

Teignbridge District Council Local Plan 2013 – 2033: Submission



Statement of Consultation under
Regulation 22 (1) (c) of the Town and
Country Planning (Local Planning)
(England) Regulations 2012

Index

1. Purpose of report

Regulation 18 (preparation of the Plan)

2. Pre-plan engagement

3. Issues and Alternative Options consultation

4. Further engagement

5. Preferred Options consultation

6. Involvement of stakeholders in technical evidence documents

7. Summary of key issues and how they were taken into account

Regulation 20 (representations to the Proposed Submission Plan)

8. Proposed Submission Local Plan

Appendices

A. List of local organisations and businesses consulted

B. Elected members' involvement in the Plan process

1. Purpose of this report

This document has been prepared to meet the requirements of Regulation 22 (1) (c) of the Town and Country Planning (Local Planning) (England) Regulations 2012 and to show conformity with the Council's [Statement of Community Involvement](#) adopted in February 2011. The document is submitted alongside the Teignbridge Local Plan 2013-2033 Submission Document. It sets out:

- a. Early Engagement Activity
- b. Representations made pursuant to Regulation 18 including:
 - (i) which bodies and persons the local planning authority invited to make representations,
 - (ii) how those bodies and persons were invited to make representations,
 - (iii) a summary of the main issues raised by the representations made,
 - (iv) how any representations have been taken into account;
- c. Representations made pursuant to Regulation 20 including
 - (i) the number of representations made
 - (ii) a summary of the main issues raised in those representations.

In summary, the key stages that the Local Plan has gone through to date:

Date	Consultation Events
Regulation 18	
May 2008	Early Engagement – Developer events
June 2008	Early Engagement – Community events
June 2008	Masterplanning consultation with Newton Abbot Town Council
July – Sept 2009	Visioning events/workshops for Teignbridge, Newton Abbot, Dawlish, Teignmouth and rural areas
Dec 2009–Jan 2010	South West Exeter Area Action Plan Issues & Options consultation
2009 – 2010	Regeneration consultations (Newton Abbot, Dawlish, Teignmouth)
Summer 2010	Affordable Housing Supplementary Planning Document consultation
Jun - Sept 2010	Core Strategy Issues & Alternative Options (Local Plan) consultation
2010 – 2011	Student Engagement
2010 – 2012	Neighbourhood & Community Planning work: Bovey Tracey, Chudleigh, Kingskerswell, Kingsteignton (including Town & Village Centre Enhancement study for all 4 settlements), Dawlish (including Informal Neighbourhood Plan and Examination), Newton Abbot and Teignmouth
Jan – Mar 2012	Core Strategy Preferred Options (Local Plan) consultation
Regulation 20	
Nov - Dec 2012	Proposed Submission Local Plan publication stage

2. Pre-plan engagement

In the initial stages of the Local Plan preparation the document was called the Core Strategy. For simplicity and brevity this document simply refers to 'the Plan', which covers both titles of the document. The 'pre-plan' period covers from the withdrawal of the previous Submission Core Strategy in 2007 until the publication of the Issues and Alternative Options stage of the Plan in 2010.

A list of those consulted through the formal plan making stages under Regulations 18 and 20 is contained as **Appendix A**. Bodies and persons were invited to make representations by letter and e-mail which set out the response process.

Details of attendees to workshops are included within the individual reports from the day, all of which can be accessed via hyperlinks throughout the document. The attendance list does not include names of individuals for Data Protection reasons.

The following section chronologically sets out the engagement undertaken to inform the initial contents of the Plan.

Elected member involvement

Elected members have been continuously involved throughout the Plan process. A list of all recorded formal member involvement is contained as **Appendix B**.

Early engagement

Following the withdrawal of the Core Strategy in 2007 a number of early engagement events, including one with the development industry and a series of drop-ins with the public, took place. The purpose of the engagement was to set the context for the new plan.

May 2008 – Developers event

The development industry event involved developers, agents and landowners to explore issues of delivery of housing, affordable housing, infrastructure and related issues. This event was held at Seale Hayne on 15 May 2008. Of the approximately 100 organisations and individuals invited, 23 attended. A report of this event was taken to the LDF Sub Group on [23rd June 2008](#).

June/July 2008 – Early engagement community events

The early engagement also included a series of community "listening events". These were organised across the district, and using Royal Mail 'door-to-door' a leaflet was sent to every household in Teignbridge (51,626 leaflets – mail drop commenced 2 June 2008). The schedule of events ran on the Teignbridge home page throughout the period and Councillors were given the responsibility of 'spreading the word'. Other publicity included posters in and around the towns and villages of each event, press and radio coverage.

Everyone attending these workshops was invited to sign up to receive future announcements and invitations. Everyone doing so was entered into the database and will have been sent postal or electronic notice of any open consultations or events. The table below lists the drop-in events held as part of the consultation.

Date	Location	Venue	Time
Weds 18 th June 2008	Buckland & Milber	Community Centre	2 – 8pm
Thurs 19 th June 2008	Chudleigh	Town Hall	2 – 8pm
Tues 24 th June 2008	Teignmouth	Bitton House	2 – 8pm
Weds 25 th June 2008	Bovey Tracey	Methodist Hall	2 – 6.30 pm
Fri 27 th June 2008	Kennford	Exeter Court Hotel	2 – 8pm
Tues 1 st July 2008	Dawlish	Shaftesbury Theatre	2 – 8pm
Weds 2 nd July 2008	Ipplepen	Village Hall	2 – 8pm
Thurs 3 rd July 2008	Kingsteignton	Community Centre	2 – 8pm
Sat 5 th July 2008	Newton Abbot	Bearnes Primary School	10am – 5 pm
Mon 7 th July 2008	Kingskerswell	Community Centre	2 – 8pm
Tues 8 th July 2008	Exminster	Victory Hall	2 – 8pm
Thurs 10 th July 2008	Abbotskerswell	Village Hall	2 – 6.30pm
Fri 11 th July 2008	Tedburn St Mary	Village Hall	2 – 8pm
Thurs 17 th July 2008	Ashburton	Town Hall	2 – 8pm

Each event was organised such that in the final hour a public question and answer seminar was led by Members and officers, where the public and members of local parish/town councils could raise and debate key issues. 553 people attended the 14 drop-in sessions and 180 people attended the seminars.

Two seminars were held in Kingskerswell following criticism about a lack of publicity. The Newton Abbot session at Bearnes School did not have a seminar, and no seminar was held at Abbotskerswell due to a lack of any attendees. A report of the events was taken to the LDF Sub Group on [9th October 2008](#).

Supplementary: Teignbridge Strategic Partnership

The progress of the Local Development Framework (LDF) was reported and discussed at meetings of the Teignbridge Strategic Partnership (TSP) throughout the period until the TSP was disbanded in 2010. At that time an officer level LDF sub group of the TSP, met regularly to review issues and progress.

The organisations represented on the Strategic Partnership were: Teignbridge District Council; Devon County Council; Teign Housing; Devon & Cornwall Police; Devon & Somerset Fire and Rescue Service; NHS Devon; Teignbridge Community Voluntary Service; South Devon College; Federation of Small Businesses.

June 2008 – Newton Abbot town centre Masterplanning Consultation

The purpose of the meeting was to discuss the future of Newton Abbot with the Town Council, with particular focus on how the town centre will respond to future growth in the area. This meeting included workshop sessions which explored the key movement in the town and potential areas of regeneration and redevelopment.

Issues highlighted included the need for improvements to movement and green corridors, bus movement and interchange issues, and identification of potential redevelopment areas including Bradley Lane, East Street Hospital and Cattle Market. The need to improve through links and access to growing areas around the town were identified. A summary of the workshop can be found [here](#).

July –September 2009 – Visioning Events/workshops

A series of 'visioning events' were held around the District, informed by the early engagement events, and in conjunction with work on the [Sustainable Community Strategy](#) and the emerging Housing Strategy. Key stakeholders were invited to attend the events and participate in a variety of visioning exercises.

The purpose of the workshops were to help develop a vision for the district and key towns – what they might be like and how we might get there. It should be noted that these workshops were set in the context of the Secretary of State's Proposed Changes to the Regional Spatial Strategy, which identified significant growth within the district, as well as at Exeter and Torbay.

Invitees included Town and Parish Councillors, statutory agencies, local interest groups, landowners and agents. The workshops were facilitated by Teignbridge Council officers, with support from the Advisory Team for Large Applications (ATLAS), who are part of the Homes and Communities Agency, at the District Wide and Newton Abbot events.

The first two events were:

- **District Wide** Issues and Visioning - 16 July 2009, Newton Abbot Racecourse (199 invitees, including 21 Councillors, of which 47 people attended)
- **Newton Abbot** Area Workshop - 17 July 2009, Newton Abbot Racecourse (199 invitees, including 21 Councillors, of which 54 people attended)

Further events, led by District Council officers, were:

- **Rural** Visioning Workshop, 17th Sept 2009, Riverside Inn, Bovey Tracey (86 invitees, including 14 Councillors, of which 24 people attended)
- **Dawlish** Visioning Workshop, 21st Sept 2009, The Manor House, Dawlish (64 invitees, including 8 Councillors, of which 24 people attended)
- **Teignmouth** Visioning Workshop, 23rd Sept 2009, Bitton House, Teignmouth (70 invitees, including 10 Councillors, of which 23 people attended)

Summary reports and maps from the workshops were produced and can be viewed, along with briefing packs given to each attendee, [here](#).

The visions derived from the outputs in the workshop helped to identify some of the key issues for each settlement in Sections 10 and 11 (pages 52-78) of the Issues and Alternative Options document. They were also taken on to community based work, which subsequently informed the place based policies in the Preferred Options stage of the Plan.

December 2009 – January 2010 – South West Exeter Area Action Plan Issues & Options Consultation

An [Area Action Plan for the South West of Exeter](#) was taken forward on the basis of the strategic policy (HMA4) and area of search (4c) set out in the Secretary of State's Proposed Changes to the Regional Spatial Strategy.

The South West of Exeter Area Action Plan and associated [masterplan](#) benefited from two initial stakeholder Vision and Objectives workshops held in the Devon Hotel, Exeter in October 2009. The workshops were part of the masterplan work undertaken on behalf of the Council by LDA Design.

No separate report of the day was produced although the work from those days was used to inform section 5 'A Vision for Growth' in the masterplan. The table below sets out attendees. The attendance list does not include names of individuals for Data Protection reasons:

South West Exeter Masterplan visioning workshop 12th October 2009	
Representing	Number of attendees
Landowners/local residents	12
Exeter City Council (officers)	7
Devon County Council (officers)	5
Teignbridge District Council (officers)	4
Exeter City Council (Councillors)	3
Exminster Parish Council	2
Agent on behalf of landowners	2
Devon Wildlife Trust	1
East Devon District Council	1
Environment Agency	1
Exeter Chamber of Commerce and Industry	1
Exeter Vision Partnership	1
NHS Devon	1
South West Councils	1
Teignbridge District Council (Councillor)	1
Total	43

South West Exeter Masterplan visioning workshop 15th October 2009	
Representing	Number of attendees
Landowners/local residents	15
Exeter City Council (officers)	6
Devon County Council (officers)	3
Teignbridge District Council (officers)	3
Exminster Parish Council	2
Agent on behalf of landowners	2
Devon Wildlife Trust	1
East Devon District Council	1
Environment Agency	1
Exeter Chamber of Commerce and Industry	1
Exeter City Council (Councillors)	1
NHS Devon	1
South West Councils	1
Highways Agency	1
Total	39

The Area Action Plan Issues & Options Document was prepared by Teignbridge District Council in close cooperation with Exeter City Council and Devon County Council.

