

1 INTRODUCTION

- 1.1 A draft Supplementary Planning Document (SPD) entitled 'Local Choice – meeting the needs of rural communities' was published for public consultation in December 2006. The formal consultation period commenced on Thursday 4 January and ended on Thursday 15 February 2007.
- 1.2 The purpose of the SPD is to advise on the operation of Policy COM.1 in the Stratford-on-Avon District Local Plan Review. It provides guidance on how to identify development needs; how proposals aimed at meeting such needs should be promoted, and how the suitability of proposals will be assessed. It replaces the Supplementary Planning Guidance (SPG) on the subject that was adopted by the District Council in April 2003.
- 1.3 In preparing the SPD, the experience of applying the previous SPG was taken into account, in particular how it was applied by communities, promoters of schemes and the District Council itself.
- 1.4 The draft SPD was made available for public inspection at the Council's main and area offices and also at all libraries in the District. A 'Statement of SPD Matters' (Public Notice) was published in the Stratford-upon-Herald and the Stratford, Leamington and Redditch issues of the Observer free newspaper on Thursday 4 January.
- 1.5 Both the draft SPD and the Statement of SPD Matters were published on the Council's Website.
- 1.6 Letters were sent to over 1000 consultees on the Council's community consultation database inviting comments on the draft SPD. A full list of those informed is provided at the back of the document.

2 SUMMARY OF ISSUES RAISED, THE COUNCIL'S RESPONSE AND HOW THE ISSUES HAVE BEEN ADDRESSED IN THE ADOPTED SPD

- 2.1 During the consultation period responses were received from only twelve parties. However, a number of them raised substantive issues that required careful consideration.
- 2.2 In particular, considerable concern was expressed by the development industry about the scope and intention of the SPD. The manner in which it was being brought forward was also criticised. A number of representations questioned the legal basis of certain aspects of the SPD, such as the mechanisms intended to be applied to the marketing and occupancy of market dwellings that are proposed as part of a scheme to meet an identified local housing need.
- 2.3 Legal advice was taken by the Council about the propriety of the proposed mechanisms, specifically those relating to market dwellings. The opinion received was that the mechanisms are a valid and reasonable extension of the provisions of Policy COM.1, that they are justified in order to achieve the intentions of the policy and that a legitimate planning purpose would be served by them. As such, they meet the tests in Circular 05/2005 regarding Planning Obligations.
- 2.4 It is apparent to the Council that unless mechanisms are put in place and applied in the manner proposed there is little prospect of being able to control the occupancy of market dwellings so that local need that has been identified can be met. This would be contrary to the very basis and intention of Policy COM.1.

- 2.5 A schedule summarising the representations received together with the Council's response is provided at Appendix A.
- 2.6 The analysis of the representations submitted and the Council's response was considered by the Executive on 2 April 2007. It recommended that the SPD be adopted but incorporating the amendments to the draft SPD as set out below:
- (i) that the paragraph numbered 1 (first occasion) on page 8 be amended to read:
Their views will be given considerable weight when expressed through an adopted Parish Plan...
 - (ii) that the paragraph numbered 2 (first occasion) on page 8 be amended to read:
...the views of local residents on the principle of a proposal will be taken fully into account...
 - (iii) that the paragraph numbered 5 on page 9 be amended by:
deleting the phrase 'and other documentation'
 - (iv) that clauses 1-3 in Section 8(i) be replaced with the following:
 - 1. where proposals are in accordance with an adopted Parish Plan, or**
 - 2. where an adopted Parish Plan exists but the proposals address an unmet local need not identified in the Parish Plan and are supported by appropriate reliable evidence, or**
 - 3. where no Parish Plan (or relevant part) has been adopted by the District Council, the proposals address an unmet local need identified by appropriate reliable evidence.**
 - (v) that the 4th sentence of 3rd paragraph on page 8 be amended to read:
In such cases it may be unreasonable for planning permission to be refused.
 - (vi) that the first paragraph numbered 2 on page 8 be amended to read:
However, in the circumstances described in Section 5 (such as where an adopted Parish Plan is not in place and there is no prospect of such a Plan being produced within a reasonable time-frame), whilst the views of local residents on the principle of a proposal will still be given considerable weight, such views may need to be balanced against reliable evidence of local need for the proposal produced by another party. It is essential that any research carried out is independent and unbiased. The evidence submitted will be verified by the District Council as necessary. The verification process will be expected to take place substantially at the pre-application stage.

(vii) that the 2nd sentence of 3rd paragraph on page 16 be amended to read:

The full text of the required planning obligation must therefore be the subject of pre-application consultation with the relevant Town/Parish Council on behalf of the local community concerned.

(viii) that Appendix 4, Part A, be amended to read:

4. The developer shall (at their expense) obtain two independent valuations of each property. Such valuations shall specifically take into account the local occupancy restrictions set out in Appendix 3. The average of the two valuations shall be used to determine the price of each property unless they differ by more than 5% in which case a third valuation will be taken and the average of the two closest ones used to determine the price.

[also incorporate into B3]

5. The relevant properties shall be marketed for sale to qualifying persons within the meaning of Appendix 3 at a price not exceeding the average of the independent valuations.

6. ...remain unsold or leased... (4th line)

7. The start of the minimum period... (1st line)

[also incorporate into B5]

(ix) that the following paragraph be added to the end of Section 6(i) on page 7 to read:

The clauses set out in these Appendices may be subject to variation over time and/or depending on the particular circumstances of an individual case.

NB. A similar note should also be added to Appendices 3 and 4 for the avoidance of doubt.

2.7 In addition to the proposed amendments set out above, the Executive agreed that it would be appropriate to amend the wording in the SPD to make it clear that the clauses relating to local occupancy and the sales procedure for market dwellings could be subject to variation. It recommended that the following paragraph be added to the end of Section 6(i) on page 7 to read:

The clauses set out in these Appendices may be subject to variation over time and/or depending on the particular circumstances of an individual case.

NB. A similar note should also be added to Appendices 3 and 4 for the avoidance of doubt.

