

# Exmoor National Park Annual Monitoring Report 2012-2013



Working  
together  
for **Exmoor**



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# 1 2012/13 HEADLINE INFORMATION

## PROGRESS ON THE EMERGING LOCAL PLAN

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- 1.1 Progress made during the reporting period 1<sup>st</sup> April 2012 to 31<sup>st</sup> March 2013 in preparing the new Exmoor National Park Local Plan (formerly referred to as the Core Strategy and Development Management Policies development plan document) including:
- Completing policy drafting through discussion with officers and members of the Local Plan Advisory Group in preparation for the Authority to formally consider the full policy framework of the draft Local Plan prior to consultation in Autumn 2013.
  - Ongoing support to Lynton & Lynmouth community in the development of their Neighbourhood Plan and preparation of the submission of the draft Lyn Plan to the National Park Authority.
  - Progressing with key elements of the Local Plan evidence base including the Affordable Housing Study, Open Space Strategy, Orchard Review and Landscape Sensitivity Study.

## POLICY IMPLEMENTATION AND MONITORING

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- 1.2 The development plan for the National Park consists of the 'saved' policies within the adopted Exmoor National Park Local Plan 2001-2011<sup>1</sup>. The Local Plan was adopted in March 2005 and the key policy aims are well established, particularly with regard to the provision of local needs affordable housing.
- 1.3 Affordable Housing: The Authority has been proactive in putting in place mechanisms to assist with achievement of affordable housing consistent with Plan policies. For instance, working closely with the local Rural Housing Project to deliver local needs affordable and intermediate housing. During the monitoring period three affordable homes were completed in Lynton and a further 28 were under construction, including a scheme for 15 affordable homes in Porlock.
- 1.4 Renewable Energy: The 'Feed in Tariff' (FIT) was introduced nationally in 2010 to encourage the installation of renewable energy technologies. This, together with the funding obtained by the Carbon Neutral Exmoor Project through the Low Carbon Communities Challenge, led to a significant increase in the number of applications for renewable energy systems particularly for solar photovoltaic panels.
- 1.5 This monitoring year has seen a decline in the number of applications for renewable energy installations (although some technologies can be installed through permitted development rights) since the first introduction of FIT and the level of installations may have reduced as the FIT tariffs have reduced.

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<sup>1</sup> The Somerset & Exmoor National Park Joint Structure Plan was formally abolished on 20<sup>th</sup> May 2013 – see Chapter 3 for further information.



- 1.6 November 2011 also saw the introduction of the renewable heat incentive (RHI) which is a Government initiative that pays for the heat produced from some renewable energy systems to heat buildings for the non-domestic sector (businesses, industry and public sector). There are plans to introduce a household scheme in 2014.
- 1.7 The Exmoor Woodheat project made 12 grants of £3000 available for domestic log, wood chip and wood pellet heating systems approved under the Microgeneration Certification Scheme. This project was managed by Exmoor National Park Authority through funds made available by the Department of Energy and Climate Change through its Renewable Heat Payment Premium Communities Scheme<sup>2</sup>. The project also provided advice on wood heating systems to tourism businesses and farmers that were eligible under the non-domestic RHI scheme.
- 1.8 Economic Development: During 2012/13 the Authority resolved to permit an extension to the existing business premises at Shearwell Data within Cutcombe Parish (subject to S106 legal agreement). This was a major application due to the scale of the proposed works and was subsequently permitted in June 2013 [outside the monitoring period].
- 1.9 Completed business development comprised of 350sqm for *sui generis* use (a 'use' on its own). A range of economic development proposals were also permitted during 2012/13 in relation to:
- **Agriculture and Forestry** – 20km of track creation, 10km of track improvement and 24 planning applications and General Development Orders permitting the development of agricultural buildings,
  - **Tourism** – five self-catering units and serviced accommodation proposals for the conversion and extension of an existing hotel to an 'apart hotel', a change of use from a residential nursing home to a hotel and a change of use from a dwelling to a Bed & Breakfast (B&B).
  - **Community Services** – creation of a shop within a B&B, extension to a public house, change of use of part of Brompton Regis Village Hall to a village shop, and the change of use of a shop to a tearoom.

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<sup>2</sup> Paragraphs 3.2-3.3 – Exmoor Woodheat Review – Exmoor National Park Authority (July 2013)  
[http://www.exmoor-nationalpark.gov.uk/\\_data/assets/pdf\\_file/0009/374490/Exmoor-Woodheat-Review-report-version.pdf](http://www.exmoor-nationalpark.gov.uk/_data/assets/pdf_file/0009/374490/Exmoor-Woodheat-Review-report-version.pdf)

## 2 CHALLENGES & OPPORTUNITIES

### LOCAL PLAN

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- 2.1 The key stages for 2013/14 are:
- To ensure the evidence base is up to date to inform the drafting of the Local Plan and the Proposals Map
  - Finalising the Draft Local Plan
  - Preparing for consultation on the Draft Local Plan to be held in November/December 2013
  - Supporting the final stages of the Lynton & Lynmouth Neighbourhood Plan
- 2.2 The evidence base will include documents already produced by the Policy and Community team on an annual basis such as the Annual House Price Survey<sup>3</sup> as well as commissioned studies and other relevant reports, plans and studies.
- 2.3 The publication of the National Planning Policy Framework (NPPF) in March 2012 has enabled it to be taken into account during drafting of the emerging Local Plan. The NPPF continues to give great weight to conserving landscape and scenic beauty in National Parks which have the highest status of protection. The NPPF also refers to the Government Vision and Circular<sup>4</sup> National Parks.
- 2.4 The emerging Local Plan will address particular issues raised through consultation and engagement and those of national/international concern, including:
- help support businesses and communities,
  - assist in providing local needs affordable housing,
  - respond to the challenges of climate change,
  - encourage access to the broadband and telecommunications network, and
  - continue to conserve and enhance Exmoor's environment.

### MAJOR DEVELOPMENTS

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- 2.5 The criteria relating to the scale of major development is determined nationally. Major development means development of 10 dwellings or more, provision of non-residential building(s) with a floorspace of 1000m<sup>2</sup> or more, development on a site of 1 hectare or more, waste development, or the winning or working of minerals<sup>5</sup>. During 2012/13 no major applications were determined, although a resolution was made to grant planning permission on one major application subject to signing a S106 agreement (see paragraph 1.8 above).

### MAJOR ENERGY INFRASTRUCTURE PROPOSALS

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- 2.6 **COMMERCIAL WIND FARM PROPOSALS:** The Authority has received a number of consultations in recent years for commercial wind farms on land surrounding the National Park. The Authority was particularly concerned with the impact, both

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<sup>3</sup> These reports can be found at: [www.exmoor-nationalpark.gov.uk/ldf\\_evidence\\_base.htm](http://www.exmoor-nationalpark.gov.uk/ldf_evidence_base.htm)

<sup>4</sup> English National Parks and the Broads UK Government Vision and Circular 2010 (Defra)

<sup>5</sup> The Town and Country Planning (Development Management Procedure) (England) Order 2010 section (2)

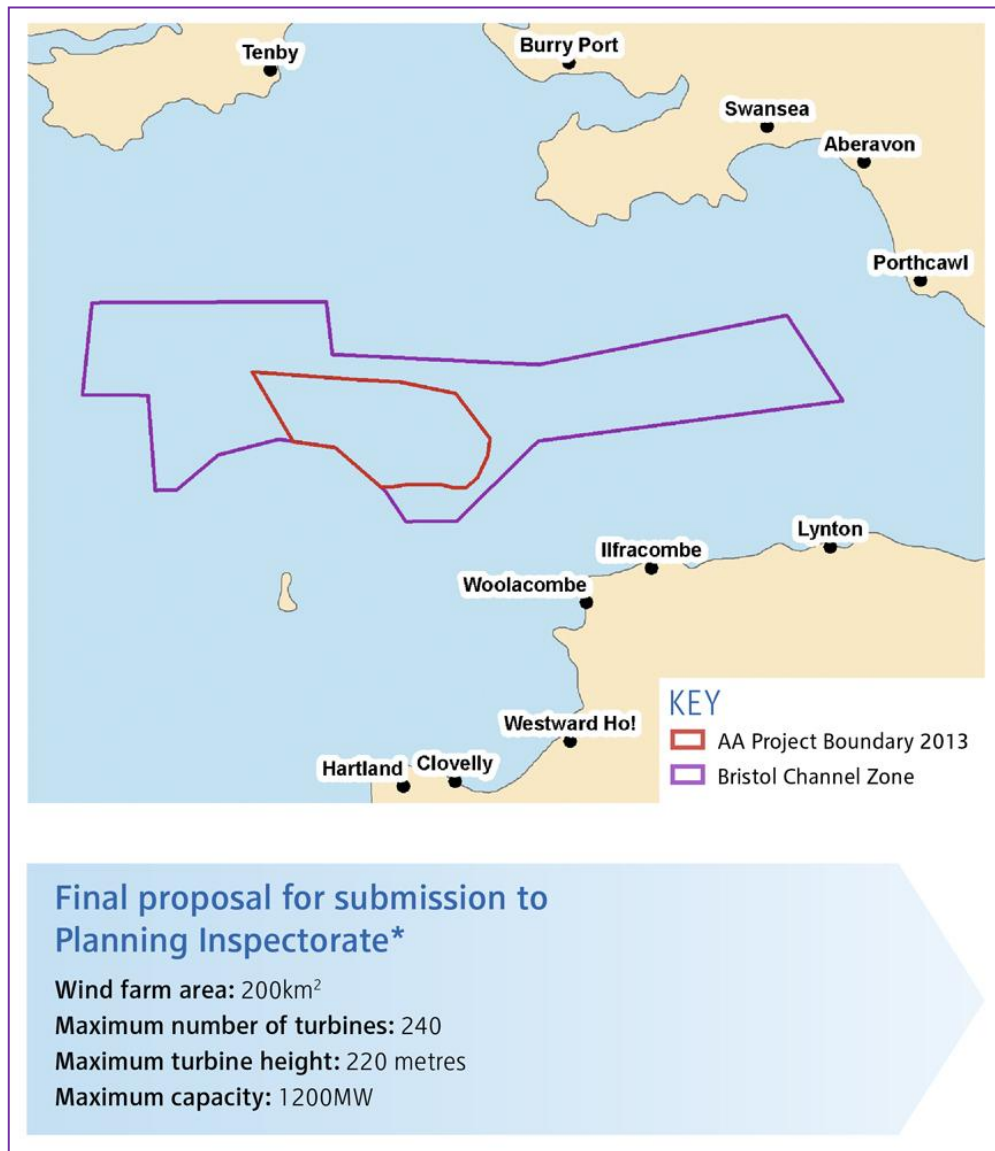
individually and cumulatively, of proposed wind turbines beyond the southern boundary of the National Park.

- 2.7 Batsworthy Cross: The planning application for the wind farm proposal (9 turbines) at Batsworthy Cross was refused by North Devon Council during 2011 and the applicant appealed against the decision. A public inquiry was held and the 18MW development was allowed on appeal in October 2012. The inspector concluded that the Batsworthy site was beyond the setting of the National Park and would result in only limited harm to Exmoor, and furthermore did not believe the harm significantly outweighed the benefits from a reduction in carbon dioxide emissions.
- 2.8 The decision was significantly influenced by the introduction of the test and advice set out in the National Planning Policy Framework (NPPF) that states where relevant policies (e.g. the adopted North Devon Local Plan) are out of date permission is granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against policies in the NPPF or where specific policies within the framework indicate development should be restricted.
- 2.9 A subsequent legal challenge in the High Court against the Inspector's decision was dismissed in May 2013.
- 2.10 Atlantic Array: A proposal for the large offshore wind farm with a generating capacity of up to 1200MW known as the "Atlantic Array" was prepared by RWE Innogy. The proposed wind farm would be around 14 kilometres from the nearest point on the North Devon coast and 16 kilometres from the nearest point on the South Wales coast and 13km north east of Lundy Island (see Map 2.1 below). The proposal was submitted to the National Planning Infrastructure unit (Planning Inspectorate) on 14 June 2013 [this is outside the AMR period] by Channel Energy Ltd.
- 2.11 On preparation of the AMR it has since emerged that RWE Innogy has stopped working on the Atlantic array due to the technical challenges within the Bristol Channel including deeper waters and adverse seabed conditions which have made the project uneconomic at the present time<sup>6</sup>.

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<sup>6</sup> <http://www.rwe.com/web/cms/en/86182/rwe-innogy/news-press/press-release-09-july-2013-export-cables-in-at-gwynt-y-mr-offshore-wind-farm/?pmid=4010256> RWE Innogy press release 26<sup>th</sup> November 2013.





[Map 2.1 \(RWE Innogy\)](#) – the red line shows the project boundary

- 2.12 **HINKLEY POINT NUCLEAR REACTOR PROPOSALS:** NNB Generation Company Limited (EDF Energy subsidiary) submitted a Development Consent Order to the Planning Inspectorate (National Infrastructure Planning) on Monday 31<sup>st</sup> October 2011 to build and operate a nuclear power station at Hinkley on the West Somerset coast, north of Stogursey<sup>7</sup> and construct associated developments in the surrounding area. The application was validated and information published on the National Planning Infrastructure website. There were a number of site visits and issue specific hearings held through the examination period between 12<sup>th</sup> March and 21<sup>st</sup> September 2012.
- 2.13 West Somerset, Sedgemoor and Somerset County Councils jointly submitted a Local Impact Report to the Planning Inspectorate to inform the examination process. This report provides an analysis of the proposal's impacts on a wide range of topics including transport, the housing market (including within the National Park), employment, education, ecology, landscape, archaeology, flood risk, coastal change and community impact mitigation. In addition to presenting the benefits the

<sup>7</sup> <http://www.westsomersetonline.gov.uk/hinkleypoint>

development of the nuclear reactor may have locally, the councils have also raised concerns which they consider have not been fully addressed by the application.



Hinkley Point C computer generated image (EDF<sup>8</sup>)

- 2.14 The panel appointed by the Planning Inspectorate submitted their recommendation to the Secretary of State for Energy and Climate Change on 19<sup>th</sup> December 2012. The Secretary of State consented to grant planning permission for the Hinkley C reactor (3260MW output) and associated development on 19<sup>th</sup> March 2013<sup>9</sup>.

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<sup>8</sup> <http://www.edfenergy.com/media-centre/press-news/Decision-to-approve-construction-of-new-nuclear-power-station-at-Hinkley-Point-C-in-Somerset.shtml>

<sup>9</sup> [http://infrastructure.planningportal.gov.uk/wp-content/ipc/uploads/projects/EN010001/3.%20Post%20Decision%20Information/Decision/130319\\_EN010001\\_SoS%20HPC%20Decision%20Letter.pdf](http://infrastructure.planningportal.gov.uk/wp-content/ipc/uploads/projects/EN010001/3.%20Post%20Decision%20Information/Decision/130319_EN010001_SoS%20HPC%20Decision%20Letter.pdf)

### 3 INTRODUCTION

- 3.1 This is Exmoor National Park Authority's ninth Annual Monitoring Report (AMR). The Report examines the implementation of the adopted Exmoor National Park Local Plan (including minerals and waste policies) for the period 1<sup>st</sup> April 2012 to 31<sup>st</sup> March 2013 and progress with the new Local Plan. The Localism Act contains provisions that remove the requirement for Local Planning Authorities to send the AMR to the Secretary of State.

#### **EXMOOR NATIONAL PARK LOCAL PLAN 2001-2011**

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- 3.2 The Local Plan was formally adopted in March 2005. Following the introduction of the Planning and Compulsory Purchase Act 2004, the Local Plan policies were saved for a 3 year period following adoption. The Authority applied to Government Office to save all policies until they were replaced by future development plan documents and Government Office confirmed that all of the Local Plan policies were saved in February 2008. The Local Plan forms the development plan for the National Park to which all proposals should accord with unless material considerations indicate otherwise.
- 3.3 Since the publication of the NPPF on 27<sup>th</sup> March 2012, the primary focus has continued to be the preparation of the new Local Plan for Exmoor National Park. The NPPF confirms that great weight should be given to the conservation of the landscape and scenic beauty which have the highest status of protection including wildlife and cultural heritage in National Parks, with reference to the Government's National Parks Vision and Circular<sup>10</sup>.

#### **THE SOMERSET AND EXMOOR NATIONAL PARK AUTHORITY JOINT STRUCTURE PLAN REVIEW 1991 - 2011**

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- 3.4 The Structure Plan was part of the development plan for Exmoor National Park during the monitoring period. As this plan was adopted before the introduction of the 2004 Planning & Compulsory Purchase Act the South West Regional Assembly (SWRA) as Regional Planning Body, had applied to Government Office South West to extend the period for these saved policies and were successful in all but one policy<sup>11</sup>.
- 3.5 The Localism Act 2011 contains provisions to abolish Structure Plans. The Structure Plan was formally abolished on 20<sup>th</sup> May 2013 [outside AMR period] together with the Regional Strategy for the South West (see below). From this date the Exmoor National Park Local Plan 2001-2011 will form the development plan for the National Park until it is superseded by the new Local Plan, including any neighbourhood development plans that may be brought into force.

#### **REGIONAL SPATIAL STRATEGY (RSS)**

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- 3.6 Legislation which enabled the preparation of RSSs provided that existing Regional Planning Guidance legally became a Regional Spatial Strategy until such time as a new plan was adopted. Regional Planning Guidance for the South West (RPG10) published in 2001<sup>12</sup>. therefore became part of the development plan for the area. The Localism Act 2011 provides for the abolition of regional spatial strategies as a first

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<sup>10</sup> English National Parks and the Broads: UK Government Vision and Circular 2010

<sup>11</sup> Policy 53 Department of the Environment Transport and Regions Road Schemes

<sup>12</sup> Environmental report on the revocation of the regional planning guidance for the South West (RPG 10)  
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2012196.pdf>

stage removing the regional planning tier and prevents further regional strategies from being created, and the second stage abolishing the existing RSSs by secondary legislation.

