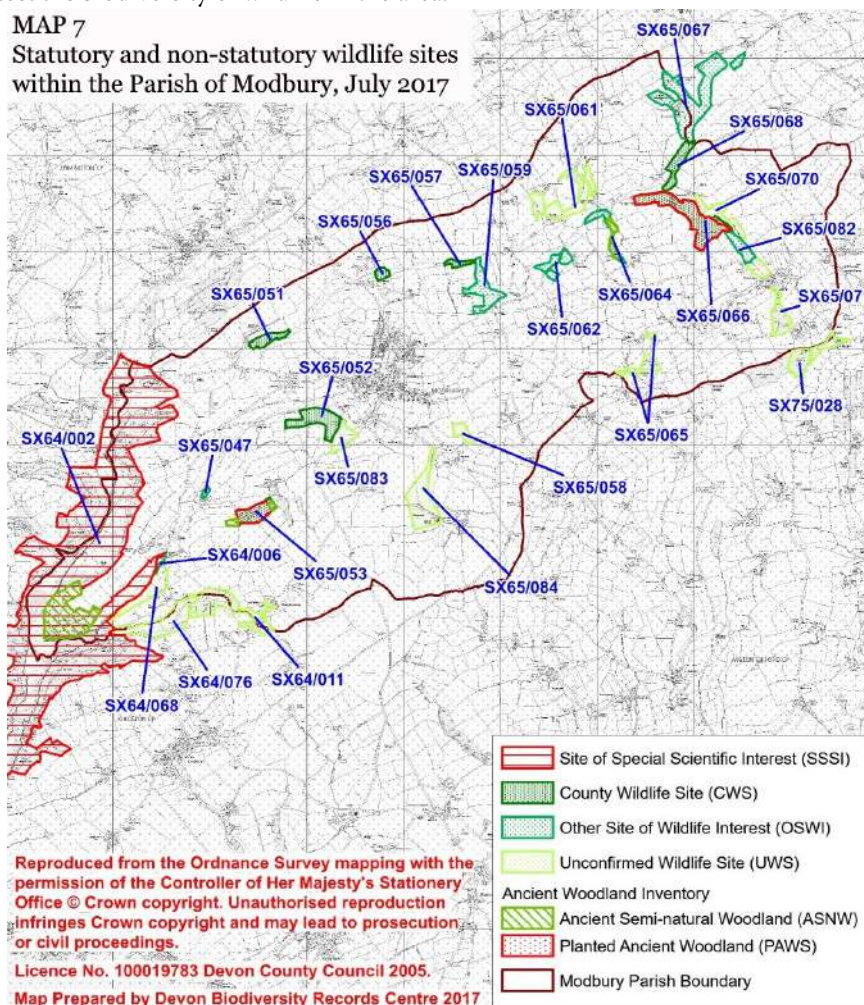


## ENVIRONMENT AND SUSTAINABILITY

4.30 The plan aims to protect and enhance the natural environment and environmental assets, in particular the Area of Outstanding Natural Beauty (<sup>8</sup> op.cit.) and locally important green spaces (<sup>3</sup> op.cit., paras 99-101), both for their beauty and public enjoyment and for their ecological value. This also is important for flood risk management and protection of water quality and mitigation of the impact of climate change. The AONB and Site of Special Scientific interest (see Glossary) are protected by national policy. The Devon Biodiversity report for Modbury<sup>26</sup> gives details of wildlife sites, shown in Map 7, below. To help protect the setting of the town the plan also identifies important local views which ought to be maintained. Other protected areas and green spaces are also shown on Map 9. A flood management scheme was completed in 2019.

4.31 Modbury lacks sufficient public open space. The plan protects existing green spaces, aiming to keep them green and available for public enjoyment. New green spaces, recreational spaces, play spaces or allotments are also required. In particular new community orchards and a community woodland are sought, to be located on the town perimeter in readily accessible locations, to provide for recreation and play and as a managed wood fuel source. Where feasible, restoration of existing green lanes for pedestrian use.

4.32 The Parish of Modbury contains a number of statutory and non-statutory sites which are important to conserve and protect the biodiversity of wildlife in the area.