2.8 The Council approved all these recommended amendments and adopted the SPD at its meeting on 23 April 2007.

**Local Choice – Meeting the Needs of Rural Communities
Draft Supplementary Planning Document (SPD) – December 2006
Schedule of Representations Received and the Council’s Proposed Response**

Proposed changes to the text of the SPD are shown in **bold**. ‘No change’ is proposed to text of SPD unless otherwise stated

Consultee	Section of SPD	Summary of representations	District Council’s Proposed Response
Advantage West Midlands	General	The SPD will assist in creating improved rural communities	Noted.
Barton Willmore on behalf of Helical (Liphook) Ltd	General	Various observations about the principles of preparing and adopting Parish Plans.	Noted.
	Section 7	Page 9, paragraph numbered 5 – it is not a compulsory requirement to submit a draft S106 Obligation, but current guidance encourages draft Heads of Terms to be submitted in support of a planning application. Objection is raised to the Council’s intention to refuse planning applications due to the absence of a draft S106 Obligation.	It is imperative that planning applications are submitted in a manner that makes determination within the government’s prescribed timescales achievable. For this reason, the District Council has introduced more stringent measures to encourage applicants to provide the necessary information, including draft S106 Obligations, in advance of the application being determined.
Bigwood on behalf of various clients	Section 5	It is unreasonable to expect a Town/Parish Council to be responsible or liable for a Town/Parish Plan. They do not have the required planning or legal powers to accept such a responsibility.	Not accepted – Town and Parish Councils are encouraged to produce such plans for their areas in the government’s Rural White Paper.
	Section 6	Cannot place full responsibility on Town/Parish Plans to identify specific sites or alternative sites.	Provision is made in Policy COM.1 and the draft SPD for sites to be identified and promoted by other parties based on sufficient evidence of local need and how it would be met.

Consultee	Section of SPD	Summary of representations	District Council's Proposed Response
Bigwood on behalf of various clients contd.	Section 6 (i)	It is fundamentally unreasonable and illegal to require all new housing in an area to be subject to an occupancy clause regulated by a legal agreement. The word 'must' should be deleted.	Not accepted - it is critical in order to meet the objectives of Policy COM.1, as endorsed by the Local Plan Inquiry Inspector, that the occupancy of any dwelling granted planning permission under the provisions of the policy is controlled. Not to do so would negate the purpose of the policy itself.
	Section 7	Page 8, paragraph numbered 1 (first occasion) – use of the word 'conclusive' is inappropriate and should be deleted.	Accepted – it is recommended that the paragraph numbered 1 (first occasion) on page 8 be amended to read: Their views will be given considerable weight when expressed through an adopted Parish Plan...
	Section 7	Page 8, paragraph numbered 2 (first occasion) – the word 'considerable' should be replaced with 'appropriate' as a Parish Plan may be out-of-date or still emerging.	Partially accepted – the weight to be given to the views of local residents will depend on the circumstances of an individual case and the nature of the comments made. It is recommended that the paragraph numbered 2 (first occasion) on page 8 be amended to read: ...the views of local residents on the principle of a proposal will be taken fully into account...
	Section 7	Page 9, paragraph numbered 5 – the words 'and other documentation' should be deleted as it is inappropriate when dealing with draft Planning Obligations.	Accepted – it is recommended that the paragraph numbered 5 on page 9 be amended by: deleting the phrase 'and other documentation'

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Consultee	Section of SPD	Summary of representations	District Council's Proposed Response
Bigwood on behalf of various clients contd.	Section 7	Page 9, paragraph numbered 5(ii) – consultation is not part of a draft Planning Obligation.	Not accepted – it is imperative in the context of 'local choice' schemes that appropriate parties, including the relevant Town/Parish Council, are consulted on the draft Planning Obligation to make sure that it will deliver what is intended.
	Section 7	Page 9, paragraph numbered 6 – there seems to be wording errors.	This is not the case.
	Section 8	Page 13, second paragraph in sub-section (ii) – should be deleted because existing town planning legislation is not designed to deal with matters of valuation and local land markets. It is illegal and could open up the Authority to litigation.	Not accepted – while the first point is acknowledged, the text merely explains what effect the 'local choice' approach might have on land values. It does not require such an outcome to be achieved.
	Appendix 3	Should be withdrawn and replaced with a simple paragraph indicating that, where appropriate, there might be local occupancy controls dealt with through a formal Legal Agreement.	Not accepted – the Appendix provides detailed guidance on local occupancy controls which is helpful to all parties involved.
	Appendix 4	Should be withdrawn. It is unreasonable and challengeable under planning law. It gives no scope to build houses which are not part of a 'local choice' scheme.	Not accepted – it is essential that the occupancy of dwellings provided through the 'local choice' approach is regulated. Without such controls the intention of the policy, as endorsed by the Local Plan Inquiry Inspector, could not be guaranteed. Any proposal promoted under Policy COM.1 that did not incorporate the necessary controls and safeguards would not be supported in any case.

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Consultee	Section of SPD	Summary of representations	District Council's Proposed Response
Bloor Homes	General	The draft SPD goes beyond the scope of Policy COM.1 and is therefore contrary to the advice in PPS12. The policy makes no reference or requirement for the occupancy and sale of market housing in Main Rural Centres and Local Centre Villages to be restricted or controlled.	Not accepted – the wording of Policy COM.1, as endorsed by the Local Plan Inquiry Inspector, is entirely clear as to what is intended. It is to be applied to affordable and market housing that is to meet the needs identified by the local community. Not to apply such a mechanism to market dwellings would undermine the very purpose of the 'local choice' approach. It is stressed that Policy COM.1 provides scope for market dwellings that would not otherwise exist given the overall strategy of the District Local Plan and the Warwickshire Structure Plan to which it conforms. In the case of Main Rural Centres, within their defined built-up area boundaries market dwellings are acceptable in principle without an occupancy control being applied.
	General	The concept of 'local market housing' is not defined in the adopted Local Plan and PPS3 does not provide policy support for the approach.	Not accepted – again, it is clear from the wording of Policy COM.1 itself that it is to apply to market housing intended to meet a local need. The approach is founded on Policy RA.3 in the Warwickshire Structure Plan which does not distinguish between affordable and market dwellings intended to meet local needs. There is nothing in PPS3 that rules out the approach taken.
	Section 7	Considered to go beyond what was envisaged in Policy COM.1 regarding the views of the local community. The text in the existing SPG that refers to the need to balance the position of the community	Not accepted – the draft SPD makes it clear that while community opinion should carry considerable weight, the District Planning Authority is responsible for determining planning applications on their merits. The text referred to

