



MODBURY NEIGHBOURHOOD PLAN 2022-2034

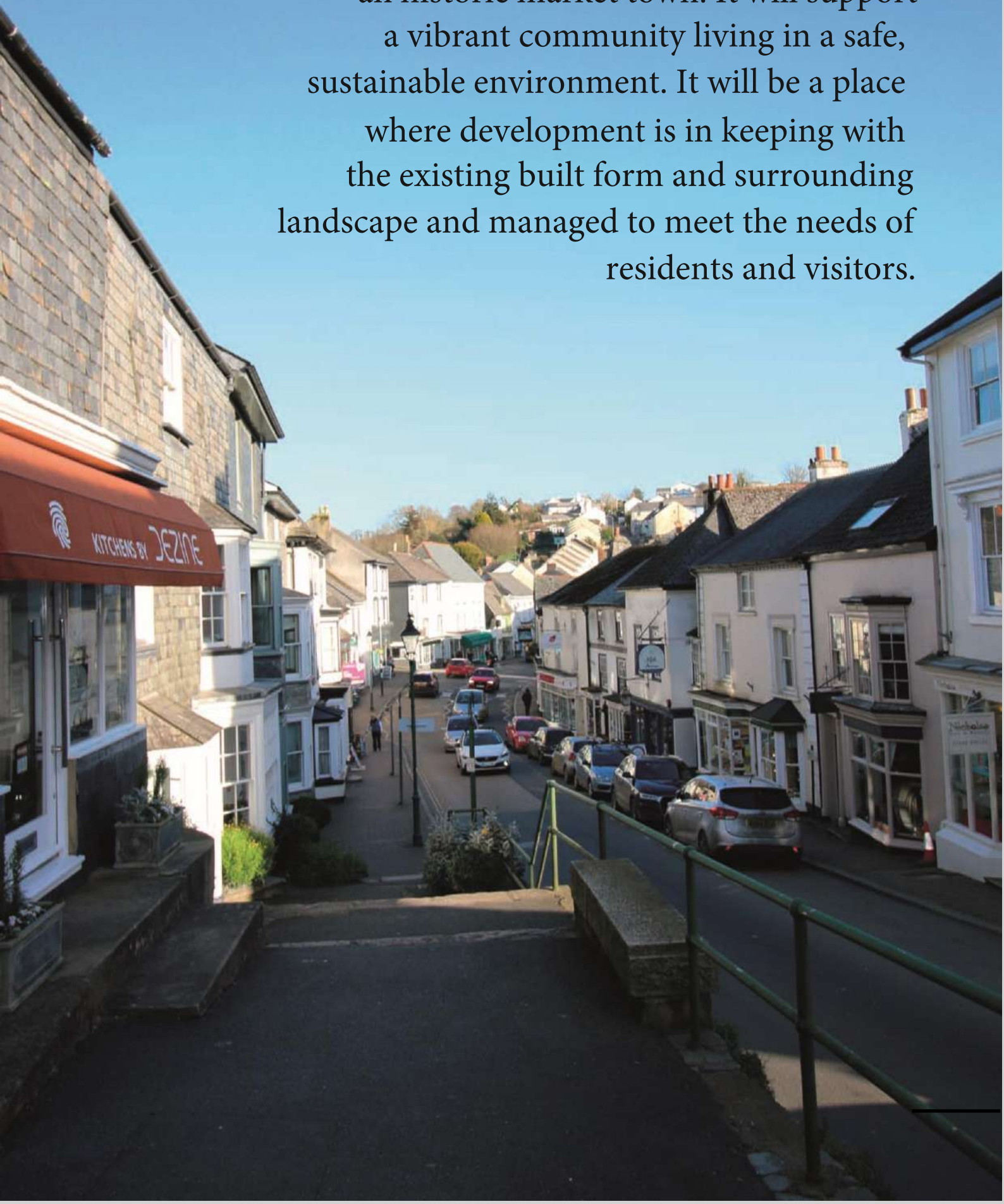
Referendum Version, December 2022



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

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FOREWORD

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.

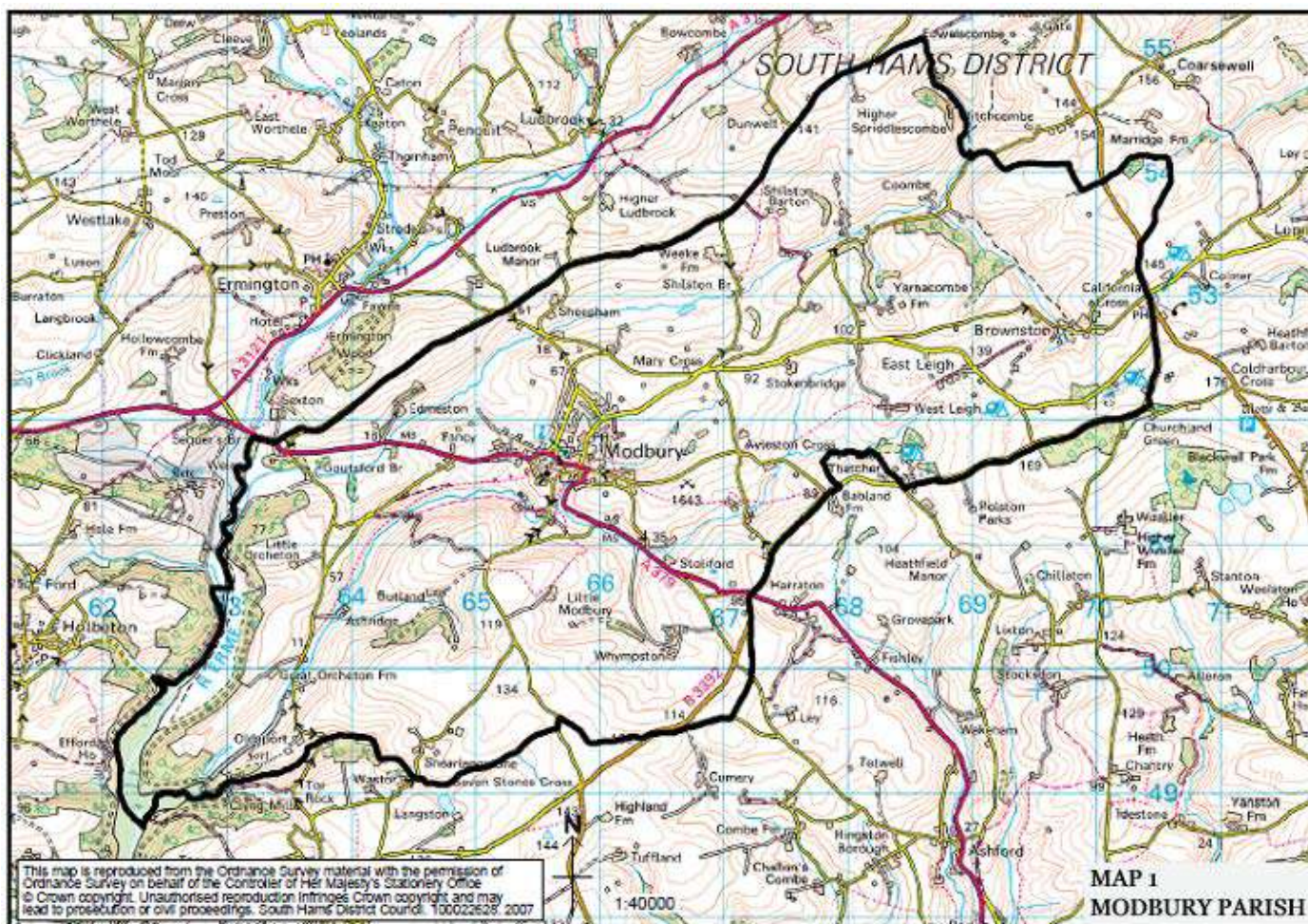
1.3 Modbury lies midway between Plymouth and Kingsbridge. It is a large rural parish with a small country town at its heart. It is an attractive and popular place to live, with a range of issues and opportunities.

