

Weight Attributed to the Exmoor National Park Publication Draft Local Plan (June 2015) Policies

1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out the legislative provision that when making decisions relating to planning applications they need to be in accordance with policies of the Development Plan unless material considerations indicate otherwise. For Exmoor National Park the Development Plan is the Local Plan 2001-2011 (adopted March 2005) and, additionally in Lynton and Lynmouth parish, the Lyn Plan.
2. Paragraph 216 of the National Planning Policy Framework (NPPF) states that decision-takers may also give weight (unless material considerations indicate otherwise) to relevant policies in emerging plans according to:
 - the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
 - the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
3. The Exmoor National Park Publication Draft Local Plan is considered to be at an advanced stage of preparation given that the formal 'Publication' consultation under regulation 19 of the Town and Country (Local Plan) (England) Regulations 2012 was undertaken during June/July 2015.
4. There are many material planning considerations that have to be taken into account in determining planning applications. These include, the NPPF, Written Ministerial Statements, Planning Practice Guidance and emerging Local Plans. As the Publication Version Exmoor Local Plan is at an advanced stage, it is a material consideration and can be used and given weight in the decision making process.
5. The weight to be given to each policy in the Publication Draft Local Plan needs to be considered in each case having regard to the advice in paragraph 216 of the NPPF (see above). A policy can be given significant weight if it has received no objections or where objections/comments are considered to be less significant. If there are objections, it is necessary to consider the

nature of those objections and how they relate to the particular proposal. Some of the objections have regard to specific criteria and not to the principle and general approach of the policy, and therefore weight can be attributed to the policy having regard to how the criteria that has received an objection relates to the proposed development. In other cases the objector may have raised fundamental concerns with the policy, which are reinforced with evidence, and therefore it is necessary to consider those comments alongside overall compliance with the NPPF and the adopted Local Plan 2001 – 2011 to help judge the weight that can be given to a particular emerging policy.

6. In summary there is not a precise calculation to attribute weight to emerging policies. The Publication Draft Local Plan is a material consideration and can be used; however, it is necessary to consider the nature of any objections to individual policies and how they may affect a development proposals. The consequence is that it will be necessary for all development proposals that seek to rely on an emerging policy to examine each relevant emerging policy alongside the related representations and then make an assessment of the weight to be applied, having regard to the advice in Para 216 of the NPPF.
7. The table below only provides an indication of the nature of any objections received during the ‘Publication’ consultation in Plan order. References (Representation no.) to objections that are considered to be of some significance can be found in the [Response Schedule](#) which lists all representations submitted to the Authority during the consultation period. The National Park Authority (NPA) emphasise that **this is only an indication** and that the NPA cannot pre-empt which issues the Inspector may subsequently raise during examination. Nor does this document take into account:
 - a. the impact of any changes to national planning policy on the emerging Local Plan,
 - b. any subsequent decisions the NPA may take regarding the significance of individual representations, or
 - c. any evidence the NPA may utilise to endorse the policy approach in the Publication Draft Local Plan during the examination.
8. This is intended as an informal aid to assist those submitting planning applications during this interim period. The Response Schedule will provide all responses to the Publication Draft Local Plan in full and the NPA would advise that all representations to a policy should be considered. Furthermore, the NPA recommends that (free) pre-application advice should be sought prior to submitting a proposal which is reliant upon a policy approach in the Publication Draft Local Plan.

POLICY	STATUS	REPRESENTATION NO.
3. General Policies		
GP1 – GENERAL POLICY: NATIONAL PARK PURPOSES AND SUSTAINABLE DEVELOPMENT	Less significant comment / objection	
GP2 - GENERAL POLICY: MAJOR DEVELOPMENT	Objections of some significance	0058/04, 0044/01
GP3 - GENERAL POLICY: SPATIAL STRATEGY	Objections of some significance	0058/05, 0067/04
GP4 - GENERAL POLICY: THE EFFICIENT USE OF LAND AND BUILDINGS	No objection	
GP5 - GENERAL POLICY: SECURING PLANNING BENEFITS - PLANNING OBLIGATIONS	Objections of some significance	0063/03, 067/05
4. Conserving and Enhancing Exmoor		
CE-S1 - LANDSCAPE CHARACTER	Less significant comment / objection	
CE-D1 - Protecting Exmoor's Landscapes and Seascapes	Less significant comment / objection	
CE-S2 - PROTECTING EXMOOR'S DARK NIGHT SKY	No objection	
CE-S3 - BIODIVERSITY AND GREEN INFRASTRUCTURE	Less significant comment / objection	
CE-D2 - Green Infrastructure Provision	Less significant comment/ objection	

