

Appendix 1 – MPC Objections



MODBURY PARISH COUNCIL

Parish Office: Unit 1 Modbury Court, 32 Church Street PL21 0QR
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Chair: Councillor Barbara Price
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MODBURY PARISH COUNCIL

LAND AT SX 656 522 BARRACKS ROAD MODBURY

Outline planning application for up to 75 dwellings & all other associated development, with all matters reserved apart from access.

<https://southhams.planning-register.co.uk/Planning/Display/4116/24/OPA>

Modbury Parish Council has been asked to comment on the application by Bloor Homes to build 75 homes on land adjoining the existing Palm Cross estate, but outside the settlement boundary as designated in the Joint Local Plan and Modbury Neighbourhood Plan. Any application to develop outside this boundary must have robust justification of exceptional need. New government policy and targets for housing supply means that local authorities are under pressure to make more land available for development to meet these targets. We note, however, that the emphasis is on the provision of affordable homes and should be considered in the context of local need and supporting infrastructure. The government states that it is committed to respecting the needs of local communities and the protections provided by Neighbourhood Plans which include policies and site allocations for housing and which form part of the planning process.

1. Needs of Modbury

MPC wish to present a balanced view about the future development of the town, looking at all factors which will impact this and any future developments. The needs of the town are detailed in the Modbury Neighbourhood Plan, produced after extensive consultation and in line with the policies of the Joint Local Plan. Key considerations include: an appropriate mix of housing stock and ownership, adequate infrastructure and access to facilities, safe pedestrian and vehicular provision and consideration of environmental impact.



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2. Proposed development site.

The application is for an area outside the existing Modbury development boundary as designated in the Modbury Neighbourhood Plan and the Joint Local Plan. This is a green field site with good quality agricultural land which will be lost, together with the capacity for ongoing carbon capture, compliant with the aspirations of the Joint Local Plan and aligns with net zero and carbon reduction legislation under the 2008 Climate Change Act.

Policy MNP1: Location, Scale and Character of Development:

States that development outside the settlement boundary development must provide affordable housing for local people (as provided for by (JLP policies TTV26 and TTV27) or where it is essential 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 development will be tightly controlled and only supported where it will meet the proven need for local housing. A total of 133 homes have been built in Modbury over the past several years. Another 75 homes would increase the population by a minimum of 150. We do not believe that there is sufficient and exceptional reason to justify a development of this size outside the designated settlement boundary.

Should this development be approved, the provision of 30% social housing is insufficient for an exception site, MPC believe that a figure of 50% should be applied. If this development is approved MPC would wish to see in perpetuity clauses for some/all the social housing, density of housing and provision of mixed housing stock to include various dwelling types and which reflects the age range of Modbury population as detailed in MNP Policy MNP 5: Housing Development.

3. Prerequisite to further development

Bloor must commit to a full completion of all conditions/requirements prescribed by planning before the development starts; items such as completion of additional infrastructure/street furniture/existing snagging items from previous development of existing site. It has taken several years of intensive effort on the part of a former Parish Councillor and SHDC Planners to ensure that the promises made by the developers for the original Bloor site have been delivered. The Parish Council is aware of at least one issue which has not yet been resolved.



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4. Infrastructure

NHS Devon have stated that there is insufficient capacity to cope with additional patient care at Modbury. The next nearest health centres are in Ivybridge and do not have capacity. It is estimated that it would cost approximately £50,000 to provide extra treatment rooms at Modbury. This does not, however, account for the additional ongoing costs of staff recruitment and retention. In the interest of balance, the primary school has indicated that it is currently running at 71% capacity and has places for another 60 children. However, we still have a remaining JLP allocated site for 40 houses so it is unclear what the additional projected need would be. An increase in pupil numbers would accentuate the requirement for safe pedestrian and cycle provision.

