

Crediton

3.152 The development strategy for Crediton is set out in Policy S12. The following table summarises Crediton's supply of housing and commercial development.

Use	Commitments at 31 March 2014 2016	Completions from 1 April 2013 – 31 March 2014 2016	Uncommitte d Allocations	Total
Housing (dwellings)	216 245	58 107	633 583	907 935
Commercial (employment, retail and leisure) square metres floorspace <u>*(Note at time of publication latest commercial monitoring not yet available – figures presented remain position at 31st March 2014)</u>	551	3,598	9,820	13,969

Table 18: Development supply in Crediton

3.153 Nine housing sites are allocated in Crediton, including Wellparks and Red Hill Cross which ~~have~~ has planning permission. All housing sites are considered achievable in principle, corresponding to a Crediton map that accompanies this document. Sites without planning permission are shown in Table 19 below:

Site	Policy	Gross Site Area (ha)	Net site area (ha)	Local Plan allocations
Wellparks	CRE1	7.9	4.74	185
Red Hill Cross	CRE2	3.1	1.86	135
Cromwells Meadow	CRE3	2.4	1.44	35
The Woods Group	CRE4	0.17	0.17	8
Pedlerspool	CRE5	23.5	14.1	200
Sports Fields	CRE6	5.5	3.3	120
Stonewall Lane	CRE7	3.2	1.92	50
Land at Barn Park	CRE8	1.64	1.3	20
Land off Alexandra Close	CRE9	0.63	0.504	15
Total				768 583

Table 19: Housing land supply

3.154 Two sites in Crediton are expected to deliver commercial floorspace during the plan period. The amount of floorspace to be provided by commercial development depends on the use.

For instance, office development on multiple floors provides a greater amount of floorspace per hectare than a single-storey warehouse, and some commercial uses require more land for parking than others. Floorspace assumptions for different uses are set out in the methodology for Strategic Commercial Land Availability Assessment (SCLAA), but the Council recognises that this is only a starting point and a higher or lower density of development may be justified depending on the nature of the proposal that comes forward.

Site	Policy	Gross site area (ha)	Net site area (ha)	Floorspace (sq.m)
Wellparks	CRE1	22.9	1.2	2,220
Land south of A377	CRE10	2.64.9	4.92.6	7,600
Total				9,820

Table 20: Allocated sites for commercial development

Policy CRE1

Wellparks

A site of 22.9 hectares at Wellparks, A377 is allocated for residential and commercial development subject to the following:

- a) 185 dwellings with 28% affordable housing on 7.9 hectares;
- b) 2,220 square metres of commercial floorspace in the south east part of the site;
- c) 15 hectares of Green Infrastructure on the upper slopes of the site; ~~and~~
- d) Layout, design and landscaping that reflects the sloping, visible nature of the site, locally distinctive design and the need to protect the setting of Downes Historic Park and Garden and respect the character and setting of the listed buildings at Wellparks and Downes House; ~~and-~~
- e) Improved pedestrian and cycle access to the town centre and facilities to the south of the A377

- 3.155 This site is to the south east of Crediton and is adjacent to the new Crediton Link Road to the east and Crediton Conservation Area to the west. This prominent wooded hillside gives character and an attractive skyline to the eastern half of the town. The development of the site, even though it is on the lower southern edge of the hillside, would have an impact on the rural views to the south of the town, requiring careful design and mitigation.
- 3.156 Planning permission has been granted for 185 dwellings, including 27.5% affordable housing. The policy provides the criteria to be applied as a starting point, should any revised scheme be submitted.
- 3.157 Due to the constraints of the site in respect of the Local Historic Park and Garden, adjoining listed buildings and a number of large trees that are interspersed in the development, a lower than usual density is assumed. In respect of the impact on the landscape, this will require careful treatment.

- 3.158 A small watercourse runs along the boundary of the site. A flood risk assessment will need to consider the potential for flooding. An onsite Sustainable Urban Drainage Scheme will require implementation to negate any increase in flood risk and ensure that there is no additional run-off from the site as a result of development. Sustainable drainage is a standard requirement under Policy DM1.

