

Neighbourhood Plan Published Articles

2014

Crediton Town Council Newsletter Spring 2014

It's your ... Neighbourhood Plan

Crediton Town Council has decided to take up the opportunity of developing a Neighbourhood Plan that will have legal status – but it's a long journey!

Over the next few months, we will be asking people for their ideas about the town and how they would like to see it develop in the future. The district council recently consulted local residents and businesses about their plans for the whole district. Any Neighbourhood Plans that are put forward must be compatible with district plans but they can add detail. They can also make new suggestions so long as they don't conflict with district's proposals.

We already have a town plan which was developed through consultation over the last few years. We aim to build on that and particularly to develop those parts of it that relate to planning and development issues.

Town Plan consultation 2012



It takes about two years to develop a Neighbourhood Plan because all different age groups and interests must be contacted and consulted in order for it to be a good, sound plan that will be supported by a planning inspector. There will be a variety of different exhibitions, consultations and meetings over the next year so look out for opportunities to take part – or if you're keen to be involved at an early stage, please contact the town clerk who will give you further details.

Friday, September 5 2014 Issue 997.

[New neighbourhood plan - Views on the News | News | Crediton Country Courier](#)
(creditoncourier.co.uk)

Crediton Town Council hopes to set up a new Neighbourhood Plan, which will give the people of the town a chance to have their say on how the town will develop. The plan will focus on a number of areas including traffic and transport, maintaining the viability of the town centre, the building of new homes, protecting green spaces and social provision for young people. Everyone is invited to a drop-in event about Crediton Neighbourhood Plan on Thursday, September 25, at the Council Chamber, Market Street Crediton, between 10am and 7pm. The Steering Group, who will be setting up the plan, will explain the process and how residents can contribute. People will be given the opportunity to ask questions, give views and talk about key issues.

[Crediton – have your say to help make it work better | News | Crediton Country Courier](#)
(creditoncourier.co.uk)

Crediton – have your say to help make it work better

Friday, 5 September 2014 -



We think Crediton is a great place to live but we believe it can be better – so long as we get lots of ideas from townspeople of all ages.

CREDITON Town Council is starting to involve local people in creating a Neighbourhood Plan for the town.

Crediton's Neighbourhood Plan will set out how the town will develop in a number of areas, including traffic and transport, maintaining the viability of the town centre, how new homes are built, how to protect local green spaces and social provisions for young people. It says it is an opportunity for everyone in Crediton to have their say on how the town develops. Liz Brookes-Hocking, a Crediton Town Councillor, is part of the Crediton Neighbourhood Plan Steering Group, the group which will lead on the creation of the plan. She said: "We think Crediton is a great place to live but we believe it can be better – so long as we get lots of ideas from townspeople of all ages." "We've already developed a town plan by consulting with local people. This has been really useful but a town plan doesn't have legal status. "A Neighbourhood Plan does, so it will give Crediton people a chance to have a real input into how the town develops in the long-term." Everyone is invited to a public event about the Crediton Neighbourhood Plan on Thursday, September 25. People can "drop-in" to the event, which will take place in the Council Chamber, Market Street, Crediton, between 10am and 7pm. Members of the Crediton Neighbourhood Plan Steering Group will explain the process of creating a Neighbourhood Plan and how residents can contribute to it. The council says it will be a chance to ask questions, give views and talk about the key issues in the town. The Crediton Neighbourhood Plan is being made possible through a grant and support provided by the Supporting Communities in Neighbourhood Planning Programme led by Locality in association with RTP/Planning Aid England, CDF and partners, available through the "My Community Rights" website.

Credition Town Council hopes to get more control of its area

Friday, 7 March 2014 -



People of Credition could soon be given more control of what happens in the area. Credition Town Council has applied to be designated as a

THE people of Credition could soon be given more control of what happens in the area.

Credition Town Council has applied to be designated as a "neighbourhood area" in advance of producing a neighbourhood plan for the town and parish.

This is the second application Mid Devon District Council has received for a neighbourhood planning designation since the Localism Act (2011) gave local communities the power to produce plans for their own areas.

A neighbourhood plan is a community-led framework for guiding the future development and growth of an area.

