



Please reply to: **Dawn Burgess or Ian Rowland (TDC)**
/ Andrew Austen or Liz Dee (NDC)

Direct Dial: 01237 428719 / 428748 (TDC) and 01271 388392 / 388322 (NDC)

Email: localplan@torridge.gov.uk / localplan@northdevon.gov.uk

Fiona Lowe (Clerk)
Petrockstowe Parish Council
Rose Farm
Petrockstowe
Okehampton. EX20 3HQ

Our Ref: PLP/ACON/NOT - T/PC

Date: 21st October 2015

Dear Town and Parish Clerks

North Devon and Torrige Local Plan 2011-2031

Consultation under Regulations 18, 19 and 20 of The Town and Country Planning (Local Planning)(England) Regulations 2012 and Regulation 13 of The Environmental Assessment of Plans and Programmes Regulations 2004.

North Devon Council and Torrige District Council ('the Councils') would like to invite you to participate in a series of parallel consultations relating to specific elements of the North Devon and Torrige Local Plan 2011-2031 ('the Plan').

Following a series of recent changes to national planning policy and practice guidance, the Councils consider that aspects of the Plan are no longer in conformity with national policy and guidance. As such, it is considered that there is a risk that the Plan, in its current form, would not be found 'sound' when it is subject to examination by an independent planning inspector acting on behalf of the Secretary of State.

In response, the Councils seek to consult on a series of amendments to the Plan, prior to its submission for examination, in order to mitigate this risk and ensure that it aligns with up-to-date national planning policy and practice.

Therefore, in accordance The Town and Country Planning (Local Planning) (England) Regulations 2012, the Councils would like to invite all bodies and persons to make representations on a series of targeted consultations relating to:

- policy options on the subject of **wind energy development** (Regulation 18);
- Additional Proposed Main Changes to **Policy ST18: Affordable Housing on Development Sites** and associated supporting text (Regulation 19); and
- a proposed draft policy relating to **Starter Homes on Exception Sites** (non-statutory consultation in accordance with the Councils' Statements of Community Involvement).

Representations should be made during the period **22nd October 2015 to 3rd December 2015** and may be submitted in the following ways:

Online: <http://consult.torridge.gov.uk>

In person or by post:

Planning Policy Team
North Devon Council
Lynton House
Commercial Road
BARNSTAPLE
EX31 1DG

Planning Policy Team
Torridge District Council
Riverbank House
BIDEFORD
EX39 2QG

By Email: localplan@northdevon.gov.uk / localplan@torridge.gov.uk

The **documentation associated to these consultations may be viewed online** or downloaded by visiting <http://consult.torridge.gov.uk/>. Additionally, copies of the consultation documents will be available for inspection throughout the consultation period, during the relevant opening hours, at local libraries and at the following Council Offices:

- Lynton House, Barnstaple;
- The Ilfracombe Centre, Ilfracombe;
- The Amory Centre, South Molton.
- Riverbank House, Bideford;
- Manor Office, Holsworthy; and

The consultations are not an opportunity to repeat or raise further representation about other parts of the published Plan or to seek wider changes and any such comments will not be taken forward for consideration.

The Councils would like to encourage you to make comments online through the above website. A guide to aid this method of response is available on the website and further assistance can be provided by contacting the Councils.

If you have any queries relating to the consultations or the wider Local Plan preparation process please contact the Customer Service Team at North Devon Council on 01271 327711 or the Planning Policy Team at Torridge District Council via 01237 428700.

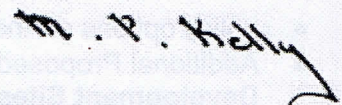
Any representations must be received **no later than 5pm on 3rd December 2015**. Representations received after this time will not be considered. When received, representations will be treated as public documents.

The District Councils will not acknowledge receipt of paper or emailed consultation responses, but confirmation of such can be obtained if required through contacting the above officers. Representation submitted directly through <http://consult.torridge.gov.uk/> will receive an acknowledgement by email.

Yours faithfully,



David Green
Planning Manager
Torridge District Council



Mike Kelly
Chief Planning Officer
North Devon Council