

Crediton Neighbourhood Plan Examination

Request for further information and questions from the Examiner to Mid Devon District Council and Crediton Town Council

I have carried out a preliminary review of the Neighbourhood Plan and the evidence submitted in support of it and there are a few points where I need some clarification or further information. I would therefore be grateful if both Councils could assist me, as appropriate, in answering the following questions.

Public consultation

The Statement of Community Consultation briefly lists all the activities that were undertaken by the Steering Group to engage with the local community during the course of preparing the NP. However, there appears to be no assessment of the outcomes of the consultation and the changes that were made to the plan as a result. Please can the Steering Group provide a note setting out the number of responses received to the Reg 14 consultation and a short summary of the changes that were made to the plan in relation to these responses? This may already have been done as I note that the Statement of Community Consultation, under the heading of 2019, says “prepare a report on responses to Reg 14 and changes made”. It would be also helpful to have the exact dates for the Reg 14 consultation.

We prepared a report on the responses at Regulation 14 and the changes we made. I have attached the report to the accompanying email. I also have the individual responses if you require them.

The consultation period ran from Monday 8th April 2019 to Monday 20th May 2019. We had a meeting in mid-July with MDDC, Queen Elizabeth’s Academy School and DCC to discuss some of the comments and prepared our report after that.

Design Guide

In the first bullet point under the opening sentence on policy D2, reference is made to a Design Guide. Can the councils confirm which Design Guide this is and whether it is specific to Crediton or a district wide document? I notice that Policy D5 refers to the Crediton Design Guide.

The Crediton Design Guide is on the website but not in an obvious place. I attach it to this email. It is titled ‘Design Statement’ but it is actually a guide to the design of development proposals and this document is what we refer to as the Crediton Design Guide. Perhaps it should be retitled accordingly and moved to a more prominent place so it can be found more easily

Green Infrastructure Plan

Policy D5 refers to a Green Infrastructure Plan for Crediton – please can details be provided?

The Green Infrastructure Plan mentioned in Policy D5 refers to Policy En4 – Green Infrastructure. Policy En4 itself refers to ‘Map 5 on page 53’, which should read ‘Map 4 on page 52, Open spaces’. When the policy later refers to ‘Map 6’ it should read ‘Map 5 on page 53 Green Corridors’. These two maps comprise the existing Green Infrastructure Plan for Crediton. It could explained more clearly.

Crediton Exeter Cycle Path

Policy T2 refers to the proposed Crediton Exeter cycle path. Is there a map of this route which could be included in the Neighbourhood Plan?

The Crediton/Exeter cycle path is not yet mapped. Currently, consultants are undertaking an outline feasibility study to see what is achievable and whether it can meet modern standards for an all-use path. The consultants are due to complete their findings at the end of April/early May this year. It should include a route into Crediton town which would come into part of the NP area.

Renewable Energy

In the supporting text to Policy S1, there seems to be some text missing from the last sentence under the heading 5.1 Renewable energy – the issues. Please can the Steering Group supply some suitable wording?

This is the total of the text that should be under the heading The Issues:

The issues

In terms of renewable energy, the Household Survey showed support for solar energy as the preferred renewable and the DARE Renewable Energy Feasibility Study found similar support through public consultation.

Unfortunately, in spite of the NPPF’s environmental objective for achieving sustainable development, there are no requirements on developers to build renewable energy sources into their designs nor to consider the energy needs of their housing developments over the next 30 years or where this will come from. The low carbon functionality of the development in terms of energy use is not considered and it is left to individuals to provide renewable sources for themselves. All this plan can do is try to encourage developers to think sustainably.

Does this answer the query?

Crediton Station

In Policy H4 Crediton Station, there is a reference to Map(0), which seems to be missing from the plan. Please can a copy be supplied?

Since this policy was written we have discovered that the station buildings as well as the signal box are all listed – we had not found the listing numbers previously. If the policy is reworded to reflect that, the other station buildings will not be described as the setting for the signal box because they are part of the group. They don't necessarily then need to be identified on a map to show the location of the 'non-designated heritage assets', as they are currently described. We would be happy to add a map if considered necessary.

Thank you for your assistance with these questions. Once I have received your responses, I may need to ask for further clarification or further queries may arise as the examination progresses.

Please note that these questions and requests for information is a public document and the answers and any associated documents will also be in the public domain. Both my questions and the responses should be placed on the Councils' websites as appropriate.

Thanks for your advice and queries. We're very happy to answer any more.

Barbara Maksymiw

24 March 2022