It must conform to the strategic policies of the Mid Devon Local Plan, national planning policy and human rights legislation.

Neighbourhood plans are also subject to public examination and referendum.

As a first step in the preparation of the plan, Credition Town Council has submitted its parish boundary as the proposed boundary of the neighbourhood area.

The process will run alongside the District Council's Local Plan Review, which will contain strategic planning policies and development allocations for Mid Devon.

For the full story please see issue 971 March 7 2014 or subscribe to our online issue.

Neighbourhood Plan on show on Tuesday

Friday, 21 March 2014 -

CREDITON Town Council will be holding an exhibition and consultation in the Council Chamber, Market Street, Credition, from 10am to 7pm on Tuesday, March 25.

There will be chance to find out about the Neighbourhood Plan proposals and other projects involving the town, the Town Team and Credition Town Council.

There will be displays by other town organisations and groups.

Credition Town Council Newsletter Winter 2014



It's our neighbourhood, it's our plan ...

In recent newsletters we have mentioned the possibility of a Neighbourhood Plan for Credition. This has now become a reality and the town council has set up a steering group to help create the plan and see it through the process.

Over the last few years the town council has held several consultations on planning issues, such as house building and the town centre. The views and ideas which came up have been incorporated into our current Town Plan. Its limitation is that it has no legal status. The contents can be ignored by our district council, which is the planning authority for the area. A Neighbourhood Plan, however, does have legal status and becomes one of the planning documents which, by law, must be adhered to.

Because a Neighbourhood Plan has legal status, it must be properly drawn up and it must reflect accurately the needs and aspirations of the whole community. Equally as important, it must conform to existing district plans and national planning policy. This means that a Neighbourhood Plan cannot be used to try to overturn plans that are already in place, such as the allocation of housing sites.

The plan can, however, look at local need and develop policies which can be implemented alongside the district plans. These might cover parks and open spaces, transport issues, pedestrian access and the nature of the High Street, to name a few.



Building developments, both large and small, are planned for Credition over the next few years. A Neighbourhood Plan can include policies on the design of housing and open spaces in new developments.



The steering group is keen to involve people from across the community.

Towns and parishes all over the country have developed Neighbourhood Plans or are in the process of drawing them up, including several in our own district.

Our key task over the next few months is to seek out views from all sections of the community on issues that affect them. These will inform the plan that eventually emerges, either directly by instigating a specific policy, or indirectly, by adding information that impacts on the way one or more policies are written.

Continued...

Some events will be open to anyone who is able to attend. We are also interested in taking the consultation out to groups, particularly those whose members would find it difficult to get out to anything we might arrange.

If you are reading this and have an idea you want to put forward, or belong to a group which might, please contact the town clerk for information on getting your views heard.

The next edition of this newsletter will let readers what the main issues arising from consultation are, how to comment on them and how to get involved in the next stage of the NP process. Meanwhile you can follow progress on Facebook at www.facebook.com/CreditonNP.

2015

[Town Neighbourhood Plan making good progress - but the response from businesses could be better | News | Crediton Country Courier \(\[creditoncourier.co.uk\]\(http://creditoncourier.co.uk\)\)](#)

Town Neighbourhood Plan making good progress - but the response from businesses could be better

Friday, 20 March 2015 -

CREDITON'S Neighbourhood plan is on track and making good progress, it has been announced.

During January and February, household surveys were delivered throughout the town by members of the steering group and volunteers from the Crediton community. The steering group has been pleased to see so many completed surveys collected and taken to the council offices.

Almost 1,200 were completed, a response rate of about 40 per cent which is four times the expected return from a postal survey.

Laura Conyngham, a member of the steering group commented: "We're very grateful to everyone for their input.

"People who completed their surveys and handed them back several weeks ago may be wondering what has happened to them.

"Well, thanks to a small army of even more volunteers from the Crediton community, the completed household surveys have been entered onto a data base over the last few weeks.

"The data is now being professionally analysed and a detailed report is expected by the end of the month."

Over the next few weeks, the steering group will be looking at the report and starting to work out the key objectives for the plan and the policies that will be needed to achieve it.

