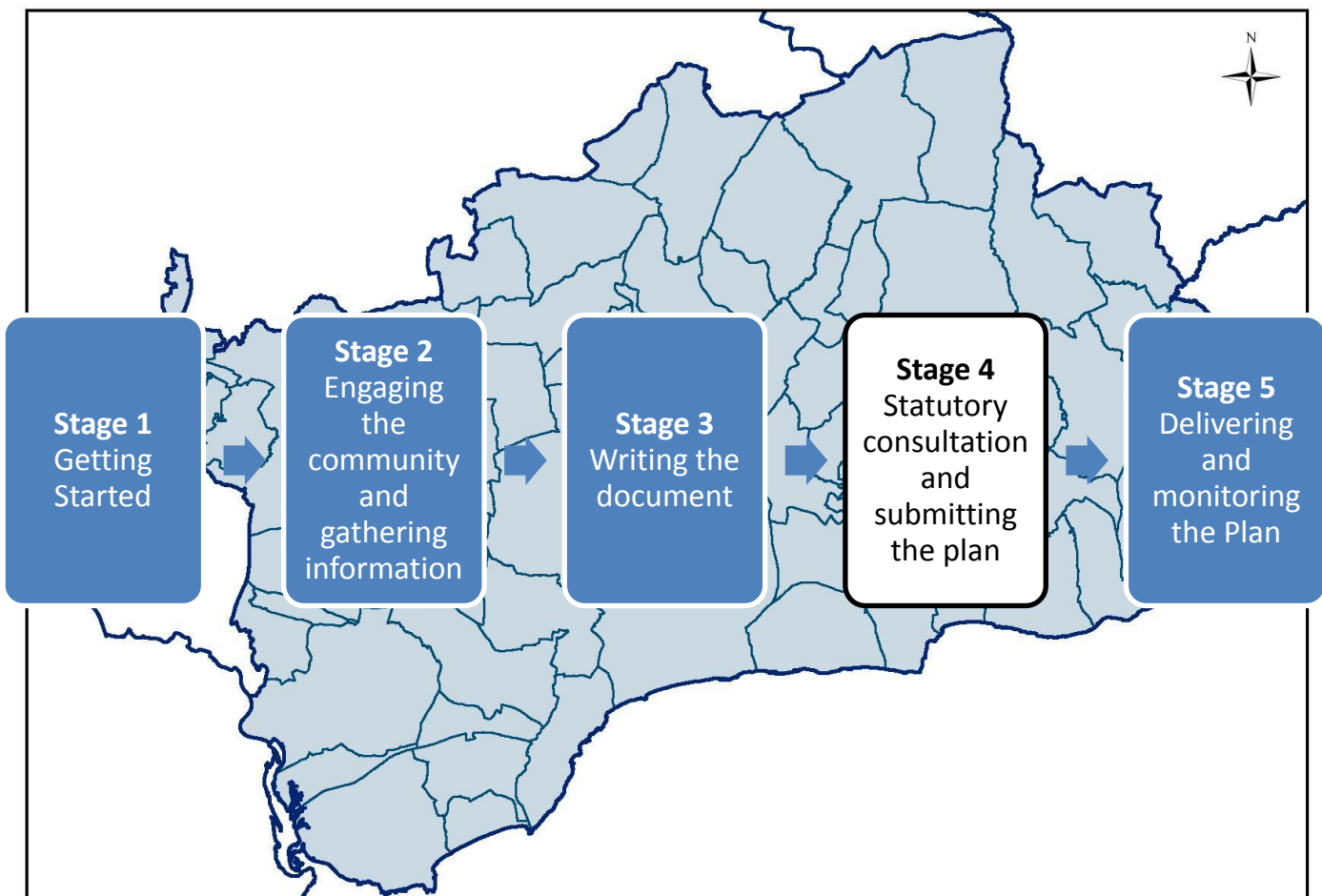


Neighbourhood Planning Guidance

Statutory Consultation

Who must we consult?

February 2016



Produced by the Planning Policy Team
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Who must we consult?

Important!

You have a duty to ensure that everyone who lives or works within the neighbourhood area knows about, and has an opportunity to be involved in, the production of your neighbourhood plan. It is also good practice to consult your neighbouring town or parish councils throughout the process as your proposals may affect them.

