

Statement of Public Participation – consultation of draft Custom and Self Build SPD

Purpose of the statement

Public consultation on the Custom and Self Build draft Supplementary Planning Document took place from 4 September to 16 October 2015.

This statement has been prepared in accordance with sections 12 and 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012 which set out the requirements for public involvement in the Supplementary Planning Document process. It also fulfils the Council's consultation and engagement plan for the draft Development Framework Plan and its adopted Statement of Community Involvement (SCI).

The statement sets out:

- The persons / organisations the Local Planning Authority consulted when preparing the supplementary planning document;
- A summary of the main issues raised by those persons / organisations, and;
- A response to the comments, where possible setting out how those issues have been addressed in the supplementary planning document.

Public participation has included an opportunity for anyone to make comments on the consultation draft of the Supplementary Planning Document and its supporting Strategic Environmental Assessment screening statement.

Background

Local Plan

The Teignbridge Local Plan 2013-2033 includes policy WE7 Custom Build Dwellings. This policy seeks to increase the supply of custom and self build housing plots available in Teignbridge.

The Council has prepared a draft SPD that provides greater detail and clarifies the requirements of policies WE7, as well as the Council's broader approach to supporting all forms of custom and self build housing. It will help guide self builders, developers and landowners submitting planning applications and help the Council with decisions on these.

The SPD is intended to be adopted as a Supplementary Planning Document and if so will be a material consideration in determining planning applications.

Strategic Environment Assessment

The draft SPD has been screened for the purpose of Strategic Environmental Assessment. This indicates there are no new significant effects likely to arise through the implementation of the SPD that have not previously been identified through the full Sustainability Appraisal / Strategic Environmental Assessment of the adopted Teignbridge Local Plan.

Preparation, Consultation and Engagement

The Council commenced the preparation of the draft SPD in 2015, with engagement with industry representatives, Government and the Council's Self Build Project Officer.

The consultation draft development framework plan was published on the Council's website and a public consultation on the draft SPD took place from 4 September until 16 October 2015.

Copies of the consultation draft SPD, and the Strategic Environmental Assessment Screening Statement were sent to consultees and other organisations that expressed an interest to be kept informed of consultations by the Council on planning documents. These documents were also made available as part of a static display in the Council's main Forde House public reception area. They were also provided to public libraries.

Public notification of the consultation draft SPD and the Strategic Environmental Assessment Screening Statement also included:

- Press release to the local newspaper
- News article on the Council's website home page

Consultation responses

Consultation responses were invited:

- Through the use of an online SNAP consultation survey for people to make online responses
- By email directed to forwardplanning@teignbridge.gov.uk, and
- By letter

A total of 13 organisations and individuals sent comments to the Council in the consultation period. A summary of the issues raised are included in the schedule that forms part of this statement of public participation, together with how the issues raised have been addressed in the draft SPD where relevant.

Responses to Public Consultation - A total of 13 responses were received, from which the key comments and issues raised are summarised and responded to below;

Consultee ID or name	Comment or Issue	Response or Proposed Change
Build a Dream Self Build Association	Suggest marketing to people on housing association waiting lists. They are prime customers for Affordable dwellings, especially if supported by housing associations or community land trusts or similar.	A marketing strategy for open market plots should be available to the general public, and may target specific groups. Delivery of self build plots as an affordable product would typically require a nomination process.
Build a Dream Self Build Association	The policy needs a section on how social inclusion can be addressed. The current proposed wording appears to make it very difficult for multiple households, such as extended families, to pool resources.	The SPD does not preclude this.
Build a Dream Self Build Association	The policy does not address the needs of group self builders. In fact, elements of the policy expressly make it very difficult, if not impossible, for group self build projects. I suggest a whole section should be inserted to address this lack, and to clarify and facilitate group schemes; including set-up, management, finance, legal issues etc.	The SPD does not expressly cover group self build, but equally, nor does it discourage it. Group self build schemes will be supported where they accord with the Development Plan. They could be delivered via purchasing neighbouring open market plots, or via promoting appropriate windfall or rural exception sites.
WYG	<p>Serviced Plots</p> <p>At the outset, it has to be recognised that at outline planning stage, self-build plots cannot be identified because the layouts are indicative and not approved. It would be inappropriate to fetter the design flair and brand approach of an individual developer by forcing it to detailed design a scheme at the time of purchase which for a variety of reasons may well be different to when reserved matters application is submitted.</p>	It is acknowledged that serviced plots may not always be identified at outline application stage, although the planning permissions for a site will require consideration of the CIL regulations to benefit from CIL exemption (ie need for phasing of each plot).

