


Statement of Community Involvement (SCI) 2015





The SCI sets out how Exmoor National Park Authority intends to consult the public and other stakeholders on future planning policy documents and planning applications.



If you have any queries or questions relating to this document please get in touch with the Policy & Community Team using the contact details below:

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Contents

The Statement of Community Involvement.....	4
Areas of Responsibility.....	4
Commitment to Engagement	6
Community Involvement in Planning	7
Resources	8
Publicity Networks.....	9
Community Involvement in Practice	11
Statement of Intent	11
Methods of Community Involvement.....	12
Planning Applications.....	13
Plan Making	16
Appendix 1: Exmoor Parish & Consultative Forum	21
Appendix 2: Specific and General Consultation Bodies.....	22

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The Statement of Community Involvement

1. This 'Statement of Community Involvement' sets out how Exmoor National Park Authority intends to consult and engage the public and other stakeholders on future planning policy documents¹, and planning applications.

Overarching Aims for Community Involvement in the Planning of Exmoor

Exmoor National Park Authority aims to ensure

- 1. that all those with an interest in the National Park have the opportunity to submit their views in relation to planning matters, and**
- 2. that consultations are structured to facilitate active involvement and are tailored to the type of planning document involved**

subject to the constraints of the planning system, resources, and deadlines.

Areas of Responsibility

2. Exmoor National Park Authority is an 'all-purpose' planning authority, responsible for land use planning for the whole of Exmoor National Park. This Statement of Community Involvement (SCI) will affect all planning matters in the National Park (including minerals and waste planning).
3. West Somerset District Council and Somerset County Council are responsible for all local government functions except for planning in that part of the National Park within Somerset. In the Devon area of the National Park, North Devon District Council and Devon County Council are responsible for all local authority functions except for planning.
4. The National Park Authority is comprised of 22 members. This includes appointees of the Secretary of State who provide specialist National Park expertise and perspectives, representatives of local parish council interests;

¹ Includes Local Plans as defined by The Town and Country Planning (Local Planning)(England) Regulations 2012 section 6, Supplementary Planning Documents, and neighbourhood planning documents.

and nominated representatives of North Devon District Council, West Somerset District Council, Devon County Council and Somerset County Council.

5. Unlike local councils, the Authority represents not just the locality, but the locality as a National Park. This means that in addition to the local interests such as local residents, businesses and landowners, those from elsewhere but with an interest in National Parks, or the special qualities of Exmoor must also be engaged and their views taken into account.
6. Exmoor National Park was designated as a National Park in 1954 under the National Parks and Access to the Countryside Act 1949. The purposes of National Park designation as amended by the Environment Act 1995 are:
 - To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park area
 - To promote opportunities for understanding and enjoyment of the National Park's special qualities
7. Exmoor National Park Authority was established as an independent authority in 1997 under provisions set out in the Environment Act 1995. The Act sets out two primary duties for the Authority:
 - To do anything which is calculated to facilitate, or is conducive to, the accomplishment of the National Park purposes. For example, the rights of way network is managed and maintained by Exmoor National Park Authority which has delegated powers from Devon and Somerset County Councils.
 - To seek to foster the social and economic well-being of local communities in the National Park.

Our values are reflected throughout the work of the Authority and are:

Sustainability: using resources responsibly, cost effectively and efficiently and providing a model for more sustainable ways of working

Customer focus: being responsive to the needs of the public, partner organisations and each other and going the extra step to engage people in our work

Respect: treating everyone, both within and outside the Authority, with respect and providing equality of opportunity for all

Improvement: actively seeking ways to improve our services and performance, seeing problems as challenges not obstacles in an environment that encourages people to be flexible and innovative

Professionalism: providing a high quality, professional service based on high standards and excellent communications

Team Work: working together to achieve the Authority's objectives, supporting colleagues and committing to achieving the Authority's vision