Policy CRE2

Red Hill Cross, Exhibition Road

A site of 3.1 hectares at Red Hill Cross is allocated for residential development subject to the following:

- a) 135 dwellings with 28% affordable housing;
- b) Layout, design and landscaping that reflect the local distinctiveness, the visibility of the site and its sloping nature;
- c) Improved access to the town centre for pedestrians and cyclists~~Provision of a safe and convenient footpath from Old Tiverton Road to the footway on the southern boundary of the site on Exhibition Road;~~ and
- d) Land for a 0.4 hectare extension to Crediton cemetery.

- 3.159 ~~This site has outline planning permission for 135 dwellings with 22% affordable housing, but has not yet commenced. The policy provides the criteria to be applied as a starting point, should any revised scheme be submitted. The site previously had outline planning permission for 135 dwellings with 22% affordable housing, however the permission lapsed in 2016. It is understood that delivery of the site is likely to take place after the Pedlerspool allocation has received permission with options for joint access being considered.~~

- 3.160 ~~The site is in a prominent position, which is visible from historic Shobrooke Park to the east. Detailed design and development which respect local distinctiveness, including a generous landscape margin on the east facing side of the site will mitigate any potential impact. The site is in a prominent location but detailed design and development respecting local distinctiveness will mitigate this.~~

- 3.161 ~~For the safety and convenience of pedestrians, a footpath is required from the access to the site to link to the existing footway on the southern boundary of the site on Exhibition Road. The development will also be expected to provide improved access to the town centre for pedestrians and cyclists with scope for improvements along Exhibition Road. The development will need to contribute towards these and other improvements to the local pedestrian and cycle way network. A comprehensive approach to pedestrian and cycle route improvements should be taken in relation to allocations CRE2 Red Hill Cross, CRE5 Pedlerspool and CRE6 Sports Fields all on Exhibition Road. In addition, there is an identified need for an extension to Crediton cemetery which can be secured through the development of this site.~~

Policy CRE3

Cromwells Meadow

A site of 1.3 hectares at Cromwells Meadow is allocated for residential development subject to the following:

- a) 35 dwellings with 28% affordable housing; and
- a)b) Archaeological investigations and appropriate mitigation measures. -

3.162 The site lies to the east of Crediton with residential development to the west and agricultural land to the east of the site. Vehicular access into the site can be achieved from Willow Walk. Appropriate landscaping will be required along the eastern boundary given the potential visibility of the site from historic Shobrooke Park.

3.163 There is an area of floodplain on the eastern boundary of the site. The layout of the development will need to take this into account. The urbanisation of the area would have the potential to increase surface water run-off elsewhere, through the loss of permeable surfaces. Sustainable drainage is a standard requirement for new development under Policy DM1. The site also lies in an area of archaeological potential on the western edge of the floodplain. Archaeological investigation and appropriate mitigation will be required.

Policy CRE4

Woods Group, Exeter Road

A site of 0.17 hectares at Woods Group is allocated for residential development subject to the following:

- a) 8 dwellings;
- b) Mitigation for potential onsite air quality issues with specific design to prevent worsening of air quality on Exeter Road and to avoid potential air quality issues for occupants; and
- c) Design which respects the character and setting of adjoining listed buildings and the Conservation Area.

3.164 This is a small brownfield site within the built up area of Crediton and is suitable for redevelopment. It is located towards the south of Crediton and is currently occupied by a number of structures and scrap.

3.165 The design of the site is important as the site lies in part within the Conservation Area and adjoins listed buildings. -whilst the site contains a number of unlisted buildings of strong traditional local character. The retention and conversion of these buildings would enhance the character of the conservation area. The loss of these buildings would be considered unacceptable without special justification.

Policy CRE5

Pedlerspool, Exhibition Road

A site of 21 hectares at Pedlerspool, Crediton, is allocated for residential development subject to the following:

- a) 200 dwellings with 28% affordable housing including at least five pitches for gypsies and travellers;
- b) A serviced site of 1.1 hectares for a new primary school; Extra-care housing comprising at least 25 units;
- c) A suitable site for the relocation of Crediton Rugby Club;
- d) A phasing strategy which ensures that sites for the sports pitches, affordable housing and gypsy and traveller pitches are delivered broadly in step with the housing development, and the school is transferred to the local education authority at a timetable agreed with Devon County Council; A phasing strategy which ensures that extra care housing and a site for sports pitches are delivered broadly in step with the housing development;
- e) Layout, design and landscaping, including planting on the riverside that reflects the local distinctiveness and its sloping nature;
- f) The protection of the setting of Creedy Historic Park and Garden and the wider area, including the upper slopes to south and west for Green Infrastructure and landscaping;
- g) Facilitation of access to local bus routes via sustainable travel modes including possible extension of service;
- h) Provision of suitable access arrangements from the A3072 and appropriate highway improvements along Stonewall Lane and Old Tiverton Road;
- i) Improved access to the town centre for pedestrians and cyclists;
- ji) Protection and enhancement of trees subject to Tree Preservation Orders within and adjoining the site; and
- kj) An archaeological investigation and mitigation scheme.

3.166 This site falls within Sandford Parish, but will provide for the strategic growth of Crediton as it adjoins the settlement boundary. This site forms a large agricultural holding to the north east of Crediton and is bisected by a road running roughly through the middle. The site is bounded on three sides by country roads to the east, south and west.

3.167 Devon County Council has identified that there is a need for a new primary school in Crediton. Both existing schools are on constrained sites and are being expanded to their maximum potential. This site is a suitable location for a new school, given that the north east part of the town is the focus of growth and provides the opportunity to balance the distribution of schools in Crediton, thereby reducing travel distances for future and existing residents of this part of the town. Given that the need for the school arises from the wider growth of Crediton, the Pedlerspool allocation will not be expected to meet the full costs of providing the facility. The actual cost to the development and the timing of the transfer will be subject to negotiation between the landowner/developer, Mid Devon District Council and Devon County Council as Local Education Authority. The school should be provided within the site in lieu of an employment use which was included in a previous Local Plan policy. Commercial uses would still be considered on this site in addition to the school should a proposal demonstrate a

~~suitable relationship between housing, commercial and community uses. A need has been identified in Crediton for 25 extra care housing units. These should be provided within the Pedlerspool site in lieu of an employment use which was included in a previous Local Plan policy. Commercial uses would still be considered on this site in addition to extra care housing, should a proposal demonstrate a suitable relationship between housing and commercial uses.~~

- 3.168 This site will provide an alternative location and improved facilities for the Crediton Rugby Club, allowing for housing development on the site of existing sports field to come forward (Policy CRE6).
- 3.169 The character of the local registered Historic Parkland at Creedy Park needs to be protected and the tree boundary protected and softened with native species. A buffer of trees should be provided around and within this site. Planting along the Park boundary should reflect the historic planting to extend and soften the transition into Green Infrastructure proposed on the floodplain area to the east.
- 3.170 Highway mitigation measures will need to be provided to offset the impact of developing the site. In particular there is the potential for cumulative highway impacts on the local road network arising from the development of this site and the nearby Stonewall Lane allocation. A Transport Assessment will need to be provided, which comprehensively assesses the transport issues related to development of the site, taking into account the potential cumulative impact of nearby allocations. A number of highway improvements are likely to be needed as a result. In particular there will need to be a realignment of the carriageways of Old Tiverton Road and the A3072 most likely requiring a roundabout design. Improvements will also be required at the junctions of Old Tiverton Road/Stonewall Lane and Pounds Hill/Stonewall Lane. Both Stonewall Lane and Old Tiverton Road are tree-lined in part, and therefore cannot be widened where they adjoin the site boundary without significant loss in tree cover. Instead, improvements to passing places along both Stonewall Lane and Old Tiverton Road should be provided. The development will also be required to provide improved access to the town centre for pedestrians and cyclists with scope for improvements along Exhibition Road. The development will need to contribute towards these and other improvements to the local pedestrian and cycle way network. A comprehensive approach to pedestrian and cycle route improvements should be taken in relation to allocations CRE2 Red Hill Cross, CRE5 Pedlerspool and CRE6 Sports Fields all on Exhibition Road.
- 3.171 The River Creedy flows to the east of the site. Hydrological and hydraulic assessment should be undertaken to verify the flood extent. The results of the modelling will inform the location of different uses on the site, directing residential development to areas of lowest flood risk. This will need to be set out in a Flood Risk Assessment and accompanying drainage strategy.~~A small watercourse runs along the southern boundary of the site. A flood risk assessment will need to consider the potential for flooding. An onsite Sustainable Urban Drainage Scheme will require implementation to negate any increase in flood risk. Sustainable drainage is a standard requirement of Policy DM1.~~
- 3.172 The site lies within an area of archaeological potential. Investigation and potential mitigation may be needed.