Some bodies, known as statutory consultees or consultation bodies, must be consulted on your draft Neighbourhood Plan if it proposes development that could affect their interests. In East Devon, four of these bodies are usually consulted at specific stages in the process- namely Neighbourhood Area designation, Habitat Regulations and Strategic Environmental Assessment screening (and on the actual assessments if you are required to do them), pre-submission consultation and post-submission consultation. They are:

- **Devon County Council;**
- **the Environment Agency;**
- **Historic England; and**
- **Natural England.**

The other bodies should be consulted by the neighbourhood plan producers during the pre-submission consultation, and will also be consulted by the District Council once the plan is submitted. You may wish to consult some of these bodies at an earlier stage in plan production if a particular issue arises, for example by contacting Network Rail if your proposals affect land adjoining a railway track. Some consultees may not be relevant to your Plan as they have no interests in your area- if you are unsure please contact us for advice.

Remember to record all consultation you have undertaken to include within the [Consultation Statement](#). If you do not feel it is necessary to consult a particular body, you should explain your reasoning.

The Neighbourhood Planning Regulations state that the consultation bodies (relevant to East Devon) are:

- (1) a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;
- (2) the Coal Authority¹;

¹ See section 1 of the Coal Industry Act 1994 (c.21).

- (3) the Homes and Communities Agency²;
- (4) Natural England³;
- (5) the Environment Agency⁴;
- (6) the Historic Buildings and Monuments Commission for England (known as English Heritage)⁵;
- (7) Network Rail Infrastructure Limited (company number 2904587);
- (8) the Highways Agency;
- (9) the Marine Management Organisation⁶;
- (10) any person—
 - (i) to whom the electronic communications code applies by virtue of a direction given under section 106(3)(a) of the Communications Act 2003; and
 - (ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;
- (11) where it exercises functions in any part of the neighbourhood area—
 - (i) a Primary Care Trust established under section 18 of the National Health Service Act 2006⁷ or continued in existence by virtue of that section;
 - (ii) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989⁸;
 - (iii) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986⁹;
 - (iv) a sewerage undertaker; and
 - (v) a water undertaker;
- (12) voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;
- (13) bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area;
- (14) bodies which represent the interests of different religious groups in the neighbourhood area;

² See section 2 of the Housing and Regeneration Act 2008 (c.17).

³ See section 1 of the Natural Environment and Rural Communities Act 2006 (c.16).

⁴ See section 1(1) of the Environment Act 1995 (c.25).

⁵ See section 32 of the National Heritage Act 1983 (c.47).

⁶ See section 1 of the Marine and Coastal Access Act 2009 (c.23).

⁷ 2006 c.41.

⁸ 1989 c.29. Section 6 was substituted by section 30 of the Utilities Act 2000 (c.27).

⁹ 1986 c.44. Section 7 was amended sections 3(2), 76(1) and (3) of, and paragraphs 1 and 4 of Schedule 6 to, the Utilities Act 2000.

- (15) bodies which represent the interests of persons carrying on business in the neighbourhood area; and
- (16) bodies which represent the interests of disabled persons in the neighbourhood area.

The contact details of most of these bodies are set out below. If any of these details are incorrect, please let us know.

Due to the large number of parish councils, we have not listed their contact details, however those in East Devon are listed on our website and those in adjoining Districts are similarly listed on their District Council websites.

Other than British Telecom, we do not hold details of the bodies with interests in electronic communications, but these are likely to be the telecommunications companies with equipment in your Parish e.g. masts and cable.

If you would like to discuss any aspect of consultation, including who the most appropriate consultees for your Plan are likely to be, please do not hesitate to contact us.