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 website¹ 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.

Plan revised in light of changed circumstances and resubmitted to SHDC, March 2022.

Meetings have taken place with representatives of SHDC throughout the process. Consultation process has continued throughout, with public meetings, informal meetings, displays and questionnaires². The minutes of the meetings can be viewed both on The Modbury Neighbourhood Plan Group Website, www.modburynpg.co.uk, and the Modbury Parish Council Website, 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 and submitted to the local planning authority to make arrangements for its examination. During the examination process it became clear that changed circumstances required further changes to the plan. This version of the plan incorporates those changes. The extent of the changes is not so great as to require going back to draft plan stage and so the plan has been resubmitted to the local planning authority. Following a further six weeks for comment the examination will recommence. The plan will then proceed 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.



¹ www.modburynpg.co.uk/

² 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)³ and adopted plans for the area. In particular, it complies with the new Plymouth and South West Devon Joint Local Plan (JLP)⁴ with which it shares the same time horizon (2034 or later).

1.12 The JLP establishes a basis to create strong and sustainable communities through its policies. In particular, paragraph 5.116 gives support to neighbourhood plan groups in smaller towns such as Modbury. This neighbourhood plan seeks to ensure a strong and sustainable future for Modbury.

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



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

- be appropriate, having regard to national policy;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies of the development plan, and
- be compatible with EU obligations, human rights legislation and Regulation 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

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

1.16 When the plan has completed formal consultation, examination and referendum 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 Plan⁵ 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.

³ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁴ Joint Local Plan for Plymouth and South West Devon: www.southhams.gov.uk/jointlocalplan

⁵ 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)⁶.

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)⁷.

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 AONB⁸ (see Glossary), and there are many other protected areas and assets.

Aspirations for the future

2.7 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."

⁶ www.modburynpg.co.uk/Home/wp-content/uploads/2020/02/Modbury-Village-Design-Statement-2003.pdf

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

⁸ <https://www.southdevonaonb.org.uk/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 (5 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 will meet a proven need for affordable housing for local people (as provided for by JLP policies TTV26 and TTV27 or 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 remains geared to meeting local housing needs).

POLICY MNP1: LOCATION, SCALE AND CHARACTER OF DEVELOPMENT

This policy establishes a settlement boundary for Modbury, as shown on Map 2.

1. Development proposals within the settlement boundary will be supported where:
 - a. the scale, density and character of development is in keeping with its site and surroundings, and
 - b. natural or historic assets are protected in accordance with national policy and guidance, and the Development Plan, and
 - c. it protects important views and skylines, and
 - d. there is no adverse impact on local amenity, traffic, parking or safety.
2. Outside the settlement boundary development will be tightly controlled and only supported where it will meet the proven need for affordable housing for local people (as provided for by JLP policies TTV26 and TTV27 or 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 remains geared to meet local housing needs).

4.5 New development will be encouraged 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 (⁶ op.cit.). Good modern designs will be welcome and developers are encouraged to submit their plans to the Design Review Panel⁹ for consideration and comment. Designs must take note of international, national and local targets for carbon reduction^{10,11,12,13} and are strongly encouraged to incorporate the latest effective construction techniques and technology to deliver sustainable, inclusive, energy-efficient buildings which will enhance the area.

⁶ www.modburynpg.co.uk/Home/wp-content/uploads/2020/02/Modbury-Village-Design-Statement-2003.pdf

⁹ Design Review Panel: www.designreviewpanel.co.uk/south-west-design-review-panel

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

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

¹² Net Zero – The UK's contribution to stopping global warming: www.theccc.org.uk/publication/net-zero-the-uks-contribution-to-stopping-global-warming/

¹³ SHDC Climate change and biodiversity website: www.climatechange.southhams.gov.uk

POLICY MNP2: DESIGN AND CONSTRUCTION

All new development will be encouraged to:

- 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 tranquillity, including significant field patterns and hedgerows and important trees and woodlands, and incorporating suitable features to reduce scale, improve microclimate 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 hedge banks 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 for its own car parking requirements, with residential development providing at least two off-street spaces per dwelling, proportionate to size of dwelling and with facility for EV charging,
- g) be safe, attractive, inclusive and accessible, reducing opportunities for crime and the fear of crime, in consultation with the community, and
- h) safeguard against risks of contamination, erosion or flooding, and ensure satisfactory surface water drainage including Sustainable Urban Drainage Schemes (see Glossary).

All new development will also be encouraged to:

- i) provide three phase electricity supply with sufficient capacity for renewable energy generation, storage and other zero carbon technologies,
- j) preclude use of fossil fuels and enable the incorporation of zero carbon technologies to maximise sustainability and energy efficiency and meet the challenges of climate change.
- k) in consultation with the community, consider community owned renewable energy options,
- l) ensure that installations are registered with appropriate government incentive schemes to allow householders to benefit from energy savings,
- m) exceed government standards for energy efficiency and sustainable construction, taking into account solar gain, sustainable building materials, building design and water efficiency,
- n) achieve zero carbon development in both construction and operation with any offsetting to be within the parish of Modbury, and
- o) provide safeguards during and after construction to protect against environmental damage, local nuisance, unnecessary noise, light or other pollution.

FUTURE DEVELOPMENT

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.

4.7 The JLP has now been adopted and contains housing development site proposals for Modbury which are shown for information on Map 2 below.

