



Exmoor National Park Annual Monitoring Report 2009 - 2010



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1 **Executive Summary**

- 1.1 The Annual Monitoring Report (AMR) assesses the Exmoor National Park Local Development Framework in the period April 2009 to March 2010 against four main criteria set out below. Following each criterion is a summary of the key findings. Further detail is included in the main body of the report.
- 1.2 **Progress on the Local Development Framework:** Progress has been made in developing components of the Local Development Framework, including:
- The adoption of the Statement of Community Involvement in August 2006;
 - Last year's Annual Monitoring Report;
 - Continuing work and evidence gathering to inform the Core Strategy and Development Policies DPD;
 - 21 Your Future Exmoor community consultation events – consulting on key issues and options.
- 1.3 The current Local Development Scheme (LDS) was submitted to the Secretary of State during March 2007 and brought into effect at the end of April 2007. This has not been revised during the reporting period but a work plan was prepared and is continually updated for the preparation of the Core Strategy and Development Policies DPD during 2010/11.
- 1.4 The timetable set out in the Local Development Scheme (LDS) for the period April 2007 to March 2010 does not correspond to the monitoring period due to the considerable evidence base requirements. The original timetable set out in the LDS is contrary to Government Office advice – that the Core Strategy DPD and Development Management Policies DPD should be prepared in tandem. However since the general election, and subsequent Comprehensive Spending Review, it has been decided that the regional Government Offices will close – this will occur no later than March 2011. Therefore the requirement for revision of the LDS is uncertain. Government Offices are currently in discussion with the Department for Communities and Local Government (CLG) regarding the transitional arrangements for the planning work previously carried out at a regional level.
- 1.5 Good progress was made with the Core Strategy and Development Policies DPD during the monitoring period, with key documents for the evidence base completed and published on the National Park website, such as: the Level 1 Strategic Flood Risk Assessment (SFRA) jointly produced with West Somerset Council, and the Employment Land Review (ELR)¹.

¹ LDF Evidence Base reports: www.exmoor-nationalpark.gov.uk/ldf_evidence_base.htm

- 1.6 Twenty-one community consultation events were held under the banner “Your Future Exmoor” to engage local communities and help them to consider the key issues and options as part of the preparation of the Core Strategy and Development Policies DPD. The feedback reports for each event can be found on the website².
- 1.7 A questionnaire was also distributed local people through the Parklife newspaper, and a visitor’s questionnaire was produced and distributed through the National Park Centres at Lynmouth, Dunster and Dulverton.



© ENPA: A community event was held at Challacombe Methodist Hall in March 2010

- 1.8 **Whether policies and related targets in local development documents have been met:** During the relevant period it is considered that there was good progress in implementing and applying the relevant policies of the Adopted Exmoor National Park Local Plan 2001 - 2011.
- 1.9 The Authority has been proactively implementing the policies, for instance working closely with the local Rural Housing Project to deliver local needs affordable and intermediate housing – during the monitoring period, 11 local needs affordable homes were completed within Exford and Cutcombe, with a further 1 under construction and 15 which had not commenced. More recent schemes have also come forward at Dulverton and Porlock.

² www.exmoor-nationalpark.gov.uk/your_future_exmoor.htm

- 1.10 In total, since the adoption of the Local Plan, 34 units of affordable housing have been provided, with 65 permitted and 28 further units in the system.
- 1.11 **What impact the policies are having in respect of national and regional targets, and social, environmental and economic sustainability objectives:** During the relevant period it is considered that there was an acceptable impact on sustainability objectives, though some of the available data means it is difficult to monitor precise impacts. However, as policies and decisions have to have regard to the National Park statutory purposes, it is considered that the policies are having a positive impact on local sustainability objectives.
- 1.12 As the new plan is prepared, a Sustainability Appraisal (SA) will be prepared alongside this development plan document (DPD) which will help assess the most sustainable policy options for the National Park against a series of sustainability objectives. Significant effects indicators will be developed as part of the SA to assess the significant social, environmental and economic effects of policies.
- 1.13 **Whether the policies in the local development documents need adjusting or replacing:** The current Local Development Framework policies are the 'saved' policies from the Adopted Local Plan. The policies have been in place for just over four years and the policy aims are becoming established in local communities, particularly with regard to the provision of local needs affordable housing.
- 1.14 There are some areas emerging which will need particular focus within the new plan, including:
- Climate change adaptation and flood risk
 - Climate change mitigation and renewable energy
 - Change of use of buildings to alternative uses.
- 1.15 Government Office confirmed that all the policies within the adopted Local Plan were saved successfully in February 2008. The policies within the Local Plan will be replaced by the Core Strategy and Development Policies DPD once it is adopted – this is scheduled for 2013.

2 Challenges & Opportunities

2.1 Local Development Framework:

2.2 The key aims for 2010/11 will be to:

- progress the Core Strategy and Development Policies DPD by continuing work on the comprehensive evidence base to help inform policy direction;
- produce the Sustainability Appraisal Scoping Report (including a Strategic Environmental Assessment) and Habitat Regulations Screening Report for consultation;
- undertake a series of topic-based meetings with stakeholders and local community representatives; progress the 'draft plan' for consultation in 2011/12;
- addressing the challenges of the forthcoming Localism Bill and National Planning Framework to help deliver the coalition Government's concept of Big Society.

2.3 The evidence base will include documents already produced by the Policy and Community team on an annual basis such as the Annual House Price Survey and the Housing Report³ in addition to other relevant reports, plans and studies e.g. a number of specialist reports (in national policy guidance), as part of the evidence criteria and production of a DPD including an Open Space Strategy, Infrastructure Delivery Plan and a Settlement Assessment Report.

2.4 Strategic Housing Land Availability Assessment (SHLAA): working with our partners in the Northern Peninsula Housing Market Area and other stakeholders, including local communities, the SHLAA will be prepared to identify land with the potential for new housing development. A call for sites was undertaken during the monitoring period and further work will be undertaken to assess these sites to help to meet the requirements for deliverable land supply for affordable housing in a manner appropriate to the context of the National Park.

2.5 Sustainability Appraisal Scoping Report (including a Strategic Environmental Assessment) and Habitat Regulations Assessment (or Appropriate Assessment): These documents will be developed in parallel with the Core Strategy and Development Policies DPD, and will guide policy formation to ensure that policies will deliver sustainable development which meets the needs of local communities and do not cause harm to internationally designated sites (Special Areas of Conservation) within the National Park. The publication of the Sustainability Appraisal Scoping Report for consultation during 2010 will indicate the first milestone of the DPD production.

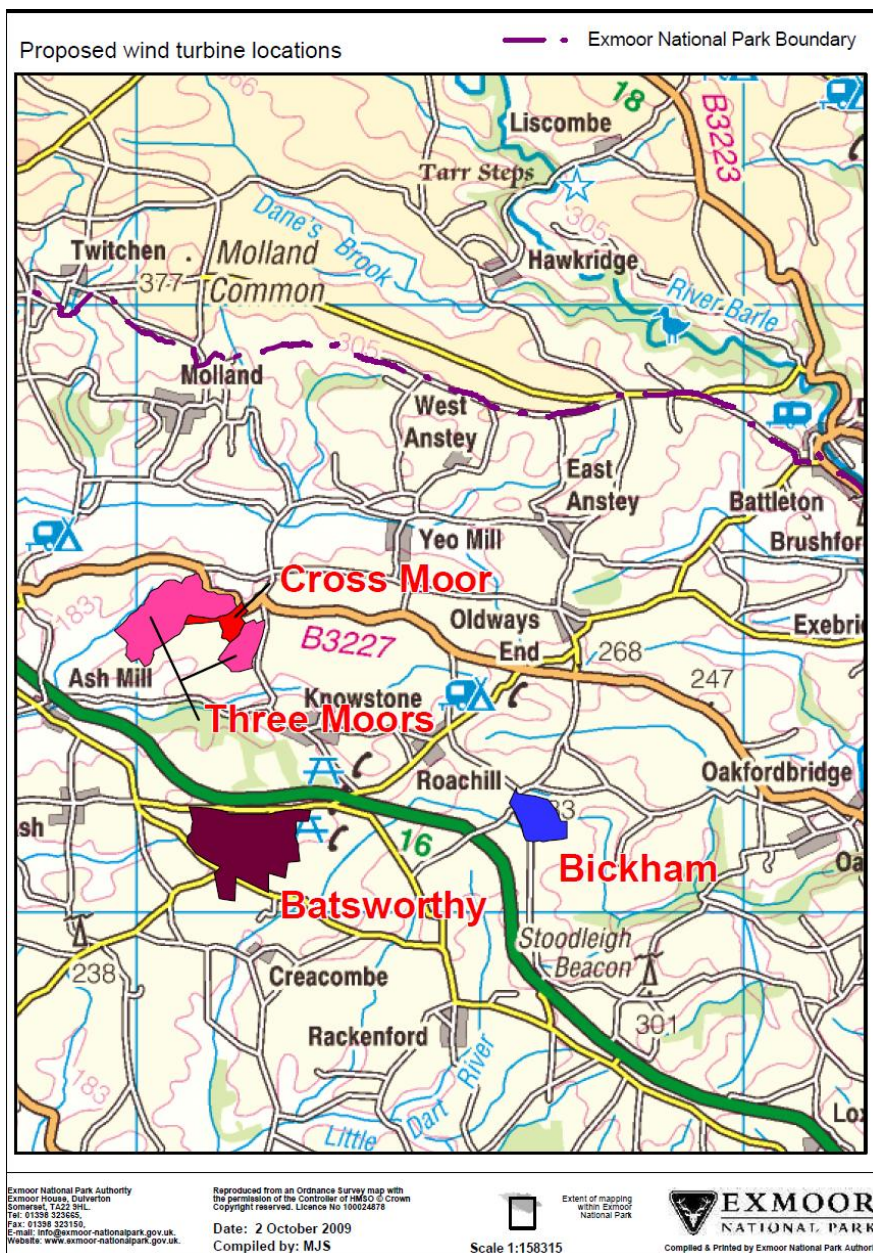
2.6 A list of all the documents prepared for the evidence base is listed on the Exmoor National Park Authority website.

³ These reports can be found at: www.exmoor-nationalpark.gov.uk/ldf_evidence_base.htm

2.7 During the 2009/10 period the Policy & Community team was fully staffed with the recruitment of a full-time policy officer in May 2009 for 12 months to provide maternity cover for the job-share Policy & Community Manager. For 2010/11 the team remains fully-staffed, which should enable progress with the Local Development Framework (LDF) in accordance with the LDF work plan.

2.8 **Commercial Wind Farm Proposals:**

2.9 The Authority has received a number of consultations in recent years for wind farms on land surrounding the National Park. The Authority was concerned with the impact of proposed wind turbines outside the boundary of the National Park, both individually and cumulatively of recent proposals such as those at Batsworthy Cross, Bickham Moor, Cross Moor and Three Moors - see map 2.1 below.



- 2.10 A planning inquiry was held during June 2009 to consider wind farm proposals for Three Moors (nine turbines) and Bickham Moor (four turbines), where the National Park Authority and the Exmoor Rural Alliance⁴ gave evidence. The final decision was made by the Inspector in January 2010 – both appeals were dismissed primarily on grounds that the wind farms “*would be seriously harmful to the character and appearance of the area... [and] would also impinge upon and be harmful to the setting of the Exmoor National Park*”.
- 2.11 Planning applications for the wind farm proposals at Batsworthy Cross and Cross Moor still have to be determined by North Devon Council.
- 2.12 **Cutcombe Livestock Market Development**
- 2.13 During the previous 2008/09 monitoring period three applications formed a significant proposal not only for the village of Wheddon Cross but for Exmoor as a whole. The proposals were for a major development, that comprised of three distinct elements:
- housing (a mix of 13 open market and 12 local needs affordable houses);
 - the replacement livestock market facility; and
 - business units (two outline applications).



⁴ Exmoor Rural Alliance: The Exmoor Society, Two Moors Campaign and CPRE North Devon.

© ENPA – Cutcombe Livestock Market – redevelopment

- 2.14 The applications (1 full application and 2 outline applications) were subsequently approved after the Section 106 (S106) agreements⁵ were signed in December 2009. Work began on the new market in early 2010, with work to progress on the new housing during 2010/11. The 12 local needs affordable units include 10 for rent and two serviced self-build plots which are subject to a local occupancy tie.

⁵ A S106 agreement is a legal agreement between the Authority and developer/applicant to meet the needs of residents in new developments or require specific operations to be carried out on the land.

3 Introduction

3.1 This is Exmoor National Park Authority's sixth Annual Monitoring Report (AMR) as required by the Planning and Compulsory Purchase Act 2004. The Report examines the implementation of the Exmoor National Park Local Development Framework (including minerals and waste policies) for the period April 2008 to March 2009. The Report itself is a part of the Local Development Framework – see Diagram 3.1 below.

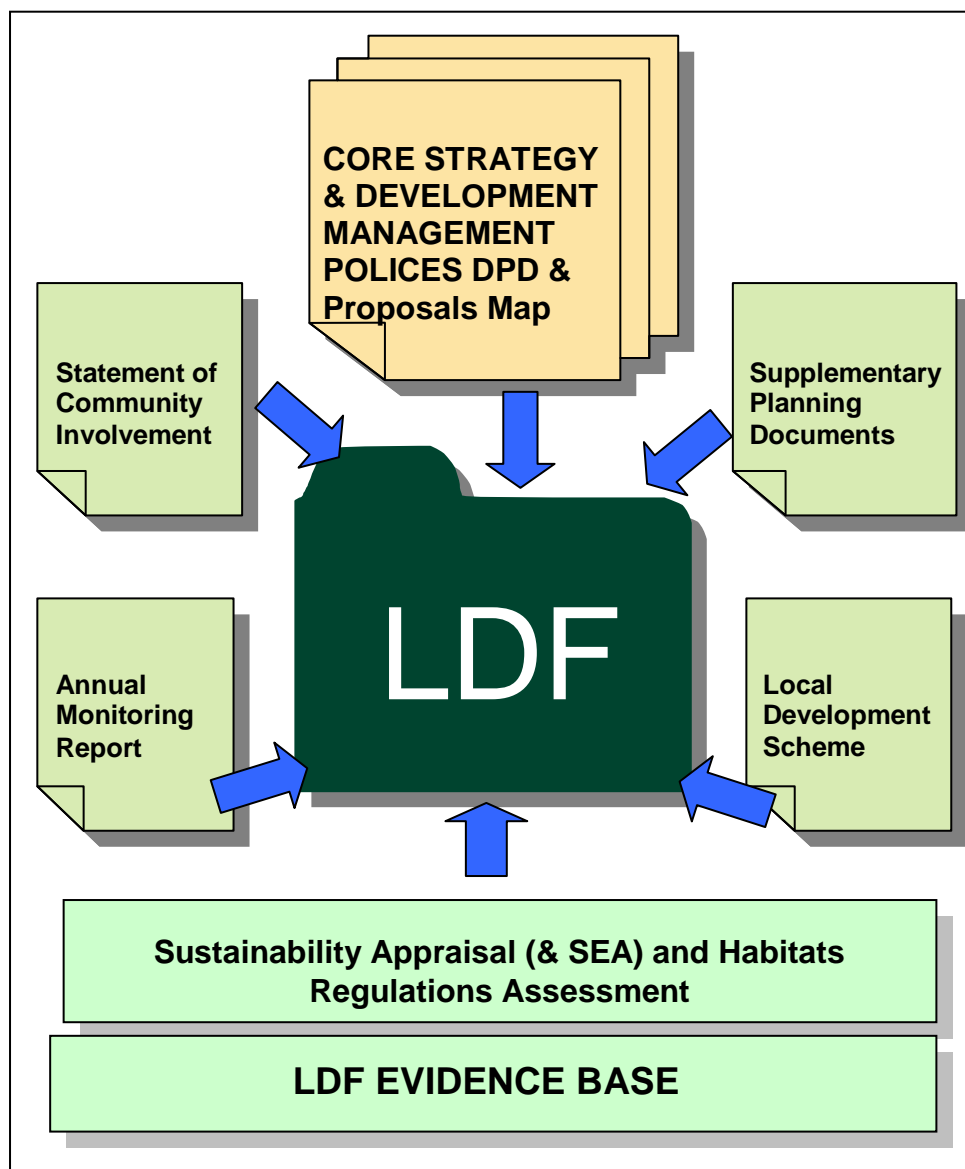


Diagram 3.1

- 3.2 The Authority is required to prepare, and submit to the Secretary of State, an AMR at the end of December covering the period April to March preceding the Report.
- 3.3 The content of the AMR is governed by the Town and Country Planning (Local Development) (England) Regulations 2004, and subject to

Government advice. This advice is periodically updated to ensure that monitoring is both realistic and relevant.

- 3.4 Exmoor National Park Local Plan 2001-2011:** The Local Plan was formally adopted in March 2005. Following the introduction of the Planning and Compulsory Purchase Act 2004, the Local Plan policies were only saved for a 3 year period following adoption. The Policy & Community Team submitted an application to Government Office to save all the policies until they were replaced by future development plan documents. Government Office notified the Authority with the confirmation that all of the Local Plan policies were successfully saved in February 2008.
- 3.5 The Somerset and Exmoor National Park Authority Joint Structure Plan Review 1991 - 2011:** The Structure Plan is part of the Exmoor National Park Authority Development Plan; this plan was adopted before the introduction of the new planning system, and therefore the period for saved policies was due to expire by 27th September 2007. The South West Regional Assembly (SWRA) as Regional Planning Body sought to extend the period for these saved policies at that time, allowing for an additional period for their replacement by the Regional Spatial Strategy (RSS) – see paragraphs 3.7 – 3.9 below.
- 3.6** All of the Somerset & Exmoor National Park Joint Structure Plan 1991 - 2011 policies save one (Policy 53 relating to the then DETR Trunk Road schemes on the A303), have been designated as 'saved' by the Secretary of State.
- 3.7 Regional Spatial Strategy:** During the 2009/10 AMR period the publication of the RSS was delayed due to a High Court judgment which stated that the East of England RSS did not meet requirements regarding the consideration of reasonable alternatives for strategic housing and business development. A new Sustainability Appraisal for the South West RSS was required to be undertaken to ensure all alternatives to proposals were tested.
- 3.8** Following the general election the Government has resolved to reform the planning system and abolish RSSs through the Department of Communities and Local Government Draft Structural Reform Plan - the Secretary of State announced the revocation of Regional Spatial Strategies with immediate effect on 6th July 2010. However Cala Homes subsequently launched a legal challenge, asking the High Court for a judicial review of the Government's decision to abolish RSSs, due to the lack of transitional arrangements and the requirement of primary legislation.
- 3.9** On 10th November 2010 the High Court ruled that the powers set out in section 79 [6] of the Local Democracy, Economic Development and Construction Act 2009 could not be used to revoke all Regional Strategies in their entirety. This decision has re-established RSSs as

part of the development plan. A full legal hearing on the matter is due to commence in January 2011.

