



Exmoor National Park Authority

Local Development Framework

Town & Country Planning Act 1990. Planning & Compulsory Purchase Act 2004.

Statement of Community

Involvement

Adopted 1st August 2006

The 'Statement of Community Involvement' sets out how the planning authority intends to consult the public and other stakeholders on future plans, planning documents, and planning applications.

If you have any queries about this document

or

Should you require assistance in reading or understanding this (or other LDF) documents the Authority will be pleased to help, and will provide the document in translation or alternative format where appropriate.

Please contact:

Tessa Saunders, Planning Assistant (Policy & Community)

Tel 01398 322 246

E-mail tasaunders@exmoor-nationalpark.gov.uk

Post Exmoor National Park Authority
Exmoor House
Dulverton
Somerset
TA22 9HL

CONTENTS

<u>1. What is the ‘Statement of Community Involvement’?</u>	4	
Summary of Community Involvement in Planning		4
<u>2. Introduction</u>	5	
Background		5
Areas of Responsibility		6
<u>3. The Authority’s Engagement in Community Involvement</u>	8	
Extending the Consultation Network		10
Resources for Community Involvement		11
Review of the Statement of Community Involvement		14
Exmoor’s Guiding Principles for Community Involvement		15
Types of Community involvement which might be used		15
<u>4. Planning Applications</u>	17	
Minor Planning Applications		18
Planning Applications of Wider Interest		19
Getting in contact about planning applications		20
<u>5. Local Development Documents</u>	21	
Development Plan Documents (‘DPD’s)		22
Supplementary Planning Documents (‘SPD’s)		24
Who will be involved, and how, in local development document preparation		25
Selection of Methods of Consultation on Local Development Documents		26
Consultation Considerations for Particular Local Development Documents		27
Contacting us about local development documents		30
<u>Appendix 1 – Indicative list of consultees</u>	31	

1. What is the ‘Statement of Community Involvement’?

1.1 This ‘Statement of Community Involvement’ sets out how Exmoor National Park Authority intends to consult the public and other stakeholders on future plans, planning documents, and planning applications for Exmoor National Park.

Main 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 contribute, comment, criticise or put forward suggestions in relation to proposed local planning documents and planning applications;
2. that such opportunities are structured as far as possible to facilitate active involvement by interested parties and communities, and tailored to the type of planning document involved;

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

Summary of Community Involvement in Planning

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

1.3 The Authority will consult widely on local development documents, using a range of techniques according to the nature of the document and the likely interest in it. It will also publish drafts of these documents and invite comments from anyone interested. The comments received will be taken into account when the Authority is making decisions as to whether to modify or adopt these documents. Interested parties will be able to register their wish to be consulted on future local development documents, and will be advised when the document’s preparation reaches the appropriate stage.

1.4 The Authority will annually review its arrangements and methods of community involvement as part of the Local Development Framework Annual Monitoring Report. This will include a critical assessment of the effectiveness of these arrangements and consideration of change in the light of suggestions received or emerging examples of good practice.

2. Introduction

2.1 Exmoor National Park Authority is very keen that local communities and other interested parties have a say in the planning and sustainable development of Exmoor National Park, and how the Authority itself undertakes its responsibilities.

2.2 In the past, exercises such as the 'Planning for Real' events in 2000, which were attended by over a fifth of the National Park's population, have shown that people have a real interest in the National Park and planning policies and decisions that will affect the area and its communities. Their input made a real difference to the Local Plan. This is now starting to deliver local needs affordable housing, protecting important open space and practical enhancements in National Park settlements. So it can be seen that public involvement in planning for Exmoor can make a real difference.

2.3 Though some of the communities' aspirations are only slowly being met, the planning system does not stand still, and it is important that communities and stakeholders have an input into the future plans (the Local Development Framework) which will replace the Local Plan.

2.4 Meanwhile, development continues day by day, and this document also sets out how those interested can have their say on planning applications in Exmoor.

Background

2.5 The Government has introduced a new planning system in which a new set of documents, known as the 'local development framework', will replace the previous single document known as the 'local plan'.

2.6 The new system puts a strong emphasis on full consultation with everyone involved in 'spatial planning' – that is, how land will be used, conserved, developed or improved. Issues and options are to be discussed at an early stage, with a view to reaching a widely supported agreement on the way forward.

2.7 This Statement of Community Involvement is an obligatory part of the Local Development Framework, and sets out the way that Exmoor National Park Authority intends to consult the public and other stakeholders on these future plans and planning documents (now known as local development documents), and also on planning applications.

2.8 The Government's stated aims for the new system are:

- Flexibility
- Strengthening community and stakeholder involvement

- Front loading (i.e. seeking consensus on essential issues early in the process)
- The use of sustainability appraisal in the preparation of local development documents
- Efficient programme management
- Soundness both in plan content and the process by which plans are produced.

The Government has also broadened the focus of the planning system to encompass what it calls '**Spatial Planning**'. Spatial planning goes beyond traditional planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function.

Areas of Responsibility

2.9 Exmoor National Park Authority is an 'all-purpose' planning authority, responsible for planning for the whole of Exmoor National Park.

2.10 This means that this Statement of Community Involvement will affect all planning matters in the National Park (including Minerals and Waste planning) except those regarding the Regional Spatial Strategy (which is the responsibility of the South West Regional Authority) or national government responsibilities.

2.11 (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 which is in Somerset. In the part of the National Park in Devon, North Devon District Council and Devon County Council are responsible for all local authority functions except for planning.)

2.12 The National Park Authority is comprised of 26 members. This includes appointees of the Secretary of State who provide specialist National Park expertise and perspectives, or represent local parish council interests; and nominated representatives of North Devon District Council, West Somerset District Council, Devon County Council and Somerset County Council.

2.13 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 responded to.

2.14 The purposes of the National Park (and hence the Authority) are set out in the Environment Act 1995. These are
 (1) **conserving and enhancing the natural beauty, wildlife and cultural heritage of the area**; and

(2) promoting opportunities for the understanding and enjoyment of the special qualities of the area by the public.

(If it appears that there is a conflict between these purposes, greater weight must be attached to the first.) All public bodies and statutory undertakers have an obligation to have regard to these purposes. The National Park Authority also has a duty, in pursuing these purposes, to seek to foster the economic and social well-being of local communities within the National Park, but without incurring significant expenditure in doing so, and to co-operate with local authorities and public bodies whose functions include the promotion of economic or social development within the area of the National Park. These purposes set the context for the exercise of the Authority's planning responsibilities, including consultation and engagement of stakeholders in planning applications and the preparation of local development documents.

