

## Main Modifications and Additional Modifications

### Proposed in the ENPA Hearing Statements

The following additional and main modifications are proposed in the [ENPA Hearing Statements](#) for the Local Plan Examination. These modifications are in red to distinguish them from any ‘proposed changes’ ([SD5](#) Schedule of Proposed Changes) and set out in plan order.

**MM** – Main Modification

**AM** – Additional Modification

REF	MODIFICATION
<b>SECTION 3: General Policies</b>	
<p><b>AM4.1</b> Paras. 3.19 and 3.20</p> <p>[Page 17 in the Publication Draft Local Plan – PDLP]</p>	<p>3.19 <del>The p</del> Paragraph <a href="#">3.20</a> below sets out four principles to underpin opportunities for the enhancement of the National Park and reflecting the first statutory purpose. It takes forward objectives <a href="#">1, 2, and 5, and will be achieved through strategic policy requirements</a> in the Plan, including to:</p> <p style="padding-left: 20px;"><del>a) ensure that Exmoor’s moorlands remain open, remote and relatively wild in character; that views are preserved;</del></p> <p style="padding-left: 20px;"><del>b) conserve and enhance Exmoor’s landscapes as living working landscapes that remain predominately free from intrusive developments;</del></p> <p style="padding-left: 20px;"><del>c) ensure that the built tradition, character, distinctiveness and historic character of Exmoor’s settlements, buildings, farmsteads, landscapes, archaeological sites and monuments is conserved and enhanced and that the cultural heritage of Exmoor is protected through the careful management of development.</del></p> <p>3.20 Principles for the enhancement of the National Park:</p> <p style="padding-left: 20px;">a) opportunities for enhancing the special qualities and valued features of the National Park should be identified and responded to.</p> <p style="padding-left: 20px;">b) proposals to enhance the National Park should demonstrate a significant overall benefit to the natural beauty, wildlife and cultural heritage, including the historic environment, of the area and should not undermine the achievement of other Plan Policies.</p> <p style="padding-left: 20px;">c) opportunities should be taken to enhance the National Park by the treatment or removal of intrusive structures or features in a way which conserves the special qualities or valued features of the site and its surroundings.</p> <p style="padding-left: 20px;">d) opportunities which arise for the enhancement of natural resources, land (including contaminated land and the removal of pollutants) and access/transport should be taken.</p>
<p><b>AM4.2</b> Para. 3.44</p> <p>[Page 24 – PDLP]</p>	<p>3.44 <del>The type of d</del> <a href="#">The type of d</a> development considered to be acceptable in the open countryside <del>should be in accordance with</del> <a href="#">is set out in policy GP3 (in terms of new build development)</a> and other policies in this plan and <del>specifically</del> includes development that:</p>