Rod Brookes-Hocking, representing the town team on the steering group explained:

"There will be opportunities for people to comment on the plan as it develops.

"We'll hold at least one public exhibition to let everyone know what's happening.

"Anyone who uses the internet can check on progress and special events

at: <http://www.CreditonNP.co.uk>";>www.CreditonNP.co.uk .

The steering group has also surveyed the town centre businesses with, so far, about a 50 per cent response rate.

"We'd like it to be a bit higher than this," Rod continued. "The High Street is a crucial part of our town and we need as much information and as many views from our shops and services as we can get."

Every business on Lords Meadow has had a survey delivered but the response rate has been much poorer, less than 10 per cent.

"It's a pity if we don't get views from the industrial area," Laura said, "and the results here are a bit disappointing.

"These businesses are also part of our town and an important part, too.

"We'd really like to include them in the plan – certainly more than one in 10 of them."

Any town centre or Lords Meadow business can complete a survey online

at: <http://www.CreditonNP.co.uk>";>www.CreditonNP.co.uk , click on "Consultation" and choose the appropriate survey.

Crediton Town Council Newsletter Spring 2015

Neighbourhood Plan update



Volunteers preparing and collecting the surveys ready for delivery to households

Between January and March, the Neighbourhood Plan Steering group distributed surveys to households and businesses throughout the town. More than 1200 household responses were received; almost 400 school students responded online and 300 school pupils gave their views. Volunteers have recorded the data and opinions electronically.

The data and opinions collected have been professionally analysed with a report being produced in April. The report will guide the steering group in producing policies for future development. Although the allocation of sites has already been done through the district council's Local Plan, the Neighbourhood Plan will add detail.

The steering group expects to produce a draft plan for consultation in early summer. This will be widely publicised with opportunities for local people to comment before the policies are finalised.

[‘Great community spirit but terrible traffic’ says report | News | Crediton Country Courier](#)
(creditoncourier.co.uk)

‘Great community spirit but terrible traffic’ says report

Friday, 15 May 2015 -



ALAN QUICK: Crediton Courier

A NEW report has found that people like living in Crediton because of the strong community spirit and friendliness they find in the town.

On the other hand, the volume of traffic and difficulty in parking are things that many people dislike.

The report was produced for the Crediton Neighbourhood Plan from a town-wide Household Survey.

In January and February this year, dozens of volunteers delivered and collected the surveys and recorded the responses online.

This work has resulted in a 38-page report which summarises the findings and gives detailed figures for responses to all the questions in the survey.

Andi Wyer, town councillor and member of the Steering Group explained: "The report confirmed some things we already knew, especially about traffic and parking, but the survey and report give us the evidence we need for the Plan.

Anyone who gave their email address in the survey in order to be kept informed about developments should have received an electronic copy of the report.

The report can also be accessed from the Neighbourhood Plan website: <http://www.CreditonNP.co.uk>; >www.CreditonNP.co.uk .

Council's priorities to be set out in five-year plan for Crediton

Monday, 21 December 2015 - [Local People](#)

Exclusive by Alan Quick

CREDITON Town Council is working on, for the first time, a five-year plan for the town.

Each of the council's sub-committee's will be asked about its priorities for the next five years and the plan will cover the period from April 1, 2017 to March 31, 2022. It will include a number of aims and objectives such as the completion of Crediton Neighbourhood Plan, protecting and preserving public facilities and open spaces, youth provision, council functions, protecting public services, the Christmas in Crediton project, the Floral Crediton project, Crediton Hospital, CCTV and relations with other agencies.

Details of the proposed plan, which will be prepared by Town Clerk, Mrs Clare Dalley and assistant Miss Emma Lucas, with the assistance of councillors, was received with enthusiasm at the December meeting of the council.

It was said that it was up to councillors to attempt to complete the aims and objectives.

Cllr Andi Wyer said it was a "strategic plan", "where the town council would like to be in five years' time".

Mrs Dalley said that she had begun the process of forming the plan by taking the town council's priorities and formatting them into a document presented to the December meeting.

She said a completed plan would help influence the direction of all other council strategies and resources including the budget.