5. Pedestrian and vehicular access

Policy MNP6: Safe Movement and Transport and Policy MNP11: Community Facilities and Infrastructure. Both policies in the Modbury Neighbourhood Plan detail a key requirement for safe pedestrian and vehicular access. MPC has serious concerns about capacity for increased traffic movements per day through the Lanveoc Way junction, both inward/outward from/onto the A379 and greater cross-estate movements. Additionally, there are concerns about access and safety in the estate during construction works. The proposed development would route all traffic through the existing estate to the single point of access onto the busy A379 at Lanveoc Way which is already a problematic junction. There is no clear provision for emergency vehicles. Construction traffic would also be routed through the existing estate causing noise, disruption and pollution for up to three years and, most importantly, pose a significant risk to pedestrians, particularly children playing in this area contrary to NPPF Paras 115,116,117. There is insufficient detail regarding cycle access to Dark Lane including shared access, contrary to JLP Policy DEV29.DCC Highways and planners are reliant on official statistics. This does not, however, capture the unreported or anecdotal traffic incidents and which provide valuable local information. Comments received from residents of the estate and other parishioners indicate significant concerns about safety.

The proposals do not meet either the concerns of residents or the Policies contained in the Modbury Neighbourhood Plan.

6. Section 106 Considerations.

MNP Policy MNP12 Priorities for Community Facilities and Infrastructure details objectives for Section 106 agreement, including:



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- Safe movement particularly around the school and Dark Lane/Recreation ground.
- Improved lighting for Dark Lane and access to and from the Recreation Ground.
- 20mph signs along Barracks Road with suitable signage for vehicles approaching the school
- Provision of pull in bay[s] for times of drop off and collection from school.
- Improved cycle pathways to reduce number of car journeys.
- Provision for a dedicated youth centre.

7. Conclusions:

Modbury Parish Council objects to this proposal on the grounds that there is insufficient justification for a major development outside the settlement boundary, as detailed in the Joint Local Plan and Modbury Neighbourhood Plan. Priority should be given to building on brownfield sites rather than losing good quality green field land. The development would place an unacceptable burden on infrastructure, safe movement and quality of life for existing residents. The proposals do not justify development on a non-designated site and are contrary to key policies in the Neighbourhood Plan which forms a component of the planning process which the government has undertaken to respect.



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LAND AT SX 656 522 BARRACKS ROAD MODBURY

Outline planning application for up to 75 dwellings & all other associated development, with all matters reserved apart from access.

The Parish Council wishes to respond to the revised application which is outline only and reserves the right to comment further on any detailed application.

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1. Needs of Modbury

MPC wish to present a balanced view about the future development of the town, looking at all factors which will impact this and any future developments. The needs of the town are detailed in the Modbury Neighbourhood Plan, produced after extensive consultation and in line with the policies of the Joint Local Plan. Key considerations include: an appropriate mix of housing stock and ownership, adequate infrastructure and access to facilities, safe pedestrian and vehicular provision and consideration of environmental impact.

2. Proposed development site.

The application is for an area outside the existing Modbury development boundary as designated in the Modbury Neighbourhood Plan and the Joint Local Plan. This is a green field site with good quality agricultural land which will be lost, together with the capacity for ongoing carbon capture, compliant with the aspirations of the Joint Local Plan and aligns with net zero and carbon reduction legislation under the 2008 Climate Change Act.

Despite the UK commitment to Net Zero and the aim of phasing out fossil fuels, the applicant is proposing installation of gas boilers, thus introducing technology which, whilst still legal, is due to be phased out. The submitted Energy Statement from the applicant notes that it is in compliance with current JLP and Building Regulations as upcoming changes under the Future Homes Standard are not yet in force. The overall direction for future climate action is clear and it is disappointing that the applicant is proposing a measure which they know will fix residents within a fossil fuel system and contribute to an adverse impact on climate change.

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Should this development be approved, the provision of 30% social housing is insufficient for an exception site, MPC believe that a figure of 50% should be applied. If this development is approved MPC would wish to see in perpetuity clauses for some/all the social housing, density of housing and provision of mixed housing stock to include various dwelling types and which reflects the age range of Modbury population as detailed in MNP Policy MNP 5: Housing Development.