Exmoor National Park Authority

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

In pursuing National Park purposes, National Park Authorities have a duty to:

seek to foster the economic and social well-being of local communities within the National Park and shall for that purpose co-operate with local authorities and public bodies whose functions include the promotion of economic or social development within the area of the National Park.

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

Spatial Planning - Implementing Community Strategies through the LDF

- 3.14 PPS12 Creating Local Development Frameworks was revised; PPS12 Local Spatial Planning published in June 2008 states that the overall vision for a Core Strategy should "*be informed by an analysis of the characteristics of the area and its constituent parts and the key issues and challenges facing them. The vision ... should closely relate to any Sustainable Community Strategy [SCS] for the area.*"
- 3.15 Associated guidance Planning Together for Local Strategic Partnerships (LSPs) and planners promotes wider understanding about

the economic, social and environmental benefits of planning and LSP coordination. However, National Park Authorities are not local authorities and do not prepare SCSs and therefore engage with usually more than one LSP due to the National Park boundary often overlapping more than one district and/or county boundary.

- 3.16 The National Park Management Plan, as an overarching document for the future of the National Park, is considered to be a key component to develop this wider integration of benefits in the spatial planning system.

Sustainable Community Strategies

- 3.17 The Community Strategies are produced by the LSPs at 'district level' and by Strategic Partnerships at 'county level'. As the National Park is within North Devon and West Somerset districts, and the counties of Devon and Somerset, the Authority has to take account of the following strategies:

- Somerset Vision and Community Strategy
- Devon Strategic Plan: Our Devon – a focus on the future
- Northern Devon Joint Sustainable Community Strategy
- West Somerset Sustainable Community Strategy 2007-10

- 3.18 In the early part of 2007, North Devon Community Alliance (the North Devon LSP) merged with Torrridge Together, the local strategic partnership for the Torrridge district. Together they comprise a new Joint LSP that will operate over the two districts, driven by North Devon and Torrridge District Councils, working with Devon County Council and other partners.

- 3.19 The Exmoor National Park Authority is a member of both LSPs, and therefore the National Park is represented in both Sustainable Community Strategies. The Policy and Community Team will liaise with the LSPs to ensure the Core Strategy and Development Management Policies DPD has proper regard to the aims and objectives of the Sustainable Community Strategies, where they are compatible with National Park purposes.

National Park Management Plan

- 3.20 The National Park Management Plan 2007-12⁶ was adopted in April 2007. The National Park Authority has a duty to prepare a National Park Management Plan (NPMP) under Section 66(1) of the Environment Act 1995, and to review the plan every five years.
- 3.21 The National Park Management Plan (NPMP) is of considerable relevance to the LDF. It is the main plan setting out an overarching

⁶ National Park Management Plan 2007-2012
http://www.exmoor-nationalpark.gov.uk/index/npmp_2007-2012_final.htm

vision for Exmoor, with objectives and targets for the whole National Park up to 2012, but also recognising longer term aims. Other plans/programmes within the Authority are derived from the NPMP.

- 3.22 Those challenges and objectives in the NPMP which have implications for land use or development within the National Park will need to be addressed within the LDF. The key challenges set out in the NPMP will be addressed when preparing the Core Strategy and Development Management Policies DPD:
- Enhancing Exmoor’s special qualities;
 - Achieving a sustainable economy and thriving community;
 - Responding to climate change;
 - Achieving accessibility and enjoyment for all.

English National Parks and The Broads – UK Government Vision and Circular 2010

- 3.23 The revised 2010 National Parks Circular sets out a joint 2030 vision for National Parks which will help guide long-term planning and decision-making. Progress to meet the vision in the short term has focused on the achievement of key outcomes over the next 5 years, and are the Government’s priorities for National Parks:

Key Outcomes to 2015	Actions
<p>A renewed focus on achieving the Park Purposes</p>	<ul style="list-style-type: none"> • Any relevant authority when exercising or performing function which relate to or affect land in a National Park to attach greater weight to the purpose of ‘conserving and enhancing’. • In developing and implementing policies for the planning and management of their areas, Authorities should document and clearly express the special qualities of the Park and the status and condition of these qualities. • The Parks’ assets are affected by many factors which lie outside the direct control of the Authorities – any external risks should be assessed, seeking to minimise the harmful and maximise the beneficial effects – supported by relevant authorities. • Authorities should continue to identify and promote new access and recreational opportunities and ways of delivering them. • The Parks are important as models of sustainable development and are important in allowing society to experience sustainable development in practice. • Applications for all major developments should be subject to the most rigorous examination and proposals should be demonstrated to be in the public interest before allowing to proceed.
<p>Leading the way in adapting to, and mitigating climate</p>	<ul style="list-style-type: none"> • The Parks must now place climate change as central to their objectives – the Authorities have a role as exemplars of sustainability in enabling the natural environment to adapt to predicted changes and in

Key Outcomes to 2015	Actions
change	<p>developing more resilient infrastructure.</p> <ul style="list-style-type: none"> • The Authorities and all relevant bodies must be innovative while using the best available research to ensure that they continue to provide healthy, viable and adaptive environments. • The Parks should be exemplars in renewable energy and work with local communities to reach a position where renewable energy is the norm. • Authorities should also promote energy efficiency within the Parks.
<p>Secure a diverse and healthy natural environment, enhanced cultural heritage and inspiring lifelong behaviour change towards sustainable living and enjoyment of the countryside</p>	<p>The Government believes that this priority can best be met by Authorities working with key partners on focused action to:</p> <ul style="list-style-type: none"> • manage landscape, heritage and improve quality of place; • value, safeguard and enhance biodiversity; • protect and enhance soils; • promote and deliver agri-environment schemes and food security; • promote better management of common land; and • improve public understanding of the natural environment and the benefits of outdoor recreation.
<p>To foster and maintain vibrant, healthy and productive living and working communities</p>	<ul style="list-style-type: none"> • Resident communities will be keenly aware of the special value of their own locality and should be encouraged to take an increasingly active role in decision making. <p>To meet this priority, the Government believes action by the Authorities in association with their partners should:</p> <ul style="list-style-type: none"> • foster and maintain thriving rural economies through additional and concerted efforts to ensure communities, planners and businesses have clear, consistent advice regarding the acceptable forms development might take. • support the delivery of affordable housing; through the Authorities important role as planning authorities – in Local Development Frameworks they should include policies that pro-actively respond to local housing needs and affordable housing remains so in the longer term. • encourage communications infrastructure; • make tourism sustainable – through developing strategies with regional and local agencies and associations which fully reflect the 2004 Principles for Sustainable Tourism in National Parks and Areas of Outstanding Natural Beauty. • promote sustainable transport through close liaison with local/integrated transport authorities.
<p>Working in partnership to</p>	<p>Effective partnership working and joint working between the Authorities and with a range of statutory and non-statutory bodies that the Park key areas for action are:</p>

Key Outcomes to 2015	Actions
maximise the benefits delivered	<ul style="list-style-type: none">• leadership by the authorities;• partnership working;• community engagement;• contributing to integrated coastal zone management;• health and wellbeing;• ensuring effective rights of way network;• protecting and restoring a dark night sky;• defence use of national parks;• State of the Parks Report;• demonstrating value-for-money.

4 **Spatial Portrait**

4.1 **Exmoor National Park**

4.2 **AREA:** Exmoor lies within the counties of Somerset and Devon and was designated a National Park in 1954. The area of the National Park is 693 square kilometers, of which approximately two thirds is in the West Somerset District and one third in the North Devon District. The National Park also shares a boundary with Mid-Devon District to the south. Its northern boundary is formed by the Bristol Channel (see Map 4.1).

4.3 Exmoor is one of only a few upland areas within southern England; the highest point at Dunkery Beacon is 519m above sea level. The upland areas are characterised by relatively flat moorland plateaus interspersed with steep, incised wooded valleys – the upland areas also reach the coast where the some of the spectacular cliffs are amongst the highest sea-cliffs in England. The landscape has been shaped by both natural elements and human activity over thousands of years; however, its remoteness, topography and climate have helped to maintain a large extent of well preserved, semi-natural upland landscapes. The settlements are mainly small dispersed villages which are generally located in the valley bottoms.

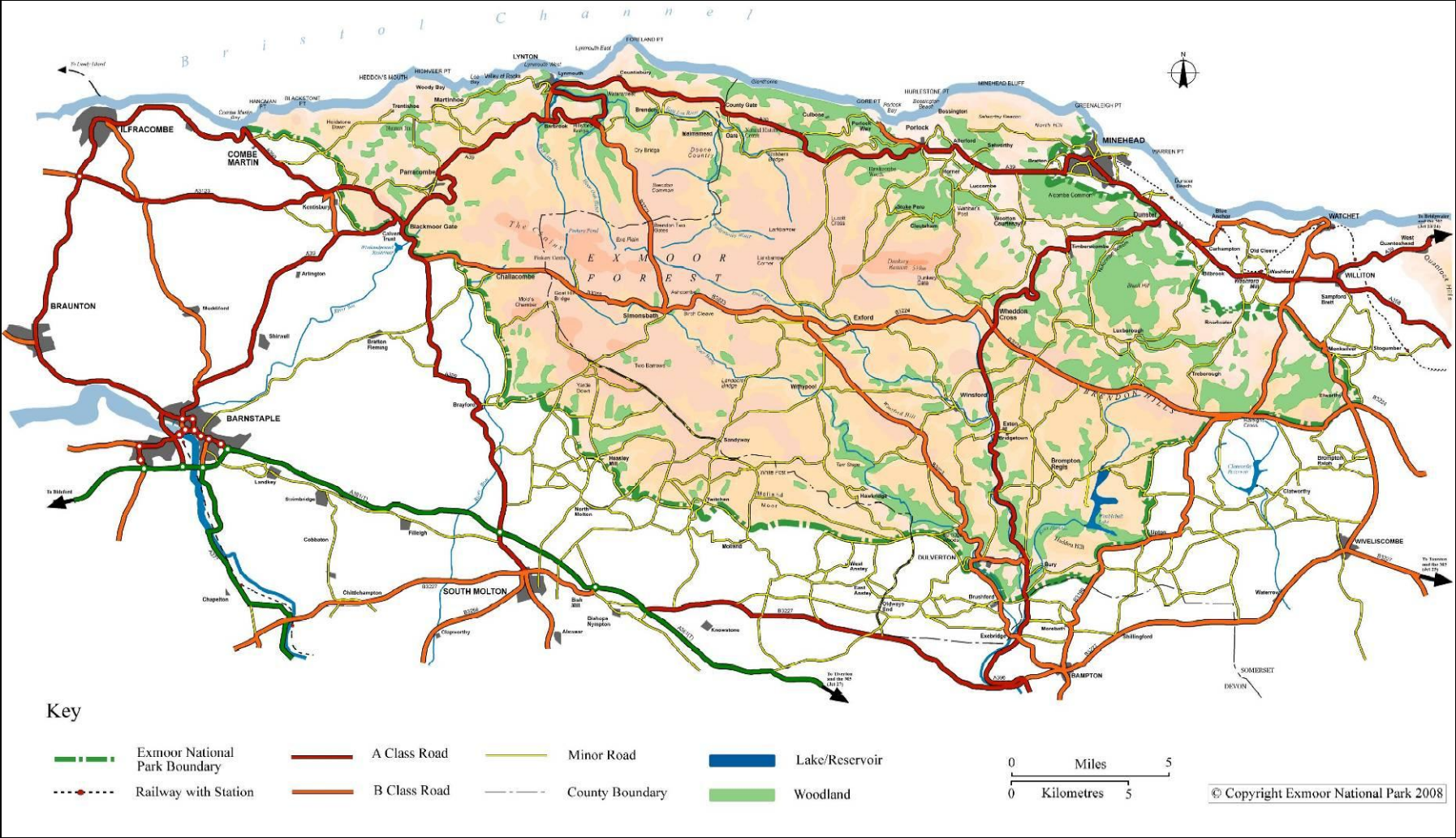
4.4 **POPULATION:** In 2001 the population of Exmoor was 10,873, a 2% increase on the 1991 population of 10,645, a relatively slow population growth when compared with a 4% increase nationally and a 7% increase in the South West during the same period. The 2007 mid term population estimates for the National Park state a population of 10,857 (three quarters of which are within the West Somerset area of Exmoor and a quarter in the North Devon area) – the population therefore is considered stable but with some shift in the demographic pattern where the proportion of the population aged 60 and over is estimated to be slowly increasing from 33.5% in 2001 to 36.8% in 2007⁷.

4.5 Relatively remote from urban areas and influence, Exmoor is predominantly rural and agricultural in character, and sparsely populated. The three main settlements – Porlock, Dulverton, and Lynton/Lynmouth – each have a population of around 1,500. The remaining population resides in numerous small villages and hamlets, or in isolated dwellings and farmsteads.

4.6 Exmoor's age profile within the 2001 Census Monitor shows an ageing population with a lower proportion of infants and people aged 20 to 44 and a higher proportion of people aged 45 to 84 than the national

⁷ Based on the experimental mid-term estimates for Exmoor National Park 2001 – 2007: Office of National Statistics.
<http://www.statistics.gov.uk/StatBase/Product.asp?vlnk=15094>

Map 4.1



average – this is reinforced by the 2007 mid-term estimates (see chart 4.1 below). Local Plan housing policies aim to enable people who wish to remain living within their communities to do so, by ensuring that all new build housing meets a local need. In time it is hoped that this policy aim should ensure a more balanced demographic as young people will not be forced to move away from the area, due to a lack of affordable housing – however this is also dependent upon the range and diversity of employment opportunities available in the locality.

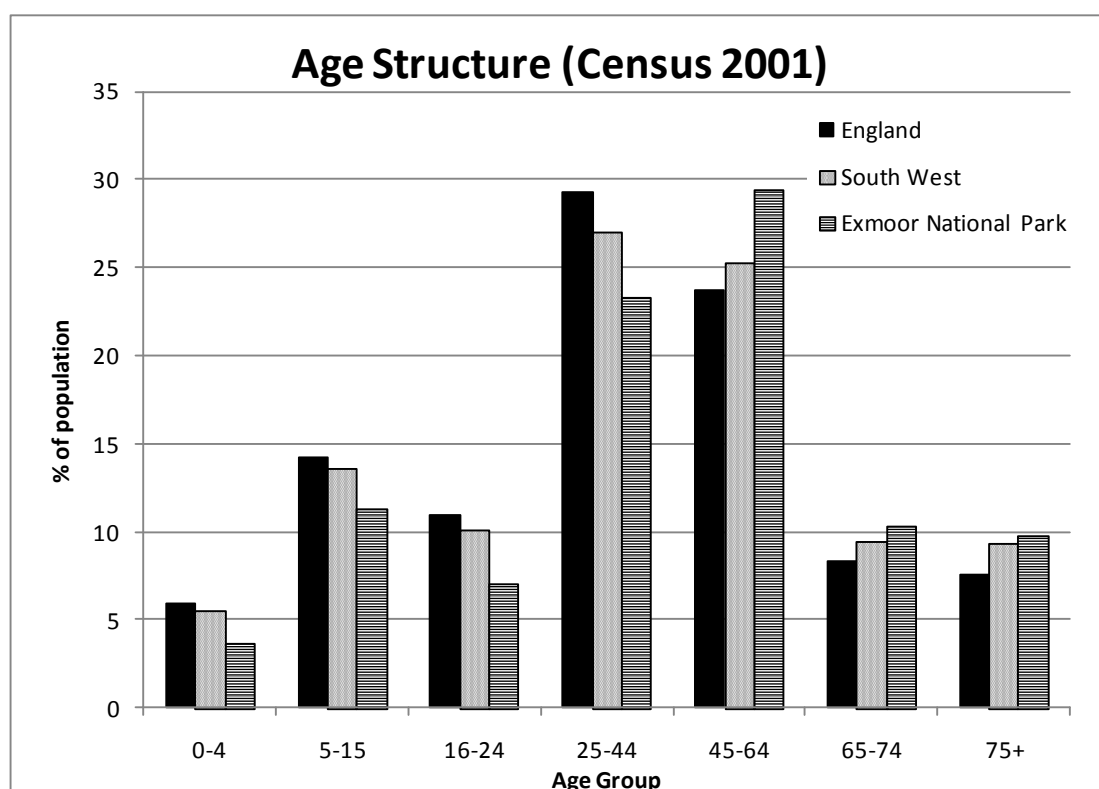


Chart 4.1

- 4.7 **HOUSING:** The majority of housing within Exmoor is detached, which is comparable to other National Parks, but considerably higher than national and regional figures. Most is owner-occupied, with 46% of houses owned outright with no mortgage. This high percentage may reflect in-migration of those selling homes elsewhere to buy housing outright in the high quality environment of the Exmoor National Park.
- 4.8 A residential occupancy survey in 2000 of recently completed dwellings found that 89% were occupied by people who had previously lived outside the National Park boundary, and 54% were people who had lived outside of the south west region. Exmoor has one of the highest differentials between local wages and house prices in the country. The 2009 Annual House Price Survey found the ratio between mean average house price and the average household income was 12:1 - reflecting the high house prices within the National Park and the need for affordable housing within Exmoor communities.

- 4.9 There were 5675 household spaces (dwellings) recorded in the 2001 census, plus the housing completions since this date the estimate is currently 5926 dwellings. In the 2001 census 10% of dwellings were second/holiday homes and nearly 4% were vacant, both of which exacerbate the problems of housing availability and affordability. It is considered that according to council tax records that both categories have increased since the census.
- 4.10 The highest proportion of household type is family households, but a significant sector (20%) are single pensioner households. These results will be significant when planning for future housing need; the Exmoor, North Devon and West Somerset Rural Housing Project works to ensure new affordable homes meet the housing needs of local communities.
- 4.11 **CRIME:** The crime rate for Exmoor is low due to the low population density within the National Park. The police work actively with local communities to reduce crime across the area through implementing the Rural Watch scheme and Farm Watch. There are also PACT (Police and Communities Together) meetings which local communities can hold to help target particular issues.