NEIGHBOURHOOD PLAN

Crediton Town Council is also planning for the future with work proceeding at a steady pace towards the production of the council's Neighbourhood Plan.

A Neighbourhood Plan allows a community to decide how it wants to shape the future development in its area.

Once it is adopted, a Neighbourhood Plan becomes one of the planning policies on which all future planning applications are judged against.

A steering group is leading this project and once completed the period it is likely to cover will be 20 years.

The steering group has its own website: www.creditonnp.co.uk .

Crediton Town Council Newsletter Winter 2015

Planning for the future

The Neighbourhood Plan Steering Group is still proceeding at a steady pace. Further grant funding has been secured in order for an expert planning consultant to provide technical advice to help everyone working on the plan get it right first time.

The Steering Group has its own website and Facebook page so for further information please have a look online at www.creditonnp.co.uk and www.facebook.com/CreditonNP.

2016

[Crediton organisations and groups shared their views and visions for the future of the town | News | Crediton Country Courier \(creditoncourier.co.uk\)](#)

Town council member Cllr Liz Brookes-Hocking spoke about the Crediton Neighbourhood Plan, saying it had a legal status and towards which the town council had done several surveys.

“We want to know what people feel about the town, what makes us different to the others. People have said it is creative and sociable, that they want the town to work and to enjoy living in it.

“If you do not have a vision for the future, you do not plan well. Our mission is to make Crediton even better.

“We want to keep our community spirit going. The town council is strongly behind the independent retail sector and to keep retail in the main shopping area. People who shop here do not want to see offices creeping into that area.

“We want to see good transport options, making the High Street better for pedestrians,” she said.

Cllr Brookes-Hocking added that the Plan wanted to see empty employment sites used, to keep the town's heritage which included looking at new development, to promote Crediton railway station and protect it from negative impact of development.

[The Neighbourhood Plan vision for Crediton | News | Crediton Country Courier](#)
(creditoncourier.co.uk)

The Neighbourhood Plan vision for Crediton

Friday, 22 April 2016 - Local People



EARLY last year, the Crediton Neighbourhood Plan Steering Group carried out several surveys with different groups in the town.

The largest survey was all the households, which had 1,200 responses.

Businesses, schoolchildren and students also took part in surveys designed specifically to get their views.

Since the surveys were completed, the Steering Group has held meetings with Mid Devon District Council and a planning advisor to discuss how Crediton's plan could be developed.

The survey results will influence policies for the Neighbourhood Plan and help to create the vision for the town in the future.

As a first step towards this, the Steering Group has published the Neighbourhood Plan Aims and Objectives.

This was first presented at the Annual Town Meeting in March. It is now being emailed to all those residents who said they would like to be kept in touch with developments.

It is also available on the Neighbourhood Plan website: www.Creditonnp.co.uk .

Councillor Andi Wyer, vice chairman of the group explained: “It has taken quite a while to get this far.

“Our aims and objectives will underpin the plan policies, so we have to be sure they are the right ones.

“Our plan must be in general conformity with both the Mid Devon District Council Local Plan and the National Planning Policy Framework. Because of that, we have had to get lots of advice on the areas we can cover and what we can’t.

“But we now know what we’re aiming for in broad terms.

“We’re pleased that we’ve been able to talk to the developers of the Wellparks and Pedlarspool sites about local opinions on the importance of the town setting, for example, and the importance of pedestrian and cycle connections to the town centre.

“We wouldn’t have those opinions without the survey work we’ve done and now that’s all been included in our Aims and Objectives.”

Over the coming months, the Neighbourhood Plan Steering Group will work on policies that will achieve the aims and objectives.

Everyone in the town will have a chance to see the complete plan when it is finalised.

The Steering Group says the intention is to keep pace with the district council’s Local Plan which it is hoped will get approval early next year.

2018

[The last Crediton Town Council consultation at the Market Street offices? | News | Crediton Country Courier \(creditoncourier.co.uk\)](#)

NEXT week will see the very last exhibition and consultation by Crediton Town Council in the Chamber at the Market Street Offices.

Cllr Liz Brookes-Hocking explained: “The Town Council will be moving out of the Market Street Offices by the middle of November.

