



EXMOOR
NATIONAL PARK

EXMOOR NATIONAL PARK AUTHORITY
EXMOOR HOUSE, DULVERTON
SOMERSET TA22 9HL
TEL: (01398) 323665
FAX: (01398) 323150
E-mail: info@exmoor-nationalpark.gov.uk
www.exmoor-nationalpark.gov.uk

21 April 2022

EXMOOR NATIONAL PARK AUTHORITY

To: All Members of the Exmoor National Park Authority

A meeting of the Exmoor National Park Authority will be held in the **Committee Room, Exmoor House, Dulverton** on **Tuesday, 3 May 2022 at 10.00am.**

The meeting will be open to the press and public subject to the passing of any resolution under s.100(A)(4) of the Local Government Act 1972.

There is Public Speaking at this meeting, when the Chairperson will allow members of the public two minutes each to ask questions, make statements, or present a petition relating to any item relevant to the business of the Authority or relating to any item on the Agenda. Anyone wishing to ask questions should notify the Corporate Support Officer as soon as possible, or at the latest by 4pm on the working day before the meeting of the agenda item on which they wish to speak, indicating a brief summary of the matter or matters to be raised (contact Judy Coles on 01398 322250 or email jcoles@exmoor-nationalpark.gov.uk).

The meeting will be **recorded**. By entering the Authority's Committee Room and speaking during Public Speaking you are consenting to being recorded. We will make the recording available via our website for members of the public to listen to and/or view, within 72 hours of the meeting taking place.

Members of the public may use Facebook and Twitter or other forms of social media to report on proceedings at this meeting. Anyone wishing to film part or all of the proceedings may do so unless the press and public are excluded for that part of the meeting or there is good reason not to do so. As a matter of courtesy, anyone wishing to film proceedings is asked to advise the Chairperson so that those present may be made aware.

(The agenda and papers for this meeting can be downloaded from the National Park Authority's website www.exmoor-nationalpark.gov.uk).

Sarah Bryan
Chief Executive

A G E N D A

The meeting will be chaired by Mr R Milton, Chairperson of the Authority.

1. Apologies for Absence

2. Declarations of Interest/Lobbying of Members/Unaccompanied Site Visits

Members are asked to declare:-

- (1) any interests they may have in relation to items on the agenda for this meeting;
- (2) any lobbying by anyone concerned with a planning application and any unaccompanied site visits where contact has been made with any person concerned with a planning application.

(NB. When verbally making these declarations, members are also asked to complete the Disclosures at Meetings form – attached for members only).

3. Chairperson's Announcements

4. **Minutes**
 - (1) To approve as a correct record the Minutes of the meetings of the Authority held on 5 April 2022 (Item 4)
 - (2) To consider any Matters Arising from those Minutes.

5. **Public Speaking:** The Chairperson will allow members of the public to ask questions, make statements, or present a petition. Questions of a general nature relevant to the business of the Authority can be asked under this agenda item. Any questions specific to an agenda item can be posed when that item is considered subject to the discretion of the person presiding at the meeting.

6. Final Accounts Committee and Auditors Annual Report (Review of Value for Money) 2020/21:

- To receive and note the draft minutes of the Final Accounts Committee meeting held on 11 January 2022 (Item 6a)
- To receive and note the Auditor's Annual Report (Review of Value for Money) for the year ended 31 March 2021 (Item 6b)

7. **Farming in Protected Landscapes Programme – Year 1 Update:** To consider the report of the Head of Conservation and Access (Item 7)

8. **External Funding Update:** To consider the report of the Head of Planning and Sustainable Development (Item 8)

9. Any Other Business of Urgency

10. **Confidential Business:** To consider passing a resolution pursuant to Section 100A(4) of the Local Government Act 1972 that the press and public be excluded from the meeting for the duration of Item 11 (Driver Farm) on the grounds that publicity would be prejudicial to the public interest by reason of the confidential nature of the business arising in Item 11 below and that the following information will be considered which is exempt information as presented in Schedule 12A of the Act (as amended):-

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

11. **Driver Farm:** To consider the joint report of the Head of Finance and Operations and Head of Conservation and Access (Item 11)

Agenda items relating to the Authority’s role as sole local planning authority for the National Park area including determination of planning applications. This section of the meeting will be chaired by Mr S J Pugsley, Deputy Chairperson (Planning). If the Deputy Chairperson (Planning) is absent, the Deputy Chairperson of the Authority shall be preside.

12. Development Management: To consider the report of the Head of Planning and Sustainable Development on the following:-

Agenda Item	Application No.	Description	Page Nos.
12.1	62/50/22/001	Proposed change of use of field from agriculture to fenced dog exercise area, measuring 50m x 20m, ancillary to kennels. Retrospective – Ladyswell Farm, Parracombe, Barnstaple, EX31 4RL	1 – 8
12.2	6/26/21/113	Proposed demolition of garage and erection of a two storey side extension – Brookside, Roadwater Road, Roadwater, Watchet, TA23 0RG	9 - 18
12.3	6/10/22/103LB	Listed Building consent for the proposed removal of kitchen doors and windows and replacement with timber bi-folds – 30 High Street, Dunster, Minehead, TA24 6SG	19 – 26
12.4	6/14/22/103	Application under Regulation 3 of the Town & Country Planning General Regulation 1992 for proposed erection of 3m mast antenna – Pinkery Centre for Outdoor Learning, Simonsbath, Minehead, TA24 7LL	27 - 32

13. Application Decisions Delegated to the Chief Executive: To note the applications determined by the Chief Executive under delegated powers ([Item 13](#)).

14. Site Visits: To arrange any site visits agreed by the Committee (the reserve date being Friday, 10 June 2022 (am)).

Further information on any of the reports can be obtained by contacting the National Park Authority at the address and telephone numbers at the top of the agenda. Details of the decisions taken at this meeting will be set out in the formal Minutes which the Committee will be asked to approve as a correct record at its next meeting. In the meantime, details of the decisions can be obtained from Judy Coles, Corporate Support Officer, at Exmoor House.

ITEM 4

EXMOOR NATIONAL PARK AUTHORITY

MINUTES of the Meeting of the Exmoor National Park Authority held on Tuesday, 5 April 2022 at 10.00am in the Committee Room, Exmoor House, Dulverton.

PRESENT

Miss A V Davis (Deputy Chairperson)	
Mr S J Pugsley (Deputy Chairperson (Planning))	
Mrs L Blanchard	Mr E Ley
Mr M Ellicott	Mrs F Nicholson
Mr D Elson	Miss E Stacey
Mr J Holtom	Mr N Thwaites
Mr J Hunt	Dr S Warren
Dr M Kelly	Mrs P Webber
Mr M Kravis	Mr V White
Mrs C Lawrence	Mr J Yabsley

Apologies for absence were received from Mr A Milne, Mr R Milton, Mr J Patrinos and Mr B Revans

In Mr Milton's absence, this section of the meeting was chaired by Miss A V Davis, Deputy Chairperson

137. DECLARATIONS OF INTEREST:

- In relation to Item 6 - Landscapes Review Consultation Response Miss A V Davies declared a personal interest as Lead Member for Devon County Council which had submitted a response to the consultation.
- In relation to Item 12.1 – Application No. 6/8/21/105 – Proposed conversion of single storey barn to residential use either as self-catering holiday accommodation or low rent housing for local people/people working in the vicinity – Lower Cleeve Barns, Cutcombe, Wheddon Cross, TA24 7AS Mr V White declared a personal interest as a member of Cutcombe Parish Council and advised he would leave the meeting when this item was considered.
- In relation to Item 12.2 – Application No. 6/3/21/120 – Proposed construction of Dark Skies Discovery Hub stargazing and seating area – Wimbleball Lake, Hill Lane, Brompton Regis, TA22 9NU Miss E Stacey declared a personal interest having worked for South West Lake Trust, albeit 8 years ago, and advised she would leave the meeting when this item was considered.

138. CHAIRPERSON'S ANNOUNCEMENTS:

- The meeting was reminded about emergency evacuation procedures in the event of the Fire Alarm sounding.

139. MINUTES

- Confirmation:** The **Minutes** of the Authority's meeting held on 1 March 2022 were agreed and signed as a correct record.
- Matters arising:** There were no matters arising

140. PUBLIC SPEAKING: See Minute 141, 148 and 149 for details of public speakers

141. LANDSCAPES REVIEW CONSULTATION RESPONSE

The Authority considered the **report** of the Chief Executive and Head of Strategy and Performance

Public Speaking: Mr R Foxwell, Local Resident

The Authority's Consideration

In relation to some of the concerns raised by the Public Speaker, the following points were clarified:

- The format of the online consultation did not allow for narrative to be added against all questions, hence the “yes / no” nature of some of the responses.
- The Authority's partners, including the Exmoor Hill Farming Network, had been made aware of the consultation response and had been encouraged to submit their own individual response.

The Authority Committee held a lengthy debate in relation to the proposed consultation response and whilst supportive of the majority of the content, requested that the following amendments be made:

- **Section 8 – Agricultural Transition** – Given the events of the last few months – including the war in Ukraine and the rise in energy, food and living costs - Members considered that a stronger response was needed in relation to this section. The Authority Committee believed that farmers need support to move to a sustainable farming system, to respond to the nature and climate crises, and the need for locally produced sustainable food.
- **Section 18 – The role of AONB teams in planning** – The Committee requested comments be added to reflect the Authority's support for an expanded role for AONBs, subject to their proper resourcing.
- **Section 21 – Local Governance**
 - **Streamlined process for removing underperforming members:** Amend the wording to read *“Performance management should be dealt with locally within agreed expectations / framework, and with reference to the nominating **or appointing** bodies for the Member in question.”*
 - **Secretary of State appointed chair:** Amend the wording to read: *“No. This is not supported as it is important for the Chairperson to be appointed by the other Members to ensure they have the support and confidence of the Board **and the local community**. The Chairperson is appointed annually and can serve for six years, providing continuity and experience.”*
- Strengthen reference to the need for increased resourcing and longer-term funding settlements, as 1-year settlements were detrimental to the long-term development of NPAs.

Given the restrictions of the online consultation portal, it was agreed that the Chairperson, in consultation with the Chief Executive and both Deputy Chairpersons, should write to the Secretary of State outlining the concerns raised by Members.

RESOLVED:

- (1) To note the Government's response to the Landscapes Review.
- (2) To agree the response to the consultation (see para 3.2) and delegated to the Chief Executive in consultation with the Chairperson of the Authority and both Deputy Chairpersons, to agree and submit the final response in the light of any additional comments from Members.
- (3) To request the Chairperson, in consultation with the Chief Executive and both Deputy Chairpersons, to write to the Secretary of State outlining the concerns raised by Members.

The meeting closed for recess at 11.22 am and reconvened at 11.33am

142. UPDATE ON THE AUTHORITY'S WORK AND APPROACH TO SUSTAINABLE TOURISM

The Authority considered the [report](#) of the Head of Planning and Sustainable Development

The Authority's Consideration

The Authority Committee thanked the Rural Enterprise Manager for an informative report and presentation, and for all his work with Visit Exmoor and other tourism partners to promote the brand and special qualities of Exmoor.

Members were delighted that Visit Exmoor had successfully registered as a Community Interest Company and looked forward to seeing its transition to operating more commercially over the coming months. Miss Stacey was also thanked for her efforts whilst a Member representative to Visit Exmoor.

The Committee were keen to reaffirm the Authority's role in relation to tourism as detailed in Section 5 of the report, and requested that reference to the Authority's website be included in the "Destination and visitor management" bullet point on Page 7 of the report.

In addition, Members were in agreement that particular emphasis needed to be given to working with partners to inform and influence plans for transport across Exmoor, and to promote more sustainable travel options for visitors.

On a separate note, it was suggested that the Authority might be able to assist in promoting a clearer message to visitors to ensure dogs are kept under control in the presence of livestock.

RESOLVED:

- (1) To note the results of the visitor survey and work undertaken in recent years.
- (2) To approve the Authority's representatives (Evelyn Stacey as current Member representative appointed to June 2022 and the Authority's Rural Enterprise Manager) as specialist advisors to the newly formed Visit Exmoor structure (Exmoor Tourism CIC).
- (3) To affirm the Authority's role in tourism as set out in Section 5 of the report, as amended to include reference to the role of the Authority's website.

143. VISITOR MANAGEMENT AND ENGAGEMENT DURING 2022

The Authority considered the **report** of the Head of Conservation and Access

RESOLVED: To note and approve the Visitor Management and Engagement Plan 2022.

144. PERSONNEL UPDATE: The Authority noted the recent staff changes as set out on the agenda.

145. ANY OTHER BUSINESS OF URGENCY: There was none

The meeting closed for recess at 12.27 pm

Items relating to the Authority's role as sole local planning authority for the National Park area including determination of planning applications. This section of the meeting was chaired by Mr S J Pugsley, Deputy Chairperson (Planning).

Mr D Elson left the meeting

The meeting reconvened at 1.30 pm

APPEALS

146. The Committee noted the **decision** of the Secretary of State for Levelling Up, Housing and Communities to allow the Appeal and grant planning permission for proposed replacement of staff and welfare/officer building in accordance with Application 62/41/21/017 – Sparhangar Equestrian Centre & Farm, Barbrook, Lynton, Devon, EX35 6LN

147. The Committee noted the **decision** of the Secretary of State for Levelling Up, Housing and Communities to dismiss the Appeal in relation to Application 6/20/21/101 – The Hazery, Luxborough, Watchet, Somerset, TA23 0SD

DEVELOPMENT MANAGEMENT

Before the Officer presentation, Mr V White left the meeting room

148. Application No: 6/8/21/105

Location: Lower Cleeve Barns, Cutcombe, Wheddon Cross, TA24 7AS

Proposal: Proposed conversion of single storey barn to residential use either as self-catering holiday accommodation or low rent housing for local people/people working in the vicinity

The Authority considered the **report** of the Head of Planning and Sustainable Development.

Public Speaking: Mr N Berry, Applicant

The Authority's Consideration

The Committee noted that since completing the report, Planning Officers had identified a potential conflict between proposed Conditions 9 and 11. Should Members be minded to approve the application it was recommended that they allow Condition 11 to be amended to reflect that the external walls, either constructed or repaired, shall use natural stone to match the existing building.

In relation to general Member queries, Officers confirmed that the signed s106 Agreement would tie the use of the proposed dwelling to either local affordable needs accommodation or use as a holiday let, and that the Applicant had confirmed they would not use the private access to Shearwell Data, but would continue to use the access they had right of way over.

A specific concern was raised by Mrs Nicholson about wishing to ensure the proposed development would be for use "for local people / people working in the vicinity" as detailed on Page 1 of the Report and would not be too tightly drawn. It was confirmed that Policy HC-S3 contained a broad criteria for paid work which is of value to the National Park and its communities, and Officers would apply this policy as pragmatically as possible when taking into consideration the specific roles of those applying to live in the dwellings.

Having taken into consideration all the points discussed, the Authority Committee resolved to grant planning permission in line with the officer recommendations set out in the report, including the proposed amendment to Condition 11.

RESOLVED: To grant planning permission subject to a signed S106 Agreement and the conditions set out in the report, subject to the proposed amendment to Condition 11.

After the vote, Mr V White returned to the meeting room

Before the Officer presentation, Miss E Stacey left the meeting room

149. Application No: 6/3/21/120

Location: Wimbleball Lake, Hill Lane, Brompton Regis, TA22 9NU

Proposal: Proposed construction of Dark Skies Discovery Hub stargazing and seating area

The Authority considered the [report](#) of the Head of Planning and Sustainable Development.

Public Speaking: Ms L Tame, Applicant - South West Lakes Trust

The Authority's Consideration

Whilst Members had sympathy with the concerns of local residents and Brompton Regis Parish Council, they considered that the proposed development and scale of the associated activities would only have a minimal impact, when looked at in context of the existing facilities at Wimbleball Lake.

They also noted that Somerset County Council Highways had been consulted about the proposals and had not raised any objections regarding the potential for increased traffic on the local highway network when the Dark Skies events were held.

5 April 2022

Furthermore, the Committee were pleased that the proposed development would further the objectives of the Authority's Partnership and Corporate Plans, to encourage more people to discover the magic of the Exmoor Dark Sky Reserve and to help with delivery of the Dark Skies Tourism development project.

In relation to a query about conditioning the access to toilet facilities during the proposed events, Officers advised it was not appropriate for the Planning Authority to dictate this, but that it would be a management issue for the Applicant to decide in order to not jeopardise the ongoing wider activity taking place on the site.

<p>RESOLVED: To grant planning permission subject to the conditions set out in the report:</p>

After the vote, Miss E Stacey returned to the meeting room

150. APPLICATION DECISIONS DELEGATED TO THE CHIEF EXECUTIVE: The Authority noted [the decisions of the Chief Executive determined under delegated powers](#).

151. SITE VISITS: There were no site visits to arrange.

The meeting closed at 14.33pm

(Chairperson)

**EXMOOR NATIONAL PARK AUTHORITY
FINAL ACCOUNTS COMMITTEE**

MINUTES of the meeting of the Final Accounts Committee of the Exmoor National Park Authority held on Tuesday 11 January 2022 at 10.00am in the Committee Room, Exmoor House, Dulverton.

PRESENT

Mr R Milton (Chairperson)
Miss A V Davis
Mr M Ellicott
Mrs F Nicholson
Mr S Pugsley
Miss E Stacey
Mr V White

In Attendance:

Mr G Bryant, Chief Finance Officer
Mr M Bartlett, Grant Thornton (*via Microsoft Teams connection*)
Mr G Mills, Grant Thornton (*via Microsoft Teams connection*)
Ms J Coles, Corporate Support Officer (*notetaker*)

1. **APOLOGIES FOR ABSENCE:** Apologies for absence were received from Mr J Patrinos and Mr N Thwaites
2. **DECLARATIONS OF INTEREST:** There were no declarations of interest.
3. **MINUTES:** The **Minutes** of the meeting of the Final Accounts Committee held on 6 October 2020 were approved as a correct record. There were no matters arising.
4. **PUBLIC QUESTION TIME:** There were no speakers at public question time.
5. **STATEMENT OF ACCOUNTS FOR 2020/21**

The Committee considered the **report** of the Chief Finance Officer.

Gareth Mills and Mark Bartlett of Grant Thornton joined the meeting remotely via Microsoft Teams, and presented the Audit Findings Report to the Committee which summarised the 2020/21 audit of the Authority's financial statements and its arrangements to secure value for money in its use of resources.

11 January 2022

The Committee was advised that the audit process was now fully complete and, subject to this meeting approving the accounts and the letter of representation being signed, the audit opinion would be released shortly.

It was confirmed that Grant Thornton would issue a clean unqualified audit opinion, however it would include an emphasis of matter paragraph around the material uncertainty on the valuation of the Authority's land and buildings. This was consistent with the previous year as a result of the impact of the Covid-19 pandemic

It was noted that the National Audit Office had introduced a new Code of Audit Practice for the 2020/21 audit year, which introduced a revised approach to the audit of Value for Money (VFM). As a result, whilst sufficient VFM work had been carried out to enable the accounts audit opinion to be issued, the Audit Certificate could not be issued until all VFM work had been fully completed, which would be within the next 3 months.

The audit concluded that the draft financial statements and supporting working papers were prepared to a high standard and gave a true and fair view of the Authority's reported financial position as at 31 March 2021. Based on the work performed during the audit, it was confirmed that the Authority had in place proper corporate arrangements for securing economy, efficiency and effectiveness in its use of resources.

The Committee thanked the Chief Finance Officer and his team, along with the team at Grant Thornton, for their very professional work on behalf of the Authority.

RESOLVED:

1. To receive the Audit Findings Report of the External Auditor as set out in Annex 1 to the report and to confirm that the changes contained within the report have been carried out.
2. To authorise the Chief Finance Officer to issue the letter of representation as set out in Annex 2 to the report.
3. To adopt the Statement of Accounts for 2020/21 as set out in Annex 3 to the report.

6. **ANY OTHER BUSINESS OF URGENCY:** There was none.

The meeting closed at 10.25am.

(Chairperson)



Auditor's Annual Report on Exmoor National Park Authority

2020-21

13 April 2022



Contents



We are required under Section 20(1)(c) of the Local Audit and Accountability Act 2014 to satisfy ourselves that the Authority has made proper arrangements for securing economy, efficiency and effectiveness in its use of resources. The Code of Audit Practice issued by the National Audit Office (NAO) requires us to report to you our commentary relating to proper arrangements.

We report if significant matters have come to our attention. We are not required to consider, nor have we considered, whether all aspects of the Authority's arrangements for securing economy, efficiency and effectiveness in its use of resources are operating effectively.



Section	Page
1. Executive Summary	3
2. Key recommendations	4
3. Opinion of the financial statements	5
4. Commentary on the Authority's arrangements to secure economy, efficiency and effectiveness in its use of resources	6
5. Financial sustainability	7
6. Governance	12
7. Improving economy, efficiency and effectiveness	17
8. COVID-19 arrangements	20
Appendices	
A – The responsibilities of the Authority	23
B – An explanatory note on recommendations	24

1. Executive summary



Value for money arrangements and improvement recommendations

Under the National Audit Office (NAO) Code of Audit Practice ('the Code'), we are required to consider whether the Authority has put in place proper arrangements to secure economy, efficiency and effectiveness in its use of resources. The auditor is no longer required to give a binary qualified / unqualified VFM conclusion. Instead, auditors report in more detail on the Authority's overall arrangements, as well as key recommendations on any significant weaknesses in arrangements identified during the audit.

Auditors are required to report their commentary on the Authority's arrangements under specified criteria. As part of our work, we considered whether there were any risks of significant weakness in the Authority's arrangements for securing economy, efficiency and effectiveness in its use of resources. We have not identified any significant weaknesses but have considered risks in respect of:

- Financial sustainability
- Governance
- Improving economy, efficiency and effectiveness.

Criteria	Risk assessment	Findings
Financial sustainability	No risks of significant weakness identified	No significant weaknesses in arrangements identified. Three improvement recommendations made.
Governance	No risks of significant weakness identified	No significant weaknesses in arrangements identified. Three improvement recommendations made.
Improving economy, efficiency and effectiveness	No risks of significant weakness identified	No significant weaknesses in arrangements identified. One improvement recommendation made.



Financial sustainability

The Authority is operating in an increasingly uncertain financial environment. The Authority, as with all national parks and local authorities, will need to continue to plan with little certainty over funding in the medium term.

Despite this uncertainty, and the challenges posed by Covid-19, the Authority has taken appropriate action to secure its financial position.

Our work has not identified any significant weaknesses in arrangements to secure financial stability at the Authority. We have raised three improvement recommendations for the Authority.

Further details can be seen on pages 7-11 of this report.



Governance

Our work this year has focussed on developing a detailed understanding of the governance arrangements in place at the Authority and the changes instigated as a response to the pandemic.

Our work has not identified any significant weaknesses in arrangements. We have raised three improvement recommendations.

Further details can be seen on pages 12-16 of this report.



Improving economy, efficiency and effectiveness

The Authority has demonstrated a clear understanding of its role in securing economy, efficiency and effectiveness in its use of resources.

Our work has not identified any significant weaknesses in arrangements in relation to delivering economy efficiency and effectiveness. We have raised one improvement recommendation.

Further details can be seen on pages 17-19 of this report.

Overall summary

This is the first year of the new VFM audit code. The new VFM arrangements assessment asks auditors to look at potential areas of significant weakness. Based on our assessment of the Authority, we have not identified any significant weaknesses.

2. Statutory and key recommendations



The NAO Code of Audit Practice requires that where auditors identify significant weaknesses as part of their arrangements to secure value for money they should make recommendations setting out the actions that should be taken by the Authority. We have defined these recommendations as 'key recommendations'.

Our work has not identified any significant weaknesses in arrangements and therefore we have not made any key recommendations.

Appendix C outlines the Use of auditor's statutory powers. These powers include the use of written recommendations to the Authority under Section 24 (Schedule 7) of the Local Audit and Accountability Act 2014. A recommendation under schedule 7 requires the Authority to discuss and respond publicly to the report.

Our work has not identified any significant and persuasive weaknesses in arrangements and therefore we have not made any statutory recommendations or had to discharge any other wider powers under the Local Audit and Accountability Act 2014, for the 2020-21 audit year.



The range of recommendations that external auditors can make is explained at Appendix B.

3. Opinion on the financial statements



Audit opinion on the financial statements

We issued an unqualified opinion on the financial statements on 14 January 2022.

Audit Findings (ISA260) Report (AFR)

More detailed findings can be found in our AFR, which was published and reported to the Authority on 11 January 2022. We concluded that the other information published with the financial statements, including the Narrative Report and Annual Governance Statement, was consistent with our knowledge of the Authority and the financial statements we have audited.

Preparation of the accounts

The Authority provided draft accounts in line with the national deadline and provided a good set of working papers to support it. Officers were available throughout the audit process to answer questions and provide additional information. This allowed for a smooth and efficient audit process to take place during October and November, in line with the agreed timetable..

Issues arising from the accounts:

There were no significant issues arising from our audit of the financial statements, with the only a small number of amendments made for misclassification and disclosure changes.

Whole of Government Accounts

To support the audit of the Whole of Government Accounts (WGA), we are required to complete the WGA Component Assurance Statement for the Authority under group audit instructions issued by the National Audit Office.

We are unable to complete our work in this area as the instructions and Assurance Statement have not yet been issued by the National Audit Office.

Grant Thornton provides an independent opinion ensuring the accounts are:

- True and fair
- Prepared in accordance with relevant accounting standards
- Prepared in accordance with relevant UK legislation.



4. Commentary on the Authority's arrangements to secure economy, efficiency and effectiveness in its use of resources

All National Park Authorities are responsible for putting in place proper arrangements to secure economy, efficiency and effectiveness from their resources. This includes taking properly informed decisions and managing key operational and financial risks so that they can deliver their objectives and safeguard public money. The Authority's responsibilities are set out at Appendix A.

National Park Authorities report on their arrangements, and the effectiveness of these arrangements as part of their annual governance statement.

Under the Local Audit and Accountability Act 2014, we are required to be satisfied whether the Authority has made proper arrangements for securing economy, efficiency and effectiveness in its use of resources.

The National Audit Office's Auditor Guidance Note (AGN) 03, requires us to assess arrangements under three areas:



Financial sustainability

Arrangements for ensuring the Authority can continue to deliver services. This includes planning resources to ensure adequate finances and maintain sustainable levels of spending over the medium term (3-5 years).



Governance

Arrangements for ensuring that the Authority makes appropriate decisions in the right way. This includes arrangements for budget setting and management, risk management, and ensuring the Authority makes decisions based on appropriate information.



Improving economy, efficiency and effectiveness

Arrangements for improving the way the Authority delivers its services. This includes arrangements for understanding costs and delivering efficiencies and improving outcomes for service users.



Our commentary on each of these three areas, as well as the impact of Covid-19, is set out on pages 7 to 21.



5. Financial sustainability



We considered how the Authority:

- identifies all the significant financial pressures it is facing and builds these into its plans
- plans to bridge its funding gaps and identify achievable savings
- plans its finances to support the sustainable delivery of services in accordance with strategic and statutory priorities
- ensures its financial plan is consistent with other plans such as workforce, capital, investment and other operational planning
- identifies and manages risk to financial resilience, such as unplanned changes in demand and assumptions underlying its plans.

Summary of the Authority's arrangements

Exmoor National Park Authority has processes in place which detail the responsibilities of Authority members and senior management for planning and managing the Authority's finances. These are set out in the Authority's Financial Regulations. We have not identified any evidence of the Authority not complying with these processes.