3. The Authority's Engagement in Community Involvement

3.1 Exmoor National Park Authority has few formal powers other than under planning legislation. This means that it undertakes almost all of its activities in partnership with other parties such as landowners, local communities, special interest groups, trade associations, central and local government agencies, etc. It therefore has a long tradition of partnership working. It intends to build on this partnership working to fulfil its aims and obligations under the new planning system.

3.2 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 meets twice a year, and comprises representatives of the Exmoor parish/town councils and the following organisations:

All Wheel Drive Club	National Farmers Union
Campaign to Protect Rural England	Ramblers Association
Chanin & Thomas	Somerset County Gazette
Countryside Agency	Somerset Wildlife Trust
DEFRA	The National Trust
Devon Wildlife Trust	Trail Riders Fellowship
English Nature	The Camping and Caravanning Club
Exmoor Natural History Society	The Caravan Club
Environment Agency	The Exmoor Trust
Field Studies Council	The Exmoor Society
Forestry Commission	West Somerset Archaeological & Natural History Society
Forest Enterprise	West Somerset Free Press
Forestry & Timber Association	Yarn Market Hotel
Holtom & Thomas Ltd	Young Farmers Club
Members with Special Knowledge	Youth Hostels Association
North Devon Conservation Society	

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 development documents and significant planning applications.

3.3 In addition to this Forum and the indirect parish council representation by 5 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 and local development documents. The Authority has provided training to the Parish Councils on planning matters, including both planning applications and local development documents.

3.4 Though not having ordinary local authority direct responsibility for a **community strategy**, the Authority is represented on the **Exmoor Coast and Countryside Partnership** (West Somerset's Local Strategic Partnership) and **North Devon Community Alliance** (North Devon's Local Strategic Partnership).

3.5 Both of these local strategic partnerships have part of the National Park within their area. The Authority's recent appointment of a community planner should enable this involvement to be strengthened. The Local Strategic Partnerships will be consulted on all local development documents. Their Community Strategies will be used, as appropriate, to inform the issues and options for each local development document.

3.6 The Authority is also involved (e.g. through membership, funding, or hosting) in partnership working with the following organisations:

Association of National Park Authorities
Community Council of Devon
Community Council for Somerset
Council for National Parks
Devon Joint Rural Development Committee
Dunster Working Group
Exmoor Deer Forum
Exmoor Local Access Forum
Exmoor Moorland Initiative Board
Exmoor, North Devon and West Somerset Rural Housing Project
Local Government Association (South West Branch)
Local Government Association's Rural Commission
Lyn Community Development Trust
North Devon and Exmoor Regeneration Company
Regional Environment Network
Somerset Food Links
Somerset Public Transport Forum
Somerset Strategic Partnership
Somerset Strategic Planning Conference
South West Coast Path Forum
South West Forest Project Advisory
South West Protected Landscapes Forum
South West Tourism Consultative Committee
South West Water Recreation and Conservation Forum
Sustainable Development Fund Independent Grant Advisory Panel
Visit Exmoor Forum
Visit Exmoor Ltd
West Somerset Mineral Railway Executive Committee

3.7 In the recent past Exmoor National Park Authority has made real efforts to engage local communities and organisations, and those with specialist National Park interests, in the development of the new Local Plan. (Work on this Local Plan commenced in 1999. It was finally adopted in March 2005.) A series of 20 'Planning for Real' workshops was held during 2000 at various locations across Exmoor, and during day and evening times. 2,159 people took part – over one fifth of the population of Exmoor National Park. Special efforts were made to engage local children, giving them a chance to say how they thought their town/village should look in the future.

3.8 These workshops were followed up with a questionnaire in the 'ParkLife' publication, distributed to every house in the National Park. At each stage in drafting the Local Plan, advertisements were placed in the local press and copies of the relevant documents made available at Exmoor National Park Authority's offices and 5 Information Centres, libraries, West Somerset District Council and North Devon District Council offices, and around 30 pubs, shops and post offices across Exmoor.

3.9 A total of 1,237 written submissions were received during the course of preparation of the Local Plan. While this is a modest number compared to the many thousands received by some district and borough planning authorities, the submissions did provide a significant input into the Plan process both in the context of the relatively small size of the National Park's population (around 11,000 people), and in terms of the quality of the specialist and local perspectives contributed.

3.10 The results of these community involvements can be seen in the final content of the Local Plan. Examples include –

- The innovative local affordable housing policies which respond to widespread concern on this issue, and which are now beginning to result in planning permissions for affordable homes for local people
- The identification of additional areas of 'important open space' to be protected from development (though a minority of these were removed from the final Plan in the light of the independent Inspectors recommendations and his concern that these spaces were not consistent with the others in the Plan)
- Community identified priorities for each settlement

Extending the Consultation Network

3.11 Efforts are being made to identify and involve communities and groups that have not traditionally been engaged in the planning process. These 'hard to reach groups' might include, for instance, people, frail elderly people, people from ethnic and religious minorities, travellers and gypsies, mentally or physically disabled people. Close involvement with the local strategic partnerships that prepare the community strategies covering the National Park may assist the Authority in recognising and making contact with these groups of people, as will direct contact with advocacy groups that operate on their behalf. Particular efforts will be made to engage schoolchildren and young people, both within the local population and the wider constituency of the National Park.

3.12 Of particular note is the outreach work that the Authority does to engage and involve communities and groups that have not traditionally had strong contact with the National Park. Such groups include children and youths from disadvantaged groups and ethnic minority communities in the Region's main urban areas. It is hoped that this work will lead to wider engagement in planning

3.13 The local population is small and unusually homogenous in terms of ethnicity, religion and the use of English as a first language. 97.5% of the National Park population is white British (99.5% including white British, white Irish and white 'other'), for instance [2001 Census].

3.14 Nevertheless, further research will be undertaken to identify those (whether in the local population or further afield) who may have an interest in the National Park and where new efforts, potentially including the use of languages other than English, may help to reach those that have not traditionally been actively engaged in plan making.

Resources for Community Involvement

3.15 Corporate and Partnership Working

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 (e.g. historic buildings, archaeology, woodlands, ecology, land management, education, interpretation, publicity, graphic design) also contribute to the development of planning policy or comment on planning applications. Administrative support is available for particular tasks such as the mailing of consultation papers.

Staff resources

3.16 Community Planning

Around half of the time of a Senior Planning Officer (Policy & Community) post is devoted to Community Planning (under the supervision of the Principal Planning Officer (Policy & Community)). This involves contributing to and supporting community initiatives and groups, including the two Local Strategic Partnerships, and helping them to engage in the development and implementation of local development documents. This allocation of a significant staff resource, as well as the naming of the section responsible for planning services 'Planning and Community', reflects the importance the Authority attaches to partnership working with local communities and enabling them to shape their environment.