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Consultee	Section of SPD	Summary of representations	District Council's Proposed Response
		against other material considerations is proposed to be deleted in the draft SPD.	is not proposed for deletion.
Bloor Homes contd.	Appendices 3 & 4	Local occupancy controls and sales controls for market housing do not have any foundation in a development plan policy. They fall outside the remit of the planning system and should be disregarded as unsound.	Not accepted – see reasons given earlier in response to Bloor Homes representation.
Environment Agency	General	There should be a contents page at the beginning.	This will be provided in the final version of the SPD.
	Section 7	Applicants should be required to submit an 'environmental sustainability' document to cover a wide range of matters, and should specifically include information on flood risk, contaminated land and foul and surface water drainage.	Not accepted – an application involving a 'local choice' scheme would be considered as rigorously as any other proposal. The submission of an environmental sustainability document with planning applications generally is a matter that the District Council may wish to consider across the board at some point
	Appendix 2	Environment Agency should be added to the list of sources of help and information.	This would be appropriate. Other agencies could also usefully be included, eg. County Highway Authority.
	Sustainability Appraisal	The information included is concurred with.	Noted.
Framptons	General	The draft SPD goes beyond the scope of Policy COM.1 and is therefore contrary to the advice set out in PPS12. The policy includes no reference or requirement for the occupancy and sale of market housing in Main Rural Centres and Local Centre Villages to be restricted or	Not accepted - the wording of Policy COM.1, as endorsed by the Local Plan Inquiry Inspector, is entirely clear as to what is intended. It is to be applied to affordable and market housing that is to meet the needs identified by the local community. Not to apply such a mechanism to market dwellings would undermine the very

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		controlled. Parts of the draft SPD concerning the sale of property goes beyond the remit of the planning system.	purpose of the 'local choice' approach.
Framptons contd	General	The debate on Policy COM.1 at the Local Plan Inquiry did not identify or raise the issue of local needs being controlled by way of legal agreements covering occupancy or sales. There is therefore no Local Plan policy basis to support the draft SPD. Indeed, paragraph 8(ii) of the draft SPD acknowledges that it is 'a new policy approach'.	Not accepted – see reasons given in response to previous point. The reference to 'a new policy approach' relates to the principle of the 'local choice' policy itself not to the draft SPD.
	General	Given that 60% of the district's population live in settlements that are defined as MRCs or LCVs in the adopted Local Plan it is entirely inappropriate that the Council should seek to introduce such a restrictive policy towards meeting local needs without proper independent scrutiny.	Not accepted - It is stressed that Policy COM.1 provides scope for market dwellings that would not otherwise exist given the overall strategy of the District Local Plan and the Warwickshire Structure Plan to which it conforms. In the case of Main Rural Centres, within their defined built-up area boundaries market dwellings are acceptable in principle without an occupancy control being applied.
	General	The concept of 'local market housing' is not defined in the adopted District Local Plan and PPS3 does not provide policy support for the approach.	Not accepted – again, it is clear from the wording of Policy COM.1 itself that it is to apply to market housing intended to meet a local need. The approach is founded on Policy RA.3 in the Warwickshire Structure Plan which does not distinguish between affordable and market dwellings intended to meet local needs. There is nothing in PPS3 that rules out the approach taken.
	General	The draft SPD seeks to place undue	The Rural White Paper emphasises the

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Consultee	Section of SPD	Summary of representations	District Council's Proposed Response
		emphasis on the views of the local community when expressed through an adopted Parish Plan.	importance of Parish Plans in reflecting the views and interests of a local community and the expectation that they should have a bearing on decision-making by local authorities.
Framptons contd	General	A new SPD should be produced in parallel with policies in a Development Plan Document. In this way it would be subject to independent examination through the DPD process.	Not accepted – the draft SPD is consistent with Policy COM.1 in the adopted District Local Plan which itself has been scrutinised through the Local Plan Inquiry process.
	Section 7	Considered to go beyond what was envisaged in Policy COM.1 regarding the views of the local community. The text in the existing SPG that refers to the need to balance the position of the community against other material considerations is proposed to be deleted in the draft SPD.	Not accepted – the draft SPD makes it clear that while community opinion should carry considerable weight, the District Planning Authority is responsible for determining planning applications on their merits. The text referred to is not proposed for deletion.
	Appendices 3 & 4	The local occupancy and sales controls for market housing do not have any foundation in a development plan policy and fall outside the remit of the planning system. Accordingly they should be disregarded as being unsound.	Not accepted – see reasons given earlier in response to Framptons representation.
National Farmers Union (West Midlands Region)	General	Welcome the intention to provide a mechanism for local communities to meet their own needs and support the broad thrust of the draft SPD.	Noted.
	Section 8 (iii)	Question the basis and principle of using Compulsory Purchase Orders instead of first exploring the allocation and release of sites solely for affordable housing. The	The draft SPD clearly states that CPOs would be used only as a last resort in order to satisfy a pressing local need. The basis for compensation is dealt with sufficiently at this stage.

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	Appendix 5	issue of compensation is not adequately addressed. Part 1 on family-owned land is supported.	Noted.
National Farmers Union (West Midlands Region) contd	Appendix 5 Other point	Part 1 on family-owned land is supported. Would welcome a policy relating to the flexible re-use of redundant farm buildings for local market housing.	Noted. Such a scheme could be appropriate through the local choice policy.
Redrow Homes (Midlands) Ltd	General General Section 5	Welcome the District Council's moves to address the problems in meeting local housing needs. However, new housing should not be restricted to those who live in the District and the 'local choice' approach is parochial. The plan-led system ought to be sufficiently sophisticated to identify needs and allocate land for new housing. It should not be left to the vagaries of local communities who may or may not choose to encourage and facilitate new development. Welcome the intention to permit a mixture of tenures within the local choice initiative. The lack of resources at Parish level means that nothing will happen. Schemes should be allowed to emerge from a landowner or developer.	The 'local choice' approach is geared to dealing with a specific area of provision whereby local need for housing is identified and arrangements are put in place to help meet such a need that otherwise would be unlikely to be met. Noted. There are resources available and many communities are actively involved in carrying out housing needs surveys. The local choice approach does allow for landowners and

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			developers to collect evidence of need and to promote schemes.
RPS Planning on behalf of Follett Property Holdings Ltd	General	Draft SPD appears to be creating a new set of policies as an intermediate position between the adopted District Local Plan and the Local Development Framework.	Not accepted – the new planning system provides for existing SPG to be converted to SPD which relates to policies in a 'saved' Local Plan.
	General	Draft SPD amounts to a rewrite of Policy COM.1 by providing for the local community to be the arbiter of local needs. There is no authority for this in national, regional or strategic policy.	Not accepted – the role of local communities is clearly stated in Policy COM.1, as endorsed by the Local Plan Inquiry Inspector. The importance of local community involvement is emphasised in national policy and specifically in Policy RA.3 of the Warwickshire Structure Plan which provides the basis for the 'local choice' approach.
	Section 5	It is not clear whether the need can be identified by a developer or whether it still has to be recognised and acknowledged by the local community.	Both Policy COM.1 and the draft SPD make it clear that evidence of need can be collected by a developer. It would be the subject of detailed scrutiny and the District Planning Authority would ultimately have to decide whether it is reliable and sufficient to justify supporting a development proposal that purports to meet the need identified.
	Section 5	First paragraph – there is no justification for the statement that the process should be community-led.	Not accepted – it is reasonable to state that Policy COM.1 is community-led. Again, Policy RA.3 in the WASP provides the legitimacy for this approach. The draft SPD makes it clear that other parties also have the right to collect evidence of need and to promote schemes