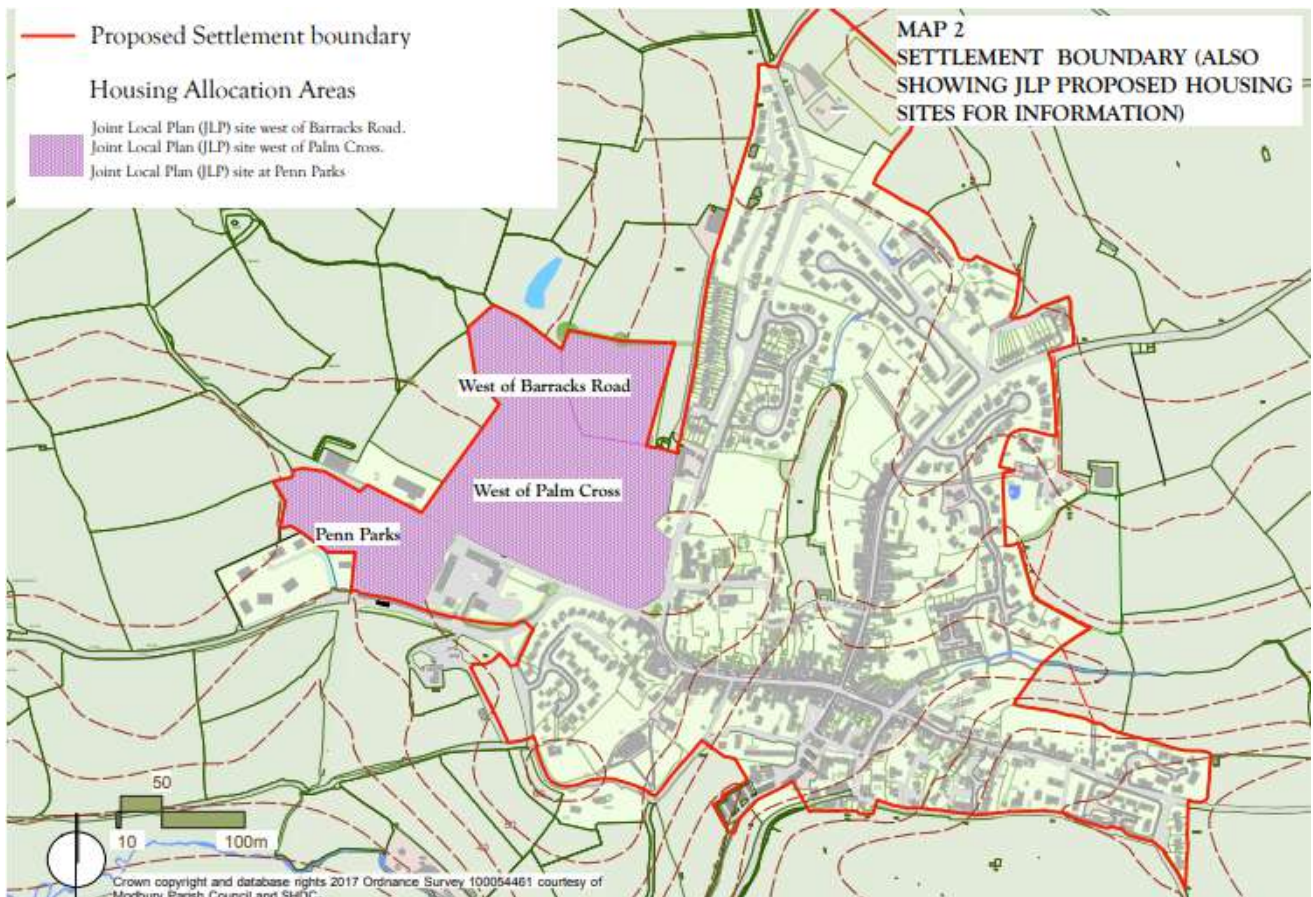
4.8 The JLP proposals extend Modbury to the west. In the future, however, a more balanced and sustainable future for the town could be secured by development elsewhere around the town.

4.9 Previous development plans for Modbury in 1973 and 1996 delineated areas to the east of the town for development. The 1996 Local Plan also contained a requirement that development east of Brownston Street should include landscape belt planting and hedgerow retention both to screen the site and to frame and contain development.

4.10 Further development to the west of the town could further breach the valley to the west, create a ribbon of development along the A379 and edge closer to the Erme Valley SSSI. It would also be more likely to be poorly connected to the town centre thus increasing the potential for greater use of cars.

4.11 In contrast, future development should be well contained within the folds of the surrounding hills, conform more closely to the traditional development patterns of Modbury and deliver much better connectivity, particularly for pedestrians.

4.12 The plan establishes these general principles for new sites for future development in and around the town.



POLICY MNP3: FUTURE DEVELOPMENT IN AND AROUND MODBURY

Future development sites in and adjoining Modbury should:

- a) conform to the town's traditional pattern of development,
- b) contribute to the integrity of the community by being well related to existing development,
- c) be well contained in the landscape,
- d) avoid breaching ridges or further extending existing breaches of ridges, and
- e) be well connected to the town centre, especially for pedestrians.

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 Modbury¹⁴.



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. Designated historic assets, including listed buildings, the conservation area and ancient monuments are protected by national and local strategic policies.^{15,16}



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 Appraisal¹⁷ describes in more detail the features which create the area's special and distinctive character. This plan protects local historic assets identified in that appraisal, including non-designated buildings, structures and features of special interest and areas of archaeological potential where remnants of medieval and post medieval field systems, woodlands and orchards may survive. In addition to this, the Village Design Statement, produced by the community in 2003 (⁶ 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.

¹⁴ Historic Environment Impact Assessment (2016), AC archaeology Ltd

¹⁵ www.devon.gov.uk/historicenvironment/the-devon-historic-environment-record/historic-landscape-characterisation

¹⁶ <http://modbury-heritage.co.uk/historical-sites-around-modbury/>

¹⁷ www.southhams.gov.uk/article/3469/Conservation-Area-Appraisals-and-Management-Plans

⁶ www.modburynpg.co.uk/Home/wp-content/uploads/2020/02/Modbury-Village-Design-Statement-2003.pdf



Water Supply Conduit,
Brownston Street, 1708.



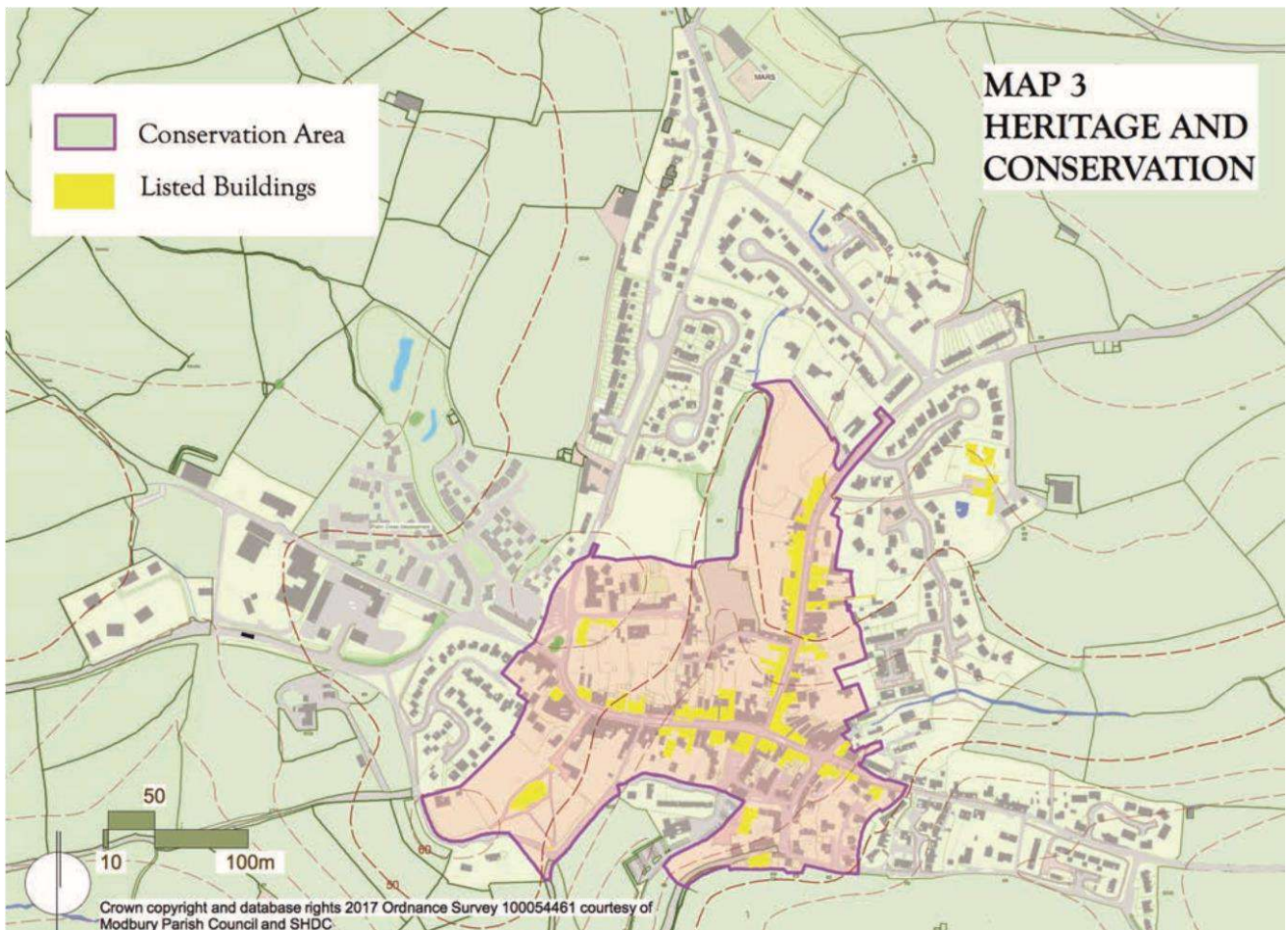
The old Baptist Church, 1806



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. Development proposals affecting heritage assets and their settings or the conservation area must comply with the requirements of national policy and guidance and the Development Plan. New up-to-date uses are encouraged where they retain, restore and enhance the historic fabric that makes each building special, incorporating sensitive retrofitting of energy efficiency measures.
2. Development proposals should 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 coast⁷.