3.17 Development Control

The Development Control team is available to assist the community and other stakeholders in their involvement in planning applications. The team consists of

- 1 Principal Planning Officer (Development Control, Monitoring and Enforcement) (this post is also responsible for

managing the Development Control, Monitoring and Enforcement team's function and staff)

- 1 Development Control Officer
- Part of the time of the Planning/Monitoring Officer (who is also involved in monitoring compliance with planning permissions and conditions)
- 1 Planning Assistant (Development Control). (This is a temporary post, funded by Planning Delivery Grant, to improve the Authority's planning service.)

At most times a development control planning officer is available to telephone callers or visitors (preferably by appointment) to the Authority's Offices at Dulverton to discuss planning applications and the opportunities to comment on them. If necessary the case officer responsible for any particular application can usually return contact within a day or so if they are not immediately available. Development control staff 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 an administrative team of three staff, and a Special Duties Officer (who is primarily engaged in enforcement work) who are able to provide general advice and information on planning applications.

3.18 Planning Policy

Three staff carry out the planning policy function of the Authority (which includes preparation and consultation on local development documents, strategic planning matters, and planning policy monitoring). Of these, two have substantial other duties and the third is a temporary post.

- Around half of the time of the Principal Planning Officer (Policy & Community) (this post is also responsible for managing the housing, community planning and planning policy functions and staff)
- Around half of the time of the Senior Planning Officer (Policy & Community) (who is also involved in community planning – see above)
- 1 Planning Assistant (Policy & Community). (This is a temporary post, funded by Planning Delivery Grant, to improve the Authority's planning service.)

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 development documents and the opportunities to engage in shaping them. If necessary the officer responsible for any particular local development document can usually return contact within a day or so if they are not immediately available.

3.19 The current level of staffing enables the Authority to engage widely with the community and other stakeholders and encourage their involvement in planning applications and local development documents. However, this is achieved with planning officers often working under considerable pressure, and with two temporary posts funded from Planning Delivery Grant. Whether this

level of service and staffing is optimal and sustainable, particularly if, as anticipated, Planning Delivery Grant ceases and in the context of the anticipated reduction (in real terms) of the general funding for the National Park Authority, will be kept under review by the Authority. Future Local Development Framework Annual Monitoring Reports will specifically address this issue.

Financial Resources

3.20 The financial resources for carrying out and enabling planning consultation and engagement (aside from staff costs) are reviewed and annually in the Authority's budgeting process. In recent times funds from 'Implementing Electronic Government' grant have been used to strengthen the IT systems that facilitate certain aspects of community engagement, such as providing on-line planning applications and local development documents (via the Authority's website, the national Planning Portal, and National Parks portal). Planning Delivery Grant has also been used to provide the IT equipment necessary, as well as to pay for consultants to undertake certain tasks such as preparation of the Design Guide Supplementary Planning Document, and technical assessments of certain planning applications. The multiplicity of documents and consultation stages under the new planning system is likely to result in a significant increase in reproduction and postage costs, and this is unlikely to be outweighed by any savings from greater use of on-line and e-mailed material. The continuing adequacy and availability of financial resources, particularly in the light of the anticipated termination of Planning Delivery Grant and Implementing Electronic Government Grant, and reduction in real terms of the National Park's general funding, will be reviewed annually.

Publicity Networks

3.21 The Authority has in the past used a wide network for the dissemination of planning information, particularly in relation to plan and policy-making. This has included

- **Exmoor National Park Authority's Head Office** at Dulverton
- The **offices of West Somerset District Council** at Williton and Minehead, and **North Devon District Council** at Barnstaple
- Exmoor National Park Authority's **5 'National Park Centres'** (formerly known as Visitor Centres) at Combe Martin, Blackmoor Gate, County Gate, Dulverton and Dunster (note that some of these close during the winter).
- Local libraries.
- **13 'Local Information Points'** (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 Authority) - The Post Office & Shop, Withypool; Parracombe Stores; Post Office Stores, Brompton Regis; Villagers Stores and Post

Office, Wootton Courtenay; Post Office and Stores, Wheddon Cross; Winsford Post Office and Stores; Allerford Post Office; Challacombe Post Office; Barbrook Post Office Stores; Boevey's, Simonsbath; Village Stores and Post Office, Molland; Farmers Den, Simonsbath; Exford Newsagents, Exford.

- **Around 30 local shops and public houses** on an informal basis.

3.22 Many of these outlets are available only 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. However, the Authority will now limit the number of outlets that local development documents will be formally made available for inspection to the offices of the National Park Authority and West Somerset and North Devon Councils.

3.23 This is because of the volume of planning documents required under the new system, and new regulations requiring that the Authority must make available copies of all documentation, including all representations, at each location that local development documents are available for inspection. These would now involve inordinate costs to the authority, and an unwarranted burden on the goodwill and facilities of the smaller outlets concerned.

3.24 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 preclude reference to planning applications). These are '**ParkLife**', which is published twice yearly and aimed primarily at local residents and businesses, and '**Exmoor Visitor**', published annually, which is targeted towards visitors to the National Park.

Review of the Statement of Community Involvement

3.25 The Authority will annually review its arrangements and methods of community involvement as part of the Local Development Framework Annual Monitoring Report. This will include a critical assessment of the effectiveness of these arrangements and consideration of change in the light of suggestions received or emerging examples of good practice.

Exmoor's Guiding Principles for Community Involvement

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 developing planning policy (through local development documents) and in Exmoor National Park –

- Open-ness, fairness and impartiality
- maximising opportunities for constructive engagement of the relevant communities
- balancing the resources available for the Authority's responsibilities
- strenuous efforts should be made to address genuine concerns of the local and wider communities
- reaching out to those who have not previously been involved in planning matters
- recognition that it is in the nature of planning decisions that it is not always possible to satisfy all parties
- optimising the information available to all parties
- providing feedback on the changes made as a result of consultation
- acceptance of the responsibility of the National Park Authority to make planning decisions for the National Park, however difficult or contentious, and to be held responsible for such decisions, providing reasoned explanations where requested
- recognition that the Authority must act within its powers and responsibilities laid out in legislation such as the Planning Act 1990 (as amended) and the Environment Act 1995.

Types of Community involvement which might be used

3.26 Community involvement can take a wide variety of forms, and each has its advantages and disadvantages. Exmoor National Park Authority will use a variety of approaches in preparing its local development documents, and will attempt to ensure that these are carried out at times and places convenient to the relevant public. Examples of the types that may be employed include –

- **Wide distribution of documents** (including availability on the Authority's web-site), and opportunity to respond on a form or in a letter or via e-mail.

- **Public ‘exhibitions’**, where informative posters and other material is 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 with a written or drawn ‘output’.
- **Surveys**, which might involve questionnaires, interviews or similar
- **Availability of planning officers** by phone or in person to discuss proposals or issues.

