

**Modbury Parish Council /Neighbourhood Plan Group: objection to site TTV 29.16
Pennpark, Modbury.**

This site is shown in the JLP and the trajectory has it coming forward in 25/26 (20 units) and 26/27 (20 units), i.e. outside the five year supply timeframe.

The emerging NP objects to this site on the grounds:-

That it is further from the Town centre than other available sites, (in particular the east of Ayleston Park site (see below))

It increases the massing of development to the west of the Town, contrary to the wishes of the community,

There is inadequate footpath connectivity to the Town Centre. The only access is along the busy A379 road.

The NP is proposing a site "east of Ayleston Park" for 25 dwellings. This site has good pedestrian connectivity to the town centre. There is a willing owner and developer and it can be brought forward within the 5 year time period.

RML for NP group