The Issues and Options consultation document raised issues for consideration in the future planning of the locality and included a draft Vision derived from the masterplanning workshops and three alternative options for development. The consultation was undertaken over a 7 week period between 11th December 2009 and 29th January 2010. Consultation included stakeholder meetings, parish council meetings and exhibitions. The full engagement plan can be found [here](#).

Formal representations on the Issues and Options consultation were received from 40 individuals and organisations. The majority of representations covered more than one topic and in total more than 300 separate comments were received on the Issues and Options report. The summary report can be found [here](#).

2009 – 2010 Regeneration consultations

Town centre regeneration plans for [Newton Abbot](#), [Dawlish](#) and [Teignmouth](#) were produced by the Council's Economic Development team following continued engagement with local groups, individuals, businesses and Town Councils.

The consultation in Newton Abbot ran from 5 July to 13 August 2010. A primary schools engagement took place from 28 June to 9 July. The consultation received excellent media coverage, with articles on the study gaining front page coverage in the local newspapers the Mid Devon Advertiser and the Herald Express.

Public consultation events were held in Newton Abbot town centre over three days and were attended by approximately 980 members of the public. Approximately 280

young people aged 8 - 11 participated in the school based sessions. Key stakeholders and landowners were also invited to share their views and approximately 50 attended a presentation and exhibition for stakeholders.

All consultees and public were invited to complete a questionnaire on the proposals. The questionnaire was available on-line, in paper form, and alternative formats were available for those with special needs. 174 responses were received during the consultation. These include completed questionnaires submitted on-line and in paper form, and emails and letters.

A report of the Newton Abbot consultation can be viewed [here](#). There is no recorded information about the engagement work at Dawlish and Teignmouth outside of what is contained in the main documents. All three documents were used to inform the town centre regeneration policies for each town in the Plan.

July – August 2010 – Affordable Housing Supplementary Planning Document Consultation

The Supplementary Planning Document (SPD) sets out the Council's approach to the provision of affordable housing when determining planning applications in Teignbridge (excluding Dartmoor National Park).

Full public consultation was undertaken from Friday 9th July 2010 for 6 weeks, ending on 20th August 2010. In summary, 869 individuals and stakeholders, including all parish councils, were notified directly and specific consultation sessions were held with the Gypsy and Traveller forum.

Further engagement was undertaken with social housing providers who in turn notified tenants of the work. Planning staff organised a week of engagement at the Teign Housing office in Newton Abbot town centre to directly contact existing and prospective tenants. Responses were received from 50 individuals and organisations, resulting in 390 separate comments on the document. A summary and a Report on Representations can be found [here](#).

The Affordable Housing SPD has provided the basis for the affordable housing policies within the Local Plan.

3. Issues and Alternative Options consultation

In summer 2010, Teignbridge District Council released the 'Core Strategy Issues and Alternative Options' for consultation with the wider public. This offered a further opportunity to shape the content of the Plan and provide a view on the key issues set out.

The issues and alternative options in the consultation took into account where land was and is available for building and addressed general themes such as ecology, transport, rural access, design, flooding, housing and jobs. The Plan also included four reasonable alternatives for growth with an accompanying assessment of benefits and challenges.

A list of who was consulted can be found in **Appendix A**. The consultation was advertised in local paper announcements, via flyers, press releases and the council web site. More than 800 residents and stakeholders registered on the on-line consultation database were sent emails or letters highlighting the consultation. In addition there were 6 weeks of press announcements, advertising in libraries and announcements running on the Teignbridge Council home page, as well as a number of public events.

Copies of the Plan were made available on-line on the Council's website, in the Council offices in Newton Abbot, and at all libraries. Town and Parish Councils were sent a copy and the Plan was also available to purchase.

The table below lists the drop-in events held as part of the consultation.

Date	Location	Venue	Time
Sat 26 th June	Teignmouth	Carlton Theatre	10 am – 5 pm
Wed 30 th June	Teignmouth	Carlton Theatre	2 pm – 6 pm
Sat 3 rd July	Dawlish	Shaftesbury Theatre	10 am – 5 pm
Tues 6 th July	Dawlish	Shaftesbury Theatre	2 pm – 6 pm
Mon 5 th July	Newton Abbot	Lloyds Bank	10 am – 4 pm
Wed 7 th July	Newton Abbot	Highweek Way (nr ASDA)	2 pm – 8 pm
Sat 10 th July	Newton Abbot	Clock Tower	10 am – 5 pm
Mon 12 th July	Ashburton	Town Hall	11am – 7 pm
Thurs 15 th July	Shillingford St George	Village Hall	2 pm – 8 pm
Fri 16 th July	Exminster	Victory Hall	2 pm – 8 pm
Thurs 22 nd July	Kingsteignton	Community Centre	2pm – 8 pm
Tues 27 th July	Bovey Tracey	Methodist Hall	2 pm – 8 pm
Sat 31 st July	Chudleigh	Town Hall	10 am – 4 pm

A total of 169 consultees commenting responded to the Plan consultation, generating 2538 individual comments on aspects of the plan.

The complete [schedule of responses](#) and a [summary of responses](#) for the consultation were produced. A separate report summarising the main issues raised and how they were taken into account can be found [here](#).

Comments relating to sustainability and environmental impact focused strongly on other areas of the plan, such as Green Infrastructure, heritage and biodiversity.

Suggestions for alternative options included a new settlement, combinations of the options and variations on the proposed options. Of the responses suggesting a new settlement, no site or general location was identified.

All comments were considered and, where appropriate and justified, were incorporated into the Core Strategy Development Plan Document, Preferred Options stage that went out to consultation in January 2012.

4. Further engagement

Following the Issues and Alternative Options consultation further engagement was focused on 'hard to reach' groups, local communities and the development industry.

2010 – 2011 Student Engagement & March 2011 – 'Learning Together, Planning Together' workshop

The Council undertook a programme of student activities, school visits and consultations that cut across primary schools to graduate planners. The purpose was to engage young people with planning issues affecting the district today and shaping our future. The results of this work fed into emerging plans and policies as well as raising the profile of the planning profession.

The programme of activities aimed at primary and secondary included opportunities to inform parents through notices in book bags.

The following schools were involved:

- St Catherines C of E, Heathfield, Bovey Tracey
- Bovey Tracey Primary
- Canada Hill Primary, Ogwell, Newton Abbot
- Ipplepen Primary, Ipplepen
- Inverteign Primary, Teignmouth
- St Josephs Primary, Highweek, Newton Abbot
- Cockwood Primary, Dawlish
- Gatehouse Primary, Dawlish
- Decoy Primary, Newton Abbot
- Bradley Barton Primary, Newton Abbot

- Dawlish Community College
- Teignmouth Community College

Other school engagement

- 6th Forms for southwest schools Student Planning Activity Day (6th forms from across the district & other local authority areas)
- A student workshop with Coombeshead, Newton Abbot College, and Teign School (www.teignbridge.gov.uk/ourplace)

This work was shortlisted for the national RTPI awards for planning process and won the south west regional award.

Gypsy and Traveller communities' consultation and engagement

The Council set up a Gypsy and Traveller Forum in 2006. The Forum includes members from the travelling community including Romany Gypsies, New Travellers

and Travelling Showpeople, officers and elected Members from the Council. It also includes outside organisations including Devon County Council, Dartmoor National Park Authority, Plymouth and Devon Racial Equality Council (PDREC), Registered Providers (housing associations) the Police, and Health representatives.

The Forum meets on a quarterly basis and is currently the only active forum of its type in Devon. It has undergone an independent critical review to ascertain its effectiveness and is considered a vital link for all parties and a very valuable asset.

The Forum has been continuously kept informed about the development and progress of the Local Plan. This engagement has helped shape the policies within the Plan. Minutes of the Forum's meetings can be viewed [here](#).

2010-2011 Community Planning

The creation of Teignbridge District Council's plans and strategies has been influenced by the work and involvement of local communities, businesses and organisations.

The Council has engaged with communities in shaping ideas and potential proposals to inform the Local Plan. This work built on locally produced plans for the communities, evidence and statistics collected about the area and previous public consultations.

The Council has engaged and consulted with local communities in [Bovey Tracey](#), [Chudleigh](#), [Dawlish](#), [Kingskerswell](#), [Kingsteignton](#), [Newton Abbot](#) and [Teignmouth](#). This has in all cases included workshops and open invitation drop-ins.

This work led to updated community plans and masterplans being produced and consulted on separately for Bovey Tracey, Chudleigh, Kingskerswell and Kingsteignton. These settlements also benefitted from Town and Village Centre Enhancement [Proposals](#). This work developed ideas drawn from local aspirations for improved town and village centres.

For Newton Abbot [further masterplanning work](#) on potential strategic allocations was undertaken with stakeholders, reviewing the 2009 visioning outputs, to develop the Preferred Options proposals.

Dawlish was one of the original 17 places in the country to be successfully selected as a 'Neighbourhood Planning Front Runner'. This enabled Dawlish residents to play a greater role in determining the future of the town and the immediate area through the preparation of an [informal neighbourhood plan](#). The informal neighbourhood plan was prepared by a Steering group of local people working with planning officers from the Council. Various engagement events took place along with consultation of a draft before a final document was examined by an independent examiner.

Whilst work in Teignmouth informed the Plan, this was not taken forward in producing a community plan. Instead Teignmouth Town Council is working on their own through the neighbourhood planning process.

In all cases the work informed the Preferred Options document, allowing the Plan to identify and make provision for strategic and local issues. This work added a new layer of consideration of the social, environmental and economic issues. It also allowed an opportunity for those who may be affected by the changes to help shape how those changes could happen.

March 2011 – Joint Housing and Planning Conference

Additionally, the Council held a Joint Housing and Planning Conference in Newton Abbot. The conference provided an opportunity to discuss issues around the level of new housing that might be provided in Teignbridge over the coming years, where new homes should be built, what standards they should be built to and how new social housing will be funded. It was attended by more than 60 developers, house-builders, housing associations and other interested parties. The conference feedback can be viewed [here](#).

5. Preferred Options consultation

The consultation on the Preferred Options stage of the Plan (also referred to as 'Plan Teignbridge') was the largest Teignbridge District Council had ever undertaken. The Plan was published for comment on 9 January 2012 for an eight week period, closing on 2 March 2012.

It was widely advertised and promoted across Teignbridge and further afield by a number of different methods including, letters/e-mails to consultees, face to face meetings, drop-in sessions and events, posters, media including Facebook and Twitter. Details of these methods and the number of individuals and organisations consulted can be found [here](#).

The full Plan Teignbridge Consultation report can be found [here](#). This includes summary comments and full verbatim responses to the preferred option consultation.

A total of 1,377 individuals and organisations commented on the Plan, plus 5,798 signatories to petitions and circular letters. A total of 16,737 representations were made on the policies, supporting text and maps within the Plan.

Following the consultation, representations were analysed and summarised. This resulted in a 'You Said, We Did – Changes Arising' document that can be found [here](#), setting out how the main issues raised were taken into account between the Preferred Option and Submission stages of the Plan.