<sup>8</sup> [www.southdevonaonb.org.uk/our-work/publications-resources/south-devon-aonb-management-plan](http://www.southdevonaonb.org.uk/our-work/publications-resources/south-devon-aonb-management-plan)

<sup>3</sup> [www.gov.uk/government/collections/revised-national-planning-policy-framework](http://www.gov.uk/government/collections/revised-national-planning-policy-framework)

<sup>26</sup> Wildlife site resource map and species information for neighbourhood planning – Modbury, July 2017: Devon Biodiversity Records Centre: [www.modburynpg.co.uk](http://www.modburynpg.co.uk)

## POLICY MNP12: PROTECTING THE LANDSCAPE

Development shall not harm but conserve and enhance the landscape by:

- a. complying with national and local strategic policies for the AONB, including the South Devon AONB Management Plan,
- b. protecting important views, ensuring sensitive development that would not adversely affect the countryside,
- c. safeguarding and enhancing local features that make a positive contribution to the landscape, particularly areas of green space and woods, and
- d. incorporating high quality landscape design which retains existing features, reinforces local landscape character, restores degraded landscapes, retains significant local heritage trees and groups of trees and provides mitigation from harm.



Looking south west toward Erme estuary



Ridge road



Broad street and Church Street

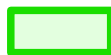


From west toward Palm Cross development

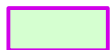




Approximate Flood Zone 3  
(as defined by the EA) and  
flood alleviation bunds.



Boundary to the South Hams Area  
of Outstanding Natural Beauty (AONB)



Conservation Area



Contours at 10m intervals



Tree Preservation Orders



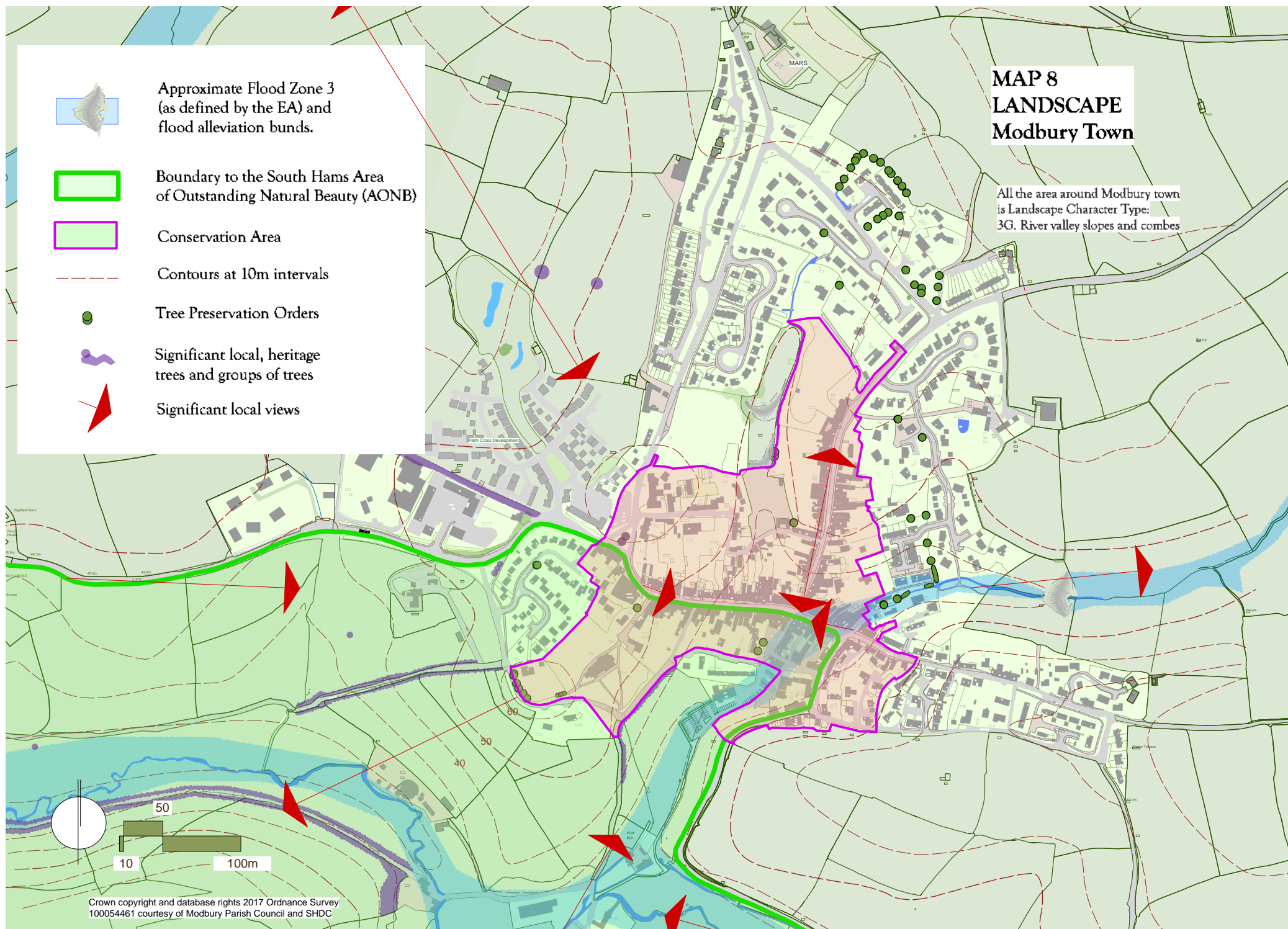
Significant local, heritage  
trees and groups of trees