4. Planning Applications

4.1 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 (although it is higher per head of population than the national average). Both national and local development framework policy (PPS7 & Local Plan Policy LNC20) presumes against major developments within the National Park. As a consequence of these factors there are likely to be few developments of large scale or major impact.

4.2 Conversely, the generally limited amount and size of development, and the small size of the settlements, tend to mean that local communities and individuals are understandably interested and concerned about the potential impact of developments that would be regarded as relatively modest in other contexts. The environmental quality and national status of Exmoor also means that there are individuals and organisations across the country who have a legitimate interest in how this national asset may be affected, and any implications for the wider family of National Parks.

4.3 Therefore the levels or tiers of application which might be used to determine the type of community involvement in other local planning authorities, or promoted in national guidance, (e.g. 'Standards of Community Involvement & Planning Applications', published by the Office of the Deputy Prime Minister) are not particularly appropriate in the context of Exmoor National Park.

4.4 Exmoor National Park Authority will therefore pursue a more flexible and pragmatic approach with regard to engaging the community in the consideration of planning applications, including (in no particular order) –

- 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 medium, as well as large, significance in terms of scale or potential impact
- continuing to provide information and opportunities to comment on or discuss small scale development (by far the majority of planning applications in the National Park)
- continuing to provide, as best 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. However, potential applicants will be encouraged to themselves 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.

Minor Planning Applications

- 4.5 The majority of applications will continue to be dealt with as at present –
- the application will be recorded in the public register of applications available for inspection at Exmoor National Park Authority's offices
 - a weekly list of new applications received is available for inspection at Exmoor National Park Authority's offices and National Park Centres, posted on the Exmoor National Park Authority website (<http://www.exmoor-nationalpark.gov.uk>), and also sent to the parish councils in the National Park, West Somerset District Council, North Devon District Council, Somerset County Council and Devon County Council
 - Copies of the application itself (including drawings, etc.) will be available for inspection at Exmoor National Park Authority's offices and website (<http://www.exmoor-nationalpark.gov.uk>). Copies will also be available at either West Somerset District Council or North Devon District Council (as appropriate to the site) offices, and sent to the parish council.
 - A site notice will be displayed at the site (or nearest highway in the case of sites with no highway frontage)
 - Neighbours will be notified by letter
 - Certain cases (e.g. conservation area development; listed building; major developments; etc.) will be advertised in the local newspaper (as set out in regulations)
 - Notifications will be sent to statutory and other bodies likely to be interested in the application (in accordance with regulations)
 - The planning case officer (where practicable) or other planning officer will be available at reasonable notice (and subject to workload) 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 (Mondays 10am to midday) and Lynton (Wednesdays 10am to midday)
 - Correspondence commenting on, supporting or objecting to a planning application will be taken into account (within the limits laid down in legislation) before a decision is reached. It will be mentioned in the officer's report on an application (except when received after the report is written, in which case it will be verbally reported) and available for public viewing on request.
 - Where an application is presented to the Planning Committee for its decision this will be notified, and the report on the application will be published, at least 5 working days before the meeting. Any applicant, supporter, objector or other interested person has the right to request

to speak to the Planning Committee meeting for a maximum of two minutes before the decision is made

- In the event of widespread public interest in a particular application consideration will be given to providing additional means for public involvement (along the lines set out for ‘major applications’, see below)
- Applicants are encouraged to discuss their proposal with any persons, parties or communities likely to be affected by or interested in their application in advance of proposals being finalised and an application submitted.
- Once decisions on planning applications are made they will be available on the Authority’s website (<http://www.exmoor-nationalpark.gov.uk>). (Decisions made by the Planning Committee are also recorded in the minutes of the appropriate meeting, and decisions made by officers under delegated powers are reported in the Agenda for the following Planning Committee meeting.)

Planning Applications of Wider Interest

4.6 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 mechanisms (beyond those applying to minor applications set out above) for the public involvement in the assessment of proposals. Such applications are likely to include most developments which are technically ‘major’ applications¹, but also may well include applications which are not strictly ‘major’.

4.7 The choice of mechanisms (see “Types of Community involvement which might be used”) will be determined by criteria similar to those set out in relation to Local Development Documents, as follows (and in no particular order) –

- The principles of open-ness, fairness and impartiality
- Meeting the requirements of Orders and Regulations as a minimum
- The potential to engage a significant portion of groups most affected or interested
- The potential to reach those who have previously not been engaged in the planning application process
- The likelihood of generating constructive input which will enhance and inform the Authority’s decision on the application
- The minimization of consultation fatigue among the communities
- The financial, staff and other resource costs involved, including the need to balance with the Authority’s other responsibilities
- The potential to gain the benefit of specialist or local knowledge

¹ The formal definition of ‘major development’ (for the purposes of consultation on planning applications) is set out in the ‘General Development Procedure Order 1995, 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 sq m or more; development of land 1 hectare or more.

- Any preferences expressed by the communities themselves
- Any opportunities to complement or support relevant community initiatives
- National policy and guidance
- The implications for the time it will take to reach a decision, bearing in mind the statutory timescales for appeals, etc., and the targets set by Government for the Authority's performance
- The need to ensure compliance with the relevant legislation

Getting in contact about planning applications

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

Judy Hayes, Planning Assistant (Development Control)

Telephone: 01398 322 256

E-mail: JCHayes@exmoor-nationalpark.gov.uk

Post: Exmoor National Park Authority, Exmoor House, Dulverton, Somerset.
TA22 9HL

5. Local Development Documents

(i.e. 'Plans and related planning documents')

5.1 The Exmoor National Park 'Local Development Framework sets out the Authority's plans and policies for Exmoor, and forms an important part of the basis for decisions on individual planning applications.

5.2 A local development framework is like a 'loose-leaf' plan, made up of separate 'local development documents'. Local development documents are important in shaping the future of Exmoor, and public involvement has a vital role in ensuring these are as effective, relevant and widely supported as possible.

5.3 The individual local development documents can be replaced, or added to the framework, one by one, but each has to go through specified procedures. These procedures usually include community and stakeholder involvement, a sustainability appraisal, and (in certain cases) examination by an independent planning inspector.

5.4 There are various points in the preparation local development documents at which organisations and individuals may become involved. The nature of the consultation will depend on formal regulations and partly on the type of document 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.)

5.5 There are two main types of local plan document – 'development plan documents' (known as DPDs) and 'supplementary planning documents' (SPDs) - and the procedures and considerations required by legislation is different for each.

5.6 In both cases the accompanying Sustainability Appraisal (in turn 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 and resource conservation dimensions of sustainability. As such it provides an important tool informing the selection and balancing of the contents of the local development document. Comments will be invited on both the local development document and the sustainability appraisal (which will evolve alongside it).