| Organisation | FullName | Position | Address1 | Address2 | Town | County | Postcode | Email |
|---|----------------|-------------------------------|------------------------|-----------------------|----------------|---------------|----------|--|
| AMEC E & I UK (J Austin Leamington Spa) National Grid | Julian Austin | Consultant Town Planner | Gables House | Kenilworth Road | Leamington Spa | Warwicks hire | CV32 6JX | n.grid@amec.com |
| Blackdown Hills AONB | Ms Lisa Turner | Community Planning Officer | St Ivel House | Station Road | Hemyock | | EX15 3SJ | lisa.turner@devon.gov.uk |
| British Telecom | | | BT Group plc | 81 Newgate Street | London | | EC1A 7AJ | |
| Civil Aviation Authority Directorate of Airspace Policy | | | CAA House | 45-59 Kingsway | London | | WC2B 6TE | airspace.policy@caa.co.uk |
| Civil Aviation Authority Safety Regulation Group | | | Aviation House | Gatwick Airport South | Crawley | | RH6 0YR | infoservices@caa.co.uk |
| Devon and Cornwall Police | Mr K Howard | Crime Reduction Officer | Exmouth Police Station | North Street | Exmouth | | EX8 1JZ | cst-dcc@btinternet.com |
| Devon and Cornwall Police | Mrs Emma Snow | Architectural Liaison Officer | LPP Dept | HQ, Middlemoor | Exeter | Devon | EX2 7HQ | EMMA.SNOW@DEVONANDCORNWALL.PNN.POLICE.UK |
| Devon and Somerset Fire and Rescue | | | Clyst St George | | Exeter | | EX3 0NW | comments@dsfire.gov.uk |

| Organisation | FullName | Position | Address1 | Address2 | Town | County | Postcode | Email |
|--|----------------------------|--|------------------------------------|-----------------------------|------------|------------|----------|---|
| Service | | | | | | | | |
| Devon and Somerset Fire and Rescue Service | Mr Jon Miller | Group Commander | | | | | | jmiller@dsfire.gov.uk |
| Devon County Council | Mr Barnaby Grubb | Planning assistant | Lucombe House | Topsham Road | Exeter | | EX2 4QW | barnaby.grubb@devon.gov.uk |
| Devon County Council | Mr Dave Black | Head of Planning, Environment and Transportation | Lucombe House | County Hall | Exeter | | EX2 4QD | dave.black@devon.gov.uk |
| Devon Local Nature Partnership | Sarah Jennings | | | | | | | nature@devon.gov.uk |
| Dorset County Council | Mr Richard Dodson | Senior Planning Officer | Environment Directorate | County Hall, Colliton Park | Dorchester | | DT1 1XJ | r.c.dodson@dorsetcc.gov.uk |
| Dorset County Council | Mrs Barbara Talbott | Transport Planner | County Hall | Colliton Park | Dorchester | | DT1 1XJ | b.talbott@dorsetcc.gov.uk |
| East Devon AONB Partnership | Mr Chris Woodruff | | C/O East Devon Business Centre | Heathpark Industrial Estate | Honiton | Devon | EX14 2SF | chris.woodruff@eastdevonaonb.org.uk |
| Historic England South West Region (Bristol) | Mr David Stuart | Historic Places Advisor | 29 Queen Square | | Bristol | | BS1 4ND | david.stuart@historicengland.org.uk |
| Environment Agency | | External Relations (Planning & Corporate Services) | Manley House | Kestrel Way | Exeter | | EX2 7LQ | enquiries@environment-agency.gov.uk |
| Environment Agency | Mr Marcus Salmon | Sustainable Places Planning Specialist | Sir John Moore House | Victoria Square | Bodmin | Cornwall | PL31 1EB | marcus.salmon@environment-agency.gov.uk |
| Exeter and Devon Airport Ltd | Ms Hannah Jones | | Exeter International Airport | | Exeter | | EX5 2BD | hannah.jones@exeter-airport.co.uk |
| Exeter City Council | Jill Day | Forward Planning Officer | Planning Services, Council Offices | Civic centre, Paris Street | Exeter | | EX1 1NN | jill.day@exeter.gov.uk |
| Forestry Commission - West England | Forestry Commission - West | | Bank House | Bank Street | Coleford | Gloucester | GL16 8BA | westengland@forestry.gsi.gov.uk |