Commitment to Engagement

8. Exmoor National Park Authority promotes better awareness and engagement amongst local communities and other interested parties to have a say in the planning and sustainable development of Exmoor National Park, and how the Authority itself undertakes its responsibilities. This Statement of Community Involvement complements the Authority's broader commitment to improving engagement, which is a key action set out in the Exmoor National Park Partnership Plan 2012 – 2017². The Partnership Plan encourages partnership working to focus on actions that will contribute most towards keeping Exmoor special and meeting the needs and wellbeing of local communities. The Partnership Plan lists the organisations which are key partners in the delivery of the Priorities for Action³.
9. The Authority continues to build upon its long tradition of partnership working to fulfil its aims and obligations under the new planning system. Participation is encouraged through the Exmoor Consultative and Parish Forum and developing contacts with young people.

² Exmoor National Park Partnership Plan 2012 – 2017 <http://www.exmoor-nationalpark.gov.uk/about-us/key-documents>

³ Ibid

10. The Authority's Equality Statement⁴ also sets out the approach to working with our partners, in line with the Equality Act 2010, in seeking opportunities to eliminate discrimination and advance equality of opportunity between people who share a protected characteristic under the Act and those who do not.

Community Involvement in Planning

11. The preparation of a Statement of Community Involvement is a requirement of the Planning and Compulsory Purchase Act 2004. The Authority adopted its first Statement of Community Involvement on 1 August 2006 in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2004.
12. Subsequently there have been changes to the planning system introduced through the Localism Act 2011 which reformed the way local plans are prepared; this led to the introduction of the Town and Country (Local Planning) (England) Regulations 2012 and the publication of the National Planning Policy Framework (NPPF).
13. The Localism Act also introduced Neighbourhood Planning which allows communities to come together through a Town or Parish Council to plan for their area⁵. Local planning authorities are required to support neighbourhood planning and have responsibilities for various stages of their production.
14. The Duty to Cooperate was also created in the Localism Act and places a legal duty on local planning authorities and public bodies to engage constructively on an ongoing basis to maximise the effectiveness of preparing local plans in relation to cross boundary strategic matters such as issues relating to the housing market, travel to work areas, river catchments and ecological networks.
15. The planning system continues to place a strong emphasis on full consultation with everyone involved in planning – that is, how land will be used, conserved, developed or improved. Paragraph 155 of the NPPF states:
“Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the

⁴ Exmoor National Park Authority – Equality Statement - <http://www.exmoor-nationalpark.gov.uk/about-us/key-documents>

⁵ Where there are no parish councils a neighbourhood forum may be formed to act on behalf of the community.

sustainable development of the area, including those contained in any neighbourhood plans that have been made”.

16. In the past, exercises such as the ‘Your Future Exmoor’ events held in 2010⁶, which were attended by almost 1000 of the National Park’s population, have shown that people have a real interest in the National Park and the planning policies and decisions that will affect the area and its communities. Their input has influenced the preparation of the Local Plan and demonstrates that public involvement in planning for Exmoor can make a real difference.

Resources

17. A wide range of Authority staff and members are engaged in the various partnership work outlined above, and can contribute to engagement of the relevant groups with the Authority’s planning service. Specialist Authority staff also contribute to the development of planning policy or comment on planning applications.

Development Management Team

18. The Development Management team is available to assist the community and other stakeholders in their involvement in planning applications. At most times a Development Management planning officer is available to telephone callers or visitors (preferably by appointment) to the Authority’s offices at Exmoor House in Dulverton to discuss planning matters, applications and the opportunities to comment on them.
19. Development Management staff also provide weekly ‘surgeries’ at Porlock and Lynton to provide a face-to-face service for those parts of the National Park remote from the Head Office at Dulverton. This team is also supported by a customer support team and a Planning Investigations Officer (who is primarily engaged in enforcement work) who are able to provide general advice and information on planning applications.