5.7 Feedback on the various comments formally received on local development documents will normally be included in the report to the Planning Committee on each consultation stage (usually in the form of a summary table). This public document (available for inspection and on the Authority's web-site) will outline the various comments received and from whom, and how the issues raised have been addressed and affected the local development document. Arrangements are a little different at the stage a development plan document is

formally submitted, as here it will be an independent planning inspector considering the representations, and his or her response to them will be summarised in the Inspector's formal report and recommendations.

Development Plan Documents (DPDs)

5.8 These have the same formal 'development plan' status as the former local plans, and are subject to a series of public consultation stages and examination by an independent inspector. Exmoor's programme for the next 3 years (the Local Development Scheme) currently (January 2006) includes a **Core Strategy DPD** and a **Development Control Policies DPD**. Exmoor National Park is committed to early consultation on DPD preparation. Specific details regarding consultation on these particular documents is set out in a further section below.

5.9 In the diagram 4.1 below 'Formal Consultation' means that a document will be published and advertised, and that 6 weeks will be available for anyone interested to write in any comments they may have. 'Informal consultation' will vary according to the particular document and other factors as outlined under 'Types of Consultation', and may vary from correspondence or discussion with selected parties to extensive public exhibitions, etc.

Table 1: Opportunities for community involvement in preparing Development Plan Documents

	STAGE OF PREPARATION	DOCUMENT	FORMAL CONSULTATION	INFORMAL CONSULTATION
1	Evidence Gathering			
2	Prepare Issues and Options <i>(Regulation 25*)</i>			Yes (Usually targeted at those with a particular interest in the topic.)
3	Consult on Preferred Options <i>(Regulation 26*)</i>	Preferred Options (<i>i.e. pre-submission draft</i>)	Written comments invited (for 6 weeks) on published Preferred Options	Yes
4	Consider Consultation Response			Yes
5	Preparation of Submission Document			Yes
6	Submit document to Government <i>(Regulation 28*)</i>	Submission Document	Written comments invited (for 6 weeks) on published Submission Document	Yes
7	Consider consultation response			Yes
8	Pre-examination meeting			Yes
9	Independent Examination		Participation in formal public Examination (in writing or in person)	
10	Inspector's Report			
11	Adoption	Final Document		
12	Monitoring and Review			

*Regulations referred to are The Town and Country Planning (Local Development) (England) Regulations 2004

Supplementary Planning Documents ('SPD's)

5.10 These have a lesser status than development plan documents. They elaborate policies which are already in the development plan. They have no independent examination and are subject to fewer formal public consultation stages (though this does not necessarily mean there will be less consultation overall). Examples from Exmoor's programme for the next 3 years (the Local Development Scheme) include the **Design Guide SPD**; and **Renewable Energy Guidance SPD**.

5.11 In the diagram below 'Formal Consultation' means that a document will be published and advertised, and that 4 to 6 weeks will be available for anyone interested to write in any comments they may have. 'Informal consultation' will vary according to the particular document and other factors as outlined under 'Types of Consultation', and may vary from correspondence or discussion with selected parties to extensive public exhibitions, etc.

Table 2: Opportunities for community involvement in preparing Supplementary Plan Documents

	STAGE OF PREPARATION	DOCUMENT	FORMAL CONSULTATION	INFORMAL CONSULTATION
1	Evidence Gathering			
2	Prepare Draft			Yes (Usually targeted at those with a particular interest in the topic.)
3	Consult on Draft <i>(Regulation 17)</i>	Preferred Options	Written comments invited on published Preferred Options	Yes
4	Consider Consultation Response			
5	Preparation of Final Document			
11	Adoption	Final Document		
12	Monitoring and Review			

*Regulations referred to are The Town and Country Planning (Local Development) (England) Regulations 2004

Table 3: Who will be involved, and how, in local development document preparation - *n.b.* See Appendix 1 for an Indicative List of Consultees.

Stage in preparation of Local Development Documents	Who will be consulted <i>Who may be consulted</i>	Likely / possible method of participation
Evidence gathering (e.g. review of potential sites; assessment of technical requirements).	Statutory consultees <i>Non-statutory consultees</i> <i>Local groups and others</i>	Website Letter E-mail <i>Targeted discussion group(s)</i> <i>Survey</i>
Consultation on issues and options	Statutory consultees <i>Non-statutory consultees</i> <i>Local groups and others</i>	Website Letter E-mail <i>Targeted discussion groups(s)</i> <i>Public ‘exhibitions’</i> <i>Public meetings</i> <i>Workshops</i>
Six week formal consultation on the proposals <i>(2 such stages for Development Plan Documents, one only for Supplementary Planning Documents)</i>	Statutory consultees Non-statutory consultees Local groups and others	Website Wide distribution of documents E-mail Letter <i>Targeted discussion group(s)</i> <i>Public ‘exhibitions’</i> <i>Public meetings</i> <i>Workshops</i>
Examination (incl. Public Inquiry or Informal Hearing if necessary) (<i>n.b Development Plan Documents only, not Supplementary Planning Docs.</i>)	Objectors, supporters and commentators on published proposals	Written representations <i>Appearance at Hearing/Inquiry</i>
Adoption		Wide distribution of documents Press release Notification on the website
Monitoring	<i>Relevant groups and organisations</i> <i>Statutory bodies</i>	<i>Email</i> <i>Letter</i> <i>Discussion groups</i>

Selection of Methods of Consultation on Local Development Documents

In selecting the method(s) to be used in relation to any particular local development document Exmoor National Park Authority will balance the following considerations (in no particular order) –

- The potential to engage a significant portion of groups most affected or interested
- The potential to reach those who have previously not been engaged in the planning process
- The likelihood of generating constructive input which will enhance the resulting local development document
- The potential to engage and influence those whose actions could be significant for the implementation of the local development document's final proposals
- The minimization of consultation fatigue among the communities
- The financial, staff and other resource costs involved
- The potential to gain the benefit of specialist or local knowledge
- The need to devote resources to generating planning outcomes on the ground, to implement the results of previous rounds of community involvement (especially the 'Planning for Real' workshops in 2000 which informed the production of the Local Plan)
- Any preferences indicated by the communities themselves
- Any opportunity to build on community generated work, groupings or processes (including the Local Strategic Partnerships)
- Enabling as many people as possible to express their views equally and without fear of discrimination or domination by more outspoken members of a community
- National policy and guidance
- The need to ensure compliance with the relevant legislation
- The principles of open-ness, accountability, fairness and probity

Consultation Considerations for Particular Local Development Documents

5.12 The following summaries give a general flavour of the type of groups or methods most likely to be involved with the particular local development documents in the programme (the 'Local Development Scheme') for the next three years 2006-2008. (The Local Development Scheme, which will be revised and updated from time to time, can be viewed at the Authority's office or web-site.) These summaries are not intended to be comprehensive or exclude other interested parties or additional forums for consultation. If you or your organisation wishes to be involved in any particular document please contact the Planning Policy and Community Team (details at end of document).

