

Planning Consultation (DPD)

From: parishclerk@sandfordparishcouncil.gov.uk
Sent: 13 January 2022 10:50
To: Planning Consultation (DPD)
Subject: Crediton Neighbourhood Plan Consultation
Attachments: Crediton NH Plan Comments 2022.pdf; Crediton NH Plan comments 2022.odt

Sandford Parish Council have requested I submit their Comments to the Crediton Neighbourhood Plan and these are attached.

Malcolm Vallance
Sandford Parish Clerk

SANDFORD PARISH COUNCIL

**Myrtle Cottage
Sandford
Credton
Devon
EX17 4LZ**

parishclerk@sandfordparishcouncil.gov.uk

Telephone Credton [REDACTED]

13th January 2022

Dear Sir,

CREDITON DRAFT NEIGHBOURHOOD PLAN

Sandford Parish Council have asked me to submit their comments on the above Plan.

a) SPECIFIC AND GENERAL COMMENTS :-

- Needs “future proofing” rather than just aspirations
- Destination or transit point from railway.
- Needs improvement / modernising - ? funds
- New development
- Population figures need updating
- New developments e.g. rugby club development
- Also Land owned by DCC needs including as no reference to this
- Based on aspirations without map on how to achieve this what does this achieve ?
- e.g. Creedy View 2 focussed on
- How much was desktop study and not reality ?
- Social housing
- Ensure young people can stay in the area with housing and employment
- Infrastructure needs to be improved to keep pace with future development
- We are here : If the place and it is changing as more people come but can we influence how the area evolves ?

b) What is Good

1. Likes close (varied) good little town / Town Square - The Square is a tremendous asset and all it holds
2. Walks around Credton and excellent dog control
3. Transport links are quite reasonable e.g. town bus and new Okehampton rail opening and more stops
4. Meldon quarry – Stone transporting
5. Aspiration to connect to Tavistock eventually
6. Better work /life balance as working from Home
7. New health centre
8. Historical market town

c) What is Missing

1. Village type Hall – decent sized Community Centre / Youth Centres etc
MDDC and DCC withdrew funding 7 years ago.
2. Employment – working from home a lot – need a business service centre / communication office to offer facilities
P 21 e.g. Heart Centre (save commuting) - Acknowledgement of changing nature of work place
(Paul Vincent – Newcombes Park and behind Lloyds Bank)
 - “Manshed” for Repair Cafe more frequently
 - Underused accommodation
 - Affordable and smaller homes and 28% (in Local Plan)
 - Self build plots to buy
 - Further use of accommodation above shops
 - Crediton Town Hall – It is an underused asset. Could it be used as a Community Centre ?

d) Infrastructure is weak and frequently failing to be addressed.

e) What is long term aim / aspiration in 2033 ?

- Quality employment
- Quality of life for lower paid as previously provided social housing, and a collective effort and funding collective.
- Promote financial services sector to finance self build and green initiatives / banks
- Provision of cheaper housing
- Double taxation of 2nd homes, treble on three homes
- Hub of Rural villages and communities
- Improve educational facilities
- Gateway to join things up

f) COMMENTS ON DATA USED AND SOURCES PLUS FURTHER SUGGESTIONS

- **Population** 7835 from 2011 Census **NEEDS UPDATING**
- **Affordable Housing** – Suggest 28% but MDDC allow Developers to reduce this
- **Own build /Self build** – This should be included
- Objective 1.4 Encourage self build but how many offered so far and some MDDC Cllrs are against
- Average price of a 2 bed starter home in Crediton £190K / £200K (Post covid) values
- **Policy D 4** Income needed £35K / £40 K but Crediton wages more like £24K **NEEDS UPDATING**
- **Parking** – The use of parking wardens and Sunday and bank holiday expense is off putting to visitors
- **Shops in general** - The whole frontage is tatty and dingy
- **Green Energy** needs greater emphasis
- **Solar energy** should not be on best arable farm land

- Why are not DCC improving **mobile phone coverage** ?
- **Sustainability** – There is a need for a “Repair Shop.

g) CONCLUSION

- 1. It is agreed Crediton and Area is a “fantastic”area to live in “incomers have aspirations to help”.**
- 2. Sandford Parish, and Crediton Neighbourhood, would and need to work together looking forward to mutually improve the area for 2033.**

Yours Sincerely,

Malcolm Vallance
Sandford Parish Clerk

Planning Consultations
MDDC
Tiverton