WYG	<p>Serviced plots - highways</p> <p>The requirement in para 2.8 for a self-build plot to have access to an adopted highway (or partially finished highway with a bond in place) is unreasonable, inflexible and would place an unacceptable burden on developers. This is likely to be a matter of appropriate definition. Roads are unlikely to be adopted in the early stages of development. Under a S38 Agreement, there will usually be a maintenance period of 12 months following completion to adoptable standard. Furthermore, most estate roads will remain partially complete until construction activities have ceased. This is the stage before payment of any bond. Only after the final surface has been applied and the road is in an adoptable standard, will a bond be paid. Furthermore, smaller niche housebuilder's struggle to secure bond finance. This requirement would also prevent developments of up to six self-build plots from being accessed via an un-adopted road. It is very likely that the nature of self-build plots and their relationship to the remainder of the development site – especially where the scheme is being developed by a volume housebuilder – is likely to result in the self-build plots being grouped in small self-contained cluster(s) in discrete locations away from the main construction site for CDM and other commercial reasons including those relating to the developers' brand. Such locations are likely to be in cul-de-sacs accessed via un-adopted roads. While the intentions of this are noted, it is considered that the requirement for the roads to be adopted should be removed and expressed in a simpler, more reasonable and flexible way. We would suggest "an appropriate standard to enable safe access by construction vehicles". The requirement in the plot passport at Annex A for roads to be adopted should also be removed.</p>	Noted – the document will be clarified to require legal access to the public highway.
WYG	<p>Serviced plots</p> <p>The requirement for serviced plots is also too onerous and inflexible, although again, the intention is noted. Service delivery will depend on service providers and this is often beyond the control of the individual developer. The housebuilder should only provide the same level of services to self-build plots as those available for the rest of the development. For example if a site has no gas but only electric service connections (even though gas may be available) there should not be an obligation to bring gas in for self-builders.</p>	Agreed. Text has been amended to require the minimum for construction purposes, of access, water and electricity.

WYG	<p>Phasing</p> <p>Paragraph 2.14 requires self-build plots to be accessible early on, including to heavy vehicles. Paragraph 2.16 requires the serviced plots to be delivered ready for marketing prior to the completion of 50% of the total dwellings. These requirements are considered to be unreasonable, too onerous and weighted against the developer. This requirement would mean that the 5% of self-build units control 95% of the market and affordable housing. Accessibility and deliverability will differ on a site-by-site basis. It will also depend on phasing of the wider development which in turn will be influenced heavily by construction requirements and market conditions. As drafted, the draft SPD will require the developer to divert resources to the self-build units very early in the development cycle at the expense of its own branded development, which is unreasonable. It could also delay market and affordable housing delivery. We suggest that a more reasonable figure would be 75%.</p>	<p>Comments noted. The SPD will be amended to add more flexibility and clarify which elements are policy and which are good practice.</p>
WYG	<p>Plot passport</p> <p>We object to the requirement that all roads will be adopted by DCC.</p>	<p>Amended.</p>