2020-21 revenue outturn

The Authority set a balanced budget for 2020-21 on 3 March 2020. The budget was prepared before the uncertainty of the Covid-19 pandemic was known.

The Covid-19 pandemic impacted upon the Authority's planned work programmes and core business activity, with some increased costs incurred. These were offset to some extent by savings and government support. This meant that the Authority did not need to use reserves or to request any additional funding from Department for Environment, Food and Rural Affairs (DEFRA) to cover any shortfall in the year.

The final revenue outturn position was a surplus of £104k.

2021-22 Financial Planning and beyond

The Authority set a balanced budget for 2021-22 on 2 March 2021. This was achieved by the by the Authority not making the usual £50k contribution to the Corporate Equipment and Vehicle Reserve. This was a one-off action and the contribution is reinstated for 2022-23. The Chief Finance Officer's budget setting report covers the adequacy of the Authority's reserves but does not report on the robustness of estimates made for the purposes of calculations, as required by s25 of the Local Government Act 2003. We have raised an improvement recommendation in respect of this.

The Authority's Medium Term Financial Plan (MTFP) is updated annually as part of the budget setting process. The MTFP we reviewed runs from 2021-22 to 2025-26.

The Authority has applied several key assumptions in developing its financial plans for 2021-22 to 2025-26. These include:

- salary inflation of 1% in 2021-22 and 2% per annum for 2022-23 onwards
- Cash neutral national park grant allocation in 2021/22 and 2% increase from 2022-23.

With the benefit of hindsight, the assumptions may appear to be optimistic in the context the Office for National Statistics (December 2021) reporting rises in inflation during 2021-22. However, we note that the most recent MTFP (from March 2022) has updated some of the assumptions. In addition, the Authority has set aside £150k per annum in the MTFP to met one-off pressure and priorities.

Financial sustainability

Capital budget

The Authority's budget report includes a section on the Capital Investment Strategy but does not set a capital budget for approval, or include details of the planned capital spend over the MTFP period. Capital additions in 2020/21 were £197k, with £332k in 2019/20. We have included an improvement recommendation in respect of this.

Bridging Funding Gaps

The Authority's Medium Term Financial Plan run from 2021-22 to 2025-26. This assumes a nil increase in National Park Grant (NPG) in 2021-22 and a 2% increase thereafter. This shows a budget gap of £60k in 2022-23, 80k in 2023-24 and circa £100k in 2024-25 and 2025-26.

We note that the 2022/23 MTFP has recently been updated in March 2022, with the funding gaps being updated. We have not reviewed this latest MTFP in any detail but will be doing so as part of our 2021-22 review of the Authority's VFM arrangements.

The Authority has not identified specific savings to bridge the funding gaps. Whilst the Authority has a good track record of delivering a balanced budget position each year, consideration should be given to identifying in advance a range of savings options and schemes which would be available to be implemented should they be required. These proposals should be included within the MTFP and annual budget. We have raised an Improvement Recommendation in this regard.

The MTFP includes some basic scenario modelling over the impact of different levels of National Park Grant. There is scope to enhance the sensitivity analysis and scenario modelling arrangements.

The Authority has reasonably healthy reserves of £2.9m at 31 March 2021. The Authority expects these to reduce by circa £100k per annum over the period of the MTFP.

Identifying and assessing financial risks

The Authority identifies key risks to their revenue position and how it is managing these risks to financial resilience. It has contingency reserves to reduce the impact of uneven cash-flows or budgetary uncertainties.

Generally, we find the Authority to be financially well managed and there is a good level of understanding of its budgetary position and budgetary pressures. Risks are appropriately captured within the planning process.

Farming in Protected Landscapes (FIPL)

Farming in Protected Landscapes is a three year DEFRA funded Programme (from 2021 to 2024) in all English National Parks, the Broads and Areas of Outstanding Natural Beauty (AONBs) to help farmers and other land managers adapt to changes in agricultural support. FIPL aims to support activity which benefits a number of areas including nature recovery, the impact of climate change, and provides opportunities for people to discover, enjoy and understand the landscape and its cultural heritage. FIPL funding is available for one-off projects covering a range of areas and is being managed by the Authority in its area.

In June 2021, the Authority was awarded £507k for 2021-22k by DEFRA under the Farming in Protected Landscapes Programme to administer and manage the FIPL programme in the Authority's area. Nationally, FIPL funding of £52m is available across all England's Protected Landscapes. Given the three year duration of the programme, the Authority's allocation for 2021-22 was re-profiled to £257k, with the remaining balance being re-allocated across 2022-23 and 2023-24. We understand the funding received by the Authority will be offset by administrative costs and has a net neutral position.

Summary from our audit review

Overall, we are satisfied the Authority has appropriate arrangements in place to ensure it manages risks to its financial sustainability. We have not identified any evidence of significant weaknesses. We raised three improvement recommendations, as set out overleaf.

Improvement recommendation



Financial sustainability

Recommendation	The Chief Finance Officer's budget setting report should explicitly report to the Authority on the robustness of estimates made for the purposes of calculations within the budget. This is a requirement of the Local Government Act 2003.
Why/impact	The budget setting report covers the adequacy of the Authority's reserves but does not report on the robustness of estimates made for the purposes of calculations, as required by s25 of the Local Government Act 2003.
Auditor judgement	The Chief Finance Officer's budget setting report covers the adequacy of the Authority's reserves. However, it does not make any reference to the robustness of estimates made for the purposes of calculations, which is a requirement under s25 of the Local Government Act 2003.
Summary findings	The Chief Finance Officer's budget setting report covers the adequacy of the Authority's reserves but does not report on the robustness of estimates made for the purposes of calculations, as required by s25 of the Local Government Act 2003.
Management comments	<i>I am happy to accept the recommendation – G Bryant, Chief Finance Officer 13/4/22</i>

The range of recommendations that external auditors can make is explained at Appendix B.



Improvement recommendation



Financial sustainability

Recommendation	Consideration should be given to identifying in advance a range of savings options and schemes which would be available to be implemented should they be required. These proposals should be included within the MTFP and annual budget.
Why/impact	The Authority is facing budget gaps of £60k in 2022-23, £80k in 2023-24 and c£100k in 2024-25 and 2025-26. By identifying potential savings schemes at an early stage provides the Authority with a level of assurance that sufficient capacity is available to generate the savings in future years should they be needed. This approach also ensures the Authority is taking a proactive approach to managing savings required rather than a reactive approach requiring a range of one-off measures.
Auditor judgement	The Authority's Medium Term Financial Plan shows budget gaps of £60k in 2022-23, increasing to c£100k 2024-25 and 2025-26, based on the assumption made by the Authority on National Park Grant funding. Whilst the Authority has a good track record of delivering a balanced budget position each year, consideration should be given to identifying in advance a range of savings options and schemes which would be available to be implemented should they be required. These proposals should be included within the MTFP and annual budget.
Summary findings	<p>The Authority's MTFP does not currently include details of potential savings options and schemes which could potentially be implemented to bridge the savings gaps should they be required. Identifying potential savings options and schemes at an early stage will allow a more proactive approach to addressing the Authority's budget gap.</p> <p>Further detail is provided on page 8.</p>
Management comments	<i>I am happy to include within the forward budget indicative savings options. Actual savings options will need to be agreed with members in advance and there needs to be broader consideration on impact on targets within the Corporate Plan before I could include definitive savings options</i> - G Bryant, Chief Finance Officer 13/4/22

The range of recommendations that external auditors can make is explained at Appendix B.



Improvement recommendation



Financial sustainability

Recommendation	The Authority should approve a capital budget as part of the budget setting process, and set a capital programme for expected capital spend over the period of the Medium Term Financial Plan (MTFP).
Why/impact	When setting the annual revenue budget, Authority members should also be approving the level of capital expenditure budgeted for the year. A capital programme setting out the planned capital expenditure over the life of the MTFP period should also be reported.
Auditor judgement	When setting the annual budget member should be aware of all areas of planned expenditure in the year and over the life of the MTFP, including capital expenditure.
Summary findings	The Authority's budget report includes a section on the Capital Investment Strategy but does not set a capital budget for the year for approval, or include details of the planned capital spend over the MTFP period. The budget report refers to the level of capital spend being of a small scale nature such as vehicles or IT.
Management comments	<i>Authority members already approve all spend whether capital or revenue and receive a unique paper on all capital schemes. I am therefore confident that members have a high degree of visibility on all spend currently. I am however happy to bring together a new table within the budget that shows all capital spend</i> - G Bryant, Chief Finance Officer 13/4/22

The range of recommendations that external auditors can make is explained at Appendix B.



6. Governance



We considered how the Authority:

- monitors and assesses risk and gains assurance over the effective operation of internal controls, including arrangements to prevent and detect fraud
- approaches and carries out its annual budget setting process
- ensures effectiveness processes and systems are in place to ensure budgetary control
- ensures it makes properly informed decisions, supported by appropriate evidence and allowing for challenge and transparency
- monitors and ensures appropriate standards.

Leadership and committee effectiveness

Appropriate leadership is in place at the Authority. The Authority operates through full Authority meetings as well as through the Standards Committee and the Final Accounts Committee. The full Authority is the meeting which undertakes the role of Those Charged with Governance (TCWG), with the exception of the Final Accounts Committee which meets annually to consider and approve the financial statements. The Authority contains a mix of elected and appointed members with financial and non-financial experience. We have noted and experienced the appropriate debate and challenge they provide at each meeting. We note that the full Authority does not currently undertake a self assessment each year which is considered best practice. We have raised an improvement recommendation in this regard.

Major decisions are made at the Authority meetings. The Authority meets regularly, with eleven meetings in 2020-21 and details of the decisions made are recorded in the approved minutes and available on-line.

Policies, procedures and controls

As a public organisation, the Authority aims to maintain the highest standards of conduct and integrity. The Authority expects the highest standards of corporate behaviour and responsibility from all Authority members and all staff. The Authority has in place a range of policies and procedures designed to ensure compliance with legislative and regulatory standards, including Standings Orders and scheme of delegation, Codes/Standards of Conduct for Members and Staff, Financial Regulations and HR policies and procedures.

The Authority has an established anti-fraud culture through its Anti-Fraud and Corruption policy. Members' interests are recorded on an individual basis on the Authority's website.

Key policies and procedures should be reviewed and updated regularly. The Authority's Financial Regulations were last updated in 2015 and we have raised an improvement recommendation in respect of this.

Monitoring and assessing risk

The Strategic Risk Register is updated regularly and key strategic risks are reported through Authority as part of the Annual review of Risk Management arrangements.

The Authority consider risks as part of their decision making role, including the annual budget setting process, major policy decisions and major projects. The Leadership Team review the corporate risks on a quarterly basis. The risk management approach and strategic risks are well understood across all levels of management at the Authority.

Governance

Internal control

Internal audit at the Authority is provided by Devon Audit Partnership, a shared service agreement between a number of the local authorities in Devon. Internal Audit agree an annual audit plan with the Chief Finance Officer and then presented the Plan to the Authority for approval. The Authority use the work and findings of internal audit to consider the operation of key controls during the year which is used to draft the Annual Governance Statement. Internal Audit also issue an Annual Report summarising their work each year along with the Head of Internal Audit Opinion which provided Reasonable Assurance for 2020-21.

Budgetary Setting Process

The Authority has an established budget-setting process in place. The draft original 2020-21 budget was approved by the full Authority meeting in March 2020. There is a revised budget set by the Authority in November which is based on the outturn position at 30 September, although the outturn to budget position is not formally reported.

The Authority has a Medium Term Financial Plan in place which is updated each year as part of the annual budget setting process. In preparing the MTFP, the Authority incorporate some basic sensitivity analysis using worst case and most likely case projections for the core National Park Grant funding. This could be enhanced with further alternative options with details of how different budget gaps could be mitigated. The current MTFP sets out projections for a five year period 2021-22 to 2025-26 incorporating all information extant at that time to project both income and expenditure over the period of the Plan.

The Authority has a good track record of delivering a balanced year end outturn position and arrangement for budget setting are appropriate.

Budgetary control

Budget monitoring reports are provided to budget holders on a monthly basis, with the Leadership Team considering the overall position on a quarterly basis. Members receive a Revised Budget Report in November, where budget changes have been based on the outturn at month 6. However, there is no formal reporting of budget monitoring to members at full Authority. We have raised an improvement recommendations with regard to this.

Monitoring and ensuring appropriate standards

The annual governance statement is compliant with the CIPFA code. The Authority has adopted the CIPFA/SOLACE framework Delivering Good Governance in Local Government, with a Local Code of Corporate Governance in place. An appropriate level of care is taken to ensure the Authority's policies and procedures comply with all relevant codes and legislative frameworks.

Conclusion

Overall, we found no evidence of significant weaknesses in the Authority's arrangements for ensuring that it makes informed decisions and properly manages its risks. We have raised three improvement recommendations, as set out overleaf.



Improvement recommendation



Governance

Recommendation The Authority should report to members on its financial performance against budget periodically during the year.

Why/impact Members set the budget at the start of the year but do not receive any reports on the outturn against that budget. Periodic reporting in the year would ensure that members are assured that they are aware of any overspends or underspends, and how they are being managed.

Auditor judgement It is good practice for periodic reporting of the Authority's performance against the budget to be formally reported to members. While members receive a Revised Budget Report in November, where budget changes have been based on the outturn at month 6, the only time that the outturn against the budget is formally reported is at the year end. Periodic reporting ensures that members are aware of any overspends and how these are being managed.

Summary findings Budget monitoring reports are provided to budget holders on a monthly basis, with the Leadership Team considering the overall position on a quarterly basis. Members receive a Revised Budget Report in November, where budget changes have been based on the outturn at month 6. However, there is no formal reporting of budget monitoring to members at full Authority.

Further detail is provided on page 13.

Management comments *I am not entirely clear on the additional benefits of this but am happy to provide this additional financial information to members. It can be included within or alongside existing financial reports - G Bryant, Chief Finance Officer 13/4/22*

The range of recommendations that external auditors can make is explained at Appendix B.



Improvement recommendation



Governance

Recommendation	Introduce an annual self-assessment effectiveness review of the Authority meeting which is the meeting considered as Those Charged with Governance.
Why/impact	To support robust governance arrangements it is best practice for key committees to carry out periodic self-assessment effectiveness reviews. The annual review process will help the Authority identify potential areas for improvement and development without which its effectiveness may be impaired.
Auditor judgement	The Authority's meeting does not carry out an annual self-assessed effectiveness review. This review should be undertaken each year to support robust governance and continual improvement.
Summary findings	<p>The Authority meeting does not conduct an annual effectiveness self assessment review. Introducing an annual self assessment review will allow the Authority to consider its work during the year and identify potential areas for development and improvement increasing the meeting's effectiveness.</p> <p>Further detail is provided on page 12.</p>
Management comments	<i>This needs to be discussed in greater detail with LT and members before a considered response can be provided</i> - G Bryant, Chief Finance Officer 13/4/22

The range of recommendations that external auditors can make is explained at Appendix B.



Improvement recommendation



Governance

Recommendation The Authority's Financial Regulations should be reviewed and updated to ensure that they remain up to date.

Why/impact The current Financial Regulations were last updated in 2015. Key policies should be subject to periodic review to ensure that they remain current and valid.

Auditor judgement The Financial Regulations set out the Authority's arrangements for the proper administration of its financial affairs under the Local Government Act. This is a key document that should be reviewed periodically and updated as necessary.

Summary findings The current Financial Regulations were last updated in March 2015. Key policies should be subject to periodic review to ensure that they remain current and valid.

Further detail is provided on page 12.

Management comments *I am happy to accept this proposal* - G Bryant, Chief Finance Officer 13/4/22

The range of recommendations that external auditors can make is explained at Appendix B.



7. Improving economy, efficiency and effectiveness



We considered how the Authority:

- uses financial and performance information to assess performance to identify areas for improvement
- evaluates the services it provides to assess performance and identify areas for improvement
- ensures it delivers its role within significant partnerships, engages with stakeholders, monitors performance against expectations and ensures action is taken where necessary to improve
- ensures that it commissions or procures services in accordance with relevant legislation, professional standards and internal policies, and assesses whether it is realising the expected benefits.

Performance review, monitoring and assessment

The Authority's priorities are set out in its Corporate Plan which is updated and presented to the Authority meeting annually. The Corporate Plan is closely aligned with the Exmoor National Park Partnership Plan 2018-2023. The key actions to deliver each priority area are set out in the Plan. The Corporate Plan closely follows the priorities set out in DEFRA's 8-Point Plan for England's National Parks and the Government's 25 year Environment Strategy. It also indicates how the Authority will take forward the spirit of the proposals in the Glover review.

Performance against these priorities and actions is monitored routinely by the Leadership Team and formally reported to the Authority annually.

The Authority monitors its performance against its Key Corporate Indicators, these include:

- National Park visitor numbers and income trends
- Education and outreach
- Pinkery Centre Occupancy rates
- Rights of way open and easy to use score
- Planning application determination – achievement against national targets

Performance against these indicators are reported to the Authority annually. Many of the indicators reflect the impact of Covid on key areas of the Authority's work, with performance below target in areas such as visitor numbers and income from visitor spend.

The percentage of planning applications dealt with in a timely manner had seen a fall in performance against the national targets for the year. This had led to the risk of the Authority being put into special measures. Action was taken to address this, which has been reflected in an improvement in performance, and the Authority were successful in making the case that special measures were not required.

The Authority participates annually in the National Park indicator set, which is co-ordinated by the Yorkshire Dales National Park and includes all national parks. The Authority only includes some of these indicators in its performance reporting to members in the Corporate Plan annual report. We have made an improvement recommendation in respect of this.

Improving economy, efficiency and effectiveness

Partnership working and working with stakeholders

Partnership working is clearly established within the Authority's strategic framework documents, including the Authority's Partnership Plan and Corporate Plan and in the way the Authority operates on a day to day basis.

Partnership working is a key focus for the Authority for a number reasons, including:

- to help generate support funding, for example, through The National Lottery Heritage Fund to progress individual projects
- to encourage volunteering to support the work of the Authority and the various projects that the Authority is progressing
- to support the local community and business in which the Authority operates.

The proactive approach to partnership working is evident from the progress made in a number of key areas including:

- While many of volunteer activities were paused for much of the year, the Authority's Pathwatchers, dormice surveying and invasive species monitoring work resumed in June and a small number of volunteer-led guided walks ran August-October.
- Grants of over £26k have been given from the Covid recovery fund.
- Despite the Covid-19 pandemic, the ENNIS Project has still been able to deliver this year on key actions on invasive species including monitoring 90% of knotweed sites.

Appropriate partnership arrangements and stakeholder engagement are clearly embedded within the Authority.

Procurement

The Authority has procurement procedures within its Standings orders for the Regulation of Contracts which sets out the approach to delivering effective procurement..

Conclusion

Overall, we are satisfied the Authority has appropriate arrangements in place for ensuring economy, efficiency and effectiveness in its use of resources. We have raised one improvement recommendation, see overleaf.



Improvement recommendation



Improving economy, efficiency and effectiveness

Recommendation	The Authority participates in the annual National Park performance indicator set, which is co-ordinated by the Yorkshire Dales National Park. The Authority's performance against all of these indicators should be included within the performance monitoring reporting to members.
Why/impact	The Authority is participating in the National Park indicator set but the full output from this exercise, and the Authority's performance relative to its peers, is not being reported.
Auditor judgement	The Authority participates in the annual National Park performance indicator set, which is co-ordinated by the Yorkshire Dales National Park. The Authority only includes some of these indicators in its performance reporting to members in the Corporate Plan annual report. The Authority is not demonstrating the benefit of being involved in this exercise, where it can assess its performance against its peers to identify any potential areas for improvement.
Summary findings	<p>The Authority participates in the annual National Park performance indicator set, which is co-ordinated by the Yorkshire Dales National Park. The Authority only includes some of these indicators in its performance reporting to members in the Corporate Plan annual report.</p> <p>Further detail is provided on page 17.</p>
Management comments	<i>This will be discussed further at Leadership Team before a response can be agreed</i> - G Bryant, Chief Finance Officer 13/4/22

The range of recommendations that external auditors can make is explained at Appendix B.



8. COVID-19 arrangements



Since March 2020 COVID-19 has had significant impact on the population as a whole and how local government services are delivered.

We have considered how the Authority's arrangements have adapted to respond to the new risks they are facing.

Financial sustainability

The lockdown restrictions announced on 16 March 2020 resulted in the closure of the visitor economy for the Authority. While Covid-19 did have an impact on Exmoor National Park Authority's 2020-21 revenue budget this was managed through in-year savings and government support. The Authority has relatively few assets from which to generate significant sums of income and is therefore less exposed to loss of commercial income.

While the Authority lost income from visitor centres and car parking charges, these are offset to some extent by reduced costs in several areas including travel/transport, project delays and stock purchases. As a result, the Authority did not need to request additional funding from DEFRA.

A better than budgeted position was achieved for 2020-21 with an outturn surplus of £104k at the year end.

Governance

As a result of the lockdown restrictions announced on 16 March, the Authority moved to ensure that all staff were able to work from home where possible. This required the Authority to purchase additional IT equipment to facilitate this.

The Authority responded quickly to the pandemic. Following the introduction of regulations to hold formal meetings via remote attendance, committee meetings moved to video conferencing. Governance and oversight arrangements have continued to be in place.

Despite Covid-19 uncertainty, we found that internal controls continued to operate effectively, and the Authority has continued to pay its creditors in a timely manner.

COVID-19 arrangements

Improving economy, efficiency and effectiveness

The Authority's 2020-21 Corporate Plan was approved prior to the start of the Covid-19 pandemic. Performance against the priorities and actions included in the Corporate Plan have continued to be monitored routinely by the Leadership Team and reported to the Authority. Inevitably, with the impact of Covid-19, elements of the Corporate Plan have been impacted such the closure of visitor centres and travel restrictions/home working for staff.

Partnership working is clearly established within the Authority and in the way the Authority operates on a day-to-day basis with its partners. Whilst Covid-19 had a direct impact on the Authority's operations, including the closure of its main office and visitor centres, the Authority was still able to make good progress with the number of projects, notably the completion of Woodside Bridge, although there were inevitably delays with some projects.

The initial lockdown period provided an opportunity for the Authority to clear the backlog of planning applications, a position that is now being sustained.

Overall, whilst Covid-19 initially impacted on partnership working and the ability of projects to progress, the Authority has sought to identify workable solutions whilst meeting Government Covid-19 guidance.

Conclusion

Our review has not identified any significant weaknesses in the Authority's VFM arrangements for responding to the Covid-19 pandemic.



Appendices

Appendix A - Responsibilities of the Authority



Role of the Chief Finance Officer:

- Preparation of the statement of accounts
- Assessing the Authority's ability to continue to operate as a going concern

Public bodies spending taxpayers' money are accountable for their stewardship of the resources entrusted to them. They should account properly for their use of resources and manage themselves well so that the public can be confident.

Financial statements are the main way in which local public bodies account for how they use their resources. Local public bodies are required to prepare and publish financial statements setting out their financial performance for the year. To do this, bodies need to maintain proper accounting records and ensure they have effective systems of internal control.

All local public bodies are responsible for putting in place proper arrangements to secure economy, efficiency and effectiveness from their resources. This includes taking properly informed decisions and managing key operational and financial risks so that they can deliver their objectives and safeguard public money. Local public bodies report on their arrangements, and the effectiveness with which the arrangements are operating, as part of their annual governance statement.

The Chief Finance Officer is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Chief Finance Officer determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

The Chief Finance Officer or equivalent is required to prepare the financial statements in accordance with proper practices as set out in the CIPFA/LASAAC code of practice on local authority accounting in the United Kingdom. In preparing the financial statements, the Chief Finance Officer is responsible for assessing the Authority's ability to continue as a going concern and use the going concern basis of accounting unless there is an intention by government that the services provided by the Authority will no longer be provided.

The Authority is responsible for putting in place proper arrangements to secure economy, efficiency and effectiveness in its use of resources, to ensure proper stewardship and governance, and to review regularly the adequacy and effectiveness of these arrangements.



Appendix B - An explanatory note on recommendations

A range of different recommendations can be raised by the Authority's auditors as follows:

Type of recommendation	Background	Raised within this report	Page reference
Statutory	Written recommendations to the Authority under Section 24 (Schedule 7) of the Local Audit and Accountability Act 2014. A recommendation under schedule 7 requires the Authority to discuss and respond publicly to the report.	No	N/A
Key	The NAO Code of Audit Practice requires that where auditors identify significant weaknesses as part of their arrangements to secure value for money they should make recommendations setting out the actions that should be taken by the Authority. We have defined these recommendations as 'key recommendations'.	No	N/A
Improvement	These recommendations, if implemented should improve the arrangements in place at the Authority, but are not a result of identifying significant weaknesses in the Authority's arrangements.	Yes, three recommendations have been raised on financial sustainability, three recommendations on governance and one recommendation on Improving economy, efficiency and effectiveness.	9, 10, 11, 14, 15, 16 and 18



EXMOOR NATIONAL PARK AUTHORITY

3 May 2022

FARMING IN PROTECTED LANDSCAPES PROGRAMME – YEAR 1 UPDATE

Report of the Head of Conservation and Access

Purpose of the report: To update on the delivery of year 1 of the Farming in Protected Landscapes programme (this paper follows two papers that were approved by the Authority on 6th July 2021 and 3rd August 2021).

RECOMMENDATIONS: The Authority is recommended to:

- (1) WELCOME additional funding from Defra in 2022/23 and 2023/24 in order to deliver the remaining two years of the Farming in Protected Landscapes programme.
- (2) AGREE to a re-selection of Authority Members of the Local Assessment Panel at the June Annual Appointments.

Authority Priority: Support delivery of the Exmoor National Park Partnership Plan – These proposals will help farmers and other land managers move towards the future Environmental Land Management Programme. The Farming in Protected Landscapes programme provides opportunities to enhance habitats, enhance the landscape of Exmoor and protect the historic environment and will also improve access to and engagement with Exmoor's special qualities.

Legal and Equality Implications: It is considered there will be no adverse impacts on any protected groups.

Consideration has been given to the provisions of the Human Rights Act 1998 and an assessment of the implications of the recommendation(s) of this report is as follows: There are considered to be no human rights issues in relation to this report.

Financial and Risk Implications: The financial and risk implications of the recommendations of this report have been assessed as follows:

- i. ENPA has been allocated a further £696,133 for the delivery of the Farming in Protected Landscapes programme on Exmoor between 2022/3 and 2023/4, in addition to the £507,486 received for 2021/2. This is a combined total of £1,203,619 and is added to the annual Defra grant as a variation.
- ii. Responsibility for the programme and accountability (to the RPA) for the spend within year rests with ENPA. In respect of any grants awarded, works will need to be completed and claimed within year and accounted for to RPA.
- iii. Considerable focus will be placed on this programme and in that sense it is of great reputational significance – to our farmers and land managers, to our stakeholders and to our funding body.

Climate Change Response: Two of the key targets of the programme spend are to recover nature and to address the impacts of the climate emergency. This therefore offers an important opportunity to assist our climate change response.