3. Prerequisite to further development

Bloor must commit to a full completion of all conditions/requirements prescribed by planning before the development starts; items such as completion of additional infrastructure/street furniture/existing snagging items from previous development of existing site. It has taken several years of intensive effort on the part of a former Parish Councillor and SHDC Planners to ensure that the promises made by the developers for the original Bloor site have been delivered.

The Parish Council is disappointed that since our initial response to this application, outstanding remedial issues on the existing Palm Cross site have still not been resolved. This raises significant concerns that a similar situation would arise with any future development.

4. Infrastructure

NHS Devon have stated that there is insufficient capacity to cope with additional patient care at Modbury. The next nearest health centres are in Ivybridge and do not have capacity. It is estimated that it would cost approximately £50,000 to provide extra treatment rooms at Modbury. This does not, however, account for the additional ongoing costs of staff recruitment and retention. In the interest of balance, the primary school has indicated that it is currently running at 71% capacity and has places for another 60 children. However, we still have a remaining JLP allocated site for 40 houses so it is unclear what the additional projected need would be. An increase in pupil numbers would accentuate the requirement for safe pedestrian and cycle provision.

Flooding: Modbury has suffered significant issues with flooding in recent years. South West Water are due to start major works to deal with existing surface run off issues. It appears that there is no scope for infiltration on the development site. It is proposed that run off from part of the site would feed into an existing attenuation pond on the Palm Cross site. There is no information about how the extra burden would impact existing arrangements. Additionally, there does not appear to be consideration of the increased foul water on the existing sewerage system where problems already exist with discharges into the local watercourse. The proposals do not take into account the impact on the wider infrastructure of the town.

5. Pedestrian and vehicular access

Policy MNP6: Safe Movement and Transport and Policy MNP11: Community Facilities and Infrastructure. Both policies in the Modbury Neighbourhood Plan detail a key requirement for safe pedestrian and vehicular access. MPC has serious concerns about capacity for increased traffic movements per day through the Lanveoc Way junction, both inward/outward from/onto the A379 and greater cross-estate movements. Additionally, there are concerns about access and safety

in the estate during construction works. The proposed development would route all traffic through the existing estate to the single point of access onto the busy A379 at Lanveoc Way which is already a problematic junction. There is no clear provision for emergency vehicles. Construction traffic would also be routed through the existing estate causing noise, disruption and pollution for up to three years and, most importantly, pose a significant risk to pedestrians, particularly children playing in this area contrary to NPPF Paras 115,116,117. There is insufficient detail regarding cycle and pedestrian access to Dark Lane including shared access, contrary to JLP Policy DEV29.DCC. With regard to the main exit onto the A379 at Lanveoc Way, Highways and planners are reliant on official statistics. This does not, however, capture the unreported or anecdotal traffic incidents which provide valuable local information. Comments received from residents of the estate and other parishioners indicate significant concerns about safety. The revised application does not allay any of the concerns raised above. The proposals do not meet either the concerns of residents or the Policies contained in the Modbury Neighbourhood Plan.

6. Section 106 Considerations.

MNP Policy MNP12 Priorities for Community Facilities and Infrastructure details objectives for Section 106 agreement, including:

- Safe movement particularly around the school and Dark Lane/Recreation ground.
- Improved lighting for Dark Lane and access to and from the Recreation Ground.
- 20mph signs along Barracks Road with suitable signage for vehicles approaching the school
- Provision of pull in bay[s] for times of drop off and collection from school.
- Improved cycle pathways to reduce number of car journeys.
- Provision for a dedicated youth centre.

7. Conclusions:

Modbury Parish Council objects to this proposal on the grounds that there is insufficient justification for a major development outside the settlement boundary, as detailed in the Joint Local Plan and Modbury Neighbourhood Plan. Priority should be given to building on brownfield sites rather than losing good quality green field land. We recognize the pressure to meet national building targets but believe that housing numbers should not outweigh the responsibility to design well integrated development that fits local need. The revised application does not allay the concerns raised in our original response and would place an unacceptable burden on infrastructure, safe movement and quality of life for existing residents. The proposals do not justify development on a non-designated site and are contrary to key policies in the Neighbourhood Plan which forms a component of the planning process which the government has undertaken to respect.