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Tetlow King on behalf of West Midlands RSL Planning Consortium	General	Support the intention that local people are able to bring forward proposals for meeting local affordable housing needs.	Noted.
	General	Consider that affordable housing provision should be included in Parish Plans and be based on up-to-date and robust evidence from the most recent Housing Market Assessment.	Noted.
	General	Agree that there is a need to implement occupancy controls to ensure that those in greatest need in the locality benefit from the provision of affordable housing.	Noted.
Welford-on-Avon Parish Council	Introduction	Welcome the spirit and intent but concerned that some of its content weakens the current position.	Noted.
Welford-on-Avon Parish Council contd	Section 6	Page 6 – penultimate paragraph, 3 rd sentence: it should not be mandatory for District Council's Housing Service to be consulted.	Not accepted - the District Council's Housing Service has a responsibility to be fully involved in the process.
	Section 7	Page 8 – 3 rd paragraph: should be deleted because it gives far too much scope to the District Planning Authority. If retained, the 4 th sentence should read 'In such cases it <u>may</u> be unreasonable for planning permission to be refused.'	Not accepted – the text reflects the fact that the DPA is ultimately responsible for determining planning applications in accordance with the provisions of the Development Plan and other material considerations. Accepted – it is recommended that 4 th sentence of 3 rd paragraph on page 8 be amended to read: In such cases it may be unreasonable for planning permission to be refused.

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Consultee	Section of SPD	Summary of representations	District Council's Proposed Response
	Section 7	Page 8, first paragraph numbered 2: bodies other than the Parish Council should not be able to produce evidence of need by conducting exercises of questionable validity, independence and impartiality. Major rewording of text is suggested.	Suggested rewording is partially accepted – it is recommended that the first paragraph numbered 2 on page 8 be amended to read: However, in the circumstances described in Section 5 (such as where an adopted Parish Plan is not in place and there is no prospect of such a Plan being produced within a reasonable time-frame), whilst the views of local residents on the principle of a proposal will still be given considerable weight, such views may need to be balanced against reliable evidence of local need for the proposal produced by another party. It is essential that any research carried out is independent and unbiased. The evidence submitted will be verified by the District Council as necessary. The verification process will be expected to take place substantially at the pre-application stage.
Welford-on-Avon Parish Council contd	Section 7	Page 8, last paragraph numbered 1: should make reference to surveys being carried out in accordance with principles set out elsewhere in the document.	Not accepted – there is no need to cross refer to this point. It is clear in other parts of the SPD what is required of applicants.
	Appendix 3	Page 16, 3 rd paragraph, 2 nd sentence: the Parish or Town Council must be involved.	Accepted – it is recommended that 2 nd sentence of 3 rd paragraph on page 16 be amended to read: The full text of the required planning obligation must therefore be the subject of pre-application consultation with the relevant Town/Parish Council on behalf of the local community concerned.
	Appendix 3	Page 16, 5 th paragraph: should be	Not accepted - while this is a reasonable

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	General	<p>modified to ensure that residents of a town/village who take part in a housing needs survey and who meet the local connection requirements but have not applied to go on the Housing Register are not relegated to a position behind people from other villages under the cascade arrangements. Major addition to text is suggested.</p> <p>A mechanism should be put in place to ensure that every participant in a housing survey who meets the local connection criteria is listed on the Housing Register.</p>	<p>suggestion, it would be difficult to implement. Information held on the Housing Register is subject to data protection requirements and information submitted by way of housing needs surveys is subject to a confidentiality agreement. Ultimately, one body would need access to both sources of information to 'cross reference' them in the way suggested by Welford Parish Council and this could not be done lawfully.</p> <p>Not accepted – again, for reasons of confidentiality, the District Council does not receive details of responses to housing needs surveys that would allow such a cross-check to be made. There is a procedure in place to actively encourage housing needs survey participants to go onto the Housing Register, but ultimately we cannot ensure they do so.</p>
Welford-on-Avon Parish Council contd	Appendix 4	<p>Page 18, Part A: various detailed changes are suggested to the procedure on first sale, including requiring two independent valuations of each property, with one valuer being chosen by the Town/Parish Council, extending the marketing period from three to six months and notifying the Town/Parish Council of particulars of sale.</p>	<p>The information submitted by way of a housing needs survey is different from that required to go onto the Housing Register and for this reason people may well feel more comfortable filling out one set of forms than the other.</p> <p>Mostly accepted – the suggestion that two valuations should be obtained is reasonable although it is thought to be unnecessary to require one of these to be arranged by the Town/Parish Council. It is recommended that Appendix 4, Part A, be amended to read:</p> <p>4. The developer shall (at their expense) obtain two independent valuations of each</p>

Consultee	Section of SPD	Summary of representations	District Council's Proposed Response
			<p>property. Such valuations shall specifically take into account the local occupancy restrictions set out in Appendix 3. The average of the two valuations shall be used to determine the price of each property unless they differ by more than 5% in which case a third valuation will be taken and the average of the two closest ones used to determine the price. [also incorporate into B3] 5. The relevant properties shall be marketed for sale to qualifying persons within the meaning of Appendix 3 at a price not exceeding the average of the independent valuations. 6. ...remain unsold or leased... (4th line) 7. The start of the minimum period... (1st line) [also incorporate into B5]</p>
Welford-on-Avon Parish Council contd			<p>It is not accepted that the marketing period should be extended from three to six months as this would be overly burdensome, or that the Town/Parish Council should be notified of particulars of sale of local market properties, as the District Council will be responsible for ensuring that the legal agreement is complied with.</p>