1. INTRODUCTION / BACKGROUND

- 1.1 In July 2021 ENPA welcomed £507,486 funding from Defra for the first year of the three year 'Farming in Protected Landscapes' programme ('FiPL').
- 1.2 The programme intended to encourage farmers and other land managers to align more closely with providing public goods for public money as part of the transition away from the Common Agricultural Policy (CAP) towards Environmental Land Management (ELM).
- 1.3 The programme has four broad priorities:
 - i. Nature conservation and recovery
 - ii. Climate change mitigation
 - iii. People (engaging groups with protected landscapes)
 - iv. Place (landscape, beauty, and heritage)
- 1.4 Defra also requires that the Farming in Protected Landscapes Programme aligns with the Exmoor National Park Partnership Plan.
- 1.5 The remainder of this paper sets how the first year of the Farming in Protected Landscapes programme has been delivered on Exmoor.

2. AMENDMENTS TO FUND ALLOCATION

- 2.1 In October 2021 officers opted to reallocate half of the year 1 budget (£250,000) to years 2 and 3 to ensure sufficient time to make best use of the funds available.
- 2.2 In January 2022 officers successfully bid for a further £23,258 from Defra's national underspend pot to add to the year 1 total.
- 2.3 A breakdown of funds awarded by Defra is in the table below.

	Year 1 2021/22	Year 2 2022/23	Year 3 2023/24	Programme total
Initial agreement sum	507,486	337,287	335,587	
Funds reallocated out	-250,000			
Funds reallocated in	+23,258	+150,000	+100,000	
Adjusted agreement sum	280,744	487,287	435,587	1,203,619

3.1 RESOURCING THE PROGRAMME; ROLES AND RESPONSIBILITIES

- 3.1 Two new posts were recruited for and started in September 2021; a full time FiPL Officer post, split as a jobshare and a full time FiPL Administrator. They are overseen by the Conservation Manager with support from the Farming and Land Management Conservation Officer.
- 3.3 Additional support to promote the opportunity to the farming community and encourage interest in applying was provided by the Exmoor Hill Farming Network and FWAG Southwest.

3.4 Further guidance to applicants is provided by ENPA specialist officers from the Conservation and Access teams.

4. LOCAL ASSESSMENT PANEL and SUGGESTED AMENDMENT

4.1 As required by Defra a Local Assessment Panel was set up to assess and make recommendations on applications received.

4.2 The LAP is currently made up of the following members:

ENPA Member:	Robin Milton (LAP Chair)
ENPA Member:	Andrea Davis
ENPA Member:	John Patrinos
ENPA Member:	specialist (one to attend as per need or by rotation):
	Farming - Dominic Elson
	Economy - Evelyn Stacey
	Heritage / Landscape - Linda Blanchard
	Environment - Susan Warren
EHFN Board rep:	John Prideaux (LAP Vice Chair)
EHFN Board rep:	Robert Deane
EHFN Board rep:	pooled from remainder of EHFN Board
Natural England rep:	Mike Pearce
NGO rep (National Trust):	Alex Raeder
ENPA Officer:	Alex Farris

4.3 The Panel has met seven times in year 1 and has collectively been successful in assessing all applications presented. In practice it has proved difficult to identify which ENPA specialist is most appropriate for each meeting and instead attendance has defaulted to a rotational basis. Feedback from the specialist Members has shown it is difficult to maintain continuity with infrequent attendance and it is proposed to revise this to four permanent Members. This selection to take place during the June Authority Annual Appointments agenda item.

5. PROGRAMME SPEND

5.1 31 projects were supported in 2021/22 utilising all of the available £280,744 budget. Annex 1 has the full list of projects.

5.2 Running costs for administration, promotion and advice and guidance came to £54,650, with £226,095 spent on projects.

5.3 Of the 31 projects supported 13 are multi year projects with spend committed across years 2 (£68,000) and 3 (£38,000).

5.4 The scale of project contribution in year 1 ranged between £300 and £45,930:

Above £20,000	- 1 no. totalling £45,930
£15,000 to £20,000	- 3 no. totalling £49,393
£10,000 to £15,000	- 3 no. totalling £35,387
£5,000 to £10,000	- 5 no. totalling £41,159
£1,000 to £5,000	- 17 no. totalling £53,037
Below £1,000	- 2 no. totalling £1,203

5.5 26 different farmers have been direct recipients of the funds, plus two other landowners, facilitated by ENPA and two non-farming small holdings.

6. YEAR 1 PROJECT OUTPUTS

6.1 The wide range of criteria that FiPL can in principle fund led to a broad range of applications. Whilst some projects had more than one type of activity the main outputs from each project can be categorised as follows.

Field boundary restoration and creation	17 no (5,430 metres)
Regenerative agriculture	2 no (540 hectares)
Tree planting	1 no (1.6 hectares)
Bat roost boxes in farm buildings	1 no
Electrical charging points for visitors	1 no
Natural capital assessment	1 no (1390 hectares)
Enhancements to livestock drinking	2 no
Fence removal	1 no
Farm plastic compressor	1 no
Timber milling saw	1 no
Moorland grazing management and research	1 no (700 hectares)
Soil testing equipment	1 no

6.2 Three projects also include educational visits. Annex 2 provides more details of the outputs achieved by the projects.

7. PROJECTS WITH MULTIPLE OUTCOMES

7.1 Many of the projects are intended to deliver multiple beneficial outcomes. Field boundary restoration projects are predominantly hedge restoration activities which enhance wildlife corridors and in some cases facilitate grazing practice to restore species rich grassland and soil quality. In other cases they have helped protect water courses from poaching by livestock, improving aquatic ecology and also enhanced public access. There is also a visual amenity benefit from restoration of gappy hedge lines and degraded hedge banks.

8. UNSUCCESSFUL PROJECTS

8.1 Nine projects were declined funding, primarily as they were not sufficiently able to demonstrate delivery of FiPL outcomes. The proposals included building a livestock barn, resurfacing a driveway which included a public right of way, providing an electric all-terrain vehicle, and two proposals for marketing of Exmoor produce. Officers held discussions with Defra staff as appropriate to ensure fair decisions were made.

9. DELIVERY OF YEARS 2 AND 3

9.1 The delivery of the remainder of the programme is considerably less time pressured than the first year and there are already over 50 applications either in progress or already submitted. With more time to help develop project ideas and more

competition for funds, officers will focus on ensuring applications with the best value for money and the best outcomes are prioritised for approval by the Local Assessment Panel.

- 9.2 Lessons learned from year 1 will help inform decision making and advice given to applicants. This includes ensuring projects contribute to landscape scale enhancement and helping businesses transition to ELM opportunities, which we will aim to facilitate through effective whole farm planning.
- 9.3 Projects will continue to be assessed at monthly Local Assessment Panel meetings and to ensure sufficient time is available for projects to be developed, funding will be released in batches of approximately £100,000 in May, July, and September. This will allow the highest quality applications to proceed, whilst not committing all the funding 'up front'. Officers will continually monitor progress against project spend targets and adjust the timing of the funding batches if necessary.

Alex Farris
Conservation Manager
April 2022

Annex 1: Transparency of funding – details of FiPL projects funded on Exmoor: Year 1

Annex 2: Farming In Protected Landscapes - Exmoor Headlines: Year 1

Annex 1 details of FiPL projects funded on Exmoor: Year 1



Farming in Protected Landscapes

Transparency of Funding

The following is a list of all Exmoor's approved Farming in Protected Landscapes (FiPL) grants. Some of these projects are now complete and some are multi-year projects. This list will be updated quarterly.

Business Name	Town	FiPL grant awarded	Total project Cost	Project start date	Project end date
The Molland Estate	Molland	£107,010.20	£152,257.30	06/12/2021	31/03/2024
A continuation of the Graze the Moor research into better understanding how to manage Exmoor's heather moorlands with a focus on identifying optimum grazing numbers and seasons. FiPL has helped fund: No Fence grazing collars, vegetation surveys, invertebrate surveys, grazing point surveys and tick research. The research will be shared with local farmers and the wider stakeholder community.					
Brendon Commons Council	Brendon	£2,275.00	£2,625.00	06/12/2021	31/03/2022
Looking at the impact of Brendon Commons engagement in the Environmental Land Management Schemes upon the vegetation and allied benefits to climate, nature, people and place. FiPL funded a consultant to research, produce a report and present the findings to stakeholders.					
J & P Prideaux	Timberscombe	£11,477.10	£11,477.10	30/09/2021	31/03/2022
Hedge restoration. FiPL funded fencing, tree surgery, hedge laying, coppicing and bank restoration.					
J & P Prideaux	Timberscombe	£3,140.80	£3,926.00	06/12/2021	31/03/2022
Improvements to a barn to make it more suitable for Greater Horseshoe bat roosting. FiPL helped to fund the replacement of glazed windows with slatted timber boards, remove damaged eaves and the installation of bat boxes.					
Westermill Company	Exford	£11,694.20	£11,694.20	30/09/2021	31/03/2023
Hedge boundary rejuvenation. FiPL funded fencing, hedge laying, casting up and hedge planting.					
Exmoor National Park Authority	Dulverton	£17,854.85	£20,846.25	04/03/2022	31/03/2022
Restricting grazing of cattle and ponies and restoring the ancient beech hedge bank. FiPL helped to fund bank restoration, fencing, gates, woody debris dams and an ecological survey.					

Business Name	Town	FiPL grant awarded	Total project Cost	Project start date	Project end date
Horner Farm	Horner	£33,109.47	£33,109.47	02/02/2022	31/03/2024
Creating and showcasing an agro-ecological approach to farming and decarbonising the farming system to build a future for farming which works with nature and also produces nutrient dense food. FiPL helped to fund species rich meadow restoration, tree planting, hedgerow planting, soil and nutrient testing, vegetation surveys and educational access visits.					
Cranscombe Cleave	Brendon	£13,074.00	£14,074.00	10/11/2021	31/03/2022
Assisting the farm to practice ecological agriculture. FiPL helped fund solar powered electric fencing, tree planting, wildflower seeds and gates.					
TW & SM Stevens	Wheddon Cross	£1,950.00	£1,950.00	06/12/2021	31/03/2022
Improving quality of watercourse by keeping stock out. FiPL funded a cattle drinking site, fencing and a gate.					
JC & AE Western	Wheddon Cross	£2,683.00	£2,683.00	06/12/2021	31/03/2022
Allowing effective management of grazing in the area to benefit the environment. FiPL funded scrub clearance, fencing and gates.					
Mrs A Poad	Exford	£9,585.00	£9,585.00	06/12/2021	31/03/2022
Restoration and securing of boundary hedge. FiPL funded earth bank restoration, hedge laying and fencing.					
Messrs H. J. Delbridge	Twitchen	£2,300.00	£2,875.00	18/01/2022	31/03/2022
Installation of three electric vehicle charging points for use by visitors. FiPL helped to fund the charging points and installation.					
Wayland Oaks	Carhampton	£8,824.00	£8,824.00	10/11/2021	31/03/2022
Habitat improvement for greater biodiversity. FiPL funded hedge laying, casting up, fencing, dead ash tree removal and wildlife boxes.					
Higher Melcombe Farm	Exford	£22,772.80	£22,772.80	17/02/2022	31/03/2023
Hedgerow creation and habitat improvement. FiPL funded earth bank creation, fencing, hedge planting, gates and the removal of old fencing.					
Messrs Ben Halliday	Countisbury	£7,520.80	£7,520.80	05/11/2021	31/03/2022
Hedgebank restoration. FiPL funded earth bank restoration and fencing.					
Wingate Partnership	Countisbury	£3,916.00	£3,916.00	06/12/2021	31/03/2022
Stock proofing the farm boundary to allow rotational grazing.					

Business Name	Town	FiPL grant awarded	Total project Cost	Project start date	Project end date
With the Wild CIC	Roadwater	£19,947.56	£19,947.56	29/11/2021	31/03/2024
Establishment of an agroforestry system to create habitats for nature and food production and providing educational opportunities. FiPL funded a rainwater tank, fencing, gates, tree planting and educational access visits.					
W J Burge & Son	Oare	£8,753.55	£8,753.55	06/12/2021	31/03/2022
Fence off a bridleway and planting a hedge to protect the general public and livestock. FiPL funded fencing, gates and hedge planting.					
Rupert Harrison-Hall	Exford	£2,910.00	£2,910.00	06/12/2021	31/03/2022
Reinstate hedge bank and replant hedge. FiPL funded bank restoration, hedgerow gapping up, fencing and a gate.					
West Lynch Cottage	Allerford	£2,645.50	£2,645.50	06/12/2021	31/03/2022
Hedgerow laying and stock proofing West Lynch Orchard and planting local apple trees. FiPL funded hedge laying, tree planting and stone wall restoration.					
Chibbet Farm	Exford	£4,061.90	£4,061.90	06/12/2021	31/03/2022
Hedgerow management. FiPL funded hedge laying, fencing and a gate.					
Scrubbitts	Roadwater	£1,982.80	£1,499.80	21/12/2021	31/03/2022
Hedge restoration. FiPL funded hedgerow tree planting, hedgerow laying and fencing.					
Luttrell Meadow	Winsford	£4,233.85	£4,233.85	18/01/2022	31/03/2022
Conversion of pasture into a wildflower meadow and introduction of fruit and nut trees. FiPL funded tree planting, trough installation, hedgerow laying, earth bank restoration and educational access visits.					
Higher Blacklands Farm	Withypool	£4,910.00	£4,910.00	18/01/2022	31/03/2022
Water infrastructure revival to enable targeted grazing by sheep and cattle to meet the grazing requirements of species rich grasslands. FiPL funded livestock troughs and upgrading the water pump and a junction box.					
Exmoor National Park Authority	Dulverton	£5,850.00	£5,850.00	03/02/2022	31/03/2023
Bye common fence removal to restore open landscape character. FiPL funded the removal of fencing and gates.					
FE Rawle & Son	Wheddon Cross	£1,000.00	£1,992.00	01/02/2022	31/03/2022
Installation of an electric pump to supply water troughs to protect water quality and improve water course habitat. FiPL helped to fund the pump and its installation cost.					

Business Name	Town	FiPL grant awarded	Total project Cost	Project start date	Project end date
Three Atop Woodland Services	Luxborough	£4,288.00	£10,720.00	09/02/2022	31/03/2022
Increase timber processing at Simonsbath Sawmill to help improve woodland management on Exmoor, facilitate further carbon capture, engage educational audiences and help make local woodland management more profitable. FiPL helped to fund a new bandsaw.					
Brookdale Farm	Countisbury	£4,121.30	£4,121.30	14/02/2022	31/03/2023
Reinstate historic hedge. FiPL funded earth bank creation, hedge planting, fencing and a gate.					
H G Bishop & Son	Treborough	£4,886.00	£4,886.00	14/02/2022	31/03/2023
New hedge creation. FiPL funded earth bank creation, planting hedges and fencing.					
H. M. Thomas & Son	Rodhuish	£643.00	£643.00	09/02/2022	31/03/2023
Supporting a move to regenerative farming practices. FiPL funded the installation of a piped culvert, a soil compaction tester and a sampling auger.					
West Ilkerton Farm	Barbrook	£3,887.00	£3,887.00	14/02/2022	31/03/2022
Reducing the visual impact of farm plastic waste on Exmoor. FiPL funded a plastic baler for use by local farmers.					

Annex 2 Farming in Protected Landscapes – Exmoor Headlines: Year 1

11 projects delivering for climate

Including:

- **1.63** ha of woodland creation
- **537.7** ha of land being managed with regenerative farming techniques
- **12** projects to improve the soil quality
- **16** projects helping to reduce flood risk
- **0** of other climate outcomes (please state)

9 projects delivering for people

Including:

- **0** new permissive paths supported
- **3** projects delivering educational visits
- **1** projects to make the landscape more inclusive for visitors
- **11** projects to support greater public engagement in land management
- **0** of other people outcomes (please state)

We've been able to do this by **working with a range of partners**.

- **26** farmers
- **Unknown** of farmers who have not engaged with agri-environment schemes before
- **13** of farmers who the Protected Landscape bodies have not engaged with before
- **0** new farm clusters created, and **0** existing farm clusters supported

Our main stakeholders include: **Exmoor Hill Farming Network**

Our **Local Assessment Panel** has met 7 times in the first year of the programme. The Panel has included representatives from:

- **Natural England** Year 1: 2021/2022
- **National Trust**
- **Exmoor Hill Farming Network**
- **Exmoor National Park Authority Members**

22 projects delivering for nature

Including:

- **2026** metres of hedgerows planted
- **2089** ha of positive management on SSSIs
- **18.6** ha of habitat improvement for biodiversity
- **22.12** ha of improved habitat connectivity
- **3411** of other nature outcomes (please state) **metres of hedgerow restored**

23 projects delivering for place

Including:

- **0** historic structures and features conserved, enhanced or interpreted more effectively
- **16** projects increasing the resilience of nature friendly sustainable farm businesses, contributing a more thriving local economy
- **50** metres of dry-stone walling restored
- **0** % of SHINE features maintained or improved
- **16** of other place outcomes (**conservation and enhancement of landscape character**)

31 projects supported

18 projects completed

5238.4 of land supported

31 projects in Severely Disadvantaged Areas (SDAs)



EXMOOR NATIONAL PARK AUTHORITY

3 May 2022

EXTERNAL FUNDING UPDATE

Report of the Head of Planning and Sustainable Development

Purpose of Report: To brief Members on the work and approach of the National Park Authority in relation to external funding, and to agree our approach to utilising recent legacies received.

RECOMMENDATIONS: The Authority is recommended to:

1. NOTE the achievements within the CareMoor for Exmoor scheme
2. COMMIT to utilising the funding prospectus and project pipeline to help champion Authority priorities with funding opportunities as appropriate
3. AGREE initial allocation of recently received legacies, detailed in Section 4.4.

Authority priority: Corporate Priority: Manage corporate finances and diversify income streams. Priority actions:

- Implement the External Project Funding strategy and Prospectus, and pursue funding opportunities for projects
- Increase by 5% year on year income from the 'CareMoor for Exmoor' fundraising scheme, and other initiatives to support delivery of National Park purposes

The allocation of funding received will help deliver other stated priorities within both the Exmoor National Park Partnership Plan and the Authority's Corporate Plan.

Legal and equality implications: Section 65(4) Environment Act 1995 – provides powers to the National Park Authority to “do anything which in the opinion of the Authority, is calculated to facilitate, or is conducive or incidental to:- (a) the accomplishment of the purposes mentioned in s. 65 (1) [National Park purposes] (b) the carrying out of any functions conferred on it by virtue of any other enactment.”

The equality impact of the recommendations of this report has been assessed as follows: There are no foreseen adverse impacts on any protected group(s). Engagement through the outreach elements of potential projects aims to have a positive impact on protected groups.

Consideration has been given to the provisions of the Human Rights Act 1998 and an assessment of the implications of the recommendations of this report is as follows: There are no implications for the Human Rights Act.

Financial and risk implications: The report considers income received, opportunities to attract additional external funding and initial allocations of legacies. Detailed project development will assess individual risks before proceeding to delivery.

Climate response: Any funded project will have consideration of climate change response and mitigation embedded in design and delivery.

1. INTRODUCTION & CONTEXT

- 1.1 With a real term reduction in National Park Grant, set against rising costs and ambitions, the Authority needs to look at new ways of generating income. Securing external funding continues to be a corporate priority for the Authority.
- 1.2 This paper considers the progress and current work around CareMoor for Exmoor and grant funding. In this instance we are not considering earned income (such as through parking, rents, or sales).

2 CAREMOOR FOR EXMOOR

- 2.1 CareMoor is the Authority's Conservation and Access fund. Initially launched as a visitor giving scheme the focus is now broader, attracting a range of contributions from different sources towards tangible conservation and access projects across the National Park.

Recent allocations

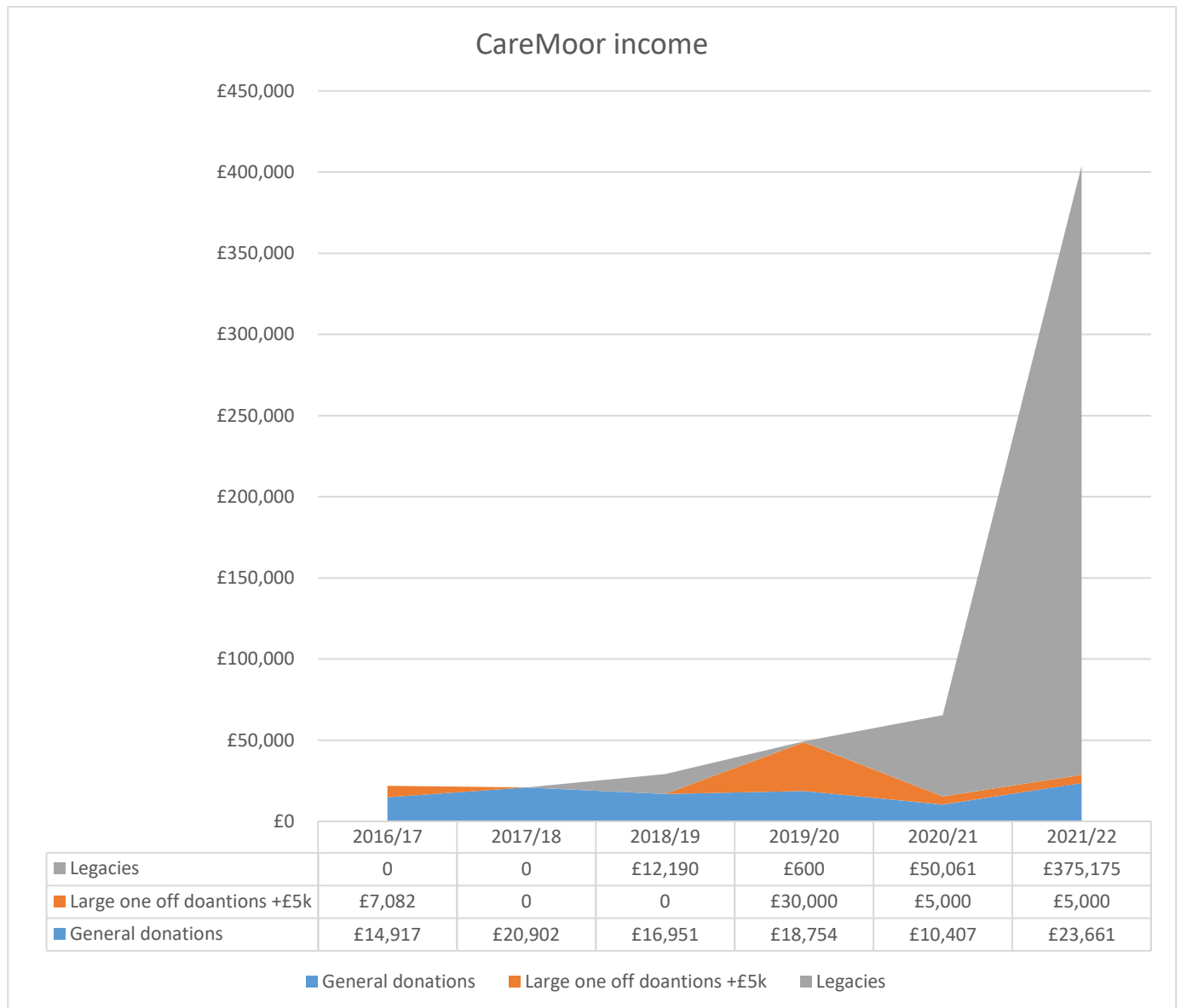
- 2.2 Recent CareMoor for Exmoor investments have included:

- **Woodside Bridge** – Exmoor National Park Authority and Lyn Community Development Trust campaigned to raise funds for a new footbridge at Woodside on the East Lyn Valley, near Lynmouth with a formal appeal launched in 2018. Over £65,00 was raised and the new bridge was reinstated in May 2020.
- **Wildflower Meadows** – CareMoor donations have helped us buy a seed harvester in 2021 and continuing donations are helping us to buy seeds for new wild flower meadows on Exmoor - creating and maintaining the perfect habitats for bumble bees and butterflies. This appeal will be the focus of a spring/summer appeal in 2022.
- **Historic Signposts** - The CareMoor for Signposts Fund was set up to support the continuing work of local community volunteers caring for the historic fingerposts across the National Park following the Heritage Lottery funded project in 2017/18. Contributions to CareMoor for Signposts are earmarked for training, cleaning and paint supplies for the local volunteers and the specialist repair or replacement of broken parts.
- **Ashcombe Gardens** - Thanks to funding from CareMoor, the Somerset Gardens Trust and support from Exmoor Parish Council volunteers have now planted around 200 trees including hornbeam, hawthorn, yew, juniper, and box. We have also sourced some wonderful water loving plants from Venn Nurseries and have so far planted 300 greater tussock sedge and 50 flag iris.
- **Tree nursery** – Support, match funded by the Devon Environment Foundation, to establish the Authority's own Tree nursery at Exford, growing trees from locally collected seeds and plant material to be planted in woodland creation projects around Exmoor. The project will have strong community, volunteer, and education links.

2021/22 CareMoor fundraising

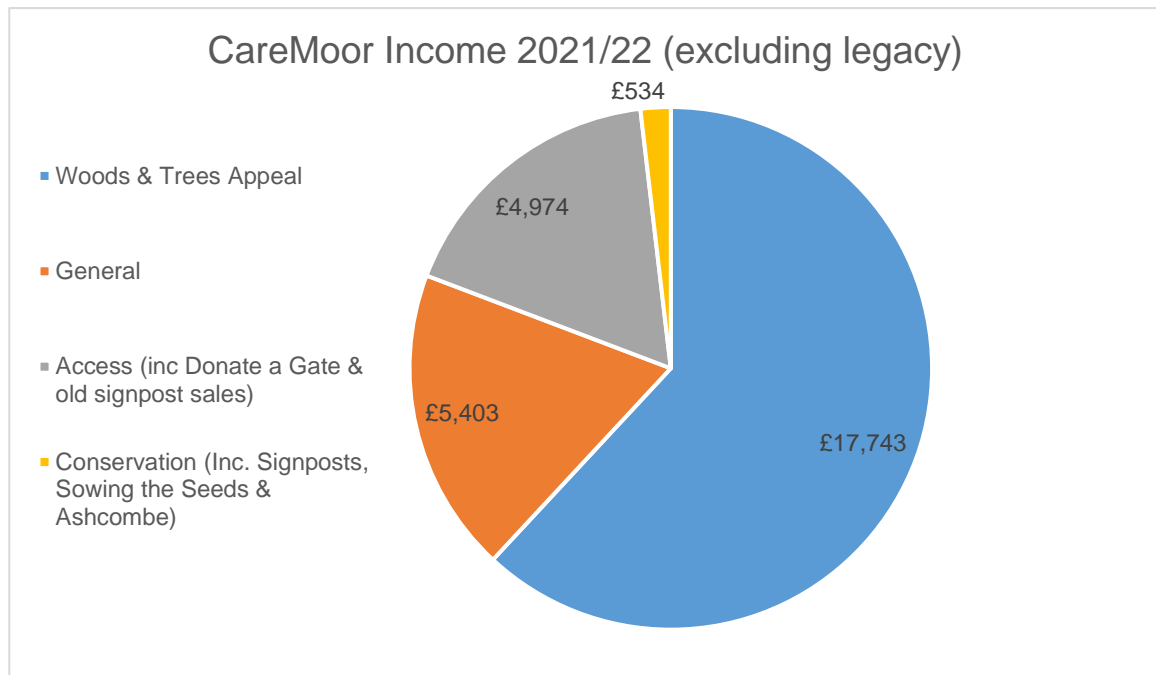
- 2.3 Covid-related reductions in numbers of visitors to National Park Centres, impacts on businesses and fewer events by external providers have impacted on donations in the past few years. However, in spite of this the amount raised through general donations has been maintained at an acceptable level and 2021-22 shows a positive trend.