REF	MODIFICATION
	<ul style="list-style-type: none"> <li>a) is essential for the operation of rural land-based enterprises (HC-D8 New Build Dwellings in the Open Countryside, HC-D9 Rural Workers, HC-D10 Succession Farming – Second Dwellings on Established Farms, SE-S4 Agricultural and Forestry Development);</li> <li>b) relates to recreation and tourism development that promotes the understanding and enjoyment of Exmoor;</li> <li>c) <u>provides for local affordable self-build homes in rural communities (HC-D5);</u></li> <li>d) <del>e</del> involves the conversion and change of use of existing buildings for local affordable homes, extended family dwellings, business uses, visitor accommodation, and residential institutions;</li> <li>e) <del>f</del> forms an extension to existing dwellings or business premises;</li> <li>f) <del>e</del> replaces or subdivides an existing dwelling;</li> <li>g) <del>f</del> is regarded as householder development - including opportunities for home-based businesses;</li> <li>h) <del>g</del> relates to essential utilities infrastructure and renewable energy requirements; or</li> <li>i) <del>h</del> facilitates the small-scale extraction of building stone.</li> </ul>
<p><b>MM4.1</b> Change to GP3 (incorporating proposed change in <a href="#">SD5</a>: ref 56, page 17-19)</p> <p>[GP3 Spatial Strategy – Page 26 PDLP]</p>	<p><b>4. <del>d</del></b> Outside the named settlements the area is identified as the Open Countryside where the focus of new build development will be on improving the sustainability of rural land-based businesses <u>(HC-D7, HC-D8, HC-D9 and SE-S4), providing opportunities for home-based businesses (SE-D2)</u> and enabling self-build opportunities for local affordable housing in sustainable locations <u>(HC-D5, HC-D8, HC-D9, HC-D10 and SE-S4)</u>.</p>
<p><b>MM4.2</b> Change to GP4</p> <p>[GP4 The Efficient Use of Land and Buildings – page 28 PDLP]</p>	<p>1. Development proposals <u>will be encouraged which should</u> demonstrate the efficient use of land and buildings including <u>through</u>:</p> <ul style="list-style-type: none"> <li>a) <u>the redevelopment of</u> brownfield land located within the built extent of the named settlements that does not have a high ecological value; <u>or</u></li> <li>b) the re-use of existing buildings within the built extent of the named settlements, or within or well-related to hamlets and farmsteads.</li> </ul>
<b>SECTION 4: Conserving and Enhancing Exmoor</b>	
<p><b>MM1.2</b> (incorporating changes set out in <a href="#">SD5</a>: reference 89, page 34-35)</p> <p>[Page 51 – PDLP]</p>	<p><b>CE-S3 BIODIVERSITY AND GREEN INFRASTRUCTURE</b></p> <ol style="list-style-type: none"> <li>1. The conservation and enhancement of wildlife, habitats and sites of geological interest within the National Park will be given great weight.</li> <li>2. Development delivery, management agreements and positive initiatives will conserve, restore and re-create priority habitats and conserve and increase priority species identified for Exmoor in the Exmoor Wildlife Research and Monitoring Framework (or successor publication).</li> <li>3. Sites designated for their international, national or local importance, <u>priority habitats, priority or protected species, ancient woodland, and <del>or</del></u> veteran trees will be protected from development likely to have direct</li> </ol>

REF	MODIFICATION
	<p>or indirect adverse effects <u>including on their conservation objectives of designated sites, including notified features, and ecological functioning of cited habitats and species. Protection will be commensurate with their status, giving appropriate weight to their importance, in accordance with the following principles:</u></p> <p><u>a) Development in, or likely to have an adverse effect on, the conservation objectives of internationally designated sites either directly or indirectly, including on features outside the designated site which support the ecological functioning of cited habitats and species, or on the integrity of the special interest of nationally designated sites will not be permitted.</u></p> <p><u>b) Development likely to cause harm to legally protected or important species, or lead to the loss of or damage to their habitats, will not be permitted unless this can be mitigated or then offset so that local populations are at least maintained.</u></p> <p><u>c) Development likely to adversely affect local sites designated for their wildlife will not be permitted, unless it can be demonstrated that the need for, and benefits of the development are exceptional and clearly outweigh the loss of biodiversity and this can be mitigated against and compensated for elsewhere.</u></p> <p><u>d) Development likely to adversely affect priority species and habitats must be avoided wherever possible (subject to the legal tests afforded to them) unless the need for, and the benefits of the development are exceptional and clearly outweigh the loss of biodiversity and this can be mitigated against and compensated for elsewhere.</u></p> <p><u>e) Development resulting in the loss or deterioration of irreplaceable ancient woodland (including ancient semi-natural woodland and plantations on ancient woodland sites) and veteran trees, will not be permitted unless the need for and the benefits of the development are wholly exceptional and clearly outweigh the loss of biodiversity.</u></p> <p>4. Regionally important geological sites (RIGS) will be safeguarded for their geological and geomorphological interest.</p> <p>5. Where, in exceptional circumstances, the wider sustainability benefits of the development are considered to outweigh the harm to habitats, species or the geological interest of sites, then measures will be required to first avoid such impacts, and if they cannot be avoided, then to mitigate <del>damage</del> <u>harm</u> and provide appropriate compensatory measures.</p> <p>6. The enhancement of biodiversity and creation of multi-functional green infrastructure networks at a variety of spatial scales, including cross-boundary connectivity to areas adjacent to the National Park, that help support ecosystem services will be encouraged.</p> <p>7. Opportunities will be promoted for habitat management, restoration, expansion that strengthens the resilience of the ecological network, and enables habitats and species adapt to climate change or to mitigate the effects of climate change.</p> <p>8. Green infrastructure that incorporates measures to enhance biodiversity, including <del>matrix</del> <u>dispersal</u> areas identified within the</p>