Policy & Community Team

20. This team is responsible for the planning policy function of the Authority which includes preparation and consultation on local development

⁶ <http://www.exmoor-nationalpark.gov.uk/planning/planning-policy/new-local-plan/your-future-exmoor>

documents, strategic planning matters, neighbourhood planning and planning policy monitoring.

21. At most times a planning policy officer is available to telephone callers or visitors (preferably by appointment) to the Authority's offices at Dulverton to discuss local planning documents and the opportunities to engage in shaping them.

Publicity Networks

22. The Authority utilises a wide network for the dissemination of planning information, particularly in relation to plan-making, including:
 - Exmoor National Park Authority's Head Office at Exmoor House, Dulverton
 - West Somerset Council Offices at Williton, and North Devon Council Offices at Barnstaple.
 - National Park Centres at Dulverton, Dunster and Lynmouth.
 - Local libraries including those at Minehead, Porlock, Lynton, Dulverton, Combe Martin and Barnstaple.
 - Local Information Points which include a number of village shops and tourism outlets which have an agreement with Exmoor National Park Authority to provide basic information about their immediate location and services offered by the Authority⁷.
 - Other local community services (including shops and public houses) on an informal basis.
23. Many of these outlets are available to display consultation material through the goodwill of the businesses or other organisations concerned. The Authority will continue to use such networks on an informal basis or to deposit leaflets outlining planning matters.
24. The Authority will ensure that local planning policy documents are formally made available for inspection at the National Park Authority offices at Exmoor House, and will send these documents to West Somerset and North Devon Councils so they can make them available. The material made available through other outlets is likely to vary and may comprise leaflets, posters or summaries rather than a full range of planning documents that may be challenging for the Authority to resource and for smaller outlets to display.

⁷ <http://www.exmoor-nationalpark.gov.uk/enjoying/national-park-centres/local-information-points>

National Park Authority Publications

25. The Authority has two regular publications which are used to draw attention to forthcoming consultation and recent publication of local development documents (the timescales involved exclude reference to planning applications). These are 'ParkLife', which is published twice a year and aimed primarily at local residents and businesses, and 'Exmoor Visitor', published annually, which is targeted towards visitors to the National Park.

Other Opportunities for Engagement

26. The Exmoor Consultative and Parish Forum provides a key mechanism for consultation and involvement of key local stakeholders on the Authority's activities. The Forum, which meets five times a year, comprises representatives from the Exmoor parish/town councils, a number of organisations (see Appendix 1), and individuals.
27. The Forum receives reports and updates on the preparation of local development documents, and has the opportunity to provide input and comment on their content and processes. Members are able to question the Authority and its officers on local planning documents and significant planning applications.
28. In addition to this Forum and the representation by five parish council Members of the Authority itself, great emphasis is given by the Authority to its involvement with parish and town councils of the National Park. In terms of planning, they are routinely consulted on all planning applications within their respective parishes and local development documents. The Authority provides training to the Parish Councils on planning matters, including planning applications and provides information and updates on the preparation of local planning documents.

Equality

29. Under the provisions of the Equality Act 2010, the Public Sector Duty requires public authorities to have due regard for equalities considerations when exercising their functions.
30. With regard to planning and the preparation of Local Plans it is considered useful to produce an assessment of equalities issues; this is known as an Equalities Assessment or Equalities Impact Assessment. When consulting on the Plan it is also important that the protected characteristics of the

Equalities Act are taken into consideration; ensuring that all groups of people have the opportunity to access relevant material and are able to participate.

31. In relation to planning applications, a combination of site notices, on line information, planning surgeries to meet face-to-face means that we have a variety of methods to help ensure that the public are informed about proposals in their local area.