Core Strategy Development Plan Document

5.13 This will involve widespread consultation, and is being carried out in combination with the review of the Exmoor National Park Management Plan (produced under the Environment Act 1995), and particularly aimed at those whose actions and programmes have an effect on the state of the National Park. As a Development Plan Document this will also have two 'formal' stages of consultation (i.e. publication of a document and invitation to submit written comments) and an examination by an independent planning inspector.

5.14 Early informal consultation is under way (Jan. 2006) to identify **issues and options**, concentrating initially on those stakeholders who are most instrumental in delivering against National Park purposes (see above). Workshops have been held with Authority Members (including representatives of the Counties, Districts, and Parish Councils' and National interests), the Consultative and Parish Forum (see above); a meeting held with farming organisation representatives; and notification given to the local strategic partnerships. This will shortly be rolled out to a wider range of consultees and with written notice to statutory consultees (under Regulation 25). A series of 6 day long consultation events for the public are to be held at various locations across the National Park in April 2006.

5.15 The Authority will distil and refine these issues and options into a document setting out its **preferred options** for the Core Strategy (there will also be a separate but related Draft National Park Management Plan). This 'pre-submission draft' of the Core Strategy will be published (under Regulation 26) and notified to all listed consultees (unless they have indicated they no interest in the Core Strategy or National Park Management Plan), inviting representations within 6 weeks from any consultee or member of the public.

5.16 Taking into account the results of this consultation the Authority will then decide what, if any, changes to make to the document and then send to the Government its '**submission**' **Core Strategy**. At the same time this will be published (Regulation 28) alongside the final National Park Management Plan.

The Core Strategy (only) will be notified to all consultees, and representations within 6 weeks invited from any consultee or member of the public.

5.17 An independent planning inspector will conduct an **Examination** into the 'soundness' of the Core Strategy, taking into account all relevant representations received. The Inspector may make recommendations to change the Core Strategy as a result of his/her Examination, and any such changes are compulsory.

5.18 Following the receipt of the Inspector's Report of the Examination, the Authority will **adopt** the Core Strategy (incorporating any changes required), and it will then come into force and form part of the Local Development Framework. It will then replace any equivalent policies of the Local Plan.

Development Control Policies *Development Plan Document*

5.19 These policies will provide the criteria against which planning applications are judged, and apply across the National Park. They will be of particular interest to architects, developers, property owners and other local residents, so these groups will all be targeted in consultation. There will also be a range of bodies with an interest in national parks, the environment and recreation who may wish to be involved. As a Development Plan Document this will have two formal stages of consultation (i.e. publication of a document and invitation to submit written comments) and an examination by an independent planning inspector, as well as informal consultation.

5.20 At the **issues and options** stage, statutory consultees will be formally notified (under Regulation 25) alongside informal consultation (e.g. discussion groups and/or written suggestions) with selected key stakeholders from the groups outlined in the previous paragraph.

5.21 The Authority will consider the views and suggestions received and formulate its **preferred options** for the Development Control Policies DPD. This 'pre-submission draft' will be published and notified to all consultees (under Regulation 26) on the indicative list who may have, or have indicated, an interest in development control policies. A period of within 6 weeks will be available for representations from any consultee or member of the public.

5.22 Taking into account the results of this consultation the Authority will then decide what, if any, changes to make to the document and then send to the Government its '**submission**' version of the **Development Control Policies DPD**. At the same time the document will be published and notified to consultees, as in the previous paragraph, and representations within 6 weeks invited from any consultee or member of the public (Regulation 28).

5.23 An independent planning inspector will conduct an **Examination** into the 'soundness' of the Development Control DPD, taking into account all relevant

representations received. The Inspector may make recommendations to change the document as a result of his/her Examination, and any such changes are compulsory.

5.24 Following the receipt of the Inspector's Report of the Examination, the Authority will **adopt** the final version of the Development Control Policies DPD (incorporating any changes required), and it will then come into force and form part of the Local Development Framework. It will then replace any equivalent policies of the Local Plan (it is anticipated that this is likely to be all the remaining policies, and thus result in the removal of the Local Plan from the Local Development Framework), and the Local Development Framework Proposals Map will, if necessary, be amended to suit.

Design Guide Supplementary Planning Document

5.25 This document is intended to provide guidance to those proposing or judging built development within Exmoor National Park, to help ensure that it is consistent with the special qualities of the National Park, and to show how this can be compatible with affordability and sustainability. When adopted, it will replace the existing Exmoor National Park Design Guide.

5.26 Work on this is well under way already, as outlined below. A draft of the Design Guide is due by summer 2006. This will then be published and public comments invited (Regulation 17) before the document is finalised. As a Supplementary Planning Document this will have just this one formal stage of consultation (in addition to the earlier informal consultation).

5.27 Consultants were engaged by the Authority to undertake the initial consultation and preparation for the Design Guide SPD. This was launched by a Seminar at Dunster Castle 'Design for a Living Exmoor', aimed at local architects, parish councils, etc., and attended by around 60 people. This was followed by a series of 'community workshops' aimed primarily at engaging local communities. A drop-in session and workshop, with both afternoon and evening sessions, was held at each of four locations around the National Park, receiving attendance by a total of around 150 people. The comments made and issues raised by those taking part in these various events is set out in the Consultants' 'Mid-Term Report'.

5.28 The Authority is now in the process of selecting consultants to undertake the drafting of the Design Guide itself, taking into account the results of the earlier consultation. A **draft Design Guide SPD** will be published (scheduled for Summer 2006) for consultation, with notification sent to all consultees who have indicated, or are judged likely to have, an interest in this Supplementary Planning Document. 6 weeks will be available for the submission of representations by consultee or any other persons. During this period an exhibition of the proposed

Design Guide will be held to enable interested persons to inspect the proposed content and discuss this with planning officers or the consultants.

5.29 The Authority will consider what changes should be made to the draft to take account of comment received, and publish and **adopt** the final Design Guide SPD.

Renewable Energy Guidance Supplementary Planning Document

5.30 The Renewable Energy SPD (Supplementary Planning Document) scheduled in the Local Development Scheme is likely to be refocused and re-named 'Sustainable Energy SPD' as a result of early consultation which has indicated that it should address energy conservation as well as renewable energy generation.