Significant local views

## MAP 8 LANDSCAPE Modbury Town

All the area around Modbury town  
is Landscape Character Type:  
3G. River valley slopes and combs





## POLICY MNP13: SUPPORTING BIODIVERSITY

Development shall not harm but maintain and enhance biodiversity, paying due regard to:

- a. internationally important sites including existing, candidate or proposed Special Protection Areas and Special Areas of Conservation,
- b. nationally important sites including Sites of Special Scientific Interest, National Nature Reserves and Marine Conservation Zones,
- c. locally important sites including County Wildlife Sites, Local Nature Reserves, Ancient Woodlands, County Geological Sites and other priority habitats, and
- d. the network of wildlife corridors and ecological features that connect habitats and areas of biodiversity.



Sequers Bridge, river Erme SSSI site



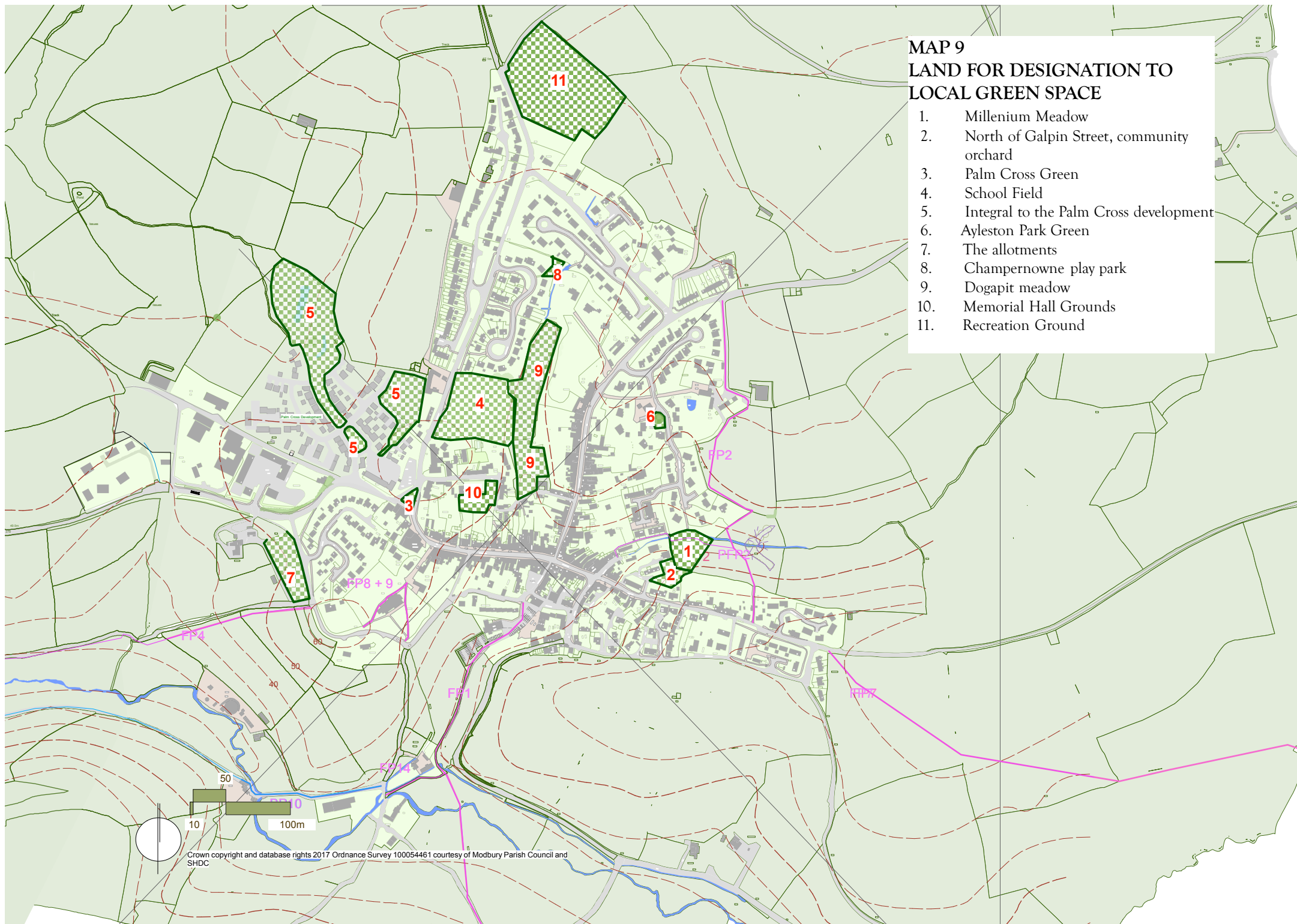
River Erme SSSI site



Wild orchids, CWS Cotlass

## MAP 9 LAND FOR DESIGNATION TO LOCAL GREEN SPACE

1. Millenium Meadow
2. North of Galpin Street, community orchard
3. Palm Cross Green
4. School Field
5. Integral to the Palm Cross development
6. Ayleston Park Green
7. The allotments
8. Champernowne play park
9. Dogapit meadow
10. Memorial Hall Grounds
11. Recreation Ground





## POLICY MNP14: LOCAL GREEN SPACES AND PUBLIC OPEN SPACE

- a. New areas of public open space, play space, allotments or local green space (see Glossary), including a community woodland and community orchards, will be encouraged and required where necessary in association with development or otherwise.
- b. The Local Green Spaces identified in the plan will be safeguarded from development. Only minor development directly associated with and necessary for the public enjoyment of the green space will be permitted.