“Before we go, we’re going to display the Crediton Neighbourhood Plan and give everyone the chance to comment on it.

ADVERTISING

“We’ve been working on it for several years and now we have all the detail. We’d like to show it to people in the town and get their views.”

The Neighbourhood Plan Steering group is distributing leaflets that summarise the Crediton Plan.

At the exhibition, members will be on-hand to answer questions about it and how it fits with National Planning Policy and Mid Devon District Council’s Local Plan.

Steering Group member, Cllr Andi Wyer, said: “Our Plan focuses on local issues that people identified in our surveys.

“As well as tackling things residents don’t like, such as traffic and pollution, we aim to protect and improve what they do like.

“These include the town’s heritage, our rural setting and green spaces. Our Design Statement suggests how new developments can fit into the existing townscape.

“Residents may have thoughts about these issues.”

The Neighbourhood Plan exhibition will run from 12 noon to 4pm on Thursday and Friday, October 18 and 19.

It will be open from 10am to 1pm on Saturday, October 20 (during the Farmers’ Market).

Cllr Wyer added: “We’d like people to drop in and have a look. They might like to have a last look around the Chamber, too!”

In a few weeks, the Plan will be sent to key stakeholders, such as the Environment Agency, Natural England and English Heritage.

The public will also be able to comment again, if they wish, but the Plan will not be displayed again in the same way as it will in the Council Chamber next week.

Crediton Town Council Newsletter Summer 2018

Neighbourhood Plan

The Neighbourhood Plan Steering Group is holding a public consultation on the Draft Plan this Autumn. It will be held in the Council Chamber, Market Street, and will run from 18th to 20th October 2018.

Following the consultation, the Steering Group will look at comments received and review the Draft Plan. The group will then work with Mid Devon District Council to progress the legal process that the plan has to follow.

It is hoped that by this time next year the Neighbourhood Plan will

Crediton Town Council Newsletter Autumn 2018

Neighbourhood Plan Exhibition
18th - 20th October
Council Offices, Market Street

I think...
I like...

After several town-wide consultations, the Steering Group has been working on objectives and policies for the Neighbourhood Plan.

I don't like...

The plan covers New Development, Community Facilities, the Town Centre, Transport, Sustainability, Heritage, Employment and the Environment.

Please come and find out what the objectives are for each of these aspects of Crediton and give us your comments. Your views are part of the process – you are important!

What about...?

2019

[Public asked to comment on plan which will outline Crediton's future until 2033 | News | Crediton Country Courier \(creditoncourier.co.uk\)](#)

Public asked to comment on plan which will outline Crediton's future until 2033

Saturday, 20 April 2019 - [Local People](#)



by **Alan Quick** - Editorial Manager/Photojournalist

Crediton Town Councillor John Ross at the Crediton Neighbourhood Draft Plan public consultation at the Crediton Council Chamber in October 2018. AQ 6616

THE public is currently invited to comment on a plan which will outline the future of Crediton until 2033.

The recently-published Crediton Neighbourhood Draft Plan makes suggestions and recommendations on a number of areas including new development, community and facilities, the town centre, transport, sustainability, employment, heritage and environment.

The document includes plan statements on the High Street, sustainability, heritage and biodiversity and also includes a Community Action Plan.

ADVERTISING

The plan has been developed on behalf of the Town Council by the Crediton Neighbourhood Plan Steering Group. Members of the group include town councillors and community volunteers.

The group has held a series of consultations with the community of Crediton over several years. The results of all the consultations have been worked up into the current draft.

COMMUNITY

A Neighbourhood Plan is a relatively new addition to the planning system that was introduced as part of the Localism Act (2011).

It allows a community to add local detail to national planning policies and the district planning policies which are laid out in the Local Plan.

A Neighbourhood Plan can be specifically tailored to the needs of the community that creates it but it does not mean it can just do what it likes.

The plan says: "Whilst we must consult our community for its views, our plan must also conform with national and district policies.

"Crediton Town Council has regularly held consultation events since 2009. These events enabled us to create a Town Plan in 2011 which identified clear issues within the town.

"Many of these issues remained unresolved years later with no planning route to resolve them.

