



Statement on Leadership in Planning for the future

Credition Town Council (CTC) has always been mindful that planning within the town should be positive for the people, the economy and the environment. It actively participates in the planning process in numerous ways as detailed below.

Commenting on Planning Applications

On a monthly basis, CTC considers and comments on planning applications relating to Credition that have been submitted to the local planning authority, Mid Devon District Council. When considering an application, CTC considers such things as the design, location, impact on the street scene and neighbours, biodiversity and environmental impact.

Comments are also made relating to district, county, regional and national policy.

Liaising with developers

On large scale development, CTC liaises with developers prior to a formal planning application being submitted. The aim of this is to create better quality development that meets the needs of the Credition community and ensure that any areas of concern can be addressed to deliver a favourable recommendation at the planning application stage. More information can be found within CTC's Protocol for meeting with developers.

Creating a Neighbourhood Plan

To influence this process, CTC devised a Town Plan in 2009, which was updated in 2010 and 2012. Unfortunately, town plans had no legal status and could be ignored by the planning authority.

In 2011, the government introduced new legislation that enables communities to create their own Neighbourhood Plan, which has legal status and becomes part of the planning documents for an area. In 2014, CTC made the decision to lead the process of drawing up a Neighbourhood Plan, which will form part of the planning process.

The Credition Neighbourhood Plan will allow the Credition community to develop planning policies specifically tailored to Credition. To do this, issues within Credition needed to be identified, so a household survey was hand delivered to every home in Credition. This was followed by a business survey, which was sent to every business in Credition. An example of an issue identified was the lack of pavement on Mill Street between Morrisons and Blagdon. A Neighbourhood Plan could require any future development of land alongside a road to include a footpath.

Although CTC are leading the Neighbourhood Plan, it is administered and driven by a Steering Group. The Steering Group is made up of elected members of CTC, leaders of focus groups and other individuals with relevant experience or skills. Credition is fortunate to have residents and various community groups with significant experience and expertise in areas covered by the Neighbourhood Plan. The focus groups are made up of these people. This ensures the Neighbourhood Plan is made by the people of Credition, for the benefit of the people of Credition.



In May 2019, the plan reached Regulation 14, meaning the Draft Neighbourhood Plan was being publicised and consulted on. At this stage, the Steering Group are in the process of amending policies as required to confirm with the national Planning Policy Framework and the Local Plan.

Clear Communication

CTC uses the following resources to communicate with the community:

- Website
- Social media pages
- Newsletter
- Annual report
- Meetings
- Noticeboards
- Council surgeries held on the Town Square

These channels are used to promote communication and encourage feedback on all aspects of the CTC's work, whether positive or negative. These platforms also provide the community with an opportunity to share their thoughts and ideas on upcoming development plans or projects within the community.