4.17 The town is largely unaffordable for first-time buyers and young families¹⁸. 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 bedroomed homes².

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. The plan particularly encourages the development of affordable homes on a suitable exception site or sites, in accordance with JLP policy TTV27. There is also a local aspiration to see a Community Land Trust¹⁹ 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 of 1, 2 and 3 bedroom homes will be particularly welcomed to help meet local housing needs for single people, couples and families and 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 the proportion of affordable homes consistent with JLP policy. The definition of affordable homes, whether for purchase or rent, shall accord with national and local strategic policies.
4. Proposals for 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.
5. Affordable housing delivered by a Community Land Trust or as self-build will be welcomed as an alternative to the traditional types of affordable housing provision.



Tuckers Brook



Burns Lane

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

¹⁸ The Local Housing Market and Affordability - Report to Neighbourhood Plan Group: Smith, P, 2018

² www.modburynpg.co.uk/Home/consultations

¹⁹ Community Land Trust: www.communitylandtrusts.org.uk

PRINCIPAL RESIDENCE

4.20 There is growing concern about the increasing number of properties which are second homes. The 2011 Census (⁷ op.cit.) put the number of second homes in Modbury at 8.3% but that figure is growing steadily. In neighbouring Bigbury a survey in 2018 found that 24% of properties were used as second homes²⁰. Homes in nearby communities such as Bigbury-on-Sea and Salcombe are among the most expensive coastal properties in the UK²¹ and are increasingly unaffordable for local people.

4.21 Growth in the number of second homes in the area, resulting in rising house prices and adverse impacts on local communities, is likely to increase in future, undermining the longer term sustainability of small towns such as Modbury. While second home ownership does contribute to the local economy, it has been shown that permanent residents spend more locally than owners of second and holiday homes, thereby making a greater contribution to sustainability²². The Plan aims to help Modbury to remain a balanced and sustainable community^{23,24}.

4.22 On the advice of the independent examiner, the originally proposed policy has been deleted by reason that the level of second home ownership is currently not one that would support a principal residency policy. South Hams District Council, as the local planning authority, supports in principle the inclusion of a Principal Residence Requirement within Neighbourhood Plans where such a requirement is justified by an increasing proportion of second homes. We would wish to work with the District Council to keep this matter under review and to implement a workable policy in the future.

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

²⁰ Bigbury Neighbourhood Plan 2019-2034: www.bigburycommunity.co.uk/?get_group_doc=219/1575555198-NeighbourhoodPlanReferendumVersion.pdf

²¹ www.lloydsbankinggroup.com/media/press-releases/2021/halifax/britains-most-expensive-seaside-towns.

²² 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

²³ What is the impact of second home ownership in rural Britain? <http://www.countryfile.com/article/second-home-ownership-problem>

²⁴ The case for a Principal Residence Policy: www.modburynpg.co.uk/Home/evidence-base

ROAD SAFETY AND TRANSPORT

4.23 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.

4.24 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.




4.25 longer term aspirations include the provision of support for studies to identify how traffic flow and road safety might be improved in Modbury, and to explore the feasibility of a relief road.

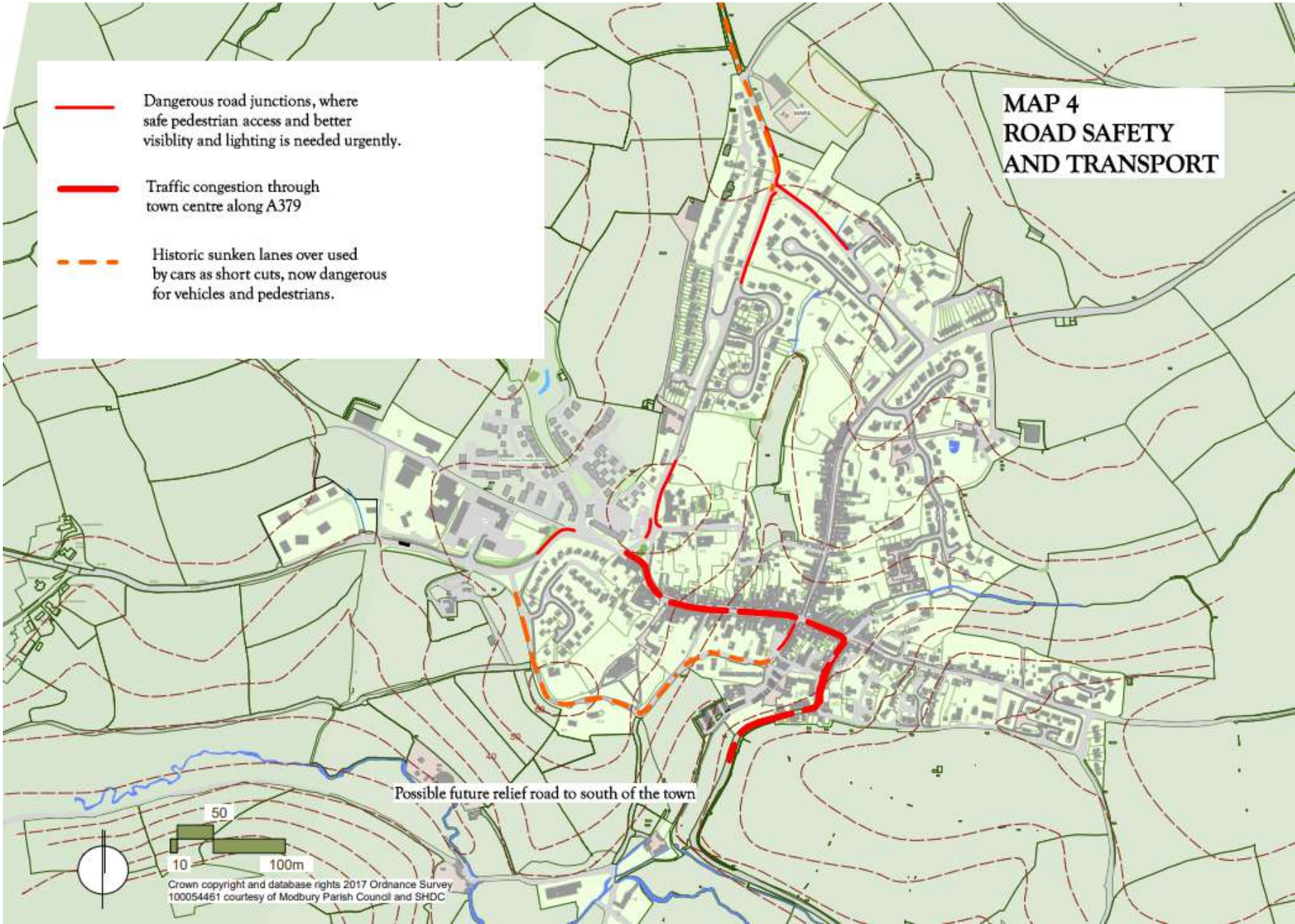
POLICY MNP6: SAFE MOVEMENT AND TRANSPORT

1. Development proposals should include, where appropriate, 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 should 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 should be designed and laid out with the purpose of achieving a reduction in traffic speeds through measures such as Home Zones rather than signs.
4. 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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100054461 courtesy of Modbury Parish Council and SHDC

EMPLOYMENT AND BUSINESS

4.26 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 business and employment zones, as shown on Map 5, seeking to retain such premises in that use unless it can be demonstrated no longer to be viable. Opportunities to promote and support local business will be sought through the Community Action Plan (⁵ op.cit.).