- 2.4 In recent years, we have pro-actively promoted legacy giving to CareMoor / the Authority. Whilst it is hard to know if this is a result of this work we have recently benefitted from a couple of significant legacies, considered in section 4 below.
- 2.5 We have also sought to work with other organisations and larger corporates to bolster individual appeals and campaigns, with one off contributions of £5,000 or more.
- 2.6 The graph below shows the income raised in the last six years split between general donations, larger contributions (£5k+) and legacies.



- 2.7 To maximise the appeal of contributing to CareMoor for Exmoor donors can choose how they wish their gift to be allocated as follows:
- As a general donation – giving ENPA flexibility on how to allocate it within the remit of the scheme
 - Towards a specific theme of Conservation or Access
 - Towards a specific campaign / appeal – these vary from time to time but currently include the opportunity to contribute to historic signposts, Ashcombe Gardens and Sowing the Seeds

2.8 In the 2021/22, financial year contributions were received as follows:



2.9 General contributions (excluding the significant legacy received – see section 4), totalled £28,654, of which nearly £18k is attributable to the Woods & Tree Appeal launched in June 2021. Successful staff discussion and collaboration with Exmoor Trust and Lanacre Barn Gallery secured £7.6k alongside individual contributions. The introduction of the simple Dedicate a Tree (card and certificate) scheme available through our Centres and online shop raised further funds for the appeal (and continues to do so) and raised the profile of the appeal, satisfying a demand for a low-cost memorial/special occasion dedication option for visitors and residents.

2.10 The donate-a gate appeal continues to tick over raising £1.7k although some potential subscribers to this scheme are lost due to the relatively ‘hidden’ nature of the plaques and a continued desire for benches.

2.11 The National Park Centres contributed a total of £7.4k of which £4.5k came via general donations (mostly targeted at the woods and trees campaign) and £2.9k from sale of old signposts. This was a new initiative introduced to sell authentic finger posts that have had to be replaced and which would in the past have been burnt or disposed of.

2.12 Business support from our CareMoor Champions totalled around £4.6k. In late 2021 we published a new CareMoor guide for businesses - [Becoming a CareMoor for Exmoor Champion](#) (PDF) - and continue to encourage a commitment for raising awareness and funds for CareMoor from all sorts of businesses.

Plans for 2022/23

2.13 Our experience has shown that specific appeals such as the ones above and the current Woods & Trees Appeal are helpful in both raising the profile of CareMoor and raising donations.

2.14 Whilst the Woods & Trees appeal is continuing, short term attention over spring and early summer is going to be directed to the Wildflower Meadows appeal with the major appeal for the remainder of 2022/23 likely to be geared towards donations for Great Bradley Bridge.

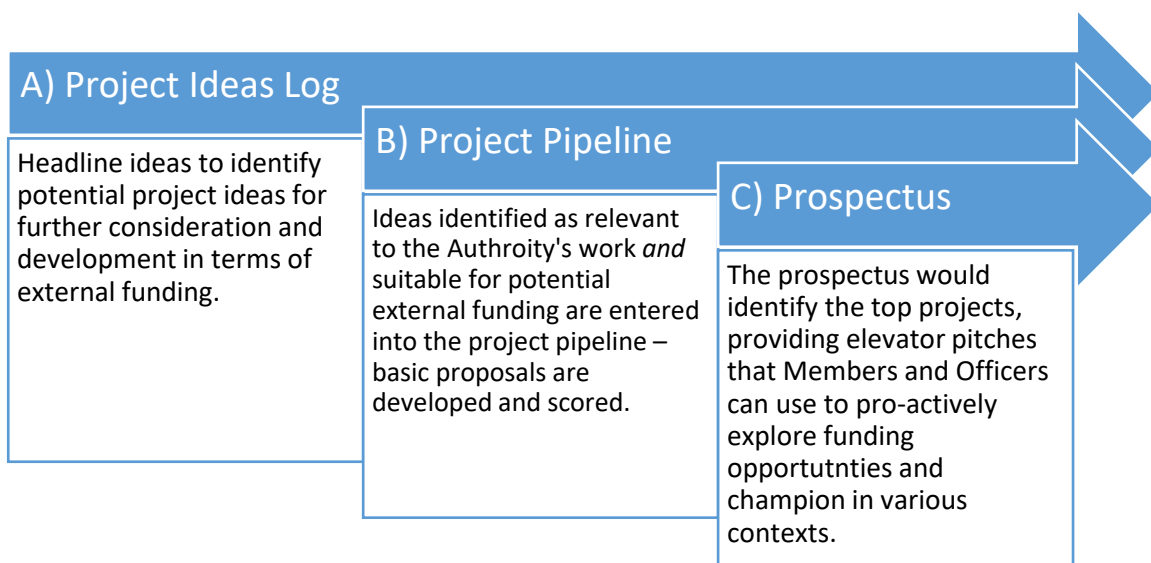
2.15 There is some opportunity to allocate some of the Legacy funding to kick start or match fund contributions to specific CareMoor appeals – see 4.4 below.

3. EXTERNAL FUNDING PIPELINE AND PROSPECTUS

3.1 During 2021 the Authority established a new approach to external funding. This is based on the following principles:

- A project first approach
- Demonstrable evidence of need
- Outcome and impact over outputs
- Offsetting core costs
- Involving everyone in our approach.

3.2 The approach developed follows a three-part process as follows:



3.3 Officers have been invited to enter project ideas into a log, with those most suitable for funding being added to a pipeline, allowing us to be better prepared to respond to grant funding opportunities which are often coming with increasingly tight deadlines. The pipeline currently has 30 opportunities identified which contribute to the achievement of ambitions within the Exmoor National Park Partnership Plan as shown in the summary in Appendix 1.

3.4 Whilst the pipeline looks at our internal priorities, the prospectus is used to showcase selected potential projects to our partners, supporters, and funders. It will be a 'live' document with projects added and removed on a regular basis as situations and plans evolve. The projects selected are either those we feel are most relevant for external funding and / or are those that will contribute most to the achievement of priorities set out in the Exmoor National Park Partnership Plan.

3.5 Appendix 2 provides a copy of the current prospectus. Hard copies are available on request and Members are asked to support the Authority in using the prospectus to showcase potential projects to relevant partners and stakeholders.

4. UTILISATION OF LEGACY FUNDING RECEIVED

4.1 Two significant legacies have been received in recent years as follows:

- The late Elvira Pearson, Bristol £50,000 received to 2020/21. A further £24,500 residuary is expected shortly, with a potential for a final contribution pending the appropriation of shares on behalf of the numerous beneficiaries listed in the will.
- The late Cynthia Hadley, Oldbury, West Midlands, £375,000 received 2021/22 for “the maintenance preservation and protection of the Moor and its wildlife (and not for administration purposes) absolutely”

4.2 Beyond the stipulation outlined above no further guidance on the wishes of the benefactors is available to the Authority.

4.3 Informal discussion with Members fed into consideration by the Authority’s Leadership and Delivery Team and led to the following principles that have been used in considering how we might utilise these funds:

- That we make the most of this opportunity to invest in something that is transformative, impactful, and tangible.
- Opportunity to attract further support and future legacies through demonstrating good use of the funds in line with public opinion – promoting the source both at the stage of commitment and during project delivery.
- Maximising the value but not spreading the funds too thinly, whilst not putting all our eggs into one basket.
- The need to ensure projects contribute to long term efficiencies or income generation, without incurring additional ongoing / unfunded liabilities
- Recognition that the real value of the funds held will decrease the longer we hold them given the current economic situation, with inflation exceeding any likely interest.
- The funds should help further existing priorities (e.g. contained within the pipeline) and that are either unlikely to attract other funding source and / or where an initial allocation can help secure additional external funds.
- That we clearly honour the wishes of the benefactor with reference to the larger legacy, restricting its use to the maintenance, management, and preservation of the moor.

4.4 Below is a proposed initial designation of funds:

- **Royal Forest Landscape Programme (Essence of Exmoor) – £300k.**
A flagship programme in the Upper Barle area to reinvigorate nature, reveal the landscape’s rich heritage and provide opportunities for people to explore, understand and connect with the landscape. The legacy funding would be used to initiate this work investing in elements that are less suitable for external funding and / or used as match where appropriate to leverage additional funds. The programme would include elements of outreach and engagement alongside conservation work, with the legacy funds being specifically directed to the conservation elements. Elements within this might include support for nature recovery and regenerative farming, investment in Ashcombe gardens, and support for outputs within the temperate rainforest proposals around tree planting, and waterway management. The funding may attract match to support outreach and engagement activities and support at Pinkery.

- **Coastal Nature Recovery – £75k**
Creating a continuous ecosystem supporting a wide assemblage of threatened species along Exmoor coast via woodland management and the creation of a mosaic of habitats.
- **CareMoor campaign match - £50k**
Retain a segment of the legacy funding to future match fund a range of smaller CareMoor projects, such as Great Bradley Bridge, future Sowing the Seeds work etc. The funding can be used to match fund £ for £ general donations, giving donors a greater incentive to contribute.
- A balance of £24,500 (representing the residue expected, but yet to be received) would be retained subject to further project development.

4.5 Members are asked to review and agree the above allocations. It should be noted that these are indicative at this stage and full project details would be developed and approved in the usual way in due course.

Dan James
Rural Enterprise Manager
April 2022

Appendix 1: Summary project pipeline as of April 2022
Appendix 2: Funding Prospectus as of April 2022



Project Pipeline – May 2022

Project name	Description	Cost	Timeline
Ashcombe Gardens	To reinstate the 1820s Picturesque garden. Repair and recreate garden path circuit walk. Replace three stone bridges. Reinstall focal points at key locations around the garden. Promote the garden based on the Simonsbath Audience Development Plan. The garden will be run by volunteers and provides opportunities for volunteer engagement, heritage skills and wider educational and visitor benefit.	£104,000	Minimum 2 years but ideally the project would span between 5 and 10 to involve others on the journey
Ashley Combe landscape	Open up and interpret the designed landscape at Ashley Combe and provide physical and intellectual access.	To be determined	3- 5 years
Coastal Nature Recovery	To connect, enhance and expand the existing areas of coastal Atlantic rainforest and coastal heath creating a 40 mile continuous ecosystem supporting a wide assemblage of threatened species via woodland management and the creation of a mosaic of habitats	Cost scoping currently in progress.	3-5 years
Dunkery Paths	Partnership with NT to carry out path repairs in the Dunkery area - incorporating 'slow the flow' water management techniques. Volunteer engagement - public fundraising campaign - potential for biodiversity gain etc.	£200,000	3 years
Eat Exmoor Pop Ups	Facilitating primary producers showcasing their produce at shows, events & farmers markets by having a pop up shop / stall / point.	£50,000	
Exmoor Branding	The creation of branding around Exmoor, including brand guidelines, toolkits & potential coaching workshops. Our shared Exmoor brand has been developed to represent and celebrate the place of Exmoor. It provides the visual recognition that binds the area together. We will want to ensure that the brand is up to date to meet with current consumer expectations and is delivering maximum value.	£10,000	1 year
Exmoor's new temperate rainforest +	Reinvigorating nature in the inherently Exmoor upper combs, by creating and strengthening the eco-system which is currently prone to excessive flooding causing poor soil health and flash floods. Nurturing new habitats into life through an array of ancient trees, creating a diversity of flora and fauna. This type of rainforest is a rare asset, between the combe and the sea allows for high rainfall and humidity creates a vast array of lichens and fungi. In addition to the nature recovery aspects if this project there will also be interpretation allowing more visitors to deepen their knowledge of this rare landscape.	£250,000	3- 5 years

Experience coach role	The creation of a new post for an Experience Coach which supports the development of new experiences and the soft promotion of experiences. There has been a huge growth in experiential tourism and Exmoor has led the way in many aspects with the PhD research undertaken by Exeter Uni (from special qualities to special experiences) and implemented through the National Park Experience Collection. There is scope to work further with providers to develop additional authentic experiences – our experience to date is that 1-2-1 coaching, support and networking is more effective than generic workshops etc.	£30,000	2 years
Family Friendly Cycle Trails	To develop new infrastructure and promotional material for a new family friendly cycle trail. The safe accessible route will have a wide appeal to people of all ages and young families, encouraging enjoyment and understanding of the National Park, through the features, landscapes and wildlife experiences along the way. The new attraction will support the local economy by supporting a wider diversity of people, longer stays and out of season visits.	£250,000	2-3 years
Farming Natural Capital	The project will develop a pipeline of natural capital farmers, next generation land managers and local communities, working with the hill farming network. The project will build understanding and skills, and support knowledge exchange.	>£100,000	2-3 years
Good Tourism Guide	The creation of a up to date toolkit engaging local Tourism businesses with the special qualities of the National Park and signposting to different opportunities to ensure we are promoting good tourism practices.	up to £10k	1 year
Graveyard Structures	To fund repairs to ecclesiastical structures on our Buildings At Risk register.	£20,000	1 year
Great Bradley Bridge	Construct a new major bridge across the Barle downstream of Withypool near to Great Bradley. Some path improvement works are also required to bring the whole Withypool to Tarr Steps route up to a high quality standard.	£100,000 - £250,000	Up to a year
Ground Nesting Birds Action Plan	Many key sites across the National Park experience heavy pressure from dog walkers in the form of dog mess and disturbance of wildlife. Continuous engagement of this user group in various forms is required and a renewed approach to tackling the issue. A project to tackle this issue using various methods would be hugely beneficial to Exmoor. Priority sites could include Porlock Marsh and Haddon Hill.	£50,000	Up to a year
Interpretation Trailer	The development of the new ‘Inspiration Centre on Wheels’. This interpretation trailer would allow the engagement team to transport information and supplies easily, creating pop up events and activities. The flexibility of this trailer will allow ENPA: - to engage with visitors ‘in the field’ that would usually not engage or visit with the centres.	£10,000	< 1 year

	<ul style="list-style-type: none"> - to visit tourist 'hot-spots' when needed and responding to visitor's needs enhancing their experience. - allow for portable, pop-up events, such as seashore safaris, Dark Skies event, stretching well beyond the peak season 		
Invasive Species Control	Exmoor Non-Native Invasive Species Project is currently funded through a Water Environment Grant but this funding comes to an end in November 2021. The Exmoor Non-Native Invasive Species Project is helping to control the spread of invasive non-native species on Exmoor through trialling innovative approaches and working with local communities and volunteers to tackle species such as Japanese knotweed, Himalayan balsam, montbretia, skunk cabbage and signal crayfish.	To be determined	This project is due to end in Nov 21, with a request in to extend Mar 22.
National Park Centres	The refurbishment of the National Park centres, including new POS, displays, lighting and general displays to improve the look and feel of the Centres to increase footfall and engagement. Ensuring the centres are fulfilling their purpose to inspire, inform & engage.	£175,000	2 years
Nature Recovery Co-ordinator	Fund a fixed term 3 year post to bring together partners interested in Nature recovery, and get demonstration project started on the ground	£75,000	3 years
Nature Recovery in Hawkcombe Catchment	Develop a variety of 'slow the flow' type activity and infrastructure in the Hawkcombe Catchment above Porlock, to prevent flash floods, sediment run off and aid nature recovery.	£250,000 - £500,000	3- 5 years
Nature Recovery Toolkit	Development of an interactive Nature Recovery Toolkit to engage a range of audiences with the Nature Recovery Vision for Exmoor, including case studies for best practice, key areas to consider, funding opportunities, workshops, new website and graphics.	To be determined	Up to a year
New programme of events at the centres and remote pop-ups.	A series of events and pop-ups at the National Park centres, including arts & crafts programme, the funding of an events coordinator and interpretation trailer / van. A fixed term Co-ordinator post to help re-establish events lost over the last year and create new events, supporting organisers to work together and supporting new ideas for events which not only attract visitors out of season but also generate significant PR interest.	£50,000	2 years
Non-visitor surveys	Surveying 'non-visitors' outside Exmoor, to gather data on how much people know about Exmoor, reasons why they are not visiting.	£15,000	6 months
Outdoor Classroom	A roundhouse, based on Bronze Age settlements, would be built using sustainable materials and 'places' the outdoor education centre in its deeper landscape heritage to create a place of education for living history and an on-going learning opportunity.	£10,000	1 year

Pine Marten and Grey Squirrel Project	The potential for re-establishing a wild population of the pine marten to SW England has been considered for many years. The partnership has met on a number of occasions through 2020 and 2021.. Introducing pine martins with the aim to lessen the population of grey squirrels and develop more nature rich landscapes.	£500,000 - £1 million	5 years +
Pinkery Improvement Plan	The aim is for Pinkery to be self-sufficient in its energy demands being powered by renewable energy. Pinkery is located high on the moorlands in the centre of Exmoor, it is off-grid and is a challenging place to heat and power; by demonstrating different renewable energy technologies here we can showcase what is possible, even within remote rural areas and hard to heat properties, and also in a National Park setting, to develop and expand our learning and engagement offer around this, providing education modules for teachers, installing monitoring systems and interpretation at the Centre so that children see how the technologies work, and can undertake their own measurements and assessments.	£171,000	2-3 years
Refurbishment of storage area in Ashcombe	This project is focused on a historic building known as Ashcombe Stables (currently partly used as public toilets), or more recently as 'Ashcombe Bothy'. The project will create a bat loft in the historic building, with a volunteer equipment store beneath; adjacent to this, in the same building, it will provide and equip a volunteer base/educational space for visiting groups at the heart of Exmoor National Park Authority's estate around Simonsbath.	Under £50,000	6 months
Royal Forest (Essence of Exmoor)	<p>A programme of initiatives in the Upper Barle area of Exmoor to reinvigorate nature, promote the landscape's rich heritage and provide numerous opportunities for people, locally and visiting, to explore Exmoor in depth.</p> <p>Projects within the programme will include:</p> <ul style="list-style-type: none"> - Nature recovery, tree planting, riverside meadow management and water management. - Interpretation and story telling of the local landscape, including the migration of people to the area. - Improved access to traditional skills through workshops, courses and knowledge sharing. - Increased understanding and promotion of nature wellbeing activities, such as wild swimming, forest bathing and nature prescribing. <p>As part of this wider programme, there are additional projects incorporated, for example reinvigorating the Ashcombe Gardens, Exmoor Temperate Rainforest and the Outdoor Classroom projects.</p>	£1.1 million	3-5 years
Rural Enterprise Exmoor Vision	An initial two year programme to begin implementation of the Rural Enterprise Exmoor vision to support sustainable economic recovery and growth within the deeply rural context of Exmoor National Park; Creating opportunities for	£140,000	Initial stage - 2 years.

	entrepreneurs to develop their ideas, for people to thrive and for the environment to recover.		
Simonsbath Sawmill Fields & Leat (Access)	To create public access up the sawmill leat, promotion, install a carpark at the sawmill. The sawmill leat is currently inaccessible and would provide a lovely walk up the Barle valley to the weir system, thereby offering visitors an alternative pedestrian route from Simonsbath. Car parking is desperately inadequate in Simonsbath causing people to park roadside on the main road in order to access the river Barle. This project seeks to create parking for c. 20 cars at the sawmill which will help alleviate the problem.	To be determined	2 years
Wheal Eliza	The maintenance of the footpath running alongside the Eliza Wheel, including the adequate fencing of the shaft, capping the mine and also a story-telling element of the mine and area.	To be determined	1 year



Exmoor National Park

Project Prospectus

Opportunities to invest in Exmoor



April 2022

Exmoor National Park:

Exmoor is a place of unique qualities that have been shaped by generations of people who have farmed and managed the landscape. It is a place celebrated and known for its beauty: its grass and heather moors, coastal heaths, ancient woodland, picturesque villages and dramatic coastline.

We will continue to cherish these qualities, but they are not immune to the challenges of the ecological and climate crises, and the pressures facing local communities and visitors alike.

We have great ambitions for this place, but we can't deliver them alone. We're looking for partners who will work alongside us to support nature recovery, build climate resilience, and help more people to understand and enjoy this beautiful place.

We have set out some of our ideas in this Prospectus, but also want to hear your ideas. If you would like to explore with us what we can achieve together for Exmoor, then please get in touch: ruralenterprise@exmoor-nationalpark.gov.uk

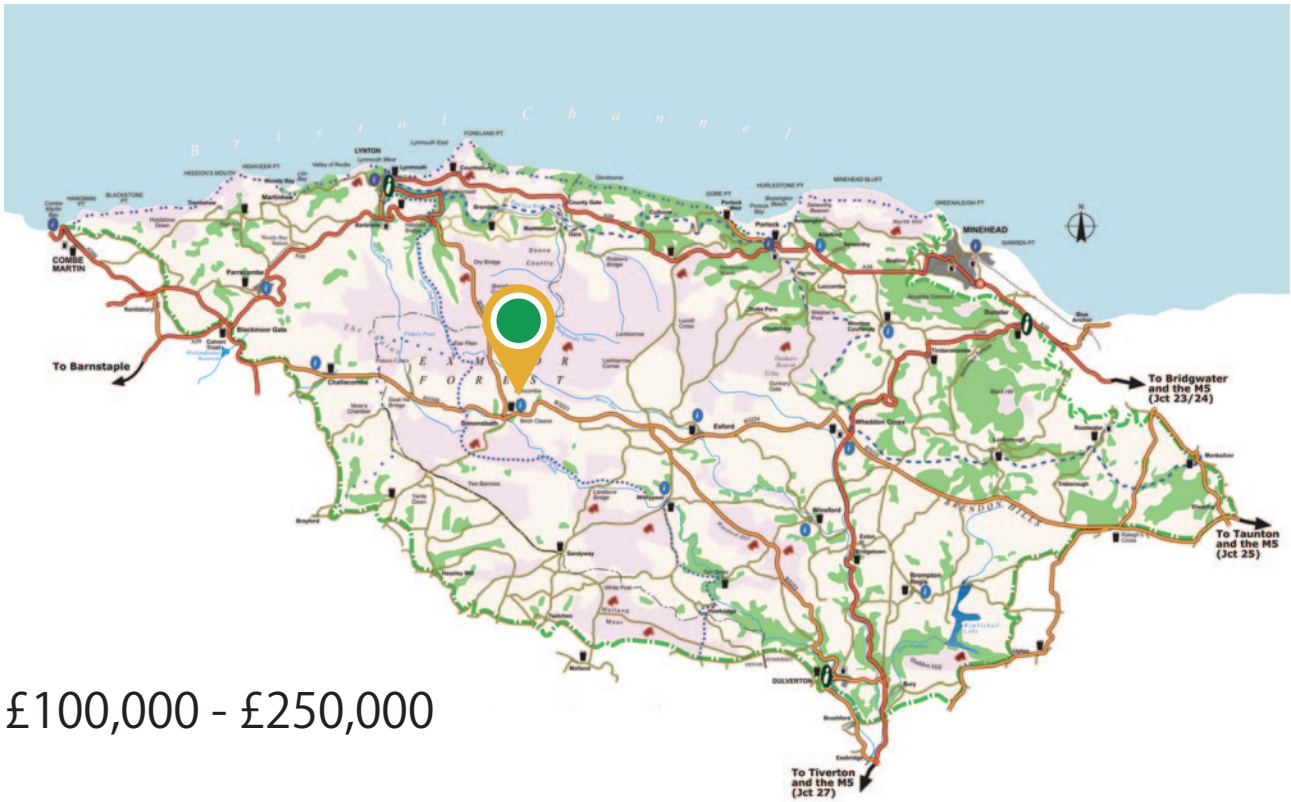


Project Name	Cost (see key below)	Theme	Impact	Connecting to nature	Climate change	Nature recovery	Green economic recovery
Ashcombe gardens	£££££	Access	Further appreciation of Exmoor's landscape as a place of rich cultural history	✓		✓	
Family friendly cycle trails	£££££	Access	Quiet enjoyment and greater understanding of the National Park through the features, landscapes and wildlife	✓	✓		✓
Great Bradley bridge	£££££	Access	Allowing people of all abilities to enjoy and understand Exmoor	✓			✓
Exmoor's new temperate rainforest	£££££	Nature	Nature recovery in the depths of Exmoor, creating a place for nature & people	✓	✓	✓	
Nature recovery in Hawkcombe	£££££	Nature	The creation of a species-rich, diverse landscape of native species for the re-establishment of nature		✓	✓	
Outdoor classroom	£££££	Heritage	An accessible place for a deeper connection to Exmoor as a place of living history and rich heritage	✓			
The Essence of Exmoor	£££££	Nature	Deeper connection to the landscape of Exmoor through the exploration of the hidden beauty and tranquillity	✓		✓	

Cost estimation key: £££££ <£100,000
£££££ £100,000 - £250,000
£££££ £250,000 - £500,000
£££££ £500,000 - £1m
£££££ >£1m

Ashcombe gardens

Reawaken the idyllic gardens at Ashcombe in the heart of Exmoor National Park



£100,000 - £250,000

Restoring the 1820s Picturesque garden designed for the Knight family, at the heart of Exmoor National Park's history, with its network of garden paths, exposed outcrops of white rock and gentle stream. The journey of repairing the original circular garden path through the grounds, taking us through thecombe of the landscape, across three bridges and experiencing the focal points of Ashcombe Gardens as if time stood still. Working with local volunteers to create a unique place to experience nature connectedness for those who love Exmoor.

Volunteers will be able to work on their landscape, nature and heritage skills as well as engaging with the public and wider audiences to create and educate people on this magical retreat in the centre of Exmoor.