The changes arising in the Plan are a result of a number of factors including:

- Views of local residents, groups, organisations and statutory bodies
- Updated technical evidence including the Strategic Market Housing Assessment update
- Habitats Regulations Assessments, Sustainability Appraisal and Strategic Environmental Assessment
- Further assessment of site capacities, including design and landscape consideration, and evaluation of new/altered land available
- The introduction of the National Planning Policy Framework and removal of previous national planning guidance
- Ongoing infrastructure planning work in conjunction with partner agencies such as Devon County Council, South West Water, the NHS, Highways Agency etc
- Ongoing engagement with neighbouring authorities including Exeter, Torbay, East Devon and Dartmoor National Park

6. Summary of key issues and how they were taken into account

Throughout the preparation stages of the Plan (Regulation 18) a number of key issues were raised and considered. On the previous pages there are links to the summary documents for the Issues and Options and Preferred Options, which go into more detail. In summary, the key issues raised and how they were taken into account are:

Housing numbers

Key issues raised included the level of housing proposed, whether it was too high, low or about right. Changes in the economy and migration patterns over the plan preparation period, and the consequent impact on housing need, were queried.

The Plan is based on a Strategic Housing Market Assessment, which has been reviewed twice since it was first published in 2007. The reviews considered the implications of the revocation of the Regional Spatial Strategy, changes in migration, the economic downturn and its subsequent impact on house building and sales.

The Submission Plan is based on the 2012 assessment, which showed a drop in housing need from 2007.

Employment

Key issues raised included the impact on out-commuting, delivery of new employment within the district and the need for appropriate skill levels.

The Plan seeks to have a flexible supply of employment sites, with funding for servicing new sites coming through Community Infrastructure Levy receipts to ensure delivery. The Plan aspiration is for a 1:1 ratio of jobs to working age residents, to reduce commuting and improve the local economy.

The Plan also supports the provision of new education facilities, including vocational training to improve skill levels and improve educational attainment. The Plan has been prepared in cooperation with Devon County Council, the local education authority.

Locations for growth

The key issues are the strategic distribution of growth, the potential impacts of those locations and the need to provide more in rural areas.

The overall distribution of growth has been largely supported, but specific sites have generated varying levels of objection.

Each of the proposed allocations has been the subject of assessment and analysis, through a Sustainability Appraisal which included alternative options. The locations for growth and relevant policies within the Plan are considered to be the most

suitable to address any site specific issues raised. In rural areas the Plan supports the Neighbourhood Plan approach, allowing rural communities to plan for their own need in the future.

Infrastructure

The key issues related to the ability of existing infrastructure to cope with the proposed level of growth, in particular the road network and schools.

The Plan sets out the infrastructure requirements to support growth, alongside the Infrastructure Delivery Plan. These documents were prepared working closely with infrastructure providers and neighbouring authorities to ensure that the impact would be acceptable.

Biodiversity

The key issues raised included the impact on European protected sites at Dawlish Warren (RAMSAR), the Exe Estuary, the South Hams Special Area of Conservation (Greater Horseshoe Bats), the Dartmoor Special Area of Conservation and several Sites of Special Scientific Interest. Additionally, there are a number of County Wildlife Sites that will be affected.

The Plan has been developed to either avoid impact on these areas or ensure that on or off-site mitigation is provided as part of development. Community Infrastructure Levy monies will be prioritised to deal with impacts on European sites

Climate change

The key issues included achieving carbon reduction, reducing the need to travel and managing flood risk.

The Plan includes policies which address these issues, setting a carbon target, providing a framework for improved self containment and avoiding areas of greatest probability of flooding. There are also requirements to plan positively to manage off-site impacts of flood risk and take account of the Coastline Management Plan.

Landscape

The key issues raised include the visual impact of new development on the landscape, the retention of Area of Great Landscape Value and Coastal Preservation Area and the loss of Greenfield land.

The Plan requires new development to take account of key views and landmarks as part of the design of proposals, and a requirement for appropriate landscaping. The Area of Great Landscape Value has been retained and Coastal Preservation Area is renamed as Undeveloped Coast. The loss of Greenfield land is difficult to avoid as Teignbridge is a rural area with limited brownfield sites. The Plan seeks to locate growth at existing towns to minimise the impact on the wider countryside.

7. Involvement of stakeholders in technical evidence documents

Many of the evidence base documents produced by or on behalf of the Council were shaped by the involvement of a variety of stakeholders, providing important technical inputs and analysis. The table below sets out stakeholder involvement in different pieces of evidence. Methods of involvement include the supply of information, participation at progress meetings and reviewing reports.

The table is not exhaustive and doesn't include work covered elsewhere such as visioning events, attendance at events or work produced by stakeholders that we have used as part of our evidence base. A full list of evidence documents can be viewed [here](#). This demonstrates a proactive approach to the Plan making process, not relying solely on consultation but actively engaging the stakeholders in the work.

Evidence	Stakeholder
Exe Estuary SPA and Dawlish Warren SAC interim report	Natural England, Exeter City Council, East Devon District Council
Exe Disturbance Study	Natural England, Exeter City Council, East Devon District Council
Suitable Alternative Natural Green Space justification at Dawlish/Exeter	Natural England, Exeter City Council,
Heart of Teignbridge Green Infrastructure Study	Natural England, Environment Agency, Devon County Council, RSPB, Devon Wildlife Trust, Torbay Council
Habitat Regulations Assessment	Natural England
Landscape Character Assessment	Natural England, Devon County Council
Water Cycle Scoping Report / Outline Study	Environment Agency, Dartmoor National Park Authority, South West Water
SFRA Levels 1 and 2	Environment Agency, Dartmoor National Park Authority
Infrastructure Delivery Plan	Environment Agency, South West Water, Devon County Council, Highways Agency, NHS Devon, Exeter City Council, town & parish councils, Devon & Cornwall Police, Sport England, Natural England, Homes & Communities Agency, Devon Fire & Rescue, Bus and Rail operators, telecommunications operators, energy suppliers, Local Enterprise Partnership, Torbay Council
Archaeological Study South West Exeter	Devon County Council, Exeter City Council, English Heritage
South West Exeter Masterplan	Devon County Council, Exeter City Council, Exeter and East Devon Growth Point
Health Impact Assessments	NHS Devon
Strategic Housing Land Availability Assessment	Natural England, Environment Agency, Dartmoor National Park Authority, Devon County Council, Exeter City Council, East Devon District Council, Homes and Communities Agency

8. Proposed Submission Local Plan

The Proposed Submission Local Plan was published for comment on 7 November 2012 for a six week period, closing on 19 December 2012. Every person and organisation on the Council's Local Plan database was sent a letter and/or e-mail informing them of the opportunity to comment on the Plan. In addition there were press releases, posters sent to Town and Parish Councils and libraries across the district and coverage on the radio.

A total of 594 individuals and organisations commented on the Plan, raising a total of 1827 individual representations on the policies, supporting text and maps within the Plan.

The main issues raised were:

1) Employment

- a. The overall amount of land allocated
- b. The level of detail on types of employment
- c. Distribution

2) Housing

- a. The level of need
- b. The overall amount of land allocated
- c. Five year supply
- d. Distribution
- e. Affordable housing

3) Infrastructure

- a. Infrastructure Planning
- b. Relationship with Community Infrastructure Levy
- c. Green Infrastructure

4) Place: Heart of Teignbridge (Kingskerswell, Kingsteignton, Newton Abbot)

- a. The overall amount of development proposed
- b. Key constraints to development
- c. The choice of development allocations
- d. Infrastructure and other delivery issues

5) Place: Edge of Exeter

- a. The principle of development
- b. The overall amount of development proposed
- c. Infrastructure, particularly green infrastructure, education and transport
- d. Phasing and timing

6) Place: Dawlish

- a. The overall amount of development proposed
- b. Key constraints to development
- c. The choice of development allocations
- d. Infrastructure and other delivery issues

7) Place: Teignmouth

- a. The overall amount of development proposed
- b. Key constraints to development
- c. The choice of development allocations
- d. Infrastructure and other delivery issues

8) Place: Bovey Tracey

- a. The overall amount of development proposed
- b. Key constraints to development
- c. The choice of development allocations
- d. Infrastructure and other delivery issues

9) Place: Chudleigh

- a. The overall amount of development proposed
- b. Key constraints to development
- c. The choice of development allocations
- d. Infrastructure and other delivery issues

10) Place: Villages and Rural Areas

- a. The overall approach to development
- b. Specific omission sites proposed in representations

11) Environment

- a. Landscape policies
- b. Biodiversity policies
- c. Carbon reduction policy

Appendix A: List of local organisations and businesses consulted

Below is a list of bodies contacted on the Issues and Options and/or Preferred Options versions of the Teignbridge Core Strategy (stages of preparation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 or earlier equivalent).

1188 residents and the following organisations were consulted directly (via email or letter) on the Teignbridge Core Strategy Issues and Options and Preferred Options stages.

1-2-1 Fitness	Advisory Council for Education of Romany and Other Travellers
1st & 4 Most Ltd	Affinity Sutton
2020 Plastics Ltd	Age Concern
24/7 Diamond Drilling	Age Concern England
3-2-1 Discount Store	Aggregate Industries UK Ltd
365 Leading Promotions Ltd	Agricultural Business And Environmental Services
4 Front Recruitment Ltd	AHH Retail Pharmacy Ltd
5 Golden Acre Holiday Flats	Aid Call Ltd
A & C Window Centres Ltd	Alan Craig Photography
A & D Fasteners	Alan Willis
A & D SW Supplies	Alansway Coaches Ltd
A D Repairs	Alansway Taxis
A Dressing Up Box	Albany Florists
A G S Home Improvements Ltd	Albany Surgery
A J Blackler	Albany Veterinary Centre
A K L	Alcontrol Uk Ltd
A L S Motor Parts Ltd	Alder King
A Legg & Son	Alexs Gents Hairdresser
A Promise To Change	Alice Cross Day Centre
A T Design	Alis
A1 Extraction Ltd	Alive Studios
A1 Fabrication and Welding Services	Allen Malpass
Aaron Amusements	Aller Farm Estate Residents Association
Aaron Printers	Aller Vale Garage Ltd
Abbey Plastics (South West) Ltd	Allstart Auto Electrics
Abbey Printers	Alpha Taxis
Abbot & Co	Alphabet Playground
Abbot Coach Travel Ltd	Alphatech Cadcam Services Ltd
Abbot Commercials	Alston Court
Abbot Hire	Alter Engineering Ltd
Abbots Blinds & Shutters	Alton Industries (GB) Ltd
Abbotsbury Dental Care	Alton Logistics Ltd
Abbotskerswell Parish Council	Amanda's Bakery
Abby Mouldings	Amerys Newsagent
Acacia Training	AMS Tyres And Exhausts
Academy Of Floral Art	Amttek Plastics Ltd
Access Electrical	Andrew Butcher
Accounting Services South Devon	Andrew Hill Salon
Acorus Rural Property Services Ltd	Andrews Sykes Hire Ltd
Action Consultant Training - ACT (Devon) Ltd	Angel Face
Action For Blind People	Angels Health & Beauty
Adams & Co	Animal Cremation Services
Addicott Electrics Ltd	Animal Magic
Admin Services	Animal Therapy
Adrian Bailey	Animals in Distress
Adrian's Bakery	