WYG	<p>Marketing</p> <p>The requirements in this sub-section are too onerous for the developer and potentially unlawful. No indication is provided in paragraph 2.30 of who is to agree the marketing strategy and on what basis or what recourse the developer has if the marketing strategy is disputed. This could generate uncertainty and potential delay in delivery of other elements of the scheme. The requirements at paragraph 2.30 for marketing to commence only when serviced self-build plots are ready and for the developer to obtain the written agreement from the Council that marketing can commence are again too onerous and inflexible and could result in delay and uncertainty for the developers. It does not allow plots to be sold prior before they are serviced/accessible. The requirement at paragraph 2.31 for the local authority to seek to control which marketing agents are used is unlawful and vulnerable to legal challenge. Furthermore, the local planning authority is not qualified to be the arbiter of such matters. In any event, there is no definition provided of a “reputable professional agent/surveyor” or “local people” (paragraph 2.31). The developer must be the final arbiter of price. In the event that demand is high, the developer must have control of the qualification process in the same way that it would for market housing. The ability of the developer to build out self-build plots that have been marketed for the minimum period but not taken up at paragraph 2.32 is supported.</p>	<p>The Council will agree the marketing strategy document where the document is considered to be reasonable, in accordance with the basic requirements of the SPD.</p> <p>The developer can begin marketing and selling serviced plots immediately, prior to the commencement of the formal 12 month marketing period. However, the commencement of the 12 month marketing period is tied to the delivery of serviced (developable) self build plots, in order to give the plots maximum opportunity for uptake. Where a serviced plot has not be purchased after 12 months, the developer may revert the plot to a speculative dwelling in accordance with policy WE7.</p>
WYG	<p>Off-site plots</p> <p>The imposition of generic plot sizes, land costs and servicing costs and the overall valuation provided at paragraph 2.37 fails to recognise site specific circumstances and the costs have not been justified or evidenced. The requirement for any deviation from this to be subject to “open book” third party review (paragraph 2.38) will delay delivery of self-build plots and potentially the market/affordable housing on the balance of the wider site (by virtue of the unreasonable restrictions at paragraph 2.16). It will also create uncertainty and further cost liabilities for the developer.</p>	<p>The text has been amended. However, the Councils position remains that the delivery of plots should follow the following referential sequence; 1) on site delivery by developer; 2) off-site delivery by developer; 3) off-site contributions. Due to the introduction of the Self Build and Custom Housebuilding Acts and the emerging Housing and Planning Bill, it will be essential for the Council to ensure the delivery of plots across the district.</p>
WYG	<p>Affordable self build which satisfies policy WE2</p> <p>Affordable Self-Build Dwellings The plot price of £5,000 set at paragraph 3.4 (4) is unjustified. It will also be affected by commercial and market considerations.</p>	<p>Noted and amended.</p>

WYG	<p>General comments;</p> <p>Important for housebuilders and developers to be treated equally as self builders and for all to understand what their obligations are going to be, this could affect wider delivery of market and affordable housing.</p> <p>Policy Context Elements of Policy WE7 (as set out in paragraph 1.15) require clarification in the SPD as follows: We would query whether the requirements of Policy WE7 (b) ie a planning condition requiring completion in three years would meet relevant tests of a planning condition. Furthermore, the draft SPD should confirm what happens in the event that a completion condition is breached. Enforcement action and a completion notice are options but these are disproportionate. In the meantime, the purchasers of the open market dwellings completed by the developer will be blighted. If custom-build plots are subsequently developed by a RP or the Council under Policy WE7 (c), this will have the unintended and unreasonable effect of increasing affordable housing provision on the site in question, involving loss of value to the developer. This could potentially make the development unviable, albeit the effect on viability would not be known for some time and could not be forecast by the developer at the outset. Therefore unused self-build plots should only be acquired by the Council or an RP at unencumbered market value or off set against the specific affordable housing obligation for the site where it has not already been provided. Provision for this should be made in the S106 at the outset.</p>	<p>The use of enforcement action and a completion notice is a course of action open to the Council for failure to complete a development. This course of action would only be used in exceptional circumstances where a development is having a disproportionately negative impact on the utility of neighbouring properties.</p> <p>The Council will expect the self build plots to form part of the open market dwellings on a site. However, if the Council and a developer came to a position whereby the self build would also be counted as part of the affordable housing contribution, it is possible that a deed of variation to the S106 agreement would be required to recognise this.</p>
WYG	<p>Annex B The comments above justify amendments to the standard S106 clauses: "Dwelling": Remove the requirement for road access for the reasons identified in our responses to section 2.2. "Marketed Appropriately": No definition is offered as to what a reputable estate agent is and what is considered to be a realistic and achievable price. This should be removed.</p>	<p>Comments noted.</p>
WYG	<p>Annex C 1 (2nd bullet-point): Outline applications may or may not be accompanied by plans identifying individual plots. Furthermore they may not provide internal road layouts. Even if they do, these will be indicative and do not form part of the formal grant of planning permission. This requirement is too onerous and flies in the face of the outline application process and information requirements. It should be removed or qualified.</p>	<p>Annex C are only recommended formats for planning applications. We acknowledge that developers may put forward alternative solutions to structuring applications.</p>

