



PL:21 Transition Initiative Ideas towards Ivybridge Neighbourhood Plan – July 2015

PL:21 welcomes the opportunity to engage with the Ivybridge Neighbourhood Plan and has encouraged its contact list, of over 200 local people, to contribute to the current consultation.

The PL:21 steering group (10 local people) discussed the plan at its meeting in January 2015 and the key points to come out of this included:

- PL:21 queries why the plan is so focused on the Town Centre when it will inform planning decisions for the whole neighbourhood plan area for the foreseeable future and should therefore seek to lay down some key principles for the design and type of all new development within the defined area.

New Development

- PL:21 would like to see a requirement within the plan for all new developments to be built to high environmental standards, with high levels of insulation, double glazing, the ability to generate their own hot water or electricity, waste water collection systems in place, smart meters, permeable driveways and for buildings to be orientated to maximise solar gain. Ideally properties should also be built with compost bins and water butts provided to encourage and enable inhabitants to live sustainably from the outset. Many of these facilities will not reduce the 'viability' of the housing development, as they would be bought in large quantities and installed at the time of build. They will make the properties more affordable for people to live in/use and if the neighbourhood plan doesn't ask for these things then developers will provide the bare minimum.
- Many areas of Ivybridge suffer from high levels of surface water during heavy rain and new developments should seek to reduce the amount of surface water run off through the use of permeable surfaces, the planting of trees and other Sustainable Drainage Systems SuDS..
- New housing developments should be required to provide some amenity open space and if they cannot provide play areas then they should contribute to the upkeep and improvement of existing play areas.
- Planting schemes in new developments should use native species that support local biodiversity, contribute to green corridors for local wildlife and bear fruit for local people to harvest.
- New developments should provide a wide range of housing sizes and a mix of shared ownership and open market properties. PL:21 recognises that Ivybridge needs more 1-2 bed properties and hopefully the latest housing needs survey would support this.
- Could the neighbourhood plan include a local housing policy, to ensure that people who have lived in Ivybridge for at least the last 5 years are offered shared ownership properties or plots for self build, before they are put on the open market?

Transport Issues

PL:21 supports Graham Wilson's proposed cycling improvements as outlined in his report to ITC last year. We also think that new developments should include safe walking and cycling routes and promote shared space where possible. This will enable and encourage healthy lifestyles and encourage youngsters to play outside safely. We also think the neighbourhood plan Policy INP7 should require new town centre developments to include more cycle racks at appropriate locations around the town.

It would be great if the neighbourhood plan would require new developments to contribute to the cost of installing an electric car charging point within the town (perhaps in Erme Court car park or at Friends Garage).

Other key issues:

- New developments within Ivybridge should consider their accessibility for less abled bodied people and those using mobility scooters. Restaurants and cafes should also be child friendly as this includes a large section of the Ivybridge community.
- Planting within new developments in the town centre should use native plant species that are good for local wildlife and make provision for their upkeep.
- New developments should include litter and dog poo bins and make a contribution towards their emptying. We need litter bins on Harford Road.
- Enabling people to work from or near their home is a very important policy for creating sustainable communities. It requires great internet connections, the right size properties and employment units within housing developments.

The Neighbourhood Plan is a key opportunity for Ivybridge residents to inform what future developments will look and feel like and how they will contribute to a vibrant and healthy community. PL:21 would like to see the Plan include more emphasis on the quality and type of developments we physically want to see in the town over the next 16 years.