Anthony Powell & Ace Music	Bare Necessity Ltd
Antonia's Kitchen	Bargains Galore
Antrac T/a Cox Waste Management	Barn Owl Trust
AP Planning	Barratt Homes
Apollo Screenprint Ltd	Barratt Strategic
Applied Business Solutions UK Ltd	Barretts
Aquatics Southwest	Barrie Simmons & Associates Ltd
Aquila Law	Barton House Residential Home
ARA Architect	Barton Willmore
Argos	Barum Autoparts Ltd
Arisarc Technical Service	Barzey Associates
Ariva Hair & Nails	Bastins Ltd
Arnold White Estates (AWE) And WBB Minerals	Bath Travel
Arthritis Care Devon	Baytek Office Solutions Ltd
Artisan Projects Ltd	BBH Architects
Arts Council	BCT Ltd
Arts Society	BDPT
Arup	Be Brown
Asda	Beach Cottage
Ashburton & Buckfastleigh District Hospital	Beachcomber Restaurant
Ashburton Library	Beanice Limited
Ashburton Tourist Information Centre	Beechwood Park Residents Association
Ashburton Town Council	Beggars Banquet
Ashby's Estate Agents Ltd	Bekra R/C
Ashcombe Adventure Centre Ltd	Belgravia Leisure Ltd
Ashcombe Fine Arts Ltd	Bell Cornwell LLP
Ashcombe Parish Meeting	Bell Stanley Chartered Accountants
Ashleigh Way Post Office & Store	Bellway Homes
Ashley Dawes Accountants	Belma Care Home
Ashton Parish Meeting	Ben Nock Fencing
Ashton Property Maintenance	Ben Nock Fencing
Associated British Ports Teignmouth	Ben Phillips
Associated Chirodopy Services	Benbow Group
Aster Group	Bennett Coach Travel
Astra Building Supplies	Bennett Mot Centre
Ataga Media	Bennett Private Hire
Atkins Limited	Bentley Wessex
Atlas Project Team Ltd	Berry Pomeroy Parish Council
ATS Euromaster	Better Bunny Homes
Audi Approved Newton Abbot	Beyond Beauty (devon) Ltd
Austin K Drilling	Bibbys
Austins	Bickington Parish Council
Auto Doc Newton Abbot Ltd	Bickington Residents
Auto Servicing & Diagnostics Ltd	Bickley Mill Inn
Avon Graphic Supplies Ltd	Bill & Taylor
Axiom Veterinary Laboratories Ltd	Bill Bailey Publishers Representative
B B Concrete Cutting & Van Hire Ltd	Bill Optical Ltd
B B D Marquees	Bill Richards Auto Electric
B G Wills & Son	Biograph Productions
B2b-Southwest.com	Bishopsteignton Parish Council
Baby Tots	Bishopsteignton Residents Association
Bakers World Travel Ltd	Black Diamond South West
Ball Clay Heritage Society	Black Swan Developments Ltd
Banyan Jewellery	Black Swan Printers
Bar 7	Blackboard Associates Ltd
Barbara Ellis Vat & Book-keeping Services	Blockbuster
Barbers	Blondie
Barclays Bank Plc	Blue Cedar Homes Limited
Bardon Aggregates Ltd	Blue Indigo Gallery
	Blue Water Park

Bluebird Care	Broadmeadow Tyre & Auto Services Ltd
BNP Paribas Real Estate UK	Brodequin
Bob Cumpston	Brooklyn Autos
Bobbetts MOT Centre	Brookside Tea Rooms
Body Active Personal Training	Brookwell Supplies Ltd
Body and Sole	Brownsbrook Green Construction Ltd
Body Beautiful (Devon) Ltd	Brunel Dental Centre
Body Focus	Brunel Road Timber Limited
Body Work Therapists Ltd	Brunswick Arms
Bollywood Spice	Brunswick Guest House
Bond Pearce LLP	BT Marine Propellers Ltd
Bonmarche	BT Openreach
Booker Cash & Carry	Buckfastleigh & District Residents Association
Booth Enterprise Ltd	Buckfastleigh Library
Boots The Chemist	Buckfastleigh Tourist Information Centre
Boots Uk Ltd	Buckfastleigh Town Council
Bouquets	Buckfastleigh West Parish Council
Bovey Climate Action	Buckland Residents Group
Bovey Court Garage	Buckland Surgery
Bovey Joiners Ltd	Buckland-in-the-Moor Parish Meeting
Bovey Tracey Amenity Society	Buddies
Bovey Tracey Business Association	Burger King
Bovey Tracey Discretionary Trust	Burgess & Taylor
Bovey Tracey Heritage Trust	Burgin, Day & Eberley
Bovey Tracey Hospital	Buyrite Tyres
Bovey Tracey Information Centre Trust	C & G Limited
Bovey Tracey Library	C & I Insurance Services Ltd
Bovey Tracey Post Office	C Brewer & Son Ltd
Bovey Tracey Tourist Information Centre	C F E Systems
Bovey Tracey Town Council	C I Guppy
Bovey Truck & Van Bodies Ltd	C Jackson
Bovis Homes SW Ltd	C K Commercials
Bowline Roofing & Netting Ltd	C R Tibbs
Bradford Aerials	C R Willcocks & Co Ltd
Bradleys Estate Agents Limited	C.J Seaborne Electrical Services
Bradonstone Ltd	Caldo Oils Ltd
Braking Wind Cycles	Can Can Design Limited
Brandan Computer Solutions Ltd	Candlewhat
Brantano	Cannon Autobodies
Brazil Trade	Cannon Commercials
BREEAM	Captivate Print Management Ltd
Brewery Bar LLP	Car Medic
Brian Edwards Motor Repairs	Carbonsense Ltd
Brian Loram Motorcycles	Card Bar Ltd
Briarcroft Residential Home	Card Factory
Brick Development Association	Care 4 U Pharmacy Ltd
Bridford Parish Council	Careers South West
Bridge Civil Engineering	Careflex Ltd
Bringing On Back The Good Times	Carick Johnson
Britannia Building Society	Carlton Theatre
Britannia Soap Machinery Ltd	Carlton Theatre
Brite Services Ltd	Carole Trim Architects
British Goat Society	Carpentryright
British Heart Foundation	Carter And Co Financial Planning Ltd
British Orienteering Federation	Carthew Printers
British Red Cross Society	Carver Knowles
British Trust For Conservation Volunteers	Carwise
Broadhempston Community Woodland	Casa Domestic Electronic
Broadhempston Parish Council	Casa Software Ltd
Broadmeadow Sports Centre	Casino Select

Casino Slots	Clockwork Marketing & Direct Mail Ltd
Castle Inn	Cloud 9 Health & Beauty
Cavanna Homes	Club Wifi Ltd
CEG	Coast & Country Properties
Centek Ltd	Coast View Holiday Park
Centrax	Coastal Windows & Conservatories
Centrax	Cobleys
Centristic Ltd	Coffee Republic
Chamber of Trade	Coffeeman Devon Ltd
Chamberlains Estate Agency	Coffinswell Parish Council
Channon & Co	Cofton Country Holidays
Charles Blake & Associates	College House
Charles Royale Financial Advisors	Colliers CRE
Charles Salt Fine Wines	Combe Vale Garage
Charterhouse Residential Home	Comet Lighting
Cheque Centre	Commercial Estates Group Ltd
Cheriton Bishop Parish Council	Commercial First Mortgages Ltd
China Garden	Commercial Property Surveyors Ltd
Chinese Herbs Acupuncture	Commission For Architecture & The Built Environment (CABE)
Chippies Place	Community Estates Services
Chishomes Ltd	Complete
Chivers Upholstery	Concept Staffing
Choice Words	Connells
Chris Berry Plumbing & Heating	Connells Land & Planning
Chris Dent Architect	Consignia Plc
Chris Haine	Consol Suncentre
Chris Humphrey Boat Builders	Constitutional Club
Christine	Consumabulbs/Watt Bulb/07/Niche Gifts
Christow Parish Council	Contact Dental
Chudleigh & District Amenity Society	Context Logic Ltd
Chudleigh Business Guild	Conway Business Systems
Chudleigh Direct	Conways
Chudleigh Dog Boarding Kennels	Cooks Pluming And Heating
Chudleigh Library	Coombes Wood House
Chudleigh Motors	Coombeshead College
Chudleigh News	Co-Op Funeral Service
Chudleigh Parish Plan Implementation Group	Co-Op Travel
Chudleigh Town Council	Cooper Callas Ltd
Churchill Properties	Corner Cupboard UK
City Electrical Factors Ltd	Cornish Land
Civic Planning and Design Group	Coronation Stores
Civil Aviation Authority	Corpdata Ltd
Civil Solutions Ltd	Costa Coffee
Claire's Accessories	Costcutters Supermarket
Clarence Developments Ltd	Cosy Lettings
Clarks	Country Bus
Classic Care Homes (Devon) Ltd	Country Bus
Cleancall Ltd	Country Gateaux Ltd
Cleaning Logistics (SW) Ltd	Country Land and Business Association
Clearflow Ltd	Countryside Alliance
Clement H Barry	County Garage (Newton Abbot) Ltd
Clennon Developments	County Rugby
Cleveland Garage	Courierzone
Clientbase Fulfilment Ltd	Courtyard Cattery
Cliffden Hotel	CPDevon Ltd
Clifford Estate Company	CPG (Chudleigh) Ltd
Climate Positive	CPRE Devon
Climatic Engineering Ltd	CPRE Teignbridge
Clinton Cards Plc	Crackseal Ltd
Clock & Watch Centre	

Craft Room	Dawlish 2 N 4 Limited
Crafts At Bovey Tracey	Dawlish Against Ruining Everything (DARE)
Crafty-suds	Dawlish Chamber of Trade
Cream Nominees (No 1) Ltd	Dawlish Community College
Creating Excellence	Dawlish Community Hospital
Crichton Training & Consultancy	Dawlish Community Trust
Cricketfield Surgery	Dawlish Conservative Club
CRM Floors (South West) Ltd	Dawlish Grill
Crockers Ltd - Builders Merchants	Dawlish Learning Partnership
Croft Lodge	Dawlish Library
Croft Residential Home	Dawlish Newspapers Ltd
Cross Country Trains Ltd	Dawlish Post Office
Crystal Technica Ltd	Dawlish Sands Holiday Park
CSJ Planning Co Ltd	Dawlish Skip Hire Ltd
Culpeper Landscapes	Dawlish SOUL (Save Our Undeveloped Land)
Curran Recruit Ltd	Dawlish Taxis
Curtain Craft	Dawlish Teddy Bears
Curtis Cleaning Ltd	Dawlish Tourist Information Centre
Curwell Windows	Dawlish Town Council
Cut Price Hair & Tanning Ltd	Dawlish Volunteer Bureau
Cutler Whitehead	Dawlish Warren Tourism Group
Cyfe-x	Dawlish Warren Tourism Group
Czb Technologies Ltd	Dawlish Youth Centre Management
D & S Sewing Machines	Committee
D A Rew and Son	Day Lewis
D B Glass	De Paul Studio
D B Schenker Rail (UK) Ltd	Dean Prior Parish Council
D D R Group Computing	Deborah Bond Dance Academy
D J T Motors	Debra Jane
D M Event Services	Decco Ltd
D S W The Mailing House Ltd	Deck King
D Signs	Decoy Motors
D W Dips & Marinades	Delivery Partners Ltd
D2 Planning Limited	Delta Taxis
DAB Motorcycle Finishings	Den Crescent Dental Practice
Dainton Portable Building Systems Limited	Denbury & Torbryan Parish Council
Dairymaid Restaurant	Denmans Electrical
Daisy Chain Pre-school	Dennis W King & Co
DAM Plant & Groundwork	Department for Communities and Local
Darnells & Co	Government
Darren Dickenson	Department for Transport
Darryl Wannell Construction Ltd	Derek Finch Associates
Dart & Partners	Desserts By Dsouza
Dart Mortgages & Insurance	Devon & Cornwall Housing Group
Dartmoor Forest Parish Council	Devon & Cornwall Police Authority
Dartmoor Garages Ltd	Devon & Cornwall Probation Trust
Dartmoor Local Access Forum	Devon Aircraft Research & Recovery Team
Dartmoor National Park Authority	Devon Artists Network
Dartmoor Preservation Association	Devon Association for Renewable Energy
Dartmouth Inn	(DARE)
Dartside Counselling	Devon Buildings Group
Datel Electrical Installations	Devon Carpet & Flooring
Dave Petherick	Devon Community Housing Society Ltd
Daves	Devon Countryside Access Forum
David & Charles (Holdings) Ltd	Devon County Association for the Blind
David Goodenough	Devon County Council
David J East	Devon County Council
David Thomas Electrical Contractor	Devon County Football Association
Dawlish & District Chamber Of Commerce And	Devon County Windows Ltd
Trade	Devon Cricket