4.27 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 MNP7: 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 for local start-ups and community-based enterprises will be supported in suitable premises.
3. In the designated business and employment zones (at Plymouth Road, Barrack Road, and Poundwell Street) changes of use of existing business or employment premises will not be permitted unless it can be demonstrated that the existing business is no longer viable and that reasonable efforts have been made to find an alternative business user by evidence of the premises being marketed for business use over at least 2 years.

POLICY MNP8: TOWN CENTRE SHOPPING

In the town centre changes of use which will support its retail character will be welcomed. Changes of use which would undermine that character, detract from the appearance of the centre or adversely affect local amenity because of noise, smell, litter or other disturbance will be discouraged.

**MAP 5
TOWN CENTRE RETAIL ZONE AND
BUSINESS AND EMPLOYMENT ZONES**

 Town Centre Retail Zone
 Business and Employment Zones



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COMMUNICATION



4.28 The plan lays emphasis on enhanced communications through improved electronic communications infrastructure. National and local policy support good broadband infrastructure, but coverage and connectivity in South Hams is falling behind, with a superfast availability of only 78% compared to a national average of 95% , gigabit availability of only 18% (national average 36%) and poor mobile coverage in some areas.

4.29 To address the rural digital connectivity gap new development will be expected to provide the required industry standard infrastructure to allow for the installation and maintenance of full fibre optic broadband. With broadband technology constantly improving and the continued goals of increasing speed, there is also a requirement to allow for the upgrade of current broadband with minimal disruption to customers.

POLICY MNP9: BROADBAND AND COMMUNICATIONS INFRASTRUCTURE

This Plan supports the provision of on-site infrastructure for the installation of, and to allow for, the future upgrade and maintenance of fibre optic broadband technology.

1. Developers are encouraged to submit a connectivity statement to set out the proposed broadband provision.
2. New residential and non-residential development should, wherever possible include appropriate open access gigabit capable fiber optic infrastructure to enable high speed and reliable broadband connection in accordance with national and local objectives to increase coverage.
3. The creation of a building to act as a fibre hub to enable fibre connections within the area will be supported.



SERVICES AND FACILITIES

4.30 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 (⁵ op.cit.).

4.31 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 sustained²⁵.

4.32 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.

4.33 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, the elderly and those living with disability. Proposals for play and sports provision complement and support the detailed recommendations made in the Open Space, Sport and Recreation (OSSR)²⁶ 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.



⁵ www.modburynpg.co.uk/Home/community-action-plan/

²⁵ Modbury Neighbourhood Plan Household Questionnaire. www.modburynpg.co.uk

²⁶ OSSR Open Spaces, Sport and Recreation Assessment (2018) prepared by Modbury Association for Recreation and Sport (MARS) for the Parish Council. <http://www.modburypc.co.uk/wp-content/uploads/2018/04/OSSR-March-2018.pdf>

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



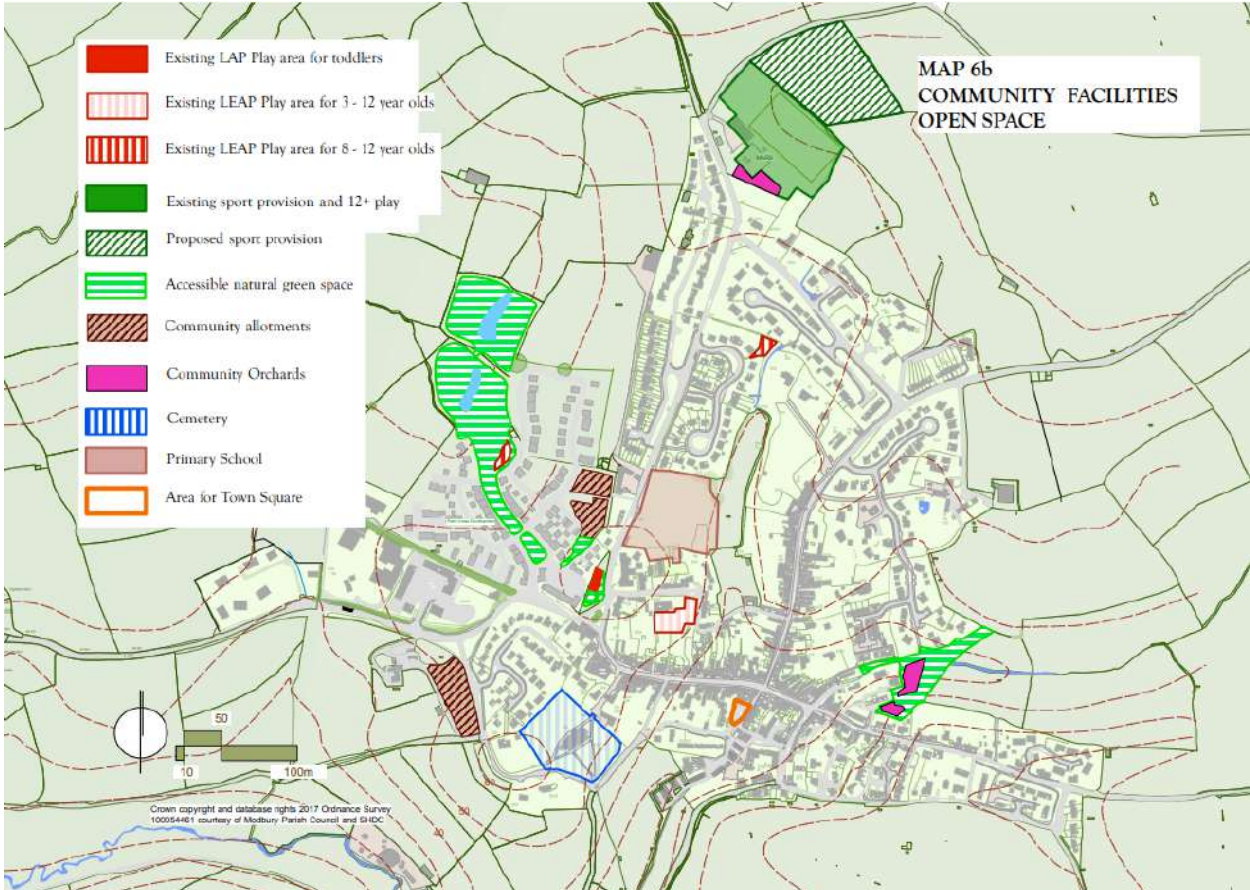
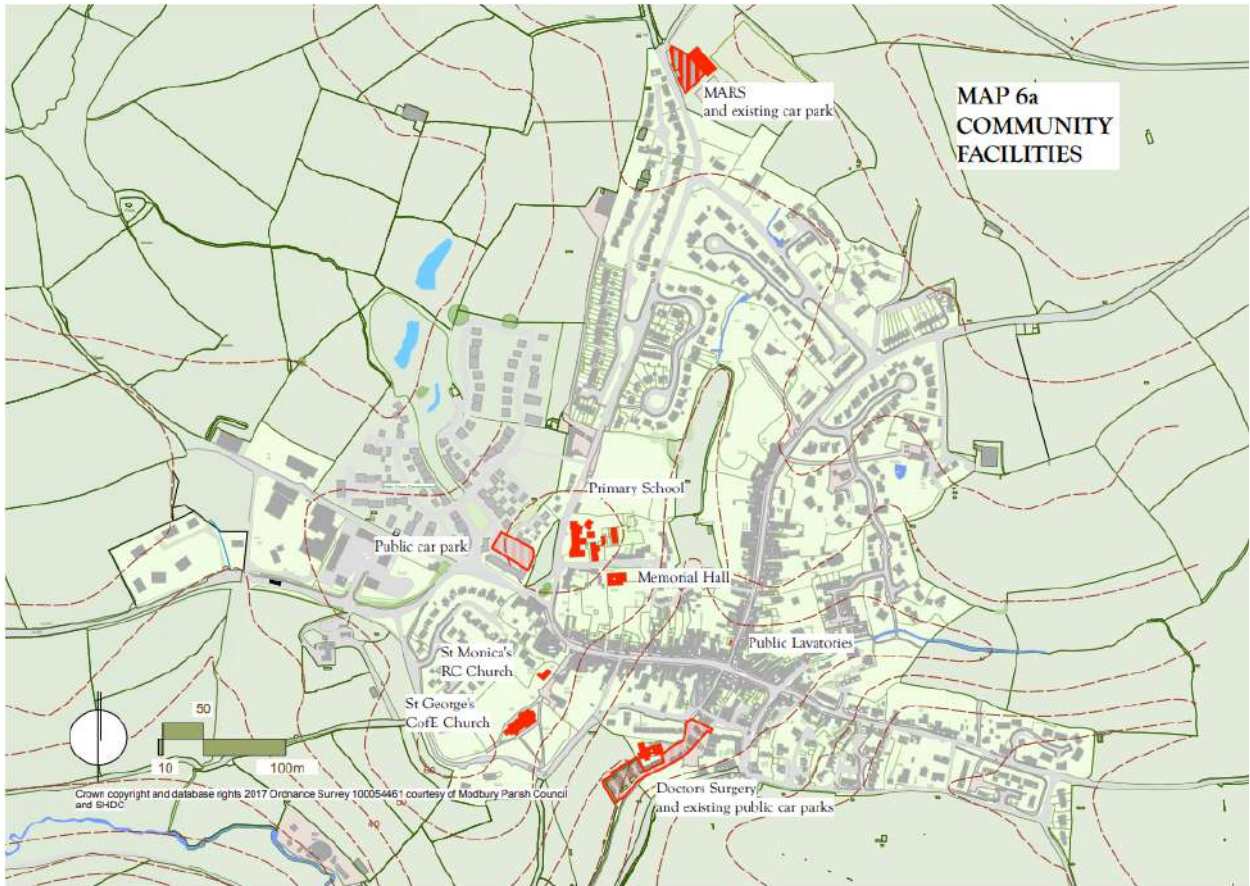
Fire station

