

Ivybridge Neighbourhood Plan

IVYBRIDGE

27th May 2015

Process and conditions

Progress so far

The local context

The draft plan

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A brief recap

A neighbourhood plan must be **prepared by the local community** and be designed to be able to be used as part of the **development plan** for the area

It must meet certain **basic conditions**, fitting local, national and European policy requirements and delivering sustainable development

It should be **succinct, unambiguous and user-friendly**

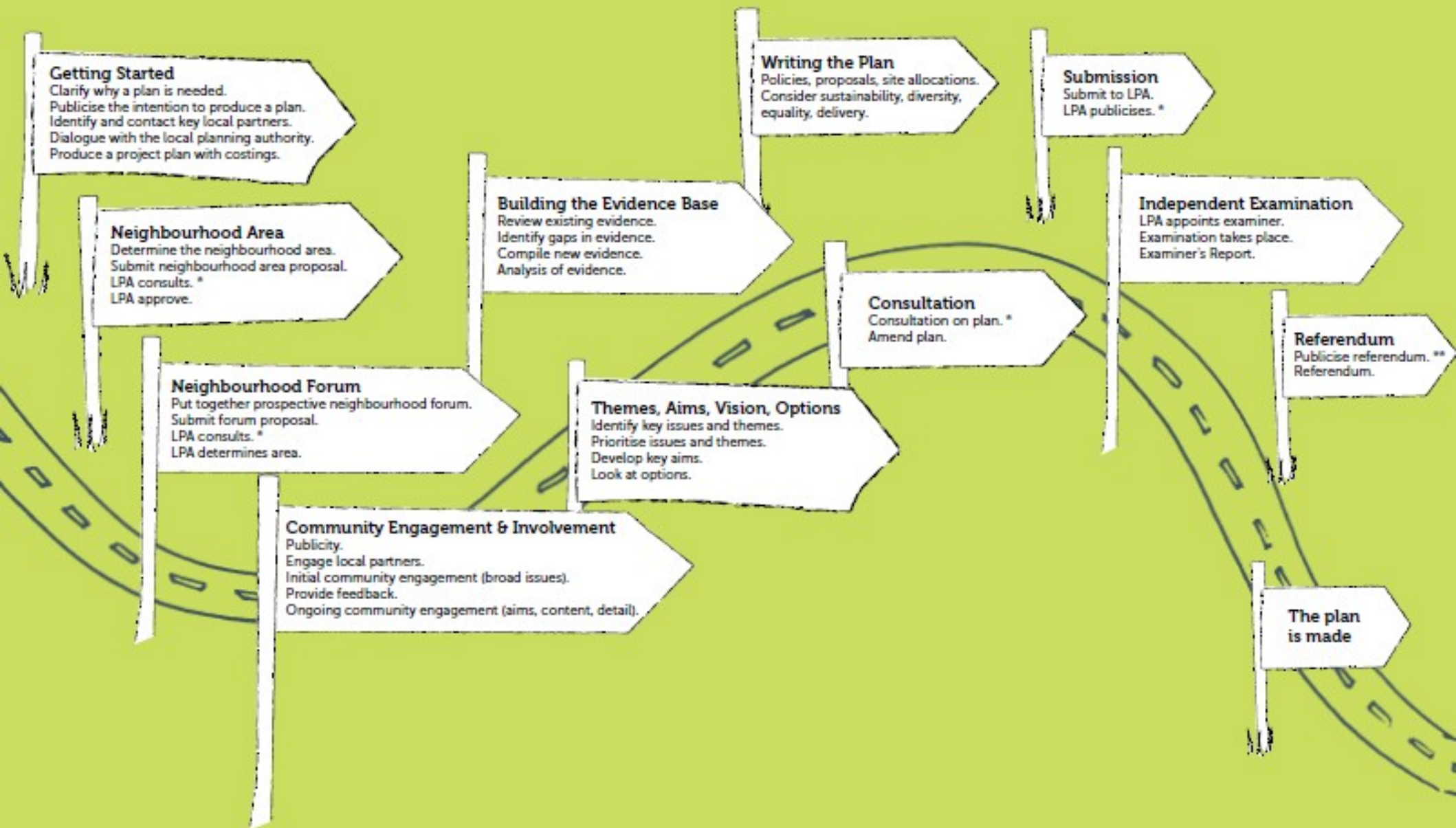
The process for its preparation is flexible but must involve **consultation** with and involvement of the community with an independent **examination**, and a **referendum**

Basic conditions for neighbourhood plans

A neighbourhood plan must meet some basic conditions:

1. It must be **appropriate** having regard to national policy
2. It must contribute to the achievement of **sustainable development**
3. It must be in **general conformity** with the strategic policies of the development plan for the area
4. It must be compatible with **human rights** requirements and **EU obligations**