REF	MODIFICATION
	<p><b>ecological network, should be provided as an integral part of new development.</b></p>
<p><b>AM1.1</b> (change agreed to paragraph 4.99 of the Plan with NT in <a href="#">HD1</a>)</p> <p>[Para. 4.99 – Page 56 PDLP]</p>	<p>4.99 Where heritage assets are likely to be affected by development proposals, these should be identified at pre-application stage. Applications should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance, in order to understand the potential impact of the proposal on their significance. The Exmoor Historic Environment Record should be consulted as a minimum to determine whether or not a heritage asset <b>and/or its setting</b> is likely to be affected and its significance; however the National Park Authority should be contacted if data is required in support of a planning application. In some circumstances, a Heritage Assessment may be required. The National Park Authority can provide further guidance and early discussion with officers is also encouraged. <a href="#">Historic England provides guidance through Advice Note 2 Making Changes to Heritage Assets and Good Practice Advice Note 3 The Setting of Heritage Assets.</a></p>
<p><b>MM1.3</b> (change agreed to clause 4 of policy CE-S4 with NT in <a href="#">HD1</a>)</p> <p>[CE-S4 Cultural Heritage and Historic Environment – Page 57 PDLP]</p>	<p><b>4. Development proposals likely to affect heritage assets <b>and/or the setting of heritage assets</b> should be supported by a desk-based assessment <b>appropriate to their significance and i.</b> In <b>appropriate certain</b> cases, developers will be required to arrange for archaeological <b>field or historic building</b> evaluations – these should be prepared in accordance with the Conduct of Archaeological Work and Historic Building Recording within Exmoor National Park (Annex 1).</b></p>
<p><b>MM1.4</b> moving sub-clause 1.f) to the position of 1.a) [incorporating SD5: proposed change to clause 1.h) ref 116, page 51-52]</p> <p>[Page 77 PDLP]</p>	<p><b>CE-S7 SMALL SCALE WORKING OR RE-WORKING FOR BUILDING AND ROOFING STONE</b></p> <p><b>1. Proposals for small scale quarries or the reworking of existing small quarries to provide building or roofing stone, including for the repair of heritage assets, will be permitted where it can be clearly demonstrated that:</b></p> <ul style="list-style-type: none"> <li>a) <del>f)</del> <b>the local building material cannot be sourced sustainably from elsewhere, including from outside the National Park, and the loss of supply would result in the devaluing of the built fabric of the National Park;</b></li> <li>b) <del>a)</del> <b>there is a demonstrable need within the National Park and any minerals won will be for use within the National Park;</b></li> <li>c) <del>b)</del> <b>proposals would help to provide local employment and reduce ‘stone’ miles;</b></li> <li>d) <del>e)</del> <b>there is suitable access and it is of a scale appropriate for its location in the National Park;</b></li> <li>e) <del>d)</del> <b>it would not adversely affect the landscape character, wildlife, cultural heritage, geodiversity, special qualities, tranquillity of the National Park, or the health or amenity of local communities;</b></li> <li>f) <del>e)</del> <b>there are no suitable sources of previously used or banked materials that are reasonably available;</b></li> </ul>

REF	MODIFICATION
	<p>g) permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account any cumulative effects of multiple impacts of individual sites; and</p> <p>h) <del>recognise that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction. But ensure that</del> any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source, and establish appropriate noise limits for extraction in proximity to noise sensitive properties.</p> <p>2. Any waste materials from extraction will be re-used or recycled. A scheme for restoration and after-use of the site should be submitted with the application to ensure that it will be carried out to high environmental standards, based upon conservation and enhancement of landscape character, geodiversity, biodiversity, and the historic environment.</p> <p>3. Conditions may be applied to limit the annual extraction rate.</p>
<b>SECTION 5: Responding to Climate Change and Managing Resources</b>	
<p><b>MM1.1</b> (change agreed to policy CC-S2, clause 2.c) with NT in <a href="#">HD1</a>)</p> <p>[CC-S2 Coastal Development – Page 89 PDLP]</p>	<p>c) is appropriate to the setting and character of the coastline (CE-S1, <b>CE-D1</b>) and does not adversely affect coastal interests including coastal biodiversity and heritage assets; and</p>
<p><b>MM1.5</b></p> <p>[Page 113 PDLP]</p>	<p><b><u>CC-D5 SEWERAGE CAPACITY AND SEWAGE DISPOSAL</u></b></p> <p>1. Development proposals for, or which require new or extended sewage infrastructure, will be permitted where it can be demonstrated that the facility will pose no unacceptable harm to public health, amenity or environmental quality. The following criteria must also be satisfied:</p> <p>a) the appropriate location, scale and design of the infrastructure (CE-S6);</p> <p>b) the use of necessary mitigation measures (including climate change resilience measures), to avoid impacts on surrounding areas including noise, air, soil and water pollution, odour, litter, visual intrusion, and other disturbances; and</p> <p>c) connection to a public mains sewer, where available and physically possible. Where <del>existing capacity is insufficient, proposals should contribute to an integrated and adequate network of</del> <b>this is not the case, proposals for non- mains sewage should first consider a combined</b> sewage treatment <b>system</b> <del>installation, sufficient to meet the needs of existing and proposed development, or if this is not</del></p>