List of Individuals and Organizations Consulted

Bridgman Services Ltd	DSM Demolition Limited	United Co-operatives Ltd
Vinegar Hill Ltd.	Geoffrey Prince Associates Ltd	J Christopher Ashton
Smith Bros & Webb Ltd	Bancroft Cruisers	Stewart Ross Associates
Levvel Ltd	M E Timms	Minitram Systems Ltd
Midlands Architecture and the Designed Environment	Ridgewind Ltd	Sankey Marine
Rembitt Ltd	BT Group Plc	Roba Metals Ltd
Thomas Barlow & Anthony J Archer	Cushman & Wakefield	Compton Scorpion Estate
C.J. & J.D. Cole	Color Estates Ltd	D E Harman
Alcester Estates Ltd.	JS Bloor (Services) Ltd.	RMC Group PLC
The Althorp Estate	David Wilson Homes	G.P. & C.M. Sampson
Brockhall Village Limited	Smiths Gore	Knight Frank
Redrow Homes (Midlands)Ltd	John Baylis	William Davis Ltd
M Paddock	M. Terry	Michael R. Wright
Mr A Crean	Mr Brian Moore	Mr C Hodges
Mr C Swan	Mr G & Ms G Lines & Kitchen	Mr Neil Hobday
Mrs Halina Poloczek	Mrs J.D & Mr T. Clarke	Linfoot Homes
Trustees of the Grammar School of King Edward VI	Peter J. & Jane M. Beeley	R Crompton
Miller Strategic Land	Richard & Mandy Purser	Richard Anthony Moore
Retirement Security Ltd	Howkins and Harrison	Hallam Land Management Limited
George Wimpey South Midlands Ltd	T. Coggins	The Baker Trust c/o Fletcher King

List of Individuals and Organizations Consulted

Thomas Whitaker	W J Kliszewicz	Orbit Housing Association
Jephson Housing Association Group	Bromford Housing Group	South Warwickshire Housing Association
Warwickshire Rural Housing Association	Gloucestershire Housing Association	Oxfordshire County Council
Wyre Forest District Council	Cherwell District Council	South Northamptonshire Council
Bromsgrove District Council	Warwickshire County Council (Museum Field Services - Ecology)	Daventry District Council
Warwickshire County Council (Resources - Property)	Wychavon District Council	Cotswold District Council
Warwickshire County Council (Museum Field Services - Archaeology)	Worcester City Council	Malvern Hills District Council
Solihull Metropolitan Borough Council	Warwickshire County Council (Education)	Warwickshire County Council
Redditch Borough Council	Gloucestershire County Council	Northamptonshire County Council
Rugby Borough Council - Planning Policy Team	Worcestershire County Council	West Midlands Regional Assembly
West Oxfordshire District Council	Warwick District Council - Policy & Projects Team	Alcester Group of Liberal Democrat Councillors
Freight Transport Association - Midlands Region	Alcester & District Local History Society	ACRE (Policy)
Barge Association	Rochdale Canal Trust	Action for New Educational Resources for Alcester
Historic Narrow Boat Owners Club	Company of the Proprietors of Stroudwater Navigation	Alcester Opportunities
Studley Liberal Democrat Team	Shakespokes	Laura Mazzoli
Advantage Alcester	Bude Canal Trust	Oversley Green Residents' Association
Centre for International Transport Studies	Alcester Business Network	Stratford Rugby Football Club
6024 Preservation Society Limited	Common Ground	Pathfinder Tours
New Facilities for Alcester High School Technology College	Stratford-upon-Avon Canal Society	Bidford Sports & Community Initiative
Waterways Trust	Stratford-on-Avon & South Warks Liberal Democrats	Rural Housing Trust - HQ

List of Individuals and Organizations Consulted

Twentieth Century Society	Sambourne Village Association	Greenpeace
Ramblers Association - Southam Group	Victorian Society	Gypsy Council
Help the Aged	Young Farmers	Warwickshire Geological Conservation Group
Cyclists' Touring Club - HQ	Camping & Caravanning Club	Disability Rights Commission
National Housing Federation	Town & Country Planning Association	Women's National Commission
Inland Waterways Association (HQ)	Ancient Monuments Society	Georgian Group
National House Building Council	Society for the Protection of Ancient Buildings	Tidbury Green Residents' Association
Warwickshire Association of Village Halls	Warwickshire Gardens Trust	Ilmington Village Plan Working Group
British Horse Society	Alveston & Tiddington Allotments & Gardens Assoc.	The British Wind Energy Association
Alcester SCAN	Council for Voluntary Service	Shakespeare Line Promotion Group
South Warwickshire Tourism Ltd.	Warwickshire and West Mids Association of Local Councils	Stratford-upon-Avon Town Management Partnership
Greenway Association	Alveston Villagers' Association	Shottery Village Association
Stratford-upon-Avon Society	Warwickshire Wildlife Trust	Stratford-on-Avon Cycling Campaign
Shipston SCAN	Home Builders Federation	Council for British Archaeology (HQ)
Heart of England Tourist Board (HETB)	Local Agenda 21 Forum	Inland Waterways Association
Royal Society for the Protection of Birds (RSPB)	British Trust for Conservation Volunteers (Warks) (BTCV)	Coventry & Warwickshire Friend
CTC (National HQ)	Upper Avon Navigation Trust Ltd	Friends of the Earth - Stratford-upon-Avon
Disability Living Foundation	Stratford SCAN	Stratford District Manufacturers Association
Birmingham Road Action Group	Tiddington Residents Association	Country Land and Business Association (CLBA)
Tredington Society	Rollright Trust	Henley-in-Arden Society

List of Individuals and Organizations Consulted

TRANSPORT 2000 (Hereford & Worcester)	Sustrans (Midlands)	Groundwork UK
Warwickshire Rural Hub	YMCA	Countryside Alliance
Garden History Society	Warwickshire Playing Fields Association	Inland Waterways Association - Warks Branch
Earlswood & Forshaw Heath Residents' Association	Henley SC.AN	Age Concern Warwickshire
Heart of England Way Association	Tiddington Road Residents Association	Royal Agricultural Society of England
Rural Forum for Coventry, Solihull & Warwickshire	Joint Committee on Mobility for the Disabled	Long Marston Appraisal Flood Team
Alcester Chamber of Trade and Commerce	South Warwickshire Access Group	Woodland Trust
Lighthorne Society	Wellesbourne Village Society	Aston Cantlow Action Group
Open Spaces Society	Harbury Society	Warwickshire Rural Community Council
Town Design Group	Railway Development Society (North Midlands)	Cotswolds Conservation Board
Theatres Trust	Residents Against Shottery Expansion (RASE)	Stratford Voice
CPRE (South Warwickshire)	Bidford Appraisal Group	Stratford-upon-Avon Rail Transport Group
Shipston-on-Stour Local History Society	Council for British Archaeology (Region)	CPRE Redditch Group
Stratford Rail Transport Group	Bridgetown Residents Association	Winyates Green Residents Association
Bishopton Residents Action Group	Wellesbourne Village Society	Upper Avon Navigation Trust
Race Equality Support Worker	National Playing Fields Association (NPFA)	English Golf Union - Golf Services
Cotswold Line Promotion Group	Lakes Partnership	South Warwickshire PIE - Promoting Inclusion and Enterprise
ILEAP	Welford-on-Avon Local History Society	Railway Development Society - West Midlands
Stratford upon Avon Town Trust	Ramblers' Association - Stratford-on-Avon Group	Rail Freight Group
National Playing Fields Association (NPFA)	Salford Priors Residents' Action Group (SPRAG)	Shakespeare Birthplace Trust