- 3.7 As the South West RSS was never adopted, the environmental assessment applied to RGP10 The initial environmental report concluded that RGP10 has largely been superseded and that it is highly unlikely that there would be any significant adverse environmental effects resulting from the revocation of this regional plan. The order to abolish the Regional Strategy (RGP10) and the Somerset and Exmoor National Park Joint Structure Plan came into force on 20<sup>th</sup> May 2013<sup>13</sup>[outside AMR period].

## **EXMOOR NATIONAL PARK AUTHORITY**

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- 3.8 Exmoor National Park Authority is the planning authority for Exmoor National Park. Approximately two thirds of the National Park lies in Somerset within West Somerset District, and one third in Devon within North Devon District.
- 3.9 The statutory purposes of National Parks are set out under the National Parks and Access to the Countryside Act 1949, as amended by the Environment Act 1995:
- ***to conserve and enhance the natural beauty, wildlife and cultural heritage (of the National Parks); and***
  - ***to promote opportunities for the understanding and enjoyment of the special qualities (of the National Parks) by the public.***

In pursuing National Park purposes, National Park Authorities have a duty to: ***seek to foster the economic and social well-being of local communities within the National Park and shall for that purpose co-operate with local authorities and public bodies whose functions include the promotion of economic or social development within the area of the National Park.***

- 3.10 The National Park Authority has general power, therefore, to do anything which is calculated to facilitate, or is conducive to, the accomplishment of the National Park purposes.
- 3.11 The Authority is the sole planning authority for the area of the National Park, (including planning for minerals and waste) but does not have the range of responsibilities of district and county councils, and is known as a 'single purpose' authority. The district and county councils remain responsible for important functions within the National Park area including housing, traffic and transport, education, social services and economic development.

## **NATIONAL PARK PARTNERSHIP PLAN 2012-2017**

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- 3.12 The National Park Authority has a duty to prepare a National Park Management Plan (NPMP) under Section 66(1) of the Environment Act 1995, and to review the plan every five years. The new management plan was adopted by the Authority in April 2012 as the Exmoor National Park Partnership Plan 2012-17 requiring the involvement of partner organisations working together to achieve the priorities and actions supporting the overall vision and objectives. The vision and objectives prepared for the Partnership Plan will be shared with the new Local Plan.

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<sup>13</sup> The Regional Strategy for the South West (Revocation) Order 2013

- 3.13 The Partnership Plan is the main plan setting out an overarching vision for Exmoor, with objectives and targets for the whole National Park up to 2017, but also recognising longer term aims and should be seen as a focused plan for the National Park which informs plans/programmes within the Authority and those of partner organisations.
- 3.14 National planning guidance recognises that National Park Management Plans underpin partnership working and the delivery of designation objectives. Whilst not part of the development plan, the management plans provide evidence and principles which can be taken into account in the Local Plan and any neighbourhood plans. They may also be material considerations in making decisions relating to individual planning applications<sup>14</sup>.

## **NATIONAL PARKS CIRCULAR 2010**

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- 3.15 The 2010 National Parks Circular<sup>15</sup> sets out a joint 2030 vision for National Parks which will help guide long-term planning and decision-making. Consequently the National Park Circular is significant national guidance that will help to inform the content of the new Local Plan.
- 3.16 Progress to meet the vision in the short term has focused on the achievement of key outcomes over the next 5 years, and are the Government's priorities for National Parks:
- A renewed focus on achieving the Park Purposes.
  - Leading the way in adapting to, and mitigating climate change.
  - Secure a diverse and healthy natural environment, enhanced cultural heritage and inspiring lifelong behaviour change towards sustainable living and enjoyment of the countryside.
  - To foster and maintain vibrant, healthy and productive living and working communities.
  - Working in partnership to maximise the benefits delivered.

## **LOCAL ENTERPRISE PARTNERSHIPS**

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- 3.17 The Heart of the South West Local Enterprise Partnership (LEP) is an economic alliance covering the areas of Devon, Somerset, Torbay and Plymouth. LEPs have been formed to help determine local economic priorities and help to deliver Government objectives for economic growth and job creation. They are also a means for local authorities to work with businesses in the private sector to achieve economic recovery.
- 3.18 A full business plan has been published which outlines the strategic vision and objectives for the LEP over the next five years. The LEP is currently drafting a strategic economic plan for the area. The NPPF states that local planning authorities should work and consult with LEPs to develop strategic priorities to enable the delivery of sustainable development.

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<sup>14</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/landscape/>

<sup>15</sup> English National Parks and the Broads – UK Government Vision and Circular 2010  
<http://archive.defra.gov.uk/rural/documents/national-parks/vision-circular2010.pdf>



## 4 LOCAL DEVELOPMENT SCHEME IMPLEMENTATION

### LOCAL DEVELOPMENT SCHEME (LDS)

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- 4.1 The LDS is a three year timetable setting out key milestones for local plans and other local development documents. The previous LDS came into effect in April 2007 with an end date in March 2010: it is no longer valid and is currently under review. Key milestones for the Local Plan are available on the National Park website and the timetable is updated and reported to members of the Planning Committee on a monthly basis. The Localism Act contains a provision that removes the requirement to consult the Secretary of State; therefore the Authority is able to revise the LDS in due course and ensure it is publicly available.
- 4.2 A Local Plan programme has been developed to reflect the current milestones in the preparation of the Core Strategy shown in chart 4.1 below<sup>16</sup>.

### STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

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- 4.3 The SCI is a key document in the LDF, which sets out how the Authority will consult stakeholders and the local community on the preparation of local development documents and planning applications for Exmoor National Park. The SCI was found sound by an independent inspector and adopted on 1<sup>st</sup> August 2006.
- 4.4 Updated legislation means that the SCI can be revised and adopted without the requirements of examination by an independent inspector as originally set out by the Planning and Compulsory Purchase Act 2004. It is intended that the SCI will be reviewed to reflect recent legislation requirements including emphasis on neighbourhood planning.

### EMERGING LOCAL PLAN

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- 4.5 The emerging Local Plan will set out the long-term spatial vision for Exmoor National Park to 2030, and the objectives and policies to achieve that vision.
- 4.6 For the Policy and Community Team, the main focus was drafting of strategic and development management policies and continuing progress with developing the evidence base to inform and support the preparation of the Local Plan.
- 4.7 The draft policies were developed and scrutinized through officer working groups and the Local Plan Advisory Group (LPAG) which is made up of a panel of members of the National Park Authority. The policies also continued to be assessed and modified through the Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) process to ensure that sustainable development is promoted and that there will be no significant effects on internationally and nationally designated wildlife sites.
- 4.8 Further evidence continues to be developed to inform the preparation of the emerging Local Plan which during the monitoring period includes the following:

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<sup>16</sup> Milestones on the website at: <http://www.exmoor-nationalpark.gov.uk/planning/planning-policy/local-development-framework/local-development-scheme>

- The Strategic Housing Land Availability Assessment (SHLAA)
- Affordable Housing Study (including demographic projections)
- The Open Space Strategy
- Landscape Assessment of Important Visual Amenity Space - Update
- The Orchard Review
- Landscape Sensitivity Study
- Settlement Assessment Report
- Analysis of Smaller Settlements
- Infrastructure Delivery Plan

#### **EVIDENCE COMPLETED:**

- Strategic Flood Risk Assessment (Level 1) – Joint Study with West Somerset Council
- Employment Land Review
- Quantitative Needs Assessment (Retail Report) – Joint Study with West Somerset Council
- Strategic Housing Market Area Assessment (SHMA) – Joint Study with North Devon, Torridge, and West Somerset

- 4.9 There have been, and will continue to be, discussions regarding opportunities for joint-working and information sharing with both West Somerset and North Devon Councils to ensure that cross-boundary issues are acknowledged in forthcoming planning documents. The Localism Act 2011 (Section 110) introduces the 'duty to cooperate' in relation to planning of sustainable development. This includes engaging constructively with neighbouring authorities and other organisations, in relation to strategic matters in the preparation of development plan documents. Further information relating to how this duty is being accomplished can be found in the Section 5.
- 4.10 The sharing of experiences and discussion of common issues in relation to planning policy with other National Park Authorities through the National Parks Policy Officer Group (NPPOG) also provides an important source of information and experience in relation to addressing changes in the planning system and the potential implications for protected landscapes.

## **LYNTON & LYNMOUTH NEIGHBOURHOOD PLAN**

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- 4.11 Lynton & Lynmouth Town Council and partners were successful in their bid to be one of the first 17 Front Runners to trial the Neighbourhood Plan process and prepare a Plan for their area in March 2011. The bid was supported by the National Park Authority, The Positive Development Trust, The Lyn Community Development Trust and the Rural Housing Project. Subsequently, many other communities across the country have successfully bid to pursue Neighbourhood Plans. During the monitoring period the first neighbourhood plan for Upper Eden (a group of 17 parishes in Cumbria) went forward to a referendum and was successful. This plan was subsequently brought into force by the Eden District Council, as the relevant local planning authority<sup>17</sup>.
- 4.12 The Lynton and Lynmouth Plan preparation has been overseen by a Steering Group, with representatives from the Town Council, National Park Authority and Lyn

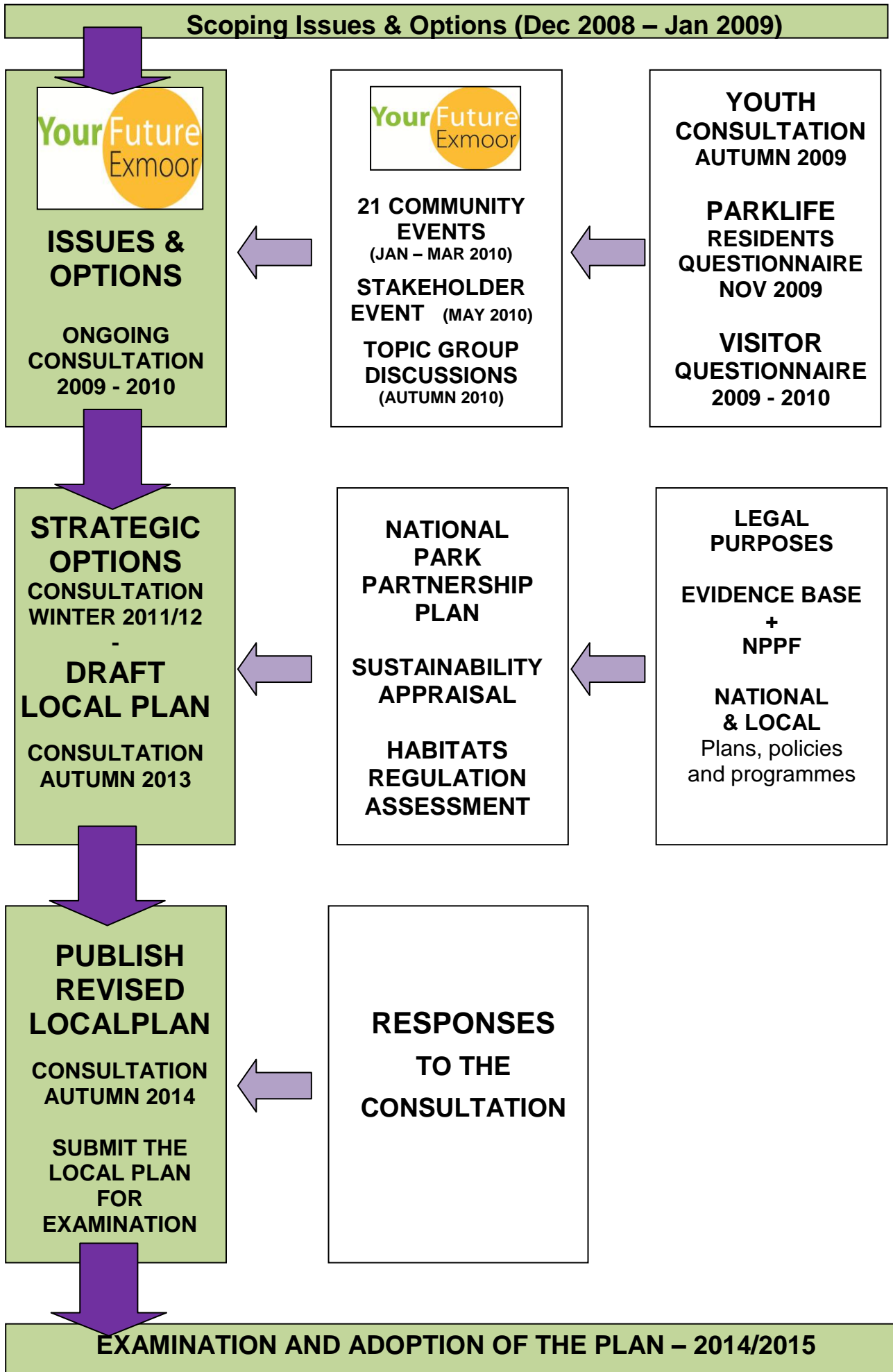
<sup>17</sup> <http://www.eden.gov.uk/planning-and-development/planning-policy-for-eden/neighbourhood-planning/upper-eden-neighbourhood-plan/>

Community Development Trust. A Project Team has provided additional support, with assistance from a group of volunteer Neighbourhood Representatives. As part of the first wave of Neighbourhood Plan Frontrunners there has been close liaison with officials from the Department of Communities and Local Government. The Neighbourhood Plan is able to set out development and planning policies for the parish responding to those particular local issues that are important to the Lynton & Lynmouth community. The Neighbourhood Plan has to be in general conformity with the higher level plans including the Local Plan and have regard to the NPPF.

- 4.13 During the monitoring period formal consultation on the pre-submission draft Lyn Plan by the Town Council, as the sponsoring body, was undertaken from November 2012 through to January 2013. There were only a few responses which were mostly in support of the plan.
- 4.14 The Authority has worked closely with the Town Council to ensure that all the necessary documentation required by legislation was prepared in advance of the formal submission of the neighbourhood plan to the National Park Authority in April 2013.
- 4.15 During the 2013/14 monitoring period the Authority is responsible for publicising the plan and collating the responses prior to submitting the plan and relevant documentation to an independent examiner for examination. The examiner is appointed by the Authority in agreement with the Town Council.
- 4.16 If the examiner recommends that the Lyn Plan should proceed to a referendum and is successful; the National Park Authority would then be required to bring the plan into force as part of the Development Plan for the Lynton & Lynmouth parish. Both the Local Plan and the Neighbourhood Plan will form the development plan for the local area with all relevant policies taken into account and the decision made accordingly, unless other material planning considerations indicate otherwise.



Chart 4.1: PREPARING A NEW LOCAL PLAN FOR EXMOOR



## 5 DUTY TO COOPERATE

- 5.1 The Duty to Cooperate (DtC) was introduced by the Localism Act 2011. It places a legal duty on local planning authorities and public bodies to engage constructively on strategic cross boundary matters on an ongoing basis to maximise the effectiveness of Local Plan preparation. The Authority is required to report on progress with the DtC in the preparation of development plan documents (i.e. the Local Plan) that relate to strategic matters in its Annual Monitoring Report<sup>18</sup>. Section 11A of the 1949 National Parks and Access to the Countryside Act (as amended) also requires relevant authorities (including public bodies) in exercising or performing any of their functions to effect land within a National Park to have regard to the statutory purposes.
- 5.2 During the monitoring period officers have met with policy officers from North Devon Council twice to discuss cross-boundary issues and progress with local plans. The initial meeting was primarily in relation to policy approaches to the intended reinstatement of the Lynton to Barnstaple Railway that crosses both local planning authority areas. It is considered important to ensure a consistent approach across both areas in terms of the determination of future proposals. A subsequent meeting was held to discuss plan progress, evidence base preparation and updates, and strategic policy approaches that particularly have a bearing on both areas.
- 5.3 Officers also met with officers at West Somerset Council initially to discuss neighbourhood planning and cross boundary approaches, given that the National Park boundary splits a number of parishes and settlements within the West Somerset area. A subsequent meeting was held to discuss strategic cross-boundary issues emerging as the preparation of Local Plans progresses.
- 5.4 Meetings have also taken place at county level with officers attending both Devon Planning Officer Group and Somerset Duty to Cooperate meetings and discussions over the development of DtC protocols. In relation to the local planning authorities in Somerset, the DtC has subsequently been added to the agenda of the Somerset Strategic Planning Conference Officers Group (SSPC) meetings which are held throughout the year.
- 5.5 During the monitoring period the Authority also responded to three development plan consultations within neighbouring planning authorities, which assists with meeting the DtC. These were:
- Devon Waste Plan - Preferred Strategy, Site Options and Draft Policies (Devon County Council)
  - Somerset Minerals Plan- Preferred Options (Somerset County Council)
  - Northern Devon Draft Local Plan (North Devon & Torrington District Councils)
- 5.6 Further joint working was undertaken with adjoining minerals planning authorities, Devon County Council and Somerset County Council, to include the relevant area of the National Park within Local Aggregate Assessments (LAAs) for Devon and Somerset. An LAA is an annual assessment of the demand and supply of aggregates in a minerals planning authority's area and should contain a forecast of demand for aggregates, an analysis of all aggregate supply options, and an assessment of the balance between demand and supply. The NPPF states that mineral planning authorities should produce an LAA either individually or jointly by agreement with other mineral planning authorities.

