

Appendix 4 – MNP Extracts

POLICY MNP10: EXISTING COMMUNITY FACILITIES AND INFRASTRUCTURE

In order to help safeguard the sustainability of the local community, development that would result in the loss of an asset of community value 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.

The assets of community value safeguarded by the policy are the Health Centre, pharmacy, Post Office, primary school, Memorial Hall, QE11 pavilion and recreation ground, established children's play areas, public lavatories, St George's Church and St Monica's Church.

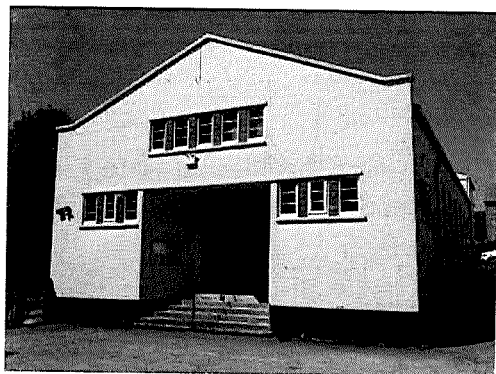
MNP11: NEW COMMUNITY FACILITIES AND INFRASTRUCTURE

1. Development that will demonstrably support the vibrancy and vitality of the town and wider community or provide additional community facilities and infrastructure will be supported, providing it will:

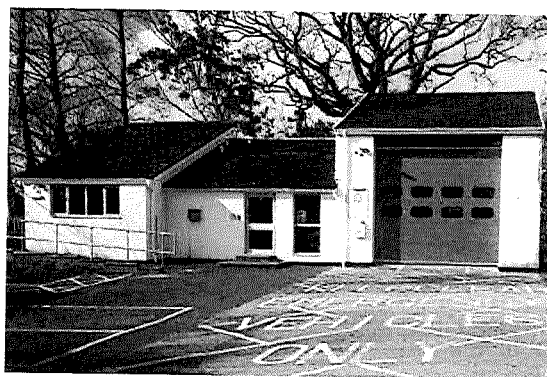
- a. not worsen traffic congestion or adversely affect highway safety or traffic flow,
- b. include safe access and adequate parking provision for all,
- c. provide safe pedestrian access to the town centre and recreation ground, and
- d. be in keeping with the locality and cause no harm to amenity or nuisance to neighbours.

2. 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.



Memorial Hall



Fire station

MNP12: PRIORITIES FOR COMMUNITY FACILITIES AND INFRASTRUCTURE

New developments in Modbury will be required, where appropriate and where the requirement arises directly from the proposed development, to contribute through a Section 106 obligation or through Community Infrastructure Levy (see glossary), towards the following local objectives and in accordance with adopted standards:

- a. to improve safe pedestrian and cycle access to all facilities, particularly between the town and the Recreation Ground,
- b. to improve road safety around the school,
- c. to protect and improve public rights of way, footpaths and cycle routes,
- d. to ensure that children's play areas are evenly distributed across the town,
- e. to maintain and improve sports provision,
- f. to provide electric vehicle recharging points in the car parks,
- g. to increase the provision of residential car parking,
- h. to achieve the provision of public open space to contribute towards a necklace of spaces around the town,
- i. to develop community woodland for habitat and recreation.
- j. to maintain and develop community allotments and public community orchards for food security,
- k. to create a civic space in the area behind The White Hart.