WYG	It is imperative that there is a condition or informative attached to all relevant planning permissions requiring self-builders to comply with all CDM Regulations and the wider site health and safety plan and the internal procedures of the particular house builder. This will involve on site safety regarding trenches and excavations, wall collapse, working overhead, trip and fall hazards; using appropriate equipment such as fork lift, cherry picker scaffold, netting etc. it should also extend to site security, exclusion of public, proof that the self-builder and their subcontractors have the right skills, knowledge and experience. In the event of an accident, the Council's procedures will be scrutinised by the HSE, along with those of the developer and the self-builder. The housebuilders will not accept liability for accidents involving self-builders who do not meet relevant requirements.	It is acknowledged that this is an important issue. However, it is not necessary for a planning permission to include conditions requiring compliance with the law (ie the Construction (Design and Management) Regulations 2015). The Council will be happy to work with large site developers to consider how temporary construction accesses or other on-site access solutions could help to manage construction site risks.
Individual	I would not mandate the provision of gas if the site is not within a reasonable distance of the mains gas network. In the absence of gas, allowance should be made for the self-builder's costs in using renewable heat sources such as air or ground. Further, I would not exclude plots that cannot reasonably be connected to mains water and sewerage networks - other forms of provision may be acceptable such as bore holes and septic tanks, and may be environmentally preferable. I agree that electricity and telecommunications are essential.	Agree – text amended to clarify.
Individual	It's not clear whether plots built out by the landowner after the end of the marketing period (see 2.32) would incur the off-site contribution. In my opinion, such built-out plots *should* incur the off-site contribution.	Self build plots built out by the development landowner would not be subject to an off-site contribution, providing the site is appropriately marketed for 12 months.
Individual	Affordable Self Build – regarding market value restrictions, suggest the S106 should express the restricted resale value both as an open market discount percentage and as a multiple of median income. Resale would then be restricted to whichever is the greater of the two.	The Council acknowledges the concerns raised. However, it is felt the proposed approach may be too complex.
Individual	Accessing finance: Suggest that affordable self build S106 includes a clause which allows unrestricted open market resale of dwelling in case of repossession. This provides lenders with necessary confidence to lend. S106 agreements should be renegotiable and compatible with prevailing requirements of lenders.	SPD text amended to reflect comments.

Individual	Owners of affordable 100% ownership properties may be unable to move house due to relatively small market of people who fit criteria. Suggest that resale cascade clause should be included in an affordable self build S106 as a matter of policy to ensure property can be sold if required, with no locality / income restrictions at final stage.	Recognise these concerns – Text has been added recognising these circumstances.
Individual	Plot provision strategy: Council strategy appears to suggest all provision on large sites. Council should publish a detailed breakdown of plot demand for Register of Interest. Council should broaden its plot provision strategy to meet demand both in terms of numbers of plots but also takes into account plot characteristics.	The document sets a planning framework which allows for the delivery of custom and self build through many different means. The Council shall also comply with self build and custom housing (register) Regulation 2016.
Individual	No mention of plot provision for individuals and small groups not within large developments. This is serious omission. The Council should develop strategy and implement practical measures including supporting individual and small group self builders with acquiring land and servicing the plots.	Text has been added to acknowledge the potential role of rural exceptions sites. Other mechanisms for delivery of sites are also implicit in the Local Plan, including delivery of windfall sites.
Individual	Council should provide policy support for windfall self build for 'young people with long residential qualification right to build' – to help meet needs of younger people in rural areas who cannot afford market housing.	Text has been added to clarify the policy position for delivery of affordable dwellings in rural locations.
Wadderton Park	Council must monitor and annually publish supply and demand of custom build. Plots not sold within 12 months should revert to unrestricted housing plots.	The Council will monitor supply of self and custom build in its AMR and in line with any provisions in the emerging Housing and Planning Act. Plots not sold within 12 months may revert to unrestricted housing plots (where they are not affordable housing).
Individual	The minimum marketing period (2.29) should be 24 months or more.	The adopted Local Plan policy WE7 (c) states that this is 12 months. The SPD should not override the Local Plan policy.
Asher Homes UK	Should not constrain delivery to primarily self build by private owner but also actively encourage and support delivery by way of organisations with skills to deliver by way of custom build contractual arrangements	Agreed. The affordable housing section of this document set out how affordable self build housing plots could be delivered.
Asher Homes UK	The definition of 'in perpetuity' needs to reflect the legal definition of perpetuity plus indicate that arrangements relating to mortgage in possession by the lender and related conditions they impose (this will ensure that both commercial development finance can be obtained by the developing organisation/person and retail mortgages are available to purchasers buying an intermediate affordable home.	The document has been amended in light of these comments.