- c. The following areas are designated as green spaces in the plan:
  1. **Millennium Meadow**  
(Public open space, community orchard)
  2. **North of Galpin Street**  
(Community orchard/public open space)
  3. **Palm Cross Green**  
(Historic, local character)
  4. **School field**  
(School sports field and play area, community orchard, recreational, wildlife)
  5. **Integral to the Palm Cross development**  
(Public open space, allotment and wildlife, play, proximity to housing)
  6. **Ayleston Park Green**  
(Chestnut tree with Tree Preservation Order, historic, local character)
  7. **Allotments**  
(Community amenity)
  8. **Champernowne playpark**  
(Community recreation)
  9. **Dogapit meadow**  
(Landscape buffer, green lung, local character, wildlife, attenuation for flood risk, planted for wildlife)
  10. **Memorial Hall grounds**  
(Public amenity, play area)
  11. **Recreation ground**  
(Public amenity, community orchard, play area)
- d. A necklace of community woodland is proposed to be created around Modbury. As land on the margins of the town are made available for such a purpose they will also be designated as public open spaces. Developments on the town's margins should include such provision.



Millennium Meadow



Church Lane allotments



# 5. DELIVERING THE PLAN

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5.1 Many of the plan's proposals will only happen 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 and services. The Plan's policies aim to steer and shape development. It is, however, expected that developer contributions will be gathered through S106 agreements, Community Infrastructure Levy, or similar, in order to address any specific mitigation required by new development, or the broader impacts of development.