Devon Deli Company
 Devon Engineering Limited
 Devon Federation Of Women's Institutes
 Devon Federation Of Young Farmers Clubs
 Devon Fire & Rescue
 Devon Guild Of Craftsmen
 Devon Link Correspondence
 Devon Metal Detectors
 Devon NHS Partnership
 Devon Property
 Devon Rose Estates Ltd
 Devon Rural Housing Partnership
 Devon Ski And Sailboard
 Devon Square Orthodontics
 Devon Square Surgery
 Devon Stone Federation
 Devon Strategic Partnership
 Devon Swan Holidays Ltd
 Devon Tae Kwondo
 Devon Villa
 Devon Wildlife Trust
 Devonia
 Devonshire Homes Ltd
 Dewdrop Inn
 Digital Darkrooms
 Digital Jigsaw Ltd
 Digital Print Services
 Dinkum Dogs
 Diocese of Exeter and Churches Together in Devon
 Diplomat Devon Ltd
 Direct Marketing Solutions
 DJC Stonemasons Ltd
 DLA Piper
 DLP Planning
 Doddiscombsleigh Parish Council
 Dollond & Aitchison
 Dolly Tub Laundrette
 Dominos Pizza
 Don Hocken Limited
 Donald Baldey (Chartering)
 Done Brothers (Cash Betting) Ltd
 Doneraile Residential Home
 Dornafield Touring Park
 Dorona Hair And Beauty
 Dorothy Perkins
 Double Luck Kitchen
 DPDS Consulting Group
 DPP
 DPS Cleaning Supplies
 Drake Tooling & Abrasives Ltd
 Drakes Hotel & Restaurant
 Drewsteignton Parish Council
 Drive-In Tyre & Exhaust Centre
 Driving Miss Daisy
 Dublcheck Cleaning
 Duchy Foods Of Devon Ltd
 Duck Aller Gardens
 Duckaller Farm
 Duncan Propellers Ltd
 Dunchideock Parish Council
 Dunmore Residential Home
 Dunsford Parish Council
 Dyson, Quaintance & Strange
 E & J W Glendinning Ltd
 E & L Engineering Southern Ltd
 E Table Tennis
 Eagle One Homes Ltd
 East Cliff Café
 East Devon District Council
 East Teign Nursery
 East Teignbridge Community Transport Association
 Eastcliff Community Project/Teignskate
 Eastern Eye
 Eastleigh House
 Easy Garden
 Eatinhouse
 Ebbtech Communication Solutions
 EDF Energy Plc
 Education And Care (Devon) Ltd
 Edward Symmons
 Electro - Wise
 Elephantmedia
 El-Nashar Dental Care
 Encore-Uk
 Enelco Ltd
 Energy Care
 Engineering Adventures Ltd
 England Hockey Board - West Office
 English Gymnastics
 English Heritage
 English Landscapes Maintenance Ltd
 English Table Tennis Association
 Enterprise
 Environment Agency
 Environmental Health & Safety Services
 EON
 Epwin Group Plc
 Erea UK Ltd
 Essence of Nature
 Essenjaye Fine Foods Ltd
 Essentials4Life Ltd
 Esso Snack & Shop
 Euroblinds UK Ltd
 Eurocell
 Euroforest Ltd
 European Sales Direct Ltd
 Europlas
 Evans
 Everything Ink
 Excalibur Upholstery
 Exe Estuary Partnership
 Exe-Act
 Exeter City Council
 Exeter Estates Ltd
 Exeter Inn
 Exeter International Airport Ltd
 Exeter Road Garage
 Exhibition Design

Exminster Parish Council	Friends, Families And Travellers and Traveller
Exminster Village Action Group	Law Reform Project
Exmouth Town Council	Frock Cabin
Exquisite Catering Company	Frontliners Ltd
Exway Coachworks Torbay Ltd	FTB Networking
F Christophers & Son	Fulfords Estate Agents Ltd
F J Helmore Ltd	Fulfords Land & Planning Services
F.i. Joinery Limited	Full Colour Store Ltd
Fab Frames (UK) Limited	Fung Sing
Fairway Furniture	Fusion Online Ltd
Falcon Direct	FW International Media
Farm Accounts Ltd	G B Electronics
Farm Developments Ltd	G D Systems (UK) Ltd
Farming & Wildlife Advisory Group (FWAG)	G F M
Fat Sams Emporium	G L Gill & Son Ltd
Federation of Small Businesses	G L Hearn
Fenster Ltd	G R & S A Lang
Fernley Nankivell	G R Guppy
Financial Services Ltd	G Redfern & Son
Finch Electrical Contractors Ltd	G T Electronics
Fine Home Sales Ltd	G Westaway & Son
Firbank Garage	G.B. Services Air and Seaport Transfer
Fire Watch Group	Experts
Firebird Promotions	Gail Johnson School of Dancing
First Car Company	Galaxy Entertainments
First Choice	Galliford Try
First Choice Fireplaces	Gamalan Media Group
First Class Builders	Gamestation
First Devon and Cornwall	Garage Door & Automation Co Ltd
First Impressions Floor Care Services	Garage Door Services
First Line Distribution Ltd	Garage Doors SW Ltd
Fisher Bell (SW) Ltd	Garston Manor Nursing Home
Fitwell Flooring Ltd	Garstone
Five Star Nails	Gary Bennett Ltd
Flair Interiors	Gary Holland
Flames	Gays Creamery
Flamin Grate Ltd	Gem Services Ltd
Flexihose Ltd	Gemini Networks Ltd
Flooring and Tile Centre	Genesis Town Planning Limited
Floral Elegance	Geoffrey J Gilpin
Floral Passion	George Sobol
Flowers by Lesley	George Tooley Ltd
Foot Anstey LLP	George Wimpey Strategic Land
Force and Sons - Estate Agents	Geralds Supermarket
Ford Farm Residents Association	Gerry & Co
Forde Park Nursing Home	Gershwins
Foredowne Boarding Kennels	Get Wicked
Forestry Commission	Gilbert Eales Ltd
Forget-Me-Nots	Gill-Ann
Forgeway	Gilpin Demolition Ltd
Fork Handles	Giovanni Hairdressing
Fozzies Food	GIP Services
Frames & Boxes	Girlguiding South-West England
Freetime Catering Ltd	GKA Limited
Freight on Rail	Glen Cleaning Ltd
Freight Transport Association	Glenspray Motors
Fresco	Glentworth Insurance Services
Fresh Pizza	GMM Financial Services
Friends of Dawlish Hospital	Go Green Devon Ltd
Friends Of The Earth	Go Mobile

Gold Farm Businbess Solutions Ltd	Hayley Frost
Golden Lion	Hazelwood Guest House
Golden Sands Holiday Park	Hazelwood Park
Gomango Creative	Heather Barraclough
Gove Marble Ltd	Heathfield Community Centre
Government Office for the South West (GOSW)	Heavitree Brewery Ltd
Graham Whieldon	Heightley Homes Ltd
Grants Marble Manufactory Ltd	Heighway Field Associates
Grasshopper Ltd	Heirloom Films
Green Ecology	Helen
Green Machine	Helping Hands
Greener Teign	Heltor Ltd
Greenhill Residential Home	Hennock Parish Council
Greenwood Accountancy Ltd	Henrietta Henson
Gregory Gray Associates	Heritage Developments South West Ltd
Griffin Jewellers	Heritage Glass Ltd
Grimsea Marine	Herridge Property Consulting Ltd
Guinness Hermitage	Hewes Engineering Limited
Guinness Care and Support	HFT (Devon)
Gunter	Highways Agency
Guru Arjan Niwaj	Highweek Against Rural Development (HARD)
GVA	Highweek Family & Social Club Limited
H & H Design	Highwood Grange
H B D Floors Ltd	Hill Park Care Home
H M Coastguard	Hillside Product Design Ltd
H N E Health Care Ltd	Hiremasters Ltd
H Samuel	Hives Planning Ltd
H.i.t. Training	Hoi Shan
Hacombe-with-Combe Parish Council	Holcombe Burnell Parish Council
Hacienda UK Ltd	Holcombe Residents Association
Haddon Williams Ltd	Holcombe Village Hall Management Committee
Hadleys Fencing Contractors Ltd	Holland & Barrett
Hair @ Rehab	Holland & Barrett Retail Ltd
Halfords Ltd	Holne Parish Council
Halifax plc	Home Builders Federation
Hallam Land Management Ltd	Home Dean Ltd
Hallam Land Management Ltd	Home Direct SW Ltd
Hallbaron Ltd	Home Farm Trust Ltd / TA Kingscourt
Hallmark Developments	Homebase Ltd
Hallmark School Of Motoring	Homelands
Hallons Ltd	Homes and Communities Agency
Ham & Huddy	Hopwood Swallow LLP
Hammer & Tongs	Hotline Electric Fencing
Hammond & Shaw	Hottot Transport Ltd
Handfern Services Limited	House Martin GRP Ltd
Handmade Furniture & Textiles	House of Marbles & Teign Valley Glass
Hannahs at Seale Hayne	Housing Corporation
Hannon Young Ltd	Howard Denton International
Hanover	H-S Hire & Sales Limited
Hanson Quarry Products Europe Ltd	HSBC Bank plc
Happy Days Nurseries Ltd	Hugh Mills And Gay
Harbour Fish Bar	Hugo Francis
Harbourne Design	Humberts Leisure
Harold Michelmore & Co	Hurley & Offord
Harrisons Amusements	Hydraulic Projects Ltd
Harvey & Old	Hymec Aerospace (HD) Ltd
Hastoe Housing Association Ltd	I W Dental Lab Ltd
Haworth Paving Ltd	Ian Atkinson Window Cleaning
Hayes Farm	