PCL Planning	SPD is plainly not in accordance with Government guidance (12-028-20140306) which states that " <i>Supplementary planning documents should be prepared only where necessary and in line with paragraph 153 of the National Planning Policy Framework</i> ", which advises that they " <i>should not be used to add unnecessarily to the financial burdens on development.</i> " <i>New stipulations include;</i> The manner in which plots are serviced; An overly prescriptive approach to the form and content of applications; An overly prescriptive approach to the manner in which access to plots is provided; An unreasonable and overly prescriptive approach to the phasing of development; Controls on the sale price of custom/self-build dwellings	Noted. Document is clarified to distinguish between minimum requirements and good practice.
PCL Planning	(Para 2.1) Requirement for plots to be sold with servicing and access to the boundary step beyond scope of Local Plan. There may be justifiable reasons to sell plots and services separately.	Comments noted and the SPD is amended. The Council does consider that it is reasonable and implied that any self build plots sold should be developable, and therefore have clarified that serviced plots (as a minimum) only require legal access to a public highway, with water and electricity available at the boundary. However, it is important that plot providers also bring telecommunications and gas up the boundary (where available).
PCL Planning	(Para 2.2) Not normal practice to agree details of plot layout for outline applications. This is unnecessary frontloading which adds cost for developers.	Agree. However developers shall need to consider how to deal with CIL regulations.
PCL Planning	(Para 2.5) Overly restrictive. Many self builders wish to choose from pattern book of house designs, rather than commission expensive bespoke design. This section also at odds with section on design codes.	The Council has no strong objection to a custom build pattern book approach where suitable, which may provide sufficient choice and input into the house design. However, the Housing and Planning Bill (9(1)(A2)) does specify: <i>"but it (the definition of self build) does not include the building of a house on a plot acquired from a person who builds a house wholly or mainly to plans or specifications decided or offered by that person"</i> .
PCL Planning	(para 2.7) Unreasonable. May be good reasons to sell unserviced plots. This appears to contradict para 2.10.	Refer to comments above. A site must be developable, meaning a minimum of legal access, water and electricity.

PCL Planning	(2.15-2.16) Whilst consideration of phasing of delivery is reasonable, the provision stipulated at 2.16 is wholly unreasonable.	This section has been reviewed to be more flexible.
PCL Planning	(2.25 and 2.30) Unnecessary burdens.	Both sections have been revised in light of comments. However, the Council considers that it is important to provide guidance on these matters in the interests of effectively implementing the Local Plan policy and national objective to make self build more accessible to people.
PCL Planning	(2.34) What provisions is the Council for making such provisions? Will this be a policy initiative without sufficient forethought given to timely implementation ?	Comments noted.
PCL Planning	Annex B: The S106 template seeks to impose price controls on end users when there is no mention of this in policy. It is plainly unreasonable. The definition of 'marketed appropriately' should be deleted. The serviced plot restriction should be deleted. The marketing terms should be deleted. Clause 1.2 won't work with an outline applications. Clause 1.3 is unreasonable.	Comments noted and changes made to document.
Natural England	No comment.	

Appendix 1 – Persons and Organisations Consulted

The Council maintains a database of individual persons and organisations who wish to be notified of planning documents that are being prepared for the Teignbridge planning area. All individual persons and organisations on this database have been notified of the consultation on the Supplementary Planning Document. Individual persons have not been named in this Statement of Public Participation.

