



MODBURY NEIGHBOURHOOD PLAN

Making a balanced, vibrant and healthy place to live.

MODBURY NEIGHBOURHOOD PLAN

STATEMENT OF CONSULTATION

FEBRUARY 2022

Submitted by the qualifying body:

Modbury Parish Council

www.modburypc.co.uk

for:

Modbury Neighbourhood Plan

www.modburynpg.co.uk

CONTENTS

1. Introduction
2. Legislative framework
3. The context for the Modbury Neighbourhood Plan
4. Consultation undertaken
5. The draft Modbury Neighbourhood Plan
6. What happens next

APPENDICES

Appendix 1 – Constitution / Terms of Reference

Appendix 2 – List of bodies and organisations consulted on the draft plan

Appendix 3 – Summary leaflet delivered to all households in the plan area

SUMMARY

This consultation statement accompanies the submitted Modbury Neighbourhood Plan.

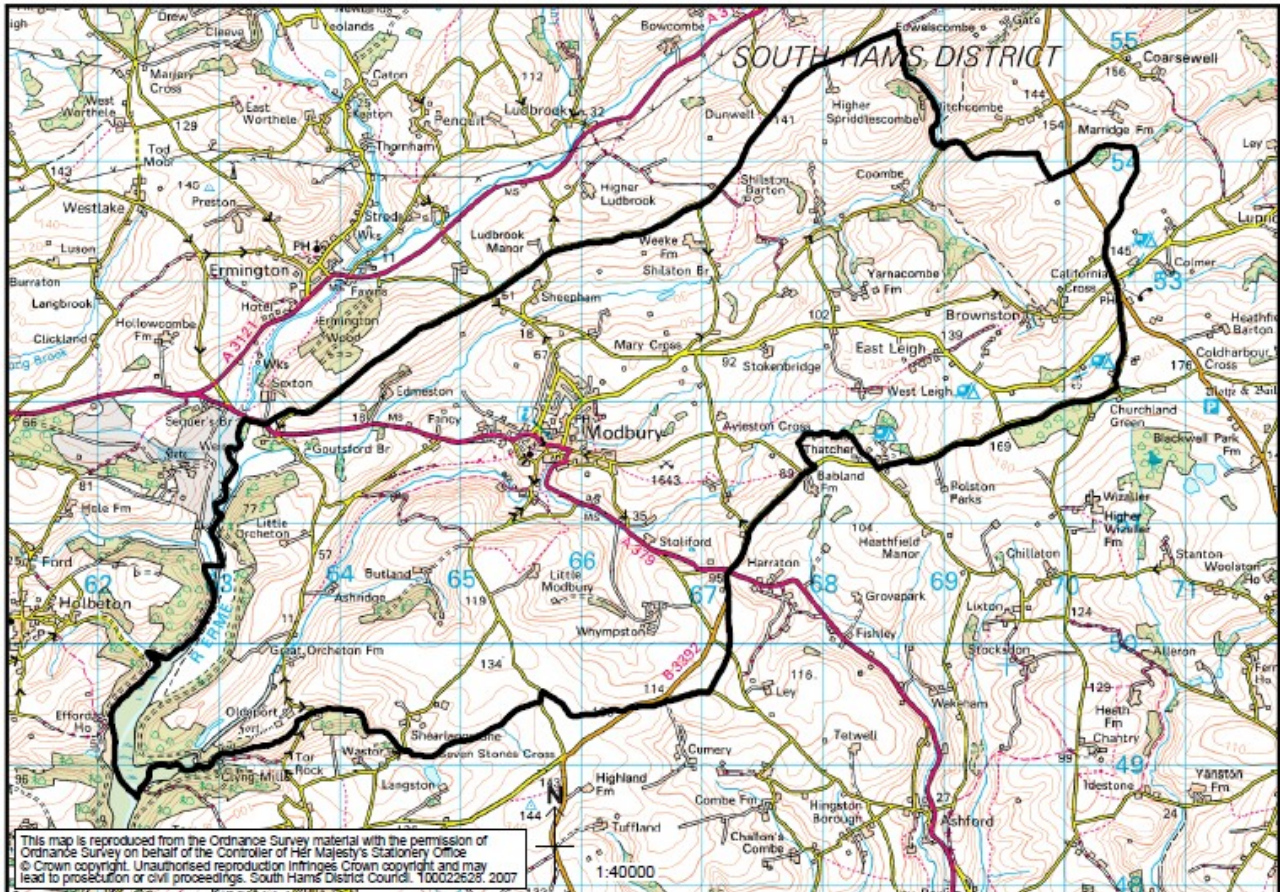
It meets the requirements laid down in the Neighbourhood Planning (General) Regulations 2012 (hereinafter referred to as “the Regulations”) and sets out:

- *details of the persons and bodies who were consulted about the plan;*
- *an explanation of how consultation was carried out;*
- *a summary of the main issues and concerns raised through the consultation; and*
- *a description of how those issues and concerns have been considered and addressed in the plan.*

The steering group is grateful to the district council, other bodies and the local community for their help and involvement in shaping the plan.

INTRODUCTION

1. This statement sets out the way in which the consultation undertaken as part of the Modbury Neighbourhood Plan meets the requirements of the Regulations.
2. Modbury Parish Council is the qualifying body responsible for the preparation, consultation and submission of the neighbourhood plan. It has been assisted in the process by a steering group, working groups and local consultants. The neighbourhood plan group's Constitution and Terms of Reference are at [Appendix 1](#).
3. The Modbury Neighbourhood Plan area has been designated as the whole of Modbury parish.



LEGISLATIVE FRAMEWORK

4. Part 5, paragraph 15 of the Regulations sets out the requirements for the qualifying body (Modbury Parish Council) to submit the plan to the local planning authority, thus:

15 — (1) Where a qualifying body submits a plan proposal to the local planning authority, it must include —

- (a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;*
- (b) a consultation statement;*
- (c) the proposed neighbourhood development plan; and*
- (d) a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.*

This document fulfils requirement (b).

5. Section 15(2) of Part 5 of the Regulations sets out what a consultation statement (such as this one) should contain:
- *details of the persons and bodies who were consulted about the plan;*
 - *an explanation of how consultation was carried out;*
 - *a summary of main issues and concerns raised through the consultation; and*
 - *a description of how those issues and concerns have been considered and, where relevant, addressed in the plan.*

6. This statement meets those requirements.

THE CONTEXT FOR THE MODBURY NEIGHBOURHOOD PLAN

7. 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.
8. Modbury is mentioned in the Domesday Book and records show a weekly market there since the late twelfth century. The parish 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.
9. Today Modbury serves as a local centre providing 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. The parish population is approaching 1,700 people, living in just over 800 households.
10. Much of the parish is protected for its natural, architectural or historic value. The heart of the town is a Conservation Area, to the south of the A379 lies the South Devon AONB, and there are many other protected areas and assets.
11. The neighbourhood plan for Modbury is based on the Vision developed by the local community and steering group:

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.

12. Its objectives, in summary, are to:
- a) maintain and enhance Modbury's historic character, giving high priority to the Modbury Village Design Statement, to ensure that all new development is harmonious with the existing built forms which characterise the town;
 - b) enhance the vibrancy of the town's commercial heart and support increased local employment;
 - c) deliver new homes to address needs, with a range of sizes, types and tenures;

- d) ensure sufficient off-street parking in all new developments;
 - e) ensure high standards of energy efficiency and sustainable construction in all new developments;
 - f) promote a local community renewable energy scheme;
 - g) improve pedestrian and cycle routes to reduce reliance on the car, and in particular improve pedestrian safety between Palm Cross and the town centre;
 - h) protect and provide public spaces of all kinds – community spaces, green spaces and play spaces – and provide a town square;
 - i) support a study for a relief road for Modbury, respecting the AONB; and
 - j) support a study to identify how to improve traffic flow and safety.
13. The local community has shaped the plan, as is described below, and its policies and priorities respond to the issues and aspirations they have raised.