Ian Green Advertising	John Eaton
Ian Jewson Planning Ltd	John Head Finance
Iceland	John S Ward & Co Ltd
Icon Technology Solutions	Johnsons
Ide Parish Council	Jolly Good Fish Café
Ideal Windows & Blinds Ltd	Jones Day
Ideford Car Breakers	Jones Lang LaSalle
Ideford Garage	Jopan Ltd
Ideford Parish Council	Julian Graves
Illington Parish Council	JUMBO Design Solutions
Images Advertising & Design	K B Reinforcements (Western) Ltd
Import and Export Ltd	K M Courtier Ltd
Improving Kingskerswell Group	K2
In Line Kitchens	Ka Ming
Inkost Ltd	Kali Ma Designs Ltd
Innerechoes	Karate Academy
Inspirations Advertising & Design Ltd	Karen O'Neil & Co Family Solicitors
Insurastore	Kay Elliott Architects
International Dance Supplies	Kazlin Commercial Finance
Inverteign Family Learning Centre	Kellock & Johnson
Ipplepen Parish Council	Kenmart Ltd
Islamic Centre For The South West	Kenn Parish Council
Ivor Dewdney	Kenton Parish Council
J & B Small Park Homes	Kerswell Garden Centre
J & K Davey	Key Store
J & L Supermarkets	Keyberry Hotel
J & P Sheldon	Keyline Builders Merchants
J Brook Bullen & Son	KFC
J D Enterprises	Kingfisher (South West) Ltd
J H Parsons	Kingscourt Homes
J J's Music School	Kingskerswell Community Centre
J Sandland Limited	Kingskerswell Library
J.H Way Funeral Services	Kingskerswell Parish Council
Jackmans Tackle Limited	Kingskerswell Post Office And Newsagent
Jackmans Toy Box	Kingsteignton Advanced Training Unit
Jacksons	Kingsteignton Community Plan Implementation Group
Jacksons Landscape Design	Kingsteignton Library
Jackson-Stops and Staff	Kingsteignton Plastics Centre
Jag	Kingsteignton Residents Environmental Awareness Group (KREAG)
James Collis	Kingsteignton Town Council
Jamieson Smith Associates	Kingsteignton Veterinary Group
Janet Walker	Kingsway Meadow Community Centre
Jason Busuttill	Kirkwells - Town Planning and Sustainable Development Consultants
Jason Mason Tucker	Kitsons Solicitors
JC Laxon	Klub Video
JD Architectural Design	Knight Frank
Jeffery's Energy Ltd	Knighton Stores
Jelf	Knitwits
Jenkins Stone Company Ltd	Komet Carpets Ltd
Jens Sweet Shop	Korcare Ltd
Jesse James	KTCW Developments Ltd
Jewson Ltd	Kudos Salons Ltd
JFB Entertainments (SW) Ltd	Kusuri Products Ltd
JHB Group/JHB Linemarkings	Kwik Fit
Jillings Hutton Planning	L A Stanbury & Son
JM Hanbury Will Trust	Ladbrokes
JMC Developments	Ladbrokes Betting & Gaming Ltd
Job Centre Plus	
Job Shop	
John Craxford (Plant Hire) Ltd	

Laim Yekta Servicing & Repairs Ltd	Luscombe Maye
Lamacroft Estate	Lustleigh Parish Council
Lameys	Lympstone Parish Council
Lance Ames	Lynton House Hotel
Land Source Solutions	M & D Sales Agency
Landscape House	M A Contract Cleaning Services Ltd
Landsdowne Hotel	M Baker (Property Services) Ltd
Langaller Farm Ltd	M D M Promotions
Langdon Barton Farm	M G M International Machinery Ltd
Langdon Hospital	M J Baker Foodservice Ltd
Langstone Cliff Hotel	M J Dodd Garden Contractor
Laser Pics	M R Maintenance & Repair
Launa Windows	M R P Bricklaying Contractors Ltd
Launahurst Ltd	M W Pounsberry Ltd
Launchpad Recruitment Ltd	Mabey Hire Ltd
Lauren Ballard Environmental Art	Maddisons
Lazy Jacks Yachtwear Ltd	Made by Hand/Contemporary Craft Fair
LCS Lifetime Services Ltd	Majestic Tours
Leadbitter	Mamhead Parish Meeting
Leadstone Camping	Man in The Van
League of Friends Bovey Tracey Hospital	Manager of Online Directory
Leander Developments Ltd	Manaton Parish Council
Learning Disability Parliament	Mannings (Devon) Ltd
Lee Cliff Park Ltd	Mannor Garage Ltd
Lemon Accupuncture Clinic	Manns Delicatessen
Leonard Coombe	Manor Pharmacy
Lets Go Disco Ltd	Manyana
Levvel Ltd	Mare & Foal Sanctuary
Lewis and Rowden Estate Agents	Marine Garage
Lidl UK	Marine Hotel and Tavern
Lighting Imports Ltd	Mark Dyson Surveyors Ltd
Linden Homes	Mark Rose
Lindons Residential Care Home	Mark Sugden
Lionel H Brimson	Market House Inn
Liquiphonics Ltd	Marks & Spencer
Little Lambs Chestnut	Marldon Parish Council
Littlehempston Parish Council	Marsland Nash Associates
Lloyd Maunder Ltd (Butchers)	Martin Johnson Property Maintenance
Lloyds Bank Plc	Martin Regan
Lloyds Pharmacy	Martineau
Lloyds Retail Chemists Ltd	Matalan
Lloyds TSB	Matford Farm and Matford Park Farm
LMS Highways Ltd	Matford Mews Management Co. Ltd
Local Government, Fire & Assessment Directorate	Maudsleys Newsagents
Local National Teignbridge	MayFlair Hair Stylists
Local Sports & Leisure Clubs	Mcauley Motor Bodies
Locke School of Motoring	MCB Property Care Ltd T/A M & D Hire
Locomotive	Mccolls
Locum Link	McDermott French
Londis	McGregors
Look Your Best	Medicine Hall Ltd
Lorient Polyproducts Ltd	Melissa's
Lorraine Lizius	MENCAP - Exeter and District
LSN Architects	Meriva Taxation
LSN Architects	Michael Johnson – Accupuncture
Lucky Star	Michael Parkes Design
Luder's Swiss Patisserie Ltd	Michael Pavey Limited
Luken Beck Ltd	Michael Waite Chartered Surveyors
Luscombe Estate	Michelmore Hughes
	Mid Devon Advertiser

Mid Devon District Council	New Life Services Ltd
Midas Homes Ltd	New Look Ltd
Mid-Devon Cycling Club	New Start Art
Mike Waters Domestic Energy Assessor	Newbay Insurance Service
Milber Auto Salvage & Spares	Newclay Products Ltd
Milber Estates Limited	Newey & Eyre Ltd
Milestone Cattery	Newton Abbot & District Chamber Of Trade & Commerce
Mill Auto Ltd	Newton Abbot & District Chamber of Trade & Commerce
Millenium Marine Contractors	Newton Abbot & District Rambler's Association
Millelets	Newton Abbot Business Security Group
Millwood Homes (Devon) Ltd	Newton Abbot Business Security Group
MIND	Newton Abbot Chiropractic Centre
Minx	Newton Abbot Civic Society
MJ Slade	Newton Abbot College
Mobile Operators Association	Newton Abbot Community Interest Company
Mobility South West	Newton Abbot Community Transport Association
Mole Valley Farmers Ltd	Newton Abbot Freight Quality Partnership
Molloys	Newton Abbot Kitchen & Bedroom Centre
Momentum Clinic	Newton Abbot Library
Mon Ami	Newton Abbot Licensees Association
Mono Consultants Ltd	Newton Abbot Racecourse
Montrose Electrical Services	Newton Abbot School of Music
Moorcar Ltd	Newton Abbot Town Council
More Trees	Newton Couriers
Moretonhampstead Library	Newton Electric Light Co
Moretonhampstead Parish Council	Newton Motor Bodies Ltd
Moretonhampstead Tourist Information Centre	Newton Motor Cycles
Morris & McGinn Ltd	Newton Pet & Garden Supplies
Mothers Union	Newton Printers
Motoquip	Newton School of Motoring
Motormart	Newton St Cyres Parish Council
Mount Pleasant Care Home	Newtons Furniture Co Ltd
Mount Pleasant Inn	Nexus Motor Trade Ltd
MTA Architects	NFU Mutual
Murray Volkswagen Amd Skoda	NHS Devon
MWA	Nicholls Basker Partners
Mylor Works	Nick Smith Landscape Gardener
Naila Green Garden Design	Nightfreight (GB) Ltd
Name Tag	NIICCS
Napier House	Nikki Young
Nathaniel Lichfield and Partners	No 1 Café Bar
National Express Group PLC	No Frills Recruitment Solutions
National Farmers Union	Noble Solutions
National Federation of Gypsy Liaison Groups	Norfolk Property Services SW Ltd
National Grid	North Bovey Parish Council
National Housing Federation - South West	Nucleus Hair and Beauty
National Housing Federation South West	Nufood
National Landlords Association	Nurse Plus
National Tyres And Auto Care	Nursery Schools in Teignbridge
National Union Of Teachers	Nutri-Link Limited
National Westminster Bank plc	Nutters Ltd
Nationwide Building Society	O E C 4X4 Centre
Natural Beauty	O2
Natural England	Oakands
Natures Bounty	Oakcliff Holiday Park
Naz	Oakford Club
Net-accounting Ltd	Oakford Service Station
Network Rail	
Network Rail Ltd	
New Golden Crown Limited	

Oasis Café	Peacock Stores Ltd
Oasis Care	Peanuts
Octopi UK LLP	Pearson Ranger
Odessa	Pellew Bargain Barn
Ofcom	Pemberton Homes/westmoor Homes
Ofgem	Penguin Swimming Pools Ltd
Ofwat	Peninsula Autism Services and Support Ltd
Oggy Oggy Pasty Co	Peninsula Hearing Care
Ogwell Parish Council	Peninsula Properties
Oilmasters Devon Dorset & Cornwall Ltd	Penns Mount Residential Home
Old Mill Garage Ltd	Penny Lane Foods Ltd
Old Rydon Inn	Pens Unlimited
Olive	Peplows Chartered Accountants
Olympic Taxis	Peppermint Park Holiday Park
Olympus Leisure Ltd	Peppers
Omega Electrical Services (SW) Ltd	Percys
Omega Trade Frames	Perfect Service
On a Roll	Performance Insight
One 4 Taxis	Persimmon Homes South West
Optimax	Personal Services
Our Source Ltd	Personalise This Ltd
Outdoor Experience	Peter Day Property Maintenance
Oxfam	Peter Hall Architect
Oxford Nutrition Ltd	Peter Robson-Burrell
Oystercatchers Café	Peters Optical
Ozone Tanning	Pete's People
P & D Laminators Ltd	Petrie Tucker & Partners Ltd
P & J Ceramics	Pets Corner
P & L Bill	Phase Tech Electrical Limited
P G & D Wallis Wood Finishings	Pheonix Model. Products
P J Booth Limited Liability Partnership	Phil Maunder Cars Ltd
P McMinn	Philip Korthals
P R Underhill Transport	Phillip Smith Financial Services
P.J. Atherton (Surveying) Ltd	Phillips Smith and Dunn
Pace Petroleum Ltd	Phoebe Developments Ltd
Paignton Tile Company Ltd	Phoebe Developments Ltd
Painted Ladies	Phoenix Sound
Paintwork Plastics Interiors Ltd	Phoenix Tools and Diamonds Limited
Palmer & Radclyffe	Phones 4 U
Pamela Wilcox	Pichler Planning Consultancy
Panache Photography	Pike Ward Ltd
Parade Financial Services	Pilkington Marine Engineering
Paramount 21 Ltd	Pilotage & Marine Services (Teignmouth) Ltd
Park Cafe	Pinnacle Architectural Design
Park Holidays UK	Pinwood Properties
Partco Autoparts Ltd	Pipeliners Marketing Services
Partridge Energy	Pizza House
Pass with Pete	PJW Meteres
Pasta King (UK) Ltd	Plant World Gardens & Nursery
Pat Test South West	Plants Galore Ltd
Pathfinder Park Homes Ltd	Plasllok
Pathway Care Ltd	Platinum Interiors
Paul Green Planning	Playlands Out Of School Club
Paul Newman Property Consultants Limited	Playline Design Ltd
Paul's Hair Shop	Plumb Centre Ltd
Pavey Group	Plumtree Property Investments Ltd
Pavilion Amusements Ltd	Pluss
PCL Planning Ltd	Plymouth & Devon Racial Equality Council
PDSA Shop	Plymouth Diocese
Peacock & Smith	Plymouth Diocese