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.





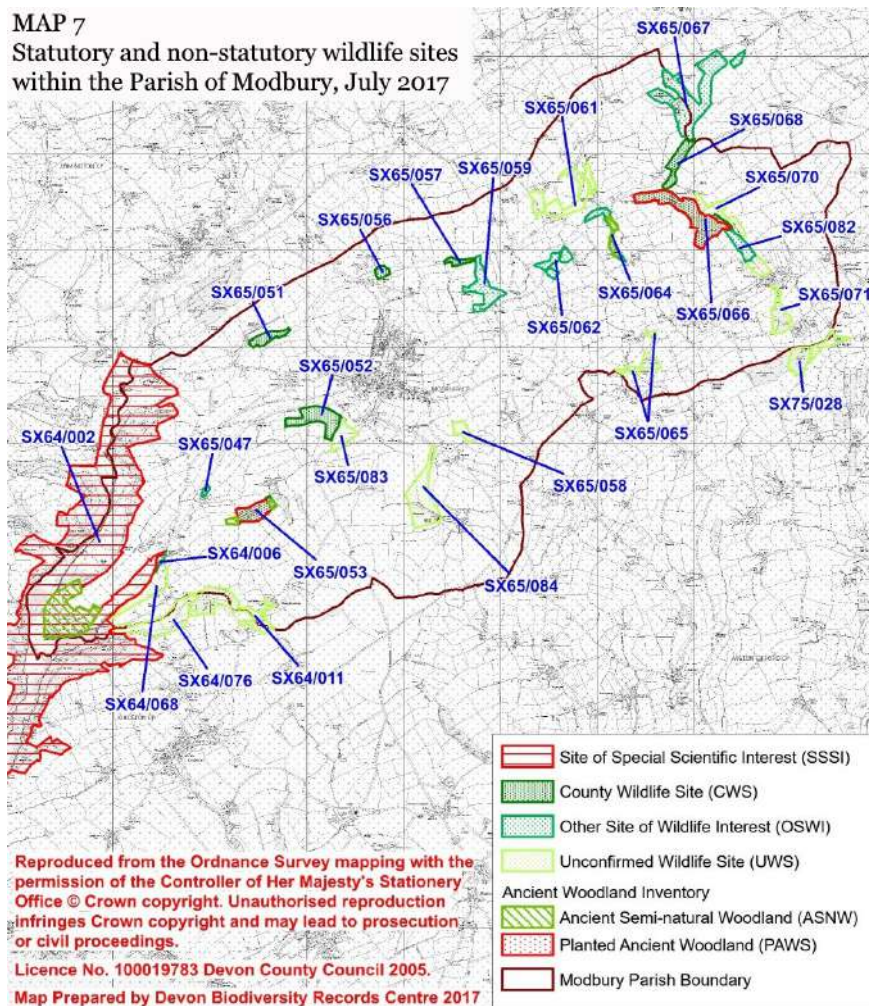


ENVIRONMENT AND SUSTAINABILITY

4.34 The plan aims to protect and enhance the natural environment and environmental assets, in particular the Area of Outstanding Natural Beauty (⁸ op.cit. and locally important green spaces (³ 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 Modbury²⁷ 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.

4.35 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.

4.36 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.



⁸ <https://www.southdevonaonb.org.uk/management-plan/>

³ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

²⁷ Wildlife site resource map and species information for neighbourhood planning – Modbury, July 2017: Devon Biodiversity Records Centre: www.devonwildlifetrust.org/devon-biodiversity-record-centre

POLICY MNP13: 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, as shown on Map 8, 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