3 new bridges



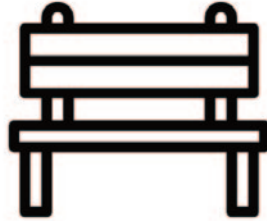
Access route created



Natural habitat restoration



Leat repaired



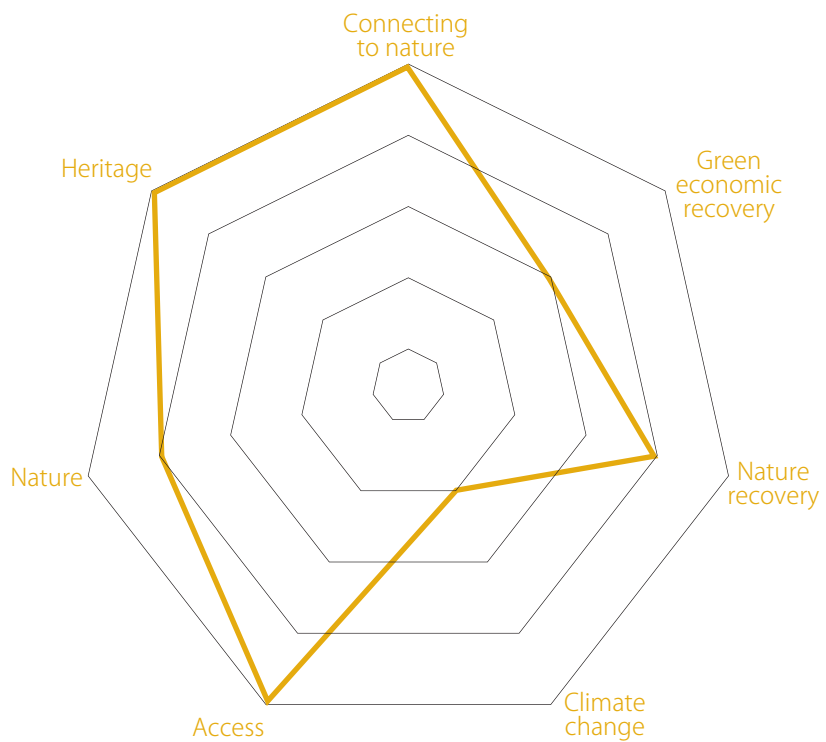
Reinstate original focal points



Volunteers upskilled

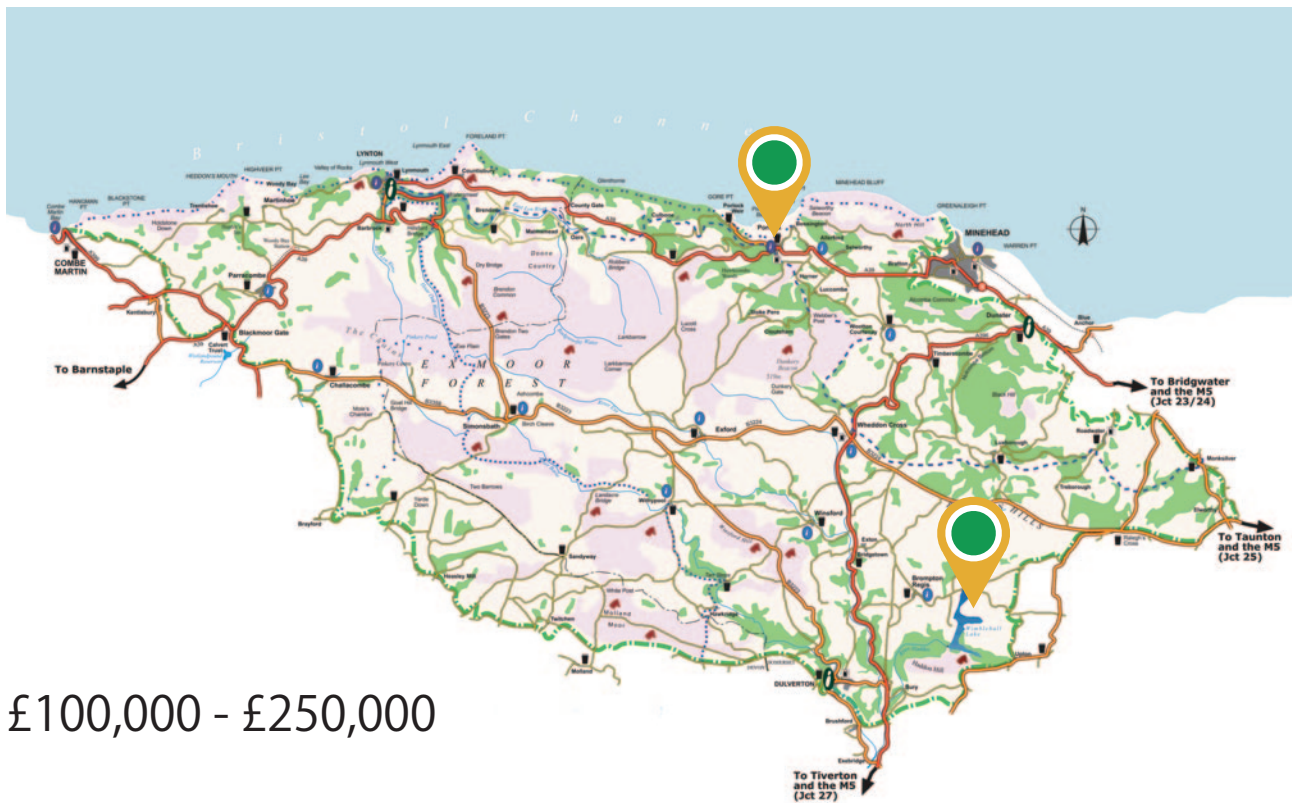


Impact: Further appreciation of Exmoor's landscape as a place of rich cultural history



Family friendly cycle trails

Creating a new cycle trail
for the whole family



£100,000 - £250,000

An exciting project to create new family friendly cycle routes in and around the National Park. Exmoor is renowned for its tough off-road, mountain biking and challenging road-cycling however there is little out there for families or less confident cyclists. The project is still in the public consultation phase and there are options of one or two routes, along the coast around Porlock and around Wimbleball Lake. These safe, accessible routes will have a wide appeal to people of all ages and young families, encouraging enjoyment and understanding of the National Park, through the features, landscapes and wildlife experienced along the way. As well as promoting a healthy lifestyle this new attraction will support the local economy by supporting a wider diversity of people, longer stays and out of season visits.





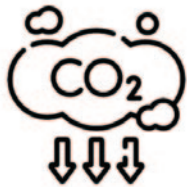
New access route



Increase in visitors



Stronger economy



Low carbon commuting



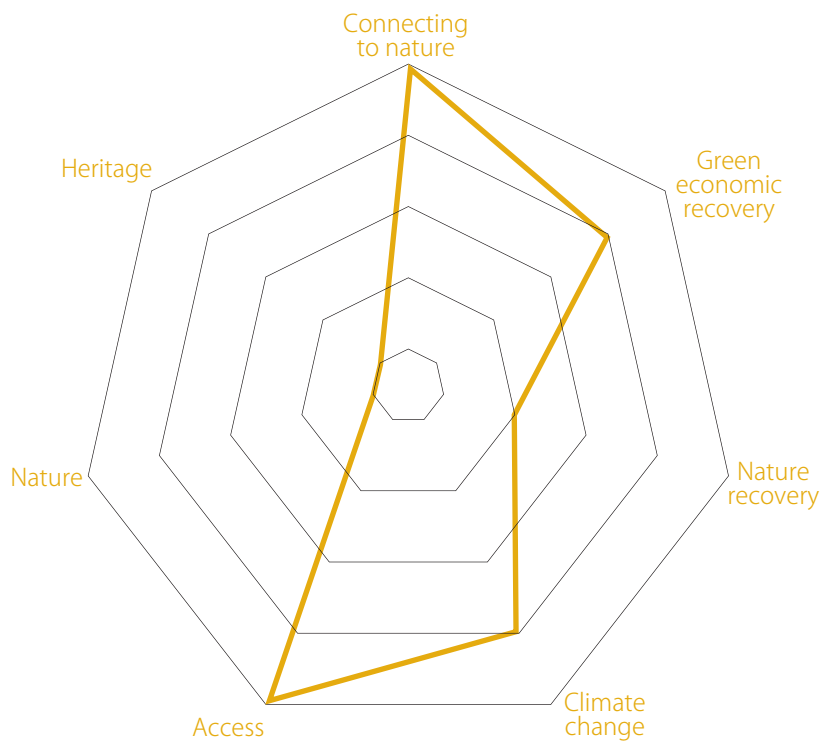
Healthy lifestyles



Diverse tourism



Impact: Quiet enjoyment and greater understanding of the National Park through the features, landscapes and wildlife



Great Bradley bridge

The construction of a new bridge across the Barle downstream near to Withypool



£100,000 - £250,000

The creation of a new bridge will improve access through the scenic valley between Withypool and Tarr Steps along the route of the famous Two Moors Way. The existing footpath was heavily damaged in 2012 with erosion caused by flooding. The new route will cross the river using a repurposed bridge structure and join with an existing public bridleway. Surrounding businesses will benefit from increased economic activity with refreshments and accommodation available at Withypool, Tarr Steps and surrounding areas.





New bridge



Improved access



Wildlife protected



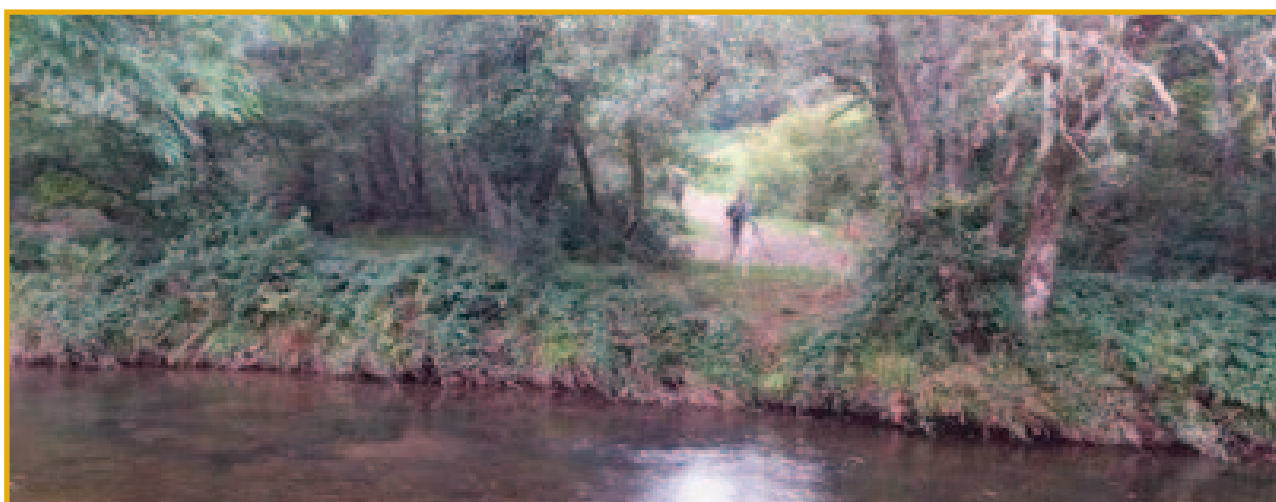
Recycled materials



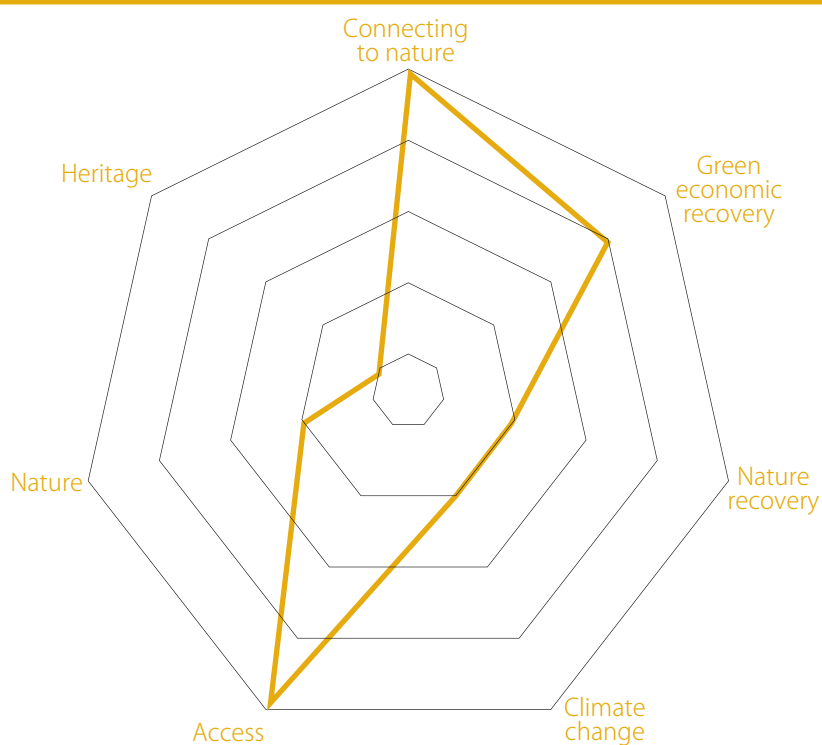
Increased economic benefit



New circular trail

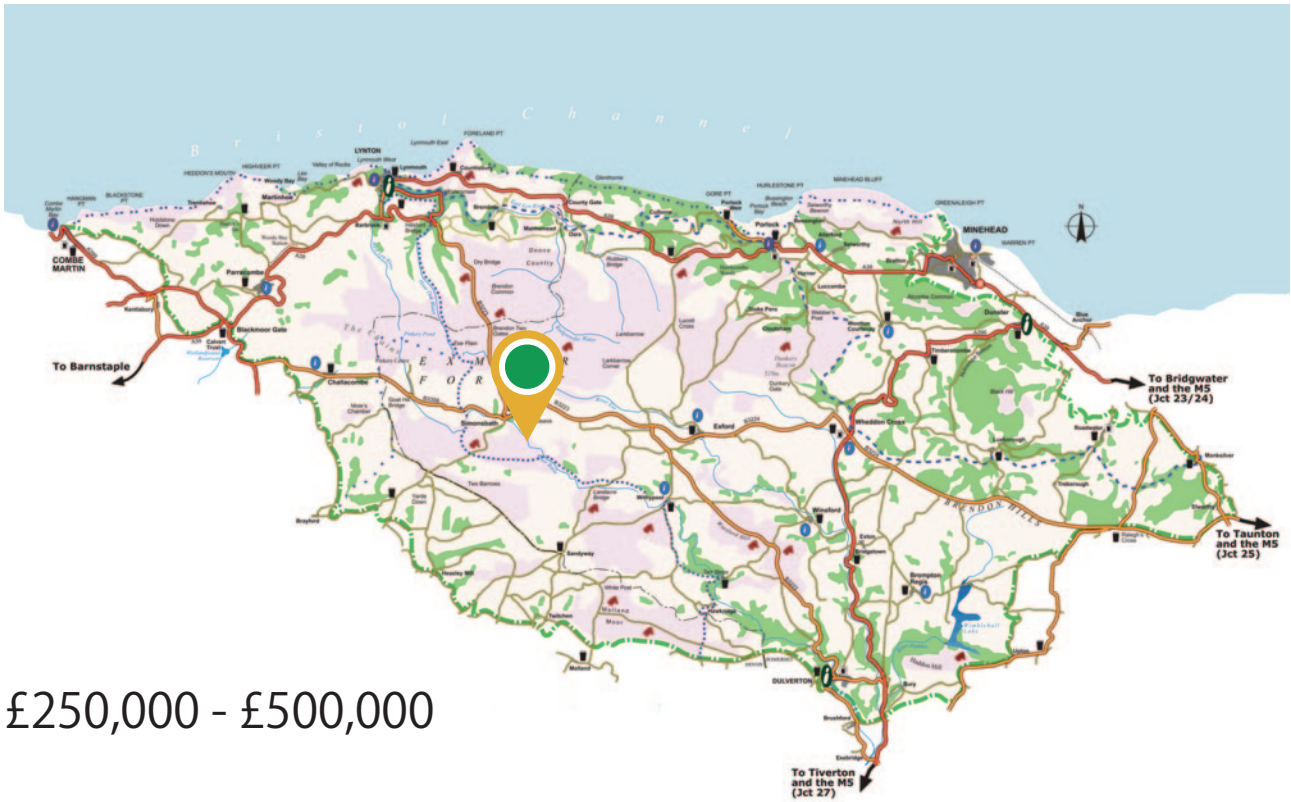


Impact: Allowing people of all abilities to enjoy and understand Exmoor



Exmoor's new temperate rainforest

Establishing a new temperate rainforest in the upper Barle



£250,000 - £500,000

Reinvigorating nature in the inherently Exmoor upper combes, by creating and strengthening the ecosystem which is currently prone to excessive flooding causing poor soil health and flash floods. Nurturing new habitats into life through an array of ancient trees, such as oak, ash, birch, hazel and pine creating a diversity of flora and fauna. This type of rainforest is a rare treasure nestled in Exmoor, the link between the combe and the sea allows high rainfall and humidity to create a vast array of lichens and fungi to support the habitat of native animals who call this paradise home. Included in this project is the access and interpretation allowing more visitors to know and love Exmoor's Rainforest.





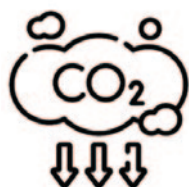
Tree planting



Habitat creation



Improved soil health



Carbon capture



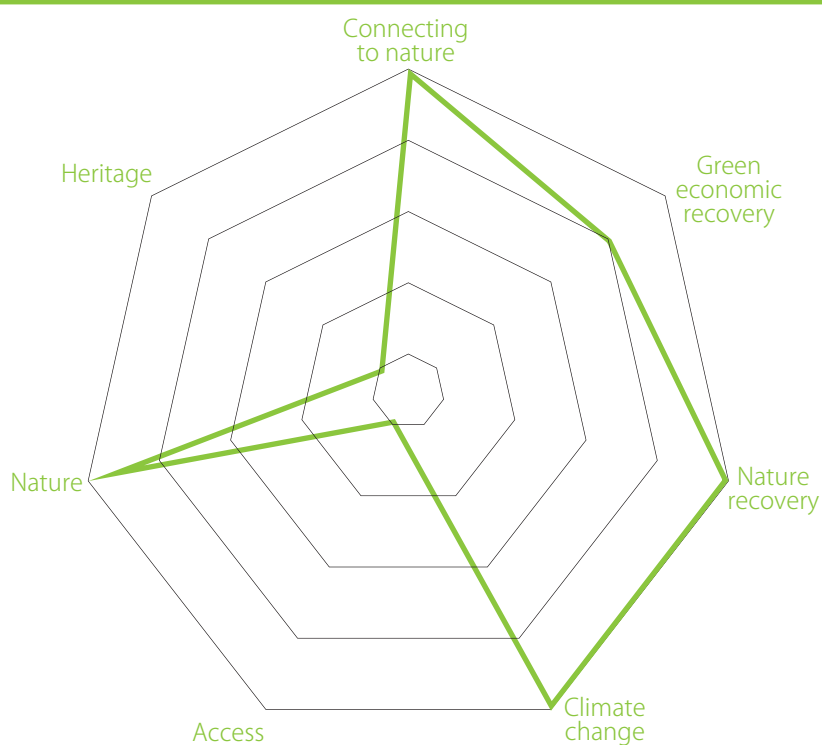
Increased education



Volunteers upskilled

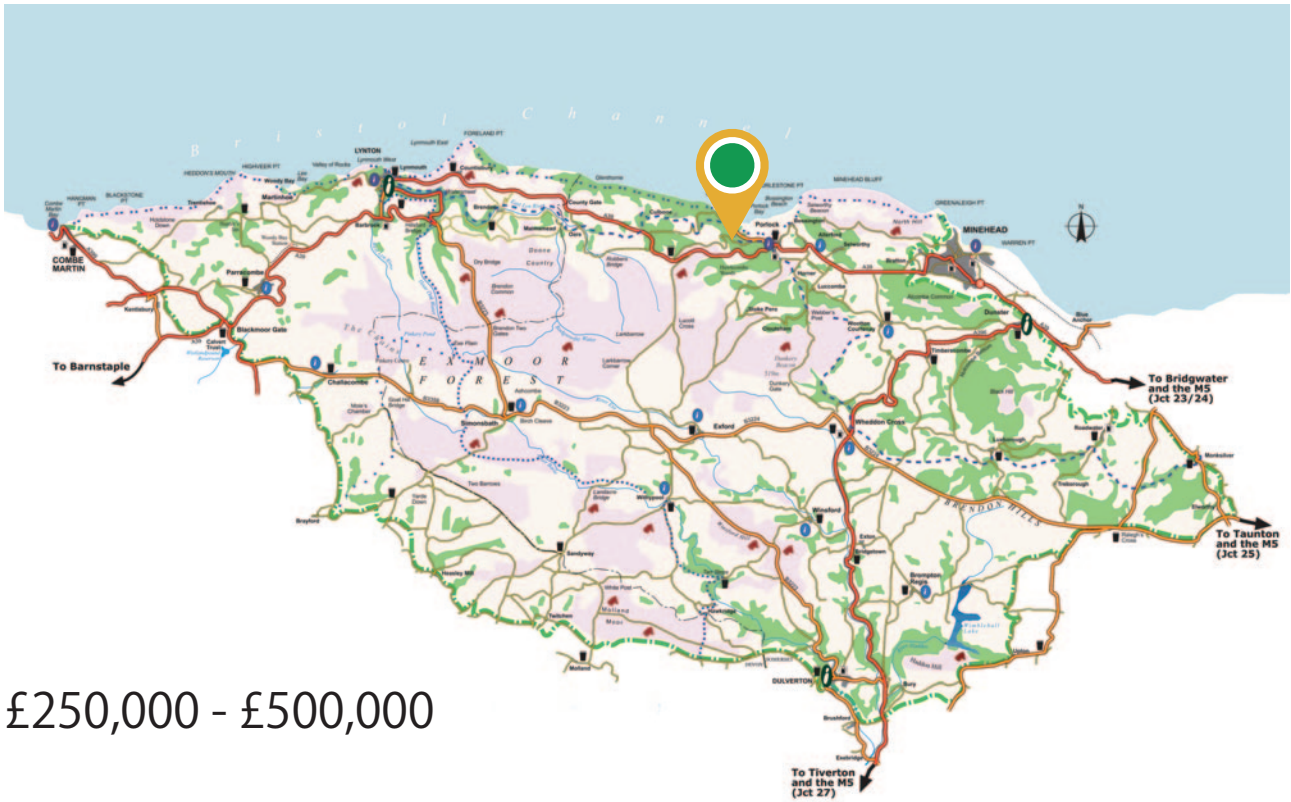


Impact: Nature recovery in the depths of Exmoor, creating a place for nature & people



Nature recovery in Hawkcombe

A programme of 'slow the flow' activities in the Hawkcombe catchment area.



£250,000 - £500,000



The Hawkcombe area is species rich, home to birds and butterflies, lichens and ferns, a site of a variety of wood species also feeds into Porlock Marsh and meadows. Developing a wide range of activities and infrastructure in the Hawkcombe catchment area to slow the flow of water to prevent flash floods, sediment run off and aid nature recovery.

The habitat features used to slow the flow of water through the area include a variety of flooded meadows, tree and planting and a patchwork of vegetation.



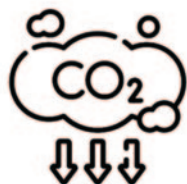
Tree planting



Habitat creation



Improved soil health



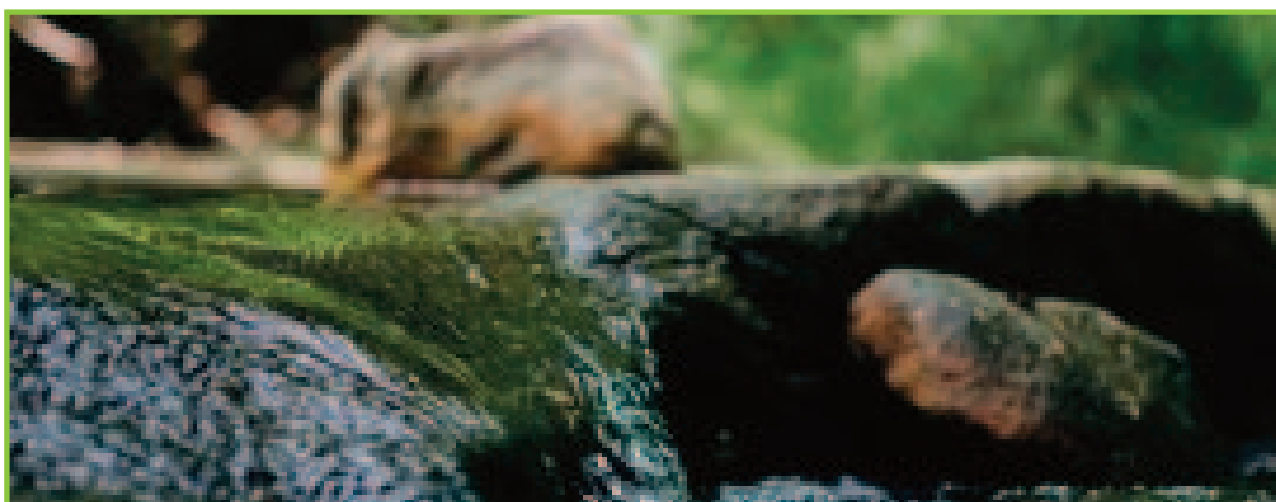
Carbon capture



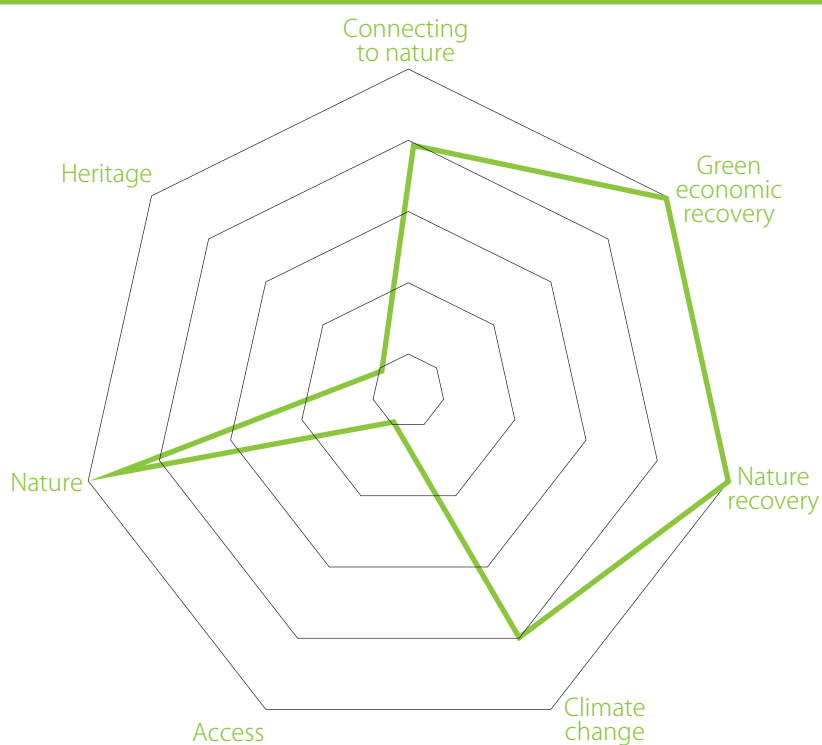
Flood resilience



Volunteers upskilled



Impact: The creation of a species-rich, diverse landscape of native species for the re-establishment of nature



Outdoor classroom

Bronze Age style roundhouse at the Pinkery Centre for Outdoor Learning



To build a roundhouse, based on our current understanding of the likely Bronze Age settlements that would have been on Exmoor thousands of years ago, at the Pinkery Centre for Outdoor Learning. The structure will be built where possible using sustainable materials sourced from the surrounding landscape and will be a round timber structure, around 8

metres in diameter, with wattle and daub walls and a

thatched / living turf roof. The roundhouse will provide an opportunity for a wide range of people to not only learn about, but to experience first-hand a key part of Exmoor's history in an authentic setting. It will provide a unique learning and engagement space for the many school groups that use Pinkery, as well as a focal point for new groups of all ages to connect with our history and heritage and benefit their health and wellbeing as a result.

The project would be built by a contractor who would work with school groups and other volunteers and enable them to be part of this exciting project.