Organisation	Organisation
4th Teignmouth Scouts	Historic England, SW Region
Abbotsbury School	Holcombe Residents Association
Active Devon	Home Builders Federation
Aggregate Industries UK Ltd	Homes and Communities Agency
Albany Surgery	H-S Hire & Sales Limited
Aldens Farm	Hymec Aerospace (hd) Ltd
All Saints Church of England Primary School	I W Dental Lab Ltd
Alphington Primary School	Ian Atkinson Window Cleaning
Alphington Village Forum	Ian Green Advertising
Amanda's Bakery	Imerys Minerals Ltd
Arts Council England	In Line Kitchens
Arup	International Dance Supplies
Ashburton Community Development Trust	Islamic Centre For The South West
Ashcombe Community Association	Job Centre Plus
Associated British Ports Teignmouth	Karen O'Neil & Co Family Solicitors
Austins	Kingskerswell Alliance
Ball Clay Heritage Society	Kingskerswell C of E Primary School
Barn Owl Trust	Kingskerswell Library
Barton Willmore	Kingskerswell Village Hall
BCT Ltd	Kingsteignton Community Implementation Group
Beachcomber Restaurant	Kingsteignton Swimming Pool & Recreation Association
Bearnes Voluntary Primary School	Kingsteignton Veterinary Group
Bell Cornwell LLP	Kingsteignton Village Trust
Benbow Group	League of Friends Bovey Tracey Hospital

Organisation	Organisation
Bennett Coach Travel	Leonard Coombe
Bickington Residents	Lms Highways Ltd
Bishopsteignton Residents Association	Local Government, Fire & Assessment Directorate
Black Swan Printers (Dawlish) Ltd	Manorial Borough of Newton Abbot
Bovey Climate Action	Marina Bowling Club and Dawlish Indoor Bowling Club
Bovey Tracey Activities Trust	Marine Management Organisation
Bovey Tracey Amenity Society	Matford Mews Management Co. Ltd
Bovey Tracey Business Association	Maybe Teignmouth Probus Club
Bovey Tracey Heritage Society	MayFlair Hair Stylists
Bovey Tracey Library	Member of Parliament for Newton Abbot
Bovey Tracey Methodist Church	Mid Devon District Council
Bovey Tracey Neighbourhood Watch Forum	Mid-Devon Cycling Club
Bovey Tracey Primary School	Milestone Cattery
Bovey Tracey Youth Action	MIND
Bradley Barton Primary School & Nursery	Ministry of Justice
Bradley Evangelical Church	Mobile Operators Association
Brantano	Moorskating
BREEAM	Moretonhampstead Information Centre Ltd
Bridge Civil Engineering Ltd	MP Warren & Associates
British Horse Society	National Housing Federation - South West
British Trust For Conservation Volunteers	National Landlords Association
Broadhempston Community Woodland	Natural England
Buckfastleigh West Parish Council	Network Rail Ltd
Buckland Residents Group	New Golden Crown Limited
Buckland Surgery	Newton Abbot & District Chamber Of Trade & Commerce
C K Commercials	Newton Abbot & District Co-operative Allotment Association
CABE	Newton Abbot & District Rambler's Association

Organisation	Organisation
Campaign for Better Transport (Devon Group)	Newton Abbot Chamber of Trade & Commerce
Casa Software Ltd	Newton Abbot College
Castle Inn	Newton Abbot Community Interest Company
Centek Ltd	Newton Abbot Conservatives
Central Devon Conservatives	Newton Abbot Pre School
Chamber of Trade	Newton Abbot Racecourse
Channel View Medical Practice	Newton Abbot Recreational Trust
Choice Words	Newton Abbot Town & GWR Museum
Chudleigh & District Amenity Society	Newton Abbot Town Council
Chudleigh Business Guild	NFU in the South West
Chudleigh CE Community Primary School	NHS Devon, Cornwall & Isles of Scilly
Chudleigh Sports Centre	NHS Northern Eastern and Western Devon Clinical Commissioning Group
Chudleigh Town Centre Enhancement Advisory Committee	Oaklands Park School
Chudleigh Town Council	Office of Rail and Road
Church of England Parishes of Kingsteignton and Teigngrace	Palmer & Radclyffe
Climate Positive	Parish Church of St Peter, St Paul and St Thomas of Canterbury
Coast & Country Properties	Park Holidays UK
Cockhaven Manor Hotel	Pavilion Amusements Ltd
Cockwood Residents' Association	PCL Planning
Cofton Country Holiday Park	Permaculture Education Project
Cofton Country Holidays	Personal and lead co-ordinator of Neighbourhood Watch Bovey Tracey
Community Council of Devon	Pete's People
Community Hall	Pheonix Model Products
Conway Business Systems	Plymouth School of Creative Arts
Coombes Wood House	Post Office Ltd
Coombesend Road Residents Association	Pre School/After School/Village Hall Trustee