Policy CRE6

Sports fields, Exhibition Road

A site of 5.5 hectares at the sports fields, north and south of Exhibition Road, is allocated for residential development, subject to the following:

- a) 120 dwellings with 28% affordable housing;
- b) Relocation of the rugby club and associated pitches to a suitable alternative site before development is commenced;
- c) Provision of a Transport Assessment to assess the need for a right turn lane into the northern part of the site;
- d) Improved access to the town centre for pedestrians and cyclists; and
- ed) Archaeological investigation and appropriate mitigation.

3.173 The site comprises the club house, main pitch and a number of training pitches currently used by Crediton Rugby Club. A site for the relocation of the club has been identified within the Pedlerspool site (Policy CRE5), freeing up this site for residential development. However, should the Pedlerspool site not come forward, another suitable alternative site for the rugby club and training pitches will need to be found before this allocation can be developed. The replacement sports facilities should result in no net loss in provision.

3.174 The part of the site to the south of Exhibition Road is flat with good access from the A3072, whilst the area to the north is steep adjoining the road, which has implications for design, layout and access. A right turn lane may be required in order to access the northern part of the site, the need for which should be identified by a Transport Assessment to be submitted by the applicant. The provision of secondary points of access will be necessary for both parts of the allocation, though it is acknowledged that achieving this may result in the loss of some of the trees which currently adjoin the north side of Exhibition Road.

3.174a The development will also be required to provide improved access to the town centre for pedestrians and cyclists with scope for improvements along Exhibition Road. The development will need to contribute towards these and other improvements to the local pedestrian and cycle way network. A comprehensive approach to pedestrian and cycle route improvements should be taken in relation to allocations CRE2 Red Hill Cross, CRE5 Pedlerspool and CRE6 Sports Fields all on Exhibition Road.

3.175 The site lies within an area of archaeological potential. Investigation and potential mitigation may be needed.

Policy CRE7

Stonewall Lane

A site of 3.2 hectares at Stonewall Lane is allocated for residential development subject to the following:

- a) 50 dwellings with 28% affordable housing;
- b) Relocation of playing fields to a suitable alternative site before development is commenced;
- c) Layout, design and landscaping which reflects the elevated, visible nature of the site;
- d) Diversion of Stonewall Lane through the site to Jockey Hill and widening of Stonewall Lane along its frontage and replacement of boundary landscape;
- e) Provision of pedestrian crossing facility from the site to existing footpath network on Jockey Hill; and
- f) Archaeological investigation and appropriate mitigation.

3.176 The site is located on the north side of Crediton, within the settlement limit. It is currently used as playing fields owned by the Queen Elizabeth Academy Trust, which runs the school in Crediton. The site comprises two football pitches which the school considers too remote for effective daily use. The school has stated an intention to use the proceeds from the sale of the site to substantially reinvest in their Barnfield campus which will result in an increase in playing field capacity at that site. The redevelopment of playing fields needs to be closely controlled to ensure there is no net loss in playing provision. As a result the delivery of adequate alternative sports provision would need to be secured before development is commenced on the existing sports fields. Any new provision would need to match or exceed the sports land being lost, whether in terms of quantity, quality or both.

3.177 The site is elevated and visually prominent, offering wide views to the south. Any scheme for the redevelopment of the site would need to ensure adequate landscaping is provided to mitigate any landscape or visual impacts, as well as any heritage impacts associated with the adjoining Creedy Park. High quality design will be required in accordance with Policy DM1. There is the potential for cumulative highway impacts on the local road network arising from the development of this site and the nearby Pedlerspool allocation. A Transport Assessment will need to be provided, which comprehensively assesses the transport issues related to development of the site, taking into account the potential cumulative impact of nearby allocations. Stonewall Lane, which runs along the northern boundary of the site is narrow, whilst the junction where it meets Jockey Hill is sub-standard and has limited visibility, being located close to the crest of the hill. Stonewall Lane would need to be diverted through the site enabling construction of a new junction with Jockey Hill, to the south of the existing junction and providing suitable visibility splays. Stonewall Lane will need to be widened to provide sufficient width for two vehicles along the site frontage. Any loss of Devon Bank arising from the highway realignment will need to be replaced. The site also lies within an area of archaeological potential and investigation and potential mitigation may be needed.