Community Involvement in Practice

EXMOOR NATIONAL PARK AUTHORITY GUIDING PRINCIPLES FOR COMMUNITY INVOLVEMENT IN PLANNING

The following principles will determine the Exmoor National Park Authority's approach to engaging the community in informing the determination of planning applications and in preparing planning policy documents:

- Openness, fairness and impartiality
- Maximising opportunities for constructive engagement of relevant communities and undertaking joint consultations where appropriate
- Balancing the resources available for the Authority's responsibilities
- Reaching out to those who have not previously been involved in planning matters
- Ensuring information is clear and avoiding jargon
- Providing feedback on the changes made as a result of consultation
- Recognition that the Authority must act within its powers and responsibilities laid out in legislation

Statement of Intent

32. The Authority will publicise planning applications, invite comments on them, and take such comments into account when it makes decisions on them.

33. The Authority will consult widely on planning policy documents, including local plans, neighbourhood plans and neighbourhood area designations, using a range of methods according to the nature of the document and the likely interest in it. Drafts of planning policy documents will also be published for comment. The comments received will be considered when the Authority is making decisions as to whether to modify these documents or in designating a neighbourhood area. Interested parties will be able to request to be consulted on future local planning documents, and will be advised when the document's preparation reaches the appropriate stage.
34. The Authority will annually review its arrangements and methods of community involvement as part of the Annual Monitoring Report. This will include an assessment of the effectiveness of these arrangements and consideration of change as a result of suggestions received or emerging examples of good practice.

Methods of Community Involvement

35. Community involvement can take a wide variety of forms, and each has its advantages and disadvantages. As engagement and participation approaches evolve it is likely that the methods and practices employed by the Authority will also change. The Authority will use a variety of approaches in preparing its local planning documents, and will attempt to ensure that these are carried out at times and places convenient to local communities and other stakeholders.
36. Examples of the methods that may be employed include –
 - Wide distribution of documents including availability on the Authority's website, and opportunity to respond via a form, a letter or e-mail.
 - Web-based interactive consultation using software to enable participation on plans and policies via discussion, comments and mapping.
 - Publicising consultations through social media, press releases and publications such as ParkLife.
 - Public exhibitions where informative posters and other material are displayed, and planning officers are in attendance to discuss matters with individual members of the public.
 - Public meetings, where the public and community leaders have an opportunity to address the meeting and also put questions to planning officers and other key players.

- Workshops, where members of the public have the opportunity to engage in group debates and practical exercises.
 - Surveys which might involve questionnaires, interviews or similar.
 - Availability of planning officers by phone or in person to discuss proposals or issues.
37. The selection of consultation methods will be informed by the guiding principles for community involvement and will balance considerations such as the potential to engage a significant portion of groups most affected or interested, minimise consultation fatigue as much as possible, and take into account any preferences indicated by communities themselves.

Planning Applications

38. The nature of the National Park and the type of development generally occurring within it sets the context for this part of the Statement of Community Involvement. As a relatively remote and sparsely populated rural area, with mainly scattered small settlements, the pace of development is, for the most part, modest.

Major Planning Applications and Applications of Wider Interest

39. The National Planning Policy Framework (NPPF) presumes against major development within the National Park.⁸ As a consequence of these factors there are likely to be few developments of large scale or significant impact. However, this is a matter of planning judgement. The Local Plan includes a Major Development policy which provides an interpretation of major development in the context of the NPPF, which will not necessarily be consistent with the Development Procedure Order definition of major development for the categorisation of planning applications.⁹ The environmental quality and national status of Exmoor also means there are individuals and organisations across the country that have a legitimate

⁸ DCLG (2012) National Planning Policy Framework, para. 116

⁹ The formal definition of 'major development' (for the purposes of consultation on planning applications) is set out in The Town and Country Planning (Development Procedure) (England) Order 2010, and includes – minerals development (i.e. mining, etc.); waste development; housing development of more than 10 units or 0.5 hectares; new building(s) with floorspace 1,000 sqm or more; development of land 1 hectare or more.

interest in how this national asset may be affected, and any implications for the wider family of National Parks.