| Organisation | FullName | Position | Address1 | Address2 | Town | County | Postcode | Email |
|--|------------------------------|--|--|---|----------------|--------------|----------|---|
| Office | England Office | | | | | | | |
| Fulfords (A Wilson, Exeter) | Alex Wilson | Development Surveyor | Leeward House | Fitzroy Road | Exeter | | EX1 3LJ | awilson@fulfords.co.uk |
| Heart of the South West Local Enterprise Partnership | Judith Gannon | Heart of the South West Local Enterprise Partnership | | | | | | bhl2000@btinternet.com |
| Highways England | Andy Roberts | Asset Manager | 1st Floor Ash House | Falcon Road, Sowton Industrial Estate | Exeter | | EX2 7LB | Andy.Roberts@highwaysengland.co.uk |
| Homes and Communities Agency | Homes and Communities Agency | | Unknown | | Unknown | | Unknown | mail@homesandcommunities.co.uk |
| Marine Management Organisation | | Marine Area Manager | The Fish Quay | Sutton Harbour | Plymouth | | PL4 0LH | plymouth@marinemanagement.org.uk |
| Mid Devon District Council | | Forward Planning Team | Phoenix House | Phoenix Lane | Tiverton | Devon | EX16 6PP | DPD@middevon.gov.uk |
| National Grid | Damien Holdstock | Consultant Town Planner | AMEC Environment & Infrastructure UK Limited | Gables House, Kenilworth Road | Leamington Spa | Warwickshire | CV32 6JX | damien.holdstock@amec.com |
| National Trust - Devon and Cornwall Regional Office | Mr Michael Calder | Land Use Planning Adviser | Killerton House | Broadclyst | Exeter | | EX5 3LE | michael.calder@nationaltrust.org.uk |
| Natural England | | | Natural England | Hornbeam House, Crewe Business Park - Electra Way | CREWE | Cheshire | CW1 6GJ | consultations@naturalengland.org.uk |
| Natural England (Devon Team) | Amanda Newsome | Conservation Advisor | Renslade House | Bonhay Road | Exeter | | EX4 2AW | Amanda.Nesome@naturalengland.org.uk |
| Network Rail | Network Rail | Town Planning Technician | Kings Place | 90 York Road | London | | N19AG | townplanningwestern@networkrail.co.uk |
| NHS East Devon Clinical Commissioning Group | | | NHS East Devon Clinical Commissioning Group | Newcourt House, Old Rydon Lane | Exeter | Devon | EX2 7JU | D-CCG.EasternLocality@nhs.net D-CCG.EasternLocality@nhs.net D-CCG.EasternLocality@nhs.net |
| RSPB South | Mr Gavin | Senior | 1st Floor Keble | Southernhay | Exeter | | EX1 1NT | gavin.bloomfield@rspb.org.uk |

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|---|----------------------------|---|-------------------------------|---|--------------|--------|----------|---------------------------------------|
| West Regional Office | Bloomfield | Conservation Officer | House | Gardens, Southernhay | | | | |
| Somerset County Council | Mr Browning Paul | | Planning Dept | County Hall | Taunton | | TA1 4DY | PVBrowning@somerset.gov.uk |
| South Somerset District Council | | | Planning Dept | The Council Offices, Brympton Way | Yeovil | | BA20 2HT | planning.policy@southsomerset.gov.uk |
| South West Water | Mr Martyn Dunn | | Peninsula House | Rydon Lane | Exeter | | EX2 7HR | mdunn@southwestwater.co.uk |
| Sport England South West | Mr Gary Parsons | | | | | | | planning.south@sportengland.org |
| Taunton Deane Borough Council | | Chief Planning Officer | Planning Dept | The Dean House, Belvedere Road | Taunton | | TA1 1HE | planningreception@tauntondeane.gov.uk |
| Teignbridge District Council | | Service Manager | Spatial Planning and Delivery | Forde House, Brunel Road | Newton Abbot | | TQ12 4XX | forwardplanning@teignbridge.gov.uk |
| The Coal Authority | Miss Rachael Bust | Deputy Head of Planning and Local Authority Liaison | 200 Lichfield Lane | Berry Hill | Mansfield | | NG18 4RG | planningconsultation@coal.gov.uk |
| The Planning Inspectorate | The Planning Inspectorate | | Local Development Plans | 3/12 Kite Wing, Temple Quay House, 2 The Square | Bristol | | BS1 6PN | stuart.liddington@pins.gsi.gov.uk |
| West Dorset District Council | Hilary Jordon | Spatial & Community Policy Manager | Stratton House | 58/60 High West Street | Dorchester | | DT1 1UZ | local.policy@westdorset-dc.gov.uk |
| Western Power Distribution (South West) plc | Western Power Distribution | | Avonbank | Feeder Road, | Bristol | | BS2 0TB | |
| Woodland Trust | Mr Justin Milwood | Regional & Local Government Officer (South West) | Woodland Trust | Jayrise, Butcombe | BRISTOL | | BS40 7UT | justinmilward@woodlandtrust.org.uk |