"The lack of legal status of the Town Plan had meant that the wishes of the town were being overlooked when planning applications were assessed.

"In 2013, the town council therefore took the decision to create a Neighbourhood Plan which would become a legal planning document for the town.

VISIONS AND PRIORITIES

“Our plan represents the community’s vision and priorities for how they would like to see Crediton develop over the plan period to 2033.

“It sets out planning policies against which development coming forward in the town, will be considered – helping to shape the town and reflect the community’s aspirations.

“Policies contained within a Neighbourhood Plan, once ‘made’, form part of the development plan for the area and applications for planning permission must be considered in accordance with these policies, unless material considerations indicate otherwise.”

The document includes recommendations on affordable housing, custom and self build housing, housing design, a community hub, young people’s facilities, Queen Elizabeth’s School, town centre development and living, public realm, car parking, shop fronts, footpaths and cycle routes, a Crediton to Exeter Cycle path, development along principal routes and off-street parking.

It also includes proposals on renewable energy, energy diversification, community scale renewable energy, mobile telephone coverage, change of use of allocated employment land, re-development and expansion of existing town centre employment sites and re-development of the Mill Street industrial and commercial area.

With regards to Heritage, the plan makes recommendations about the town’s historic character, historic landscape character, development within the Crediton Conservation area, Crediton Railway Station and retrofitting energy measures.

Environment recommendations include proposals about open spaces, trees, flood plains, green infrastructure and views and vistas.

Footpath improvements, additional footways, crossing point projects, open spaces, green corridors, tourism, traffic flows, heritage assets, orchards, employment sites and much more are also included.

VIEW IT ONLINE

The Crediton Neighbourhood Draft Plan can be viewed online at the Neighbourhood Plan website: www.creditonnp.co.uk – where you will find all the evidence supporting the plan and a lot of background information.

A direct link to the Plan is on the Town Council website: www.crediton.gov.uk .

Printed copies of the plan are available to view at the Crediton Town Council office, 8a North Street, Crediton and at Crediton Library in Belle Parade.

Comments on the draft are invited until Monday, May 20.

They may be sent to The Neighbourhood Plan Steering Group, Crediton Town Council Office, 8a North Street, EX17 2BT or emailed to: townclerk@crediton.gov.uk .

In early March the town council held a consultation event at the Boniface Centre, which included Neighbourhood Plan policies. People were able to comment on the draft policies and the council says that these will be reviewed along with all further comments received on the full plan by May 20.

The Steering Group will then have the task of going through the comments and amending the plan as necessary.

It will also have to prepare a statement explaining how all the issues raised during the preparation of the plan have been addressed and how comments from the consultations have been dealt with.

The Plan will then be sent to Mid Devon District Council which will check that it has been produced according to the regulations and publicise it for further comment for six weeks.

Next, the district council will appoint an independent examiner who will consider whether the plan meets the legal requirements.

The examiner may suggest further modifications before the plan can proceed to a referendum and the community can vote on it.

Crediton Town Council Newsletter Autumn 2019

Crediton Neighbourhood Plan Update by Cllr Liz Brookes-Hocking

We're approaching the end of preparing a Neighbourhood Plan for Crediton. We started in 2015 with a town-wide consultation of households, schools and businesses. Ideas were drawn up into a vision and aims for the development of the town over the next 25 years.

We have taken guidance from Historic England, Natural England, local historians and environmentalists. We have had extensive advice and discussions with Mid Devon District Council Forward Planning department and our own planning consultants.

From all this input we have written a draft plan which was published in April 2019 for a 6-week comment period. The plan will be amended to take in comments from Devon County Council, Mid Devon District Council, Queen Elizabeth's Academy School and local residents. Some further documentation has to be prepared before the final plan can be submitted to the local planning authority (MDDC), who will check the plan and seek further comments for 6 weeks.



If all goes smoothly, a planning inspector will assess the plan. If it is found to be sound (in conformity with local and national planning policies), and that no other modification is necessary, it will be put to a public referendum. If passed by a simple majority, it will become a legal planning document.

The draft plan can be viewed on the Neighbourhood Plan website www.creditonnp.co.uk or via a link on the town council website www.crediton.gov.uk