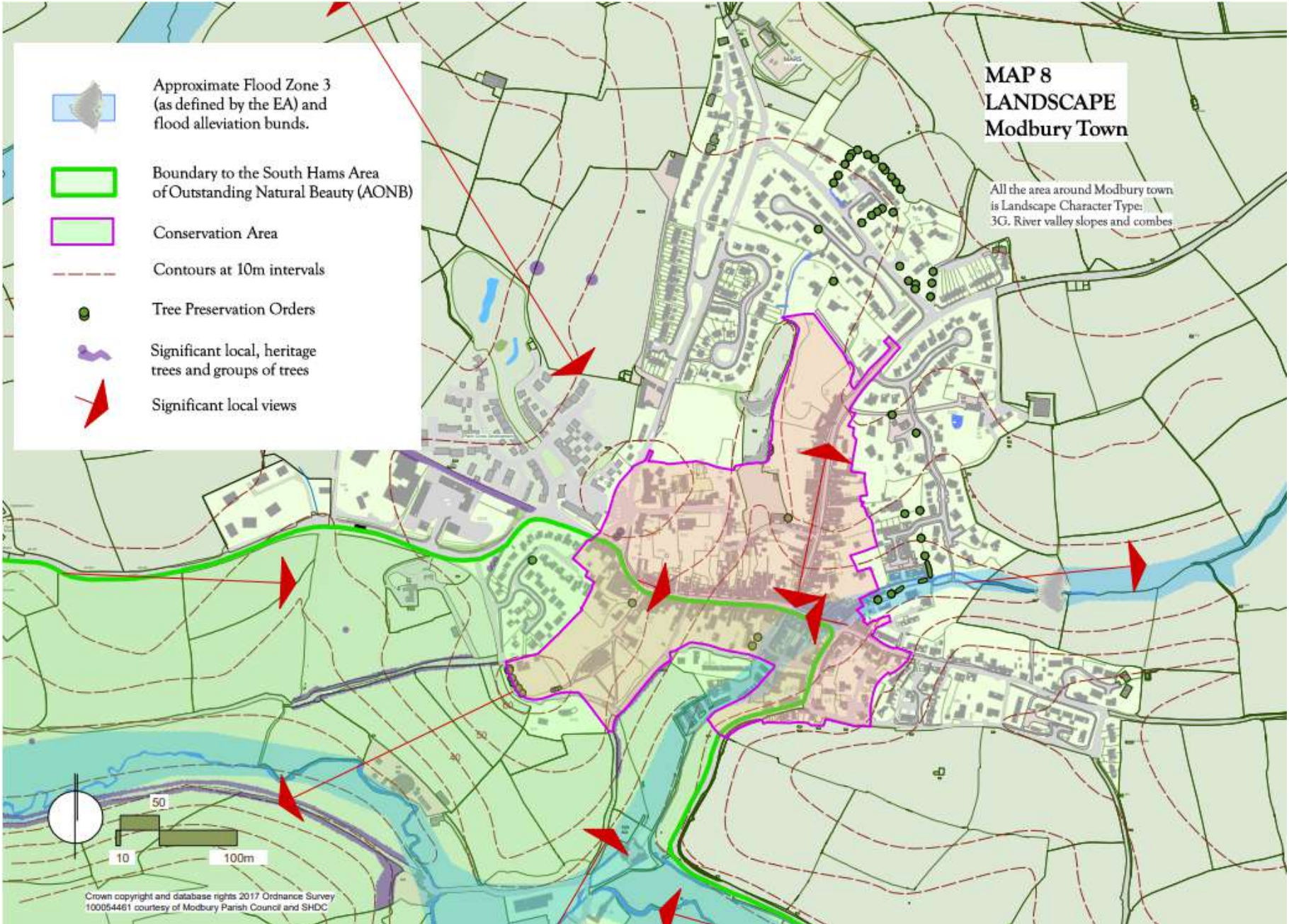
Ridge road



Broad street and Church Street










From west toward Palm Cross development



**MAP 8
LANDSCAPE
Modbury Town**

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

-  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

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POLICY MNP14: 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.



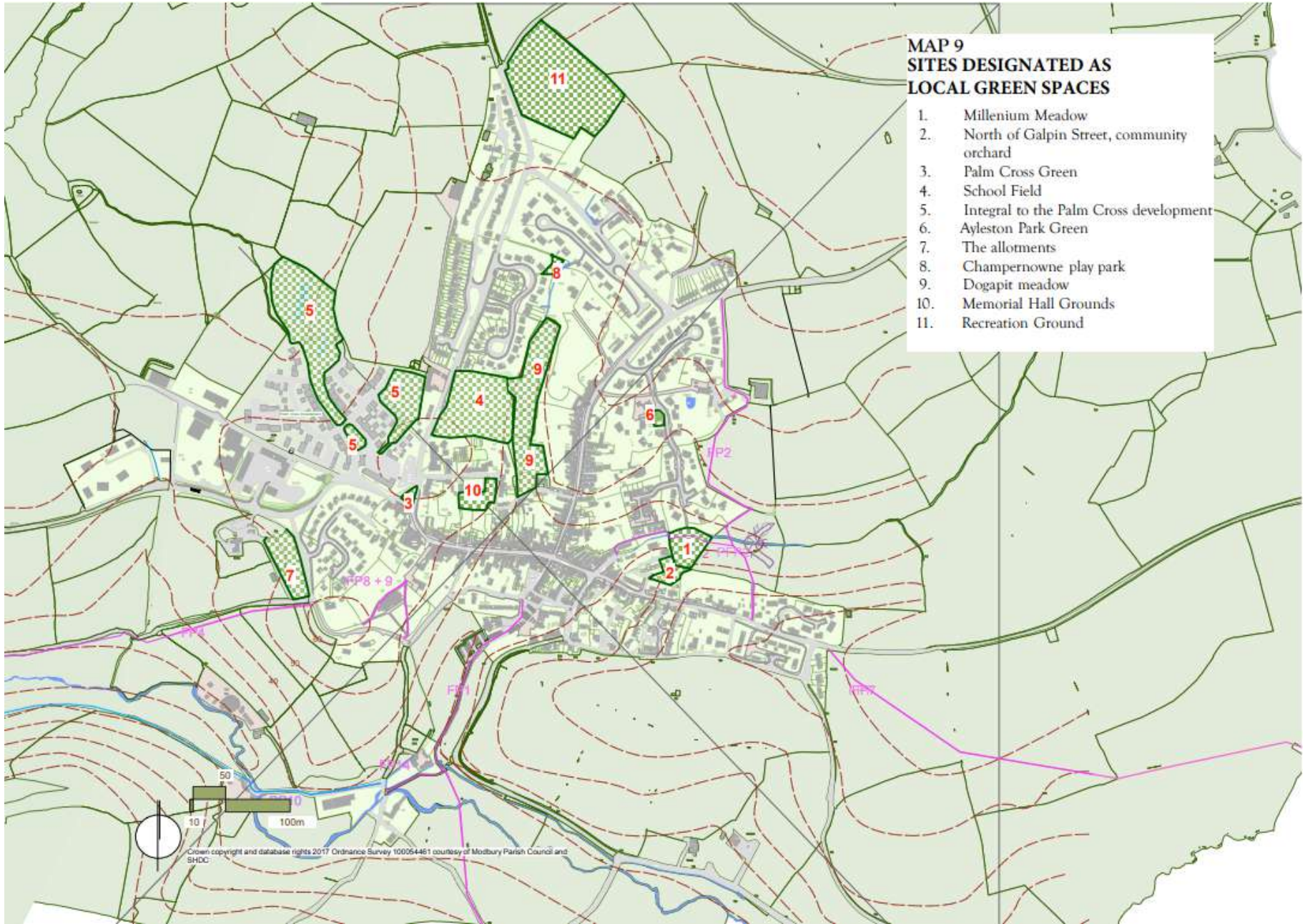
Sequers Bridge, river Erme SSSI site



River Erme SSSI site



Wild orchids, CWS Cotlass



**MAP 9
SITES DESIGNATED AS
LOCAL GREEN SPACES**

- 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 MNP15: LOCAL GREEN SPACES AND PUBLIC OPEN SPACE

The following are designated as Local Green Spaces:

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)

Inappropriate development will not be supported, except in very special circumstances.

4.37 Longer term aspirations are:

- a. To create a necklace of community woodland around Modbury. As land on the margins of the town is made available for such a purpose it will also be designated as public open space. Developments on the town's margins should include such provision.
- b. 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.