Poppadums Health Food Store
 Portman Investment And Development
 Positive Outcomes Ltd
 Powderham Parish Meeting
 Powderham Properties Ltd
 Powderham Veterinary Centre
 Precision Hygiene Ltd
 Precisions
 Preliminary Planning Professionals Ltd
 Premier
 Premier Craft Design
 Presentations Unlimited
 Presents
 Prestige Furniture Limited
 Prima Dental Ceramics
 Primary Schools in Teignbridge
 Print Store (South West) Ltd
 Printheads Ltd
 Pro Direct Soccer Ltd
 Pro Personel 10
 Proarb Uk Ltd
 Process Plant Installations Ltd
 Procter Associates
 Prodeck Uk Ltd
 Professional Safety Services
 Proform (Formwork Specialists) Ltd
 Proform Ltd
 Programme Centre
 Promenade Promotions (Prom-Prom) Ltd
 Property Sales & Rentals
 Public Art South West
 Q Ball Media
 QA South West Limited
 Quality Cuisine
 Quality Foods Ltd
 Quality Marking Services Ltd
 Quantal Conservatories Ltd
 Quay Moto Ltd
 Quayside Bookshop
 Queen St Butchers
 Queens Hotel
 Quest Environmental Solutions Ltd
 Quod
 R & S Autos
 R D Johns Ltd
 R E Bath Travel Service Ltd
 R J S Toys Ltd T/A Davidson's
 R K F Upholstery
 R M Gearing Wholesale Meats
 Radio Electrics
 Rail Freight Group
 Railfuture Devon and Cornwall
 Railway Inn
 Rainbow International
 Randal And Simmonds
 Rapleys LLP
 Rattery Parish Council
 Rattycombe Farm
 RDS
 Real Exhibitions Ltd
 Red Devon Housing Ltd
 Red Earth Consultancy Ltd
 Red Rock Electrical Ltd
 Red Rock Holidays
 Redeye
 Redmayne & Co
 Redrow Homes South West
 Redstone Jones Associates
 Reedy Supplies Ltd
 Refresh Cartridge
 Refurnish
 Regal Heritage Ltd
 Regen Southwest
 Regent Style
 Regionally Important Geological Sites - Devon
 Group
 Reliant Metal Forming Ltd
 Rendells
 Rentshield Direct Ltd
 RIBA South West
 Richard Addicott Marine Ltd
 Richard Challinor
 RICS
 Ridgways
 Riviera Boats Holdings Ltd
 Riviera Cruises
 Riviera Food Service Ltd
 Riviera Media Ltd
 Riviera Stone Masons
 Rixdale Archery Supplies
 RMB Ceilings Ltd
 RNLI
 Road Haulage Association
 Roadform Civil Engineering Co Ltd
 Robert Bellers
 Robert Williams
 Robin Catering Equipment Ltd
 Robinson Instruments Machinery Ltd
 Rock & Fudge Shop
 Rocklands Development Partnership
 Roger Cripps Conveyancing
 Roger Jackman Productions Ltd
 Roger Tym & Partners
 Rogers Carpet Cleaning Service
 Romany Jones Café
 Romarc Training & Development
 Rorkey Homes
 Ross Park
 Rossi's
 Rowcroft House Foundation Ltd
 Roy Anning
 Roy Cragg
 Royal British Legion Club
 Royal Casino
 Royal China
 Royal Mail
 Royal Mail Group Ltd
 Royal National Institute For Deaf People
 RPS Planning & Development
 RSPB

Ruffles Delicatessen	Silvalea Limited
Rupp & Fraser	Simon Treleaven
Rural Fostercare Ltd	Simply Flowers
Ryders Hot Bread Shop	Singtastic.com
S E G Carter	Skaigh Engineering Co Ltd
S E S Meters	Sky Scaffolding Devon Ltd
S H Partridge & M C Partridge	Skypark Development Partnership LLP
S J C Auto Centre	Sleeman & Hawken Ltd
S L Finance	Smarter Accounting Services Limited
S M Properties	Smiths Gore
S M Vehicle Repairs	Smuggler's & Pirate's Inns Ltd
SA@W	Solsa Solar
Safety Days	Somerset Care at Home (Torbay)
Saffron	Something Fishy
Saffron Care Ltd (Glenkealey Home)	Sound & Visual Systems
Sainsburys	South Dartmoor College
Sainsbury's Supermarkets Ltd	South Devon Autism Resource Centre
Salvation Army	South Devon College
Sample Mills Estate Agents	South Devon Holidays
Sanctuary Housing Association	South Devon Inn
Sanders	South Devon Optical Ltd
Sandover Associates Limited	South Devon Railway
Sandpiper Plastics	South Devon Seabird Trust
Santander	South Devon Sports Association For The Disabled
Saracens Head	South Hams District Council
Savers	South West Brick & Stone Ltd
Savills	South West Councils
Sav's Barbers	South West Edible Oils Ltd
Scagells Motor Repairs	South West Of England Regional Development Agency
Scene and Heard	South West Regional Assembly
Schooling Building Contractors Ltd	South West Regional Centre NASUWT
Scott Cinemas	South West Regional Committee of Jehovah's Witnesses
Scott Richards & Co Solicitors	South West Regional Housing Body
Sculptures	South West Strategic Health Authority
SE4 Lite Bites	South West Sunblinds
Seafood House	South West Tenant Farmers Association
Seale Hayne Group	South West Tourism
Seaway Guest House	South West Water
Secret Garden Day Nursery	South West Water Plc
Senior Devon Voice	South Western Ambulance Service NHS Trust
Seraphim Productions Ltd	South Western Supplies
Serk Intertruck	Southbrook Finance
Ses Autoparts Ltd	Southbrook Residents Association
SES Recruitment Consultants Ltd	Southerly Apartments
SH Doel	Southern Planning Practice
Shaldon Approach Golf Course	Southwest Properties
Shaldon Parish Council	Sovereign Housing Group
Shaldon Tourist Information Centre	Space Architects UK Ltd
Shaul	Spar Stores
Shaws	Sparkworld Ltd
Shebang Retail (SW) Ltd	SPC Joinery
Shelter - Devon Housing Aid Centre	Specsavers Optical Superstores Ltd
Sherwell Garage	Spectral Coatings Ltd
Shillingford St George Parish Council	Speedwell Honda
Shoe Zone Ltd	Spence Studios
Shop @ Panasonic	Spiders and Milk Limited
Sibelco UK Ltd	Spin A Yarn
Sign & Design	
Signal Café	
Signature Pools and Leisure Ltd	

Split Endz	Swimfix Ltd
Sport England	System Attic
Spring Side Models	T & J Upholstery
SS&B	T & S Stores Plc
St Benet's Court Nursing Home	T A B Components Ltd
St Davids Care Home	T B Staircases Ltd
St Johns Ambulance Brigade	T Bryant Builders
St Leonards Antique & Craft Centre	T E S
St Mary's Garage	T J Smith
St Maur Residential Home	T J'S Foodstores Ltd
St Paul's Dental Practice	T Luscombe
Stagecoach Devon Ltd	T M P Technology Ltd
Stags	T Quality Ltd
Stanleys Jewellers	T W Misco
Starcross Parish Council	Tackle Trader
Status	Taji
Staverton Parish Council	Take the Bait
Stenner Marine & General Ltd	Tappers Travel Service Ltd
Sterling Growth Enterprises Ltd	Tara Jayne's
Steve Anderson	Tax Assist
Steve Dale Builders Ltd	Taxi Max
Steve Hext Motors	Taylor's Joinery
Steve Newton Plastering	Techniglaze (Devon) Ltd
Steven Birtwistle	Tedburn St Mary Parish Council
Steven Walley	Teign Advocates
Stevens Homes	Teign Auto Services
Sticky Fingers (Dawlish) Ltd	Teign Corinthian Yacht Club
Stokeinteignhead Parish Council	Teign Court Holiday Flats
Stokes plc	Teign Diving Centre
Stone Cladding International Ltd	Teign Estuary Partnership
Stoneycombe Quarry	Teign Estuary Transition
Stover Canal Society	Teign Ferry
Stover Log Cabins	Teign Fishermen & Waterman's Association
Stover School	Teign Housing
Strategic Land Partnerships	Teign Housing Tenant Forum
Strategic Land Partnerships	Teign Metal Finishes
Stratton & Holborow	Teign MOT Centre
Stratton Creber Commercial	Teign Music
Stroll-On Baby	Teign Plumbing Supplies Ltd
Strutt & Parker LLP	Teign Pre Pack Ltd
Stubben Specialist	Teign Scene And Heard Ltd
Studio 5 Photography	Teign School
Studio Screen	Teign Shoe Repairs
Stutchbury Associates Ltd	Teign Valley Childrens Centre/barnados/moors
Style	Edge
Subway	Teign Valley Stone Walling
Sue Younger-Ross	Teignbridge Access Group
Summerfield Developments (SW) Ltd	Teignbridge Air Quality Group
Summerfield Homes	Teignbridge Association Of Local Councils
Supa Roofing & Power Tools Ltd	Teignbridge CAB
Supawash	Teignbridge Citizens Advice Bureau
Superdrug Stores plc	Teignbridge Council for Voluntary Service
Sure Shot Broadcasting	Teignbridge Estates
Sustainable Bishopsteignton	Teignbridge Friends Of The Earth
Sustrans	Teignbridge MS Society
Suzanne Nicholson	Teignbridge Propellers Ltd
Swan Inn	Teignbridge Scout Council
Swann Inn	Teignbridge Special Needs Playlines Project
Swanson Motor Company	Teignbridge Strategic Partnership
Sweet Memories	Teignbridge Taxis