CONSULTATION UNDERTAKEN

14. The plan process began early in 2015, initiated by Modbury Parish Council. The parish council is the appropriate “qualifying body” under the Regulations. Terms of reference have been set as a governing framework for the plan process. These can be seen at [Appendix 1](#).
15. A steering group was established, including representatives of the parish council and volunteers from the local community. Several working groups were also established, to consider, research and make progress in topic areas chosen to reflect issues that the community had raised as important to them during initial consultation events, as follows:
- Communication
 - Employment and Business
 - Environment and Sustainability
 - History and Heritage
 - Housing and Development
 - Road Safety and Transport
 - Services and Facilities
16. The plan's policies have been drafted to correspond with these topics.
17. A Modbury neighbourhood plan website has been developed and can be found at <https://www.modburynpg.co.uk/>. It sets out details of the plan, progress made and how the community is involved. It is regularly updated and the neighbourhood plan also has a Facebook page. Regular reports of progress and events in the community newsletter “Modbury Messenger” are also delivered to the majority of homes in the parish.
18. Members of the steering group have attended several workshops and events to learn about the neighbourhood planning process and related matters that might help to deliver the plan's objectives. These have dealt with topics such as housing delivery, section 106 funding and community energy. Summaries of these events can be found on the neighbourhood plan website.
19. Widespread public consultation has been carried out to gather local views and opinions and engage people in the process. This has included a range of events including stalls at the Modbury May Fair in 2015, 2016 and 2017, talks to parents and children at the school, a consultation event and an exhibition at The White Hart, a consultation event in Brownston

hamlet, a pop-up stall at the Health Centre, regular open meetings, a meeting with representatives of local services and organisations, flyers delivered around the parish, a parish-wide questionnaire survey with supporting exhibition in December 2016, a half-day workshop and review in March 2017 and a business survey in July 2017. Again, records of these events can be found on the neighbourhood plan website.

20. The draft neighbourhood plan was published for consultation in accordance with Regulation 14 of the Regulations, from March 17th to May 5th 2018. The plan and supporting documents were made available at the parish council and neighbourhood plan websites. Hard copies of the draft plan were also made available for inspection at the Parish Office, the Post Office and the Health Centre. A leaflet summarising the plan was also distributed to every home in the parish.
21. Those consultation bodies prescribed in paragraph 1 of Schedule 1 of the Regulations were consulted, along with other relevant local groups and organisations. A list of those bodies and organisations consulted is at [Appendix 2](#).
22. Extensive local consultation included:
 - a leaflet summarising the draft plan delivered to every household in the plan area at the start of the consultation period (and is attached as [Appendix 3](#)),
 - posters displayed on public noticeboards, in local shops, the primary school and the health centre,
 - a manned one day exhibition in Modbury Memorial Hall and a public display in Modbury Health Centre, and
 - Saturday morning drop in sessions at the Parish Council office throughout the consultation period.
23. Responses to the draft plan and representations received were considered by the steering group. Those comments and the neighbourhood plan group's responses to each are summarised in a Response Report, attached as [Appendix 4](#) and also available on the neighbourhood plan website. That report sets out how the plan has been modified prior to its submission.
24. Among the modifications to the plan was the substitution of a site for 40 dwellings east of Ayleston Park in place of that proposed at Penn Park in the JLP. That modification was considered to merit further consultation and this was accordingly carried out from July to August 2019. A supplement to the Response Report describes the process and its outcome (again at [Appendix 4](#) and available on the website).
25. The Modbury Neighbourhood Plan was submitted to South Hams District Council in March 2020. The district council considered that the plan was fit to proceed and duly arranged for an examination with a prior 6 week period for comment to be made on the submitted plan. In the light of changed circumstances during the course of the examination further changes were made to the plan and in particular the development site proposal east of Aylestone Park was deleted.
26. The Modbury Neighbourhood Plan is now resubmitted to South Hams District Council, This Statement of Consultation is amongst the supporting documents which accompany its submission.