Millennium Meadow



Church Lane allotments

5. DELIVERING THE PLAN

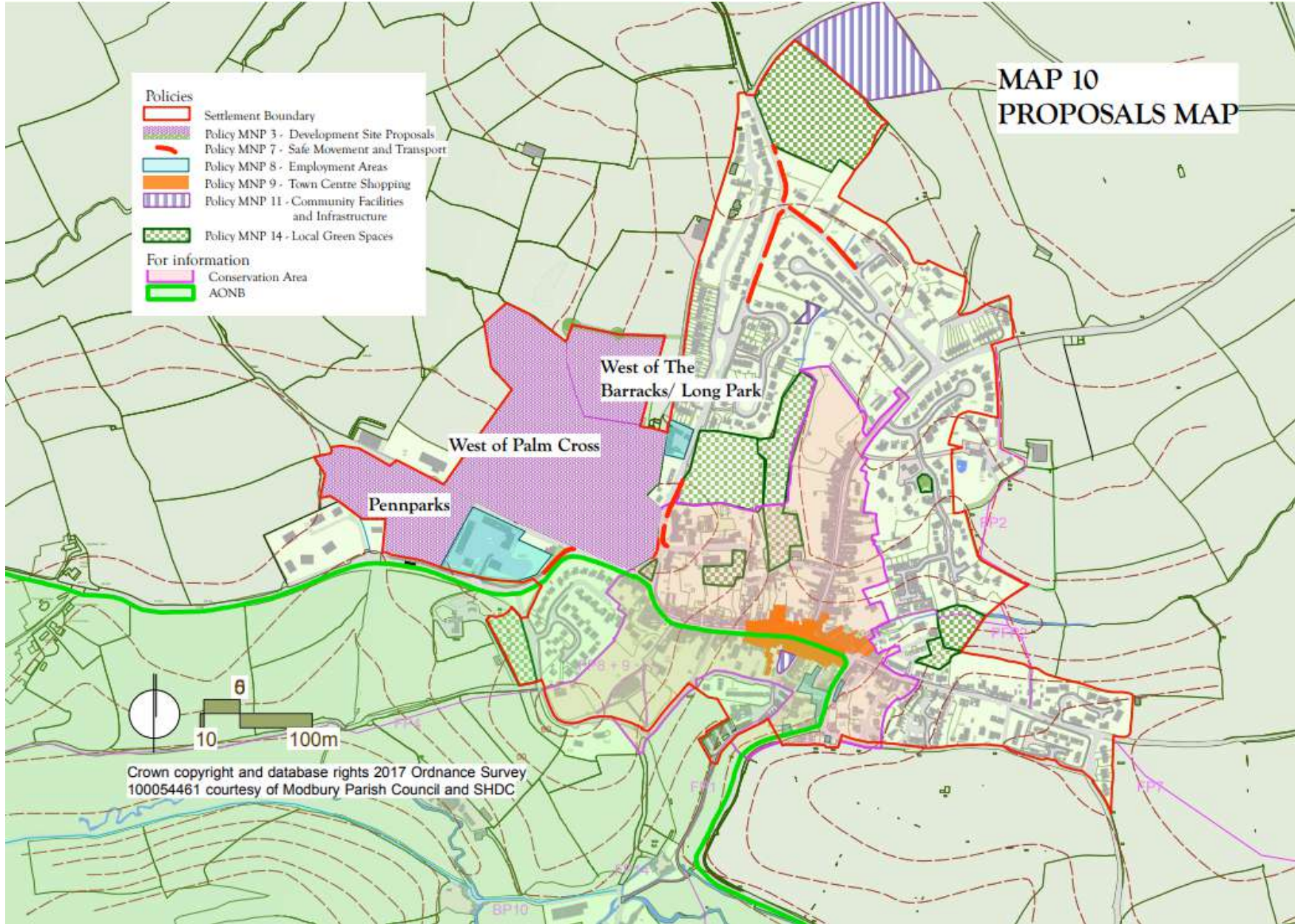
5.1 Many of the plan's proposals will only happen with private sector investment, but this does not remove Devon County, South Hams District and Modbury Parish Councils or other public bodies from their responsibilities for infrastructure and services. The Plan's policies aim to steer and shape development. 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.





GLOSSARY OF TERMS

HOUSING TERMINOLOGY	
Affordable Housing	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:
	a. Social housing - Including Council and Housing Association housing let at social rent levels (which are substantially below market levels).
	b. Affordable rented housing - Other housing let, usually but not exclusively by Housing Associations, at a cost no greater than 80% of the local market rent.
	c. Low-cost homeownership - 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.
Registered Social Landlord	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.
Registered Provider	The new term for a Registered Social Landlord.
Home	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).
Principal Residence	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	
AONB	A national designation of equal standing to a national park, intended to help protect and manage the landscape.
Community Infrastructure Levy	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)
Community Land Trust	A form of community-led housing set up by members of the community to develop and manage homes or other community assets
Conservation Area	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.
Demographic	Characteristics of a population expressed statistically, such as age and occupation.

GENERAL TERMINOLOGY *continued*

Local Green Space	Green areas of particular importance to local communities designated to provide special protection against development.
Modbury	The Parish of Modbury
National Planning Policy Framework (NPPF)	Sets out government planning policies for England and how they should be applied
PoS	Public open Space.
Shared space	Where pedestrians have equal rights to use a space also used by vehicles, thereby reducing vehicle speeds and enhancing pedestrian safety.
Site of Special Scientific Interest (SSSI)	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.
Sustainable Urban Drainage System	Includes measures to prevent pollution, reduce surface water runoff at source and provide a range of physical structures designed to receive the runoff
Sustainability	Long term secure wellbeing of Modbury (of its economy/environment/population).
Sustainability Appraisal	The consideration of policies and proposals to assess their impact on sustainable development objectives.
Neighbourhood Plan	Prepared by a Parish Council or Neighbourhood Forum for a designated neighbourhood area.
Section 106	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

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ACKNOWLEDGMENTS

Below is a list of people, who have given many hours of their time on a voluntary basis, except for the posts of independent Planning Consultant and Website Manager for whom payment was agreed by the Parish Council.

The NPG have prepared this Plan by working in close consultation with the residents of Modbury to obtain their views on the full range of issues affecting life in the town and their preferred vision of the way forward. Acknowledgment is therefore due to the indispensable contribution of all those who engaged in the range of consultation events between 2016-2019.

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

Providers of Professional Support

- ❖ Lee Bray, Independent Planning Consultant
- ❖ Jason Elson, South Hams District Council, Graphic Design
- ❖ Duncan Smith, South Hams District Council, Neighbourhood Plan Adviser

Additional Contributors

- ❖ Lynne Barnes, Environment and Sustainability Group/Questionnaire Design
- ❖ Tim Beavon, Grant Application, Questionnaire Analysis
- ❖ Charlotte Kendrick, Questionnaire Logistics of Distribution (co-opted)
- ❖ Margaret Middleton, former Secretary to the Neighbourhood Plan Group
- ❖ Sue Rogers, Questionnaire logistics of Distribution (co-opted)
- ❖ Roy Sims, Communication/Modbury Association for Recreation and Sports representative
- ❖ Emily Sullivan, Logo
- ❖ Bernard Taylor, Chair of the Parish Council (to 2019); South Hams District Councillor (from 2019).
- ❖ Cate Thompson, Brownston Consultation
- ❖ Neil Turner, Questionnaire Design/Analysis
- ❖ Lindsay Ward, previous District Councillor
- ❖ Ron Wood, Questionnaire Analysis/Photographs

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- ❖ The White Hart, Exeter Inn, Modbury Inn and California Inn for hosting events
- ❖ MARS pavilion for hosting events
- ❖ Modbury Town Crier, David Scott, for announcing events around the Town
- ❖ Modbury Tourist Information Centre for hosting exhibition



MODBURY NEIGHBOURHOOD PLAN

Making a balanced, vibrant and healthy place to live.