REF	MODIFICATION
	<p><b><u>feasible, a system incorporating septic tank(s)</u></b>. Proposals which require non-mains sewerage must demonstrate that the proposal cannot be connected to a public mains sewer.</p> <ol style="list-style-type: none"> <li>2. Satisfactory arrangements should be made to ensure the public sewerage infrastructure can appropriately manage the additional required capacity of the proposal before the development is occupied or activated.</li> <li>3. Development proposals which exceed the capacity of private sewerage infrastructure or which do not otherwise include satisfactory arrangements consistent with the requirements of this policy will not be permitted. For development proposals that require new or extended private sewerage infrastructure, this must be provided before the development is occupied or activated to ensure current sewerage capacity is not exceeded.</li> <li>4. Regularly occupied development such as residential buildings will not be permitted in locations likely to be unacceptably affected by the proximity of sewerage infrastructure.</li> </ol>
<b>SECTION 6: Achieving a Thriving Community</b>	
<p><b>MM3.1</b> (incorporating changes proposed in SD5, ref 222 pages 94-95)</p> <p>[Page 132 PDL P]</p>	<p><b>HC-S1: HOUSING</b></p> <ol style="list-style-type: none"> <li>1. The purpose of housing development will be to address the housing needs of local communities. The principal community identified need is for affordable housing with local occupancy ties. Exceptionally, new housing will be acceptable where it addresses an identified local housing need for: <ol style="list-style-type: none"> <li>a) affordable homes that remain affordable in perpetuity and which will be occupied by local persons in proven housing need in accordance with the local occupancy definition in HC-S3.</li> <li>b) rural workers in agriculture, forestry or other rural land based enterprises with a proven essential, functional need in accordance with <del>HC-D7 or HC-D8 and</del> HC-D89 or to enable succession farming on established farm businesses in accordance with <del>HC-D7 or HC-D8 and</del> HC-D910.</li> <li><del>c) specialist housing for older people and other vulnerable members of the community, in accordance with HC-D3 which will be occupied by local persons in perpetuity; or</del></li> <li>c) <del>d)</del> an “<del>e</del>Extended <del>f</del>Family dwelling”, in accordance with HC-D4, which will be occupied by local persons in perpetuity.</li> </ol> </li> <li>2. <u>Accessible and adaptable housing for older people and other vulnerable members of the community, will be occupied by local persons in perpetuity, and will only be considered where it will help to deliver an identified need for local affordable housing, in accordance with HC-D3.</u></li> <li>3. <del>2.</del>Consistent with an exceptions approach to housing, provision will not be made for housing solely to meet open market demand and housing land will not be allocated in the development plan. <del>3.</del>‘Principal <del>Residence</del>’ market housing will only be considered where: <ol style="list-style-type: none"> <li>a) it is essential to deliver an identified need for local need affordable housing <b><u>in Local Service Centres or Villages</u></b> and in accordance with <del>Policy HC-S4;</del> <b><u>or</u></b></li> </ol> </li> </ol>