WHAT HAPPENS NEXT

27. Following a further 6 weeks for comment the examination of the plan will resume. If the independent examiner's report is satisfactory and finds that the plan has met the basic conditions required then the district council will arrange to hold a local referendum.
28. Providing the referendum supports the plan it will become part of the local development plan for Modbury (alongside the JLP) and will be used to help make planning decisions in Modbury.

APPENDIX 1 – MODBURY NEIGHBOURHOOD PLAN –TERMS OF REFERENCE

The Parish Council proposes to prepare a Neighbourhood Plan for Modbury Parish. The Plan will encompass the whole of the Parish area to deal with parish wide issues, but will also have a particular focus on the town of Modbury and its immediate surroundings.

Purpose of the Group

What is the main aim of the Group?

The purpose of the Group is to oversee the preparation of a Neighbourhood Plan for the Parish. The task will include the consultation with the community and other interested parties through public meetings, workshops, a variety of surveys (including questionnaires) and contact through village websites, newsletters and social media.

What are the objectives of the Group?

To steer and facilitate the processes and steps inherent in producing a NDP. Ultimately it is hoped that this will result in the adoption of a Neighbourhood Plan for the Parish setting out policies for its future development.

Membership and Governance

There will be a core group and a wider group. It is recognised that the groups may change over time as new people become interested and can offer various skills.

Membership of the core group will include representatives from the Parish Council who will provide a vital link reporting to the Parish Council about the progress and helping to ensure that the other parish councillors (and the public via the parish meetings) are kept abreast of what is happening and working to resolve any tensions which may emerge between the two groups. The rest of the group will include volunteers who expressed a strong interest in joining the core group at the outset, who bring useful skills and knowledge and range from across the geography and demography of Modbury parish. The members of the Steering Group will lead consultations with the community at large. It is envisaged that individual members will take the lead on particular projects and/or policies.

There will be a wider group who indicated an interest in assisting in the preparation of the neighbourhood plan in the initial stages but who do not want to be part of the core group – but can assist at various stages. Members of this group may form additional sub groups for focusing on particular policy areas when these begin to emerge. There will also be co-opted stakeholders with a role to play in the future implementation of the plan at different times during the development and life span of the plan. This might include land owners, local developers and architects, for example. The parish clerk will attend some meetings for interest.

What are the roles and responsibilities of individual Members of the core group?

This can be defined and agreed within the group but there will need to be for example – a chairman a treasurer, at least one person who can oversee communications and managing consultations including one person who could oversee the use of social media. Other responsibilities will emerge over time as policy issues begin to emerge. The chairman and steering group will oversee and ensure the work programme is carried out.

What arrangements are in place for bringing in replacement and/or additional Members?

Additional members will be co-opted to replace any members who are unable to continue their involvement and to strengthen the group in respect of particular issues or opportunities identified in the course of the plan preparation.

How will declaration of interests be managed?

Members will be asked to declare any pecuniary interests in particular issues or land as appropriate as a condition of their participation in the plan preparation.

If voting is required, what voting arrangements are in place?

Voting if appropriate will be by show of hands with the Chairman having a casting vote as per the Standing Orders of the Parish Council.

Which decisions will be referred to the parish/town council?

The Parish Council will be asked to confirm and agree the work programme for the preparation of the plan; agree any interim proposals put forward for consultation with the public, the draft plan prior to community consultation and the final draft prior to submission to South Hams Council.

Reporting and Feedback

How will the Group share information with the community?

How will minutes of meetings and feedback from events/consultations be recorded and made available?

Information will be shared with the community through public consultation meetings, the village websites, social media and through the regular Parish newsletter and magazine. Minutes of Group meetings and of workshops and consultations will be recorded and displayed on the Parish noticeboards in Modbury and Brownston. Copies will also be kept available for public inspection by the Parish Clerk and the Chairman and Secretary of the Steering Group. The Steering Group meetings will be public.