Organisation	Organisation
Coombeshead College	Preliminary Planning Professionals Ltd
Corpdata Ltd	Preston Down Trust
Country Bus	QA South West Limited
County Councillor - Bovey Tracey Rural	R E Bath Travel Service Ltd
County Councillor - Dawlish	Rackerhayes Pre-School
County Councillor Chudleigh Rural	Rail Freight Group
County Councillor Kingsteignton	Ratcliffe School
County Councillor Newton Abbot North	Regen Southwest
County Councillor Teignbridge South	RIBA South West
County Councillor Teignmouth	RICS
County Rugby	Riverside Surgery
CPRE Devon	RNLI
CPRE Teignbridge Branch	Roadform Civil Engineering Co Ltd
Crafts At Bovey Tracey	Rockwood Composites Ltd
Cricketfield Surgery	Royal Casino
Crosscountry Trains	RSPB
Dainton Portable Building Systems Limited	Ryders Hot Bread Shop
Dame Hannah Rogers Trust	Rydon Primary School
DARE	Scott Cinemas South West Ltd
Dartmoor Local Access Forum	Scott Richards & Co Solicitors
Dartmoor National Park Authority	Seale Hayne Area Residents Endeavour (SHARE) & Western Option Residents Group
Dartmoor Preservation Association	Seale-Hayne Future Group
Dawlish & District Chamber of Commerce	Seale-Haynians Club (alumni)
Dawlish Action for Youth	Senior Voice/Regeneration
Dawlish Community College	Silbelco
Dawlish Community Transport	Smirthwaite
Dawlish Community Trust	Snr Council for Devon (Teignmouth, Shaldon & Bishopsteignton Branch)
Dawlish Garden Society	SOUL (Save Our Undeveloped Landscape)

Organisation	Organisation
Dawlish Impact Project	South Dartmoor College
Dawlish Learning Partnership	South Devon and Torbay Clinical Commission
Dawlish Learning Partnership	South Devon College
Dawlish Medical Group	South Devon Railway
Dawlish Transition Ambition	South Devon Railway Trust
Dawlish Warren Life Saving Club	South Hams District Council
Dawlish Warren Tourism	South West HARP Planning Consortium
Dawlish Warren Tourism Group	South West RP Planning Consortium
DCC Childrens Services	South West Tenant Farmers Association
DCC Public Transport	South West Water
Decoy Primary School	South Western Ambulance Service NHS Foundation Trust
Devon & Cornwall Probation Trust	Southwest Technical Mouldings Ltd
Devon & Somerset Fire & Rescue Service	Specsavers Optical Superstores Ltd
Devon and Cornwall Police	Sport England
Devon Countryside Access Forum	St Catherine's - Heathfield
Devon County Council	St George's Holcombe
Devon County Football Association	St Mary's Garage
Devon Federation Of Young Farmers Clubs	St Paul's Dental Practice
Devon Gardens Trust	Stover Canal Society
Devon Lawn Tennis Association	Sunflower Day Nursery
Devon Rose Estates Ltd	Sustainable Bishopsteignton
Devon Rural Housing Partnership	Sustrans
Devon Senior Voice	Synergy PHR
Devon Senior Voice (Teignmouth Branch)	Teign Estuary Partnership
Devon Square Surgery	Teign Estuary Transition
Devon Towns Forum	Teign Estuary Transition and Renewables
Devon Wildlife Hospital	Teign School
Devon Wildlife Trust	Teignbridge Access Group