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<sup>18</sup> Regulation 34 (6) of The Town and Country Planning (Local Planning) (England) Regulations 2012



- 5.7 Given the geographical location of the mineral planning authorities, and the limited scope for mineral working in Exmoor National Park, it was deemed appropriate by the ENPA and Devon and Somerset County Councils to produce a joint LAA for the ENPA and Somerset County Council, and a joint LAA for Devon, which encompasses the mineral planning authorities of ENPA, Devon County Council, Dartmoor National Park Authority, Plymouth City Council and Torbay Council.
- 5.8 Complying with the duty will progress as the Local Plan is prepared, and neighbouring authorities will respond to the Draft Local Plan consultation in November/December 2013 if there are cross boundary strategic issues of concern. The inspector when examining the Local Plan against the test of soundness will also need to be satisfied that the Authority has complied with the DtC and that the plan demonstrates effective joint working to meet strategic cross boundary priorities.

## 6 EXMOOR NATIONAL PARK PROFILE

- 6.1 The Annual Monitoring Report has previously presented a spatial portrait of the National Park area defined by the key spatial contexts presented in the Park Profile below. It is considered that the update of the State of the Park Report will provide the most comprehensive overview for Exmoor and will help to inform the spatial portrait for the Local Plan meaning it is unnecessary to repeat this information within the AMR.
- 6.2 The Park Profile set out in table 6.1 below provides a simple overview and context of the National Park and contains some of the most recent 2011 census data for the National Park released by the Office of National Statistics (ONS) during 2013.

**TABLE 6.1 EXMOOR NATIONAL PARK PROFILE**

	INDICATOR	RESULT	SOURCE
AREA	Total Park area	692.8 sq km	OS\Designation maps
	Somerset	491.9 sq km	
	Devon	200.9 sq km	
	Parishes totally / partly in the National Park	43	
POPULATION	Population	<b>10,273</b> (10,873 in 2001)	<b>ONS - derived from 2011 Census</b> (2001 census comparison figures in brackets)
	Age 0-14	<b>1,176</b> (1,216)	
	Age 15-74	<b>7,721</b> (8,048)	
	Age 75+	<b>1,376</b> (1,476)	
	Population Density	0.1 per hectare	
HOUSING	<b>Dwelling Type:</b>		ONS - derived from 2011 Census
	Detached	<b>47.2%</b> (49.1%)	
	Semi-detached	<b>25.6%</b> (25.9%)	
	Terraced	<b>16.4%</b> (16.3%)	
	Flat/Maisonette	<b>10.3%</b> (8.4%)	
	Mobile home/caravan	<b>0.4%</b> (0.4%)	
	Households with at least one usual resident	<b>80.8% - 4678</b> (86.3% - 4896)	
	Household spaces	<b>5789</b> (5675)	
	Household spaces not used as main residence	<b>19.2%</b> (13.7%)	
	<b>Household Tenure</b>		
	Owner occupied (including shared ownership)	<b>66.4%</b> (68.3%)	
	Private rented (private landlord or letting agency)	<b>13.6%</b> (11.7%)	
	Social Rented (other and local authority)	<b>14%</b> (12.8%)	
	Other private rented/ Living rent free	<b>6%</b> (7.5%)	
	Average household size	<b>2.1</b> (2.2) residents per occupied household	
	Quality of housing stock	Unknown – data held by districts	
	Total no. of dwellings	5787	
	<b>Household Composition</b>		
	Single person households	Aged over 65: <b>17.7%</b> (19.2%)	
		Other: <b>13.7%</b> (12.38%)	

	Households without the sole use of one family (student hostels, residential homes etc)	With dependent children: (1.61%) All students: (0%) All over 65: (0.86%) Other: (3.41%)		
	Family households	All over 65: <b>15.1%</b> (14.77%)		
	Married couple households	No children: <b>18.7%</b> (17.26%)		
		With dependent children: <b>10.0%</b> (12.77%)		
		All children not dependent: <b>5.5%</b> (4.66%)		
	Cohabiting couple households	No children: <b>4.6%</b> (4.41%)		
		With dependent children: <b>2.9%</b> (2.96%)		
		All children not dependent: <b>0.4%</b> (0.22%)		
	Lone parent households	With dependent children: <b>3.5%</b> (3.29%) All children not dependent: <b>2.4%</b> (2.21%)		
	Other household types	<b>5.3%</b>		
<b>HEALTH &amp; WELL-BEING</b>	Deprivation: Lowest IMD rank	West Somerset 005b (Dulverton & Brushford) <b>11093</b>	Index of Multiple Deprivation (2010)	
	Highest IMD rank	North Devon 002d (Lynton & Lynmouth Area) <b>17506</b>		
	Life Expectancy at birth	North Devon: Male 78.6 years - Female 83.5 years Somerset: Male 79.7 years - Female 84.3 years	Source: National Statistics Primary Care Organisations, England, 2008-10	
	Households with at least one person with a long-term health problem or disability	<b>28.2%</b> (35.4%)	ONS - derived from 2011 Census	
<b>ECONOMY</b>	Total unemployment - % of population aged 16 – 64 claiming Job Seekers Allowance (August 2012)	1.9% - West Somerset 1.8% - North Devon  Percentages for both districts are lower than the South West (2.4%).	Source: NOMIS earnings by residence - no separate data available for the National Park.	
	Average earnings: North Devon	£405.20 - full time workers gross weekly pay 2012		
	Average earnings: W. Somerset	£338.70 - full time workers gross weekly pay 2012		
<b>TRANSPORT</b>	Commuting mode: 16-74 year olds which are economically active.	50.05% driving or sharing a lift	ONS - derived from 2001 <sup>19</sup> Census - for the most significant commuting modes	
		31.35% work at or from home		
		13.85% walking		
	Commuting distance	13.37 kms on average	2001 Census - ONS <sup>20</sup>	
	<b>2012</b>	<b>Annual Average</b>	<b>August Average</b>	2012 Average Daily Traffic Flows (County Council Highway Departments)
	A39 Lynton 2 way	2757	3924	
	A39 Culbone Stables	1300	1760	
	A39 East of Headon Cross	4150	5610	
	A396 Avill Farm	2650	3140	
	A396 North of Dunster	4430	5170	
	B3190 Raleghs Cross	1810	2080	
	B3223 Red Deer Farm	1010	1510	
	B3223 North of Simonsbath	390	520	
B3224 Goosemoor	1200	1380		
B3224 West of Wheddon Cross	1320	1830		
B3358 West of Simonsbath	460	750		

<sup>19</sup> Data not yet available for National Parks from 2011 census

<sup>20</sup> Data not yet available for National Parks from 2011 census

<b>EDUCATION</b>	% 16 year olds achieving 5+ GCSE at A* - C (or equivalent)	Somerset: <b>56.5%</b> West Somerset Community College: <b>49%</b> <sup>21</sup>	Source: Department of Education (2012)
		Devon: <b>58.5%</b> Ilfracombe Arts College: <b>35%</b> <sup>22</sup>	England – All Schools: 59.4%
<b>EDUCATION</b>	Working age people with NVQ level 3+ as % of total working age population	West Somerset: <b>56.8%</b> North Devon : <b>60.1%</b>	Qualifications (Jan 2012 to Dec 2012)
	Special Areas of Conservation	106.70 sq km (Exmoor Heaths) 15.81 sq km (Exmoor Oakwoods)	Source: Natural England and the Section 3 Conservation Map.
SSSIs	193.70 sq km		
National Nature Reserves	5.38 sq km (within SSSIs)		
Section 3 coast/foreshore	7.85 sq km		
Section 3 moorland	169.11 sq km		
Section 3 woodland	49.84 sq km		
<b>ENVIRONMENT</b>	% area protected by a designation	100% (National Park)	
	Air Quality	No Air Quality Management Areas (AQMAs) exist for the National Park area. In the UK 240 Local Authorities have declared AQMAs – North Devon District Council has declared an AQMA for part of Braunton. Mid Devon District Council has declared AQMAs for Crediton and Cullompton <sup>23</sup> .	
	River Quality	There were 12 pollution events recorded within the National Park during the monitoring period compared to 15 in 2011/12.  River quality: see paragraphs 7.71 - 7.74 and Appendix 2	Environment Agency
<b>HERITAGE</b>	Scheduled Monuments	201	English Heritage and Historic Environment Record
	Conservation Areas	16	
	Grade 1 Listed Buildings	20	
	Grade II* Listed Buildings	53	
	Grade II Listed Buildings	668	
	Historic Parks & Gardens	2	
<b>LEISURE</b>	Public Footpaths	443.0 km	Definitive Map / GIS
	Public Bridleways	482.3 km	
	Restricted Byway	59 km	
	Byway Open to All Traffic	1.5 km	
	Access Land	17914 ha	
	Visitor days\year	1.99 million (2008 STEAM data) 2.02 million (2009 STEAM data) 2.03 million (2010 STEAM data) 2.02 million (2011 STEAM data) 1.96 million (2012 STEAM data)	STEAM Report 2012

<sup>21</sup> <http://www.education.gov.uk/cgi-bin/schools/performance/school.pl?urn=136791>

<sup>22</sup> <http://www.education.gov.uk/cgi-bin/schools/performance/school.pl?urn=113513>

<sup>23</sup> [http://aqma.defra.gov.uk/maps.php?map\\_name=fulluk&la\\_id=161](http://aqma.defra.gov.uk/maps.php?map_name=fulluk&la_id=161)

## 7 POLICY PERFORMANCE

- 7.1 The policies in the Exmoor National Park Local Plan 2001-2011 are saved until they are replaced by the new Local Plan when it is adopted.
- 7.2 This section of the AMR monitors the policies, of the adopted Local Plan through a range of selected indicators – set out in Chapter 14<sup>24</sup> of the Local Plan. The Local Plan indicators aim to inform the effectiveness of the policies within each section of the Local Plan.

### LANDSCAPE & NATURE CONSERVATION

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- 7.3 This section contains policies that support the first statutory purpose of the National Park Authority, *to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park*. The indicators are set out in Table 7.1 below.
- 7.4 The indicators reveal that the LNC policies have been effective in protecting the natural beauty, wildlife and cultural heritage of the National Park. Planning decisions have been robust in ensuring that new development conserves and enhances the National Park; this to a certain extent can be achieved by attaching conditions to planning permissions in relation to:
- manage external lighting in new developments,
  - ensure archaeological heritage assets are conserved, and
  - ensure wildlife is protected.
- 7.5 The indicators within Table 7.1 do not reflect the cumulative impact of changes in the way the land is managed and maintained; in the majority of cases these changes are not subject to planning control. Objectives and targets set out in the Partnership Plan aim to address landscape management issues which cannot be controlled by planning policy alone. Lighting conditions to control the impact of light pollution have been attached to a number of development proposals permitted during the monitoring period. The National Park was officially designated a Dark Sky Reserve in 2011 with the policy on lighting (LNC2) helping to sustain this special quality – the policy approach in the new Local Plan will reinforce the Dark Sky Reserve status of the National Park.
- 7.6 A greater proportion of ecological surveys are now submitted with planning applications to help ensure that protected species and habitats are not harmed as a consequence of any development proposed. These surveys are particularly relevant for proposals which involve works to existing buildings where species such as bats or nesting birds may be present. Conditions are applied in such circumstances to ensure that any programme of works complies with recommendations set out in the ecological survey, require a survey to be undertaken prior to any works commencing, or to state the timing of construction.
- 7.7 Those indicators which aim to measure the condition of internationally, nationally and locally designated areas for wildlife such as: Special Areas of Conservation (SACs), Special Sites of Scientific Importance (SSSIs) and Local Wildlife Sites (formerly County Wildlife Sites), or the management of BAP habitats *as a result of development* are significantly difficult to measure (see table 7.1a). The table therefore provides the area of BAP habitats or designated wildlife areas that are included within the area of

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<sup>24</sup> [Chapter 14 Monitoring and Review](#)



the proposed development and list the type of development that has taken place. However due to land management strategies, the condition of SSSIs overall has improved, with 96.6% in favourable or recovering condition – this exceeds the 2010 target of 95%. For the areas designated as SSSIs owned by the National Park Authority, all the land is within the favourable/recovering categories.

7.8 In terms of major development proposals, no applications were approved during the monitoring period.

**TABLE 7.1: LANDSCAPE AND NATURE CONSERVATION**

Indicator	Policy	Result	Comments
Area of greenfield land	LNC1 LNC3 LNC6	<b>673sqkm</b> 97.74% of the National Park area	Excluding buildings and their curtilage, roads, structures, water bodies etc.
Number of lighting conditions attached to permissions within the National Park	LNC2	<b>55</b>	Applications with lighting conditions which either do not permit external illumination without prior approval of the Authority or to effectively manage lighting to reduce light pollution impacts.
Change in area of moor and heath as a result of development	LNC3	See table 7.1a	
Area of orchard created or lost as a result of development	LNC4 LNC5	See table 7.1a	
Extent of marshy grassland	LNC7	-	Cannot be measured at present
Change in area of designated habitats as a result of development.(SACs, SSSIs, CWS)	LNC9 LNC10 LNC11 LNC13	See table 7.1a	
Percentage of cSACs, SSSIs in favourable condition and County Wildlife Sites in favourable management as a result of development.	LNC9 LNC10 LNC11 LNC13	<b>96.6%</b> of SSSIs on Exmoor For land owned by the Authority almost <b>100%</b> of SSSIs	Source: Natural England SSSIs in 'favourable' or 'unfavourable recovering condition'. (Target 95% by 2010)
Change in area of BAP habitats as a result of development.	LNC12	See table 7.1a	
Area of BAP habitats managed in accordance with NPA conservation objectives as a result of development.	LNC12	<b>0</b>	
No. of developments with provision for protected /important species, and as a proportion of developments affecting protected /important species	LNC14	<b>20</b> applications where conditions are imposed which either requires applicants to undertake an ecological survey prior to any development or where an ecological survey has been undertaken and a condition applied in relation to its findings.	
No. and proportion of applications refused for reasons of harm to protected/important species.	LNC14	<b>1</b>	One reason for refusal was that the application did not provide a wildlife survey as the area proposed for development had a high potential for wildlife.

Indicator	Policy	Result	Comments
No. of applications for DEFRA licences.	LNC14	0	
No. of Scheduled Ancient Monuments affected by development.	LNC15 LNC16	9 applications where the permission is conditioned regarding an 'archaeological watching brief' or requires a programme of archaeological work.	
No. of sites on the Sites and Monuments Record affected by development.			
No. of the above applications refused.	LNC15 LNC16	0	
No. of cases of damage to archaeological sites.	LNC15 LNC16	0	No cases of damage through development.
No. of renewable energy/energy conservation projects.	LNC17 LNC18 LNC19	16	See table no. 7.1b <u>Additionally:</u> 2 listed building consents granted for secondary glazing 2 applications permitted to replace external thermal insulation on existing social housing. 1 application conditioned to require details of energy efficiency and resource conservation to be incorporated.
No. and area of major developments approved within the National Park	LNC20	0	

7.9 During 2012/13 relatively few approved planning applications were within/partly within the designated areas listed in table 7.1a (below). There are some limitations to the effectiveness of this monitoring, as the area of the development as specified by the planning application and measured by the Geographical Information System (GIS) is not always the exact area where development takes place. This area is sometimes smaller than the delineated area, and therefore the impact on a designated area is considered to be minimal or results in no direct impact e.g. the installation of an air source heat pump at Watersmeet House.

7.10 Another key consideration is that an individual application may affect several designations within one small area, where local, national and international designations may overlap to varying degrees. For example the proposed banking work to restrict unauthorised vehicular access to West Anstey Common, is development which seeks to protect the designated landscape from avoidable harm. This landscape is designated as part of the Exmoor Heaths Special Area of Conservation, a Site of Special Scientific Interest, Section 3 Moor & Heath and Upland Heath (Biodiversity Action Plan Habitat).

7.11 A number of applications listed in Table 7.1a relate to the creation or upgrading of tracks either for recreation or for agriculture and forestry activities including timber extraction and woodland management. At least two applications granted planning permission were retrospective in order to regularise the development; it was concluded that having regard to all planning considerations material to the determination of the applications there were no grounds which justified refusal.