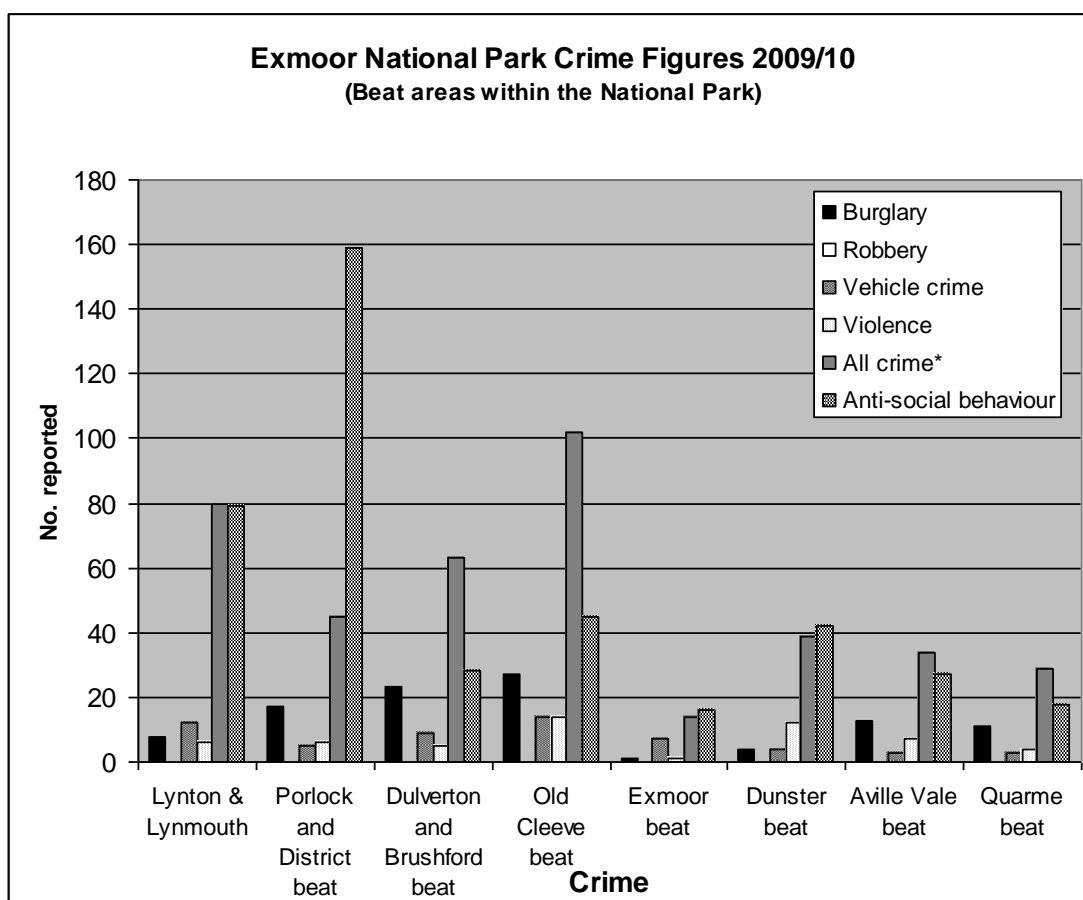
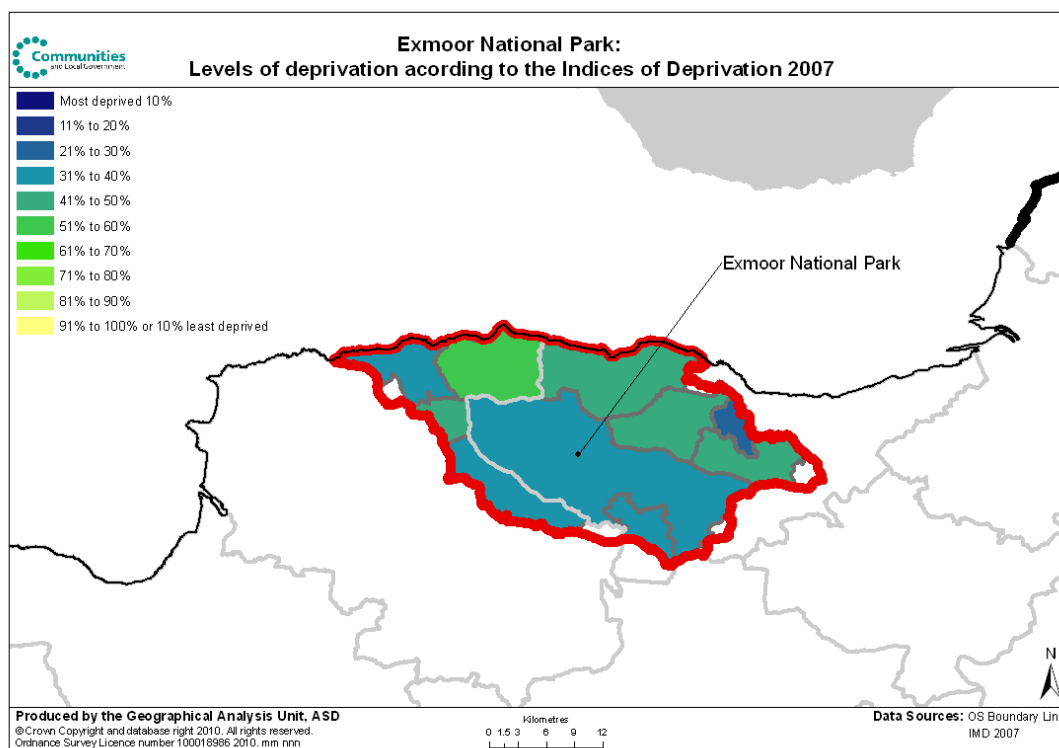


Chart 4.2

* 'All crime' category includes other types of crime not listed, but does not include anti-social behaviour.

4.12 For this monitoring year there has been a change in the way crime has been recorded – there are now less categories than previous years but the reporting across constabularies has been regularized so that Avon & Somerset and Devon & Cornwall report in the same way. However, due to the change in categories it is difficult to compare the rate of crime to previous years (see chart 4.2 above). The incidences of 'anti-social behaviour' appear to be a particular concern for most beat areas. These statistics are obtained from the beat areas which are wholly or mostly within the National Park.

4.12.1 HEALTH & WELL-BEING: The Index of Multiple Deprivation (IMD) for 2007 ranks all 32,482 Super Output Areas (SOA) in England in order of deprivation from 1 (most deprived) to 32482 (least deprived) based on a range of factors. Super Output Areas are based on units of population, and therefore are large in very rural areas, and small in city centres. Most of the SOAs within the National Park boundary (or where most of the SOA is within the boundary) are below the mid-range IMD of 16,241 (see map 4.2 below). The SOA which includes Lynton & Lynmouth is the highest for the National Park and above the average at 17609; the SOA which includes Dulverton and Brushford⁸ is the lowest



Map 4.2

⁸ The significant factor which appears to cause Dulverton and Brushford SOA to fall well below the mid-range is the distance to services – particularly a supermarket of which the average distance is 12.6km. This is misleading as there is obviously access to a convenience store within Dulverton itself.

at 11,063 – this has decreased since 2004. The greatest deprivation issues for these areas are barriers to housing and services, and living environment deprivation.

- 4.13 Access to services is possibly one significant factor which causes SOAs within Exmoor to fall below the mid-range (for further information see table 7.7a).
- 4.14 Life expectancy is only available for the districts; a result cannot be accurately defined for the National Park.
- 4.15 **ECONOMY:** Most contextual indicators within the Economy section cannot be attributed to the National Park area, due to the results being distorted by significant proportions of North Devon and West Somerset populations living outside the National Park boundary. Data has been obtained for average household incomes at a postcode level across the National Park area – the average household (not individual) income is £28,000. However the average lower quartile household income is only around £16,000. Average weekly pay for West Somerset and North Devon districts has remained relatively stable compared to the previous monitoring period. However, there still remains a distinct difference between the two districts; average weekly pay in West Somerset is over £50 greater than North Devon according to NOMIS⁹ statistics; although the gap tends to narrow each year as the last monitoring period noted the difference was around £70.
- 4.16 Agriculture and forestry are essential for shaping and maintaining the characteristic landscape of the National Park, but it is tourism and related services that are now the main source of employment. A diverse range of other services, and some manufacturing, provide the remaining employment in the locality. The 2009 STEAM¹⁰ Report for Exmoor states that visitor spend brought in £85.1 million to the local economy.
- 4.17 A significant component of both the economy and the social fabric of Exmoor is the incoming resident population, including retired, semi-retired, commuters, and second-home residents. The attractiveness of the area to relatively wealthy incomers can help to sustain the local economy and services, but also results in many locals being priced out of the local housing market¹¹.
- 4.18 **TRANSPORT & COMMUTING PATTERNS:** Due to the rural nature of the National Park and its dispersed settlements, it is not unexpected that the 2001 Census showed that just over half of economically active

⁹ NOMIS official labour market statistics: <https://www.nomisweb.co.uk/Default.asp>

¹⁰ STEAM – the Scarborough Tourism Economic Activity Monitor is an economic impact study model used by local authorities and tourism organisations.

¹¹ Exmoor National Park Annual House Price Surveys – www.exmoor-nationalpark.gov.uk/reports_monitoring

people commute to work by car or van (or share a lift). Key employment centres are situated outside of the National Park boundary at towns such as Minehead, Barnstaple, Taunton, Tiverton, South Molton and Ilfracombe. It is likely that a high percentage of housing and employment growth will be directed to Barnstaple and Taunton in particular due to their strategic importance to the local/regional economy. This may have implications for increased commuting out from the National Park, or local people relocating to access jobs and homes (where the housing is closer to their place of employment).

- 4.19 The average commuting distance from census results is around 13km, but this reflects a fixed distance in a straight line, therefore in reality commuting distances are likely to be much further.
- 4.20 The 2001 census results also indicate that a large sector of the working population work at or from home (31%) – this is a considerable proportion of the working age population when compared to the national average (9%), but reflects the rurality of the National Park, and the high level of self-employment compared to regional and national statistics – almost a quarter of the working population are self-employed (see chart 4.3 below). The increasing importance of fast internet connections and mobile phone signals to enable people to work at home is also a significant issue.

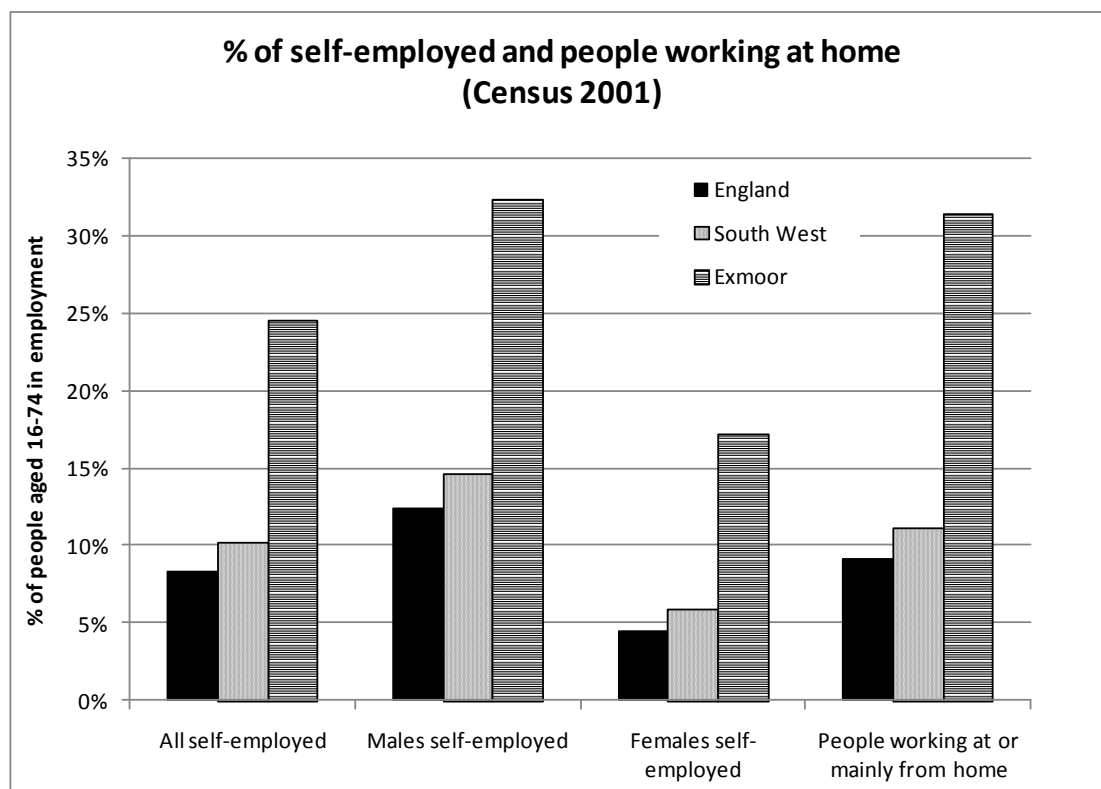


Chart 4.3

- 4.21 Exmoor has a very high number of self-employed people, a characteristic that reflects an economy dominated by small scale businesses and also reflects the entrepreneurial nature of workers within the National Park.

4.22 Traffic flows on Exmoor increase during the main summer months when greater numbers of tourists visit the National Park – for example average annual traffic levels on A39 at Lynton are 2980 per day whereas in August the average daily traffic count is 4450. Although traffic pressures are not severe there can be specific areas which face congestion issues and parking problems during the busy holiday periods. The average daily traffic figures (shown in Chart 4.4) show a relatively stable pattern over the past 5 years for the locations measured.

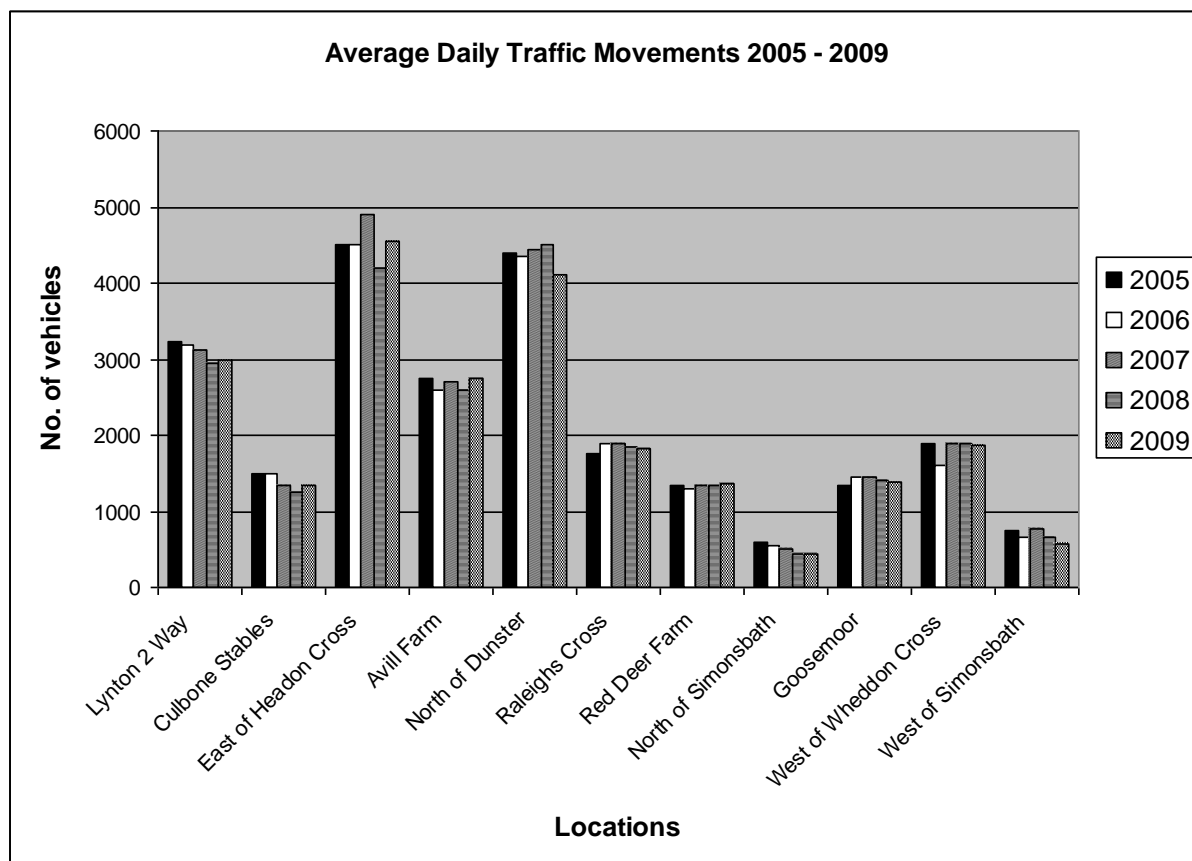


Chart 4.4

4.23 **EDUCATION:** The information available from the sources listed in Table 4.1, only provide data to district level, and therefore results for the National Park area cannot be disaggregated. The number of 16 year olds achieving 5 or more GCSEs grade A-C for both districts increased in 2009 – results for North Devon show a 10% increase from 2005 and 4% for West Somerset during the same period.

4.24 Data at a more local level is available for the two main secondary schools/colleges attended by students from within the National Park, Ifracombe Arts College and West Somerset Community College. However this is still far from illustrating a current and accurate picture of education levels within the National Park. The census data would

now be considered relatively out of date particularly in relation to education standards.