40. For major planning applications and those applications where Exmoor National Park Authority judges, on the basis of the nature of the application, or the expression of the relevant communities, that an application would have significant implications or interest for the local, or relevant regional or national, community, it will provide additional methods to enable public involvement in the assessment of proposals (beyond those applying to other applications set out below). Such applications are likely to include most developments which are ‘major’ applications, but also may well include applications which do not technically meet this definition of ‘major’ including those defined by the Local Plan policy for major development.
41. Exmoor National Park Authority will pursue a flexible and pragmatic approach with regard to engaging the community in the consideration of major planning applications, including:
 - ensuring that both local communities and the wider range of parties with an interest in National Parks are notified of significant planning applications,
 - facilitating wider public involvement in applications for development of particular significance in terms of scale or potential impact,
 - continuing to provide, as resources permit, pre-application advice to potential applicants (both corporate bodies and private individuals). Note that this will not normally include public consultation by the Authority, as this will take place when (or if) a planning application is actually made, and
 - encouraging those promoting a development to consult any individuals or communities who may be affected by their proposals, to ensure that concerns can be considered and addressed by the applicant before any application is made. Where a Planning Performance Agreement (PPA) is in place, the applicant is required to ensure that pre-application consultation has been undertaken effectively¹⁰.

Other Planning Applications

42. Conversely, the generally limited amount and size of development, and the small size of the settlements, tend to mean that local communities and

¹⁰ Exmoor National Park Authority – Planning Performance Agreement Charter

individuals are understandably interested and concerned about the potential impact of developments that would be regarded as relatively modest in other contexts.

43. All potential applicants are encouraged to discuss their proposal with anyone likely to be affected by or interested in their application in advance of proposals being finalised and an application submitted. The planning case officer or other planning officer will be available at reasonable notice to discuss or explain the proposal by telephone or in person at Exmoor National Park Authority's offices in Dulverton or at the weekly surgeries at Porlock and Lynton.
44. In addition the Authority will:
 - publish a weekly list of new applications received on its website and also send the list to the parish councils in the National Park (if they have an application in their Parish), West Somerset Council, North Devon Council, Somerset County Council and Devon County Council
 - make planning applications available for inspection at Exmoor National Park Authority's offices and on its website. Applications may also be viewed at either West Somerset Council or North Devon Council offices (as appropriate to the site).
 - display a site notice at the site (or nearest highway in the case of sites with no highway frontage)
 - advertise relevant applications in the local newspaper
 - notify neighbours by letter
 - notify the relevant town/parish council or parish meeting, statutory consultees and other bodies likely to be interested in the application based on their individual requirements.
 - allow consultees at least 21 days to submit initial representations
 - where an application is presented to the Exmoor National Park Authority for its decision the applicant, supporter, objector or other interested parties have the right to request to speak to the Authority meeting for a maximum of two minutes before the decision is made (recordings of meetings are available on our website)
 - publish decisions on planning applications on the Authority's website www.exmoor-nationalpark.gov.uk/planning

Getting in contact about planning applications

Unless you have been advised who the case officer is, in the first instance please contact:

Email: plan@exmoor-nationalpark.gov.uk

Write to: Planning Team
Exmoor National Park Authority
Exmoor House, Dulverton
Somerset TA22 9HL

Plan Making

Local Plans

45. Local Plans form the ‘development plan’ for each local planning authority. All decisions on planning applications should be made in accordance with the development plan unless material considerations indicate otherwise. Local Plans can contain development strategies, site allocations, detailed policies, supporting text and maps.
46. Legislation and planning guidance set out specified procedures that these plans have to go through. These procedures include community involvement, a sustainability appraisal, habitat regulations assessment and examination by an independent planning inspector. Regulations set out when a plan should be consulted on and who should be consulted.
47. There are various points in the preparation of Local Plans at which organisations and individuals may become involved. We will consult statutory organisations (specific consultation bodies) including Councils, infrastructure providers and Government bodies as legally required or otherwise appropriate, Parish and Town Councils, Parish Meetings, local businesses, voluntary and other organisations (including those identified as general consultation bodies), and the general public. A register is maintained to include contact details of any person or organisation who has expressed an interest in the Plan (see para. 53). Appendix 2 lists the specific and general consultation bodies that should be notified of formal consultations, set out in Local Plan regulations.¹¹ The nature of the