**TABLE 7.1a**

Designated areas	Area affected (ha)	Most relevant development
Special Area of Conservation (SAC) Exmoor Heaths	7.53	62/64/12/001 Proposed banking work to restrict unauthorised vehicular access to West Anstey Common.
Special Area of Conservation (SAC) Exmoor Oakwoods	0.04	62/11/12/007 and 62/11/12/008LB Proposed installation of an air source heat pump (no direct impact)
Section 3 Moor & Heath	7.50	62/64/12/001 Proposed banking work to restrict unauthorised vehicular access to West Anstey Common. 6/13/12/103 Proposed tracks (retrospective)
Section 3 Woodland	10.02	6/3/12/115 Proposed siting of six foot bridges across the Haddeo river. 6/3/12/104 Proposed upgrading, improvement and extension of existing cycle tracks. 6/27/12/127 Proposed creation of access tracks (retrospective) 6/25/11/101 Proposed widening of approx 620m of paths 62/41/13/001 Proposed installation of a 37 kilowatt micro hydro generating station and associated works. 62/41/12/022 Proposed creation of a track.
Section 3 Cliff & Foreshore	0.0006	62/41/13/001 Proposed installation of a 37 kilowatt micro hydro generating station and associated works.
Orchards	0.11	6/34/12/112 Proposed swimming pool and enclosure 'barn' together with the creation of an access track. 6/27/12/116 Proposed extension of existing apple/equipment store (2.8m <sup>2</sup> )
Blanket Bog – Biodiversity Action Plan Habitat	0	
Upland Heath – Biodiversity Action Plan Habitat	6.45	62/64/12/001 Proposed banking work to restrict unauthorised vehicular access to West Anstey Common.
Lowland Heath – Biodiversity Action Plan Habitat	0	
Upland Oak Woods – Biodiversity Action Plan Habitat	8.83	6/27/12/127 Proposed creation of access tracks (retrospective) 6/25/11/101 Proposed widening of approx 620m of paths 62/41/13/001 Proposed installation of a 37 kilowatt micro hydro generating station and associated works. 6/3/12/115 Proposed siting of six foot-bridges across the Haddeo river 6/3/12/104 Proposed upgrading, improvement and extension of existing cycle tracks.
Sites of Special Scientific Interest (SSSI)	7.61	62/64/12/001 Proposed banking work to restrict unauthorised vehicular access to West Anstey Common. 62/41/13/001 Proposed installation of a 37 kilowatt micro hydro generating station and associated works.
Somerset County Wildlife Sites (CWS)	10.86	6/27/12/127 Proposed creation of access tracks (retrospective) 6/25/11/101 Proposed widening of approx 620m of paths

Designated areas	Area affected (ha)	Most relevant development
Devon County Wildlife Sites (CWS)		6/27/12/106 Proposed single and double storey side extensions to cottage 6/27/12/122 Proposed demolition of existing detached garage together with the proposed single storey extension of the property that would accommodate a utility, workshop and garage. 6/29/12/108 Proposed agricultural building (337m <sup>2</sup> ). 6/41/12/102 Proposed renovation, extension and engineering ground works. 6/3/12/104 Proposed upgrading, improvement and extension of existing cycle tracks. 6/3/12/115 Proposed siting of six foot-bridges across the Haddeo river. 6/13/12/103 Proposed tracks (retrospective)
	0.0006	62/43/12/003 Retention of gas bottle, coal and timber store and removal of oil tanks and bund wall (no direct impact).

7.12 From the 1<sup>st</sup> April 2010 communities and householders have been able to benefit from the renewable energy feed-in tariff where owners are paid for electricity produced by low-carbon and renewable electricity technology. This incentive has resulted in an increased number of proposals for small-scale renewable energy systems – particularly for solar photovoltaic panels, wind turbines and some hydro-electric schemes.

**Table 7.1b**

Application	Parish	Renewable Energy Type	Comments
6/12/12/101LB	Elworthy	Solar photo-voltaic panels	
6/13/12/105	Exford	Wind turbine	19.5m to rotor tip
6/13/12/107	Exford	Solar photo-voltaic panels	
6/14/11/106	Exmoor	Biomass	Building to store wood-fuel boiler and fuel
6/25/12/104	Oare	Solar photo-voltaic panels	
6/3/12/118	Brompton Regis	Solar photo-voltaic panels	
6/31/12/101	Stogumber	Biomass and solar thermal panels	Building to store wood-fuel boiler and fuel
6/43/12/105	Wootton Courtenay	Chimney pot turbines	
6/43/12/114	Wootton Courtenay	Air source heat pump	
6/34/12/112	Timberscombe	Solar photo-voltaic panels and biomass	Building to store wood-fuel boiler and fuel
62/11/12/007	Brendon & Countisbury	Air source heat pump	
62/11/13/002	Brendon & Countisbury	Biomass	Building to store wood-fuel boiler and fuel
62/41/13/001	Lynton & Lynmouth	Hydro-electric scheme	
62/41/12/012	Lynton & Lynmouth	Solar photo-voltaic panels	
62/63/12/001	Twitchen	Solar photo-voltaic panels	
GDO 13/01	Withypool & Hawkridge	Solar photo-voltaic panels on agricultural building	Prior notification not required

- 7.13 The number of planning applications submitted and approved for renewable energy development (15 applications and 1 General Development Order) has started to decrease during this reporting period from the high levels experienced in 2011/12 (42 approved applications) and 2010/11 (31 approved applications). Some small scale schemes serving individual houses benefit from permitted development rights – a class of development that is automatically granted planning permission by the Government. Further advice can be found on the Authority’s website<sup>25</sup>.
- 7.14 The small-scale renewables technologies permitted during this monitoring period were a mix of wind, solar thermal, solar photovoltaic (PV) and hydro – with solar PV as the dominant technology. However, due to the significant uptake of solar PV the Government has re-evaluated the Feed in Tariff (FIT) for this particular technology and from 1 April 2012 the rate for smaller PV systems has halved with a further reduction from 1 August 2012 when the period FIT is paid is also reduced from 25 to 20 years. Initially it was considered that this reduction in FIT may make this technology less attractive as the payback period was likely to increase and any profit would therefore be reduced – however the cost of Solar PV production has substantially reduced which means that PV is still an attractive option.
- 7.15 A Renewable Heat Incentive (RHI) has been made available for the non-domestic sector and the Authority has provided grants towards the installation of domestic wood-heat systems in areas within and adjoining Exmoor<sup>26</sup>. The government has published proposals to launch a domestic RHI scheme and is making progress on finalising all the details of the scheme to be launched in 2014. Four applications for works to enable the installation of biomass boilers, including buildings to house the boiler and/or the wood-fuel (log, chip or pellet), were approved during 2012/13. The number of applications for this type of development may increase once the domestic RHI becomes available.
- 7.16 The domestic RHI scheme will be for consumers looking to replace their current heating system with a supported renewable heat technology and consumers who have installed a renewable heat technology since 15 July 2009. Support is likely to be for the following technologies, which have been certified by the Microgeneration Certification Scheme, such as:
- air source heat pumps that heat water (i.e. air-to-water heat pumps)
  - biomass boilers
  - ground source heat pumps
  - solar thermal systems

## **CONSERVATION OF BUILDINGS AND SETTLEMENTS**

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- 7.17 The indicators within this section monitor policies which aim to provide effective protection of the cultural landscape including farmsteads, settlements, buildings, and structures, as well as ensuring that new development is both well-designed and enhances the environment.
- 7.18 All of the indicators within this section, save one could be monitored. However as these quantitative indicators do not have targets or defined objectives it is difficult to

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<sup>25</sup> <http://www.exmoor-nationalpark.gov.uk/planning>

<sup>26</sup> <http://www.exmoor-nationalpark.gov.uk/communities/sustainable-exmoor/carbon-neutral-programme/exmoor-woodheat>



measure whether the policies are having the intended effect. Developing indicators in the future for the Local Plan monitoring framework should address this issue.

7.19 The results show that there has been no change to significant cultural designations such as: conservation areas, listed buildings, historic parks and gardens, orchards and important open space (visual amenity). An 'Orchard Review' has been undertaken as part of the evidence base for the new Local Plan and updated records are shown on the Draft Local Plan Proposals Map (produced in conjunction with the new Local Plan).

7.20 A small number of applications to convert traditional buildings have been permitted during the monitoring period including conversions to holiday lets, stabling, a dwelling and ancillary accommodation.

**TABLE 7.2: CONSERVATION OF BUILDINGS & SETTLEMENTS**

Indicator	Policy	Result	Comment
No. of traditional buildings converted to different use classes in LRC's, villages and in the Open Countryside	CBS1, CBS2, CBS3, CBS4	7	
No. of Conservation Areas	CBS5	16	12 are substantial parts of settlements, whereas 4 are building groups such as farmsteads. Conservation Area Character Appraisals for the 12 settlements are also in the process of being reviewed.
No. of Conservation Area Enhancement Schemes undertaken	CBS5	0	
No. of Tree Preservation Orders made following Section 211 Notices within Conservation Areas	CBS6	0	TPOs served following planning applications.
No. of Listed Buildings	CBS7-10	See Table 6.1	
No. of Listed Buildings on "At Risk" register	CBS7-10	1 Christ Church, Parracombe	Source: English Heritage - Buildings At Risk Register A survey of listed buildings within the National Park is ongoing.
No. of Historic Parks and Gardens	CBS11	2	Dunster Castle and Nettlecombe Court
No. of renewable energy/energy conservation projects.	CBS12-15	16	See previous table 7.1b for Landscape and Nature Conservation policies.
No. of letters of complaint and support related to the character of new devt.	CBS12-15	-	Cannot be monitored at present
No. of design awards for new devt.	CBS12-15	0	
Area of orchard created or lost as a result of devt.	CBS12-15	See Table 7.1a	

Indicator	Policy	Result	Comment
No. of new buildings roofed in traditional materials.	CBS12-15	67	Includes all permissions where roofing materials are stated (including extensions, outbuildings, agricultural buildings etc).
Area of Important Open Space (Visual Amenity) within settlement.	CBS16	39.82ha	Existing areas

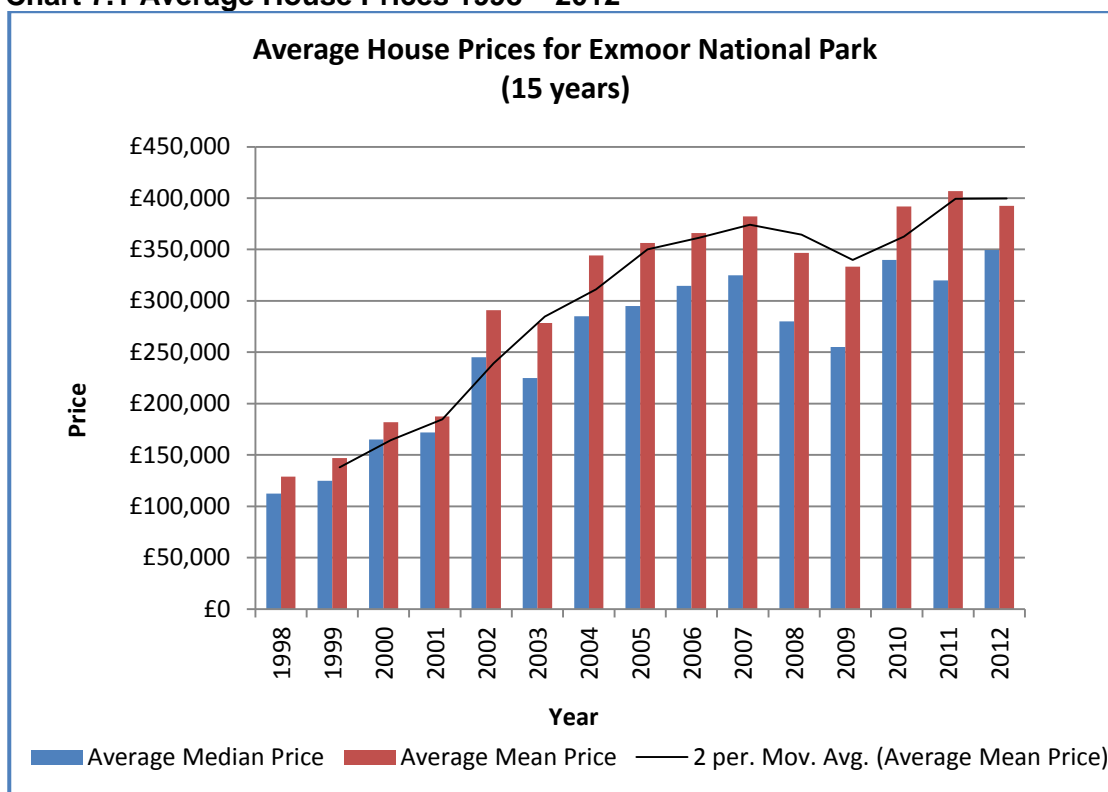
7.21 Adopted Local Plan Policy CBS12 requires that all new development should reflect and reinforce the use of traditional materials. All buildings permitted which require roofing materials are monitored regarding traditional roofing materials – namely slate, thatch or clay tiles. However, some outbuildings, stables or agricultural sheds are not roofed in these materials and may use corrugated cement fibre sheets – the advised colour for these sheets is generally anthracite to minimise the visual impact of the roofing in the wider landscape. Other materials such as ‘green roofs’, lead, zinc or timber shingles may also be used on occasion; as these are not traditional materials they cannot be identified as such.

## HOUSING

- 7.22 The indicators set out in Table 7.3 seek to measure the performance of housing policies within the Local Plan. These policies aim to ensure that new housing development within the National Park is compatible with the conservation and enhancement of the landscape, natural environment and built heritage of the National Park whilst providing for the housing needs of local communities and contributing to their sustainability. Adopted Local Plan policies principally aim to ensure that new housing in the National Park addresses an identified local community need for affordable housing.
- 7.23 The mean average house price for Exmoor in 2012 remains substantially higher than both regional (73.7% higher than the average house price in the South West) and national averages (64.7% higher than the average house price in England & Wales)<sup>27</sup>. Although the differences between average Exmoor house prices and averages for the South West and England & Wales is still high, the percentages have declined since 2011 by 9.7% and 13.6% respectively.
- 7.24 The results from the 2012 House Price Survey demonstrate that during the monitoring period mean average house prices were comparable to those in July 2010 and 3.5% lower than those in 2011. The mean average 2012 house price on Exmoor was £392,555. The uncertain economic climate, stretched affordability of house prices when compared to incomes, together with more demanding deposit requirements is likely to be dissuading, or at least delaying some first time buyers entering the market.

<sup>27</sup> Land Registry (April-June 2012) based on contract prices versus Exmoor House Price Survey data based on advertised asking prices over the first two full weeks in July 2012

**Chart 7.1 Average House Prices 1998 – 2012**



- 7.25 The disparity between average annual household incomes and average house prices on Exmoor remains high at a ratio of 14:1, illustrating the difficulty that households with average incomes (or lower) face when purchasing suitable accommodation on the open market<sup>28</sup>. Even the ratio of average lower quartile house prices to average household incomes was 6:1, illustrating that even properties at the lower end of the market are still beyond the reach of many households.
- 7.26 The Rural Housing Project<sup>29</sup> has undertaken household surveys to provide evidence of housing need including for parishes wholly or partly within the National Park since the project began in 2002. The RHP works closely with the Authority, Registered Providers (housing associations), local communities, landowners and others to provide local needs affordable housing across the National Park and the rural areas of West Somerset and North Devon.
- 7.27 A ‘park-wide’ housing survey was undertaken across the National Park during the summer of 2008 – the analysis of the survey returns found 194 households in housing need, 130 of which would meet the local occupancy requirements of Local Plan policy H2<sup>30</sup>. In reality the level of local affordable housing need may be higher, as the Rural Housing Project has found that once a scheme for a parish has progressed to a point where a community perceives that it has a greater certainty of being delivered, more people in housing need tend to come forward.

<sup>28</sup> House Price Survey 2012

<sup>29</sup> The Rural Housing Project provides independent advice on delivering affordable rural housing across the whole of North Devon and West Somerset, including Exmoor

[www.exmoor-nationalpark.gov.uk/rural\\_housing\\_project.htm](http://www.exmoor-nationalpark.gov.uk/rural_housing_project.htm)

<sup>30</sup> <http://www.exmoor-nationalpark.gov.uk/planning/planning-policy/local-plan/local-plan-written-statement/local-plan-policies/local-plan-policy-content#H2>

- 7.28 The indicator referring to the number of households on the District Council's housing register is now less meaningful for monitoring housing need as the 2008 housing survey is a more accurate reflection of local housing need. Both North Devon and West Somerset district use a choice-based letting system to enable applicants to register a housing need and to express a preference for new or existing properties as they become available. Although these systems are not able to provide accurate levels of local affordable housing need within the National Park, it is important that people in housing need (whether for rented or shared-ownership opportunities) are registered so they have the opportunity of bidding for and being allocated housing.
- 7.29 Local affordable housing permitted since the adoption of the Local Plan must be occupied by those with a local connection. The legal agreement (the means by which occupancy is controlled) overrides the choice-based letting system outlined above and therefore eventual occupants must meet the criteria set out in policy H2 of the Local Plan. The key tests are that people are unable to afford housing on the open market (either to rent or buy), are in housing need and have a local connection.