- 4.25 **ENVIRONMENT:** Noted for its tranquility and dark skies, Exmoor supports a rich, although changing diversity of flora and fauna. Wild red deer and herds of Exmoor ponies are amongst the most visible and recognisable signs of this, but there are also most British species of bat represented on Exmoor, rare species of butterfly, and a unique species of tree¹².
- 4.26 There is relatively little data available with regards to air quality on Exmoor. Air Quality Management Areas (AQMAs) are set up by local authorities where there air quality problems; it is therefore significant that there are none within North Devon or West Somerset, but to the south of the National Park, there are two AQMAs within Mid Devon at Cullompton and Crediton.
- 4.27 Further information from the National Park Management Plan states that: *“an assessment by Environment Agency and English Nature in 2006 indicated that overall nitrogen deposition (NO_x) exceeds the maximum critical loads for blanket bog and old sessile oak woods on Exmoor indicating that these features may be at high risk from air pollution sources. Acid rain and nitrogen deposition are also thought to be affecting lichens around the Bristol Channel. In addition, national surveys show that ground level ozone levels on Exmoor can reach very high levels during certain atmospheric conditions and can exceed European guidelines”*¹³.
- 4.28 Nitrogen deposition is associated with traffic emissions, and therefore it will be important to continue monitoring average daily traffic movements (see 4.21). The impact of NO_x deposition on vegetation growth is of concern, particularly for the Exmoor Heaths and Exmoor & Quantocks Oakwoods Special Areas of Conservation. Nitrogen loving species can suppress other sensitive fauna and lichens and bryophytes are also sensitive to air pollution.
- 4.29 River quality within the National Park is generally very good with the majority of river length assessed achieving grade A for biology and chemistry for the monitoring period. Although, not all river length is assessed during the monitoring period, the results do give an indication of the good health of the Exmoor rivers. The East Lyn, Exe and Barle rivers are particularly important for salmon spawning, and the River Barle is designated as a SSSI. Many habitats are dependant on good water quality to support their integrity.

¹² Exmoor Biodiversity Action Plan:

http://www.exmoor-nationalpark.gov.uk/biodiversity_action_plan

¹³ National Park Management Plan 2007-2012 (para 5.7)

Table 4.1 Exmoor National Park Profile			
State of the Park Indicators & Contextual Indicators (set by the Region)			
AREA	Total Park area	692.8 sq km	OS\Designation maps
	Somerset	491.9 sq km	
	Devon	200.9 sq km	
	Parishes totally / partly in the National Park	43	
POPULATION	Population	10,873 (census 2001)	ONS Census 2001
	Age 0-14	1,292	ONS - derived from 2007 mid-term estimates
	Age 15-74	8,159	
	Age 75+	1,406	
	Population size estimates (2007)	10,857	
	Population Density	0.16 per hectare (2001 Census)	
HOUSING	Dwelling Type:		ONS - derived from 2001 Census
	Detached	49.09%	
	Semi-detached	25.89%	
	Terraced	16.28%	
	Flat/Maisonette	8.35%	
	Mobile home/caravan	0.39%	
	Households	4896	
	Household spaces	5675	
	Spaces not used as main residence	563	
	Household Tenure		
	Owner occupied	68.26%	
	Private rented\housing association	30.60%	
	Local authority	1.14%	
	Vacant housing stock	3.80%	
	Average household size	2.2 residents per occupied household	
	Quality of housing stock	Unknown – data held by districts	
	Total no. of dwellings	5926 (estimate)	
HOUSING	Household Composition		ONS - derived from 2001 Census
	Households with one person	Pensioner: 19.2%	
		Other: 12.38%	
	Households without the sole use of one family (student hostels, residential homes etc)	With dependent children: 1.61%	
		All students: 0%	
		All pensioners: 0.86%	
		Other: 3.41%	
	Family households	Pensioners: 14.77%	
	Married couple households	No children: 17.26%	
		With dependent children: 12.77%	
		All children not dependent: 4.66%	
	Cohabiting couple households	No children: 4.41%	
		With dependent children: 2.96%	
All children not dependent: 0.22%			
Lone parent households	With dependent children: 3.29%		
	All children not dependent: 2.21%		

Table 4.1 Exmoor National Park Profile			
State of the Park Indicators & Contextual Indicators (set by the Region)			
CRIME	Crime Rate - Exmoor	All crimes reported: 406 Anti-social behaviour: 414	From police beat records for 2009/10
	% of residents who feel fairly safe/very safe a) after dark	West Somerset: 72.18% North Devon: 81.42%	2006/07 – www.areaprofiles.audit-commission.gov.uk
	b) during the day	West Somerset: 97.7% North Devon: 98.24%	
HEALTH & WELL-BEING	Deprivation: Lowest IMD rank	West Somerset 005b (Dulverton & Brushford) 11063	Index of Multiple Deprivation (2007)
	Highest IMD rank	North Devon 002d (Lynton & Lynmouth Area) 17609	
	Life Expectancy at birth	N. Devon: Male 77.7 years - Female 83.1 years W. Somerset: Male 79.3 years - Female 84.3 years	Source: National Statistics 2006-2008
	Long term limiting illness	19.72% of the population	ONS - derived from 2001 Census
ECONOMY	Gross Value Added £ per head (productivity)	£18,782 for the South West	ONS statistical bulletin 2009
	Total unemployment	1.9% - West Somerset 1.8% - North Devon Percentage of population aged 16 – 64 claiming Job Seekers Allowance	Source: NOMIS earnings by residence 2009 - no separate data available for the National Park.
	Average earnings: North Devon	£367.40 - full time workers gross weekly pay	
	Average earnings: W. Somerset	£420.60 - full time workers gross weekly pay	
TRANS-PORT	Commuting mode: 16-74 year olds which are economically active.	50.05% driving or sharing a lift	ONS - derived from 2001 Census - for the most significant commuting modes
		31.35% work at or from home	
		13.85% walking	
	Commuting distance	13.37 kms on average	2001 Census - ONS
	2009 Average Daily Traffic Flows	2980	A39 Lynton 2 way
		1820	B3190 Raleghs Cross
		1370	B3223 Red Deer Farm
		1860	B3324 West of Wheddon Cross
		4550	A39 East of Headon Cross
		1350	A39 Culbone Stables
2740		A396 Avill Farm	
4100		A396 North of Dunster	
1380		B3224 Goosemoor	
450	B3223 North of Simonsbath		
580	B3358 West of Simonsbath		

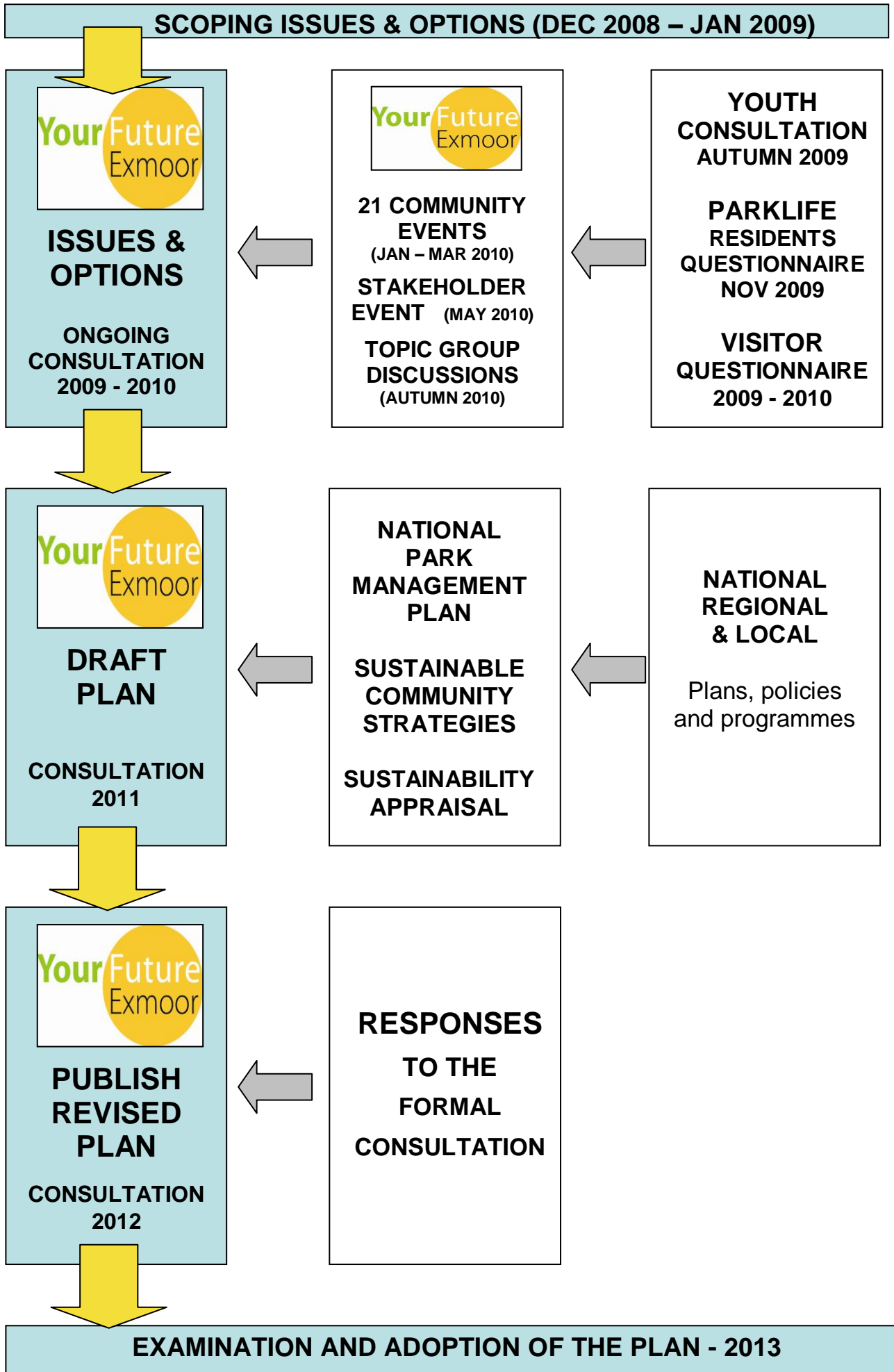
Table 4.1 Exmoor National Park Profile			
State of the Park Indicators & Contextual Indicators (set by the Region)			
	% of households within walking distance of an hourly bus service	No hourly bus services in the National Park. The 28 Minehead to Taunton service will serve a considerable part of Dunster.	
EDUCATION	% 16 year olds achieving 5+ GCSE at A* - C or equivalent	West Somerset: 59.9% West Somerset Community College: 60%	Source: Dept. for Children Schools and Families (2009)
		North Devon: 62.7% Ilfracombe Media & Arts College: 55%	
	Working age people with NVQ level 3+ as % of total working age population	West Somerset: 50.1% North Devon : 48.8%	Source: NOMIS – (January 2009 – December 2009)
ENVIRONMENT	SSSIs	193.07 sq km	Source: Natural England and the Section 3 Conservation Map.
	National Nature Reserves	5.38 sq km	
	Section 3 coast/foreshore	7.85 sq km	
	Section 3 moorland	169.11 sq km	
	Section 3 woodland	49.84 sq km	
	% area protected by a designation	100% (National Park)	
	Air Quality	No Air Quality Management Areas (AQMAs) exist for the National Park area. http://www.airquality.co.uk/laqm/list.php	In the UK 240 Local Authorities have declared AQMAs - Mid Devon being the closest to the National Park have declared AQMAs for Crediton and Cullompton
River Quality	2009: 100% of assessed river length graded as A (very good) in terms of chemistry. 2009: 75% of assessed river length graded as A (very good) and 25% graded as B (good) in terms of biology. ?? water pollution incidents for the National Park (awaiting data)	Source: Environment Agency. No change from 2008	
HERITAGE	Scheduled Monuments	204	English Heritage and ENPA files
	Conservation Areas	16	
	Grade 1 Listed Buildings	22	
	Grade II* Listed Buildings	61	
	Grade II Listed Buildings Historic Parks & Gardens	943 2	
LEISURE	Public Footpaths	438 km	Definitive Map / GIS
	Public Bridleways	464 km	
	Other PRow	64 km	
	Visitor days/year	1.99 million (2008 STEAM data) 2.02 million (2009 STEAM data) An increase of 1.5%	State of Tourism Report 2010

5 **Local Development Scheme Implementation**

- 5.1 The Local Development Scheme (LDS) sets out a three year programme for the preparation of Local Development Documents (LDDs) within the Exmoor National Park Local Development Framework (LDF). For each separate document a timetable is drawn up to illustrate the various milestones incorporated in the production of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) - from the early preparatory stages through to the final adoption of the document.
- 5.2 The Authority submitted the current LDS which concentrated on preparing a Core Strategy during the main 3 year timetable period. This second revision of the LDS came into effect at the end of April 2007¹⁴. However, this timetable is no longer applicable and a LDF work plan has been developed to reflect the changes presented in the revision of PPS12 Local Spatial Planning and the requirements for a robust LDF evidence base. The key steps for the production of the Core Strategy & Development Management Policies DPD can be seen in chart 5.1.
- 5.3 **Statement of Community Involvement (SCI):** The SCI is a key document in the LDF, which sets out how the Authority intends to consult stakeholders and the local community on local development documents and planning applications for Exmoor National Park. The SCI was found sound by the independent Inspector and adopted on 1st August 2006.
- 5.4 **Core Strategy & Development Management Policies DPD:** The Core Strategy will set out the long-term spatial vision for Exmoor National Park, and the spatial objectives and policies (including minerals and waste policies) to achieve that vision. The work plan presents a clear focus on producing the Core Strategy in combination with detailed development management policies.
- 5.5 During the 2009/10 monitoring year the main focus for the Policy and Community team was the ongoing collation of the evidence base for the Core Strategy and Development Management Policies DPD. As part of the evidence gathering, 21 community consultation events were held over 16 days during January to March 2010 to provide views on the issues and options relating to land use and development on Exmoor. These events were publicised as “Your Future Exmoor”.
- 5.6 Each event was tailored to a parish or group of parishes and feedback was provided for the individual events. There were sometimes joint events where two identical events were held on the same day in neighbouring parishes to enable people to attend either event at a time convenient to them.

¹⁴ For the current LDS see:
www.exmoor-nationalpark.gov.uk/lfs.htm

Chart 5.1: Preparing a New Plan for Exmoor





- 5.7 There have been, and continue to be, discussions regarding opportunities for joint-working and sharing information with both West Somerset Council and North Devon Council to ensure that cross-boundary issues are acknowledged in forthcoming planning documents. Responses are made to consultations on the Core Strategy stages for both districts as these come forward.
- 5.8 As important, is the sharing of experiences and discussion of common issues with other National Park Authorities through the National Parks Policy Officer Group (NPPOG).
- 5.9 **The supplementary planning documents (SPDs) which are timetabled in the current LDS have been put on hold, as the main focus of resources is aimed at progressing the Core Strategy and Development Management Policies DPD.**
- 5.10 **Design Guide SPD:** There will be further discussion in the future to determine the format and range of the Design Guide SPD. It is anticipated that the document will be formed by a suite of individual topics which will in time form a design guide.
- 5.11 **Renewable Energy SPD** The need for this SPD will be reviewed once the Core Strategy and Development Management Policies DPD is adopted. A short guide on the opportunities through permitted development for renewable energy proposals together with a positive planning approach has been produced and is available on the website¹⁵.
- 5.12 The Exmoor Carbon Neutral Programme is being consulted on during 2010/11¹⁶; in the light of the National Park Management Plan target of a carbon neutral National Park by 2025. This programme will be particularly significant in promoting energy efficiency measures in addition to renewable energy opportunities across the National Park

¹⁵ A link to the “Renewable Energy Developments to Dwellings” guide can be found at: <http://www.exmoor-nationalpark.gov.uk/planning.htm> - listed on the right hand side.

¹⁶ www.exmoor-nationalpark.gov.uk/carbon-neutral-programme.htm

6 National Core Output Indicators

- 6.1 The National Core Output Indicators (NCOIs) aim to provide a consistent data source for Government Office and the Department for Communities and Local Government (CLG). The indicators are set out in *Local Development Framework Monitoring: A good practice guide* and were subsequently revised in July 2008 (Core Output Indicators - Update 2/2008).
- 6.2 The scale, type and slow pace of development on Exmoor are marginal to the achievement of national targets. The development which does take place however, has regard to the general direction of national policy. The following assesses Exmoor's performance against the National Core Output Indicators.
- 6.3 **Business development and town centre uses:** A significant proportion of employment for those living on Exmoor is provided by businesses outside the National Park, for instance in surrounding market and coastal towns, and even further afield. No employment land is allocated within the Adopted Local Plan but flexibility is achieved through criteria based policies, which can allow small scale, new build business development within or adjacent to the local rural centres and villages.
- 6.4 Furthermore, there are opportunities for buildings within settlements and in the open countryside to be converted to business use and the conversion of farm buildings, as part of diversification schemes. Existing businesses also have the flexibility to extend their premises.
- 6.5 The indicators relate to *floorspace* developed. There are a limited number of completed small scale business developments each monitoring year which is commensurate with the relatively low proportion of B use class employment within the National Park (offices, general industry and storage/distribution) – further detail can be found in local indicator Tables 7.4 and 7.7.
- 6.6 As these indicators only have regard to B use class employment and some shops and professional services (e.g. banks and estate agents) which are designated uses under use class A¹⁷, there no national indicators which reflect the high percentage of tourism businesses such as restaurants, tearooms, hotels and guesthouses and agricultural businesses within the National Park – these are monitored under the Local Plan policies in section 7.
- 6.7 The indicators below show that there was only one 'B' use employment space completed during the monitoring period and a loss of A1 (shop) space to A3 (restaurants and cafés).

¹⁷ Further information on the Use Classes Order can be found at:
<http://www.planningportal.gov.uk/england/genpub/en/1011888237913.html>

Table 6.1

Indicator	Area	B1a	B1b	B1c	B2	B8	Total
BD1 Total amount of additional employment floorspace	Gross – sqm	0	0	0	0	297	297
	Net - sqm	0	0	0	0	220	220
BD2 Total amount of employment floorspace on previously developed land	Gross - sqm	0	0	0	0	0	0
	% gross on PDL	0	0	0	0	0	0
BD3 Employment land available	Hectares	0.0045	0	0	0.0087	0	0.013

Table 6.2

Indicator		A1	A2	B1a	D2	Total
BD4 Total amount of floorspace for town centre uses	Gross – sqm	-180	0	0	0	-180
	Net - sqm	-180	0	0	0	-180

- 6.8 **Housing:** Government policy focuses on maintaining a supply of housing to meet targets set out in development plans. Because of the particular circumstances of Exmoor National Park there is no such target. Instead the Local Plan, Structure Plan and the emerging RSS provided for housing development on Exmoor ‘to meet local needs’. The RSS provided an estimate of 20 housing units per year to meet these needs, but actual delivery will depend on the most up to date assessment of local need (a park wide survey was completed in July/August 2008 as part of the LDF evidence base).
- 6.9 In this context the required ‘Housing Trajectory’ has little meaning as policies within the Local Plan ensure the majority of new homes meet the housing needs of the local community, based on a needs-led approach. It could be argued therefore, that neither a target nor estimate could be considered to be a helpful tool to deliver housing within the National Park. Proposals for affordable housing must be based on an assessment of local need for a parish and/or adjoining parishes and therefore an accurate forecast of appropriate numbers is not considered to be feasible as there is a variation of ‘need’ over time and space.
- 6.10 Future housing delivery for the next three years (2010/11 – 2012/13) is based on current extant applications, and affordable housing schemes expected to come forward and be completed during this time frame.
- 6.11 Although the number of households in local housing need has been calculated – around 130 households were in local housing need in 2008 – some of these households will have been eligible for the Exford scheme (9 units) or will be eligible for the forthcoming Cutcombe

scheme (12 units) and Dulverton scheme (12 units - subject to funding). Housing delivery beyond 2012/13 cannot be estimated at present, and the findings of the Strategic Housing Land Availability Assessment (underway during 2009/10) will aim to ensure there are sites for future affordable housing in the National Park. The current uncertainty of future funding for rural affordable homes is also an issue which makes the forecasting of housing delivery difficult to predict.