Bronze Age roundhouse



Deeper understanding



Living history



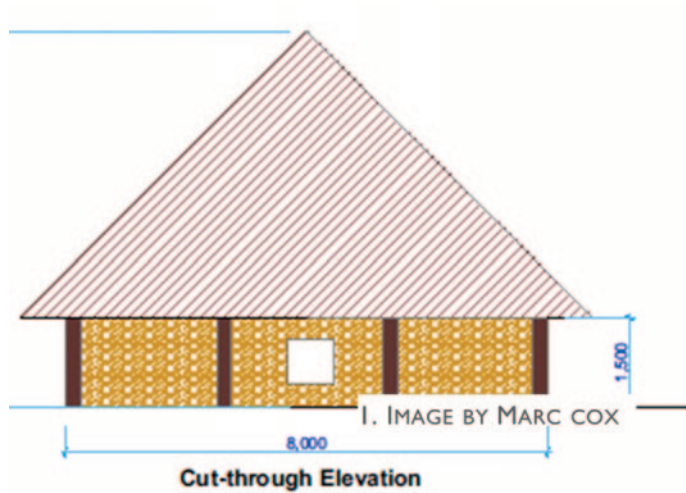
Increased education



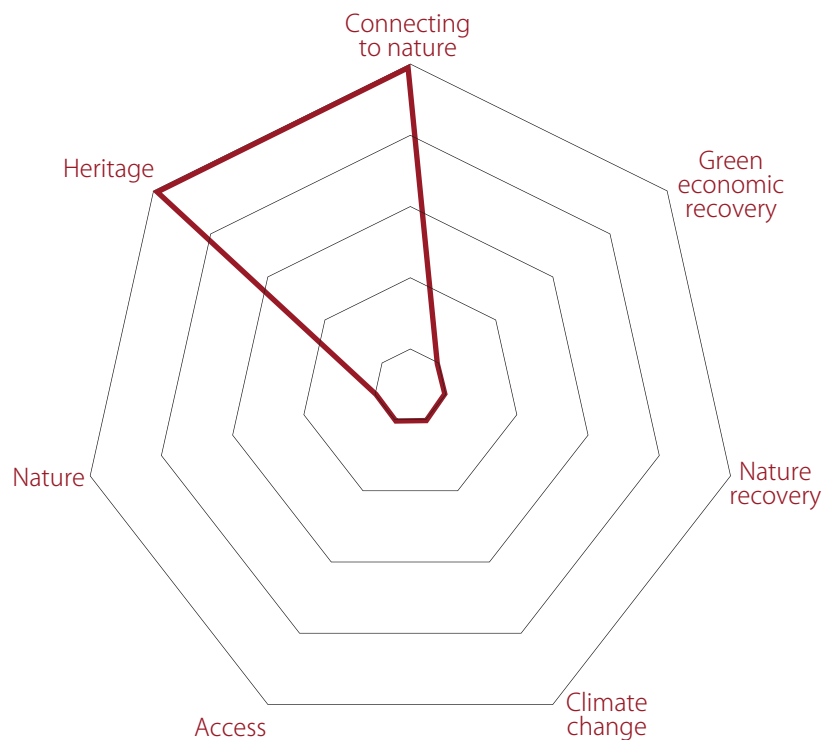
Accessible learning



Volunteers upskilled



Impact: An accessible place for a deeper connection to Exmoor as a place of living history and rich heritage



The Essence of Exmoor

An ancient landscape
fit for the future



>£1m

A programme of initiatives in the upper Barle area to reinvigorate nature, reveal the landscape's rich heritage and provide a wealth of opportunities for people to explore Exmoor's hidden beauty and immerse in its tranquillity.

At the heart of Exmoor the rivers Barle and Exe emerge from the high moors and flow through a valleyed landscape with secret combes - a place of exquisite beauty. It was uninhabited for most of the last 2000 years, but during the nineteenth century a scattering of farms and a tiny village at Simonsbath were formed here settled by people from all over Britain.

Despite its beauty there is much work to do here. So this is an integrated programme: to breathe new life into nature through tree planting and riverside meadow management; to tell the stories of this ancient landscape and the people who came here especially in the nineteenth century to this 'frontier community' – the buildings they made, the gardens they created and the land they worked on; to lead people into this quiet and beautiful landscape to experience true Exmoor and to find space and calm away from their busy lives. This is a programme of reconnections at a time when so much can seem dissonant.



Natural habitat restoration



Improved access



Deeper understanding



Tree planting



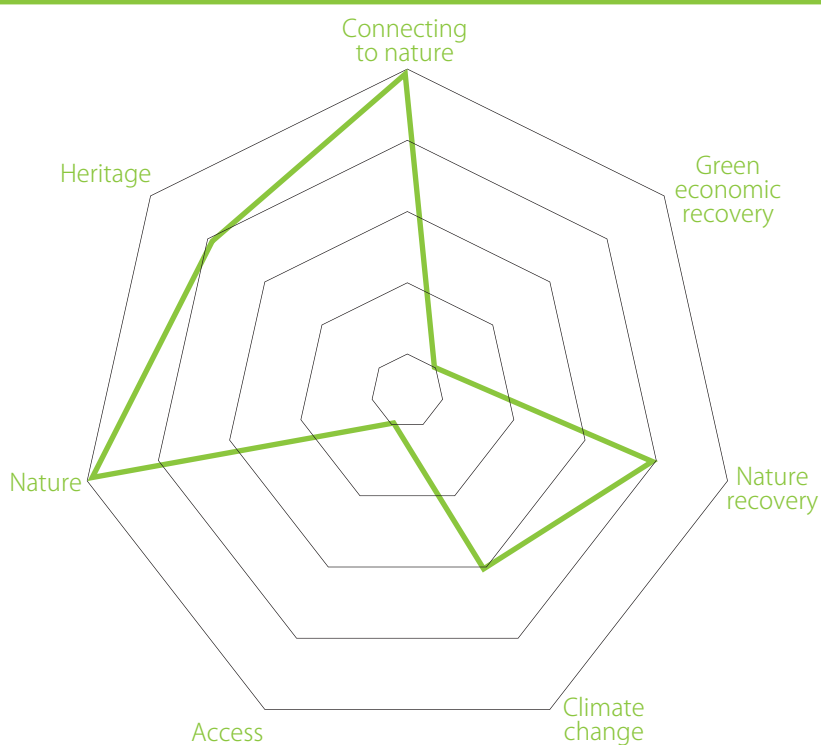
Increased education



Volunteers upskilled



Impact: Deeper connection to the landscape of Exmoor through the exploration of the hidden beauty and tranquillity





Exmoor National Park Authority
Exmoor House, Dulverton, Somerset, TA22 9HL
Tel: 01398 323665
email: info@exmoor-nationalpark.gov.uk
www.exmoor-nationalpark.gov.uk



If you are interested in helping us achieve our ambitions and would like to discuss how you can support any of these projects please contact

ruralenterprise@exmoor-nationalpark.gov.uk

12.1



Committee Report

Application Number:	62/50/22/001
Registration Date:	13-Jan-2022
Determination Date:	08-Mar-2022
Applicant	Mr D Ligat-Jones
Agent:	
Case Officer:	Tom Jones
Site Address:	LADYSWELL FARM, PARRACOMBE, BARNSTAPLE, EX31 4RL
Proposal:	Proposed change of use of field from agriculture to fenced dog exercise area, measuring 50m x 20m, ancillary to kennels. Retrospective.
Recommendation:	Approval with conditions
Reason for bringing before Authority Committee:	This application is brought before the Committee in accordance with the approved Scheme of Delegation because the Officer's recommendation to Approve which is contrary to the recommendation of Parracombe Parish Council.

Relevant History

None Relevant

Site Description & Proposal

The application site is a fenced area within a larger field at Ladyswell Farm. Ladyswell Farm comprises a residential property with agricultural buildings, some of which have been converted for use as dog kennels.

The property lies on the east side of the A39 and to the east of Churchtown and Parracombe.

The use of the application site is as an off lead dog walking area ancillary to the adjacent dog kennels. The use is required to meet the provisions of the North Devon District Council licence for the kennels and in the interests of animal welfare.

The area extends to 50m by 20m and is enclosed by a 6ft high deer fence

Consultee Representations

12.1

Parracombe Parish Council – Objects to the application ‘on the grounds that the dog-walking area was too close to the bridle path that leads onto the main A39 at a very dangerous junction. There is a strong possibility that the horses could become frightened and bolt with the dog noise and their action.’

North Devon District Council - makes no observations.

ENPA Wildlife Officer - raises no concern. The Officer requests, in accordance with the NPPF, that enhancement is achieved by the placement of bat and bird boxes in the locality.

ENPA Public Rights of Way and Access Officer - advises that a restricted byway (250RB5) passes immediately to the north of the development site and provides detailed comments, which are summarised below by the Planning Officer.

PROW and Access Officer - advises that the application can be supported if the following are demonstrated / can be achieved through condition. The comments follow a site visit in August 2021.

‘I was able to observe that the boundary hedge between the right of way and the dog exercise area is mature and dense. Provided this remains so, then this will provide a good visual break between users of the right of way and dogs in the exercise area. It will also to some extent, absorb noise between the two areas. If planning permission is granted, would it be possible to condition the height of the hedge to at least 3 metres high in order to retain this cover?’

I note that whilst the boundary fence of the dog exercise area is around 10 metres from the restricted byway at its closest point, it is just over 20 metres away from the restricted byway at the point where riders would wait to cross the road, with the dense, tall hedge in between. I spent some time on the site visit on each side of the hedge and do not consider that the presence of a dog exercise area at this distance and with a dense physical barrier in between, is very likely to cause a significant hazard to those waiting to cross.

Finally, and this is a key consideration, the owner has amended the intended use of the area. The original application included the use of the exercise area by members of the public with their dogs who would book a slot in order to use it. This could have meant frequent use by other people and their dogs over whom the applicants would have limited control. The proposal now is for the area only to be used by dogs being cared for by the applicants as part of their kennel business. According to the owner who we spoke with on site, dogs will only be exercised on their own or with other dogs they live with and the maximum number of dogs in care at any one time is six. Dogs would be supervised by the applicants only at all times. This proposed change reassures me that the chances of dogs frightening horses on the right of way is significantly reduced. If

12.1

planning consent were to be granted, would it be possible to place a condition stating that the area is only to be used by the owner's own dogs or those being cared for in the kennels?'

No other comments have been received.

Representations

No neighbour representations have been received.

Policy Context

Exmoor National Park Local Plan 2011-2031 (including minerals and waste policies)

GP1	General Policies
CE-S6	Design and Sustainable Construction Principles
CE-S3	Biodiversity and Green Infrastructure
AC-D2	Highway Safety
CE-S1	Landscape and Seascape Character
CE-D1	Protecting Exmoor's Landscapes and Seascapes
SE-S3	Business development in the Open Countryside
RT-D12	Access Land and Rights of Way

The National Planning Policy Framework (NPPF) is also a material planning consideration.

Planning Considerations

Background

Policy SE-S1 states that business and employment development will be encourage and that extensions to existing businesses will be supported where there will be no unacceptable adverse impact. Policy SE-S3 allows business development in the open countryside where it is well related to existing buildings and where the scale and appearance are compatible with local character.

The application seeks to regularise the installation of a 6ft high deer fence and the change of use of land from agricultural to a 'fenced dog walking area' in association with the dog kennel business at Ladyswell Farm.

The use of the field is to be an extension to an existing kennels business and would provide an external area to formally exercise dogs that were staying at the kennels. Policy SE-S3 permits extensions to existing business site where they are well related to an existing group of buildings on a farmstead or in a hamlet where there is an

12.1

existing dwelling. The land in question is immediately to the north of the Ladyswell farm and is therefore considered to be close to an existing farmstead.

The location / site plan and red line application area and the description of development were amended during the process of considering the application. The original application enclosed a larger area and the location plan and site plan included references to dog walking outside the red line and within the blue line (ownership area). The proposed development was described as a change of use to residential.

The change of use was amended since residential use of the land would not have been in accordance with the Policies of the Local Plan as it would allow scope for activities and, possibly, structures that would be likely to harm the setting. The amended red line and plans were considered necessary to ensure the activity was contained in an area where there would be no conflict with highway safety.

With the amended proposal being acceptable in principle the key considerations are the impact on the setting, highway safety and amenity of neighbouring landowners.

Design, setting and landscape

Policy CE-S1 and CE-D1 seek to protect the high quality, diverse and distinct landscapes and seascapes; and allow development, in principle, where it can be demonstrated that it is compatible with the conservation and enhancement of Exmoor's landscape.

The field is currently enclosed by deer fencing and comprise metal mesh fencing supported by 15cm wooden posts to a height of 1.9m (6ft) above the ground. The site is largely enclosed and is only afforded limited views from the A39. Wider views of the site would be seen in the context of the wider landscape and nearby farmstead and due to the materials used it is considered unlikely that the proposed fencing would harm the surrounding landscape character.

The application does not propose the installation of lighting.

Highway Safety and Rights of Way

Policy AC-D2 requires that development would not prejudice highway safety interests, including the safety of pedestrians, cyclists and horse riders. Furthermore, Policy RT-D12 requires that proposals do not adversely affect the condition, character and user interests of rights of way.

Parracombe Parish Council has objected to the application, raising concern with respect to the proximity of the 'bridle path' to the north and the potential impact of dog noise on horses.

12.1

The detailed consideration of the Public Rights of Way and Access Officer are summarised earlier in this report. The Officer has advised that at over 20m distance to the point where riders would wait to cross the road and noting the substantial intervening tree screen, the dog walking is not likely to represent a significant hazard to safety. To minimise the potential for impact on users of the bridle path, which is a restricted byway, the following measures should be incorporated into conditions if planning permission is granted:

- the boundary between the site and the restricted byway remains a 3m high dense hedge / tree screen;
- the area is only used by dogs being cared for and resident at the kennels;
- dogs will only be exercised with other dogs with which they live and never more than 6 in total; and
- dogs will be supervised by the operators of the kennels at all times.

It is the view of the Planning Officer that these measures are appropriate, commensurate and enforceable conditions. The restriction on the number of dogs reflects the provisions of the licence.

With respect to vehicle movements to and from the site it is noted that the dogs would all already be on site, meaning there would be no change.

It is the view of the Planning Officer that the proposed development meets the requirements of Policy RT-D12 and AC-D2.

Biodiversity

Policy CE-S3 of the Local Plan relates to biodiversity and green infrastructure and states that the conservation and enhancement of wildlife, habitats and sites of geological interest within the National Park will be given great weight.

The proposed development would formalise the use of a specific area for dog walking. The established use of the field is agricultural. The Wildlife Officer has raised no concerns regarding the proposal but has recommended that enhancement is achieved by the placement of bat and bird boxes in the locality. Subject to this condition it is considered, that there would be no unacceptable adverse impact to biodiversity.

Impact on Neighbouring Amenity

The use of buildings and land at Ladyswell Farm for keeping dogs is already operational. There would be no significant change to the noise from the property. It is noted, in any case, that the site is situated in the open countryside, in an isolated location away from other residential properties. As such, the noise and odour that is potentially associated with the activities are not considered to have a material impact on neighbouring amenity.

12.1

OTHER MATTERS

There are no impacts with respect to climate change since all the dogs would already be in the site in association with the existing use.

Dog waste will be disposed of in dedicated registered waste bins as per Kennel licence

Human Rights

The provisions of the Human Rights Act 1998 and Equality Act 2010 have been taken into account in reaching the recommendation contained in this report.

Conclusion

The proposed fence and use of the fenced area for dog walking ancillary to the Ladyswell Kennels would not result in significant harm to any material interests.

Specifically, through the use of conditions, the impact on users of the restricted byway to the north would not be significant.

Recommendation

The application is approved subject to the following conditions:

1. The works hereby approved shall not be carried out except in complete accordance with the Location Plan (revised) dated 2nd March File No 4; the Site Plan (revised) dated 2nd March File No 5; and the fence elevations drawing dated 13th January 2022 File No 3.

Reason: To avoid harm to the setting and to ensure the works accord with the approved details.

2. The use of the site will be only for exercising dogs being cared for by the applicants as part of their kennel business; dogs will only be exercised on their own or with other dogs they live with and no more than six dogs will be exercised at any one time; and dogs will be supervised by the applicants at all times.

Reason: In the interests of highway safety and animal welfare.

12.1

3. The boundary between the edge of the field and the right of way will remain a mature and dense hedgerow to at least 3 metres in height.

Reason: To avoid harm to the setting and in the interests of highway safety and animal welfare.

4. Within three months of the date of this permission two (total) bird and bat boxes shall be installed in the hedgerow to the north of the dog walking area. Once installed the applicant shall provide the Local Planning Authority with photographs of the bird and bat box in place and there after the boxes will be maintained.

Reason: in the interests of enhancing biodiversity

Informatives

MONITORING OF DEVELOPMENT

The applicant/developer is reminded that it is their responsibility to ensure that the requirements of each planning condition are met and that the works are undertaken in accordance with the approved plans. Any failure to meet the terms of a planning condition or work which does not accord with the approved plans leaves the applicant/developer liable to formal action being taken. The National Park Authority endeavours to monitor on site the compliance with conditions and building works. This has benefits for applicants and developers as well as the National Park. To assist with this monitoring of development the applicant/developer is requested to give at least fourteen days notice of the commencement of development to ensure that effective monitoring can be undertaken. The Planning Section can be contacted at Exmoor National Park Authority, Exmoor House, Dulverton, Somerset, TA22 9HL or by telephone on 01398 323665 or by email plan@exmoor-nationalpark.gov.uk.

POSITIVE & PROACTIVE STATEMENT

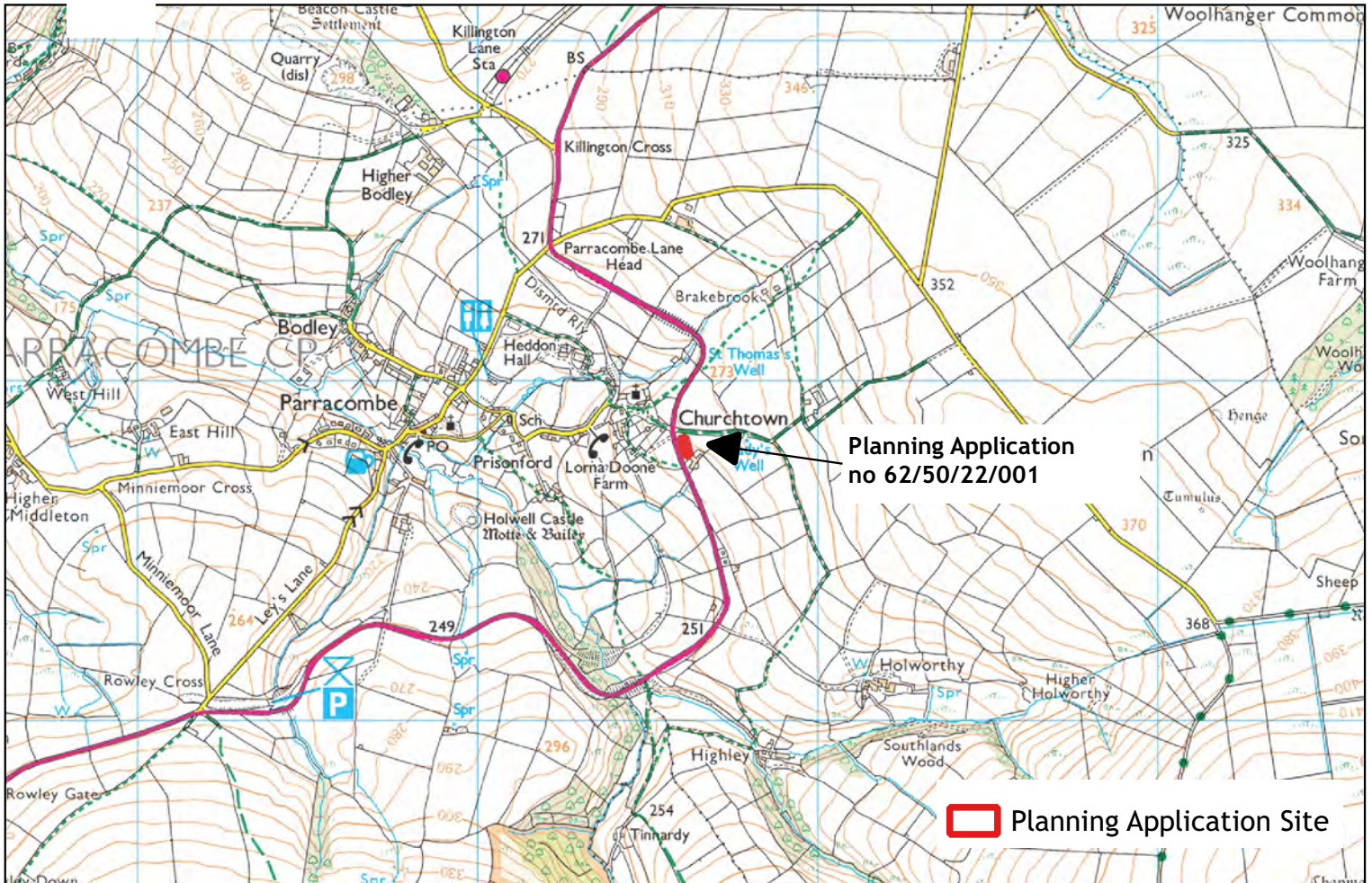
This Authority has a pro-active approach to the delivery of development. Early preapplication engagement is always encouraged. In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application, Exmoor National Park Authority has endeavoured to work positively and proactively with the agent/applicant, in line with the National Planning Policy Framework, to ensure that all relevant planning considerations have been appropriately addressed to achieve a positive outcome.



Site Map

Scale 1:2,500

© Crown copyright and database rights 2020 Ordnance Survey 100024878. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form



Overview Map

Scale 1:20,000

© Crown copyright and database rights 2020 Ordnance Survey 100024878. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form

12.2



Committee Report

Application Number:	6/26/21/113
Registration Date:	15-Dec-2021
Determination Date:	01-Feb-2022
Applicant:	Mr J Evans
Agent:	Mr. A Elston, Architectural Studio
Case Officer:	Tom Jones
Site Address:	Brookside, Roadwater Road, Roadwater, Watchet, TA23 0RG
Proposal:	Proposed demolition of garage and erection of a two storey side extension
Recommendation:	Approval with conditions
Reason for bringing before the Authority Committee	This application is brought before the Committee in accordance with the approved Scheme of Delegation because the Officers recommendation to approve is contrary to the recommendation of Old Cleeve Parish Council.

Relevant history

None relevant.

Site Description & Proposal

The application site is a semi-detached two storey dwelling with off road parking, gardens and attached garage.

The site is accessed from the main highway passing through Roadwater. This application seeks permission to demolish the existing garage and construct a two storey side extension. The extension would accommodate an ensuite bedroom at first floor and utility room at ground floor. The exterior would be painted render to match the existing dwelling under a dual pitch concrete tile roof. The proposed windows and doors would be white UPVc to match the existing dwelling.

The proposed extension would sit primarily over the footprint of the existing garage. It would align with and mirror the extension on the adjoining property.

Consultee Representations

12.2

Highway Authority - advises that Standing Advice Applies.

ENPA Wildlife Officer - notes that a bat and bird assessment has been submitted (Orbis Ecology ref ORB2194BJ 4/3/2022). The survey methods, presentation of results and recommendations are satisfactory. The ecologist concluded that the garage and roof of the property have negligible suitability for roosting bats and no evidence of nesting birds. I have no objection to this proposal.

However due to the opportunistic behaviour of some bats and birds, along with the house martin nests noted on the adjoining property, please attach the following informatives to any planning permission granted:

- The developer and their contractors are reminded of the legal protection afforded to bats and bat roosts under legislation including the Conservation of Habitats and Species Regulations 2017. In the unlikely event that bats are encountered during implementation of this permission it is recommended that works stop and advice is sought from a suitably qualified, licensed and experienced ecologist at the earliest possible opportunity.
- The developer and their contractors are reminded of the legal protection afforded to nesting birds under the Wildlife and Countryside Act 1981 (as amended). In the unlikely event that nesting birds are encountered during implementation of this permission it is recommended that works stop until the young have fledged and advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity.

Recommendations for enhancement as detailed within Orbis Ecology's report should be secured by way of appropriate condition.

Old Cleeve Parish Council - The Parish Council notes that the site is in Flood Zone 3, a high risk location; there would be a loss of car parking space and loss of potential vehicle charging capacity, with no details provided of a compensating alternative in mitigation; the extension would appear to exceed 35% gross floor area, contrary to policy HC-D15.

The Parish Council notes that as a semi-detached property, the design needs to be read in conjunction with the neighbouring property to avoid the appearance of a terrace. The neighbouring property had a two-storey extension (1970s) set back with reduced ridge line and massing, improving the variation in design. Balance could be maintained if the design was amended.

In view of these comments, the Parish Council unanimously agreed to object to this proposal as it currently stands.

No other consultee comments received.

12.2

Representations

One neighbour representation has been received: 'As the freehold owner of the attached property (now 'Sayonara' formally 'Woodcombe') adjacent to that which this proposal relates, I must respectfully disagree with the statement made by the Parish Council on the basis the statement is factually incorrect. This adjoining attached property 'Sayonara' was extended in the 1970s far in excess to that as now proposed to the adjoining property 'Brookside'. As per amendment ENPA ref 75002/D dated 06.07.1976 an increase in floor area @ 85%. Furthermore, the roof line of the extension to this property 'Sayonara' is not lower than the original ridge line of the original dwelling contrary to Parish Council statement and the new walls of the extension to this property 'Sayonara' are neither set back from the original line of the dwelling again contrary to Parish Council statement. I therefore advise the comments made by the Parish Council are misleading on the basis they are factually inaccurate. I however remain to fully support this proposal submitted in relation to Brookside.

Policy Context

Exmoor National Park Local Plan 2011 – 2031 (including minerals and waste policies)

GP1	General Policy
CE-D14	Extensions to buildings
HC-D15	Residential extensions
CE-S6	Design and sustainable construction principles
CE-S1	Landscape and Seascape Character
CE-D1	Protecting Exmoor's Landscapes and Seascapes
CE-S3	Biodiversity and Green Infrastructure
CC-S1	Climate change mitigation and adaptation
CC-D1	Flood risk

The National Planning Policy Framework (NPPF) is also a material planning consideration.

Planning Considerations

The key planning considerations are the principle of development, design and character, Flood Risk, and biodiversity.

Principle of development

Policy GP1 sets out criteria for achieving National Park Purposes and Sustainable Development. These include the efficient use of land, buildings, services and

12.2

infrastructure; and protecting the amenities of local residents and conserve or enhance the quiet enjoyment of the National Park.

Policy CE-D4 allows extensions to existing buildings where development would complement the form, character and setting of the original building; the extension is appropriate in terms of scale and massing; the roofline of any extension respects the form and symmetry of the original building; and bat roosts are maintained or replaced.

Policy HC-D15 allows residential extensions where they accord with the principles set out in CE-S6 Design and Sustainable Construction Principles and CE-D4 Extensions; there is sufficient space within the existing curtilage to accommodate the extension without resulting in overdevelopment of the site or adversely impacting on residential amenity space and parking provision; development is proportionate to the original dwelling and in any case does not increase the external floorspace of the original dwelling by more than 35% (taking into account any extensions provided through permitted development rights); where there would be no harm to bats; and where it can be demonstrated that it will not adversely affect visual amenity, the setting of the residential building, and the surrounding landscape, biodiversity and/or settlement character of the area.

Policies CE-S1 and CE-D1 seek to protect the high quality, diverse and distinct landscapes and seascapes; and allow development, in principle, where it can be demonstrated that it is compatible with the conservation and enhancement of Exmoor's landscape.

The applicant advises that the existing dwelling was constructed in 1968 and no further extensions have been carried out since. The original floor area, measured externally, is 92m² over two floors. The proposed development would have a total floor area of 124m² which is a 32 m² increase. This is within the policy limit of 35%.

It is the view of the Planning Officer that the development is acceptable in principle.

The key issues to consider are whether the proposed development meets the requirements of policy with respect to flood risk, whether the design is appropriate and the impact on biodiversity.

Flood risk

Policies CC-S1 and CC-D1 seek to ensure that appropriate measures are taken with respect to mitigating and adapting to climate change. Policy CC-D1 requires that development is consistent with the sequential test and applicants demonstrate that sites at little or no risk of flooding are developed in preference to areas at higher risk; and does not increase the risk of flooding elsewhere.