REF	MODIFICATION
	<p><u>b) The proposal relates to a Vacant Building in a Local Service Centre or Village (HC-Dx).</u></p> <p>4. <del>'Principal residence' market housing</del> <u>Clause 3 b) above and Policy HC-Dx of this Plan</u> will only <del>be considered</del> <u>apply</u> as long as government guidance on planning obligations relating to <del>thresholds for affordable housing</del> <u>vacant buildings credit</u> is extant. If the guidance changes, <u>policy HC-Dx and clause 3 b) above</u>, <del>this provision will no longer apply and 100% affordable housing will be sought.</del></p> <p><del>a) through the change of use of existing buildings or the redevelopment of a 'vacant building' (including provisions for commuted sums towards local needs affordable housing in the National Park); and</del></p> <p><del>b) only within Local Service Centres and Villages.</del></p>
MM3.2	<p><b><u>POLICY HC-DX VACANT BUILDINGS IN SETTLEMENTS</u></b></p> <p>1. <u>Exceptionally, Principal Residence market housing may be considered through the change of use or redevelopment of an existing Vacant Building where:</u></p> <p><u>a) the proposal accords with Policy HC-S1 clause 3 b) and 4;</u></p> <p><u>b) sufficient evidence is provided to demonstrate that the building can be considered to be Vacant through meeting the following tests:</u></p> <p><u>i) that it is not abandoned,</u></p> <p><u>ii) it has been unoccupied, without content and has been marketed for a minimum of 3 years;</u></p> <p><u>iii) it is not an agricultural building or previously developed land without a building; and</u></p> <p><u>iv) it can be demonstrated that the building has not been made vacant for the sole purpose of re-development and there has been no intent to leave the building empty or cause it to become empty in order to circumvent affordable housing requirements. Extant or recently expired planning permissions applying to the building for the same or similar development will be taken into account in considering proposals;</u></p> <p><u>v) the building is within a Local Service Centre or Village; and</u></p> <p><u>vi) clear and robust evidence demonstrates that no affordable housing can be provided on site or as part of the development for viability reasons. In such cases, provision for a commuted sum towards local need affordable housing in the National Park will be sought commensurate with an agreed and robust viability assessment.</u></p> <p>2. <u>Proposals for the change of use of a Vacant Building will only be considered where:</u></p> <p><u>a) the existing building is able to accommodate two or more dwelling units of 93sqm floorspace in size (HC-D1);</u></p> <p><u>b) the existing building(s) is considered to be worthy of conservation and it does not have an adverse impact on the character and visual amenity of the area; and</u></p> <p><u>c) they will accord with CE-S5.</u></p>



REF	MODIFICATION
	<p><b>3. <u>Proposals for the redevelopment of a 'Vacant Building' will only be considered where:</u></b></p> <ul style="list-style-type: none"> <li>a) <u>the existing building is not a traditional building, is not listed or considered to be of historic or architectural importance worthy of conservation and it has an adverse impact on the character and visual amenity of the area;</u></li> <li>b) <u>the redevelopment proposal will achieve demonstrable environmental enhancement of the building and its locality; and</u></li> <li>c) <u>the gross floorspace of the Principal Residence housing achieved will be no greater than the existing gross floorspace of the existing Vacant Building(s). Housing which would exceed the gross floorspace will be required to meet an identified local affordable need in accordance with Plan policies.</u></li> </ul>
<p><b>MM3.3</b> (incorporating changes proposed in SD5, ref 232 pages 101-102)  [Page 135 PDLP]</p>	<p><b>HC-S2 A BALANCED LOCAL HOUSING STOCK</b></p> <ol style="list-style-type: none"> <li>1. <u>Having regard to the existing housing stock in the locality, All new residential development will contribute towards the creation of sustainable, balanced, inclusive communities by ensuring that having regard to the existing housing stock in the locality, providing, through the mix of new dwellings housing, that in terms of size, type and tenure, addresses new housing provision will meet the local needs of present and future generations through:</u> a) <del>H</del><u>having regard to the existing housing stock in the locality, ensuring that new housing provision will, through the mix of new dwellings in terms of size, type and tenure, having regard to the existing housing stock in the locality and meet the needs of Exmoor's communities, and</u></li> <li>2. <u>New housing will offer a good standard of accommodation by being constructed to be neither too large nor too small and using flexible nationally described space standards that enable dwellings to be adapted to the needs of people over their lifetime.</u></li> <li>3. <u>All new build housing developments will be encouraged to be constructed in accordance with Building Regulations Requirement M4(2) for accessible and adaptable dwellings or successor regulations. In new build developments of 5 or more dwellings, a minimum of 20% will be required to meet this standard.</u></li> <li>4. <del>b)</del> <u>For local need affordable dwellings permitted under HC-S1 and HC-D1, or HC-D2, HC-D5, <del>HC-D6</del>, or HC-D67, the dwelling(s) will be affordable by size and type to local people and will remain so in perpetuity. For private owner occupied local need affordable dwellings, including custom/self-build, specialist accessible and adaptable housing (HC-D3), 'eExtended fFamily dwellings' (HC-D4) and 'sSuccession fFarm dDwellings' (HC-D910), the net floorspace gross internal area will be 930 square metres or less.</u></li> <li>5. <del>e)</del> <u>Where permission is granted for dwellings created through subdivisions and dwellings of up to 930sqm, including those created through subdivisions, a condition will be attached removing permitted development rights in respect of extensions to ensure that dwellings do not exceed 90sqm in size.</u></li> </ol>