Teignbridge Youth Council	The Devon and Cornwall Chinese Association
Teigngrace Parish Council	The Devon Guild of Craftsmen
Teignmouth & Dawlish Ramblers	The Devon Guild of Craftsmen
Teignmouth & District Bonding Co Ltd	The Devon Karst Research Society
Teignmouth & Shaldon Museum	The Devon Racial Equality Council
Teignmouth Art Society	The Devonshire Deli
Teignmouth Carpet Centre Ltd	The Edgemoor
Teignmouth Chamber of Commerce	The Edinburgh Woollen Mill
Teignmouth Chamber of Commerce	The Educational Warehouse Limited
Teignmouth Community Association	The Epwin Group Design Studio
Teignmouth Community College	The Filling Station
Teignmouth Day Care Centre	The Fire Fighters Charity
Teignmouth Gifts	The Flats
Teignmouth Harbour Commission	The Fountain Fish & Chip Shop
Teignmouth Inn	The Fountain for Health
Teignmouth Jewellers Ltd	The Framing Lot
Teignmouth Library	The Fuschia
Teignmouth Main Post Office	The Garden Centre Group
Teignmouth Maritime Services Ltd	The Garden History Society
Teignmouth Residents Against the Destruction of the Environment by Development (TRADED)	The Giant Furniture Centre
Teignmouth Tourist Information Centre	The Godfrey Partnership
Teignmouth Town Council	The Golf Foundation
Teignmouth Traders Association	The Greene Man
Teignvale Electronics	The Hare and Hounds
Teignview Veterinary Practice Ltd	The Hedley Way Centre
Temptations	The Hunt Group
Ten Tors Inn	The Jaguar Specialist
Terence Stone Developments	The Jolly Abbot
Terrace Practice Care Ltd	The Jolly Farmer
Tesco Express	The Kaolin And Ball Clay Association
Tesco Stores Ltd	The Kebab Shop
Tesco Stores Ltd	The Laundrette
Tetlaw Contracting Ltd	The Lawn Tennis Association
Tetlow King Planning	The Linen Co Ltd
The Attic	The Little Plumbing Company
The Barber Shop	The Logo Factory Uk
The Barn Owl	The Lord Nelson
The Bay Hotel	The Mare & Foal Sanctuary
The Beauty Spot	The Monkey House (Dawlish) Ltd
The Bell Inn	The Mortgage Shop
The Black Minority Forum	The Music Mill
The Body Shop	The Music Mill Ltd
The Brainwave Centre Ltd	The National Trust
The Brend Group	The Nest
The Cake Stop	The Open Daw
The Candy Shop	The Park Inn
The Carphone Warehouse	The Passage House Group Ltd
The Cellar Bar	The Pen Inn
The Cheese Shed	The Pharmacy Café
The Children's Society Shop	The Photoshop
The Church Commissioners For England	The Pickwick Restaurant
The Clock Tower	The Pizza Cafe
The Coal Authority	The Plastics & Board Industries Federation
The Co-operative Group Ltd	The Plumbers
The Country Table	The Professionals Shop
The Crown Estate Commissioners	The Railway
The Dartington Hall Trust	The Richard Hopkins
The Dawe Trustees	The Rock Christian Bookshop
	The Rock Nursery
	The Romani Travellers Council

The Royal Garage	Tortex Co. Ltd
The Salem Lodge Benevolent Fund	Total Cleaning Services
The Salvation Army	Total Hire Co
The Shoe Centre	Tower Scaffolding (South West) Ltd
The Showmen's Guild of Great Britain - Western Section	Towergate
The Showmen's Guild of Great Britain - Western Section	Town Fryer
The Sloop Inn	Town Hall Garage
The Snooky Trust	Tozers Solicitors
The Stone Man (marble & Granite) Limited	Tozers Solicitors
The Stover Canal Trust	TRACE (Teignmouth Residents Action Committee for the Environment)
The Studio Publishing Services Ltd	Trade Winds Restaurant
The Sue Ryder Foundation	TradeForce South West Ltd
The Sunburnt Arms	Tranquility
The Teignmouth Players	Transition Newton Abbot CIC
The Theatres Trust	Travis Perkins
The Therapy Suite/Moorgate Vet	Trawlers
The Valeting Clinic Ltd	Treacle Training
The Vestry	Treeworks
The Village Salon	Trevor Pilbeam Associates
The Vintage Magpie	Trident Construction Services/Watergate
The Vivian Gallery	Trim & Tonic
The Waveguide Solution Ltd	Trinity Advocats
The Welcome Inn	Trinity Solutions
The Wessex RFCA (ATC)	Truprint
The Wool Gallery	Trusham Parish Meeting
Thera South West	TSP (Trading) Ltd
Thirst Stop	Tudor Clinic
Thistle Dock Stables	Tumbling Teds
Thomas Cook	Turley Associates
Thomas Luny House	Turn of the Tide
Thomas Shoe Repair & Trophy Centre	Twindle Beer Residents
Thompsons Mobile Tyres Ltd	U Name It
Thornhill Hotel	Ugo Ltd
Thorntons	UK Accommodation.net
Thought For Paws Devon Ltd	Ullacombe Farm Shop
Three Cooks	Underhay Transport
Three Sixty Focus Ltd	Underhills Estate Agents
Tibbs Grocers	Unicorn Construction (South West) Ltd
Tiggs Clothing Ltd	Union Inn
Tigman Welding	Unison
Tile Wise	University Of Exeter
Timber Store (UK) Ltd	University of Plymouth
Time Flies	Uppercroft Dental Clinic and Sedation Centre
Timpson	Upton Pyne Parish Council
Tincknells Fuels Ltd	Urban Waves
Tobys Architectural Salvage	USDAW
Tolchards Ltd	Used & Useful
Tony Pryce Sports	Vander Limited
Tony's Barber Shop	Vapourtek Drysteam Systems Ltd
Topaz Fashions	Venture Court
Tor Homes	Venture Court - Business Units - Bradley Lane, Newton Abbot
Torbay & District TUC	Vickery Holman
Torbay Council	Vigars TV
Torbay Fish Buffet	Village Property Estate Agent
Torbay Mobilty Centre UGO Ltd	Vintage Now Interiors
Torbay Motor Cycles	Viridor Waste Management Ltd
Torbay Security Solutions	Vision Express
Torquay United Football Club Plc	Visual Financial Systems Ltd/Marco

Vodafone	Wholesale Stationers (Devon) Ltd
Volunteering In Health	Widcombe-in-the-Moor Parish Council
W B B Sports & Social Club	Widescreen Tours
W Cross	WiFi Spark Ltd
W F C	Wignall's Ltd
W G Hole Trust	Wilkie's Food Stores Limited
W H Smith Ltd	Wilkinsons
W L Vallance Ltd	William Hill
Waddeton Park Ltd	Williams & Co Joiners Ltd
Wafforns	Williams And Triggs Monumental Stonemasons
Wales and West Utilities	Willos Sandwich bar
Warmer Services	Wilson Services
Warren Café	Wilton Bradley Ltd
Warren Golf Club	Wimpy
Warren Trading Company	Window Merchants UK Ltd
Warrens	Winners 2000 Fitness Centre
Wash & Co	Wireless Free Spots Ltd
Watermota Ltd	Wm Morrison Supermarkets Plc
Waterstones	Wolborough Holdings Ltd
Watervoice South West	Wolborough Inn
Wavy Line Food Store	Wolborough Residents Association
WBS Planning LLP	Woodbury Parish Council
WBW	Woodland Parish Meeting
Webselect Limited	Woodland Pigs
Webster Sheryn Architects	Woodland Trust
Welcome Family Holiday Park	Woods Estate Agent
Weldsure Fabrications Ltd	Woods Lettings & Property Management Ltd
Wessex Gs T/a Wessex Daf	Woodside Guest House
Wessex International Tooling Ltd	Woodway Stores
West Country Family Butchers Ltd	Wootton Consulting Ltd
West Country Tool Co Ltd	Working Law
West End Nurseries	World Of Wheels
Westaway Sausages Ltd	Worth It
Westbank League Of Friends	Wotton Printers
Westcliff Garage	Wrights Stationery & Photocopy Centre
Westcliff House	Wt Warren & Son (hayle) Ltd
Westcombe MOT station	WYG Planning & Environment
Westcountry Art Ltd	Wyse Homes
Westcountry Cases Ltd	Xpress Bodyworks Ltd
Westcountry Housing Association	Xylophone Kitchens Ltd
Westcountry Land Planning Consultancy	Yacht Care Cruise Care
Westdale Lettings	Yannons Chartered Accountants
Western House	Ye Olde Cider Bar
Western Power Distribution	Yello Studio Ltd
Western Ranger Ltd	Yellow Zebra Ltd
Western Towing	Yeo Valley Farms (Production) Ltd
Westpointe Ltd	YMCA South Devon
Westward Investment Management Services	You Name It
Westward Marketing Services	Young Devon
White Ensign Club	Your Move
White Hart Inn	Youth Café
White House Residential Home (langton Care)	Yummys
White Space	Zeally Funeral Services
White Young Green Planning	Zenith Doors Industrial Ltd
Whiteaway Barton	Zig Zag Quarry
Whitcroft	
Whitestone Parish Council	

Appendix B: Elected Member involvement in the Plan preparation

Local Development Framework Sub Group: Links to agendas and meeting notes

[31st January 2008](#) – Sub Group Remit and Participation, Training Days, Regional Spatial Strategy Panel Report, Local Development Scheme, LDF Related Activities until LDS Submission, New Core Strategy and Alternative Scenarios

[28th February 2008](#) – Local Development Scheme, Lessons Learnt, Evidence Base, Strategic Housing Land Availability Assessment, Engagement Strategy, Strategic Partnership and Joint Working

[3rd April 2008](#) – Teignbridge Futures Study

[17th April 2008](#) – Exeter and Torbay Strategic Housing Market Assessment 2007, Statement of Housing Land Supply 2008, Early Community Engagements

[15th May 2008](#) – Teignbridge Strategic Partnership Engagement, Early Community Engagement, Local Development Scheme, Teignbridge Futures Study

[23rd June 2008](#) – Developers/Agents Early Engagement Event, Teignbridge Futures, Residential Land Monitor, Additional Pitch Requirements for Gypsies and Travellers

[29th July 2008](#) – Exeter and Heart of Devon Strategy, Early Community Engagement Events, Camping and Caravan Survey 2007

[18th September 2008](#) – Regional Spatial Strategy response, Local Development Scheme, Strategic Housing Land Availability Assessment, Corporate Community Engagement Strategy, Green Studies and Exeter Core Strategy

[9th October 2008](#) – Early Engagement Report, LDF/LAA, Rural Issues, Mineral Core Strategy

[13th November 2008](#) – Annual Monitoring Report 2007-2008, Camping and Caravan Survey 2008, Landscape Assessment, Exeter Green Infrastructure Study, Local Development Scheme

[9th January 2009](#) – Rural Affordable Housing, Occupation Trends in Teignbridge Tourist Accommodation

[29th January 2009](#) – Local Development Scheme, Evidence Base Priorities, Green Space Strategy

[16th April 2009](#) – Growth Point, LDF Budget, Youth Council Feedback, Affordable Housing Member Training Feedback

[14th May 2009](#) – Taylor Review of Rural Economy and Affordable Housing, South West of Exeter Masterplan, Exeter Area Green Infrastructure Study

[18th June 2009](#) – Statement of Community Involvement, Infrastructure Delivery Plan, Limehouse Software

[26th November 2009](#) – Terms of Reference, Plan Making Progress, Evidence Base Progress, LDF Budget, Project Board Minutes

[8th April 2010](#) – Core Strategy Issues and Options, South West of Exeter Area Action Plan, Draft Community Engagement Strategy, Employment Land Review, Retail and Leisure Study, Project Board Minutes

[19th October 2010](#) – LDF Budget, Local Development Scheme

Overview and Scrutiny

[26th October 2010](#) – Local Development Scheme

[21st December 2010](#) – Update on Core Strategy production

[1st November 2011](#) – Consideration of Draft Preferred Options Core Strategy

[22nd November 2011](#) – Decision to Call In Executive Decision on Core Strategy

[4th September 2012](#) – Consideration of Proposed Submission Local Plan

Executive

[6th September 2010](#) – Local Development Scheme

[26th July 2011](#) – Local Development Scheme

[1st November 2011](#) – Approval of consultation for Preferred Options Core Strategy

[29th November 2011](#) – Consideration of Call-In by Overview and Scrutiny Committee

[13th September 2012](#) – Consideration of Proposed Submission Local Plan

Full Council

[21st September 2012](#) – Approval of Publication of Proposed Submission Local Plan

Additional member involvement has come through informal meetings, attendance at workshops and Town and Parish Council meetings.