12.2

The original planning application was not supported by a Flood Risk Assessment (FRA). This has subsequently been provided and notes that the EA Flood Map identifies the development site to lie within Flood Zone 3, where the chance of flooding in any given year is greater than 1 in 100 (1%).

Residential developments are classified as a 'More Vulnerable' use. Guidance advises that more vulnerable minor developments within Flood Zone 3 can be acceptable.

The FRA notes that due to the minor nature of the development proposal there is limited capacity to include SuDS measures although a green roof will be implemented to minimise surface water runoff from the site.

The FRA sets out the following key points:

- the proposal would not see pluvial or fluvial flow routes cut-off or impeded in any way;
- there is no evidence of historic flooding of the development site;
- the development is not at risk from reservoir failure.

Due to the small scale of the development, on-site attenuation is not necessary, but the FRA proposes the following measures to ensure that the proposed development meets the guidance criteria through the following measures:

- the finished floor level (ffl) is set no lower than existing;
- flood resistance and resilience measures are incorporated in the development;
- surface water is discharged to the public sewerage system;
- robust, water resilient materials to be used for boundary treatments;
- robust, water resilient materials to be used for the proposed structure;
- all internal electrical devices to be installed min 450mm or 1.2m above ffl;
- no external electrical devices to be installed unless wall mounted light fittings min 2.1 above external ground level;
- all surface water to be discharged into soak away or existing onsite gulley;
- all ground cover to remain as existing; and
- residents register for the EA Flood Warning Service, which is available in the area and develop a flood plan that may be implemented in the event of extreme flooding.

The applicant advises that the extension would be formed using robust materials and all surface water will be controlled as per the existing onsite arrangement.

Taking the above points into consideration, it is the view that these proposals would not be detrimental to the existing flood defences or increase the risk of flooding elsewhere.

12.2

Based on the likely flooding risk, it is considered that the proposed development can be occupied safely in flood risk terms, without increasing flood risk elsewhere and is therefore appropriate development in accordance with Policy CC-D1 and the NPPF.

Design

Policy CE-S6 sets out design and sustainable construction principles.

In this policy context it is noted that the proposed scale and size is considered to be in keeping with the character of the property and there would not be an unacceptable harm on the street scene.

The proposed two storey side extension is considered to be of a sympathetic scale when read in conjunction with the existing dwelling and would have no adverse impact on the character of the property or the amenity of adjacent properties. All materials proposed in the construction of the extension would be sympathetic to the existing dwelling and the local vernacular.

In terms of floor area, the proposed extension would only increase the footprint of the dwelling by 32sqm which is within the 35% development limit of the property.

The proposals do not adversely affect the existing or surrounding properties and are also consistent to the local vernacular. The applicant advises that the existing garage is too small for parking vehicles. The site has sufficient parking for 3 vehicles.

Ecology

Policy CE-S3 of the Local Plan relates to biodiversity and green infrastructure and states that the conservation and enhancement of wildlife, habitats and sites of geological interest within the National Park will be given great weight.

The Wildlife Officer noted that the survey methods, presentation of results and recommendations of the submitted ecology report are satisfactory. The ecologist concluded that the garage and roof of the property have negligible suitability for roosting bats and no evidence of nesting birds. Therefore, the Wildlife Officer raised no objection to this proposal subject to the inclusion of a condition requiring a bird nesting box and the addition of informatives relating to the protection of bats and nesting birds.

The Officer concurs with the views of the Wildlife Officer and subject to the conditions recommended it is considered that the proposal would comply with policy CE-S3.

Other matters

12.2

The foul sewage load remains as existing and therefore an assessment of this type was not considered necessary.

In May 2019 the UK government declared a climate emergency, Exmoor National Park followed this by declaring a Climate Emergency in October 2019. To help meet this challenge the Local plan includes policies which seek to influence, contribute and challenge development to help meet the Climate Emergency. GP1 'Achieving National Park Purposes and Sustainable Development' Sets out that the need to consider future generations, through sustainability and resilience to climate change and adapting to and mitigating the impacts of climate change.

Policy CC-S1 'Climate Change Mitigation and Adaption' states that climate change mitigation will be encouraged, development which reduces demand for energy, using small scale low carbon and renewable energy, looks to situate development which avoids sites that would put wildlife at risk together with measures which avoids the risk of flooding. Furthermore,

Policy CC-S5 'Low Carbon and Renewable Energy Development' seeks to support small scale renewable energy schemes that assist in contributing towards reducing greenhouse gas emissions and moving towards a carbon neutral National Park and policy CE-S6 'Design and Sustainable Construction Principles' seeks to incorporate sustainable construction methods which future proof against climate change impacts, including flood risk.

Paragraph 152 of the National Planning Policy Framework requires that "the planning system should support the transition to a low carbon future in a changing climate taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Policies CC-S1 and CC-D1 seek to ensure that appropriate measures are taken with respect to mitigating and adapting to climate change. Policy CC-D1 requires that development is consistent with the sequential test and applicants demonstrate that sites at little or no risk of flooding are developed in preference to areas at higher risk; and does not increase the risk of flooding elsewhere. Flood risk has been addressed earlier in this report.

There would be an impact on the climate from the construction process and sourcing of construction materials, however the proposals involve the retention and re-use of existing buildings and utilises the embodied energy already within the buildings effectively. Officers consider that the impact on the climate resulting from the conversion scheme would not be such that a reason for refusal would be justified on this basis.

12.2

Human Rights

The provisions of the Human Rights Act 1998 and Equality Act 2010 have been taken into account in reaching the recommendation contained in this report.

Conclusion

The proposal is for a residential extension that meets the criteria set out in Policies HC-D15 Residential extension; CE-S6 Design and sustainable construction principles; and CC-D1 Flood risk. Furthermore, no harm has been identified with respect to residential amenity and appropriate biodiversity enhancement can be secured by condition.

Recommendation

Planning permission is granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990, (as amended by the Planning & Compulsory Purchase Act 2004); and in the interests of appropriate control over development.

2. The works hereby approved shall not be carried out except in complete accordance with drawing Site Location Plan reference 2441/200 (ENPA File No.4 date stamped 15th December); Proposed Floor Plan reference 2441/201 (ENPA File No.6 date stamped 15th December); and Proposed Elevations reference 2441/202 (ENPA File No.5 date stamped 15th December).

Reason: For the avoidance of doubt and to ensure the works accord with the approved details.

3. The development will be carried out and the property occupied in accordance with the measures detailed at Section 9.3, page 15, and Section 9.4, pages 16 and 17, of the Flood Risk Assessment dated 4th February 2022.

Reason: In the interests of avoiding and mitigating flood risk.

4. Within 3 months of occupation of the extension photographic evidence will be submitted to the ENPA confirming the installation of nesting provision for birds. This will comprise one House Martin Nest positioned under the eaves on the exterior wall of the front elevation.

12.2

Reason: In the interests of enhancing biodiversity.

Informatives

Monitoring of Development

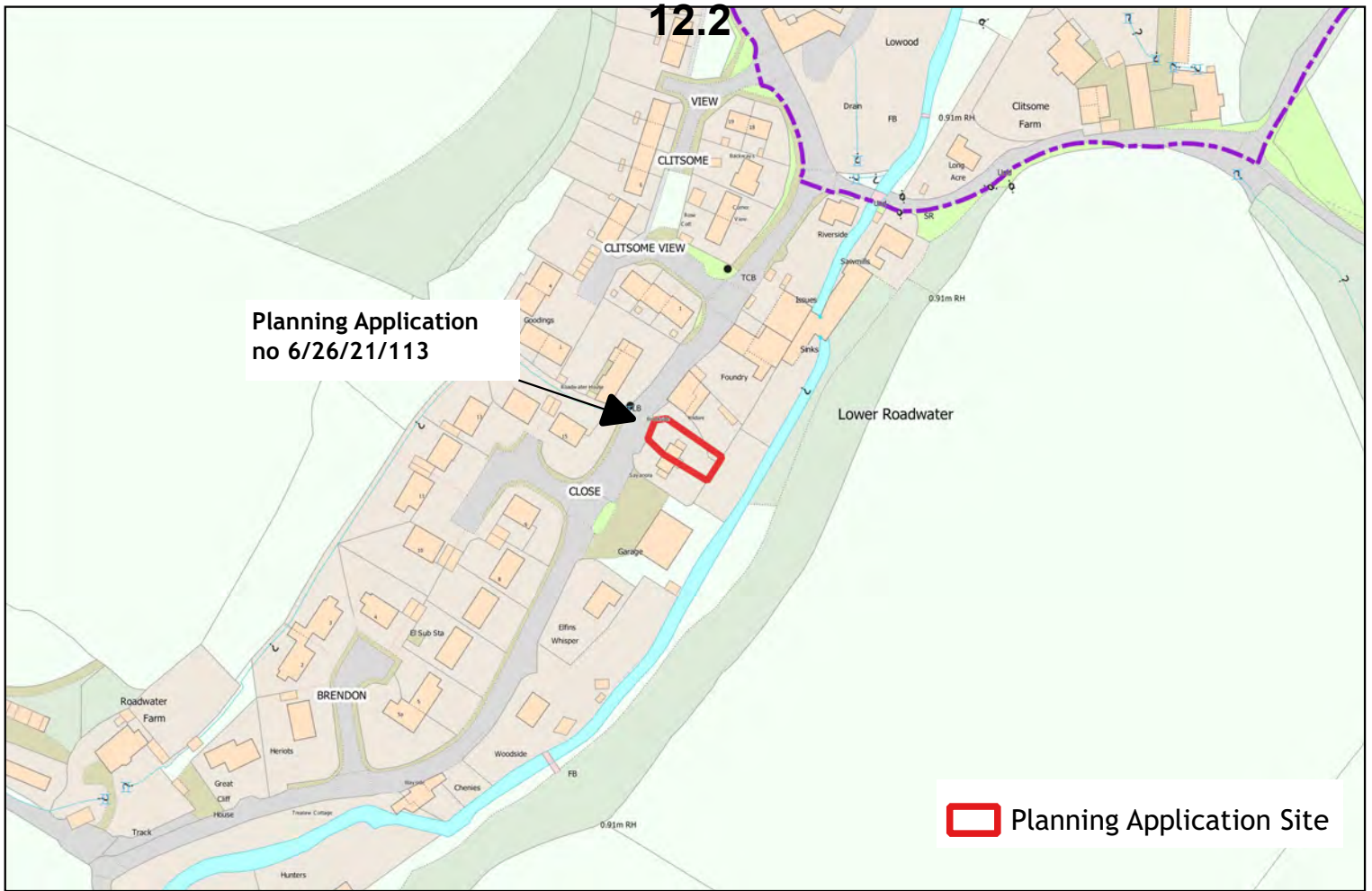
The applicant/developer is reminded that it is their responsibility to ensure that the requirements of each planning condition are met and that the works are undertaken in accordance with the approved plans. Any failure to meet the terms of a planning condition or work which does not accord with the approved plans leaves the applicant/developer liable to formal action being taken. The National Park Authority endeavours to monitor on site the compliance with conditions and building works. This has benefits for applicants and developers as well as the National Park. To assist with this monitoring of development the applicant/developer is requested to give at least fourteen days' notice of the commencement of development to ensure that effective monitoring can be undertaken. The Planning Section can be contacted at Exmoor National Park Authority, Exmoor House, Dulverton, Somerset, TA22 9HL or by telephone on 01398 323665 or by email plan@exmoor-nationalpark.gov.uk. The developer and their contractors are reminded of the legal protection afforded to bats and bat roosts under legislation including the Conservation of Habitats and Species Regulations 2017. In the unlikely event that bats are encountered during implementation of this permission it is recommended that works stop and advice is sought from a suitably qualified, licensed and experienced ecologist at the earliest possible opportunity.

Nesting Birds.

The developer and their contractors are reminded of the legal protection afforded to nesting birds under the Wildlife and Countryside Act 1981 (as amended). In the unlikely event that nesting birds are encountered during implementation of this permission it is recommended that works stop until the young have fledged and advice is sought from a suitably qualified and experienced ecologist at the earliest possible opportunity.

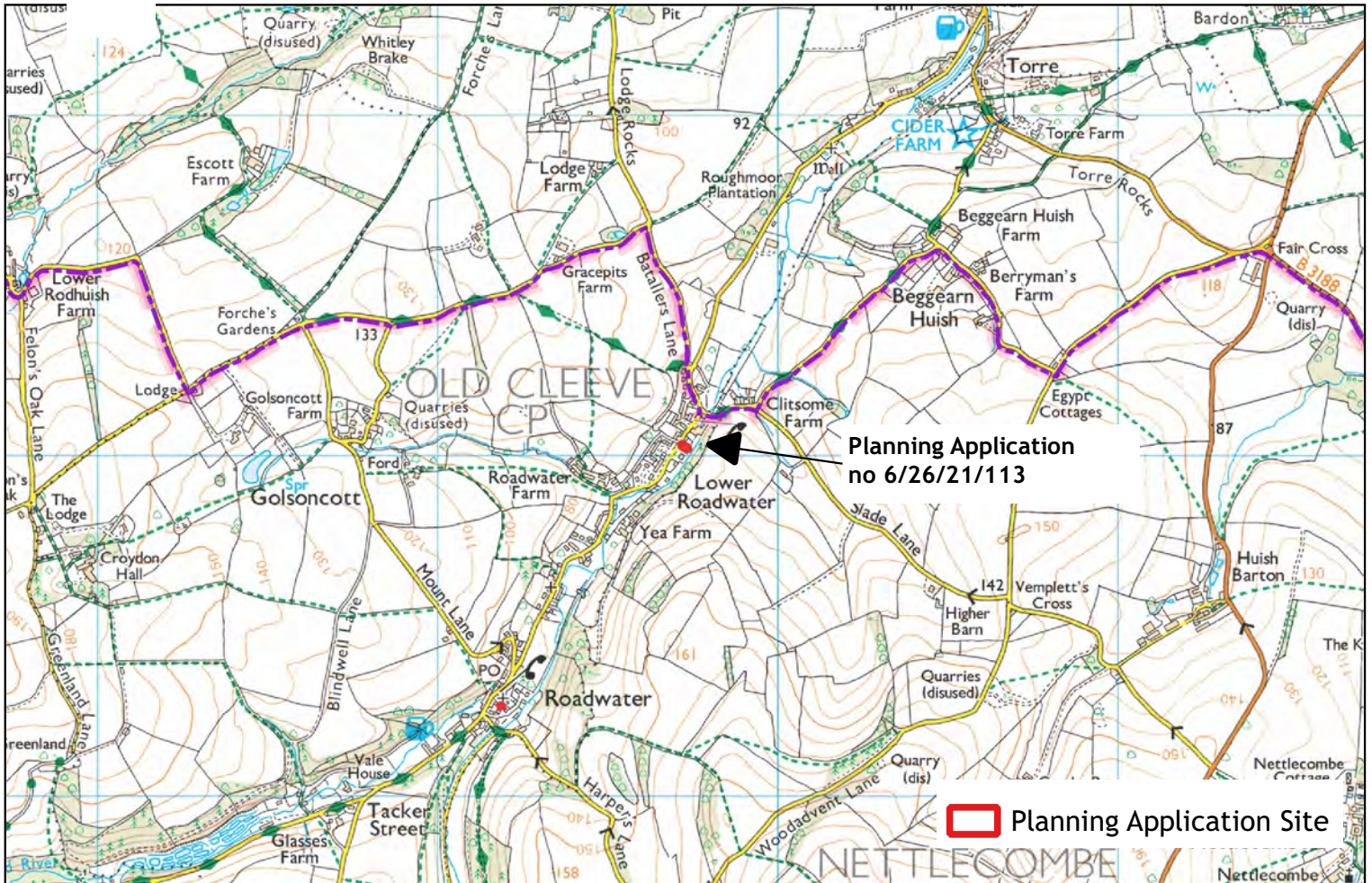
Positive and proactive statement

This Authority has a pro-active approach to the delivery of development. Early preapplication engagement is always encouraged. In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application, Exmoor National Park Authority has endeavoured to work positively and proactively with the agent/applicant, in line with the National Planning Policy Framework, to ensure that all relevant planning considerations have been appropriately addressed to achieve a positive outcome.



Site Map
Scale 1:2,500

© Crown copyright and database rights 2020 Ordnance Survey 100024878. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form



Overview Map
Scale 1:20,000

© Crown copyright and database rights 2020 Ordnance Survey 100024878. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form

12.3



Committee Report

Application Number:	6/10/22/103LB
Registration Date:	28-Feb-2022
Determination Date:	18-Apr-2022
Applicant:	Nina Dodd
Agent:	Mr. Adam Elston, Architectural Studio
Case Officer:	Tim Furnidge
Site Address:	30, HIGH STREET, DUNSTER, MINEHEAD, TA24 6SG
Proposal:	Listed Building consent for the proposed removal of kitchen door and windows and replacement with timber bi-folds.
Recommendation:	Conditional Approval
Reason for bringing before Authority Committee:	This application is brought before the Committee in accordance with the approved Scheme of Delegation because the Officers recommendation to approve is contrary to the recommendation of Dunster Parish Council.

Relevant History

6/10/21/108 Proposed erection of a first-floor rear extension to provide shower room, Approved with Conditions 04/14/2021.

6/10/21/109LB Listed building consent for the proposed erection of a first-floor rear extension, Approved with Conditions 04/14/2021.

6/10/08/109 Application for certificate of lawful existing use for use of building to rear, Approved 07/18/2008.

6/10/10/107LB Listed Building Consent to remove the internal wall in shop area (retrospective), Approved 05/17/2010.

6/10/11/103LB Listed Building Consent for the proposed replacement of the cover of the existing, Approved 03/24/2011.

6/10/06/123LB Repairs to existing workshop/store building & roof extension (listed building co), Approved 11/28/2006.

6/10/18/106 Proposed replacement rear lean-to extension together with internal alterations, Approved 11/08/2018.

12.3

6/10/18/107LB Listed building consent for the proposed replacement rear lean-to extension, Approved 11/08/2018.

6/10/00/101LB Proposed re-rendering west wall, re-slating western side of roof and repointing, Approved 03/30/2000.

6/10/95/112 Proposed erection of garden shed, Approved 07/12/1995.

6/10/93/119LB Proposed replacement of windows at first floor level, Refused 10/05/1993.

6/10/88/116LB Proposed alterations and first floor extension, Approved 09/26/1988.

6/10/88/115 Proposed alterations and first floor extension, Approved 09/26/1988.

6/10/84/110 Proposed extension to kitchen and internal alterations, Approved 07/26/1984.

6/10/84/109LB Proposed extension to kitchen and internal alterations, Approved 07/26/1984.

Site Description & Proposal

No.30 High Street lies in the centre of Dunster on the eastern side of High Street and is situated within the Dunster Conservation Area. The property is a terraced, two storey, Grade II listed building. The property has a painted render exterior, natural slate roof with red brick chimneys and painted timber windows and doors.

The building is grade II listed and is believed to date back to the early 19th Century and is currently used as a ground floor shop, with the owner's residential accommodation which extends over the ground, first and second floors. To the rear is also a self-contained unit (30a High Street, Castle View). A number of listed buildings surround the site, such as the grade II listed No. 32, 19 and 21, The Black Knight and The Yarn Market Café and Shop.

PROPOSAL

This Listed Building Application seeks for the proposed removal of kitchen door and windows in a 1980's eastern single storey rear extension and replacement with stained Oak timber bi-folds, with double glazing. The walls would be made good with painted render, to match the existing walls and elevations on site.

Consultee Representations

Historic Buildings Officer:

The application seeks to replace a door and window with bi-fold doors in a 1980s extension to a listed building. The works will not impact on historic fabric and will not detract from the special qualities of the building. I have no concerns.

12.3

Historic England:

No objection, seek the advice of your specialist conservation officer.

ENPA - Wildlife Conservation Officer:

After studying submitted photographs, they have no concerns about the proposal to replace the kitchen window and door with bifold doors from an ecological perspective. I note no additional external lighting is proposed and recommend curtains are fitted to the new doors to reduce light spill at night.

Dunster Parish Council:

They object to this application, as it is not in keeping with listed buildings.

Somerset County Highways:

They have no observations to make regarding this application.

Representations

No representations have been received for this application.

Policy Context

EXMOOR NATIONAL PARK LOCAL PLAN:

GP1 Achieving National Park Purposes and Sustainable Development
CE-S3 Biodiversity and Green Infrastructure
CE-S4 Cultural Heritage and Historic Environment
CE-S5 Principles for the Conversion or Structural Alteration of Existing Buildings
CE-S6 Design and Sustainable Construction Principles
CE-D3 Conserving Heritage Assets

The works proposed under the Listed Building application must be considered under the Planning (Listed Buildings and Conservation Areas) Act 1990. Under Section 16, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses.

The National Planning Policy Framework (NPPF) is also a material planning consideration.

Planning Considerations

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant listed building consent for any works, states that special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses should be given. Considerable importance and weight have to be attached to Section 16 Duty.

12.3

Section 16 of the NPPF 2021 at Paragraph 194 states: 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.

Paragraph 196 of the NPPF 2021 goes on to state that 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'

Policy CE-S4 relates to cultural heritage and the historic environment and states that Exmoor National Park's local distinctiveness, cultural heritage, and historic environment, will be conserved and enhanced to ensure that present and future generations can increase their knowledge, awareness and enjoyment of these special qualities and that development proposals affecting heritage assets and their settings, will be considered in a manner appropriate to their significance.

In addition, Policy CE-D3 states that development proposals that affect a heritage asset and its setting should demonstrate a) a positive contribution to the setting through sensitive design and siting; b) promote the understanding and enjoyment of the heritage asset and its setting or better reveal its significance and appreciation of the setting; and c) avoid unacceptable adverse effects and cumulative visual effects that would impact on the setting.

This Listed Building Application seeks for the proposed removal of kitchen door and windows in a 1980's eastern single storey rear extension and replacement with stained Oak timber bi-folds, with double glazing. The walls would be made good with painted render, to match the existing walls and elevations on site.

As part of the application process, the Historic Buildings Officer from Exmoor National Park Authority has been consulted. Their comments are as follows – "The application seeks to replace a door and window with bi-fold doors in a 1980s extension to a listed building. The works will not impact on historic fabric and will not detract from the special qualities of the building. I have no concerns." Further to this Historic England has also been consulted and they have no objection and recommend that this authority seeks the advice of your specialist conservation officer.

12.3

Although Dunster Parish have objected to this application, stating that “as it is not in keeping with listed buildings”, however, in the light of the comments received from Historic England and Historic Buildings Officer, they have no concerns or objections to this proposal, “as the works would not impact on the historic fabric and will not detract from the special qualities of the building”.

With regards to the above considerations, the proposed works are not considered to harm the significance of the building or its setting. The proposed works will help to increase the longevity of the property. The proposed timber bi-fold doors will not significantly impact the architectural interest of the period building, so the proposed works are considered to comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990. As per the consultation advice from the Historic Buildings Officer, the proposal is considered to comply with relevant Local Plan policies, meet the tests of the NPPF and the statutory duties referred to above, with the appropriate conditions issued with any grant of Listed Building Consent.

Impact on Ecology

Policy CE-S3 of the Local Plan relates to biodiversity and green infrastructure and states that the conservation and enhancement of wildlife, habitats, and sites of geological interest within the National Park will be given great weight. In the light of the comments received from the Wildlife Conservation Officer, it is considered that there would be no impact on ecology or protected species on site from the proposal.

Human Rights

The provisions of the Human Rights Act 1998 and Equality Act 2010 have been taken into account in reaching the recommendation contained in this report.

Conclusion

The proposed works are not considered to harm the significance of the building or its setting. The proposed works are not considered to cause an unacceptable impact on the Listed Building. This Authority’s Historic Buildings Officer has raised no concerns with the proposed works. The proposed works, therefore, accord with policies CE-S4 and CE-D3 of the Local Plan and it is recommended that consent be granted for the proposed works.

Recommendation

Approve subject to the following conditions:

1. The works hereby approved shall be begun before the expiration of three years from the date of this consent.

Reason: In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The works hereby approved shall be carried out strictly in accordance with the following plans:

Site and Block Plan, Ref No. 2027.3/200 stamped by the Local Planning Authority as File No. 2;

12.3

Proposed Elevational and Floor Plan, Ref No. 2027.3/201 stamped by the Local Planning Authority as File No. 4;
All date stamped by the Local Planning Authority on 28/02/2022.

Reason: To ensure a satisfactory standard of works in the interests of the listed building.

3. The replacement timber bi-fold doors hereby approved is specified as stained Oak timber with double glazing, as shown in the submitted documents, dated 28/02/2022, and shall remain in place, unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure that the details are appropriate to the architectural and historic character of the building of special architectural or historic interest and in accordance with policies GP1, CE-S1, CE-S3, CE-D1, CE-S6, CE-S2, CES4, CE-D3 of the Exmoor National Park Local Plan 2011-2031.

Informatives:

CONDITIONS AND INFORMATIVES AND THE SUBMISSION OF FURTHER DETAILS

Please check all the conditions and informatives attached to this Decision Notice. If there are any conditions which require submission of details and/or samples prior to work commencing on site it is vital that these are submitted and agreed in writing by the Local Planning Authority before work starts.

Given the High Court's interpretation of the Planning Acts and their lawful implementation it is unlikely that the Local Planning Authority will be able to agree to a sample/details after the commencement of works if that sample/details should have been approved prior to commencement. If a sample/detail is not agreed as required prior to commencement and works have started then it is likely that this matter may only be able to be rectified by the submission of another application.

To avoid delay, inconvenience, and the need to submit a further application, please ensure that all appropriate details/samples are submitted and agreed at the specified time.

POSITIVE & PROACTIVE STATEMENT

This Authority has a pro-active approach to the delivery of development. Early preapplication engagement is always encouraged. In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application, Exmoor National Park Authority has endeavoured to work positively and proactively with the agent/applicant, in line with the National Planning Policy Framework, to ensure that all relevant planning considerations have been appropriately addressed to achieve a positive outcome.