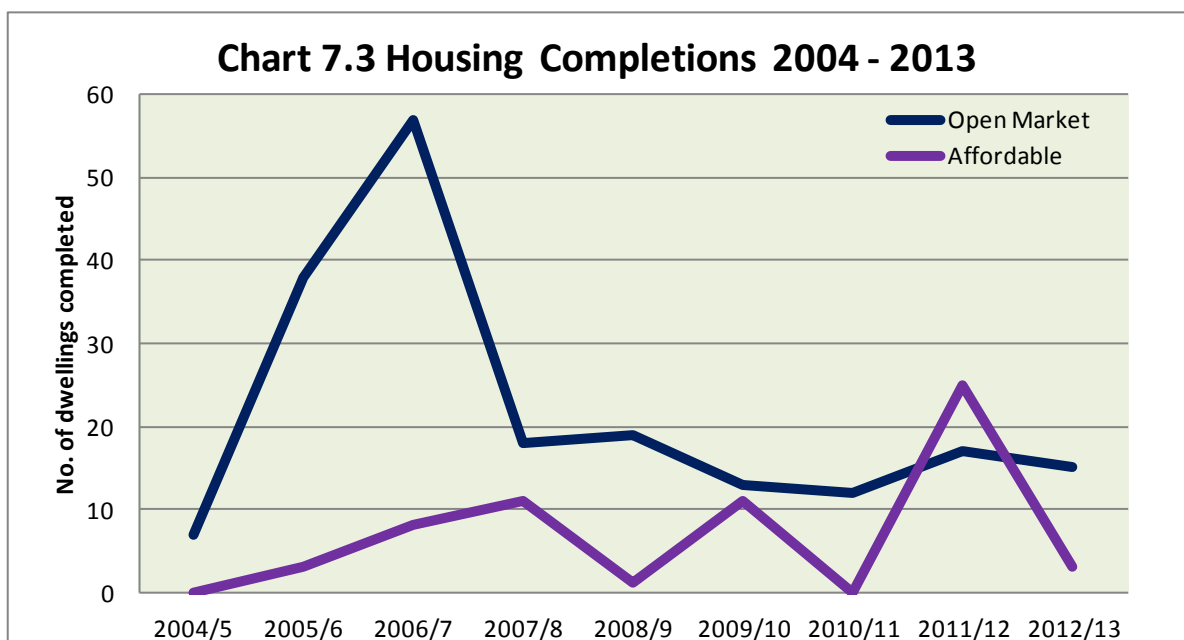
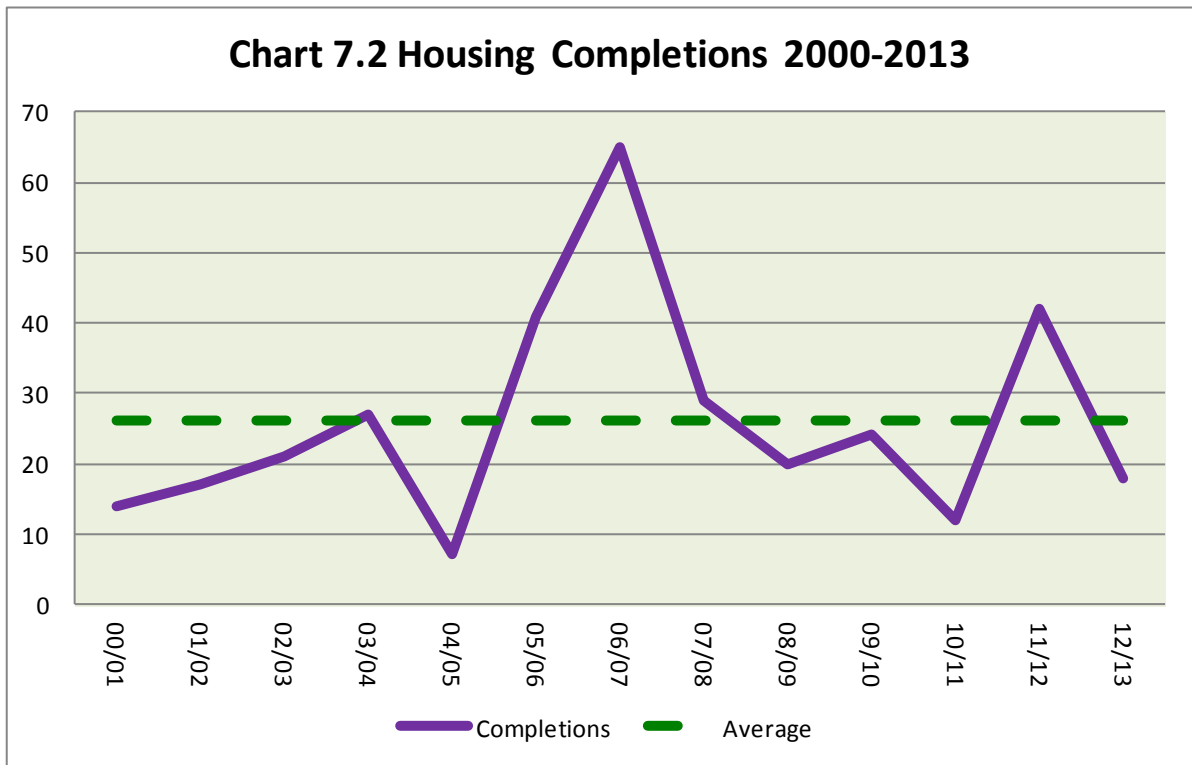
**TABLE 7.3: HOUSING**

Indicator	Policy	Result	Comment
Proportion of new Housing Meeting Community's Need for Affordable Housing by location, devt type, and occupancy.	H1 - H15	<b>3 local need affordable dwellings were completed during the monitoring period</b>	Located in Lynton
Affordable Housing Provision by Type and Size of dwellings	H1 - H16	Three intermediate homes with a local affordable tie completed by a private developer	Conversion of a nursing home and manager's accommodation to scheme of 6 dwellings
Ratio of House Prices and Rents to Household Income (CACI data) by Household Type	H1 - H17	Ratio of Average House Price to Average Household Income: <b>14:1</b> Ratio of Average Lower Quartile House Price to Average Lower Quartile Household Income: <b>11:1</b>	2012 Annual House Price Survey data. Average Household Income figure is that for Exmoor National Park £28,668 (Exmoor National Park Profile – DEFRA Rural Statistics Unit 2010)
Changes in House Prices Relative to national, regional and county averages	H1 - H18	The mean average house price on Exmoor was <b>£392,555, a decrease of 3.5%</b> from 2011. Mean average house price South West: £226,026 Mean average house price England & Wales: £238,293  2012 Annual House Price Survey	
No. of second and holiday homes and empty homes at parish level	H1 - H19	Estimated number of long term empty properties: <b>120</b> Estimated number of Second/Holiday homes: <b>599</b>	Information requested from the council tax records of District Councils. Parishes are either wholly within the National Park, or partly within the National Park (including the main settlement of that parish). The number is an estimate and may include properties outside the National Park.

Indicator	Policy	Result	Comment
No. of up to date parish housing need surveys.	H1 - H20	<p><b>33</b> separate parish surveys completed for parishes wholly or partly within the National Park between 2002 and March 2013 (including some re-surveys).</p> <p>A park-wide housing survey was undertaken during July/August 2008 to ascertain the level of local housing need across the whole National Park.</p>	No. of parish surveys completed since the start of the Rural Housing Project in 2002/3. NB: RHP covers <b>the rural areas</b> of North Devon and West Somerset districts including Exmoor National Park.
No.s of households on District Councils' Housing registers.	H1 - H21	<b>Exmoor National Park Housing Survey 2008: 130 households</b> identified as being in local affordable housing need.	
Percentage of Housing commitments located on Previously Developed Land (PDL)	H1 - H22	<b>53%</b>	Source: Housing Land Availability Monitoring: Percentage of dwellings <b>completed</b> on previously developed land.

- 7.30 The level of housing completions during 2012/13 on previously developed land (PDL)/brownfield land remains relatively high even though there is shortage of available sites recorded. Windfall sites<sup>31</sup>, such as redundant buildings are more typical examples of brownfield sites in the National Park, particularly within Lynton & Lynmouth which are more constrained in terms of the availability of greenfield sites within or adjacent to the settlements due to the topography and proximity of national and international wildlife designations.
- 7.31 Suitable brownfield land within a sparse rural area such as the National Park is a limited resource, therefore it is anticipated that the percentage of completions on brownfield land in the future could be lower although windfall sites are expected to continue to come forward based on previous trends.
- 7.32 During 2012/13 there were 18 net housing completions (19 gross) throughout the National Park (see Appendix 1 for further details and chart 7.2 below). This is a lower number than previous years, with the average over the past 13 years around 26 dwellings per year. The number of completions included the conversion of Abbeyfield Nursing Home in Lynton to six dwellings – three of which were local affordable homes to own.

<sup>31</sup> Windfall sites are previously developed sites which have unexpectedly become available for development – they can include sites resulting from the closure of a business, a residential conversion or the creation of a flat over a shop.



7.33 There were 28 local needs affordable homes under construction 15 of which are part of a single housing scheme being developed by Hastoe Housing Association in Porlock and were nearing completion at the end of the monitoring period (see image above). Considering the constraints to the delivery of affordable housing in rural areas this indicates that the Local Plan housing policies have been very successful and have made a significant contribution to help meet the housing needs of communities in the National Park. The remaining 13 units under construction, plus a further 3 units that had not started construction are intermediate affordable homes built by developers to rent or sell at an affordable level or self-builds. The majority of these intermediate affordable homes will be developed through the change of use and conversion of existing buildings.





© ENPA – New local affordable housing under construction in January 2013: Villes Lane Porlock

- 7.34 The Comprehensive Spending Review (October 2010) made significant changes to the level of future funding available for affordable housing, including a cut of over 50% in the social housing budget for the period 2011-15, and the way this funding is allocated. This will particularly impact on small rural affordable housing schemes on exception sites – including those delivered in the National Park. The way the funding for affordable housing is allocated has also changed, with providers invited to submit proposals for the delivery of affordable housing to the Homes and Communities Agency (HCA) for the entire four-year period although it has been indicated that in year applications may again be accepted. Under the new programme, the only identified scheme in Exmoor National Park was Villes Lane, Porlock. Other HCA funding opportunities include bringing empty properties back into use and community led projects such as community land trust schemes. The Localism Act has also introduced Community Right to Build to enable local communities to deliver small scale developments including affordable housing.
- 7.35 Changes by the Government to help finance new affordable homes include enabling RPs to charge 'affordable rents' up to 80% of market rates to generate higher incomes and greater borrowing capacity by RPs to offset cuts in national housing grants. The difference between 'affordable rents' and target/social rents will vary geographically across the country. Affordable rents will be applicable where grants from the HCA are used to fund affordable home provision. This variation in rents could be considerable on Exmoor, particularly for larger 3 and 4 bedroom homes, where market rents are high. Affordable rents have been applied to the new affordable housing in Porlock. As market rents in the area are high, this has meant that the 'affordable' rents will be higher than in some areas of the National Park and West Somerset as a whole. This in turn has impacted on the letting process, with a number of potential applicants for the new housing discouraged because of the higher rents imposed, rather than previously when lower social rents (calculated using a Government formula) would have been applied.

- 7.36 In terms of delivering affordable housing on Exmoor, these changes will mean that future provision will be challenging. These issues will be considered in preparing the Draft Local Plan.
- 7.37 There are estimated to be around 120 vacant properties across the National Park and 599 second homes, similar to the last monitoring period. However this is not the full picture as the figures produced by the 2011 census show that 1,111 (19.2%) dwellings in the National Park had no usual residents – this reflects a proportion of properties which are self-catering/holiday lets and registered as non-domestic premises that pay business rates rather than council tax.

## **EMPLOYMENT AND ECONOMIC DEVELOPMENT:**

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- 7.38 Policies within this section aim to maintain a thriving Exmoor economy; to help underpin the conservation and enjoyment of the National Park.
- 7.39 The employment and economic development policies provide flexibility for small-scale business development, including new build, extensions and limited adaptations of the existing building stock, to meet the needs of businesses within the National Park. Home working is recognised as increasingly popular and viable as telecommunications technology improves. The policy allows for the use of residential property or ancillary buildings for home working.
- 7.40 The use classes monitored for the purposes of economic development include:
- B1: offices, research and light industry
    - B1a - offices
    - B1b – research and development
    - B1c – light industry
  - B2: general industry
  - B8: use for storage or distribution
  - C1: hotels or guesthouses
- 7.41 The indicators in Table 7.4 monitor completed employment development within the National Park for 2012/13. During this monitoring period there has been 350sqm of completed development for *sui generis* (a 'use' on its own) business use. Others are non-B use class employment spaces such as shops, restaurants and community facilities (A and D use classes)<sup>32</sup> - these are listed in Table 7.7 Community Services and Facilities.
- 7.42 There was an overall loss of 230sqm of B2 employment land through the approval of a certificate of lawful use in Roadwater. No business use had operated from the former foundry workshops since 2002 and these buildings had been used for purely domestic purposes.
- 7.43 For the purposes of monitoring and consistency, development proposals affecting hotels and guesthouses are referred to in the Recreation and Tourism section.

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<sup>32</sup> Exmoor National Park Employment Land Review 2009 – Nathaniel Litchfield & Partners

**TABLE 7.4: EMPLOYMENT & ECONOMIC DEVELOPMENT**

Indicator	Policy	Result	Comment
Proportion of New Employment Premises by Location and Development Type	E1 - E2, E5	<b>350sqm – sui generis Exford</b>	
Area of floorspace as Employment Use Created and Lost	E1 - E5	See figures below	
No. and area of Employment Uses Re-using existing buildings	E1 - E2	0	
Area of floorspace created and lost by B1, B2 and B8, C1* of Use Classes Order	E3 - E4	<b>CREATED 350sqm – sui generis builders yard and parking</b>  <b>LOST 230sqm - redundant B2 to domestic outbuildings</b>	
No. and area of Live Work Units/ Home Working spaces permitted	E5	0	

\*Creation and loss of C1 hotels/guest houses – see table 7.6 below

## **AGRICULTURE AND FORESTRY**

- 7.44 The indicators within Table 7.5 monitor the types of agricultural and forestry development permitted and completed within the AMR period. The policies seek to support agricultural diversification measures and developments that are compatible with National Park objectives.
- 7.45 Compared to the last monitoring period there were several applications approved during 2013/13 for the creation and improvement of forestry tracks to enable access for modern timber extraction machinery, with almost 20km of track creation and 10km of track improvement permitted. The length of such tracks fluctuates from year to year but this result is comparable to the 28.74km of track creation and improvement permitted in 2007/08.
- 7.46 There were 24 planning applications and General Development Orders permitting the development of agricultural buildings (including replacement buildings and extensions) during 2012/13. The buildings applied for and approved during this period ranged from 54-679 sqm. There were seven applications approved for agricultural buildings that represented a partial or complete replacement of existing agricultural buildings. The total floor space permitted was 7497sqm – below the average total floorspace permitted during previous monitoring years (8346sqm). See chart 7.4 below for comparison with previous years.
- 7.47 A noticeable change in the agricultural development proposals permitted through the monitoring period, was an increase in the number of developments for storing/managing slurry on farms – this included two slurry stores/lagoons and one slurry store cover. This type of development is also required in order to comply with



rules for Nitrate Vulnerable Zones (NVZs)<sup>33</sup> in England and meet the requirements of the Water Framework Directive<sup>34</sup>. One of the applications approved is within a Eutrophic NVZ Area on the very western edge of the National Park. The Nitrates Directive is implemented by regulations in England and the Environment Agency is the body responsible for enforcing and assessing compliance with these regulations. DEFRA also provides rules on cross-compliance for farmers and landowners to qualify for full payment under Single Payment System and Environmental Stewardship schemes; this includes rules to reduce the pollution of water bodies by nitrates from agricultural sources, such as providing sufficient storage for all slurry produced on the holding during 1 October and 1 March<sup>35</sup>.

- 7.48 The number of farm holdings that were in agri-environment schemes include those currently in ESA (Environmentally Sensitive Areas) agreements and those which have entered into the more recently introduced Environmental Stewardship (ES) scheme.



©ENPA - Felling at Moor Wood, North Hill

- 7.49 The trend shows an increasing number of ES agreements as the previous ESA agreements end. This trend will continue as the majority of ESA agreements will have been phased out during 2013<sup>36</sup>.

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<sup>33</sup> <https://www.gov.uk/nitrate-vulnerable-zones>

<sup>34</sup> Water for Life and Livelihoods - Agriculture and the Water Framework Directive – Environment Agency December 2006

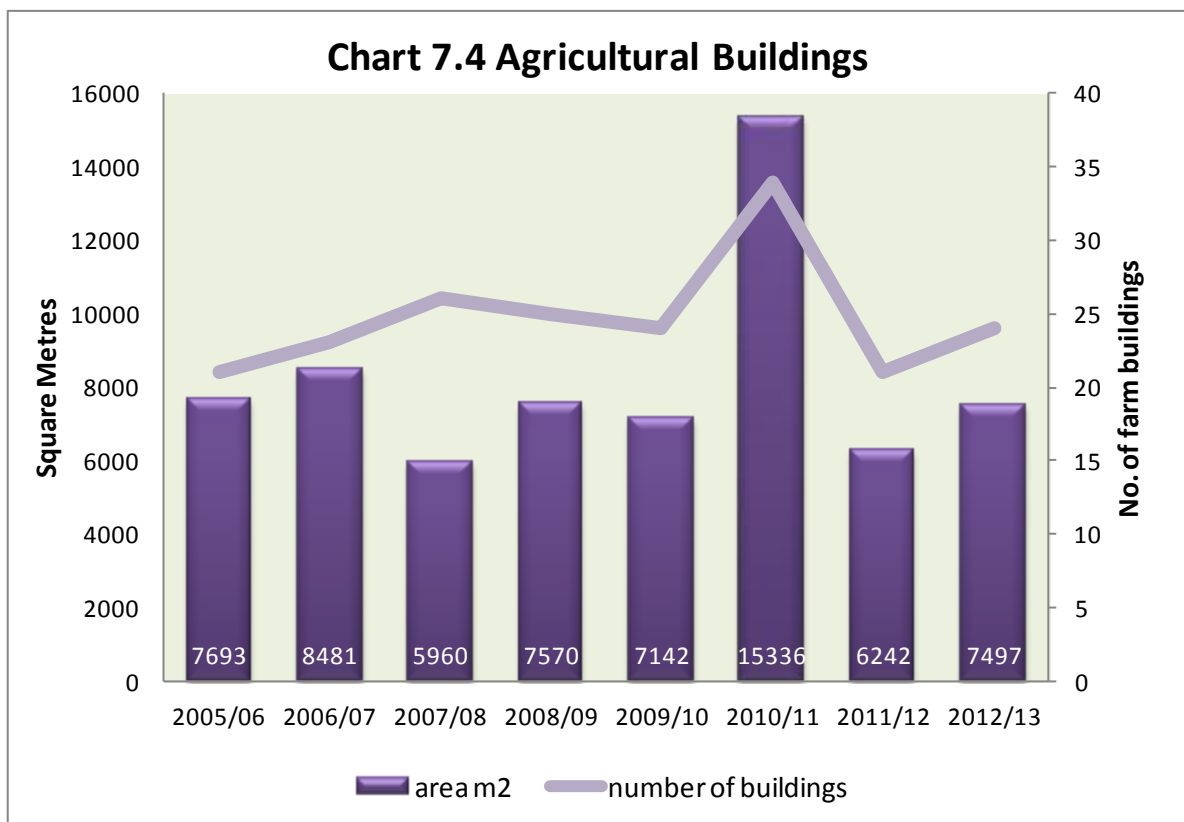
[http://www.environment-agency.gov.uk/static/documents/Research/briefing\\_agriculture\\_1622435.pdf](http://www.environment-agency.gov.uk/static/documents/Research/briefing_agriculture_1622435.pdf)

