

**Modbury Society response for the JLP hearings on February 27<sup>th</sup> and 28<sup>th</sup> February 2018 in Follaton House Totnes.**

**Objection to TTV 29.16 Penn Park, Modbury**

The Society believes that the JLP has overlooked, or ignored, the wishes of the community when choosing the Penn Parks site in preference to the site east of Ayleston Park for several reasons.

- a) At a public meeting chaired by our MP after the plan was first published, the site was almost unanimously rejected in favour of small sites spread around the heart of the town. This follows the natural growth pattern of the town over the last 70 years, when small developments have been built encircling the geographical centre of the town which is at the junction of the A379 with Brownston and Poundwell Streets. (Known locally as the Green Box)
- b) The Society is very concerned that adding to the Palm Cross Site of 93 houses now in development to the west of the town will bring no economic gain to the town. There is no easy pedestrian access to the shops. Church Street on the A379 is a very steep hill away from the town centre encouraging residents to the west of Modbury to vote with their cars, look away from the town towards Plymouth and choose to shop and use services elsewhere, giving little economic gain to the town.
- c) To integrate an increase of 10% of new residents into our small town is going to be a challenge, but adding another 5% of residents adjacent to Palm Cross and then a further 50+ residents at Penn Parks will be add only further difficulties particularly if they are again to the west of the town looking outwards rather than inwards.
- d) The site to the east of the town off Ayleston Park has well established pedestrian links to the shops, one of them through the very pleasant Millennium Meadow and a hilly but much gentler gradient and a significantly shorter distance to carry shopping.
- e) If the site to the east of Ayleston Park is preferred the site at Penn Park could be safeguarded for future economic use as it is adjacent to the New Mills Industrial Estate whose units already operating.
- f) By moving a smaller site to the east of the town a more balanced growth can be achieved.