Policy CRE8

Land at Barn Park

A site of 1.64 hectares at Barn Park is allocated for residential development subject to the following:

- a) 20 dwellings with 28% affordable housing; and
- b) Vehicular access from Barn Park.

- 3.178 The site is located on the south of Crediton with residential development along the northern boundaries. The site is located relatively close to the town centre.
- 3.179 Access to the site will be through Barn Park as access is limited and the Highway Authority has advised that this is the maximum number of houses suitable for access through the existing housing estate.

Policy CRE9

Land at Alexandra Close

A site of 0.63 hectares at Alexandra Close is allocated for residential development subject to the following:

- a) 15 dwellings with 28% affordable housing.**

- 3.180 The site is a small field adjacent to modern housing on the north western side of Crediton.

Policy CRE10

Land south of A377

A site of ~~1.92.6~~ hectares south of the A377 in Crediton is allocated for commercial development subject to the following:

- a) 7,600 square metres of B1, B2 or B8 floorspace or other suitable commercial uses**

- 3.181 This site adjoins the existing Tesco store and a restaurant, with access from the A377 on the east side of the town. The site was part of a larger allocation in a previous Local Plan, which subsequently had outline planning permission for mixed use development. This remaining part of the site is still available for commercial use, which may include B1-B8 uses such as offices, light industry or storage and distribution, or alternatively a suitable 'sui generis' use if appropriate.

- 3.182 ~~There is a small watercourse which passes through the centre of the site. A flood risk assessment will need to consider the potential for flooding. A better understanding of the flows of the Rivers Yeo and Creedy, undertaken by the Environment Agency, has indicated that this area is at greater risk of flooding than indicated at the time of the original permissions which covered the wider Tesco site. They have indicated that some of the site may actually lie within an area of floodplain that would be highly functional in times of severe flood, and subsequently development previously considered acceptable could now exacerbate flood risk. A Flood Risk Assessment will therefore need to be submitted with any application on the site which will need to incorporate both a comprehensive level survey of the site's current~~

arrangement, and additional modelling taking into account current levels. The purpose of such will be to determine the risks so that fully informed decisions regarding the suitability, or otherwise, of the currently undeveloped plots that benefit from outline permission can be made. The layout, site and floor levels of any development will be heavily dictated by the flood risks. Appropriate landscaping and sensitive design and materials will be required given the position of the site to the south of the historic Downes park and garden and the listed complex at Wellparks.

Policy CRE11

Crediton Infrastructure

The Council will use the Community Infrastructure Levy and planning obligations where appropriate, seek external sources of funding and work with partners to deliver the following infrastructure for Crediton:

- a) Enhanced pedestrian and cycle facilities to serve development;**
- b) Bus service enhancements;**
- c) Air quality improvements;**
- d) Expansion and improvement of primary and secondary education facilities;**
- e) Public open space and green infrastructure;**
- f) Expansion of emergency fire and rescue services;**
- g) Library reconfiguration to provide Devon Centre;**
- h) Extra care housing;**
- i) Community facilities including provision for children/youth; and**
- j) Potential highway improvements;**
- k) Provision of works to reduce flood risk.**

3.183 Strategic Local Plan sites will be required to pay for specific items of infrastructure that are necessary to make the development acceptable. Other development (if eligible) will be charged the Community Infrastructure Levy (CIL) at a rate per square metre. CIL funds will be spent according to a prescribed list of infrastructure projects or types of infrastructure.

3.184 The Council's strategic infrastructure policy is set out earlier in the Local Plan under Policy S8, but there are infrastructure requirements specific to Crediton that are listed under Policy CRE11. The Council will use CIL, planning obligations for strategic sites and other sources of funding to deliver the infrastructure listed wherever possible. Where another organisation is responsible for delivering the infrastructure required as a result of new development, the Council will work in partnership with the relevant bodies to ensure that infrastructure needs associated with development are addressed appropriately.