<sup>35</sup> For all livestock other than pigs and poultry. The Guide to Cross Compliance 2014 DEFRA and Rural Payments Agency

<sup>36</sup> further detail available in the Exmoor National Park - State of the Park Report

**TABLE 7.5: AGRICULTURE AND FORESTRY**

Indicator	Policy	Result	Comment
No. and area of agricultural and forestry buildings	A1	24 agricultural buildings and extensions permitted Total area - <b>7497sqm</b>	Includes new and replacement agricultural buildings which were permitted during 2012/13 plus General Development Orders for prior notification or prior approval
Length of Agricultural and Forestry tracks permitted	A1	<b>19.75km of farm and forestry track approved</b> <b>10.03km track upgraded and/or widened</b>	permitted during 2012/13 plus General Development Orders for prior notification or prior approval
No. and proportion of applications for agricultural buildings refused	A2	<b>1</b>	Subsequently allowed on appeal during 2013/14 monitoring period
No. of farming businesses in agri-environment schemes	A3	<b>364 agreements (28,451 ha) - ESA</b> <b>248 agreements (30,404 ha) – ES</b>  <b>2010/11 data</b>	Source: Natural England - including both ESA agreements and Environmental Stewardship (ES) schemes.
No. of farm diversification proposals and floor area requiring the <b>conversion of modern</b> farm buildings	A3	<b>0</b>	
No and proportion of fish farm applications approved.	A4	<b>0</b>	



## **RECREATION AND TOURISM:**

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- 7.50 The Recreation and Tourism policies of the Local Plan seek to ensure that tourist-related development is consistent with National Park purposes and to facilitate extending the tourist season on Exmoor.
- 7.51 The indicators within Table 7.6 show the number of applications which relate to tourism development – specifically visitor accommodation. Self-catering accommodation continues to be a popular form of visitor accommodation particularly in relation to farm-diversification, with five self-catering units permitted during the monitoring period. Local Plan policy also provides for this form of accommodation to change occupancy to provide local need affordable housing. Permission was also granted for enhanced facilities and a swimming pool at an existing self-catering complex, and for the refurbishment of a hostel within the open countryside.
- 7.52 In terms of planning application permitted for serviced accommodation:
- A conversion and extension of an existing hotel in Lynmouth to provide eight serviced apartments as an ‘apart hotel’.
  - A change of use from a residential nursing home to a hotel in Lynmouth.
  - A change of use from a dwelling to a Bed & Breakfast (Porlock).
  - Permission was also granted for additional facilities at an existing guesthouse to provide a gym and lecture room.
- 7.53 Development permitted in relation to camping and caravanning was limited. One application for a dwelling and site office on Porlock Campsite was permitted. The dwelling is a local need affordable dwelling as a legal agreement is attached to the permission to ensure the current and future occupants meet the defined local occupancy criteria<sup>37</sup>.
- 7.54 Occupancy evidence from 2009 indicates a slightly higher take up in self-catering (non-serviced) accommodation, with an average occupancy rate of 53% - an increase from 47% in 2008, whereas the occupancy rate for serviced accommodation remained the same (34%). However, it should be noted that these occupancy rates were based on a relatively small sample size of accommodation providers within the National Park. The 2012 STEAM data for the National Park shows that the tourist numbers generated by serviced accommodation were 8% lower than 2010, 6% higher for non-serviced accommodation (all forms of self-catering including camping, caravanning and hostels).
- 7.55 These figures appear to represent a continuing downward trend for visitors to serviced accommodation and upward trend for self-catering accommodation. A reduction of 9 serviced accommodation establishments was recorded in the 2012 STEAM survey, whilst the number of self-catering establishments increased by 20. The permission for an ‘apart hotel’ conversion and extension to an existing hotel, does provide a niche market for visitors who wish to retain the ‘serviced’ element but incorporates a living room element where visitors have independent space rather than shared ‘visitor lounge’ areas in a hotel.

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<sup>37</sup> Policy H2 Local Occupancy Criteria – Exmoor National Park Local Plan 2001-2011



- 7.56 The number of people staying with friends and relatives also increased by 1% during 2012. The 3% overall decrease in tourist days in 2012 was considered to be a result of the wet summer and the major international event of the 2012 Olympics held in London.
- 7.57 There were no applications approved for commercial equestrian use during this AMR period. However, there were a range of equestrian developments permitted for domestic use including several stables, a manège, two all-weather turn-out areas, and a horse-walker.
- 7.58 In terms of recreation, development permitted included the upgrading and improvement of existing cycle tracks at Wimbleball Lake, and the construction of six footbridges across the Haddeo to enable guests to access the shoot.

**TABLE 7.6: RECREATION & TOURISM**

Indicator	Policy	Result	Comment
No. and proportion of applications for tourism related devt refused	RT1 - RT2	0	
No. and floor area of serviced accommodation created	RT3	2 change of use, 1 conversion and extension	Extension to an existing hotel as an 'apart hotel' Change of use from a nursing home to hotel Change of use from a dwelling to a Bed & Breakfast
No. and floor area of serviced accommodation lost	RT3	0	
No. and floor area of self catering accommodation created	RT3	5 units permitted	
No. and floor area of self catering accommodation lost	RT3	0	Change of occupancy
Occupancy rates of self catering accommodation and serviced accommodation.	RT3	<b>No. of visitor days (2012): 1.96 million (2011): 2.02 million</b> Occupancy Rates (2009): Serviced:34% Non-serviced: 53%	STEAM Reports for 2012, 2011 (Global Tourism Solutions Ltd)
No. of camping barns within the National Park	RT3	<b>Operational: 3 1 permitted in 2011/12</b>	2 registered with the Youth Hostel Association, 1 registered with the Independent Hostels Group
No. of small backpackers and tented campsites	RT5, RT7	0 permitted	No applications received
No. and proportion of applications for conversion of static caravan sites to chalet devts / certificated caravan sites refused	RT6, RT8	0	

Indicator	Policy	Result	Comment
No and area of devts for shooting purposes.	RT9	1	Small area relating to 6 footbridges across the Haddeo to enable access to the shoot.
No. of commercial equestrian devts	RT10 - RT11	0	Domestic equestrian development approved included 1 manège and 2 all-weather turn out areas.
No. and proportion of applications for golf courses refused	RT12	0	
No and area of sports areas/facilities	RT13 - RT14	<b>40.38ha</b> – this is the Area of Important Open Space (Recreation) defined on the Proposals Map, plus the extension to Dunster Sports Field approved in 2008.	

## COMMUNITY SERVICES AND FACILITIES

7.59 The indicators in Table 7.7 seek to measure the changes in services and facilities within the National Park. The Local Plan policies aim to ensure that there is a range of accessible services and facilities retained in communities across Exmoor.

7.60 Several small-scale community services and facilities were permitted during 2012/13. The largest development permitted within this category was the new doctor's surgery at Dunster to replace the existing premises in Park Street. This means that all the medical centres in the National Park will have premises that can accommodate the range of services and facilities required by modern practices. Although the majority of community services developments are small-scale they can still make a considerable difference to the use and viability of an existing service or facility, such as making provision for the village shop within the village hall at Brompton Regis. Sharing community facilities and services (the hall also hosts the weekly Post Office service) in this way can help to ensure that they remain viable for the longer term whilst continuing to provide local services for the community.

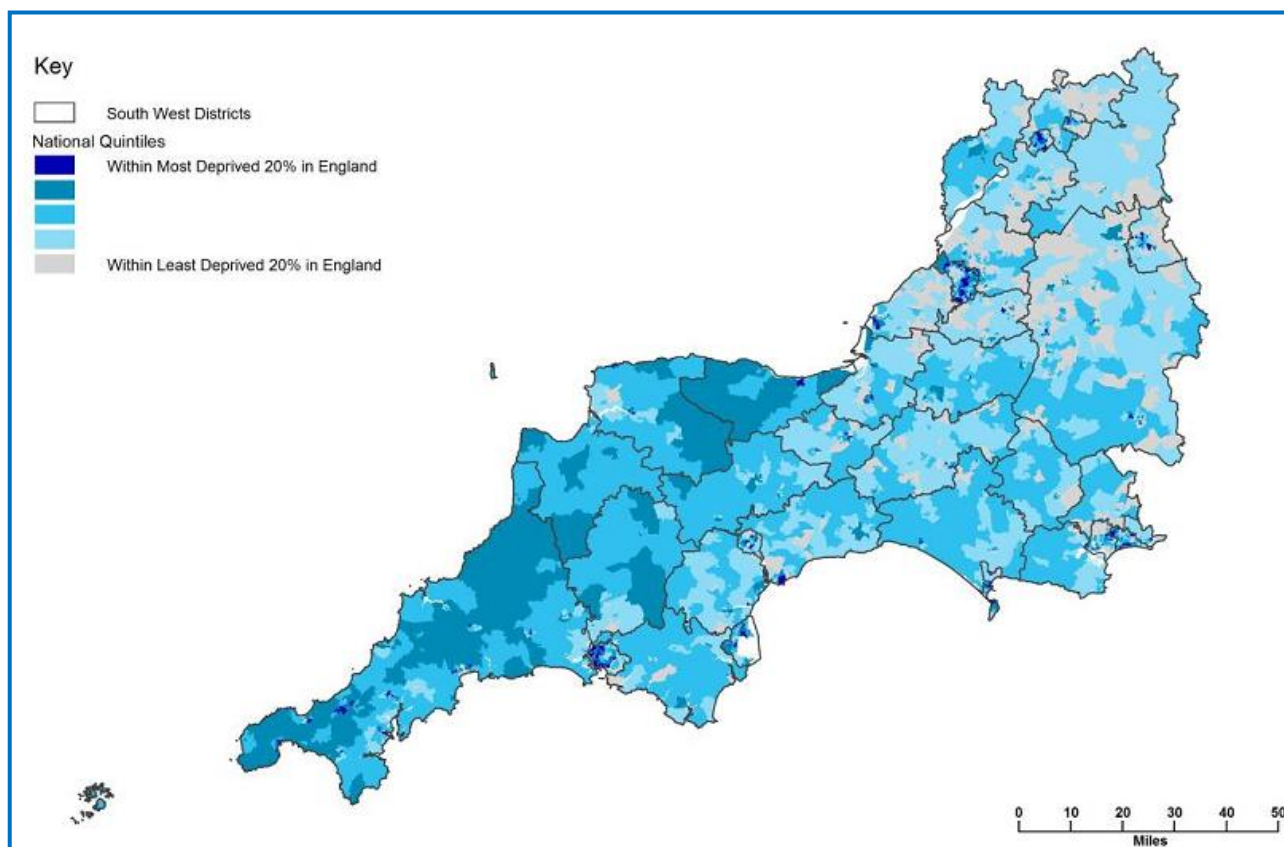
7.61 The approval of applications for the change of use of three community facilities during the monitoring period – means the following facilities will be lost:

- The Exmoor Community Centre at The Old School in Winsford, had been successfully used for the purposes of community education, rural training, access to information technology, and out-reach healthcare, unfortunately dwindling numbers accessing courses (due to its success in meeting the local demand for computer training via on-site and out-reach training), the changing nature and access to computer technology, and reduction in funding, the centre was no longer able to continue. A planning application was approved to change the use to a local need affordable dwelling.
- The former public conveniences at Exmoor House in Dulverton had been closed for a number of years, and other facilities are located in the High Street of Dulverton. An application was approved to change the use and convert the building to a video conference and meeting room – as an extension of office space at Exmoor House.
- In Lynmouth a residential nursing home that had closed on Manor Green was granted planning permission to change to a hotel.

**TABLE 7.7: COMMUNITY SERVICES & FACILITIES**

Indicators	Policy	Result	Comment
No. of meeting places	CSF1	26	Settlement Audit 2009
Distance of households from key services	CSF2 - CSF6	See table 6.7a. Data will include areas which are not within the National Park boundary. Index of Multiple Deprivation 2010	
Creation and loss of community services and facilities	CSF2 - CSF3	<p><b>Community services and facilities permitted:</b></p> <ul style="list-style-type: none"> <li>• New GP surgery at Dunster</li> <li>• A new community clubhouse and gym at Lynton</li> <li>• Creation of a community information room and rationalise WC provision in Barbrook</li> <li>• Creation of a shop in part of a B&amp;B establishment</li> <li>• Extension to Allerford Reading Room</li> <li>• A bronze age replica hut at All Saints First School (Dulverton)</li> <li>• Replacement modular classroom at Dulverton Middle School</li> <li>• Extension to a public house</li> <li>• Change of use of part of Brompton Regis Village Hall to a village shop</li> <li>• Creation of a remembrance garden</li> <li>• Extension of a community apple store in Porlock</li> <li>• Renewal of application for petrol station, shop and office etc. (Wheddon Cross)</li> </ul> <p><b>Change:</b></p> <ul style="list-style-type: none"> <li>• A shop in Lynton changed use to a tearoom</li> </ul> <p><b>Loss of services and facilities</b></p> <ul style="list-style-type: none"> <li>• Loss of the Exmoor Community Centre to a local needs affordable home.</li> <li>• Loss of former public conveniences to a meeting room.</li> <li>• Loss of a former residential nursing home to a hotel</li> </ul>	

7.62 The Index of Multiple Deprivation combines a number of indicators to cover a range of issues, into a single deprivation score or rank for each small area in England. There are seven domains of deprivation, and each domain contains a number of component indicators. The criteria for inclusion of these indicators are that they should be specific, appropriate, capable of being updated on a regular basis, and available for the whole of England at a small area level.



South West Lower Super Output Areas by IMD Quintile<sup>38</sup>

7.63 Barriers to Housing and Services Domain<sup>39</sup> – this domain measures the physical and financial accessibility of housing and key local services. The indicators fall into two sub-domains: ‘geographical barriers’, which relate to the physical proximity of local services, and ‘wider barriers’ which includes issues relating to access to housing such as affordability.

7.64 Wider barriers:

- Household overcrowding – the proportion of households within a Lower Super Output Areas (LSOA) which are judged to have insufficient space to meet the household’s needs
- Homelessness – the rate of acceptances for housing assistance under the homelessness provisions of the 1996 Housing Act (at local authority district level)
- Difficulty of access to owner-occupation (local authority district level) – proportion of households aged under 35 whose income means they are unable to afford to enter owner occupation.

7.65 Geographical barriers:

- Road distance to a GP surgery
- Road distance to a supermarket or convenience store
- Road distance to a primary school
- Road distance to a Post Office.

<sup>38</sup> <http://www.swo.org.uk/local-profiles/indices-of-multiple-deprivation/>

<sup>39</sup> Communities and Local Government – The English Indices of Multiple Deprivation 2010: Neighbourhoods Statistical Release 24 March 2011

7.66 Table 7.7a sets out the distance of households from key services – this is based on LSOAs and the 2010 Index of Multiple Deprivation (IMD). The data clearly shows that LSOA Exmoor & Quarme, which covers parishes such as Exford, Simonsbath, Withypool, Winsford, Cutcombe and Brompton Regis, continues to be the furthest LSOA from the key services listed.

**TABLE 7.7a**

Lower Super Output Area	Road Distance to nearest km				IMD Ranking 2010 <sup>40</sup>
	Post Office	Food Shop	GP	Primary School	
Dulverton and Brushford E01029328	1.79	1.79	2.12	2.44	11093
Old Cleeve E01029335	2.89	7.16	4.62	5.43	11291
Exmoor & Quarme E01029338	2.19	8.51	11.23	5.82	12410
Porlock & District E01029336	1.48	1.92	2.02	2.61	12609
Parracombe / Trentishoe/Martinhoe/pt. Combe Martin E01020100	2.19	5.15	11.59	2.47	12796
Aville Vale & Dunster E01029325	0.43	3.50	4.37	0.88	14562
Lynton and Lynmouth E01020126	1.05	1.68	1.64	1.43	17506
NOTES	<i>Population weighted average road distance to a specific service</i>				
	<i>IMD Ranking: 1 = most deprived area</i>		<i>32482 = least deprived area</i>		
	<i>16241 = mid-point</i>				

7.67 In terms of the ‘Barriers to Housing and Services Domain’ the Exmoor & Quarme area is one of the lowest in England, ranked only 3 out of 32482 (the lowest 10 ranked in this domain are LSOAs within the South West or within London). However, many of the other LSOAs in the National Park also are within the lowest 20% ranking in this domain as this is the most widespread type of deprivation in the South West given the sparse rural areas across Cornwall, Dorset and Somerset<sup>41</sup>. Other domains for the LSOAs within the National Park score highly, such as crime, health, employment and education and skills; causing the overall IMD ranking to be higher.

7.68 There has generally been very little change for most of the areas listed in Table 7.7a between 2007 and 2010. However, Old Cleeve LSOA has dropped by over 2000 in the IMD ranking and the Parracombe/Combe Martin area has increased by nearly 1400. Lynton & Lynmouth LSOA continues to have the highest ranking in the National Park, and is the only area above the mid-point IMD ranking (16241).