5.2 The policies of this Plan and the JLP will be complementary, together providing a firm platform for all parties to cooperate in promoting, enabling and delivering beneficial developments and improvements of all kinds. Conformity between plans will be key to unlocking funds to support this plan's delivery, and it is hoped that Devon County, South Hams District and Modbury Parish Councils will take a proactive role in this regard.

5.3 Once the Neighbourhood Plan is formally adopted by South Hams Council it will become part of the local development plan. This means that it will be a material consideration in the determination of planning applications. The Council will therefore assess development proposals against the objectives of the Neighbourhood Plan alongside the JLP and any related implementation plan to ensure that the aspirations of the community are being met.

5.4 Monitoring may require the plan to be reviewed in due course to keep it up-to-date and relevant. A monitoring framework is suggested to help judge the effectiveness of the plan's policies. Any formal amendments to the plan will have to follow a similar process as was used to prepare the original plan.



# MAP 10 PROPOSALS MAP

- Policies**
-  Settlement Boundary
  -  Policy MNP 3 - Development Site Proposals
  -  Policy MNP 7 - Safe Movement and Transport
  -  Policy MNP 8 - Employment Areas
  -  Policy MNP 9 - Town Centre Shopping
  -  Policy MNP 11 - Community Facilities and Infrastructure
  -  Policy MNP 14 - Local Green Spaces
- For information**
-  Conservation Area
  -  AONB

West of The Barracks/ Long Park

West of Palm Cross

Pennparks

East of Ayleston Park

6

10 100m

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## GLOSSARY OF TERMS

HOUSING TERMINOLOGY	
<b>Affordable Housing</b>	Affordable housing for planning purposes includes housing from a range of tenures where the cost of occupation does not exceed 80% of the market rent for similar accommodation in the local area. Housing which qualifies as affordable is:
	<b>a. Social housing</b> - Including Council and Housing Association housing let at social rent levels (which are substantially below market levels).
	<b>b. Affordable rented housing</b> - Other housing let, usually but not exclusively by Housing Associations, at a cost no greater than 80% of the local market rent.
	<b>c. Low-cost homeownership</b> - This can be shared ownership or other low-cost home ownership housing where the cost is below 80% of the open market rent level in the local area. There must be an element of perpetuity in this housing to qualify as affordable in planning terms.
<b>Registered Social Landlord</b>	A landlord, usually a housing association, which is regulated by the Homes and Communities Agency to provide affordable housing. The term has now been replaced with the term Registered Provider.
<b>Registered Provider</b>	The new term for a Registered Social Landlord.
<b>Home</b>	Also known as a dwelling, it is a building occupied as a domestic residence for a single household. It can be a house, bungalow, flat, maisonette, apartment or park home. It is usually self-contained (i.e. with its own facilities) but can occasionally be part of a larger building sharing facilities (a House in Multiple Occupation).
<b>Principal Residence</b>	A person's principal or primary residence is a dwelling where (s)he usually lives. It is the legal residence of an individual, for instance for income tax or electoral registration purposes. An individual cannot have more than one principal residence at any given time.
GENERAL TERMINOLOGY	
<b>AONB</b>	A national designation of equal standing to a national park, intended to help protect and manage the landscape.
<b>Community Infrastructure Levy</b>	This is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. Development may be liable for a charge under the Community Infrastructure Levy (CIL), if the local planning authority has chosen to set a charge in its area. (Community Infrastructure Levy Regulations 2010)
<b>Community Land Trust</b>	A form of community-led housing set up by members of the community to develop and manage homes or other community assets
<b>Conservation Area</b>	An area of special architectural or historic interest, designated under the Planning (Listed Buildings and Conservation Areas) Act 1991, whose character and appearance it is desirable to preserve and enhance.
<b>Demographic</b>	Characteristics of a population expressed statistically, such as age and occupation.

