

# **Mid Devon Local Plan Review 2013-2033 Examination**

Matter 3: Site Allocations:  
CREDITON AND RURAL AREAS

Friday 15<sup>th</sup> February 2019

Devon County Council Position Statement

Statement Prepared January 2019

**Devon County Council**  
County Hall  
Topsham Road  
Exeter  
Devon  
EX2 4QD



## **1. Introduction**

### **1.1. Purpose of this Statement**

1.1.1. This statement has been prepared to answer questions 1 and 2 posed by the Planning Inspector in relation to matter 3 (Site Allocations: Crediton and Rural Areas) for the Mid Devon Local Plan Review 2013-2033 Examination. These questions are:

- Is the approach to Crediton in Draft Policy S12 a reasonable one?
- Are the allocations and draft policies relating to Crediton (Draft Policies CRE1 to CRE11) workable?

1.1.2. It should be noted that this statement does not cover all of the questions raised by the Planning Inspector in relation to matter 3 but focuses upon those issues in which Devon County Council (DCC) has a specific interest in order to fulfil its statutory responsibilities (i.e. as the Highways and Education Authority).

## **2. Is the approach to Crediton in Draft Policy S12 a reasonable one?**

2.1.1. We consider the approach set out in policy S12 to be a reasonable one. We support part (e) of this policy which recognises the need for education facilities to support the development proposed across the town.

## **3. Are the allocations and draft policies relating to Crediton (Draft Policies CRE1 to CRE11) workable?**

3.1.1. The county council believe draft policies CRE1-CRE11 are workable. We welcome the inclusion of a serviced 1.1ha site for a new primary school in part (b) of policy CRE5: Peddlerspool, Exhibition Road. This should also include reference to early years provision and a children's centre service delivery base. This was highlighted in our response to the Proposed Submission Local Plan consultation in 2015. We consider this to be a minor but necessary amendment to the Plan to ensure accurate reflection of DCC infrastructure requirements.

3.1.2. We note that the requirement for 25 extra care housing units has been removed from Policy CRE5. Our representation to the Proposed Submission Local Plan highlighted that in order to achieve efficiencies of scale extra care housing is usually delivered at a minimum scale of 50 units per scheme. Despite the removal of the extra care provision from this policy, the need for extra care housing remains within the town. The need to secure funding towards extra care housing is included within part (h) of policy CRE11: Crediton Infrastructure, and we are content this is sufficient reference to support the provision of extra care housing.

### **3.2. Summary of DCC position**

- 3.2.1. Devon County Council are broadly supportive of the proposals set out in the Local Plan and the approach that has been taken in policy development to incorporate infrastructure priorities. All county infrastructure requirements have been justified by proportionate evidence which has been submitted as part of the evidence base.