List of Individuals and Organizations Consulted

Rowan Organisation	CPRE Warwickshire Branch	Royal National Institute for Deaf People
Royal National Institute for the Blind	Ramblers Association (Warwickshire Area)	West Midlands Planning Aid Service
National Farmers Union	Stour Power	Alcester Civic Society
Business Link	Inland Waterways Amenity Advisory Council	Tanworth-in-Arden Residents Association
Farming and Wildlife Advisory Group (FWAG)	Commission for Rural Communities	Luddington Action Committee
Bidford-on-Avon Residents Group	Bishopton Avenue Residents' Association	Clopton Conservation Committee
James Plaskitt, MP	John Maples MP	Barcheston & Willington Parish Meeting
Preston Bagot Parish Meeting	Arrow Parish Council	Oxhill Parish Council
Farnborough Parish Council	Hampton Lucy Parish Council	Binton Parish Council
Tredington Parish Council	Lighthorne Parish Council	Bishops Itchington Parish Council
Coughton Parish Council	Pillerton Priors Parish Council	Alcester Town Council
Priors Hardwick Parish Meeting	Mappleborough Green Parish Council	Fenny Compton Parish Council
Cherington & Stourton Joint Parish Council	Ladbroke Parish Council	Weston-on-Avon Parish Meeting
Moreton Morrell Parish Council	Sutton-under-Brailes Parish Meeting	Shipston-on-Stour Town Council
Newbold Pacey & Ashorne Parish Council	Clifford Chambers Parish Council	Tanworth-in-Arden Parish Council
Studley Parish Council	Hodnell & Wills Pastures Parish Meeting	Butlers Marston Parish Council
Barton-on-the-Heath Parish Council	Pillerton Hersey Parish Council	Exhall Parish Council
Priors Marston Parish Council	Aston Cantlow Parish Council	Wilmcote Parish Council
Compton Wynyates Parish Meeting	Brailes Parish Council	Temple Grafton Parish Council
Bidford-on-Avon Parish Council	Southam Town Council	Whichford Parish Council

List of Individuals and Organizations Consulted

Napton-on-the-Hill Parish Council	Charlecote Parish Meeting	Ufton Parish Council
Tidmington Parish Meeting	Little Wolford Parish Meeting	Snitterfield Parish Council
Wormleighton & Stoneton Parish Meetings	Kinwarton Parish Council	Admington Parish Council
Tysoe Parish Council	Little Compton Parish Council	Luddington Parish Council
Weethley Parish Meeting	Watergall Parish Meeting	Great Wolford Parish Council
Wolverton Parish Council	Dorsington Parish Council	Fulbrook Parish Meeting
Langley Parish Council	Wixford Parish Council	Honington Parish Meeting
Haselor Parish Council	Wellesbourne Parish Council	Great Alne Parish Council
Chapel Ascote Parish Meeting	Morton Bagot, Oldberrow & Sperrall Parish Council	Whatcote Parish Meeting
Avon Dassett Parish Council	Alderminster Parish Council	Chesterton & Kingston Parish Meeting
Bearley Parish Council	Kineton Parish Council	Gaydon Parish Council
Salford Priors Parish Council	Combroke Parish Council	Long Marston Parish Council (Marston Sicca)
Long Compton Parish Council	Preston-on-Stour Parish Council	Warmington Parish Council
Harbury Parish Council	Ullenhall Parish Council	Loxley Parish Council
Beaudesert & Henley-in-Arden Joint Parish Council	Idlicote Parish Meeting	Billesley Parish Meeting
Chadshunt Parish Meeting	Quinton Parish Council	Atherstone-on-Stour Parish Meeting
Ettington Parish Council	Compton Verney Parish Meeting	Whitchurch Parish Meeting
Burmington Parish Meeting	Claverdon Parish Council	Burton Dassett Parish Council
Old Stratford & Drayton Parish Council	Lighthorne Heath Parish Council	Halford Parish Council
Stretton-on-Fosse Parish Council	Ilmington Parish Council	Ratley & Upton Parish Council

List of Individuals and Organizations Consulted

Long Itchington Parish Council	Stratford-upon-Avon Town Council	Upper & Lower Shuckburgh Parish Meeting
Radway Parish Council	Sambourne Parish Council	Wootton Wawen Parish Council
Shotteswell Parish Council	Welford-on-Avon Parish Council	Stockton Parish Council
Chastleton Parish Council	Mickleton Parish Council	Byfield Parish Council
Bickmarsh Parish Meeting	Charwelton Parish Council	Ebrington Parish Council
Boddington Parish Council	Hockley Heath Parish Council	Batsford Parish Council
Blockley Parish Council	Moreton in Marsh Town Council	Cornwell Parish Meeting
Inkberrow Parish Council	Hellidon Parish Council	Evenlode Parish Council
Pebworth Parish Council	Harvington Parish Council	North and Middle Littleton Parish Council
Abbots Morton Parish Council	Church Lench Parish Council	Beoley Parish Council
Wythall Parish Council	Todenham Parish Council	Cleeve Prior Parish Council
Salford Parish Council	Catesby Parish Council	Staverton Parish Council
Rollright Parish Council	South Warwickshire Primary Care Trust	npower
Central Networks	National Grid	Warwickshire Fire & Rescue Service
Commission for Architecture and the Built Environment (CABE)	East Midlands Regional Assembly	South Warwickshire General Hospitals NHS Trust
National Trust	English Heritage (West Midlands Region)	WMPTA (Centro)
Network Rail	Severn Trent Water - Network Development	Tourism West Midlands
Health & Safety Executive	Rural Housing Enabler for Warwickshire	British Waterways (West Midlands)
Warwickshire Police	Trinity Court Surgery	Bidford-on-Avon Health Centre
Environment Agency - Thames Region, West Area	Forestry Commission	Thames Water