Neighbourhood Plan Process

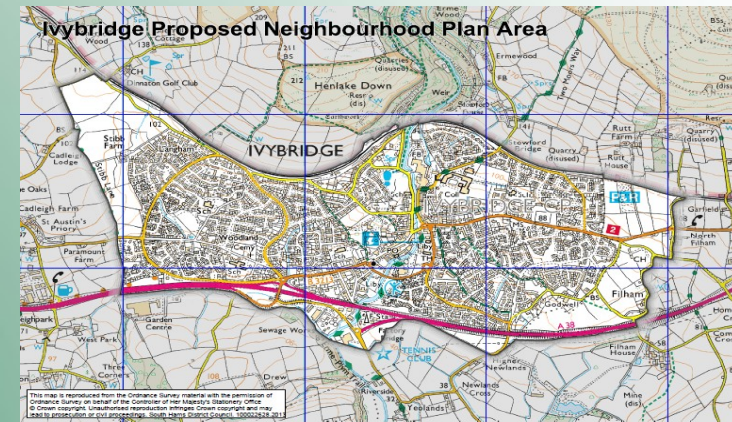


* Minimum time - 6 weeks

** Minimum time - 25 working days

Progress so far

- Earlier work
- Plan area
- Constitution
- Steering group
- Consultation and focus group
- Vision and objectives
- Draft policies and proposals



The Vision for Ivybridge



Ivybridge

A friendly mill town

– along the river, beside the moor –

offering the opportunity

for healthy, creative and sustainable lifestyles

Context

The Ivybridge Neighbourhood Plan should:

- **Learn from the past**
- **Address current issues**
- **Provide for the future**



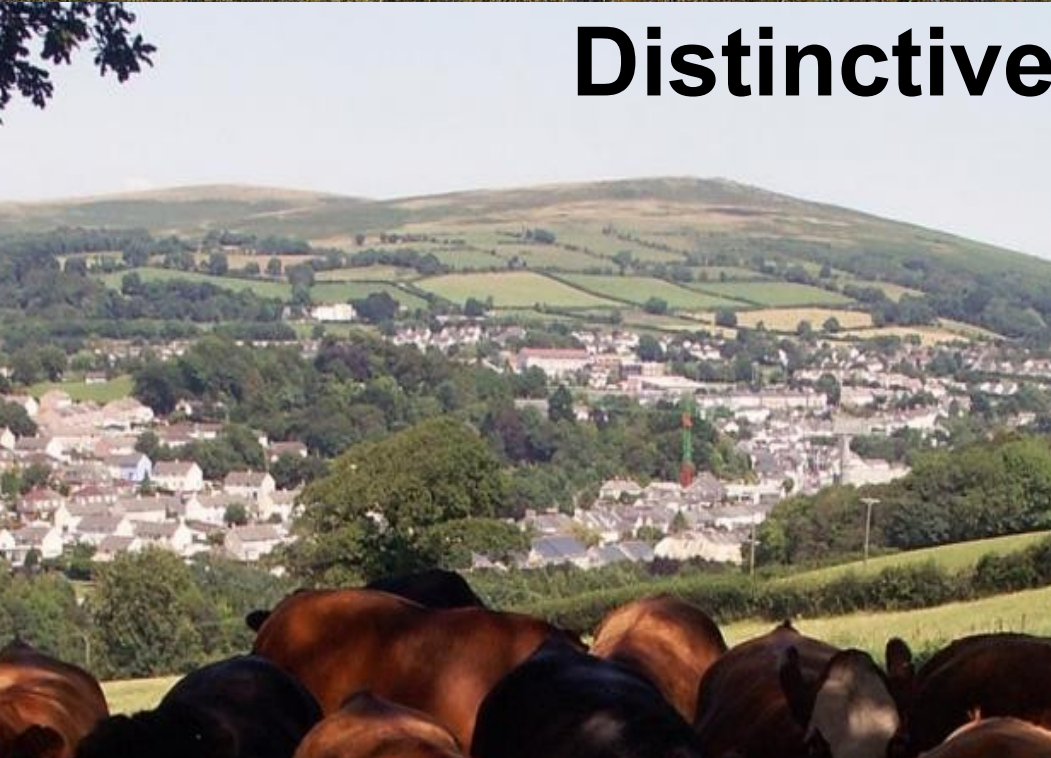
Origins and assets



10,102. - PLYMOUTH IVY BRIDGE



Distinctive character





Open for business?

The draft policies and proposals

The next few slides set out in full detail the emerging draft policies and proposals of the plan.

They are derived from all the work carried out so far, particularly that of the steering group and focus groups.