POLICY	STATUS	REPRESENTATION NO.
CE-S4 - CULTURAL HERITAGE AND HISTORIC ENVIRONMENT	Less significant comment/ objection	
CE-D3 - Conserving Heritage Assets	Less significant comment/objection	
CE-S5 - PRINCIPLES FOR THE CONVERSION OR STRUCTURAL ALTERATION OF EXISTING BUILDINGS	Objections of some significance	0067/07
CE-S6 - DESIGN & SUSTAINABLE CONSTRUCTION PRINCIPLES	Objections of some significance	0053/01
CE-D4 - Extensions	No objection	
CE-D5 - Advertisements and Private Road Signs	Less significant comment/objection	
CE-D6 - Shopfronts	No objection	
CE-S7 - SMALL SCALE WORKING OR RE-WORKING FOR BUILDING AND ROOFING STONE	Less significant comment/objection	
CE-S8 - MINERALS SAFEGUARDING AREAS	Objections of some significance	0043/16
CE-S9 - MAJOR MINERAL EXTRACTION	Less significant comment/objection	
CE-D7 Interim Development Order Permissions	No objection	
5. Responding to Climate Change		
CC-S1 - CLIMATE CHANGE MITIGATION AND ADAPTATION	Less significant comment/objection	
CC-D1 - Flood Risk	Less significant comment/objection	

POLICY	STATUS	REPRESENTATION NO.
CC-S2 - COASTAL DEVELOPMENT	Less significant comment/objection	
CC-S3 - PORLOCK WEIR COASTAL CHANGE MANAGEMENT AREA	Less significant comment/objection	
CC-S4 - REPLACEMENT DEVELOPMENT FROM COASTAL CHANGE MANAGEMENT AREAS	Less significant comment/objection	
CC-D2 - Water Conservation	Less significant comment/objection	
CC-S5 - LOW CARBON AND RENEWABLE ENERGY DEVELOPMENT	Objections of some significance	0058/07, 0059/03
CC-D3 - Small-Scale Wind Turbines	Objections of some significance	0043/22
CC-D4 - Freestanding Solar Arrays	Less significant comment/objection	
CC-S6 - WASTE MANAGEMENT	Objections of some significance	0067/08
CC-D5 Sewerage Capacity and Sewage Disposal	No objection	
CC-S7 Pollution	Less significant comment/objection	
6. Achieving a Thriving Community		
HC-S1 - HOUSING	Objections of some significance	0058/09, 0067/09 (see also 0051/04, 0051/05, 0063/01)
HC-S2 - A BALANCED LOCAL HOUSING STOCK	Objections of some significance	0058/10, 0061/01, 0063/04

POLICY	STATUS	REPRESENTATION NO.
HC-S3 - LOCAL OCCUPANCY CRITERIA	Less significant comment/objection	
HC-S4 - PRINCIPAL RESIDENCE HOUSING	Less significant comment/objection	
HC-D1 - Conversions to Dwellings in Settlements	Objections of some significance	0058/13, 0063/05
HC-D2 - New Build Dwellings in Settlements	Objections of some significance	0058/14, 0061/02, 0063/06
HC-D3 - Specialist Housing for Exmoor's Communities	Objections of some significance	0051/06, 0063/07
HC- D4 - Extended Family Dwellings Criteria	Less significant comment/objection	
HC-D5 - Custom/Self Build Local Need Housing in Rural Communities	Objections of some significance	0066/05, 0060/01, 0063/08,
HC-D6 - The Change of Use of Serviced Accommodation to Housing	Objections of some significance	0063/09
HC-D7 - Conversions to Dwellings in the Open Countryside	Objections of some significance	0058/16, 0067/14
HC-D8 - New Build Dwellings in the Open Countryside	Objections of some significance	0060/02, 0061/03,
HC-D9 - Rural Workers	Objections of some significance	0058/17, 0063/10
HC-D10 - Succession Farming – Second Dwellings on Established Farms	Objections of some significance	0058/18, 0067/15
HC-D11 Residential Caravans	No objection	