List of Individuals and Organizations Consulted

Housing Corporation (West Midlands)	Natural England	British Waterways South East
Environment Agency	Midlands Architecture and the Designed Environment (MADE)	Museums, Libraries and Archives West Midlands
Warwickshire Police	Sport England West Midlands	South East Regional Assembly
Defence Estates	Network Rail Infrastructure Ltd	South West Regional Assembly
Warwickshire Police	Warwickshire Police	Severn Trent Water Ltd - StampS Team
Government Office for the West Midlands (GOWM)	Advantage West Midlands	Arts Council West Midlands
Coventry and Warwickshire Learning and Skills Council	Highways Agency	Culture West Midlands
Defence Estates		

List of Agents Consulted

ACL Consultants	Adcock Associates Design Practice	Acanthus Clews Architects
Alcester Estates Ltd.	Allied Management Services Ltd.	Allison Millward Associates
Althorp Estate	Amec Design & Management	Architects Workshop
Architectural Drawing Services	Architecture & Planning Group	Arlington Planning Services
Arlington Securities plc	Arrow Properties	Arup Economic Consultants
Ashton Planning	Associated Construction Consultants	B.D.S. Marketing
Bainbridge & Co	Baker Associates	Baker Goodchild Architects
C. Baldwin	Barton Fellows Ltd.	Barton Willmore Planning Partnership - Cambridge
Barton Willmore Planning Partnership - HQ	Basil Merrick	Brian R. Bassett Ltd.
Batterton Tyack Architects	BDP Planning	James C. Beaumont
Beckett Associates	Bell Cornwell Partnership	Rachel Berger
Berry & Young	Berry Morris	Ernest Berry
Bigwood Ltd.	Bigwood Ltd.	Bigwood Ltd.
Robert L. Blackburn	BM3 Architecture Ltd	Boreham Construction Engineers
Bournville Architects	Boyer Planning	John Bradley Associates
Brian Barber Associates	Brock Planning Consultancy	Peter Bromwich & Co.
Brown Matthews	Brunton Design Associates	Building Design Services
R. Burman	Burton Emery Partnership	Patrick J. Burton
Business Environments Planning	E.R. Byron Associates	Calarel Design Partnership
Carter Jonas	Robert Cartwright & Co.	Cartwright Marston Estate Agents

List of Agents Consulted

Cater & Day	Lyndon F. Cave	J.M. Chambers
Chancellors, Chartered Town Planning Consultants	W.M. Chapman	Nicholas Haycock & Co
Chartered Town Planning Consultancy	John Chivers & Sons	Richard Chivers
Clark Solicitors	Peter Clarke & Co.	Client Construction Co.
J John Clink & Associate	Clive Brook Associates	Cluttons
K. Coffey	Cofton Land & Property	Colin Buchanan & Partners
Collin Jones Partnership	Compton Estates Management Services	T.S.E. Cooper
Alexander Corfield	Cork Toft Partnership Ltd	Corstorphine & Wright
Countrywide Property Management	Courtyard Designs	The Roger Coy Partnership
Peter Creswell & Associates	Cross & Harris	Rodney Crossley
A. Crowson	Cullen, Carter & Hill	Cumming Architects
J.C. Cunnane Associates	D & T Holt	D N Cull
David L. Waller Chartered Surveyors	David Lock Associates Ltd.	R.A. Davis
Day Design Group, Laurie	Debenham, Tewson & Chesshire Ltd. - Birmingham	Debois Landscape Survey Group
Denham Design Partnership	Denton Wilde Sapte	Derek Latham and Associates
Derek Lovejoy Partnership	Design & Materials Ltd.	Development Planning & Design Services Ltd
Development Planning Partnership	Dilworth Design	Dixon, Dobson & Carver
Donald W. Insall & Associates (Chester)	Donald W. Insall & Associates (London)	Dreweatt Neate
Drivers Jonas	Drivers Jonas	DTZ Piedad Consulting
R.A. Dunn	R.J. Durrell	ERB Associates

List of Agents Consulted

John Earle & Son	Eastbrook Associates (Architects) Ltd.	Ecotec Research & Consulting Ltd.
Edmund Kirby	G.H.W. Ensor	Entec UK Ltd.
Entec UK Ltd.	Evershed Wells & Hind	Fordham Research Ltd.
FPD Savills	FPD Savills	Frank Price
Frederick J. Young	Freeth Cartwright Hunt Dickins	R.W. Fryer
Fuller Peiser & Co.	G Jones Associates	G K Y Design, GKY
G V A Grimley	G V A Grimley - Planning (Birmingham)	G.P. Grima
G.R. Milton	GB Partnership	Roy Geden
Geoffrey Wheeler and Associates	Godfrey-Payton	Gough Planning Services
Gould Singleton Partnership	Gouldens Solicitors	Graham Pearce & Company
Granger & Jones	Andrew Grant & Co.	Peter Green Associates
Halcrow Fox & Associates	Grodon Hall	Halliwell Landau
Hamptons	Hamptons	Hancocks Solicitors
Harding Design	Anthony J. Harman	Harris Cooper & Co.
Margaret Harris	E.W Harvey	Hawkes, Edwards & Cave
Haxworth Architects	Hayball Associates	Healey & Baker
Heath Avery Partnership	Henman Ballard	Simon Herrick
Highpoint Rendel	Barton Willmore Planning Partnership-Eastern	Hitchman Stone Partnership
Christopher Hobson	Holden & Leonard	Steven Holloway
Holmes Bury Savage Hayward Partnership	J.D. Holmes	R. Holtom

List of Agents Consulted

John B. Homer & Co.	Professor Alan Hooper	Horner Allen Partnership
Hossack Broome	Howard & Seddon Partnership	Howkins & Harrison
Howkins & Harrison	Humberts - Tetbury	Hunt & Wood Partnership
Innes England	Intercull Designs	Jackson-Stops & Staff
Donald James & Partners	Jesson Sewell & Swadkins	Jigs Chana
John Falconer Associates	John P. Morris	John Phillips Planning Consultants
John Jones	Judith A. Thompson	Brian L. King
Knight Frank - Hereford	Knight Frank - London	Knight Frank
R.C. Lamb	Lancelot Dyson Associates	Land Design Associates
Land Use Consultants	Landmark Information Group	Lanesfield Technical Design
Lapworth Partnership Chartered Architects	Lee & Ross Architects	Lee Evans Abbott de Moubray
T.E. Leivers	G.T.D. Lewis	Llewelyn-Davies Planning
Lloyds TSB - Property Management West	Locke & England - Leamington	Locke & England
Lodders Solicitors	E.S. Lodge Associates	Loveitts
Loveitts - Leamington Spa	Lumar Developments Ltd.	Robert Lunn & Lowth
M. Cox	MAC Design Services	Magdalen College - Surveyor
Malcolm Scott Consultants Ltd.	Manning Design Group	Brian G. Manning
Margetts	Marson Architects	Marson Rathbone Taylor
E.H. Marston & Co.	Martin Elliot Partnership	Martin Sedgewick
Martin Shearon	Martineau Johnson	Martyn Bramich Associates