- 6.12 The number of housing completions recorded does include a number of open market dwellings that were permitted before the adoption of the current Local Plan. However, the number of open market completions will eventually reduce as current policies focusing on the provision of local needs affordable housing are now in effect.
- 6.13 The housing development which has taken place during the year shows that the percentage of housing completions on previously developed land falls below the national target of 60%. The likelihood of this occurring has been predicted in previous AMRs, as there is a very little brownfield land available or suitable for housing development in the National Park. Furthermore, this shortage of brownfield land means that larger affordable housing schemes will often be located on green-field exception sites. There may also be opportunities for affordable housing development on windfall sites¹⁸ as they come forward.
- 6.14 For further details of housing completions during the AMR period please see Table 7.3 of the AMR and Appendix 1. This information will give further detail to the location and size of completed housing units within Exmoor National Park¹⁹.

Indicator	Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan Target
H1	1991	2011	350	Somerset & Exmoor National Park Joint Structure Plan Review
H1 (b)	2006	2026	400	Based on evidence supplied and used for the preparation of the RSS

Indicator		Total
H3	gross	10 units
	% gross on PDL	34.48%

¹⁸ Windfall sites are previously developed sites that unexpectedly become available.

¹⁹ The full Housing Survey 2008/09 can be found on our website at: www.exmoor-nationalpark.gov.uk/ldf-evidence-base.htm

Indicator H4: Net additional pitches (Gypsy & Traveller) – not applicable.

Table 6.5

Indicator	Social Rent Homes Provided	Intermediate Homes Provided	Affordable Homes Total
H5	9	2	11

Indicator H6: Housing Quality – Building for Life Assessments. This indicator is not applicable as there were no developments of 10 or more dwellings which qualify for the assessment.

Table 6.6 (See chart 6.1 below)

Indicator H2		Year																						
		02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25
H2 a	Net dwellings in previous years	21	27	7	41	65	29	20																
H2 b	Dwellings in reporting year							24																
H2 c	(i) net additions								13	47	21	20	20	20	20	20	20	20	20	20	20	20	20	20
	(ii) Hectares	-	-	-	-	4.1	1.65	0.77	2.03	n/a	n/a	n/a	n/a	n/a										
	(iii) Target									n/a	n/a	n/a	n/a	n/a										
H2 d		The managed delivery target is expected to reflect the numbers set out in H2c (i) as a meaningful reflection of how housing is likely to come forward. Given that the majority of future housing will meet local affordable need, it is difficult to forecast beyond 3 – 4 years.																						

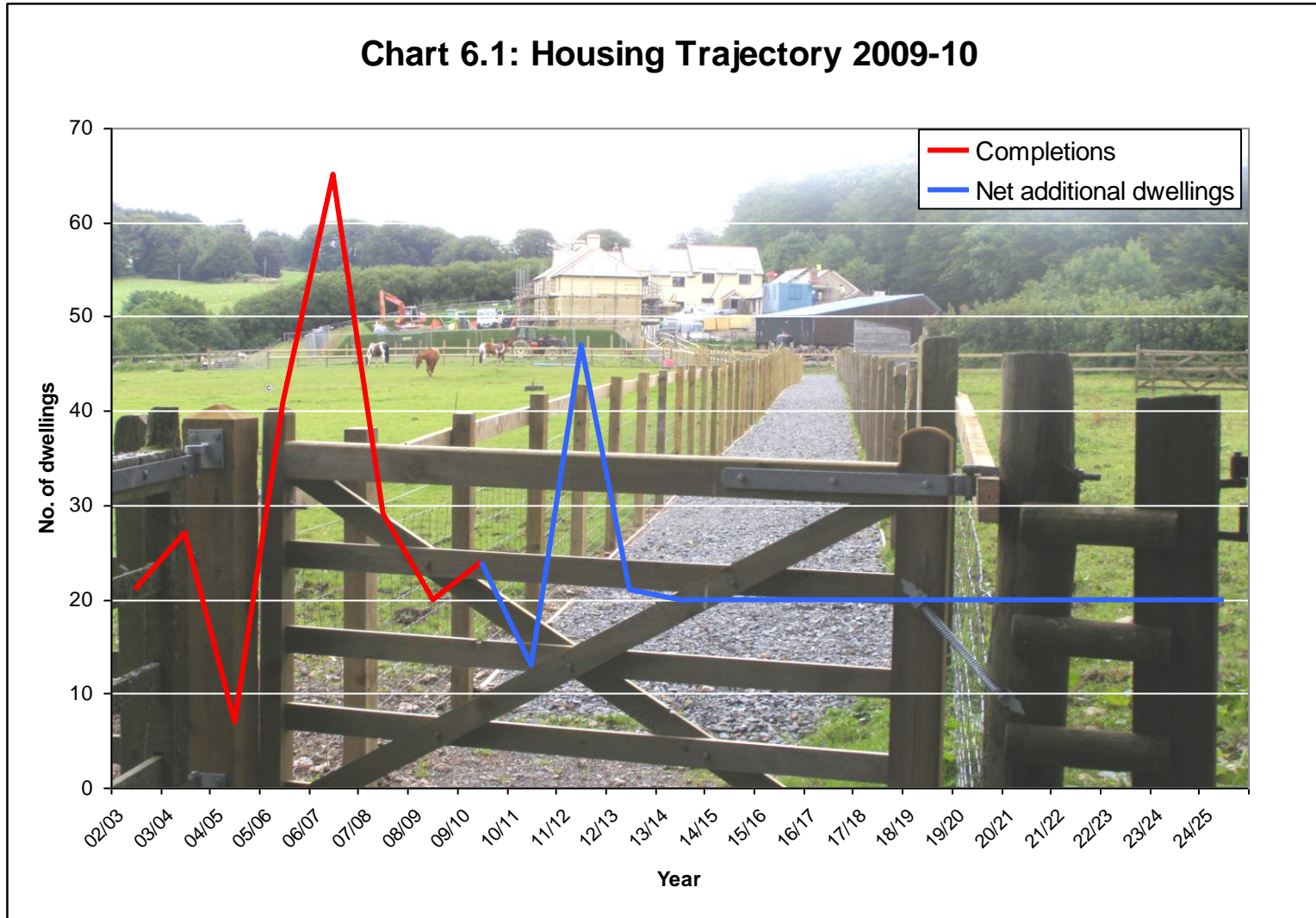


Chart 6.1 shows the number of completed dwellings in previous years, and the expected net additions in future years (see paragraph 6.10) as set out in table 6.6 above.

- 6.15 **Minerals:** Exmoor National Park currently has no commercial quarrying activity within its boundary and therefore the indicators (M1 and M2) for this category are not relevant.
- 6.16 **Waste:** Waste data is collected by the county councils on a district boundary basis, and is not available separately for the National Park area. Therefore Exmoor National Park Authority relies on waste production figures for North Devon and West Somerset defined as: composted, recycled, or landfilled.
- 6.17 To extrapolate information for Exmoor National Park, the percentage of the population for each district within the National Park boundary is required. The 2007 mid-term population estimates for the National Park (from the Office of National Statistics) state that there are 2762 people within the North Devon area of the Park and 8095 within the West Somerset area. In comparison with the districts population this is equal to 3% of the North Devon population and 23% of the West Somerset population.
- 6.18 Using these population estimates, the amount of waste produced by type for Exmoor National Park during 2009/10, can be estimated. The total amount of waste generated during the monitoring period is comparable to previous years, although the amount going to landfill is lower than last year.
- 6.19 There are no waste management facilities within the National Park, therefore indicator W1 which relates to the capacity and throughput of such facilities is not relevant.

W1: Capacity of new waste management facilities – not applicable

Table 6.7

W2	Landfill	Incineration with EfW	Incineration without EfW	Recycled/Composted	Other	Total Waste Arisings
Amount of waste arisings in tonnes	3029	0	0	1602	12	4643

- 6.20 **Environmental Quality:** This section addresses flood risk, biodiversity protection and provision, and renewable energy generation.
- 6.21 **Flood Risk:** No permissions have been granted against the advice of the Environment Agency on flooding and water quality grounds; this can be seen as in accordance with the national target and policy. In the light of PPS25 many decisions on proposed development in flood risk zones 2 and 3, within the National Park, will have regard to Environment Agency standing advice.

- 6.22 The Environment Agency (EA) objected to two planning proposals during the monitoring period; however these objections were withdrawn by the EA once further information was provided through Flood Risk Assessments.

Table 6.8

No. of permissions granted contrary to EA advice			
Indicator	Flooding	Water Quality	Total
E1	0	0	0

- 6.23 Biodiversity: The revised biodiversity indicator does not reflect the priority given to these matters in the National Park. Further information is available in the Exmoor National Park Biodiversity Action Plan²⁰ and the annual biodiversity newsletters.
- 6.24 Work will continue to meet specific objectives and targets for Exmoor's wildlife in the National Park Management Plan, in partnership with other organisations and agencies.
- 6.25 The national indicator E2 aims to show losses or additions to biodiversity habitat, such as those international, national and locally significant sites designated for their biodiversity value – this includes Special Areas of Conservation, Sites of Special Scientific Interest and County Wildlife Sites. During 2009/10 there have been no changes to these types of sites, in terms of areas lost or created.

Table 6.9

Change in areas of biodiversity importance			
Indicator	Loss	Addition	Total
E2	0	0	0

- 6.26 The National Park Authority actively works to conserve and enhance biodiversity and many work programmes and projects aim to improve the condition of sites such as Sites of Special Scientific Interest (SSSIs). The Exmoor Mire Restoration Project (EMRP) has improved the condition 313ha of upland wetlands and their peat deposits by blocking 49,967m of ditches on 12 sites. Monitoring has found that ditch blocking has encouraged an increase in abundance and diversity of plant species associated with wetter conditions.²¹
- 6.27 The EMRP has now been extended following additional funding from South West Water for a new, larger 'Mires on the Moors' project for both Exmoor and Dartmoor, which will incorporate a new and comprehensive hydrological monitoring plan.

²⁰ Exmoor Biodiversity Action Plan – see www.exmoor-nationalpark.gov.uk/
http://www.exmoor-nationalpark.gov.uk/biodiversity_action_plan.htm

²¹ [Review of the Exmoor Mires Restoration Project](#) – CCRI

- 6.28 Indicator E2 does not recognise the enhancement and/or restoration of existing sites such as SSSIs – such information is monitored by Natural England. For further information regarding the percentage of SSSIs in favourable or recovering condition (see table 7.1).
- 6.29 Renewable Energy: The development plan policies for Exmoor National Park encourage small scale renewable energy generation. However, this size of development does not register easily on the indicator scale which is in megawatts, as most schemes are of a domestic or micro scale and register only a few kilowatts.
- 6.30 National, regional and local policies presume against large scale developments within the National Park. In this context Exmoor National Park is contributing to the national and regional targets at a scale compatible with the existing features and character of the landscape, and relative to its designation as a National Park.
- 6.31 The data for indicator E3 has been previously collated from data provided by: South West Regen, completed development which required planning permission, and data provided by an installation firm on Exmoor. It should be recognised that this data is by no means comprehensive due to the small-scale nature of the majority of installations and the fact that many installations do not require planning permission – however schemes such as wind turbines are likely to be monitored.

Table 6.10

E3	Wind (on)	Solar PV	Hydro	Biomass						Total
				Landfill G	Sewage D	Waste Comb.	Co-firing	Animal Bio	Plant Bio	
Permitted installed capacity (MW)	0.042	0.025	0	0	0	0	0	0	0	0.067
Completed installed capacity (MW)	0.024	0.009	0.615	0	0	0	0	0	0	0.648

- 6.32 There were 15 applications permitting wind and solar energy technologies – however a number of these were for solar thermal panels which are not included under this indicator (applies to renewable electricity generation only). These are small scale technologies with some supporting information regarding the potential energy capacity. As mentioned above (5.12) the vast majority of solar, PV arrays and ground source heat pumps on domestic premises do not need planning permission²² so there is no data available for these schemes being erected on Exmoor.

²² See www.exmoor-nationalpark.gov.uk/planning.htm for a leaflet: Renewable Energy Developments to Dwellings.

7 Policy Performance

- 7.1 **Introduction:** The policies in the Local Development Framework (LDF) at present are those of the Exmoor National Park Local Plan 2001-2011 which was adopted in March 2005. All of the Local Plan policies are saved until they are replaced by policies in the adopted Core Strategy and Development Policies DPD.
- 7.2 This section of the AMR monitors the policies, of the Adopted Local Plan through a range of selected indicators – set out in Chapter 14²³ of the Local Plan. The Local Plan indicators aim to inform the effectiveness of the policies within each section of the Local Plan.
- 7.3 This AMR reports on the fifth monitoring year since the adoption of the Local Plan. Much of the information obtained, will help to inform the LDF evidence base and production of the Core Strategy and Development Management DPD.
- 7.4 **Landscape & Nature Conservation (LNC):** this section contains policies that support the first statutory purpose of the National Park Authority, *to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park*. The indicators are set out in Table 7.1 below.
- 7.5 The indicators reveal that the LNC policies have been effective in protecting the landscape, natural beauty, wildlife and cultural heritage of the National Park and planning decisions have been robust in ensuring that new development conserves and enhances the National Park.
- 7.6 The indicators within Table 7.1 do not reflect the cumulative impact of changes in the way the land is used and maintained; in the majority of cases these changes are not subject to planning control. Objectives and targets set out in the National Park Management Plan aim to address landscape management issues which cannot be controlled by planning policy alone. Lighting conditions to control the impact of light pollution have been attached to a number of minor and major developments permitted during the monitoring period. The National Park is a recognised area for ‘dark skies’ and the policy on lighting (LNC2) helps to sustain this special quality.
- 7.7 Other indicators which aim to measure the condition of internationally, nationally and locally designated areas for wildlife such as: Special Areas of Conservation (SACs), Special Sites of Scientific Importance (SSSIs) and Local Wildlife Sites (formerly County Wildlife Sites), or the management of BAP habitats *as a result of development* are significantly more difficult to measure (see table 7.1a). However due to

²³ [Chapter 14 Monitoring and Review](#)

land management strategies, the condition of SSSIs overall has improved, with 90% in favourable or recovering condition.

- 7.8 This monitoring period has also shown an increase in the number of developments where conditions are imposed that either require applicants to undertake a bat survey prior to any development (where the presence of bats is considered likely), or to ensure that bat roosts are provided in developments such as barn conversions.

Table 7.1: Landscape and Nature Conservation

Indicator	Policy	Result	Comments
Area of greenfield land	LNC 1, LNC3, LNC6	673.09sqkm 97.74% of the National Park area	Excluding buildings and their curtilage, roads, structures, water bodies etc.
Number of lighting conditions attached to permissions within the National Park	LNC2	23	Applications with lighting conditions which do not permit external illumination or limit lighting.
Change in area of moor and heath as a result of development	LNC3	See table no.7.1a	
Area of orchard created or lost as a result of development	LNC4, LNC5	0	No areas of orchard lost through development.
Extent of marshy grassland	LNC7	0	Cannot be measured at present
Change in area of designated habitats as a result of development.(SACs, SSSIs, CWS)	LNC9, LNC10, LNC11, LNC13	See table no.7.1a	
Percentage of cSACs, SSSIs in favourable condition and County Wildlife Sites in favourable management as a result of development.	LNC9, LNC10, LNC11, LNC13	90.67% of SSSIs on Exmoor For land owned by the Authority almost 100% of SSSIs	Source: Natural England SSSIs in 'favourable' or 'unfavourable recovering condition'. (Target 95% by 2010)
Change in area of BAP habitats as a result of development.	LNC12	See table no.7.1a	
Area of BAP habitats managed in accordance with NPA conservation objectives as a result of development.	LNC12	0	
No. of developments with provision for protected/important species, and as a proportion of developments affecting protected/important species	LNC14	33	Also includes applications where a biodiversity survey has been undertaken.

Table 7.1: Landscape and Nature Conservation			
Indicator	Policy	Result	Comments
No. and proportion of applications refused for reasons of harm to protected/important species.	LNC14	0	Most applications regarding protected species are in relation to the presence of bats and/or nesting birds.
No. of applications for DEFRA licences.	LNC14	0	
No. of Scheduled Ancient Monuments affected by development.	LNC15, LNC16	0	23 applications where the permission has a condition regarding 'archaeological watching briefs', 'notification of start of development' and further advice regarding how development is carried out.
No. of sites on the Sites and Monuments Record affected by development.	LNC15, LNC16	0	
No. of the above applications refused.	LNC15, LNC16	1	A proposal for a wind turbine was refused, partly on the grounds of impact on nearby Scheduled Ancient Monuments.
No. of cases of damage to archaeological sites.	LNC15, LNC16	0	No cases of damage through development.
No. of renewable energy/energy conservation projects.	LNC17, LNC18, LNC19	15	See table no. 7.1b. In addition a further 3 applications had conditions imposed requiring details of energy efficiency and resource conservation measures.
No. and area of major developments approved within the National Park	LNC20	2 developments 3.6 ha	6/8/08/109 - redevelopment of the Cutcombe Market Site and new housing development. 62/43/08/001 - replacement toilet / washing facilities for Lee Abbey camp site. A major application due to the size of the camp site.

