

Crediton Neighbourhood Plan

Report on responses at Regulation 14 – Pre-submission consultation

Stakeholder responses

Devon County Council

Under policy En1 Open Spaces (Map 4)

Devon County Council Strategic Planning department objects to the inclusion of the Town Council's Stony Park field being designated as open space due to a possible future single site school at Barnfield accommodating the whole school and allowing for future growth in pupil numbers.

The county council requires Stony Park to be reserved for educational purposes, therefore it cannot be designated as open space in our plan. It was pointed out that an open space designation would also prevent the owner (the Town Council) from any kind of development such as solar or wind power. Since the meeting, there has been an exchange of emails in which DCC make it clear that 'reserved for educational purposes' is the only designation that is acceptable.

NB the NP group has strong objections to a whole school site at Barnfield because it contravenes policies in the plan. In any case, this proposal has not previously been mentioned at any stage in our plan and there is currently no community backing for a single site school at Barnfield to refer to as there has been no community consultation. We therefore cannot put it into our plan as we cannot justify it from any evidence we have.

We will be meeting with QE in September to discuss whether there is any other potential development site but we do not think that any site needs to be included in the NP.

Steering Group response to DCC objection: remove Stony Park field from Open Spaces

Mid Devon District Council

We made the following responses to their suggestions, comments and questions. These responses should be read in relation to the district council document.

Policy D1 Development principles

We accept the suggested additional phrase 'local needs and'

Policy D2 Allocated sites

We propose to replace 'masterplan' with 'detailed plans and proposals'; re 'landscaping design': we agree – will give detail in the Design Guide

Policy D3 Affordable housing

no issues

Policy D4 Custom and self-build housing

(Custom and Self-build Housing correctly renumbered, was mistakenly a second D3) We have taken some figures from the Three Dragons 2018 report to include in the justification for the policy. We

are also taking steps to get a local Housing Needs Assessment done as soon as possible, irrespective of the progress of the plan (HNA is currently in the Community Action Plan at the end of the NP).

Policy D5 Design

(Design, previously D4 now correctly renumbered) We have checked with DCC on specifications for porous paving. They currently have none. Their SUDs guidance recommends porous surfacing as infiltration as being the preferred option in the water management option. We believe that the existing wording does not contradict DCC guidance but could be clarified as follows:

‘use porous surfacing as infiltration, capable of absorbing heavy rain on site, where garden/open space is proposed for car parking, and a design that is compatible with the existing street scene.

Policy CF1 Community hub

(previously C1) no issues

Policy CF2 Young People’s Facilities

reworded to make clear that the NP would allow for a new build if that were a possibility

Policy CF3 Queen Elizabeth Academy School

no issues

Policy TC1 Town centre development

no issues

Policy TC2 Town centre living

no issues

Policy TC3 Public realm

no issues

Policy TC4 High Street to St Saviour’s Way car park access route

We have looked at the advice note and emphasised to MDDC that this policy refers to nature of the boundary fencing of the site, not to any future use for the site itself in this policy.

Policy TC5 Shop fronts

no issues

Policy T1 Footpaths and cycle routes

no issues

Policy T2 Crediton to Exeter cycle path

no issues

Policy T3 Development on principal routes

We are in conversation with DCC highways about our proposed projects for paths and crossings. We will enquire specifically about this policy which so far has received no comment from DCC.

Policy T4 Off Street parking

no issues

Policy S1 Renewable energy

no issues. On discussion, the group wished to keep the existing wording as 'small' could be restrictive

Policy S2 Energy diversification

No issues

Policy S3 Community scale renewable energy

no issues

Policy E1 Mobile phone coverage

no issues

Policy E2 Change of use of allocated employment land

We will follow MDDC in rewording as suggested in inspector's post-hearing advice note

Policy E3 Redevelopment and expansion of existing town centre employment sites

no issues

Policy E4 Re-development of the Mill Street industrial and commercial area

no issues – we will explore further what community aspiration might be for the area but do not propose any change to the existing policy wording

Policy H1 Historic character

no issues – we will add design guide reference

Policy H2 Historic landscape character

We will continue to take advice from MDDC as to the acceptable wording and a meeting with the conservation officer has been offered and accepted. We remain committed to documenting and protecting the non-designated landscape assets.

Policy H3 Development within the Crediton Conservation area

no issues

Policy H4 Crediton Station

no issues

Policy H5 Retrofitting energy measures

no issues

Policy En1 Open spaces

(see notes on DCC objection to inclusion of Stony Park field)

We are happy to reword to make the policy stronger as MDDC suggests, still requiring open space to be replaced if developed. This is to ensure an adequate amount is provided as the town expands.

MDDC suggested amending/expanding Policy EN1 and map 4 to show open spaces that can never be developed (like Newcombes Meadow) and those that could be developed provided they are replaced elsewhere. The policy will be amended to achieve this clarification

Policy En2 Trees

We accept the points made by the tree officer and will include the recommended policy wording in its entirety

Policy En3 Flood plains

We accept the wording addition

Policy En4 Green infrastructure

no issues

Policy En5 Views and vistas

no issues – other views are to be added

Page 7, para 2; page 8 section 1.3, para 1 ; page 8 section 1.3, para 3

all suggestions for accuracy and clarification accepted

Natural England

Raised no issues

Historic England

Raised no issues

Network Rail

No response

Neighbouring Parish Councils

No issues raised

Community responses

Queen Elizabeth Academy School

Policy EN1 Open spaces

QE supports the DCC objection to open space designation at Stony Park.

QE also raised concerns about Forches Cross playing fields as open space. The policy allows development at this site, provided that equivalent replacement open space is provided in any new

development. On this basis, we do not feel that the policy as it is to be worded, prevents development of that site.

No other responses have been received.