They are set out here for the steering group to approve in order to take the next step in consultation.

Policy INP1: Town Centre Regeneration

- a) Within the town centre developments and changes of use which promote its vitality and viability will be supported.
- b) Development in the town centre and elsewhere which would adversely affect the retail health of the town centre will not be permitted.
- c) The direction of traffic flow in Fore Street will be reversed.

Policy INP1: Town Centre Regeneration

- d) New development in Ivybridge will be required to contribute to work or initiatives which support the town centre's regeneration, including:
- a town square and enhanced gateway entrances at either end of Fore Street;
 - improved public transport and parking provision;
 - improved access for all, street furniture, signs and lighting;
 - conservation and enhancement of historic buildings and features;
 - good public art of all kinds, and
 - support for good local events and community initiatives in the town centre.

Contribution can either be as part of the development proposal or in the form of a financial contribution.

Policy INP2: Town Centre land east of the river

The area east of the river should be redeveloped to a high design standard to provide for mixed uses. Development should provide for:

- a) a health and leisure hub, hotel, retail and office development;
- b) a safe and attractive environment with enhanced public open space and a better relationship to the River Erme;
- c) improved access to the river including new and improved bridges; and
- d) safe and convenient access for all, including no loss of public car parking and suitable parking and servicing arrangements for the development.

Policy INP3: The Glanville's Mill site

The Glanville's Mill site should be redeveloped to a high design standard to provide for:

- a) an improved shopping experience, with predominantly retail use at ground floor level and on all primary shopping frontages;
- b) mixed uses including residential in other parts of the development;
- c) a safe and attractive traffic-free shopping environment and a better relationship to the River Erme;
- d) improved access to the river including new and improved bridges;
- e) safe and convenient access for all, including suitable parking and servicing arrangements.

Policy INP4: North of Fore Street and the Ivybridge Motors site

The area on the northern side of Fore Street, including the Ivybridge Motors site, should be refurbished and/or redeveloped to a high design standard to provide for:

- a) retail uses at ground floor level with mixed uses (including residential) above; and
- b) safe and convenient access for all, including suitable parking and servicing arrangements.

What will be the main changes in the town centre?

A better and livelier town centre

New shops and better shopping

A new health and leisure hub east of the river

• New bridges and much more riverside access

Traffic reversed in Fore Street



Policy INP5: Health, sports and leisure facilities

New development in Ivybridge will be required to contribute towards the provision or enhancement of health, sports and leisure facilities for the town, including:

- a) improved facilities for junior football, cricket, athletics and a 25m swimming pool
- b) improvements at Filham Park
- c) measures to support increased dual use of school facilities
- d) improved cycle routes and link to those around the town.

Contribution can either be as part of the development proposal or in the form of a financial contribution.

Policy INP6: Housing and Employment

- a) Developments of 10 or more dwellings should include provision for employment and offices, affordable homes and lifetime homes at least to meet adopted policy.
Contribution can either be as part of the development proposal or in the form of a financial contribution.
- b) All dwellings should at least meet and strive to surpass the latest adopted government housing standards.

Policy INP7: Traffic and movement

- a) A traffic and transport study should be carried out as a priority to determine the best transport solution to resolve current traffic issues in Ivybridge. It should at least address:
- improved access to and junction arrangements with the A38;
 - a relief road to address air quality in Western Road and town centre congestion;
 - the reversal of traffic flow in Fore Street; and
 - improved cycling and walking throughout the town, especially along the river corridor and in Western Road.
- b) The preferred transport solution should be designed and delivered by 2021 or before 50% of the developments proposed in the Ivybridge Site Allocations DPD (Feb 11) have been built.

Policy INP8: Community infrastructure and facilities

All S106 or community infrastructure levy payments received from new developments in the town should contribute towards the following requirements, in the priority order shown:

1. the required traffic and transport study and implementation of the preferred transport solution;
2. new and improved medical, health, sports and leisure facilities;
3. town centre enhancement and regeneration with improved access to the river;
4. new and improved facilities for the creative arts and for youth;
5. conservation and enhancement of the town's historic and natural assets and their enjoyment by the public; and
6. any other requirements relevant to the proposed development.

What will be the main changes across the town?

Better health, sports and leisure facilities

More quality and affordable homes

More job opportunities

Traffic and transport improvements by 2021

All developments to include or contribute towards improved quality of life in Ivybridge

What happens next?

- Production of **maps and graphics** for the plan
- **Consultation** on the draft plan (Lions Fun Day)
- **Any amendments** following consultation
- **Submit** the plan to South Hams DC
- Independent **examination**
- Public **referendum**
- Plan **adopted** as part of the development plan
- Plan used to guide **planning decisions** in Ivybridge