5.31 This Document is expected to be of particular interest to environmentalists those already involved and interested in sustainable energy (including individuals and communities who are interested in developing small scale renewable energy projects of their own, but also those opposed to particular forms of renewable energy development such as wind farms), but consultation will also seek to draw in and engage others.

5.32 Early informal consultation (possibly combined in part with the Exmoor & Biosphere Accessing Sustainable Energy Project local demonstration/publicity events) will be used to inform the way that the draft SPD elaborates existing policies in the structure and local plans and draft Regional Spatial Strategy. The draft document will then be published (Regulation 17) for public comment, and such comment will be taken into account in finalising the document for adoption.

Contacting us about local development documents, forward planning and planning policy

Tessa Saunders (Planning Assistant)

Tel: 01398 322 246

E-mail: TASaunders@exmoor-nationalpark.gov.uk

Post: Exmoor National Park Authority
Exmoor House
Dulverton
Somerset
TA22 9HL

Appendix 1

Indicative List of Potential Consultees for Local Development Documents

n.b.

1. These lists are indicative and not intended to be exhaustive. Other bodies/persons will be added where appropriate and on request. Please note, this list also relates to successor bodies where re-organisations occur. Those wishing to be included in all, or any particular, consultation should contact this office (details above).
2. Inclusion on this list does not indicate that every consultee will necessarily be consulted for all stages of all local development documents. The Authority will always
 - Meet, as a minimum, the requirements of the regulations at every stage
 - consult the parish councils and other local authorities at every stage
 - consult on any particular local development document any body that has indicated an interest or where the Authority judges that the document may be of interest to that consultee, and will determine the most appropriate stages and forms for that consultation bearing in mind any preferences indicated by the consultee.
3. Statutory consultation bodies, as set out in planning regulations, are indicated in **bold**

Local Authorities

(overlapping and adjacent* to Exmoor National Park)

South West Regional Assembly

(as Regional Planning Body)

Devon County Council

Environment Directorate
Economic Development and
Regeneration
Education and Community Services

Somerset County Council

Planning Department
Transport Department
Economic Development

Mid-Devon District Council*

Planning Department
Economic Development & Tourism
Officer

North Devon District Council

Planning Department
Housing Officer
Economic Development

West Somerset District Council

Planning Department
Housing Officer
Economic Development &
Regeneration

Brayford Parish Council

Brendon and Countisbury Parish Council

Brompton Regis Parish Council

Brushford Parish Council

Carhampton Parish Council

Challacombe Parish Meeting

Combe Martin Parish Council

Cutcombe Parish Council

Dulverton Town Council

Dunster Parish Council

East Anstey Parish Council

Elworthy Parish Council

Exford Parish Council

Exmoor Parish Council

Exton Parish Council

Kentisbury and Trentishoe Parish Council

Luccombe Parish Council

Luxborough Parish Council

Lynton and Lynmouth Town Council

Martinhoe Parish Council

Minehead Town Council

Molland Parish Council

Monksilver Parish Council

Morebath Parish Council*

Nettlecombe Parish Council

North Molton Parish Council

Oare Parish Meeting

Old Cleeve Parish Council

Parracombe Parish Council

Porlock Parish Council

**Selworthy and Minehead Without
Parish Council
Skilgate Parish Meeting
Stogumber Parish Council
Timberscombe Parish Council
Treborough Parish Council
Twitchen Parish Council**

**Upton Parish Council
West Anstey Parish Council
Winsford Parish Council
Withycombe Parish Council
Withypool & Hawkridge Parish
Council
Wootton Courtenay Parish Council**

The National Park ‘Family’

All National Park Authorities (in England, Wales & Scotland)
Council for National Parks
Association of National Park Authorities

General Consultation Bodies

(indicative - see notes above)

Adams Homes Associates
Atlantic Consultants
Badgworthy Land Company
Barton Willmore Planning (Simon Prescott –
Bristol)
Beech Tyldesley & Partners
Bevan Ashford Solicitors
British Horse Society
British Red Cross
Bryant’s Coaches
Calvert Trust
Camborne School of Mines
Campaign to Protect Rural England
Caratacus Housing
Carter Jonas Property Consultants
Centre for Sustainable Energy
Chesterton International Property
Consultants
Chris Veale Architectural Services
Colin Buchanan & Partners (Chris Mitchell –
Bristol)
Commission for Architecture & the Built
Environment.
Commission for Race Equality
Commission for Rural Communities
Community Council of Devon
Community Council for Somerset
Country Land and Business Association
Countryside Agency
Crown Estate
David Croydon Architects
David T. Bowden
David Tyldesley & Associates
De Clifton Associates
Devon Association for Renewable Energy
Devon Biological Record Centre

Devon and Cornwall Housing Association
Devon Energy Advice Centre
Devon Graphics
Devon Historic Buildings Trust
Devon Local Agenda 21
Devon Strategic Partnership
Devon Wildlife Trust
DevPlan UK Ltd
Development Planning & Design Services
Group Ltd
DDPS Consulting Group (Diane Bowyer –
Swindon)
Diocesan Board of Finance
Disability Rights Commission
Doverhay Place Ltd
Dulverton & District Civic Society
Dulverton Police & Community Information
Eco Exmoor Ltd.
**Electricity, Gas & Telecommunications
Undertakers and National Grid
Company Plc**
Ellsworth Foundation
Endangered Exmoor
English Heritage
English Nature
Environment Agency
Exmoor & Biosphere Accessing Sustainable
Energy Project
Exmoor Coast & Countryside Partnership
(West Somerset Local Strategic
Partnership)
Exmoor Farmers Livestock Auctions Ltd
Exmoor Local Access Forum
Exmoor Consultative Forum
Exmoor Natural History Society
Exmoor Society

Exmoor Trust
 Exton Associates
 Farming and Wildlife Advisory Group
 Falcon Rural Housing
 First Red Bus
 First Southern Omnibus Co. Ltd
 Forestry Commission
 Forest Enterprise
 Forum 21
 Friends of the Earth
 Fulfords Land & Planning Services
Government Office for the South West
 Greater Exmoor Network for Renewable
 Energy
 GVA Grimley
 Hastoe Housing Association
Health Authority for the South West
Highways Agency
Historic Buildings and Monuments
Commission for England
 House Builders Federation
 Housing Corporation (South West)
 Hydro Generation Ltd.
 Ian McDonald MRTPI
 Jonathan Rhind Architects
 Knightstone Housing Association
 Landmark Information Group Ltd
 League Against Cruel Sports
 Learning Skills Council (The)
 Leith Planning
 LEVVEL (Liz Weaver – Wimborne)
 Living Exmoor
 Louise Crossman Architects
 Lynton & Barnstaple Light Railway Co. Ltd
 Lyn & Exmoor Vision (Lynton & Lynmouth
 Market & Coastal Town Initiative)
 Lynton & Lynmouth Traffic Management
 Group
 Lyn Valley Society
 Magna Housing Group
 Malcolm Judd & Partners (Felicity Wye –
 Chislehurst)
 May Brothers Ltd
 Members of Parliament (for the
 constituencies including Exmoor)
 MVM Planning
 National Farmers Union
 National Playing Field Association
 National Trust
 Natural England
Network Rail
 North Devon Conservation Society
 North Devon Community Alliance (North
 Devon Local Strategic Partnership)
 North Devon Holiday Homes
 North Devon Homes