REF	MODIFICATION
	<p><del>6.</del> <del>2.</del> Where permission is granted for employment uses as part of a proposal, a condition may be attached tying the occupation of the dwelling to the operation of the business <u>space</u>.</p>
<p><b>MM3.4</b> (incorporating changes proposed in SD5, ref 286 pages 125-126)</p> <p>[Page 150 PDLP]</p>	<p><b>HC-D3 ACCESSIBLE AND ADAPTABLE SPECIALIST HOUSING FOR EXMOOR'S COMMUNITIES</b></p> <p>1. Proposals which address an <del>identified</del> local need or requirement for <del>specialist housing</del> <u>accessible and adaptable homes</u> for older people and/or other vulnerable members of the community who require <del>care and assistance</del> <u>homes that can be adapted to meet their needs over their lifetime</u>, will be permitted where:</p> <p style="padding-left: 40px;"><del>a) it cannot be provided within the existing housing stock, including through the appropriate subdivision and adaptation of existing dwellings in accordance with HC-D14 or from sites/buildings already with planning permission;</del></p> <p style="padding-left: 40px;"><del>a) b) proposals for more than one dwelling unit of local needs affordable housing and any pPrincipal rResidence market housing provide for an identified need or requirement for specialist accessible and adaptable housing permitted in accordance with HC-D1 or HC-D2; and where:</del></p> <p style="padding-left: 80px;"><del>a) the dwelling size is they are</del> in accordance with HC-S2; and</p> <p style="padding-left: 80px;"><del>i) b) # they</del> will be integrated into the local community to enable access to required services and facilities;</p> <p style="padding-left: 80px;"><del>c) ii) it is built to standards and to a size in accordance with HC-S2 they should be are</del> constructed to at least accord with Building Regulations Requirement M4(2) (accessible and adaptable dwellings) or successor regulations, unless a specific <u>local affordable</u> need for a wheelchair adaptable or accessible dwelling is identified; in such cases the <u>local need affordable</u> dwelling(s) should be constructed in accordance with Building Regulations Requirement M4(3) (wheelchair user dwellings) or successor regulations; and</p> <p style="padding-left: 40px;"><del>i) iii) subdivision, adaptation or conversion work accords with CE-S5.</del></p> <p>2. A planning obligation will be secured to ensure that the occupancy of <del>specialist</del> <u>accessible and adaptable</u> housing is confined in perpetuity to a local person (and their dependents) who has a minimum period of a total of 10 years permanent residence within parishes in the National Park.</p> <p>3. Where permission is granted a condition will be attached removing permitted development rights in accordance with HC-S2.</p> <p><del>4. The planning obligation will allow, where properties become vacant, and where no person in need of specialist accessible and adaptable housing, can be found to occupy a property, other persons with a local affordable housing need consistent with HC-S3 to occupy the dwelling.</del></p> <p>5. The provision of specialist accommodation offering care <u>and assistance</u> through a residential institution, should be in accordance with HC-S7.</p>
<p><b>AM3.1</b> (incorporating changes proposed in SD5, ref 336 page 147).</p>	<p>6.178 Extensions for dwellings that are subject to an occupancy tie to ensure they meet the local community's need for affordable (or more affordable housing) will <u>be very carefully considered</u> <del>not be permitted</del> where they would exceed <del>9093sqm net internal floorspace</del> gross internal area. <u>The need for an extension will be considered taking account of Nationally Described Space Standards and the effect on the affordability of the dwelling in the longer term.</u> This is because such homes have been permitted to provide an opportunity for</p>