¹¹ Town and Country Planning (Local Plan) (England) Regulations 2012

consultation will depend on formal regulations, and partly on the subject matter. For example, whether it affects just one village, or is about a specialist topic, or is of more general interest and effect.

48. The Local Development Scheme (LDS) is a project timetable which gives information and detail about the preparation and review of local plan documents and supplementary planning documents in the National Park. The LDS is useful for anyone involved in the plan-making process as it sets out when each document is available for formal consultation. The LDS is available online on the Exmoor National Park Authority website.
49. At the start of preparing a new Local Plan, communities and other organisations will be asked for ideas, views and information on the issues the Plan will address. As the Local Plan is in preparation further consultation documents will be published setting out options, evidence, and draft policies. The final publication of the Plan gives the public an opportunity to make formal representation to a Planning Inspector for independent examination.
50. The accompanying Sustainability Appraisal (incorporating a 'Strategic Environmental Assessment') provides an analysis of the potential impact of the proposals (or options) in terms of the environmental, social, and economic dimensions of sustainability. As such it provides an important tool informing the selection and balancing of the contents of the local development document.
51. Comments will be invited on both the local plan and the sustainability appraisal which will evolve alongside it. Comments received, or a summary of them, will be published on the website after the consultation ends. A report will be produced to explain how these comments have been taken into account in relation to the preparation of the Local Plan.

Neighbourhood Planning

52. Neighbourhood development plans, neighbourhood development orders and community right to build are all elements of neighbourhood planning. Once a neighbourhood development plan is brought into force it becomes part of the development plan for the neighbourhood area. Neighbourhood planning is led by community representatives on behalf of the community. These representatives are generally Parish or Town Councils (known as the Qualifying Body), although they may delegate the management of the process to a steering group and other details of preparation to other community representatives.

53. Although the community is responsible for drafting the neighbourhood plan or order, the Authority will support this process by providing advice to communities throughout its preparation. The Authority is also responsible for certain stages of the proposed neighbourhood plan or order including:
- consulting on the designation of the neighbourhood area
 - consulting on the submitted plan/order,
 - organising the examination,
 - publication of the examiner's report,
 - working with the relevant district council to arrange the referendum
 - deciding whether or not to bring the plan/order into force
54. The Localism Act makes various amendments to the Town & Country Planning Act 1990 and the Planning & Compulsory Purchase Act 2005 that guides neighbourhood planning in addition to subsequent regulations also brought into effect. We will formally consult statutory bodies, and other bodies specified by the regulations including Parish Councils and local interest groups and those that wish to be notified.

Supplementary Planning Documents (SPDs)

55. These have a lesser status than local plan documents. They give further detail in relation to policies which are already in the development plan (e.g. the Local Plan) and should help applicants make applications or aid infrastructure delivery. We will formally consult statutory bodies, Parish Councils and local interest groups on a draft version. Earlier informal consultation arrangements may be held depending on the subject matter. A formal examination by a Planning Inspector is not however required.

Consultation Register

56. If you wish to be notified about the preparation of local plans, neighbourhood plans or supplementary planning documents, please contact the Authority to ensure that your details are logged on our system. In terms of data protection, we will only use your contact details with regard to the preparation of planning documents and you can ask for your details to be deleted at any time.