Organisation	Organisation
Devon Youth Services	Teignbridge Branch of the Senior Council of Devon
Diocese of Exeter and Churches Together in Devon	Teignbridge CAB
District Councillor - Bovey Ward	Teignbridge Community and Voluntary Services
District Councillor - Dawlish Central and North East	Teignbridge District Council
District Councillor - Dawlish South West	Teignbridge Friends Of The Earth
District Councillor - Kenn Valley	Teignbridge Gypsy & Traveller Forum
District Councillor - Moorland	Teignbridge Propellers Ltd
District Councillor - Teignmouth East	Teignbridge Youth Council
District Councillor - Teignmouth West	Teignmouth & Dawlish Ramblers
District Councillor Ambrook	Teignmouth Art Society
District Councillor Ashburton and Buckfastleigh Ward	Teignmouth Arts Action Group
District Councillor Bishopsteignton Ward	Teignmouth Chamber of Commerce
District Councillor Chudleigh	Teignmouth Community College
District Councillor Dawlish Central and North East	Teignmouth Community Development Trust (Teignmouth Regeneration)
District Councillor for Kingsteignton East	Teignmouth Harbour Commission
District Councillor for Shaldon and Stokeinteignhead	Teignmouth Learning Centre
District Councillor Haytor Ward	Teignmouth Local Learning Community
District Councillor Ipplepen Ward	Teignmouth Medical Practice
District Councillor Kenn Valley Ward	Teignmouth Residents Against the Destruction of the Environment by Development
District Councillor Kenton with Starcross	Teignmouth Swimming Club & Torbay Sunday Football League
District Councillor Kerswell with Combe	Templar Academy Schools Trust
District Councillor Kingsteignton West	Tesco Stores plc Community Champion
District Councillor Kingsteignton East	TFWA Teign Fishermen & Watermen's Association
District Councillor Newton Abbot Bradley	The Avenue Church
District Councillor Newton Abbot Buckland and Milber Ward	The Benbow Group Ltd

Organisation	Organisation
District Councillor Newton Abbot Bushell	The Boathouse/Freetime Catering Ltd
District Councillor Newton Abbot College	The Body Shop
District Councillor Teign Valley Ward	The Coal Authority
District Councillor Teignbridge North Ward	The Co-operative Group Ltd
District Councillor Teignmouth Central Ward	The Devon Guild of Craftsmen
Dornafeld Touring Park	The Devon Karst Research Society
East Devon District Council	The Devon Racial Equality Council
El-Nashar Dental Care	The Health Centre
England Hockey	The Kebab Shop
English Table Tennis Association	The National Federation of Gypsy Liaison Groups
Environment Agency	The National Trust
Exe Estuary Partnership	The Open Daw
Exeter Airport	The Showmen's Guild of Great Britain (Western Section)
Exeter and East Devon Growth Point	The Stover Canal Trust
Exeter and East Devon Low Carbon Task Force	The Theatres Trust
Exeter City Council	Thomas Eggar LLP
Exeter Civic Society	Tincknells Fuels Ltd
Exeter, Coast & Country Circuit - Methodist Church	Torbay Council
Exminster Primary School	Totnes Conservative Association
Exminster Village Action Group	TRACE
Federation Of Small Businesses	TRACE (Teignmouth Residents Action Committee for the Environment) and TRADED
Firbank Garage	Trade Winds Restaurant
Forestry Commission	Transition Newton Abbot
Freight on Rail	Transition Newton Abbot CIC
Friends of Dawlish Hospital	Travis Perkins
Friends Of The Earth	Turley Associates
Garden History Society	Twinning Group
Gatehouse Primary School	Unison

Organisation	Organisation
Gilpin Demolition Ltd	United Schools Federation (St Michaels' & St Catherine's Primary Schools)
GIP Services	University of Plymouth
Girl Guiding Dawlish and Starcross	Venture Court - Business Units - Bradley Lane, Newton Abbot
Gove Marble Ltd	Village Plan Group
Grafton Childcare	Waddeton Park Ltd
Greener Teign	Wales and West Utilities
H B D Floors Ltd	West Devon Borough Council
H M Coastguard	West Teignmouth Community
Hacombe Renewable Energy Community Interest Compay	Westaway Sausages Ltd
Hand in Hand Teignmouth West Neighbourhood Partnership	Westbank
Hannahs at Seale Hayne	Westcliffe Primary School
Harbour Fish Bar	Western Power Distribution
Harding & Sons Ltd t/a Fairway Furniture	White Young Green Planning
Haytor View Community Primary School	Wolborough CofE Nursery and Primary School
Hazeldown School	Wolborough Residents Association
Heart of the South West Local Enterprise Partnership	Woodland Trust
Heltor Ltd	Wotton Printers
Heynes Planning Ltd	WWD Ltd
Highways Agency	Yeo Valley Farms (Production) Ltd
Highweek Community Primary & Nursery School	Young Devon
Highweek Residents Association	Youth Enquiry Service
Hillside Product Design Ltd	