Table: 7.1a

Designated areas	Area affected (ha)	Comment
Special Area of Conservation (SAC) Exmoor Heaths	0.38ha	Application relates to the change of use to existing hardstanding track to 'operational' and associated equipment installation.
Special Area of Conservation (SAC) Exmoor Oakwoods	0.02ha	Not directly affected – area included in the curtilage of a dwelling for a householder application.
Section 3 Moor & Heath	0.41ha	Not directly affected – very small areas included within the areas highlighted for development.
Section 3 Woodland	0.27ha	Small area included in the curtilage of a dwelling for a householder application, plus provision of an all-abilities trail.
Section 3 Cliff & Foreshore	0ha	-
Orchards	0.1ha	Not directly affected – relates to a number of small areas included in the curtilage of buildings for householder development and listed building consent.
Upland Heath – Biodiversity Action Plan Habitat	0ha	-
Lowland Heath – Biodiversity Action Plan Habitat	0.25ha	See comment above for Exmoor Heaths SAC.
Upland Oak Woods – Biodiversity Action Plan Habitat	0.02ha	Not directly affected – area included in the curtilage of a dwelling for a householder application.
Sites of Special Scientific Interest	1.93ha	Applications relating to development on land at Lee Abbey, other householder applications not directly affecting SSSI areas (see also Exmoor Heaths SAC comment).
Somerset County Wildlife Sites	3.06ha	Range of areas and applications – mainly relating to householder development and works to existing buildings.
Devon County Wildlife Sites	0ha	-

7.9 During 2009/10 relatively few approved planning applications affected the designated areas listed in table 7.1a. There are some limitations to the effectiveness of this monitoring, as the area of the development as specified by the planning application and measured by the Geographical Information System (GIS) is not always the exact area of development. The area of development is sometimes smaller than the outlined development area, and therefore the effect on a designated area can often be seen to be minimal or indeed in some cases no impact. Another key consideration is that an application may affect several designations within one small area, where local, national and international designations may overlap to varying degrees.

Table 7.1b

Application	Parish	Renewable Energy Type	Height of wind turbines to rotor tip
6/13/08/109	Exford	Solar thermal panels and ground source heat pump.	
6/13/09/111	Exford	Wind turbine (5kW)	18.15m
6/14/09/101	Exmoor	Solar thermal panels and wind turbine (6kW turbine)	10.95m
6/14/09/104	Exmoor	Wind turbine (6kW)	19.8m
6/36/09/101	Upton	Solar thermal panels	
6/40/09/107	Winsford	Solar thermal panels	
6/8/09/102	Cutcombe	20 photovoltaic solar panels (3.4kW)	
6/9/09/107	Dulverton	Solar thermal panels	
6/9/09/122	Dulverton	45 photovoltaic solar panels (8.1kW)	
6/9/10/101	Dulverton	48 photovoltaic solar panels (8.6 kW)	
62/11/10/002	Brendon & Countisbury	Solar thermal panels	
62/36/09/001	Kentisbury	Wind turbine (5kW)	15.2m
62/41/08/035	Lynton & Lynmouth	Wind turbine (20kW)	12.3m
62/43/10/001	Martinhoe	28 photovoltaic (5kW) and 2 thermal solar panels	
62/49/09/001	North Molton	Solar thermal panels	

7.10 The number of planning applications submitted and approved for renewable energy development significantly increased during 2009/10. The 15 small-scale renewables developments were a mix of wind turbines, solar thermal panels and photovoltaic panels. Three applications were for photovoltaic arrays on the roofs of public buildings - two churches and one school, whereas the majority of remaining solar energy systems were domestic. The five wind turbines approved were located near remote farmsteads or dwellings.

7.11 It is considered that proposals for further small-scale renewable energy systems will continue to come forward through the Low Carbon Community Challenge (LCCC) project and private individuals. From the 1st April 2010 communities and householders benefit from the renewable energy feed-in tariff (applies to installations commissioned since July 2009) where owners will be paid for electricity produced by low-carbon and renewable electricity technology.

7.12 **Conservation of Buildings and Settlements (CBS):** the indicators within this section monitor the CBS policies which aim to provide effective protection of the cultural landscape including farmsteads, settlements, buildings, and structures, as well as ensuring that new development is both well-designed and enhances the environment.

7.13 All of the indicators within this section, save one could be monitored. However as these quantitative indicators do not have targets or defined objectives it is difficult to measure whether the policies are having the intended effect. Developing indicators in the future for the monitoring framework of the LDF should be able to address this issue.

Table 7.2: Conservation of Buildings & Settlements			
Indicator	Policy	Result	Comment
No. of traditional buildings converted to different use classes in LRC's, villages and in the Open Countryside	CBS1, CBS2, CBS3, CBS4	Planning permission granted for the conversion of 9 traditional buildings	Conversions include: holiday accommodation and provision of ancillary accommodation to existing dwellings.
No. of Conservation Areas	CBS5	16	12 are substantial parts of settlements, whereas 4 are individual buildings or groups of buildings such as farmsteads.
No. of Conservation Area Enhancement Schemes undertaken	CBS5	0	Enhancement schemes for Dunster and Lynton conservation areas are still being progressed. A successful bid for funding the undergrounding overhead wires in Dulverton conservation area was successful.
No. of Tree Preservation Orders made following Section 211 Notices within Conservation Areas in the NP	CBS6	0	TPOs served following planning applications.
No. of Listed Buildings	CBS7-10	1026	Grade 1 secular 11 Grade 1 churches 11 Grade 2*secular 40 Grade 2* churches 21 Grade 2 all types 943
No. of Listed Buildings on "At Risk" register	CBS7-10	0	Source: English Heritage - Buildings At Risk Register A 2005 condition survey found 4.2% of listed buildings considered to be 'at risk'.
No. of Historic Parks and Gardens	CBS11	2	Dunster Castle and Nettlecombe Court
No. of renewable energy/energy conservation projects.	CBS12-15	15	See previous table 7.1b for Landscape and nature conservation policies.

Table 7.2: Conservation of Buildings & Settlements			
Indicator	Policy	Result	Comment
No. of letters of complaint and support related to the character of new devt.	CBS12-15	-	Cannot be monitored at present
No. of design awards for new devt.	CBS12-15	0	
Area of orchard created or lost as a result of devt.	CBS12-15	0	Also LNC4-5
No. of new buildings roofed in traditional materials.	CBS12-15	73 applications approved with traditional roofing materials. 57% of all applications citing roofing materials.	Includes all permissions where roofing materials are stated (including extensions, outbuildings, agricultural buildings etc).
Area of Important Open Space (Visual Amenity) within settlement.	CBS16	39.82ha	Existing areas designated on the LDF Proposals Map.

- 7.14 The results show that there has been no change to significant cultural designations such as: conservation areas, listed buildings, historic parks and gardens, orchards and important open space (visual amenity). An 'Orchard Review' will be undertaken as part of the LDF evidence base and records will be updated accordingly and illustrated on the proposals map.
- 7.15 The project for the enhancement of the conservation area at Dunster, including the improvement of the medieval high street together with other enhancements is underway and a project officer in place to move this forward.
- 7.16 The enhancement of the 'old village' area within the Lynton Conservation Area is led by the Lyn Community Development Trust. Due to Government cuts the plans for the enhancement of this area have been scaled-down although it is hoped that the funding available will contribute positively to the streetscape of the area.
- 7.17 Adopted Local Plan Policy CBS12 requires that all new development should reflect and reinforce the use of traditional materials. All buildings permitted which require roofing materials, are monitored regarding traditional roofing materials – namely slate, thatch or clay tiles. Most dwellings and extensions permitted are roofed in traditional, materials, and some applications have sought to replace existing synthetic slate materials. Furthermore, some roofing materials have not been included as they are not 'traditional' though they may be considered 'natural' or 'sustainable' - such as cedar shingles or sedum roofs.

- 7.18 **Housing:** Adopted Local Plan policies provide that virtually all new house-building in the National Park meets the local community need for affordable housing. House prices within Exmoor National Park indicate one of the highest disparities (12:1) in the country between average household income and mean average house price.
- 7.19 The indicators presented within Table 7.3 seek to measure the performance of housing policies within the Local Plan. These policies aim to ensure that new housing development within the National Park is compatible with the conservation and enhancement of the landscape, natural environment and built heritage of the National Park whilst providing for the housing needs of local communities and contributing to their sustainability.
- 7.20 The results from the 2009 House Price Survey demonstrate that during the monitoring period house prices slightly declined due to the global economic slowdown and the continuing difficulty in obtaining finance for mortgages. However, the disparity between average household incomes and average house prices on Exmoor continued to remain high, illustrating the difficulty that households with average incomes (or lower than average) would have to purchase suitable accommodation on the open market.
- 7.21 The Rural Housing Project²⁴ has undertaken household surveys to provide evidence of housing need for parishes wholly or partly within the National Park since the project began in 2002. The RHP works closely with the Authority and Registered Providers (housing associations) to provide local needs affordable housing across the National Park (in addition to the rural areas of West Somerset and North Devon). A 'park-wide' housing survey was undertaken across the National Park during the summer of 2008 – the analysis of the survey returns has found 130 households in housing need which would meet the local occupancy requirements of Local Plan policy H2. In reality this figure is likely to be significantly higher, as the Rural Housing Project has found that once a scheme for a parish is progressed to a point where a community perceives that it has a greater certainty of being delivered, more people in housing need come forward.
- 7.22 The indicator referring to the number of households on the District Council's housing register is becoming less meaningful for monitoring housing need, as the 2008 housing survey is a more accurate reflection of local housing need. Both North Devon and West Somerset district use a choice-based letting system to enable applicants to register a housing need and to express a preference for particular properties as they become available for re-letting. North Devon Council together with the Devon local authorities has introduced Devon Home Choice and

²⁴ The Rural Housing Project provides independent advice on delivering affordable rural housing across the whole of North Devon and West Somerset, including Exmoor www.exmoor-nationalpark.gov.uk/rural_housing_project.htm

applicants are no longer requested to specify their areas of choice. However, applicants through Somerset Homefinder can specify a choice of areas within West Somerset – data has been disaggregated to find the number of households that have selected parishes (as a first or second preference) within the National Park and currently live within the National Park boundary (however, some properties have local needs ties and therefore not all of these households will have a local connection and will not meet the requirements of such ties).

7.23 Houses with a local tie include those permitted since the adoption of the Local Plan which must be occupied by those with a local connection and the legal agreement (the means by which occupancy is controlled) overrides the choice-based letting system – potential occupants must therefore meet the criteria set out in policy H2 of the Local Plan.

Table 7.3: Housing

Indicator	Policy	Result	Comment
Proportion of new Housing Meeting Community's Need for Affordable Housing by location, devt type, and occupancy.	H1 - H15	24 local need affordable dwellings permitted during the monitoring period.	See table 7.3a below.
Affordable Housing Provision by Type and Size of dwellings	H1 - H16	A total of 11 local need affordable dwellings were provided during 2009/10. Nine at Exford, one intermediate dwelling at Cutcombe and one intermediate dwelling at Simonsbath.	46% of the total housing completions were for local needs affordable housing.
Ratio of House Prices and Rents to Household Income (CACI data) by Household Type	H1 - H17	Ratio of Average House Price to Average Household Income: 12:1 Ratio of Average Lower Quartile House Price to Average Lower Quartile Household Income: 10:1	2009 Annual House Price Survey data. Average Household Income figure is that for Exmoor National Park £28,132 (obtained using 2007 data supplied by CACI)
Changes in House Prices Relative to national, regional and county averages	H1 - H18	The mean average house price on Exmoor was £333,398 a decrease of 4% from 2008. This average continued to be 63% higher than the average house price in the South West (£204,637), and 64% higher than the average house price in England & Wales (£203,344).	2009 Annual House Price Survey data - see: www.exmoor-nationalpark.gov.uk/ldf_evidence_base.htm

Table 7.3: Housing			
Indicator	Policy	Result	Comment
No.s of second and holiday homes and empty homes at parish level	H1 - H19	Estimated number of long term empty properties: 140 (2.4% of the estimated total number of dwellings) Estimated number of second and/or holiday homes: 718 (12% of the estimated total number of dwellings)	Information requested from the council tax records of District Councils. Parishes are either wholly within the National Park, or partly within the National Park (including the main settlement of that parish).
No. of up to date parish housing need surveys.	H1 - H20	17 separate parish surveys completed for parishes wholly or partly within the National Park between 2002 and 2007. A park-wide housing survey was undertaken during July/August 2008 to ascertain the level of local housing need across the whole National Park.	No. of parish surveys completed (carried out and reported back) since the start of the Rural Housing Project in 2002/3. NB: RHP covers the rural areas of North Devon and West Somerset districts including Exmoor National Park.
No.s of households on District Councils' Housing registers.	H1 - H21	West Somerset - based on the household's first and second choice of area only for applicants living in the National Park: 277	
		North Devon - based on the total number of applicants on Devon Home Choice for North Devon only: 2730 (of which 1399 are considered to be adequately housed).	
		Exmoor National Park LDF Housing Survey 2008: Households in local affordable housing need - 130 .	
Percentage of Housing commitments located on Previously Developed Land (PDL)	H1 - H22	34.48%	Exmoor Housing Land Availability survey - percentage of gross dwellings completed on previously developed land.

7.24 The level of housing completions during 2009/10 on previously developed land (PDL) has dropped below the national target of 60% due to the shortage of brownfield sites available. Affordable housing exception sites tend to be greenfield sites within or adjacent to settlements. Brownfield land and buildings within a very rural area such as the National Park is a limited resource, therefore it is anticipated that the percentage of completions on PDL in the future will continue to be lower than the national average unless windfall²⁵ sites come forward.

²⁵ Windfall sites are previously developed sites which have unexpectedly become available for development – they can include sites resulting from the closure of a business, a residential conversion or the creation of a flat over a shop.

Table 7.3a: Local Needs Affordable Housing Permitted 2009/10			
Application No.	Registered Provider or Intermediate	LRC, Village or Open Countryside	Type of Dwelling
6/13/08/109	9 Registered Provider	Village	Four 2-bed flats, three 3-bed houses, and two 2-bed bungalows (all for rent)
6/8/08/109	10 Registered Provider and 2 intermediate	Village	Four 2-bed houses, one 3-bed house, one 4-bed house, two 2-bed flats and two 1-bed flats - all for rent. A further two 3-bed houses on serviced self-build plots for local affordable ownership.
62/13/09/001	1 intermediate	Village	One 1-bed semi-detached bungalow
62/41/09/009	2 intermediate	Local Rural Centre	One 1-bed and one 2-bed flat
24 units			

7.25 Nine homes for rent were completed at Exford during the monitoring period. The scheme included a range of house types including, flats, houses and bungalows, to meet the needs of the local community - the majority of households who were allocated a new home in this scheme were from Exford parish and the remaining homes are occupied by people who meet the local connection in other ways.



Westcott Mead, Exford – Falcon Rural Housing

- 7.26 Two intermediate affordable homes were provided during 2009/10. This type of dwelling is privately owned; the maximum size permitted is 90m² (equivalent to an average sized three-bedroom house) and the tenure is subject to a legal agreement to ensure that the occupants meet the qualifying criteria of policy H2 in the Local Plan²⁶. This ensures that these particular dwellings remain affordable for local people in housing need in perpetuity. The occupants of such intermediate dwellings can be a tenant/tied worker or own the property. Those who own and occupy intermediate dwellings tend to have incomes higher than those who require rented accommodation through Registered Providers, but not enough to afford open market prices – i.e. intermediate dwellings are ‘more affordable’ than open market equivalents.
- 7.27 The majority of local needs affordable housing coming forward at the end of the reporting period was social rented accommodation, provided through Registered Providers. Considering the constraints of the mechanisms available for the delivery of affordable housing in rural areas this indicates that the Local Plan housing policies are being successful in making a significant contribution to help meet the housing needs of communities in the National Park.
- 7.28 **Employment and Economic Development**: policies within this section aim to maintain the thriving rural economy on Exmoor; vital for the conservation and enjoyment of the National Park.
- 7.29 The indicators in Table 7.4 monitor the amount of completed employment development within the National Park for 2009/10. During this monitoring period there have been very few completed developments for B use business use classes and hotels, compared with last year (see table 7.4 below).

Table 7.4: Employment & Economic Development			
Indicator	Policy	Result	Comment
Proportion of New Employment Premises by Location and Development Type	E1 - E2, E5	B8 – storage building 220sqm net floor space	Employment database.
Area of floorspace as Employment Use Created and Lost	E1 - E5	220sqm net floorspace created. 0 sqm lost.	Applies to B1, B2, B8 and C1 use class businesses only.
No. and area of Employment Uses Re-using existing buildings	E1 - E2	0 sqm	

²⁶ Local Plan: Chapter 4 Housing
www.exmoor-nationalpark.gov.uk/local_plan_chapter_04.pdf

Table 7.4: Employment & Economic Development			
Indicator	Policy	Result	Comment
Area of floorspace created and lost by B1, B2 and B8, C1 of Use Classes Order	E3 - E4	220sqm created – B8 use class (storage)	Employment database
No. and area of Live Work Units/ Home Working spaces permitted	E5	0	

7.30 The employment and economic development policies provide flexibility for small-scale business development, including new build and limited adaptations of the existing building stock, to meet the needs of businesses within the National Park.

7.31 The use classes monitored for the purposes of economic development include:

- B1: offices, research and light industry
- B2: general industry
- B8: use for storage or distribution
- C1: hotels or guesthouses

7.32 **Agriculture and Forestry**: the indicators within Table 7.5 monitor the types of agricultural and forestry development permitted and completed within the AMR period. The policies seek to support agricultural diversification measures and developments that are compatible with National Park objectives.

7.33 A number of applications were approved during the AMR period for the creation and improvement of forestry tracks to enable access for modern timber extraction machinery, however the length of such tracks fluctuates from year to year but is substantially less than 28.74km of track creation and improvement in 2007/08.

7.34 There have been 24 planning applications and General Development Orders permitting the development of agricultural buildings (including replacement buildings and extensions) during 2009/10. The agricultural buildings permitted during this period ranged from 34 - 777sqm. There was only one application refused for the erection of a shed. The main reasons for refusal were the detrimental impact on the amenity of neighbouring properties and an undesirable intensification of development within a small hamlet. The Authority was also not satisfied that there was a genuine agricultural need for the building.

7.35 In total four agricultural buildings permitted were replacement buildings, whilst a further two applications approved the extension of existing

sheds. The total floor space permitted, although higher than last year, is comparable to the average of previous monitoring years with an average of 24 applications permitted and a total average floor space of 7426 sqm.

7.36 In 2009/10 the number of farm holdings that were in agri-environment schemes include those currently in ESA (Environmentally Sensitive Areas) agreements and those which have entered into the more recently introduced Environmental Stewardship (ES) scheme. The trend over the next few years will show an increase in ES agreements as the previous ESA agreements end.