<sup>40</sup> Department for Communities and Local Government, Indices of Deprivation 2010

<sup>41</sup> South West Observatory – Index of Multiple Deprivation 2010 – Key Facts from IMD 2010 <http://www.swo.org.uk/local-profiles/indices-of-multiple-deprivation/?assetdet1006773=47637>

7.69 Problems concerning the loss of services such as shops, post offices and petrol stations and low levels of public transport provision within rural communities are well documented. Local Plan policies seek to protect local services and facilities such as shops, Post Offices and schools from change of use in rural settlements to help address the issue of accessibility over mobility to benefit both visitor and residents. The loss of such community services and facilities would mean that those with private transport would have to travel further to access services and facilities.

## UTILITIES

7.70 The indicators in this section relate to flood risk, pollution and utility infrastructure. The Adopted Local Plan policies aim to:

- protect water resources and supplies,
- ensure adequate sewerage treatment and disposal,
- avoid and reduce flood risk in new development, and
- ensure that telecommunication and electricity development meets a viable community need, and conserve and enhance the natural beauty of the National Park.

**TABLE 7.8: UTILITIES**

Indicators	Policy	Result	Comment
Percentage of Exmoor river length achieving River Ecosystem Class 1 Water Quality (NHI)	U1 - U6	Data from the Water Framework Directive through the River Basin Management Plan (RBMP) for the South West – see paragraphs 7.71 - 7.74	
No. of recorded water pollution incidents on Exmoor	U1 - U6	<b>12</b>	Substantiated water pollution incidents. Contains Environment Agency information © Environment Agency and database right.
No. of developments located in flood risk areas.	U7	At least 40 approved developments were located in flood risk zones 2 and 3. <b>11</b> applications warranted a flood risk assessment (FRA) detailing how flooding would be mitigated.	Environment Agency objected to 2 applications and requested a flood risk assessment – one application was approved after further information submitted to satisfy EA concerns, the other application was withdrawn.
No. of developments incorporating Sustainable Drainage Measures	U8	<b>2</b>	Applications where it is conditioned that the applicant provide details relating to the disposal of surface water.
No. of new power lines/utility services undergrounded as a proportion of planning permissions	U9 - U10	<b>11 developments - where undergrounding of power lines required</b>	Including power lines connecting a wind turbine, medical centre, ground-mounted solar PV, telecommunications equipment, and dwellings.
No. of telecommunications masts and other antennae permitted.	U11	<b>1</b>	Installation of an antenna attached to a 4m tripod support plus an antenna attached to a 6m tripod support. (Countisbury)



- 7.71 The River Basin Management Plan (RBMP) for the South West delivers the Water Framework Directive and has a number of classifications to report on the overall status of water bodies. For surface waters these include ecological and chemical status. For a water body to be in overall 'good' status both ecological and chemical status must be at least 'good'<sup>42</sup>.
- 7.72 The ecological status of the majority of river length, including the Barle, Exe, West Lyn and Badgworthy Water, in the National Park area is good – with the Heddon, Haddeo, Quarne, Washford and Avill rivers all classified as moderate. However, part of the East Lyn, the Pulham River and Horner Water were identified as poor in the 2009 survey<sup>43</sup>. The failing biological element for each of these water bodies was 'fish' for a variety of reasons (further information is available in Appendix 2). The part of the East Lyn classified as poor was re-surveyed as it is a priority water body (priority to attain an ecological status of 'good' by 2015), and the 2010 interim status improved to moderate on the basis of these results. Further work to improve the ecological quality of the Horner cluster is ongoing. The status of Horner Water is awaiting re-classification of data to include more recent fish surveys and further measures will be identified if the classification has not improved. The physical factors of the catchment including topography and impermeable geology have an important role in the river flows and abstraction during dry periods. This watercourse also supplies Nutscale Reservoir<sup>44</sup>. See Appendix 2 for a table outlining the status of Exmoor's rivers and streams recorded in January 2011.
- 7.73 None of Exmoor's rivers require assessment for their chemical status – because the chemical pollutants assessed through the RBMP are not discharged into these water bodies in significant quantities.
- 7.74 There were 12 pollution (notification) events within the National Park during the monitoring period. The Environment Agency's National Incident Recording System logs all notifications including pollution and flood alerts.
- 7.75 The Environment Agency (EA) objected to two applications during 2012/13 with only one being subsequently approved following the submission of additional information which ensured that the EA objections were not sustained.
- 7.76 Eleven applications approved, included a Flood Risk Assessment explaining the likelihood of flooding, and the mitigation which would be undertaken to address flooding issues, or plans were amended to address these issues. Two of these permissions had conditions attached to ensure that specific elements of the FRA were adhered to. These applications had regard to Environment Agency (EA) standing advice which applies to certain types of application within flood zones 2 and 3<sup>45</sup>.

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<sup>42</sup> Environment Agency River Basin Management Plan, South West River Basin District Annex A: Current state of our waters (December 2009)

<sup>43</sup> Note: classification of ecological status includes categories – high, good, moderate, poor, and bad.

<sup>44</sup> Contains Environment Agency information © Environment Agency and database right

<sup>45</sup> Flood Zone 2: This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%)

Flood Zone 3: This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%)– PPS25 Table D.1

7.77 EA standing advice for householder developments or non-residential extensions (less than 250m<sup>2</sup>) in flood zones 2 and 3 requires that:  
*Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate OR floor levels within the extension will be set 300mm above the known or modelled 1% (1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance each year) tidal & coastal flood level.*

7.78 Eleven planning permissions were subject to conditions to ensure that utility services and/or power lines were undergrounded to the new development with the purpose of ensuring that the landscape and natural beauty of the National Park is not adversely affected. This condition is primarily applied to remote developments or the conversion of farm buildings where there is no existing visible utility provision. However, similar to the previous reporting period this also applied to new dwellings and renewable energy schemes, such as wind turbines and ground mounted solar PV, approved during 2012/13.

## TRAFFIC AND TRANSPORT

7.79 The successful management of roads and traffic underlines the strategies for conservation, public enjoyment and community well-being, as well as contributing to sustainability.

7.80 The indicators within Table 7.9 aim to monitor the policies within this section, and report on various aspects of traffic and transport within the National Park. The responsibility for roads and traffic management lies with Devon and Somerset County Councils (as Highway Authorities); therefore the implementation of the policies within this section relies on a close working relationship with both these authorities.

**TABLE 7.9: TRAFFIC & TRANSPORT**

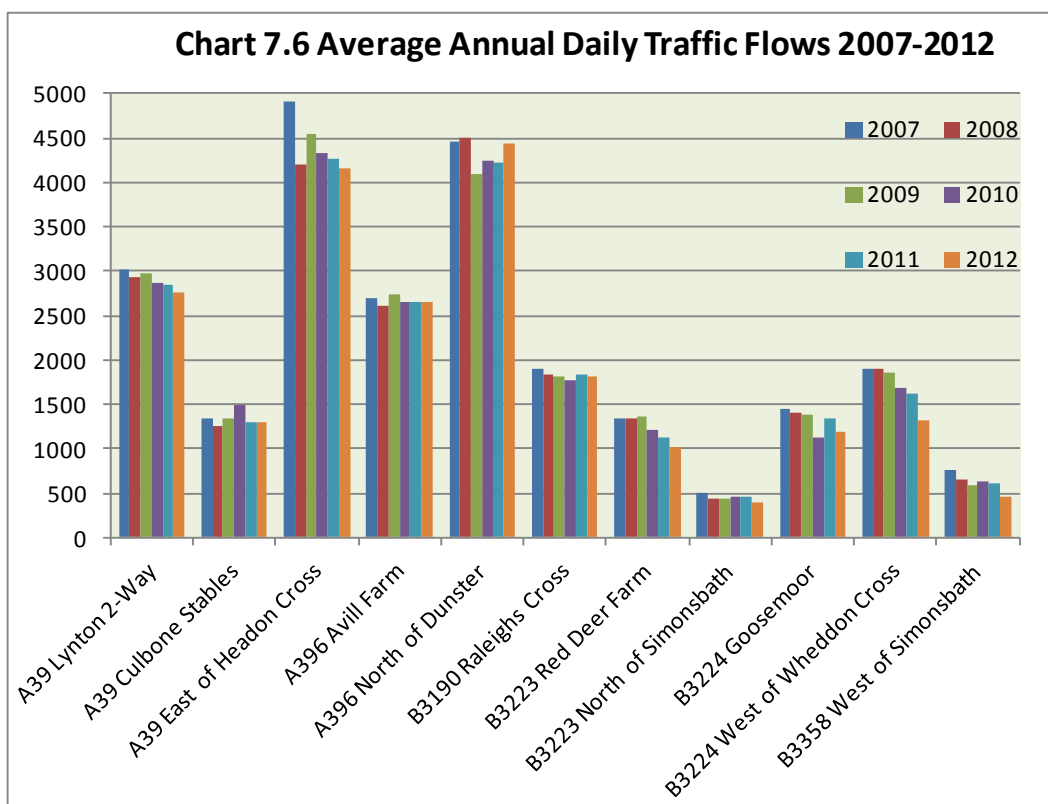
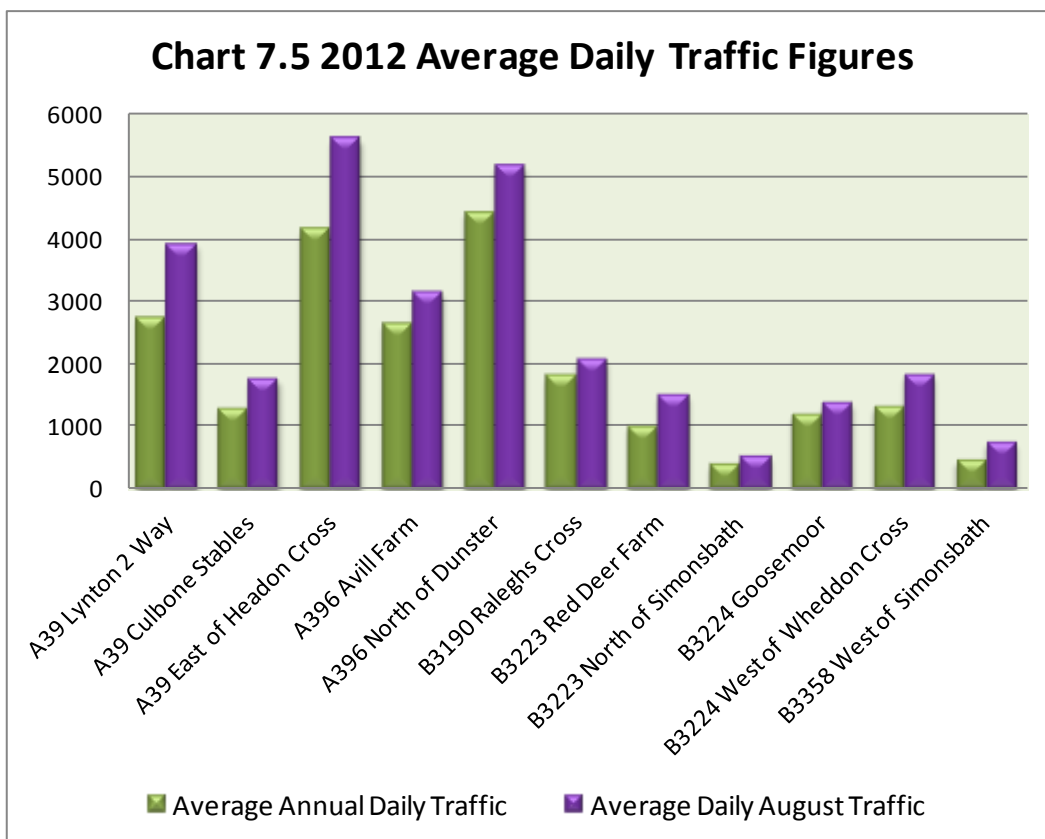
Indicator	Policy	Result	Comment
Volume of traffic - volume of HGV traffic	TR1 - TR9	See table 7.9a below	
Car & cycle parking provision in new development	TR10	<b>4 applications directly specified parking arrangements for motorised vehicles including 16 parking spaces for residents in Porlock.</b> However applicants do have to specify existing and additional parking requirements if applicable to their proposal.	
Proportion of new businesses, houses, and facilities accessible by public transport.	TR11		Within 400m of a bus stop with a daily service running Mon-Sat throughout the year and providing five return journeys per day.
No. of settlements with daily bus service.	TR11	<b>10</b>	Based on Exmoor National Park bus timetable (Explore Moor) and applies to a Mon-Sat service serving a settlement at least 5 times a day.
Length of public right of way (PROW) adversely affected by development.	TR12	<b>0</b>	

**TABLE 7.9a AVERAGE ANNUAL DAILY HGV TRAFFIC**

Road	Location	2007	2008	2009	2010	2011	2012
A39	Culbone Stables	20	20	20	20	20	20
A39	East of Headon Cross	40	40	40	40	40	50
A396	Avill Farm	40	40	40	40	40	40
A396	North of Dunster	50	40	40	40	40	40
B3190	Raleghs Cross	40	40	60	60	60	50
B3223	Red Deer Farm	20	20	20	20	30	40
B3223	North of Simonsbath	10	10	10	10	10	10
B3224	Goosemoor	30	30	30	30	50	50
B3224	West of Wheddon Cross	20	20	20	20	20	20
B3358	West of Simonsbath	20	20	20	20	20	20

- 7.81 Charts 7.5 and 7.6 below illustrate the average daily traffic flows on the main transport routes within the National Park. Annual average daily traffic counts within the National Park show relatively stable traffic numbers compared to previous years (chart 7.6), however in some locations the level of traffic is lower, which could be linked to the reduction in the number of visitor days during 2012. The roads with the highest average daily traffic in the National Park are the principal routes which include the A396 and A39. It is clear from chart 7.5 that traffic flows during August are substantially higher than average annual daily flows particularly on the A39 and as a consequence there is some congestion experienced in some settlements during these peak periods including Dunster and Porlock.
- 7.82 Heavy Goods Vehicles (>7.5 tonnes) traffic levels recorded at specific points across the West Somerset area of the National Park remains stable. The average per day at Goosemoor on the Brendon Hills rose from 30 to 50 in 2011 and has stabilised at this figure in 2012 which corresponds with HGV movements at Raleghs Cross. HGV traffic is directed via Machine Cross, Heathpoult Cross, Raleghs Cross and Sticklepath to avoid restrictions at Dunster and difficult turning at Wheddon Cross for local access (Table 7.9a).
- 7.83 The National Park aims to encourage the use of sustainable forms of transport wherever possible, although it is recognised that there is a high dependency upon private cars for the majority of journeys to work (Census 2001) due to the limited public transport network. In terms of housing completed during 2012/13, 17 out of 19 completed dwellings (gross housing completions – see Appendix 1 for further information) were accessible by a regular daily public transport service.
- 7.84 There are no hourly bus services that serve the National Park directly (the Minehead to Taunton service does serve Dunster but the bus stop is outside the National Park boundary). Bus services such as the 398/399, 309/310, 39 and 25A do serve a number of settlements on Exmoor on a regular daily (Monday to Saturday) basis throughout the year, allowing residents to access services and facilities at larger centres outside the National Park.
- 7.85 There are 10 settlements served by a regular daily bus service on Exmoor (with at least 5 or more return journeys), which leaves a number of smaller villages which may only receive a weekly bus service or no service at all. The cuts to local government budgets have meant that some subsidised bus journeys are no longer funded and the service in some cases has stopped completely or the number of services has been

reduced. Villages such as Withypool, Roadwater and Monksilver no longer have a regular bus service. There are some forms of community transport and demand responsive transport which help to meet some transport needs, but do not necessarily always fulfill the community's need for transport where people do not or no longer have access to their own transport or regular public transport.



## MINERALS AND WASTE

- 7.86 The National Park Authority is the Minerals and Waste Planning Authority within the National Park and is responsible for determining applications for minerals and waste related development.
- 7.87 **Minerals:** The general policy of the National Park Authority is to resist proposals for mineral workings within the National Park, owing to the unacceptable adverse impact the workings and operation of such development would have on the National Park's special qualities and local amenity.
- 7.88 However, there is provision for small-scale mineral workings in order to ensure a resource of local building stone to help maintain the character and local distinctiveness of new buildings on Exmoor. During this AMR period there have been no applications for mineral workings within the National Park.
- 7.89 **Waste:** The Local Plan policies for waste seek to provide small scale waste recycling facilities with the aim of increasing the level of recycling and associated environmental benefits, within the National Park.
- 7.90 Both District Councils for West Somerset and North Devon operate fortnightly kerbside collections for recyclable materials, but some recycling collection points are also located within settlements on Exmoor to encourage the recycling of waste materials such as paper, cardboard, glass and steel/aluminum cans.

**TABLE 7.10: MINERALS & WASTE**

Indicator	Policy	Result	Comment
No. and proportion of mineral applications permitted	M1 -M3	0	No applications received
No. of quarries for local building stone.	M4	0	1 extant permission - not active
No. of recycling facilities	WD1 - WD2	2 in the North Devon area of the National Park 5 in the West Somerset area of the National Park.	WSDC and NDDC both operate kerbside collections for recyclable materials.

## 8 EVALUATION OF PLANNING APPLICATIONS

### 2012/13 PLANNING STATISTICS

- 8.1 During the AMR period the Development Management Team received 306 planning applications – a decrease of 7.5% compared to last year. However, 24 applications were withdrawn, leaving a total of 282 applications.
- 8.2 The Development Management Team determined 284 applications, a 2% increase in the number of planning applications that were determined during the last monitoring period.
- 8.3 Fee income has remained stable which is partly due to the planning application fee increase from November 2012 given the absence of small-scale major applications, and fewer applications than the previous two years received during the monitoring period.