<b>GENERAL TERMINOLOGY continued</b>	
<b>Local Green Space</b>	Green areas of particular importance to local communities designated to provide special protection against development.
<b>Modbury</b>	The Parish of Modbury
<b>National Planning Policy Framework (NPPF)</b>	Sets out government planning policies for England and how they should be applied
<b>PoS</b>	Public open Space.
<b>Shared space</b>	Where pedestrians have equal rights to use a space also used by vehicles, thereby reducing vehicle speeds and enhancing pedestrian safety.
<b>Site of Special Scientific Interest (SSSI)</b>	A conservation designation, denoting a protected area of land considered to be of special interest by virtue of its fauna, flora, geological or physiographical/geomorphological features.
<b>Sustainable Urban Drainage System</b>	Includes measures to prevent pollution, reduce surface water runoff at source and provide a range of physical structures designed to receive the runoff
<b>Sustainability</b>	Long term secure wellbeing of Modbury (of its economy/environment/population).
<b>Sustainability Appraisal</b>	The consideration of policies and proposals to assess their impact on sustainable development objectives.
<b>Neighbourhood Plan</b>	Prepared by a Parish Council or Neighbourhood Forum for a designated neighbourhood area.
<b>Section 106</b>	Section 106 (S106) Agreements are legal agreements between Local Authorities and developers; these are linked to planning permissions and can also be known as planning obligations. Section 106 agreements are drafted when it is considered that a development will have significant impacts on the local area that cannot be moderated by means of conditions attached to a planning decision. A Planning obligation will aim to balance the pressure created by the new development with improvements to the surrounding area ensuring that where possible the development would make a positive contribution to the local area and community.





# REFERENCES

- 1 Modbury Neighbourhood Plan website: [www.modburynpg.co.uk](http://www.modburynpg.co.uk)
- 2 [www.modburynpg.co.uk/Home/consultations/](http://www.modburynpg.co.uk/Home/consultations/)
- 3 National Planning Policy Framework: [www.gov.uk/government/publications/national-planning-policy-framework](http://www.gov.uk/government/publications/national-planning-policy-framework)
- 4 Joint Local Plan for Plymouth and South West Devon. Setting out planning strategy up to 2034:  
[www.southhams.gov.uk/jointlocalplan](http://www.southhams.gov.uk/jointlocalplan)
- 5 Community Action Plan: [www.modburynpg.co.uk/Home/community-action-plan/](http://www.modburynpg.co.uk/Home/community-action-plan/)
- 6 [www.modburynpg.co.uk/Home/wp-content/uploads/2020/02/Modbury-Village-Design-Statement-2003.pdf](http://www.modburynpg.co.uk/Home/wp-content/uploads/2020/02/Modbury-Village-Design-Statement-2003.pdf)
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## Members of Neighbourhood Plan Group

- ❖ Ann Turner, Chair
- ❖ Phil Jolly, Treasurer
- ❖ Alison Wood, Minutes Secretary, Community Services and Facilities Group
- ❖ Chris Barnes, Parish Councillor/Transport Group
- ❖ Jeff Booth, Environment and Sustainability Group (co-opted)
- ❖ Nicky Crawford, Historic Environment Group (co-opted)
- ❖ Burda Gage, Housing and Transport Groups
- ❖ Mark Lawrence, (previous Parish Councillor) Housing Group / Grant Applications /Questionnaire Analysis and Statistician)
- ❖ Rosemary Parker Historic Environment group (co-opted)
- ❖ Andy Rathbone, Environment / Sustainability Group Lead
- ❖ Charlotte Rathbone, Environment / Landscape Group lead and Housing Subgroup
- ❖ Nicky Shepley, Parish Councillor representative
- ❖ Phil Smith, Housing and Planning Sub Group/ Development Programme (co-opted)
- ❖ Jon Sullivan, Housing and Planning Group and Employment and Business Group
- ❖ Mark Trewin, Historic Environment Group Lead
- ❖ Daniel Turner, Website Manager/Environment
- ❖ Peter Watts, Chair of the Parish Council (from 2019)
- ❖ Brian Weekes, Environment and Sustainability subgroup/compiler of list of local organisations and services, Parish Councillor
- ❖ Barry White Road Safety and Transport Group
- ❖ Colin Whybrow, Communications and Parish Councillor Representative

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## MODBURY NEIGHBOURHOOD PLAN

Making a balanced, vibrant and healthy place to live.