Open Spaces Society
 Orange Personal Communications Services
 Ltd
 Peacock & Smith
 Porlock Society
 Post Office Property Holdings
 PROSPER
 Prince's Foundation
 RAC Foundation
 Ramblers Association (Devon)
 Rambler Association (Somerset)
 Redland Housing Association
 Regen South West
 Robert H. Hicks
 Ross Campbell Architectural Services
 RPS Chapman Warren
 RSM Robson Rhodes
 RSPB (South West)
 Rural Housing Trust
 Sanctuary Housing Association
 Sainsbury's Supermarkets Ltd.
 Senior Citizens Morning Group
 Singer Instruments Ltd
 Somerset Buildings Preservation Trust
 Somerset Association of Local Councils
 Somerset Environmental Records Centre
 Somerset Strategic Partnership
 Somerset Wildlife Trust
 South West Coastal Path
 South West Lakes Trust
 South West Protected Landscapes Forum
South West Regional Development
Agency
 South West Registered Social Landlords
 Planning Consortium
South West Water
 South West Wood Fuels Co-operative
 Sport England
 Strutt & Parker (Land & Estate Agents)
 Stuart Copeland Associates
 Sustrans
 Tetlow King Planning (Robin Tetlow –
 Bristol)
 Trades Unions
 Trans-SEND (Sustainable Energy North
 Devon)
 Turner Holden Town Planning Consultants
 Viridor Properties Ltd
 Visit Exmoor
 W. Ridler & Son
 Wakes Services
 Webberbus
Wessex Water
 West Somerset Bridleways Association
 West Somerset Disability Forum
 West Somerset Strategic Partnership

West Somerset Watchdogs
Women's Institute
Women's National Commission

Woodland Trust
Young Farmers Club (Devon & Somerset)
Youth Hostel Association

Individual Consultees

(indicative list - see notes above)

Ms H. Abraham	Miss J. Forshaw	Dr & Mrs J. Montagnon
C. Adams	Mr M. Gaitskell	Ms J. Moore
Mr & Mrs R. Anderson	Mr Gardiner	Mr & Mrs A. Morgan
Mr B. Atkinson	K. Gardener	Ms P. Morris
Mrs H. L. Atwood	Mrs S. Gibb	Mr & Mrs A. L. Mortimer
Miss F. Balment	Capt. W. E. B. Godsal	Ms C. Nicholls
Mr M. A. Balsom	Ms U. Goode	Mrs W. Oxtoby
Mr & Mrs P Barnard	Mr & Ms R. P. Griffin	Mr & Mrs Palmer
W.N.P. Batho	R. A. L. Griffin	Mrs A. J. Palmer
Mr A. R. H. Beadle	Ms T. Griffin	P. Passmore
Mr C. Binnie	Mrs J. Hadley	Mr & Mrs B. Peacock
R. G. Birrell	J. E. Hand	Miss N. Peskett
Dr. D. Bishop	Mr K. Harding	Mr A. Piper
Mr E. Bishop	Miss P. Harrison	M. Pitt
Mr M. Blythwayt ARICS	M. Hawkins	Ms A. Preston
Ms H. Bourne	Mr N. Hawkins	Dr J. D. C. Prideaux
Mrs D Bourton	Mr D. Healey	Mr & Mrs A. C. Purvis
Mrs A. Bowden	Mr & Mrs Heggadon	G. & A. Radford
Mr R. Briden	Mrs R. A. Hernandez	Mrs M. L. Rawle
Mr J. Brownell	Mr C. Hill	Ms I. Rawsthorne
Mr R Browne	Mr R. Hill	Mr L. Riley
Lady S. Burns	R. Hodges	Mr J. Roberts
Mr J. Butcher	Mr & Mrs Hooper	V. Robinson
Sir D. Calcutt QC	T. Hopkins	Mrs E. Sandiford
Mr L. Candy	Miss E. Hosking	Mr C. Sarjeant
Ms L. Carew	S. & C. Howell	Mrs I. Scott
Mr P. Carey	Mr & Mrs C. H. J. Hunt	Mr M. R. G. Scott
Ms J. Carless	Mr A. Hutton	Mrs J. A. Shapter
Mr & Mrs P. Carter	Ms C. Jackson	Mr D. J. Shaw
P. Cassmore	Mr B. Atkinson	Mr D. Sherring
Mr P. Chantler	Mr P. Jackson	Mr Steer
Mr R. N. B. Clegg	Mr & Mrs Jacobs	Mr C. Steven
Mr & Mrs J. Cockburn	B. H. Jansen	T. Stockdale
Mr R. D. Collins	Mr & Mrs Jewitt	Mr A. Sydenham
Mr & Mrs D. Cook	Mr C. Jeyes	Mr M. Thackway
Ms J. Cook Mr D. Cooper	M. Johnson	Mr W. Theed
Miss S. Cotton	Mr B. Jones	Mr G. Thomas-Everard
Mr A. E. Cree	Mr & Mrs T. Knight	Mrs J. Thomas
Mr B. Crofts	Mr R. Langrish	Mrs M. A. Thorne
Mr & Mrs Dagworthy	Mr D. Latham	Mr W. Turk
Mr J. Davey Beverton	L. I. Lawson	Mrs H. Underhay
Mr R. David	Miss R. A. Le Bas	Mr K. Walker
Mrs E. Deane	Mr K. Lindop	Mr P. Waymouth
Ms M. Delbridge	Mr J. S. Lines	Mrs N. H. West
Mr & Mrs J. Dodd	Mr T. J. Loveless	Ms C. Williams
Mr J. Down	Mr & Mrs Lungley	Mr & Mrs C. Willis
Dr M. Eames	Rev I. Mallard	Mr J. Wilmoth
G. L. Eddolls	Mr & Mrs G. Manning	Mrs G. Winzer
P. R. Eyre	Mrs E. Mantin	Mr G. B. Woolley
Mr & Mrs G. Falk	Revd. S. R. Marriott	Mr W. Wright
A. Fine	Mr K. Miller	B. & D. Yendel
Mr & Mrs B. Firman	Mr R. Milward	