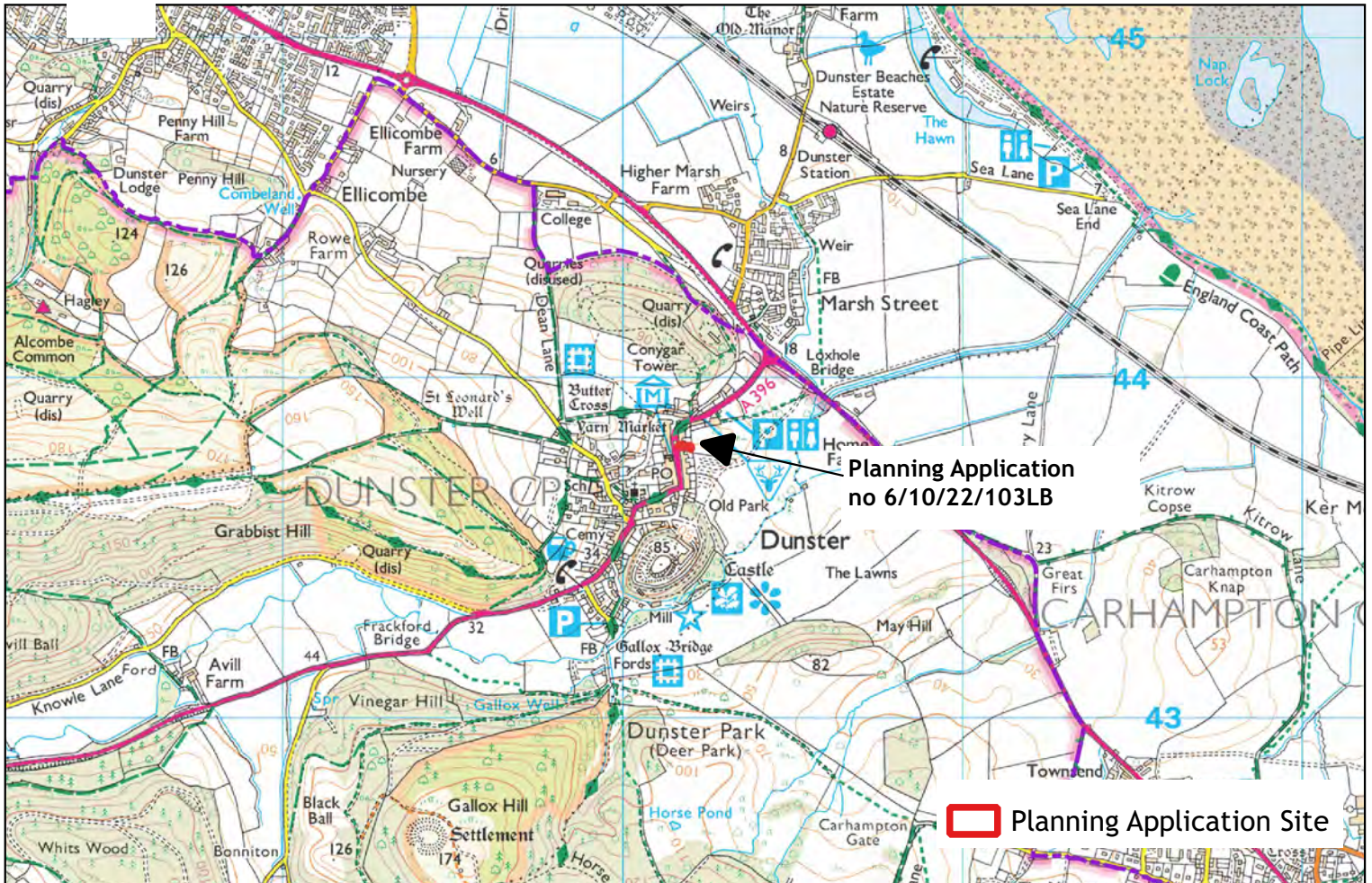
Planning Application no 6/10/22/103LB

Planning Application Site

Site Map

Scale 1:2,500

© Crown copyright and database rights 2020 Ordnance Survey 100024878. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form



Planning Application no 6/10/22/103LB

Planning Application Site

Overview Map

Scale 1:20,000

© Crown copyright and database rights 2020 Ordnance Survey 100024878. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form

12.3

12.4



Committee Report

Application Number:	6/14/22/103
Registration Date:	04-Mar-2022
Determination Date:	25-Apr-2022
Applicant:	Mr B Totterdell
Agent:	Mr. A Elston, Architectural Studio
Case Officer:	Tom Jones
Site Address:	PINKERY CENTRE FOR OUTDOOR LEARNING, SIMONSBATH, MINEHEAD, TA24 7LL
Proposal:	Application under Regulation 3 of The Town & Country Planning General Regulations 1992 for proposed erection of 3m mast and antenna.
Recommendation:	Approval with conditions
Reason for bringing before Authority Committee:	This application comes before Members under the adopted Scheme of Delegation as the application has been submitted by Exmoor National Park Authority, and Exmoor National Park Authority are the landowner.

Relevant History

None Relevant

Site Description & Proposal

The application site is a small area of land to the north of the Pinkery Outdoor Centre.

The site is primarily laid to grass with a post and rail timber fence around its perimeter and a grass bank, with post and wire fence, to the north. A concrete plinth is in place in the north-western corner.

This application seeks permission to erect a 3m high mast with antenna mounted at the top.

The proposed mast would be 50mm diameter steel hollow section pole, painted either matt black or green.

It would be positioned in the northwestern corner, mounted on the existing concrete plinth. The site would be otherwise unaltered.

12.4

The purpose of the mast and antenna is to provide necessary wi-fi coverage for the Pinkery Centre.

Consultee Representations

SCC Highway Authority, 08-March-2022, makes no observations

ENPA PROW and Access Officer 07-April-2022, advises that the site is surrounded by access land. The Officer advises that the proposals do not appear to have any direct impact on users, but notes that the mast would be visible in locations around the Pinkery.

Natural England, 22-March-2022, makes no objection.

Exmoor Parish Council, 08-April-2022, supports the application, noting the necessity in maintaining high quality communications and that the proposal utilises an existing site and would not be excessive in height.

Representations

None received.

Policy Context

GP1 – Achieving National Park Purposes and Sustainable Development

CE-S1 – Landscape and Seascape Character

CE-D1 – Protecting Exmoor’s Landscapes and Seascapes

CE-S6 – Design & Sustainable Construction Principles

AC-D5 – Radio and Mobile Telecommunications Infrastructure

AC-D7 – Satellite Antennae

Planning Considerations

Policy GP1 sets out criteria for achieving National Park Purposes and Sustainable Development. These include high quality design, the efficient use of land, buildings, services and infrastructure; protecting the amenities of local residents and conserve or enhance the quiet enjoyment of the National Park; and supporting the health and socio-economic wellbeing of local communities and encouraging community participation.

Policy AC-D5 facilitates that the provision of radio and mobile telecommunications development will be permitted where apparatus is sited on existing structures; and the appearance in the landscape would be acceptable. In determining all proposals consideration is required with respect to the highest standards of design in terms of colour, dimensions, construction and overall shape cumulative or sequential visual impact with other vertical structures in the landscape; adverse effects on sensitive habitats and wildlife, or the historic environment; impact to the

12.4

external appearance of any host building; and the amenity of nearby residents and visitors are not adversely affected.

Policy AC-D7 requires that satellite antennae or wireless broadband equipment are sited unobtrusively and are of a scale and design which will not cause unacceptable harm.

Policy CE-S1 and CE-D1 seek to protect the high quality, diverse and distinct landscapes and seascapes; and allow development, in principle, where it can be demonstrated that it is compatible with the conservation and enhancement of Exmoor's landscape.

The proposed mast would be located on an existing concrete base to the north of the Pinkery Centre. The location and size of the mast has been established to provide the necessary signal for the occupants of Pinkery.

The applicant advises that there is no other infrastructure surrounding the site that could be utilised and an antenna fixed to the building itself would not provide sufficient signal.

The proposal is considered to be acceptable in principle, but consideration is required with respect to the design and impact on the setting and landscape.

Design and impact on setting / landscape

Policy CE-S6 requires development proposals to deliver high quality sustainable designs that reinforces landscape character and the positive arrangement of landscape features; have regard to health and well-being; improve safety, inclusivity and accessibility for those who live, work and visit; and would not detrimentally affect the amenities of surrounding properties and occupiers including overlooking, loss of daylight, overbearing appearance, or other adverse environmental impacts.

The dimensions of the proposed mast are the minimum size necessary to achieve the required signal. The proposed mast would be painted a matt colour that will be agreed at a later date with the Planning Authority.

It is considered that the proposed development is acceptable in the context of existing buildings within the setting, the presence of a post and rail fence; and the siting of the mast on an existing structure.

Although visible in close proximity, this would not harm the setting or the landscape and would not harm the experience of walkers passing through the area.

Other matters

The proposed mast would have no effect on nearby residents or wildlife.

12.4

Human Rights

The provisions of the Human Rights Act 1998 and Equality Act 2010 have been taken into account in reaching the recommendation contained in this report.

Conclusion

This proposed development is sensitively sited and meets the tests and requirements of Policies AC-D5 and AC-D7 of the Local Plan.

Recommendation

Planning permission is granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004).

2. The works hereby permitted shall not be carried out except in complete accordance with the Location Plan and existing elevations reference 2306.1/100, date stamped 4th March 2022 - File No. 1; and the Site Plan and Proposed Elevations reference 2306.1/200, date stamped 4th March - File No. 2.

Reason: to avoid harm to the setting and to ensure the works accord with the approved details.

3. The telecommunication mast and equipment shall be permanently removed upon redundancy of its dedicated purpose and the land reinstated to its former condition within a period of six months of its redundancy.

Reason: to avoid harm to the setting

4. Prior to their installation on site, details of the external finished, including colour, of the mast and any associated equipment shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details.

Reason: to avoid harm to the setting

Informatives

POSITIVE & PROACTIVE STATEMENT

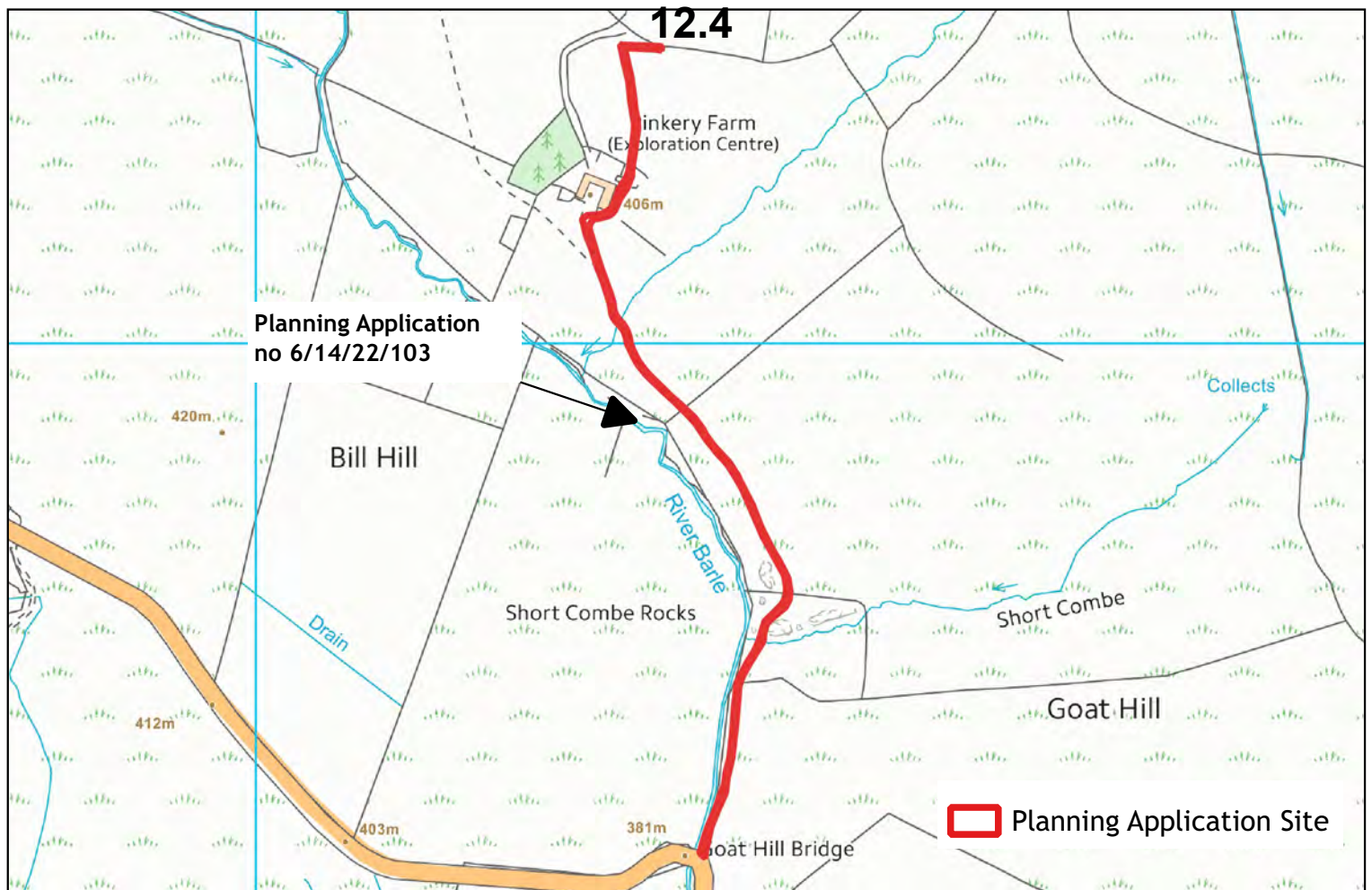
This Authority has a pro-active approach to the delivery of development. Early preapplication engagement is always encouraged. In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in determining this application, Exmoor National Park Authority has endeavoured to work positively and proactively with the agent/applicant, in line with the National Planning Policy

12.4

Framework, to ensure that all relevant planning considerations have been appropriately addressed to achieve a positive outcome.

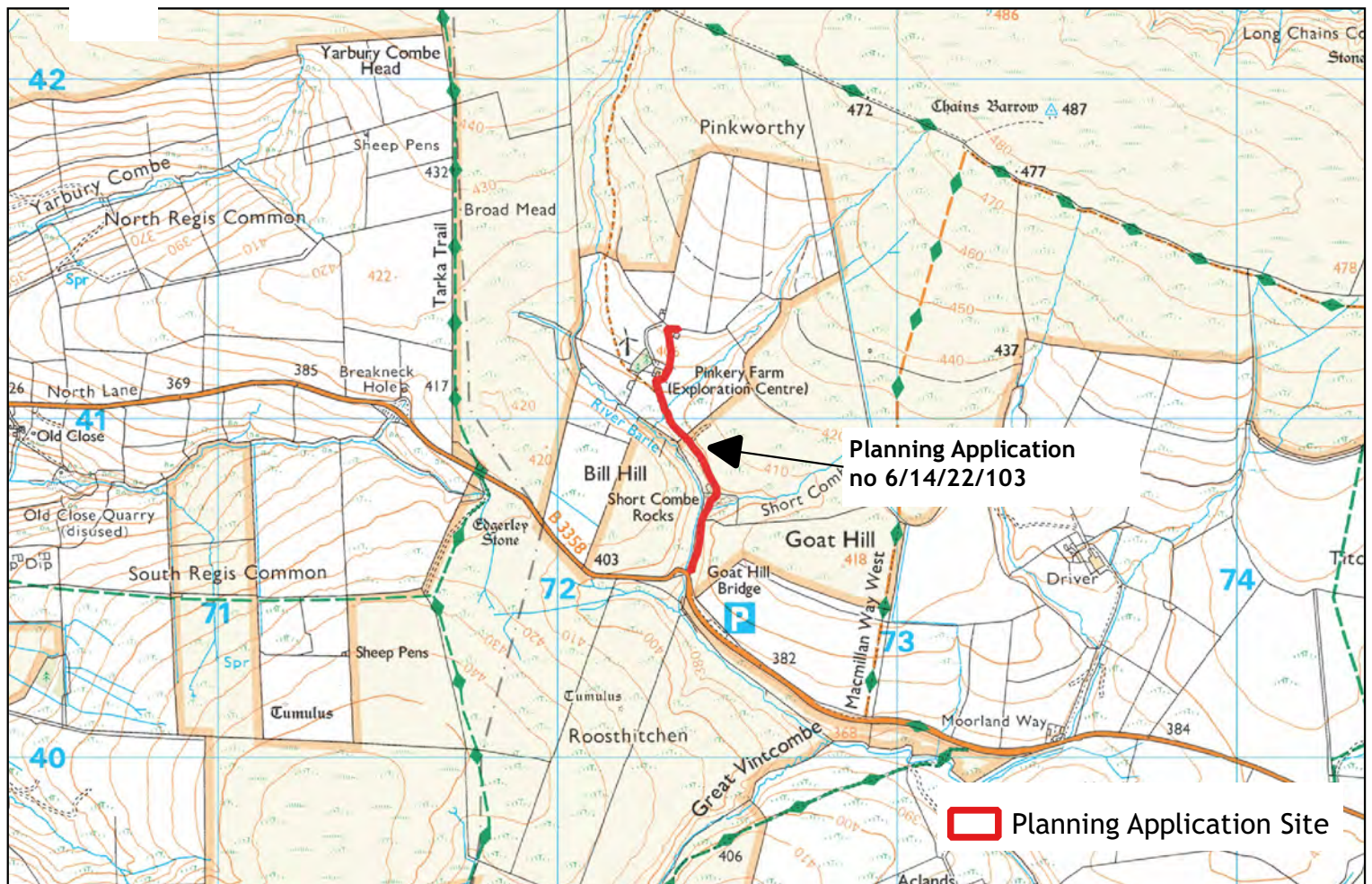
MONITORING OF DEVELOPMENT

The applicant/developer is reminded that it is their responsibility to ensure that the requirements of each planning condition are met and that the works are undertaken in accordance with the approved plans. Any failure to meet the terms of a planning condition or work which does not accord with the approved plans leaves the applicant/developer liable to formal action being taken. The National Park Authority endeavours to monitor on site the compliance with conditions and building works. This has benefits for applicants and developers as well as the National Park. To assist with this monitoring of development the applicant/developer is requested to give at least fourteen days notice of the commencement of development to ensure that effective monitoring can be undertaken. The Planning Section can be contacted at Exmoor National Park Authority, Exmoor House, Dulverton, Somerset, TA22 9HL or by telephone on 01398 323665 or by email plan@exmoor-nationalpark.gov.uk.



Site Map
Scale 1:6,000

© Crown copyright and database rights 2020 Ordnance Survey 100024878. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form



Overview Map
Scale 1:20,000

© Crown copyright and database rights 2020 Ordnance Survey 100024878. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form

Application decisions delegated to the Chief Executive

Ref and Grid Ref	Applicant & Location	Decision and Date
62/43/22/002DC	Mr P Miles - Discharge of condition 3 (paint colours) of application 62/43/20/003 (Discharge of Condition) - WOODY BAY STATION, PARRACOMBE, BARNSTAPLE, EX31 4RA	Approved 13-Apr-2022
6/27/22/109DC	Mr M Padgett - Discharge of Conditions 3 and 4 (Windows & Doors) of approved application 6/27/21/119 (Discharge of Condition) - FLAT 1 RIVERSIDE, THE TANNERY, HIGH STREET, PORLOCK, MINEHEAD, TA24 8PU	Approved 13-Apr-2022
6/9/22/103	Jackie Sims - Proposed demolition of existing garage together with erection of detached garage. (Householder) - WILTON HEIGHTS, 37, JURY ROAD, DULVERTON, TA22 9EJ	Withdrawn 31-Mar-2022
WTCA 22/07	William Wake, Dunster 1st School - Works to Trees in a Conservation Area: Works to trees as per recommendations in Somerset County Council safety report 17th November 2021: T002 Sorbus - fell/replant T003 Ash - repollard T004 Ash - repollard T005 Birch - crown lift less than 10% T006 Mixed group - remove laterals less than 20% and crown lift less than 10%, remove deadwood T007 Cherry - Reduce laterals less than 20%, crown lift less than 10%, remove deadwood T008 Cherry - fell and replace T009 Mixed group - remove Horse Chestnut, selective pruning and pollarding T010 Apple - reduce laterals less than 20% T011 Birch- reduce laterals less than 20%, remove deadwood T012 Willow - repollard T013 Oak - Crown lift less than 10%, remove deadwood T014 Birch - crown lift less than 10%, remove deadwood, selective pruning (WTCA) - DUNSTER FIRST SCHOOL, 13, ST. GEORGES STREET, DUNSTER, MINEHEAD, TA24 6RX	Approved 14-Apr-2022
WTCA 22/06	Mr. Terry Walker - Works to Trees in a Conservation Area: T1 - Ash - fell to ground level due to ash dieback and replace with oak (WTCA) - APPLGARTH, WOOTTON COURTENAY, MINEHEAD, TA24 8RE	Approved 13-Apr-2022
WTCA 22/05	Nick Hosegood, Three Atop woodland Services - Works to Trees in a Conservation Area: T1 - Oak. Reduction of canopy by 3m to mitigate sail effect. T2 - Oak. Reduction of lateral limb by 3m to reduce weight. T3 -	Approved 14-Apr-2022

Application decisions delegated to the Chief Executive

Ref and Grid Ref	Applicant & Location	Decision and Date
	Oak Remedial works to recent tear to make safe and preserve life. Reduction of canopy by 3m to reduce sail effect in remaining canopy T4 - Oak Reduction of canopy by 3m to mitigate sail effect in top canopy and to reduce weight in lateral lower canopy T5 - Oak Reduction of canopy by 3m T6 - Oak. Reduction of Canopy by 3m (WTCA) - Trees to the East of Porlock Cemetery - Easting 288637: Northing 146112, Doverhay, Porlock	
WTCA 22/04	Mr I McMillan - Works to Trees in a Conservation Area: Removal of T1 - Horse chestnut due to risk posed by unstable structure. (WTCA) - Land to the left of 1 Castle Heights, Lynton, EX35 6JD	Approved 13-Apr-2022
62/50/22/004LB	Mr & Mrs M Harrison - Listed building consent for the proposed installation of field drainage below ground floor and associated drained cavity wall barrier, masonry work to the east end of existing accommodation, repairs to ground floor ceiling beam and 5no roof trusses, rebuilding of north wall and west gable of outbuilding and installation of cast gutters and downpipes to outbuilding. Part retrospective. (Listed Building Consent) - CHURCH COTTAGE, PARRACOMBE, BARNSTAPLE, EX31 4RJ	Approved with Conditions 14-Apr-2022
6/8/22/104	Mr & Mrs M & S Sanders - Proposed construction of detached home office. (Householder) - EDBROOKE FARM, LUCKWELL BRIDGE, WHEDDON CROSS, MINEHEAD, TA24 7EL	Approved with Conditions 14-Apr-2022
62/41/22/019	Mr. S Glover, Tors Park Estate Ltd - Advertisement consent for the proposed siting of 5 no. flagpoles and flags. (Retrospective) (Advert) - The Tors Hotel, Tors Park, Lynmouth, Devon, EX35 6NA	Withdrawn 28-Mar-2022
HRN 22/01	George Layton, National Trust - Hedgerow removal notice for the proposed removal of 4no meters of hedgerow to allow installation of two pedestrian gate ways. (HRN) - Blackford Cottages, Brakeley Steps To Luccombe, Selworthy, Somerset, TA24 8SY	Approved 04-Apr-2022

Application decisions delegated to the Chief Executive

Ref and Grid Ref	Applicant & Location	Decision and Date
6/10/22/102	Ms. Abigail Larter - Proposed change of use of ground floor shop to living accommodation. Resubmission of refused application 6/10/21/107. (Full) - THE HORSE & CROOK, 19, High Street, DUNSTER, MINEHEAD, TA24 6SF	Refused 19-Apr-2022
6/3/22/102	Mr & Mrs D & C Cherry - Lawful development Certificate for the proposed use of up to 3no bedrooms as bed and breakfast letting rooms ancillary to the use of Bruneton House as a single residential dwelling (use Class C3). (CLOPUD) - Bruneton House, BROMPTON REGIS, DULVERTON, TA22 9NN	Approved 01-Apr-2022
62/41/22/018	Mr G Crowther - Proposed replacement of Windows (Full) - LEE ABBEY FELLOWSHIP, LEE ABBEY, Lynton, EX35 6JJ	Approved with Conditions 28-Mar-2022
6/14/22/102	Mr R Rowe - Proposed erection of agricultural storage building (22.80m x 13.71m). Retrospective. (Full) - HORSEN FARM, SIMONSBATH, MINEHEAD, TA24 7LG	Approved with Conditions 04-Apr-2022
6/25/22/102	Mr R Martin - Proposed replacement of agricultural building (582sqm). (Full) - LILLYCOMBE, PORLOCK, MINEHEAD, TA24 8JP	Approved with Conditions 24-Mar-2022
62/41/22/016	Ms A Braund - Advertisement Consent for the proposed erection of 4 no. signs (Advert) - NATIONAL TRUST, WATERSMEET HOUSE, LYNMOUTH, EX35 6NT	Approved with Conditions 06-Apr-2022
6/12/22/101	Mr. Andrew Howe - Proposed erection of agricultural storage building for machinery and feed (11.5m x 5.5m). (Full) - Land at Ashbeare Hill (x) 308827, (y) 135685	Approved with Conditions 19-Apr-2022
62/41/22/014DC	Mr K Ovenden - Proposed discharge of condition 3 (CEMP) of approved application 62/41/20/026. (Discharge of Condition) - LEE ABBEY FELLOWSHIP, LEE ABBEY, Lynton, EX35 6JJ	Withdrawn 25-Mar-2022
WTCA 22/01	Mr. S Glover, Tors Park Estate Ltd - Works to Trees in a Conservation Area: Various works to nine individual trees and five groups of trees due to health and safety issues and to maintain views from the building: T591 Sycamore - reduce crown by 30%; G592 Ash/Sycamore	TPO Served 22-Mar-2022

Application decisions delegated to the Chief Executive

Ref and Grid Ref	Applicant & Location	Decision and Date
	x 6 - fell/coppice; G593 Beech x 2 - remove squirrel damaged branches where possible, remove clematis; G594 Holm oak/ mixed broadleaves - reduce height to maintain views via coppicing and 30% canopy reduction; G595 Corsican pine x 2 - remove; T596 Beech - target prune broken branches; T597 Ash - remove; T598 Sycamore - crown reduce by 30% max; G599 Sycamore x 6 - fell/coppice; T600 Beech - reshape canopy or remove; T601 Beech - Reshape canopy or remove; T602 Cherry - remove; T603 Sycamore - remove; T604 Oak x 3 - remove (WTCA) - Tors Park, Countisbury Hill, Lynmouth, EX35 6BN	
6/27/22/102LB	Mr P Brooks - Listed Building Consent for proposed replacement of 2 no. roof light domes with 4 no. low profile, fixed and double glazed roof lights (Listed Building Consent) - THE HUNTING LODGE, HAWKCOMBE, PORLOCK, MINEHEAD, TA24 8LR	Approved with Conditions 31-Mar-2022
6/27/22/101	Mr P Brooks - Proposed replacement of 2 no. roof light domes with 4 no. low profile, fixed and double glazed roof lights (Householder) - THE HUNTING LODGE, HAWKCOMBE, PORLOCK, MINEHEAD, TA24 8LR	Approved with Conditions 31-Mar-2022
6/27/21/128	Mr R Jones - Proposed erection of detached garage/workshop, widening of access, extension of patio area and erection of stone wall with adjacent steps. (Householder) - DOLPHINS, TOLL ROAD, PORLOCK, MINEHEAD, TA24 8JH	Approved with Conditions 24-Mar-2022
6/40/21/120	Mr C Hayes - Proposed demolition of cottage and erection of 1 no. rural workers dwelling. (amended plans). (Full) - LITTLE HAM, WINSFORD, MINEHEAD, TA24 7JF	Approved with Conditions 11-Apr-2022
6/13/21/110	Ms V Moody - Proposed erection of building for storage of equine feed and equipment (11.10m x 5.22m), together with the creation of hardstanding areas. (Full) - Little Ashott, Newland Lane, Exford, TA24 7NH	Approved with Conditions 31-Mar-2022
62/19/21/005DC	Mr & Mrs Turner - Proposed Discharge of Conditions 3, 4, 6, 7 & 11 of approved application 62/19/20/007	Approved 25-Mar-2022

Application decisions delegated to the Chief Executive

Ref and Grid Ref	Applicant & Location	Decision and Date
	(Discharge of Condition) - Collings Ball, Shute Lane, Combe Martin, EX34 0HW	
6/8/18/108	Mrs. J Hewitt - Proposed side and front extensions. (Amended description) and Additional Plans and information. (Householder) - Lower House Farm, Ashwell Lane, Cutcombe, Wheddon Cross, Somerset	Final Disposed of 07-Apr-2022