**TABLE 9.1 - PLANNING FEE INCOME**

Year	£	No. of applications received
2004/05	£52,130	349
2005/06	£61,588	311
2006/07	£57,262	350
2007/08	£55,478	385
2008/09	£58,747	250
2009/10	£73,078	282
2010/11	£75,903	317
2011/12	£71,898	329
2012/13	£74,625	306

- 8.4 The majority of planning applications received by the Authority are classified as:
- **small-scale major** - e.g. 10 or more dwellings or non-residential development of 1000sqm or greater,
  - **minor** - e.g. small numbers of dwellings or business development, or
  - **other** - e.g. householder development, change of use, and listed building consent.
- 8.5 The proportion of applications classified as minor, and ‘other’ determined during 2012/13 are almost equal (see Table 9.2 below). The percentage of delegated decisions for applications i.e. determined by officers continues to be high at 90.1%. Of those remaining applications decided at Planning Committee, there were some instances where the decision made by the Committee was contrary to the Officers recommendation. These decisions were made for a variety of reasons including where Members felt the balance of the evidence presented supported their final decision.



**TABLE 9.2: APPLICATIONS DETERMINED DURING 2012/13**

Application Type	Number	%
Small Scale Major	0	0%
Minor	131	46.13%
Other	153	53.87%

8.6 The proportion of applications approved during 2012/13 continued to be high (93%), reflecting time spent by Officers in pre-application discussions with potential applicants, including weekly planning surgeries held at Lynton and Porlock. There were no major applications determined during the monitoring period. The target for 'minor' applications was not met owing to particular circumstances including a staff vacancy for a 6 month period. The target for 'other' applications determined within 8 weeks was achieved (see Table 9.3).

**TABLE 9.3 – DEVELOPMENT CONTROL NATIONAL TARGETS**

% Small-Scale Major Applications within 13 Weeks (target 60%)	% Minor Applications within 8 weeks (target 70%)	% Other Applications within 8 weeks (target 80%)
None determined	61.83%	80.39%

## APPEALS

8.7 Only three appeals were determined by the Planning Inspectorate during the 2012/13, two of which were appeals against enforcement notices (see Table 9.4 below for further details). The Inspector upheld the decisions of the Authority for two of the three appeal decisions.

**TABLE 9.4: APPEAL DECISIONS DURING 2012/13**

Application No. Appeal No.	Parish & Appeal Details	Proposal / Breach	Appeal Type	Inspector's Decision
APP/F9498/A/11/2161543/NWF	<b>Lynton &amp; Lynmouth</b> Prior approval required for a proposed forestry building (55.5m <sup>2</sup> ).	Against refusal of permission	Written Representation	Dismissed 2/6/2012
APP/F9498/C/11/2162198	<b>Lynton &amp; Lynmouth</b> Breach of planning control as alleged in the notice is without planning permission – installation of a roof dormer.	Appeal against unauthorised building operations enforcement	Written Representation	Dismissed 31/7/2012
APP/F9498/C/12/2174269 + 2174270	<b>Parracombe</b> Breach of planning control as alleged in the notice is without planning permission – the erection of 4 roof lights.	Appeal against enforcement notice	Written Representation	Allowed 14/8/2012

## CHANGES TO THE PLANNING SYSTEM

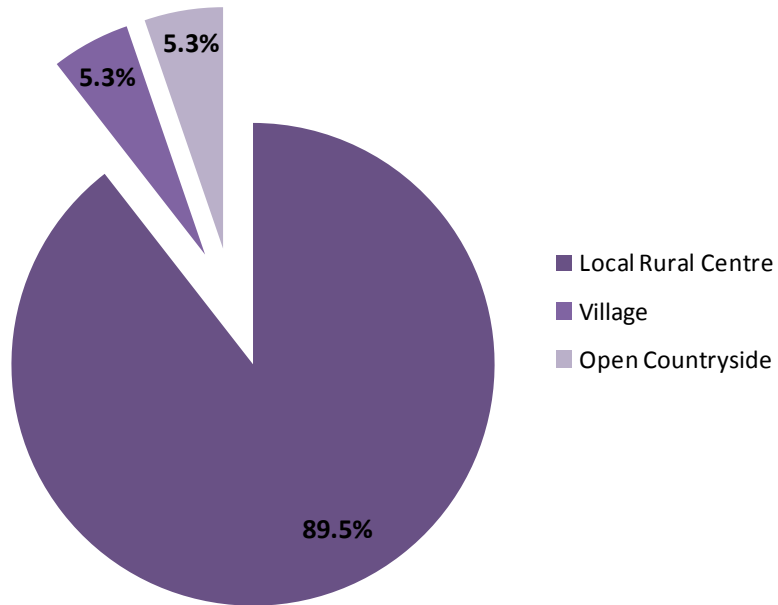
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- 8.8 **The Planning Guarantee:** In November 2012 the Government consulted on 'Planning performance and the planning guarantee'. This consultation was based on the Growth & Infrastructure Bill which made provisions for planning applications to be submitted directly to the Secretary of State if a local planning authority was designated to be poorly performing. It was considered by the Government that the speed and quality of decisions were important indicators of the planning service being delivered.
- 8.9 **Alterations to the General Permitted Development Order:** A number of changes have been made to the GPDO following consultation during the monitoring period, including some which are temporary for up to 3 years. Those which are likely to be most relevant to the National Park Authority include:
- **New permitted development rights to allow the change of use of office space within use class B1(a) to a use within class C3 dwellinghouse without the requirement for planning permission.** The development shall not be begun before the receipt from the Local Planning Authority that written notice that their prior approval is not required, that prior approval is required or on the expiry of 56 days from the date the application was received.
  - **The new Class M allows the change of use of existing agricultural buildings** (i.e. a building or buildings actually used for agriculture since 3 July 2012 where this is *for the purposes of a trade or business*, but excluding any dwelling) to a 'flexible' use within Use Classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), B1 (business), B8 (storage or distribution), C1 (hotels) or D2 (assembly and leisure).
  - **Amendment to Part 4 in relation to the temporary use of certain commercial premises.** This allows a change of use of a building whose use falls within use classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), A4 (drinking establishments), Class A5 (hot food takeaways), B1 (business), D1 (non-residential institutions) or D2 (assembly and leisure) to a flexible use within use classes A1, A2, A3 or B1 for a single continuous period of up to two years beginning on the date the building and any land within its curtilage begins to be used for one of the flexible uses.
- 8.10 The criteria and detailed information relating to the planning guarantee, in addition to the impact of bringing it into force on the Authority's planning service and the impact of changes to the GPDO will be reported on in the next AMR for 2013/14.

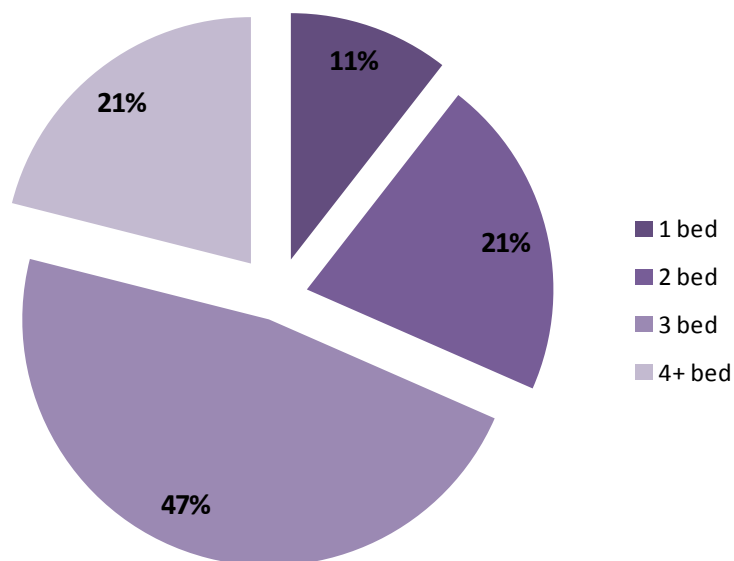
## 9 APPENDIX 1: HOUSING COMPLETIONS 2012/13

- 9.1 Each year a survey of housing permissions is carried out. It updates information on the construction or completion of dwelling units with extant planning permission during the previous financial year within the National Park. Its purpose is to ascertain the unit status of extant permissions for full planning permission and reserved matters. Key findings from the survey are as follows:
- 9.2 **Completions:** Table 9.1 provides the number of housing completions for each relevant parish within the National Park. The key results from the data are set out below.
- 19 Completions (Gross)
  - 18 Completions (Net)
  - 53% were on previously developed land (PDL)
  - In terms of dwelling density as the number of dwellings per hectare (dph):
    - 10.5% of the sites had a density of less than 30dph
    - 47.4% had a density of 30-50dph
    - 42.1% had a density of over 50dph
- 9.3 In terms of housing completions, the net figure is the overall increase in the number of dwelling units. The gross figure relates to the number of dwelling units recorded as 'completed' during the monitoring year. For example, this year a house was subdivided into 2 dwellings this was recorded as 2 units completed (the gross figure), but only a net gain of 1 unit, as one dwelling unit (the house) already existed. Similarly building a replacement dwelling produces no net gain in the total dwelling stock.
- 9.4 For some monitoring years, the gross and net dwelling figures may be the same – where no existing dwelling units are lost or altered through demolition, change of use, or subdivision.
- 9.5 The majority of dwellings completed during the monitoring year were located within the Local Rural Centres of Lynton & Lynmouth and Porlock – see Chart 9.1 below. Within the Local Rural Centres the conversion of buildings to dwellings delivers affordable housing to meet local needs if more than one unit is created. If two or more dwellings are created at least 50% should be affordable homes. The change of use and conversion from a nursing home and managers accommodation to six dwellings enabled three of these homes to be affordable homes for local people to buy.
- 9.6 Almost half of completed dwellings were 3-bedroom homes, with a third 1-bedroom and 2-bedroom homes. Only a small proportion of homes had four bedrooms, three of these were part of an open market scheme of seven dwellings in Porlock which were developed in order to fund the junction and road improvement into Villes Lane to enable the development of 15 affordable homes. Chart 9.2 illustrates the size of dwellings completed according to the number of bedrooms.

**Chart 9.1: Location of Completed Dwellings  
2012/13**



**Chart 9.2: Dwelling Size (No. of Bedrooms)  
2012/13**



9.7 **Dwellings under construction:** At the end of the reporting period there were 52 dwellings under construction to give an eventual net gain (when complete) of 44 dwellings. Of these 28 are local need affordable dwellings including a scheme of 15 homes at Villes Lane, Porlock, due to be completed in 2013/14.

9.8 There remain at least 10 dwellings approved (or where the outline permission was granted) under previous Local Plans which have yet to be completed. Once development has technically started the permission remains extant, therefore in most cases footings have been laid and have remained as building plots since.

- 9.9 **Dwellings not started:** Ten dwellings with extant planning permission had not started at 31<sup>st</sup> March 2013. Four were replacement dwellings, therefore only a net gain of six will be achieved once these are complete; three of which are affordable homes for local people in housing need.
- 9.10 **Expired:** one permission for a replacement dwelling expired in 2012/13.

**Table 9.1 Dwelling Completions 2012/13**

Parish	Change of Use			Conversions			New Build			CLEUD	LNAH	PDL	Bedrooms			
	P.S	R.P	Losses	P.S	R.P	Losses	P.S	R.P.	Losses				1	2	3	4
Lynton & Lynmouth	6			3		1					3	6		4	4	1
Porlock				1			7					1	1		4	3
Selworthy & Minehead Without										1		1	1			
Wootton Courtenay				1								1			1	
<b>TOTAL</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>1</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>9</b>	<b>2</b>	<b>4</b>	<b>9</b>	<b>4</b>

**Table 9.2 Dwellings Under Construction 2012/13**

Parishes	Change of Use			Conversions			New Build			LNAH	PDL	Bedrooms				
	P.S.	R.P.	Losses	P.S.	R.P.	Losses	P.S.	R.P.	Losses			1	2	3	4	
Brendon & Countisbury							2		1	1	1			2		
Brompton Regis							1							1		
Cutcombe							2			2	2			2		
Dunster				1						1	1	1				
Dulverton				1			2		1	1	3	1	2			
Exmoor							1		1		1		1			
Luxborough							1		1		1			1		
Lynton & Lynmouth				6		1	3			5	8	1	6	1	1	
North Molton							1		1		1			1		
Old Cleeve				2		1	3				2			4	1	
Porlock							4	15		16			8	9	2	
Timberscombe							1		1		1		1			
Treborough	1										1	1				
Winsford	1						3			1	2		1	1	2	



Parishes	Change of Use			Conversions			New Build			LNAH	PDL	Bedrooms			
	P.S.	R.P.	Losses	P.S.	R.P.	Losses	P.S.	R.P.	Losses			1	2	3	4
Withypool	1									1	1		1		
<b>TOTAL</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>2</b>	<b>24</b>	<b>15</b>	<b>6</b>	<b>28</b>	<b>25</b>	<b>4</b>	<b>20</b>	<b>22</b>	<b>6</b>

**Table 9.3 Dwellings Not Started**

Parish	Change of Use		Conversions		New Build			LNAH	PDL	Bedrooms				
	P.S.	R.P.	P.S.	R.P.	P.S.	R.P.	Potential Loss			1	2	3	4	
Brompton Regis					1		1		1			1		
Dulverton			1						1		1			
Exford					1		1		1		1			
Exton					2			2			2			
Lynton & Lynmouth	2								2					2
North Molton	1							1	1		1			
Oare					1		1		1					1
Winsford					1		1		1		1			
<b>TOTAL</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>4</b>	<b>3</b>	<b>8</b>	<b>0</b>	<b>6</b>	<b>1</b>	<b>3</b>	<b>3</b>

**KEY:**

**P.S.** Private Sector housing  
**R.P.** Registered Provider/Housing Association

**LNAH** Local needs affordable housing  
**PDL** Previously developed land  
**CLEUD** Certificate of lawful use or development

## 10 APPENDIX 2 – STATUS OF EXMOOR’S RIVERS AND STREAMS

River	Overall Status	Ecological Status	Freshwater Directive	Nitrates Directive	Fish	Invertebrates	Comments
Barle	Good	Good	Yes	Yes	High	High	
Danesbrook	Good	Good	Yes	Yes	Good	High	
Sherdon Water	Good	Good	Yes	Yes	Good	-	
Exe	Good	Good	Yes	-	Good	High	
Badgworthy Water	Good	Good	Yes	-	-	High	
East Lyn River (Robbers Bridge)	Good	Good	Yes	-	Good	-	
East Lyn W. of Watersmeet	Good	Good	Yes	-	-	High	
West Lyn	Good	Good	Yes	Yes	-	High	
Holewater	Good	Good	Yes	Yes	Good	High	
Aller	Good	Good	Yes	-	High	High	
Hawkcombe Stream	Good	Good	Yes	-	-	High	-
Haddeo	Moderate	Moderate Very certain	Yes	Yes	Good	High	Good ecological potential by 2027 Water regulation & heavily modified water body Reason for failure - physical modification water storage and supply
Avill	Moderate	Moderate	Yes	-	Poor	High	Good ecological potential by 2027 Heavily modified. Technically infeasible: physical modification for flood protection. As these elements (fish) are sensitive to morphological pressures, it is difficult to determine whether these biological elements in Heavily Modified Water Bodies are at less than good status due to the effects of

River	Overall Status	Ecological Status	Freshwater Directive	Nitrates Directive	Fish	Invertebrates	Comments
							morphological changes alone or also the impacts from other pressures.
<b>Quarme</b>	Moderate	Moderate Uncertain	Yes	-	Moderate	Good	Good ecological status by 2015
<b>Heddon</b>	Moderate	Moderate Quite certain	Yes	Yes	Moderate	High	Good ecological status by 2027 Reasons for failure unknown - extended deadline for achieving good ecological status is therefore required.
<b>Washford River</b>	Moderate	Moderate Quite certain	Yes	-	Moderate	-	Good ecological status by 2027 The pressure causing the impact is not known. It is therefore technically infeasible to identify and appraise appropriate measures, and achieve good status by 2015. Disproportionately expensive to achieve good status by 2015 – allow time to undertake investigations to confirm any failure with certainty.
<b>East Lyn (Brendon)</b>	Poor	Poor Very certain	Yes	-	Poor	-	Good ecological status by 2015
<b>Pulham</b>	Poor	Poor Very certain	Yes	-	Poor	Good	Good ecological status by 2027 Technically infeasible. Reason for failure – suspected hydrology (flows).
<b>Horner Water</b>	Poor	Poor Very certain	Yes	-	Poor	High	Good ecological status by 2027 Disproportionately expensive to achieve good status by 2015 – allow time to undertake investigations to confirm any failure with certainty.

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## 11 GLOSSARY

<b>AMR:</b>	Annual Monitoring Report
<b>CWS:</b>	County Wildlife Site
<b>CLG/DCLG:</b>	Department for Communities and Local Government
<b>EA:</b>	Environment Agency
<b>LDD:</b>	Local Development Document
<b>LDS:</b>	Local Development Scheme
<b>NPPF:</b>	National Planning Policy Framework
<b>ONS:</b>	Office for National Statistics
<b>RSS:</b>	Regional Spatial Strategy
<b>SA:</b>	Sustainability Appraisal
<b>SAC:</b>	Special Area of Conservation
<b>SCI:</b>	Statement of Community Involvement
<b>SEA:</b>	Strategic Environmental Assessment
<b>SPD:</b>	Supplementary Planning Document
<b>SSSI:</b>	Site of Special Scientific Interest