POLICY	STATUS	REPRESENTATION NO.
HC- D12 - Replacement of Rural Workers Occupancy Conditions	Less significant comment / objection	
HC-D13 Replacement of Holiday Occupancy Conditions and Extended Family Ties	No objection	
HC-D14 - Subdivisions of Existing Dwellings	Less significant comment	
HC-D15 - Residential Extensions	Objections of some significance	0058/19, 0061/04
HC-D16 Outbuildings	No objection	
HC-D17 - Replacement Dwellings	Objections of some significance	0063/11
HC-S5 TRAVELLING COMMUNITIES	No objection	
HC-S6 - LOCAL COMMERCIAL SERVICES AND COMMUNITY FACILITIES	No objection	
HC-D18 Local Commercial Service Provision	No objection	
HC-D19 - Safeguarding Local Services and Community Facilities	No objection	
HC-D20 – Important Visual Amenity Space	No objection	
HC-S7 - RESIDENTIAL INSTITUTIONS	No objection	
7. Achieving A Sustainable Economy		
SE-S1 - A SUSTAINABLE EXMOOR ECONOMY	Objections of some significance	0015/03

POLICY	STATUS	REPRESENTATION NO.
SE-S2 - BUSINESS DEVELOPMENT IN SETTLEMENTS	Objections of some significance	0015/04, 0058/21
SE-S3 - BUSINESS DEVELOPMENT IN THE OPEN COUNTRYSIDE	Objections of some significance	0015/05, 0058/22, 0067/17
SE-D1 - Home Based Businesses	Objections of some significance	0058/23, 0067/18
SE-D2 Safeguarding Existing Employment Land	No objection	
SE-S4 - AGRICULTURAL AND FORESTRY DEVELOPMENT	Objections of some significance	0058/24
8. Achieving Enjoyment For All		
RT-S1 - RECREATION AND TOURISM	Less significant comment / objection	
RT-D1 Serviced Accommodation	No objection	
RT-D2 - Staff Accommodation	Less significant comment / objection	
RT-D3 Safeguarding Serviced Accommodation	No objection	
RT-D4 Non-serviced Accommodation	No objection	
RT-D5 Tented Camp Sites	No objection	
RT-D6 - Camping Barn	Objections of some significance	0015/07
RT-D7 - Certificated Caravan and Touring Caravan Sites	No objection	
RT-D8 Static Caravan Sites	No objection	

POLICY	STATUS	REPRESENTATION NO.
RT-D9 Alternative Camping Accommodation	No objection	
RT-D10 Recreational Development	Less significant comment / objection – supporting text only	
RT-D11 Equestrian Development	No objection	
RT-D12 Access Land and Rights of Way	Less significant comment / objection – supporting text only	
RT-D13 - Safeguarding Land Along Former Railways	Objections of some significance	0016/01, 0018/01, 0018/02, 0041/01
RT-S2 - REINSTATEMENT OF THE LYNTON AND BARNSTAPLE RAILWAY	Objections of some significance	0018/03, 0042/01
9. Achieving Accessibility For All		
AC-S1 - SUSTAINABLE TRANSPORT	No objection	
AC-D1 - Transport and Accessibility Requirements for Development	No objection	
AC-D2 – Traffic and Road Safety Considerations for Development	No objection	
AC-D3 - Parking Provision and Standards	Less significant comment / objection	
AC-D4 – Temporary Parking	No objection	

POLICY	STATUS	REPRESENTATION NO.
AC-S4 - ELECTRICITY AND COMMUNICATIONS NETWORKS	Objections of some significance	0050/01, 0064/01
AC-D5 - Radio and Mobile Telecommunications Infrastructure	Less significant comment / objection	
AC-D6 - Fixed Line Transmission Infrastructure	Objections of some significance	0050/02, 0064/02
AC-D7 - Satellite Antennae	No objection	
10. Exmoor's Settlements		
ES-S1 - SUPPORTING LOCAL COMMUNITIES	No objection	
ES-D1 Cutcombe and Wheddon Cross Community Safeguarding Area	No objection	
ES-D2 Dulverton Community Safeguarding Area	No objection	
ES-S2 - LYNTON AND LYNMOUTH NEIGHBOURHOOD PLAN	Objections of some significance	0063/13
Policies Map	Objections of some significance	0043/47