REF	MODIFICATION
[Para. 6.178 – Page 166 PDLP]	local people, <u>who would otherwise be</u> unable to afford to buy a home on the open market, <del>to build their own owner-occupied homes.</del> Together with the local need occupancy tie, the size of these dwellings ensures that <del>these homes</del> <u>they</u> remain more affordable for local people in perpetuity.
<b>SECTION 7: Achieving a Sustainable Economy</b>	
<b>AM2.1</b>  [Para. 7.23 – Page 191 PDLP]	7.23 Where new B1 uses with a floorspace of 150 square metres or less are granted planning consent, permitted development rights may be withdrawn in respect of temporary changes of use to A1, A2, <u>and A3</u> <del>A4, A5, D1 and D2</del> of the use Classes Order <u>or a use as a state funded school or a registered nursery</u> <sup>1</sup> . <del>This is because this measure</del> <u>Temporary changes of use were</u> <del>was</del> introduced nationally to contribute to the viability and vitality of town centres. <del>It could;</del> <u>however, it could</u> result in the loss of B1 employment buildings in the National Park which are in short supply and which the Plan seeks to safeguard. The national change does not, therefore, fully reflect the role of employment buildings within the sparse rural area of Exmoor National Park, where their retention is essential to local socio-economic well-being.
<b>MM2.1</b> (incorporating changes proposed in SD5, ref 363, page 157)  [Page 192 PDLP]	<b>SE-S2 BUSINESS DEVELOPMENT IN SETTLEMENTS</b> <b>1. In the named settlements proposals for business development or extensions to existing businesses should accord with policy SE-S1 and be located within the settlement or where no suitable buildings/sites are available, well-related to existing buildings.</b> <b>2. Proposals will be permitted where:</b> a) <b>they reuse existing traditional buildings wherever possible, in a way that maintains and enhances their character;</b> <del>or where no suitable buildings are available;</del> b) <u>where no suitable traditional buildings are available</u> they reuse non-traditional buildings, or previously developed sites and proposals achieve enhancement <u>of the built environment;</u> <del>or where this cannot be achieved;</del> c) <u>where this cannot be achieved</u> a replacement of a non-traditional building, or a new site/building may be permitted. <b>3. In addition to clause 1, any proposals for new build development in Porlock Weir, other than extensions to existing premises, should be:</b> a) <b>small-scale to reflect the form and character of the of the settlement;</b> and b) <b>compatible with industries associated with the settlement.</b>
<b>MM2.3</b> Insert new clause 4 to policy SE-S2  [SE-S2 Business Development in Settlements - Page 192 PDLP]	<u><b>4. Where permission is granted for new B1 uses a condition will be attached to remove permitted development rights in respect of temporary changes of use, use as a state funded school, or a registered nursery.</b></u>

<sup>1</sup> HM Government (2015) Town and Country Planning (General Permitted Development) (England) Order 2015. *The Stationery Office, London.* Part 4 of Schedule 2 to the General Permitted Development Order grants planning permission in respect of certain temporary buildings and uses.