List of Agents Consulted

RPS Planning, Transport & Environment Ltd.	RPS Planning, Transport & Environment Ltd.	R. Mason
Matthews and Goodman	McCoy Associates	Michael E. Megeary
Rodney Melville & Partners	Richard Merrett	Michael Partridge Partnership
Montagu Evans	H. Moore	MVM Planning Ltd
Nathaniel Lichfield & Partners - London	Needham & James	Needham & James
F.C.Newman & Co.	R.A. Newton	Noralle Building Design Services
Oldfield King Planning	Oldfield King Planning	O'Neill & Bracewell Partnership
Ove Arup Partnership	Oxfordshire Building Surveying & Design Ltd.	P. Stanton, Esq
P.D.B. Construction Services, PDB	Geoffrey Parker Bourne	I. Parsonage
John Pass Associates	Peacock & Smith	Peter Draper Associates
Peter Seccombe & Sarah Douglas	Phillips Planning Services Ltd	Mrs. M.G. Phillips
A. Pickford	Pinsent Curtis	Planaconstruct Ltd.
Planning & General Services Consultancy	Planning Design Research Associates	Provincial Property Developments Ltd.
R & B M Gale	R. John Craddock Associates	Ragley Estate
Ralphs & Janes	Ramsdens	Rapleys
M.A. Ravenhill	Michael Reardon & Associates	Redgrave Design Group
Reg Ellis	Richard Crook	Hugh Richards
Ridgehaven Project Development	M.A. Riley	RMJM Planning Ltd.
Robert Franklin Architects	Robert Stephenson Associates	Robert Turley Associates - Bristol
Robert Turley Associates - Birmingham	Robert Turley Associates - Winchester	Roberts & Lloyd

List of Agents Consulted

David H. Robotham Ltd.	Roger Evans Associates	Roger P. Dudley & Associates
Roger Stretton Architects	Roger Tym & Partners	G. Rogers & Co.
RPS Group plc	RPS Group plc	RPS Group plc
P.J. Rushton	Russell Little & Platt	Joe Samworth & Associates
E.N. Sandiford, Chartered Surveyor	P.N. Seabourne	Sheldon Bosley - Stratford-upon-Avon
Sheldon Bosley & Partners	Shipway, Doble & Earle - Redditch	Shoosmiths Banbury
D.H. Skeats, Designer	Skillington Payne	Smith Stuart Reynolds
Alan Smith	Elrick Smith	Raymond Smith
Robert F. Smith	A. Sowton	John Spall Design Associates
Spencers	Stanley Partnership	Stansgate Planning Consultants
Steer Davies Gleave	Graham Steventon, Chartered Architect	Stonehouse Chartered Surveyors
Stoneleigh Planning Partnership	Peter Storrie & Associates	Strutt & Parker
Sutch & Thos. Hemming & Son	Sutton & Wilkinson	T.J. McHugh
M.J. Taylor	P. Thimbleby	Thornton Hartnell Chartered Architects
Three Counties Insurance Brokers	Malcolm Timms	Titmuss Sainer and Webb
Tom Cole	Town & Country Properties	Trevor Bury
J. Tulip	Tweedale Planning & Design Group	Tyler-Parkes Partnership
Paul Upfield	L.M. Uzzells, Designs	Vincent & Gorbing Planning Associates
Wallis Design Associates	Cliff Walsingham & Co.	Warwick Estates
Weatherall, Green & Smith	Weatherall, Green & Smith	W.J.L. Weaver

List of Agents Consulted

White Young Green Planning	Andrew White	P. & E. Whitticase
P. Wilkes	C. Milton Wilkinson	Peter E. Williams, Building & Design Consultant
Framptons	Wood, Kendrick & Williams	Wootton Jeffreys Consultants Ltd - Epsom
Wright Hassall & Co.	WS Atkins Rail	WS Atkins Transportation Engineering
WTS Ltd	Adams Holmes Associates	The Residents of Friday Furlong
Paul Dickinson Associates	P.T. Pratt	David Storer & Partners
Andrew Nailor	Lawrence Jurman	Bidford on Avon Residents Group (BARG)
Vicki Gittus	Shoosmiths Solicitors	Howkins and Harrison
Timothy Lea & Griffiths	Charles Russell Solicitors	Gordon Herringshaw & Associates
James Barr	Longview Consultancy	S W Hinton BSc MRICS
J Christopher Ashton	Tony Thorpe Associates	William McFarland
Fisher German Chartered Surveyors	A E Cox FRICS Chartered Surveyors	CT Planning
Jones Lang Lasalle	King Sturge	Brooke Smith Associates
Tetlow King Planning	Pegasus Planning Group	Holmes Antill
Bigwood Ltd.	Wood Frampton	Framptons
Tim North Associates	RPS Planning, Transport & Environment Ltd.	ATIS Real Weatheralls
Tetlow King Planning	Simon Taylor, Chartered Town Planner	Stansgate Planning Consultants
Hunter Page Planning	Stewart Vick Associates	Kember Loudon Williams
Paul Kentish & Co	Banner Homes	Interact Associates
RPS Group plc	Terence O'Rourke	GVA Grimley

List of Agents Consulted

Michael Jones	DTZ Piedad Consulting	Jones Lang LaSalle
Star Planning & Development	Atisreal	Planning Potential
Pegasus Planning Group (East Midlands)	DPDS Consulting Group	Roger Tym & Partners
Stewart Ross Associates	Tetlow King Planning	Malcolm Judd & Partners
Jones Lang LaSalle	Mono Consulting Ltd	Peter Short R.I.B.A., Chartered Architect
Set Design	Nicholas de Jong Associates	Barton Willmore Partnership
Sanderson Weatherall	Nabarro Nathanson	CB Richard Ellis
Matthews and Goodman	Planning Potential	Hulme Upright Manning
Armstrong Burton Planning	Hives Planning	GL Hearn
White Young Green Planning		