Contact us about local planning documents, forward planning and planning policy by:

Emailing: localplan@exmoor-nationalpark.gov.uk

Writing to: Policy & Community Team
Exmoor National Park Authority
Exmoor House
Dulverton
Somerset
TA22 9HL

How we will use your information

The Authority is registered with the Information Commissioner in line with the Data Protection Act 1998. The information you share with us in relation to planning policy consultations will be retained on a file and/or electronic database indefinitely for the purpose of providing background evidence for decisions made.

The Local Government (Access to Information) Act 1985 requires that all representations must be available for public inspection (which includes the Press). Comments received will usually be acknowledged, and will be placed on file, on our database and published on our website with your name and the organisation you represent. Personal contact details may be used to provide updates in relation to any representation you may make or notify you of any future consultations, if appropriate. Anonymous submissions cannot be taken into account.

You should not include any personal information in your comments that you would not wish to be made publicly available or make any discriminatory comments. Personal contact information (address, telephone number and email) will not be published. We reserve the right to withhold any comments or parts of comments that are offensive or defamatory. By submitting your comments you are confirming they are your personal views and you agree to accept legal responsibility for your comments and accept that they will be publically available.

Appendix 1: Exmoor Parish & Consultative Forum

The following organisations and businesses involved in the Exmoor Parish & Consultative Forum are listed at the time of publication (in addition to Town and Parish Councils and Parish Meetings within or partly within the National Park):

All Wheel Drive Club	National Farmers Union (South West Region)
Bernard Dru Oak Ltd	Natural England
Caravan Club	North Devon Conservation Society
Community Council of Devon	Ramblers Association (Devon)
Country Land and Business Association	Ramblers Association (North Devon Group)
Crowcombe Beagles	Ramblers Somerset
Devon and Somerset Staghounds	Rural Employment Enabler
Devon Wildlife Trust	Smiths Gore
Environment Agency	Somerset Association of Local Councils
Exmoor Local Access Forum	Somerset County Gazette
Exmoor Natural History Society	Somerset Wildlife Trust
Exmoor Society	The National Trust - Holnicote Multi-objective Flood Management Demonstration Project
Exmoor Tourism Association	West Somerset District Council
Exmoor Trust	West Somerset Free Press
Exmoor Uprising Group	Young Farmers Club
Field Studies Council	Young Farmers Club (Somerset Federation)
Forestry Commission	
Landsense Professional Ltd	
Living Exmoor	
Louise Crossman Architects	

Appendix 2: Specific and General Consultation Bodies

As defined by the Town and Country Planning (Local Planning) (England) Regulations 2012:

Specific Consultation Bodies

- a) the Coal Authority,
- b) the Environment Agency,
- c) the Historic Buildings and Monuments Commission for England (known as English Heritage),
- d) the Marine Management Organisation,
- e) Natural England,
- f) Network Rail Infrastructure Limited (company number 2904587),
- g) the Highways Agency,
- h) a relevant authority any part of whose area is in or adjoins the local planning authority's area,
- i) any person—
 - (i) to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003, and
 - (ii) who owns or controls electronic communications apparatus situated in any part of the local planning authority's area,
- j) if it exercises functions in any part of the local planning authority's area—
 - (i) a Primary Care Trust established under section 18 of the National Health Service Act 2006 or continued in existence by virtue of that section;
 - (ii) a person to whom a licence has been granted under section 6(1)(b) or (c) of the Electricity Act 1989;
 - (iii) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986;
 - (iv) a sewerage undertaker; and
 - (v) a water undertaker;
- k) the Homes and Communities Agency; and
- l) where the local planning authority are a London borough council, the Mayor of London.

General Consultation Bodies

- a) voluntary bodies some or all of whose activities benefit any part of the local planning authority's area,
- b) bodies which represent the interests of different racial, ethnic or national groups in the local planning authority's area,
- c) bodies which represent the interests of different religious groups in the local planning authority's area,
- d) bodies which represent the interests of disabled persons in the local planning authority's area,
- e) bodies which represent the interests of persons carrying on business in the local planning authority's area;