Resources and Finance

Are any additional resources required?

Project costs are likely to arise primarily for hiring venues for public meetings and workshops, and for the preparation and circulation of printed materials, including questionnaires. Costs may be incurred through the hiring of an independent body to assist with the development and analysis of the questionnaire – although this may be completed by university students. The District Council can also assist with a free on line survey tool and a free housing needs survey (apart from p and p). The Steering Group will draw on the expertise and knowledge of appropriate officers at South Hams District Council and Devon County Council, and use relevant information held by those councils. Additional financial assistance may be required for the printing and distribution of draft plans. It is assumed that the District Council will meet the costs of the independent review of the plan and the community referendum before formal adoption

Monitoring and review

How will the plan be monitored?

The preparation of the plan will be regularly monitored by the Parish Council through monthly reports from the Steering Group. Ongoing arrangements for the review and monitoring of progress on the plan's implementation after adoption will be set out in the plan. Adjustments may be made once during the life time of the plan as a result of the review process.

APPENDIX 2 – BODIES AND ORGANISATIONS CONSULTED ON THE DRAFT PLAN

REG 14 list of “consultation bodies”	MNP consultee list
(a) where the local planning authority is a London borough council, the Mayor of London;	NA
(b) a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;	South Hams District Council Devon County Council Ermington, Ugborough, North Huish, Loddiswell, Aveton Gifford, Bigbury, Ringmore, Kingston and Holbeton Parish Councils
(c) the Coal Authority(a);	NA
(d) the Homes and Communities Agency(b);	✓
(e) Natural England(c);	✓
(f) the Environment Agency(d);	✓
(g) the Historic Buildings and Monuments Commission for England (now known as Historic England)(e);	✓
(h) Network Rail Infrastructure Limited (company number 2904587);	✓
(i) the Highways Agency (now known as Highways England);	✓
(j) the Marine Management Organisation(f);	✓
(k) any person— (i) to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and (ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;	Mobile Operators Association Mobile UK British Telecom Open Reach
(l) where it exercises functions in any part of the neighbourhood area— (i) a Primary Care Trust established under section 18 of the National Health Service Act 2006(a) or continued in existence by virtue of that section; (ii) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989(b); (iii) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986(c); (iv) a sewerage undertaker; and (v) a water undertaker;	New Devon CCG, Western Locality Livewell South West CIC Plymouth Hospitals NHS Trust Devon County Council Public Health SW Ambulance Service Devon Air Ambulance Western Power Distribution Wales and West Utilities South West Water
(m) voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;	South Hams CVS

(o) bodies which represent the interests of different religious groups in the neighbourhood area;	Churches Together in Devon
(p) bodies which represent the interests of persons carrying on business in the neighbourhood area; and	Modbury Chamber of Trade Modbury Breakfast Club Local businesses and property owners
(q) bodies which represent the interests of disabled persons in the neighbourhood area.	Modbury Caring The DOVE Project
Other bodies	South Devon AONB CPRE Devon Wildlife Trust Devon County Council Archaeological Service South Hams Society Housing Associations Housebuilders Modbury P3 (Parish Paths Partnership) Sustrans Stagecoach Tally Ho buses Modbury Health Centre Devon and Cornwall Police Devon and Somerset Fire and Rescue Fields in Trust (formerly NPFA) Sport England Modbury Association of Recreation and Sport (MARS) Orchard Link Modbury Allotment Association Modbury Primary School Modbury Preschool Modbury Society Modbury Memorial Hall St George's Parish Church and other local churches 1 st Modbury Scouts and Beavers Modbury Brownies SW Community Energy Project PL21 Transition Towns

APPENDIX 3 – MODBURY NEIGHBOURHOOD PLAN DRAFT SUMMARY LEAFLET

APPENDIX 4 – DRAFT MODBURY NEIGHBOURHOOD PLAN RESPONSE REPORT

BOTH TO BE INSERTED