Table 7.5: Agriculture and Forestry			
Indicator	Policy	Result	Comment
No. and area of agricultural and forestry buildings	A1	24 agricultural buildings and extensions permitted Total area - 7142 sqm or 0.714 ha	Includes new and replacement agricultural buildings which were permitted during 2009/10 - includes General Development Orders
Length of Agricultural and Forestry tracks permitted	A1	7069m of farm and forestry track approved (7.1 km)	Over 3km of forestry track included the upgrading or widening of existing tracks. Includes General Development Orders
No. and proportion of applications for agricultural buildings refused	A2	1 application refused for a 250m² building.	
No. of farming businesses in agri-environment schemes	A3	401 agreements (32,949 ha) - ESA 220 agreements (25,666ha) - ES	Source: Natural England - including both ESA agreements and Environmental Stewardship (ES) schemes.
No. of farm diversification proposals and floor area requiring the conversion of modern farm buildings	A3	0	
No and proportion of fish farm applications approved.	A4	0	1 application approved for office space on an existing fish farm.

7.37 **Recreation and Tourism:** The Recreation and Tourism policies of the Local Plan seek to ensure that tourist-related development is consistent with National Park purposes and to facilitate extending the tourist season on Exmoor.

7.38 The indicators within Table 7.6 show the number of applications which have been permitted for various tourism or recreation related development. The level of non-serviced (self-catering) accommodation permitted this year is high compared to serviced accommodation due to the permission of 10 units of holiday accommodation and the extension of an existing unit. An application for the conversion of barns into two holiday units was refused as it was not part of a farm diversification proposal and the buildings were not considered to be structurally sound and capable of conversion. Self-catering remains a popular form of farm-diversification and policy also allows such forms of accommodation to become local need affordable housing.

7.39 Occupancy evidence indicates a slightly higher take up in self-catering accommodation, with an average occupancy rate of 53% - an increase from 47% in 2008, whereas the occupancy rate for serviced accommodation has remained the same (34%). It should be noted that the occupancy rates are based on a relatively small sample size.

One equine related business application was approved during this AMR period for a storage building in a livery yard. No applications for game-bird shooting related development were received.

Table 7.6: Recreation & Tourism

Indicator	Policy	Result	Comment
No. and proportion of applications for tourism related development refused.	RT1 - RT2	1 application for the conversion of barns into 2 holiday lets	Refused on the grounds that the barns do not form part of an agricultural holding and therefore conflicts with policies for holiday lets and farm diversification.
No. and floor area of serviced accommodation created	RT3	1m² permitted	1 small extension to a hotel permitted, with internal reorganisation of rooms.
No. and floor area of serviced accommodation lost	RT3	0	
No. and floor area of self catering accommodation created	RT3	10 units + 1 extension 926 sqm	8 applications permitted
No. and floor area of self catering accommodation lost	RT3	0	
Occupancy rates of self catering accommodation and serviced accommodation.	RT3	No. of visitor days (2009): 2.02 million Occupancy Rates: Serviced:34% Non-serviced: 53%	State of Tourism Report 2010

Table 7.6: Recreation & Tourism

Indicator	Policy	Result	Comment
No. of camping barns within the National Park	RT3	3 (2 registered with the Youth Hostel Association, 1 registered with the Independent Hostels Group)	
No. of small backpackers and tented campsites	RT5, RT7	19	1 application for the replacement and improvement of toilet/shower facilities for a camp site was permitted.
No. and proportion of applications for conversion of static caravan sites to chalet devts / certificated caravan sites refused	RT6, RT8	0	
No and area of devts for shooting purposes.	RT9	0	
No. of commercial equestrian devts	RT10 - RT11	1	Permission granted for a storage building for an existing equestrian business.
No. and proportion of applications for golf courses refused	RT12	0	
No and area of sports areas/facilities	RT13 - RT14	39.46ha - Area of Important Open Space (Recreation) Plus extension of Dunster Sports Field by 0.92ha	

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

7.41 Permission was granted for the newsagents at Exford to become a dwelling (extension of existing living quarters into the shop area) after the property was marketed for the required 12 month period. A general stores and Post Office are present in the village with a number of other local businesses. This permission has yet to be implemented and is currently still a shop – although a new business appears to be taking over the premises; however it still remains that the planning permission has a 3 year period to be implemented.

7.42 In Wheddon Cross permission was granted for the redevelopment of the petrol station and shop to improve the existing services for both the local and wider community – as the petrol station is the only one in the heart of the National Park, the remaining petrol stations tend to be on the edge of Exmoor or in/near the Local Rural Centres.

Table 7.7: Community Services and Facilities			
Indicators	Policy	Result	Comment
No. of meeting places	CSF1	27	Settlement Audit 2009
Distance of households from key services	CSF2 - CSF6	This is a general figure which incorporates Super Output Areas - based on units of population. See table 7.7a below. Data will include areas which are not within the National Park boundary. Source: Index of Multiple Deprivation 2007	
Creation and loss of community services and facilities	CSF2 - CSF3	Change of use permitted for the newsagents at Exford to residential use (see para 7.43). 1 application permitted for the redevelopment/improvement of Wheddon Cross service station and shop/PO Loss of 180sqm of A1 shop floorspace to A3 – tearooms.	

7.43 Table 7.7a sets out the distance of households from key services – this is based on Super Output Areas (SOA) and the 2007 Index of Multiple Deprivation (IMD). The data clearly shows that SOA West Somerset 005c, which covers parishes such as Exford, Simonsbath, Withypool, Winsford, Cutcombe and Brompton Regis, continues to be the furthest SOA from the key services listed.

Table 7.7a

Super Output Area in order of Index of Multiple Deprivation	Road Distance to (KM)				Rank of IMD Score
	GP	Primary School	Post Office	Supermarket or Convenience Store	
West Somerset 005b (Dulverton and Brushford area)	1.8	2.1	1.8	12.6	11063
North Devon 002b (Parracombe area)	10.2	2.5	2.2	9.7	11418
West Somerset 005c (Exford, Simonsbath and Brompton Regis area)	11.7	6.4	2.1	9.9	12965
West Somerset 002d (Porlock area)	2	2.4	1.5	1.9	13237
West Somerset 004b (Luxborough and Roadwater area)	4	5	3	7.3	13568
West Somerset 005a (Dunster and Timberscombe area)	4.5	0.9	0.4	3.7	14517
North Devon 002d (Lynton and Lynmouth area)	1.8	1.5	1.1	1.8	17609
Population weighted average road distance to a specific service					
Super Output Areas, 2007					

(See also map 4.2 on pg 23 for a visual interpretation of the IMD)

7.44 Problems are well documented concerning the loss of services such as shops, post offices and petrol stations within local communities and low levels of public transport provision. Without local service provision older people, people with disabilities/limiting long term illnesses and those without access to private transport often have to move to surrounding

towns for their transport, care needs and access to services – those who remain can become excluded from many social activities.

- 7.45 The Authority responded to two consultations regarding the potential loss of public telephone kiosks in various locations on Exmoor. The Authority objected to a proposal from British Telecom not to replace the traditional red K6 kiosk at Martinhoe which had been damaged by highway contractors (a traditional red K6 kiosk was subsequently replaced). The Authority also resolved to object to the proposal from BT to remove the pay phone service in 13 kiosks and allow the local community or Parish Council to adopt the redundant kiosk – most of these kiosks are in remote locations where there may be no other facility available for making a telephone call.
- 7.46 Local Plan policies seek to protect local services and facilities such as shops, Post Offices and schools in rural settlements to help address the issue of accessibility over mobility which has benefits for both visitor and resident alike. The loss of such services means that people have to travel further and have transport available to do so.



© ENPA – Petrol station at Wheddon Cross: one of six remaining operational petrol stations within the National Park. Permission has been granted to improve and extend the petrol station and shop facilities.

- 7.47 The Your Future Exmoor events showed that online shopping is becoming more popular and online grocery deliveries now cover most of the Exmoor area. Although these services do offer a more convenient way to shop for some, there are still many households which have no internet connection or still rely on dial-up services if broadband is not available. A proportion of the population is still marginalized due to the sparsely populated character of the area and limited services.

- 7.48 **Utilities:** the indicators in this section relate to flood risk, pollution and utility infrastructure. The Adopted Local Plan policies aim to:
- protect water resources and supplies,
 - ensure adequate sewerage treatment and disposal,
 - avoid and reduce flood risk in new development, and
 - ensure that telecommunication and electricity development meets a viable community need, and conserve and enhance the natural beauty of the National Park.

7.49 As previously stated in section 4, the overall the indicators reveal that river quality continues to be rated as ‘very good’ with the majority of the river length on Exmoor meeting grade A for biology and chemistry (see Appendix 2 for grade details).

Table 7.8: Utilities			
Indicators	Policy	Result	Comment
Percentage of Exmoor river length achieving River Ecosystem Class 1 Water Quality (NHI)	U1 - U6	100% Grade A – assessed river length for biology 75% Grade A and 25% Grade B – assessed river length for chemistry	Source: The Environment Agency - results as last year - no change.
No. of recorded water pollution incidents on Exmoor	U1 - U6	AWAITING INFORMATION	Substantiated water pollution incidents (source: Environment Agency).
No. of developments located in flood risk areas.	U7	Several developments are located in flood risk zones 2 and 3. Only 5 applications warranted a flood risk assessment (FRA) detailing how flooding would be mitigated.	The Environment Agency has not objected to any application approved during 2009/10. One objection raised by the EA was not sustained as the matter was resolved during the application process.
No. of developments incorporating Sustainable Drainage Measures	U8	11 applications included flood prevention measures or sustainable drainage measures	Applications where it is conditioned that the applicant should provide the planning authority with details of sustainable drainage measures or details are provided as part of a FRA.
No. of new power lines/utility services undergrounded as a proportion of planning permissions	U9 - U10	11 developments - where undergrounding of power lines required	5 from wind turbines, 1 agricultural workers dwelling, 1 housing development, 2 conversions, 1 business development and 1 householder development.
No. of telecommunications masts and other antennae permitted.	U11	3 applications permitted	

- 7.50 Although there were several approved applications where the development boundary was within a flood risk area (Flood Zone 2 or 3)²⁷; many of the actual developments were:
- not within the flood risk area (although the red lined area included part of the flood risk area);
 - considered not to exacerbate flood risk; or were
 - not affected by flood risk
- 7.51 As mentioned previously (para. 6.22) the Environment Agency (EA) has not objected to any application approved during 2009/10. Any concerns raised by the EA have been resolved during the application process.
- 7.52 Five applications included a Flood Risk Assessment, explaining the likelihood of flooding, and the mitigation which would be undertaken to address flooding issues. These applications had regard to Environment Agency (EA) standing advice which applies to certain types of application within flood zones 2 and 3. EA standing advice for householder developments or non-residential extensions (less than 250m²) in flood zones 2 and 3 requires that:
Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate OR floor levels within the extension will be set 300mm above the known or modelled 1% (1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance each year) tidal & coastal flood level.
- 7.53 A total of 11 planning applications either had conditions applied or included in their FRA, flood prevention measures or sustainable urban drainage systems (SUDS) as part of the development proposal.
- 7.54 SFRA Challenge: The Level 1 Strategic Flood Risk Assessment (SFRA) for West Somerset and Exmoor National Park was subject to a challenge within the reporting period. The Local Planning Authority (LPA) is responsible for leading on a challenge to the flood zone 3a/3b²⁸ category in conjunction with technical advice from the Environment Agency (EA). The EA do not differentiate between flood zone 3a and 3b on their flood maps, and therefore a methodology was agreed with the EA regarding the delineation of these zones in the SFRA. Within the principal settlements of Dulverton, Porlock and Lynton & Lynmouth areas located outside of flood zone 3b have been defined. In areas where development is unlikely to occur a precautionary approach was adopted whereby flood zone 3b has been

²⁷ Flood Zone 2: This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%)

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

²⁸ Flood zone 3a is a zone with a high probability of flooding (1 in 100 or greater annual probability of river flooding). Flood zone 3b is the functional flood plain which is land where water has to flow or be stored in times of flood (an annual probability of 1 in 20 or greater).

assumed to equal the extent of flood zone 3a until an appropriate site specific FRA can prove otherwise.

- 7.55 The challenger has to supply all the necessary technical evidence to the LPA, who in turn will consult the EA on the adequacy of the evidence to ensure that it is sound. On the recommendation of EA advice given on the challenge evidence it was decided to accept the challenge. Once the SFRA mapping has been added to the GIS system, the site the challenge refers to at Hazery, Luxborough will be changed from flood zone 3b to 3a.
- 7.56 A record 11 approved developments within the AMR period were subject to conditions to ensure that utility services and/or power lines were undergrounded to the new development with the purpose of ensuring that the landscape and natural beauty of the National Park is not adversely affected. This condition is primarily applied to remote developments or the conversion of farm buildings where there is no existing visible utility provision. However, during this reporting period the five wind turbines approved had conditions applied to ensure all cabling was underground.
- 7.57 Only three applications, relating to existing sites, were permitted for telecommunications development. The types of development included a replacement pole, permanent retention of a mast, and the installation of associated equipment.
- 7.58 **Traffic and Transport:** The successful management of roads and traffic underlines the strategies for conservation, public enjoyment and community well-being, as well as contributing to sustainability.
- 7.59 The indicators within Table 7.9 aim to monitor the policies within this section, and report on various aspects of traffic and transport within the National Park. The responsibility for roads and traffic management lies with Devon and Somerset County Councils (as Highway Authorities), therefore the implementation of the policies within this section rely on a close working relationship with both these authorities.
- 7.60 Chart 4.3 (page 25) illustrates the average daily traffic flows within the National Park. Average daily traffic counts within the National Park show relatively stable traffic numbers over the past 5 years. The roads with the highest average daily traffic in the National Park are the A396 at Dunster and the A39 towards Porlock, and at Lynton.

Table 7.9: Traffic & Transport

Indicator	Policy	Result	Comment
Volume of traffic - volume of HGV traffic	TR1 - TR9		Average daily traffic counts in the West Somerset area of the National Park reveal relatively stable traffic numbers for from 2005 - 2009.
Car & cycle parking provision in new development	TR10		10 applications directly specified parking arrangements for motorised vehicles. However applicants do have to specify existing and additional parking requirements if applicable to their proposal.
Proportion of new businesses, houses, and facilities accessible by public transport.	TR11	33.3% of completed dwellings	Within 400m of a bus stop = daily service running Mon-Sat throughout the year and providing five return journeys per day.
No. of settlements with daily bus service.	TR11	10	Based on Exmoor National Park bus timetable (Explore Moor) ²⁹ and applies to a Mon-Sat service serving a settlement at least 5 times a day.
Length of public right of way (PROW) adversely affected by devt.	TR12	3 metres	Access track crossing a footpath - applicant to gain prior authorisation from the Highway Authority regarding any change to the surface of the PROW.

7.61 The National Park aims to encourage the use of sustainable forms of transport wherever possible, although it is recognised that there is a high dependency upon private cars for the majority of journeys to work (Census 2001) due to the limited public transport network. A third of completed dwellings were accessible by a regular daily public transport service.

7.62 There are no hourly bus services that serve the National Park directly (the Minehead to Taunton service does serve Dunster but the bus stop is outside the National Park boundary). Bus services such as the 398/399, 309/310, 39 38 and 25B do serve a number of settlements on Exmoor on a regular daily (Monday to Saturday) basis.

7.63 There are 10 settlements served by a daily bus service on Exmoor (with at least 5 or more return journeys), which leaves a number of smaller villages which may only receive a weekly bus service or no service at all. Some community transport schemes and demand responsive transport such as the Slinky Bus³⁰ (serving the West

²⁹ [ExploreMoor](#) – how to enjoy Exmoor car free.

³⁰ The SLINKY Bus service is a door to door pre booked demand responsive transport: <http://www.somerset.gov.uk/somerset/ete/passengertransport/public/slinky/index.cfm?override=subtopic&infoid=7076>

Somerset parishes in the National Park), do serve these areas where people do not have access to their own transport or regular public transport.

- 7.64 **Minerals and Waste:** The National Park Authority is the Minerals and Waste Planning Authority within the National Park and is responsible for determining applications for minerals and waste related development.
- 7.65 **Minerals:** The general policy of the National Park Authority is to resist proposals for mineral workings within the National Park, owing to the major impact on the landscape, public enjoyment and local communities.
- 7.66 However, there is provision for small-scale mineral workings in order to ensure a resource of local building stone to help maintain the character and local distinctiveness of new buildings on Exmoor. During this AMR period there have been no applications for mineral workings within the National Park.
- 7.67 **Waste:** The Local Plan policies for waste seek to provide small scale waste recycling facilities with the aim of increasing the level of recycling and associated environmental benefits, within the National Park.
- 7.68 Both District Councils for West Somerset and North Devon operate fortnightly kerb-side collections for recyclable materials (see W2 for waste figures), but there are also a number of recycling collection points within settlements on Exmoor to encourage the recycling of waste materials such as paper, cardboard, glass and steel/aluminum cans.

Table 7.10: Minerals			
Indicator	Policy	Result	Comment
No. and proportion of mineral applications permitted	M1 -M3	0	No applications received 2009/10
No. of quarries for local building stone.	M4	0	1 extant permission - not active
Waste			
Indicator	Policy	Result	Comment
No. of recycling facilities	WD1 - WD2	2 in the North Devon area of the National Park 23 in the West Somerset area of the National Park.	WSDC and NDDC now include fortnightly kerbside collections for recyclable materials. North Devon & West Somerset differs in the range of recyclable materials collected.

8 Policies in Practice

- 8.1 The policies of the Exmoor National Park Local Plan 2001-2011, and the Somerset and Exmoor National Park Authority Joint Structure Plan Review 1991-2011, are used in the determination of planning applications received by the Authority. As Regional Spatial Strategies have been revoked, the Structure Plan saved policies remain until they are replaced by an adopted Development Plan Document (DPD) – i.e. the Core Strategy & Development Management Policies DPD.
- 8.2 Tables 8.1 and 8.2 below, illustrate the policies most frequently used in the determination of planning applications regarding development within the National Park boundary. To see the full table of policies within the Local Plan, and all the policies used within the Structure Plan, see Appendix 3.
- 8.3 The most frequently used Structure Plan policies remain the same each year, as these are strategic, over-arching policies regarding development and the use of land. However, the most frequently used Local Plan policies tend to change each year depending on the range of application types received; Local Plan policies are far more detailed and often relate to specific types of development.