REF	MODIFICATION
<p><b>MM2.2</b> (incorporating changes proposed in SD5, ref 369, page 160-161)</p> <p>[Page 194 PDLP]</p>	<p><b>SE-S3 BUSINESS DEVELOPMENT IN THE OPEN COUNTRYSIDE</b></p> <p><b>1. Business development will be permitted for the change of use and conversion of an existing traditional building that is well-related to an existing group of buildings on a farmstead or in a hamlet where there is an existing dwelling, in accordance with policies SE-S1 and CE-S5.</b></p> <p><b>2. Proposals for extensions to existing business sites or buildings that are well-related to an existing group of buildings on a farmstead or in a hamlet where there is an existing dwelling will be permitted in accordance with SE-S1 and where the scale and appearance of the development are compatible with local landscape character.</b></p> <p><b>3. Additionally, proposals for the diversification of existing agricultural, or other primary businesses responsible for land management, through the re-use/change of use of an existing non-traditional building for business development may be permitted where the following will be achieved:</b></p> <p><b>a) they are well-related to an existing group of buildings on the farmstead and accord with policy CE-S5;</b></p> <p><b>b) it can be demonstrated that the agricultural use of the existing building(s) to be re-used is redundant;</b></p> <p><b>c) the proposed business development supports an existing agricultural or other primary business responsible for land management and does not conflict with the existing farming or land management activity;</b></p> <p><b>and</b></p> <p><b>d) where proposals relate to the change of use of an existing building from an agricultural use to a business use (use classes B1, B2, B8 or sui generis), a condition <del>may</del> <u>will</u> be attached to the permission to enable the building to be used for the purposes of agriculture or the permitted business use.</b></p> <p><b>4. The erection of new business premises in the open countryside will <del>not</del> only be permitted <u>for the redevelopment of existing employment sites, where existing buildings are replaced with no significant increase in size, and enhancement is achieved</u> <b>which is consistent with local landscape character.</b></b></p> <p><b>5. Business use in buildings which stand alone or which do not relate well to existing buildings and are not part of a farm group or hamlet will not be permitted.</b></p>
<p><b>MM2.4</b> Insert new clause 6 to policy SE-S3</p> <p>[SE-S3 Business Development in the Open Countryside - Page 194 PDLP]</p>	<p><b><u>6. Where permission is granted for new B1 uses a condition will be attached to remove permitted development rights in respect of temporary changes of use, use as a state funded school, or a registered nursery.</u></b></p>

REF	MODIFICATION
<p><b>AM2.2</b></p> <p>[Para. 7.40 – Page 196 PDLP]</p>	<p>7.40 If the Authority is satisfied that the site and/or buildings are no longer viable in employment use, the owner/applicant will be required to maintain <del>an enhanced level of</del> employment generating uses on the remaining part of the site/in the building (i.e. at the same level as on the whole site but on/in a smaller area) or alternative provision will need to be provided on another suitable site(s)/building(s) under the control of the applicant; a planning condition or obligation will be used to ensure that the alternative provision is secured at an appropriate time in relation to the redevelopment of the site or building.</p>
<p><b>AM2.3</b></p> <p>Insert new text to paragraph 7.52</p> <p>[Para 7.52 – Page 199 PDLP]</p>	<p>7.52 Proposals for new buildings on recently subdivided holdings will be the subject of particular scrutiny to ensure an overriding functional need for the building can be justified and that they do not simply replace buildings that have been subdivided away from the holding. <u>Subdivision can result in fragmentation of the farm with separate isolated buildings on parcels of farmland that have been subdivided away from farms when, for example, farms are sold. Policy SE-S4 seeks to prevent the landowner selling farm buildings with only a proportion of the land and subsequently submitting proposals for a new isolated building on another part of the holding.</u></p> <p>Similarly, changes in farming practices are unlikely to be sufficient justification for a new farm building in an isolated location or on a recently sub-divided holding. <u>Changing practices which are more intensive and require additional feeding and indoor-housing can lead to the need for further agricultural buildings which could result in an increase in farming practices, having little benefit for the management or appearance of Exmoor’s landscape, which has been shaped by the extensive grazing practices of cattle and sheep breeds which are common to Exmoor and have influenced landscape character.</u></p> <p><b>7.52A</b> Where a building can be justified, careful siting and emphasis on building design will be essential to integrate with the landscape; avoiding skyline sites or sites prominent from public viewpoints. There may be circumstances which require higher standards of design; the type and colour of materials will be an important consideration and traditional materials, such as using local building stone to clad lower walls, may be required on sensitive sites to help ensure the building conserves landscape character.</p>
<p><b>MM2.5</b></p> <p>Insert new clause 3 (current clause 3 becomes clause 4)</p> <p>[SE-S4 Agricultural and Forestry Development – Page 200 PDLP]</p>	<p><b>SE-S4 AGRICULTURAL AND FORESTRY DEVELOPMENT</b></p> <p><b><u>3. Where new agricultural buildings with a floorspace of 500sqm or less are granted planning consent, permitted development rights may be withdrawn in respect of changes of use of agricultural buildings and any land within its curtilage to alternative uses.</u></b></p>
<p><a href="#"><u>EX6 ENPA Response to Inspectors Initial Questions – Appendix 2</u></a></p>	<p><b>Policies Map 24: Unsuitable Areas for Small Scale Wind Turbines and Free Standing Solar Arrays</b></p>

REF	MODIFICATION
Main Modification	