



Statement on Leadership in Planning for the future

Credition Town Council 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, the Council 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, the Town Council considers such things as the design, location, impact on the street scene and neighbours, biodiversity, environmental impact etc.

Liaising with developers

On large scale development, the Town Council 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.

Creating a Neighbourhood Plan

To influence this process, in 2009 the Town Council devised a Town Plan 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, Credition Town Council 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 the Town Council are leading the Neighbourhood Plan, it is administered and driven by a Steering Group. The Steering Group is made up of members of the Town Council, 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.