Table 8.1: Exmoor National Park Local Plan				
Policy No.	No. times applied	For Approval	For Refusal	Policy Title
LNC1	178	166	12	General National Park Policy
CBS12	176	164	12	New Development
H12	54	51	3	Extensions to Dwellings
CBS9	30	29	1	Settings of Listed Buildings
CBS8	29	29	0	Alterations to Listed Buildings
LNC15	29	25	4	Scheduled Ancient Monuments and Other Important Archaeological Sites
CBS10	28	28	0	Preservation of Listed Buildings and their Features and Settings
LNC14	28	26	2	Protected Species and Habitats
CBS10	28	28	0	Preservation of Listed Buildings and their Features and Settings
TR3	28	22	6	Traffic and Road Safety Considerations for Development

Table 8.2: Somerset & Exmoor National Park Joint Structure Plan Review				
Policy No.	No. times applied	For Approval	For Refusal	Policy Title
STR1	181	169	12	Sustainable Development
Policy 2	181	170	11	Exmoor National Park
Policy 5	88	82	6	Landscape Character
STR6	70	62	8	Development Outside Towns, Rural Centres & Villages
Policy 1	69	65	4	Nature Conservation
STR5	57	53	4	Development in Rural Centres & Villages

9 Evaluation of Planning Applications

- 9.1 **2009/10 Planning Statistics:** During the AMR period the Development Control Team received 282 planning applications - 26 applications were subsequently withdrawn, leaving a total of 256 applications – a 10% increase compared to last year.
- 9.2 A 6% increase in the number of planning applications that were determined by the Development Control Team from 240 applications last year, saw 254 applications determined within this period (this remains lower than 346 in 2007/08). The impact of the recession is thought to be the continuing reason for the lower number of applications received through the monitoring period and the number subsequently determined.
- 9.3 Planning fee income has remained relatively stable over the past five years. Fee income has increased which is mainly due to the increased proportion of minor applications received during the monitoring period.

Table 9.1 - Planning Fee Income

Year	£
2004/05	£52,130
2005/06	£61,588
2006/07	£57,262
2007/08	£55,478
2008/09	£58,747
2009/10	£73,078

- 9.4 The majority of planning applications received by the Authority are classified as:
- **small-scale major** - e.g. 10 or more dwellings or non-residential development of 1000sqm or greater,
 - **minor** - e.g. small numbers of dwellings or business development, or
 - **other** - e.g. householder development and listed building consent.
- 9.5 During 2009/10 two major applications were granted planning permission (see table below) with a higher proportion of applications classified as minor than last year, and just over half considered 'other' (e.g. listed building consent, householder development, change of use, advertisement consent etc) applications; 86.61% of applications were delegated decisions determined by officers (see Table 9.2 below).
- 9.6 Of the remaining 13% of applications that were decided at Planning Committee, there was only one application where the recommendation of refusal made by Officers was overturned by the Committee. This related to a proposal to provide vehicular access and an additional footpath to the Grade II* All Saints Church in Dulverton. It was the view of Members that if the proposal was implemented, the provisions would

improve access to the church without materially detracting from the character and appearance of the listed building and its curtilage.

Table 9.2: Applications Determined During 2009/10		
Application Type	Number	%
Small Scale Major	2	0.79%
Minor	111	43.7%
Other	141	55.51%

- 9.7 A continued high proportion (95%) of applications were approved during 2009/10, reflecting time spent by Officers in pre-application discussions with potential applicants, including weekly planning surgeries held at Lynton and Porlock. The percentage of 'minor' and 'other' applications determined within 8 weeks falls slightly below the targets set.

Table 9.3 – Development Control National Targets		
% Major Applications within 13 Weeks (target 60%)	% Minor Applications within 8 weeks (target 70%)	% Other Applications within 8 weeks (target 80%)
0%	66.67%	77.30%

- 9.8 **Appeals:** Five appeals were determined by the Planning Inspectorate during the AMR period – see Table 9.4 below for further details. The appeal decisions during 2009/10 were successful outcomes for the Authority as all the appeals were dismissed or quashed.

Table 9.4: Appeal Decisions During 2009/10					
Application No.	Location	Proposal / Breach	Appeal No.	Appeal Type	Inspector's Decision
ENF/0069/08	Field No: 0668, Mineral Line, Roadwater	Further unauthorised building works & Refusal of Planning Application 6/24/07/105, Enforcement Authorised	APP/F94 98/C/08/2 088713	Against Enforcement Notice	Quashed
6/24/07/105	Field No. 0668, Mineral Line, Roadwater, Somerset.	Retention of agricultural and equestrian building (approximately 157sqm).	APP/F94 98/A/09/2 096767/N WF	Against Refusal of Permission	Dismissed

Table 9.4: Appeal Decisions During 2009/10					
Application No.	Location	Proposal / Breach	Appeal No.	Appeal Type	Inspector's Decision
6/27/09/111	Casa Alessandro, The Drang, Porlock, Minehead, TA24 8LF	Formation of access and 2 no. parking spaces.	APP/F94 98/D/09/2 111327	Against Refusal of Permission	Dismissed
6/34/08/106	Tivington and Exford, Duddings, Timberscombe Minehead, Somerset, TA24 7TB	Retrospective application for alteration to roof profile as approved under application reference 6/34/06/110	APP/F94 98/A/09/2 096742/N WF	Against Refusal of Permission	Dismissed
6/40/08/112	The Old Tythe, Winsford, Minehead, Somerset, TA24 7JE	Construction of new vehicular access (variation of condition 6 attached to planning permission 6/40/03/107).	APP/F94 98/A/09/2 104065/ WF	Against Refusal of Permission	Dismissed

9.9 **The Local List of Information Requirements:** Following the adoption of the Local List of Information Requirements on the 1st of December 2008³¹, the Authority has resolved to form a small advisory group of members to help officers review the implementation of the Local List of Information Requirements and to help decide if any future changes are required.

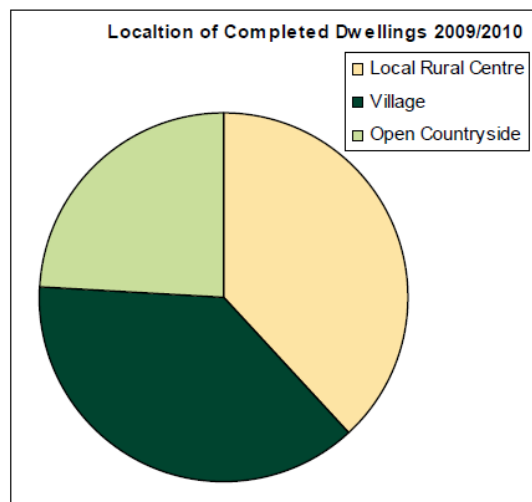
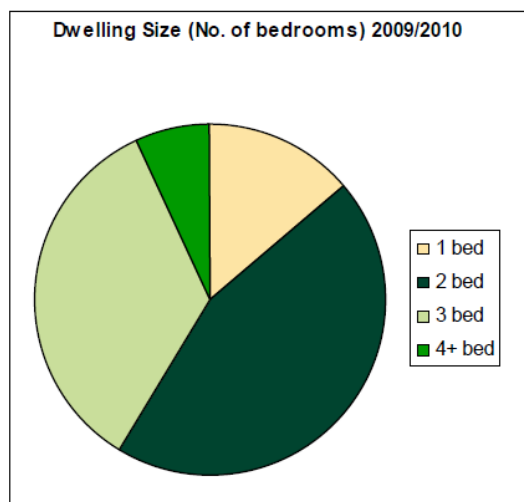
9.10 **Non-Material Amendments and Minor Material Amendments:** On 1st October 2009, the Government introduced changes to the development control process to allow a more proportionate approach to relatively small changes to approved schemes. Non-material amendments are small changes such as a change in the placement of a door on the rear elevation of a house, whereas minor material amendments are more significant such as a shift in the plot location for a building.

³¹ http://www.exmoor-nationalpark.gov.uk/index/living_in/planning/1app/1app-requirements.htm

10 Appendices

Appendix 1: Housing Completions 2009/10

HOUSING COMPLETIONS 2009/10 ²	
Gross number of dwelling units completed	29
Net number of dwelling units completed ³	24
Percentage of dwellings on previously developed land (PDL)	42%
Percentage of Local Needs Affordable Housing (LAH)	46%
Dwelling Size ⁴	
1 bedroom dwellings	14%
2 bedroom dwellings	45%
3 bedroom dwellings	34%
Dwellings with 4 or more bedrooms	7%
Dwelling Location ⁵	
Local Rural Centre (LRC)	38%
Village (V)	38%
Open Countryside (OC)	24%
Dwelling Density	
Percentage of dwellings at less than 30 dph	72%
Percentage of dwellings at 30 – 50 dph	0%
Percentage of dwellings over 50 dph	28%
Average Dwelling Density	14 dph



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³² [Housing Report 2009/10](#)

Appendix 2:

Environment Agency – General Quality Assessment (GQA):

Environment Agency – GQA Grades	
Grade	Chemistry and Biology
A	Very Good
B	Good
C	Fairly Good
D	Fair
E	Poor
F	Bad

Appendix 3:

Tables illustrating the policies used to determine planning applications during 2009/10.

Local Plan				
Policy No.	No. times used	Approved	Refused	Policy Title
S1	20	18	2	Defined Settlements
LNC1	178	166	12	General National Park Policy
LNC2	17	17	0	Lighting
LNC3	5	5	0	Landscapes covered by Section 3 Conservation Map
LNC4	13	12	1	Important Trees, Woodlands and Hedgerows
LNC5	1	1	0	Orchards
LNC6	7	7	0	Coastal Zone
LNC7	0	0	0	Rivers and their Corridors
LNC8	0	0	0	Protection of Best Agricultural Land
LNC9	0	0	0	Sites of International Nature Conservation Importance
LNC10	4	4	0	Sites of Special Scientific Interest
LNC11	4	4	0	Sites of Local Nature Conservation Importance
LNC12	1	1	0	Exmoor Biodiversity Action Plan Areas
LNC13	5	5	0	Mitigation and Compensation for Nature conservation Sites - Affected by Development
LNC14	28	26	2	Protected Species and Habitats
LNC15	29	25	4	Scheduled Ancient Monuments and Other Important Archaeological Sites
LNC16	3	3	0	Treatment of Locally Important Archaeological Sites Affected by Development
LNC17	10	9	1	Small Scale Renewable Energy Conservation
LNC18	0	0	0	Commercial Wind Turbines
LNC19	5	4	1	Small Scale Wind Turbines for Local Needs
LNC20	0	0	0	Major Development
CBS1	25	21	4	Change Of Use and Necessary Alterations of Buildings - General Principles
CBS2	22	20	2	The Change of Use and Any Necessary Alterations of Buildings in Villages and the Open Countryside
CBS3	1	1	0	The Change of Use of Buildings Standing Alone in the Countryside.

Local Plan				
Policy No.	No. times used	Approved	Refused	Policy Title
CBS4	8	8	0	Conversions of Listed Rural Buildings
CBS5	14	12	2	Development in Conservation Area
CBS6	0	0	0	Protection of Important Structures and Trees in Conservation Areas
CBS7	0	0	0	Demolition of Listed Buildings
CBS8	29	29	0	Alterations to Listed Buildings
CBS9	30	29	1	Settings of Listed Buildings
CBS10	28	28	0	Preservation of Listed Buildings and their Features and Settings
CBS11	0	0	0	Historic Parks and Gardens
CBS12	176	164	12	New Development
CBS13	0	0	0	Satellite Antennae
CBS14	1	1	0	Signs and Advertisements
CBS15	1	1	0	Shop fronts
CBS16	0	0	0	Important Open Space
H1	12	10	2	Purpose of Housing Development
H2	5	4	1	Criteria for Occupancy of a Local Need Affordable Dwelling
H3	3	3	0	New Build Housing in Local Rural Centres
H4	5	4	1	Conversions to Dwellings in Local Rural Centres
H5	5	5	0	New Build Housing in Villages
H6	3	3	0	Conversions to Dwellings in Villages
H7	3	2	1	Conversions to Dwellings in the Open Countryside
H8	2	2	0	New Build Housing in the Open Countryside
H9	0	0	0	Replacement of Agricultural Occupancy Conditions
H10	0	0	0	Replacement of Holiday Occupancy Conditions
H11	0	0	0	Sub-Division of Existing Dwellings
H12	54	51	3	Extensions to Dwellings
H13	0	0	0	Residential Caravans in the Open Countryside
H14	22	22	0	Garages and Other Ancillary Domestic Outbuildings
H15	3	3	0	Replacement Dwellings

Local Plan				
Policy No.	No. times used	Approved	Refused	Policy Title
E1	6	6	0	Business Development in Local Rural Centres and Villages
E2	6	6	0	Business Development in the Open Countryside
E3	11	9	2	Safeguarding Existing Employment Land and Buildings
E4	0	0	0	Large Scale or Intrusive Industrial Development
E5	0	0	0	Working From Home
A1	12	12	0	Agricultural and Forestry Development
A2	3	3	0	Protection of Listed Buildings in Proposals for New Agricultural Buildings
A3	11	10	1	Farm Diversification
A4	0	0	0	Fish Farming
RT1	14	13	1	Tourism Related Development
RT2	0	0	0	Refreshment Facilities
RT3	13	11	2	Visitor Accommodation
RT4	0	0	0	Camping Barns
RT5	0	0	0	Backpackers' Camp Sites
RT6	0	0	0	Static Caravan Sites
RT7	0	0	0	Touring Caravans and Tented Camp Sites
RT8	0	0	0	Certificated Caravan Sites
RT9	3	3	0	Recreational Development
RT10	7	7	0	Domestic Equestrian Development
RT11	0	0	0	Commercial Equestrian Development
RT12	0	0	0	Golf Courses
RT13	0	0	0	Important Recreational Open Space
RT14	0	0	0	Public Recreational Facilities in Settlements
CSF1	4	4	0	Providing for Community Services and Facilities
CSF2	3	3	0	Commercial Community Services and Facilities
CSF3	2	2	0	Non-commercial Community Services and Facilities
CSF4	0	0	0	Shops Outside Settlements
CSF5	0	0	0	Provision of New Health Facilities
CSF6	0	0	0	Residential Institutions
U1	5	5	0	Water Resource Protection - Groundwater

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Local Plan				
Policy No.	No. times used	Approved	Refused	Policy Title
U2	0	0	0	Water Resource Protection - Contaminated Land
U3	11	11	0	Water Supply
U4	10	10	0	Sewerage and Sewage Disposal - Capacity of the System
U5	1	1	0	Sewerage and Sewage Disposal - New or Extended Treatment Works
U6	0	0	0	Sewerage and Sewage Disposal - New Development Affected by Treatment Works
U7	25	22	3	Flood Risk Areas - Location of New Development
U8	4	4	0	Reduction of Flood Risk from New Development
U9	4	3	1	Electricity and Telecommunications - New Overhead Power Lines
U10	0	0	0	Electricity and Telecommunications - Utility Services for New Development
U11	3	3	0	Electricity and Telecommunications - Telecommunication Development
TR1	3	3	0	Exmoor Route Network - Framework for Traffic Management
TR2	3	3	0	Exmoor Route network - Use in the Determination of Development Proposals
TR3	28	22	6	Traffic and Road Safety Considerations for Development
TR4	3	3	0	Road Maintenance and Improvements
TR5	0	0	0	Bridges and Fords
TR6	20	18	2	Highway Design for New Development
TR7	0	0	0	Private Road Signs
TR8	1	1	0	Petrol Filling Stations
TR9	0	0	0	Public Parking
TR10	5	5	0	Car and Cycle Parking Provision
TR11	3	3	0	Public Transport, Cycling, Walking and Horse-Riding
TR12	5	4	1	Public Rights of Way
M1	0	0	0	Mineral Extraction
M2	0	0	0	Mineral Exploration
M3	0	0	0	Interim Development Order Permissions
M4	0	0	0	Small Scale Re-Working of Disused Quarries
WD1	0	0	0	New Waste Disposal Facilities
WD2	0	0	0	Small Scale Recycling Facilities

The table below shows the Somerset and Exmoor National Park Authority Joint Structure Plan Review policies used in the determination of planning applications during 2009/10.

Structure Plan				
Policies	No. times used	Approved	Refused	Policy Title
STR1	181	169	12	Sustainable Development
STR3	2	2	0	Towns
STR5	57	53	4	Development in Rural Centres & Villages
STR6	70	62	8	Development Outside Towns, Rural Centres & Villages
STR7	9	9	0	Implementation of the Strategy
Policy 1	69	65	4	Nature Conservation
Policy 2	181	170	11	Exmoor National Park
Policy 4	5	5	0	Levels and Moors
Policy 5	88	82	6	Landscape Character
Policy 7	1	1	0	Agricultural Land
Policy 8	2	2	0	Outstanding Heritage Settlements
Policy 9	37	34	3	The Built Historic Environment
Policy 10	3	2	1	Historic Landscapes
Policy 11	6	6	0	Areas of High Archaeological Potential
Policy 12	1	0	1	National Important Archaeological Remains
Policy 13	1	1	0	Locally Important Archaeological Remains
Policy 15	4	4	0	Coastal Development
Policy 16	3	3	0	Provision of land for industrial warehouse and business development
Policy 19	3	2	1	Employment and Community Provision in Rural Areas
Policy 20	0	0	0	The Retail Framework
Policy 21	0	0	0	Town Centre Uses
Policy 22	0	0	0	Tourism Development in Settlements
Policy 23	8	7	1	Tourism Development in the Countryside
Policy 33	9	7	2	Provision for Housing
Policy 35	4	4	0	Affordable Housing
Policy 38	1	1	0	Sport and Recreation in the Countryside

Structure Plan				
Policies	No. times used	Approved	Refused	Policy Title
Policy 39	0	0	1	Transport and Development
Policy 42	2	2	0	Walking
Policy 43	6	6	0	Access for People with Disabilities
Policy 48	14	12	2	Access and Parking
Policy 49	27	21	6	Transport Requirements of New Development
Policy 50	0	0	0	Traffic Management
Policy 59	4	4	0	Safeguarding Water Resources
Policy 60	13	10	3	Floodplain Protection
Policy 62	3	3	0	Telecommunications
Policy 63	0	0	0	Utilities Development
Policy 64	6	5	1	Renewable Energy

11 Glossary

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