

**Further Changes Proposed during the Local Plan Hearing  
(Main Modifications)**

Ref	Main Modification (MM)
<p><b>MM3.3</b> (incorporating changes proposed in SD5, ref 232 pages 101-102)</p>	<p><b>HC-S2 A BALANCED LOCAL HOUSING STOCK</b></p> <ol style="list-style-type: none"> <li>1. <del>Having regard to the existing housing stock in the locality, A</del>all new residential development will contribute towards the creation of sustainable, balanced, <del>and</del> inclusive <u>Exmoor</u> communities by <u>ensuring that having regard to the existing housing stock in the locality, providing, through the a mix of new dwellings housing, that (in terms of size, type and tenure), addresses new housing provision that will meet the local needs of present and future generations through: a) H</u><del>having regard to the existing housing stock in the locality, ensuring that new housing provision will, through the mix of new dwellings in terms of size, type and tenure, having regard to the existing housing stock in the locality and meet the needs of Exmoor's communities, and</del></li> <li>2. <u>New housing will offer a good standard of accommodation by being constructed to be neither too large nor too small and using flexible nationally described space standards that enable dwellings to be adapted to the needs of people over their lifetime.</u></li> <li>3. <u>All new build housing developments will be encouraged to be constructed in accordance with Building Regulations Requirement M4(2) for accessible and adaptable dwellings or successor regulations. In new build developments of 5 or more dwellings, a minimum of 20% will be required to meet this standard.</u></li> <li>4. <u>Wheelchair user dwellings should be constructed in accordance with Building Regulations Requirement M4(3) (or successor regulations) and will be encouraged where a specific local need for a wheelchair adaptable or accessible dwelling is identified.</u></li> <li>4. <del>b)</del> For local need affordable dwellings permitted under HC-S1 and HC-D1, or HC-D2, HC-D5, <del>HC-D6</del>, or HC-D<del>6</del><u>7</u>, the dwelling(s) will be affordable by size and type to local people and will remain so in perpetuity. For private owner occupied local need <u>affordable dwellings, including custom/self-build, specialist accessible and adaptable housing (HC-D3), 'Extended Family dwellings' (HC-D4) and</u></li> </ol>

**Commented [RM1]:** Without strike through reads as follows:  
~~Having regard to the existing housing stock in the locality,~~ all new residential development will contribute towards the creation of sustainable, balanced, inclusive Exmoor communities by ensuring a mix of dwellings (in terms of size, type and tenure), that will meet the needs of present and future generations.

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	<p>‘<u>Succession Farm dwellings</u>’ (HC-D910), the <u>net floorspace gross internal area</u> will be <u>930</u> square metres or less.</p> <p>1. <del>e)</del> Where permission is granted for dwellings created through subdivisions and dwellings of up to <u>930sqm, including those created through subdivisions</u>, a condition will be attached removing permitted development rights in respect of extensions <u>to ensure that dwellings do not exceed 90sqm in size.</u></p> <p><del>2.</del> Where permission is granted for employment uses as part of a proposal, a condition may be attached tying the occupation of the dwelling to the operation of the <u>business space.</u></p>

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<p>Further proposed change to replace MM3.4 set out in ENPA statement for session 3 question 3.13 (incorporating changes proposed in SD5, ref 286 pages 125-126)</p>	<p>HC-D3 <u>ACCESSIBLE AND ADAPTABLE SPECIALIST HOUSING FOR EXMOOR’S COMMUNITIES</u></p> <p>1. Proposals <del>which address an identified local need or requirement for specialist housing</del> <u>accessible and adaptable homes for older people and/or other vulnerable members of the community who have an established local connection, and require care and assistance homes that can be adapted to meet their needs over their lifetime, will be encouraged permitted where:</u></p> <p><del>a) it cannot be provided within the existing housing stock, including through the appropriate subdivision and adaptation of existing dwellings in accordance with HC-D14 or from sites/buildings already with planning permission;</del></p> <p>2. Proposals will be permitted where:</p> <p>a) <del>b)</del> <u>they are in accordance with clause 2 of HC-S1, as enabling development in schemes to help deliver proposals for more than one dwelling unit of local needs affordable housing and any principal residence market housing provide for an identified need or requirement for specialist accessible and adaptable housing permitted in accordance with HC-D1 or HC-D2; and where; and accord with HC-D1 or HC-D2 as appropriate.</u></p> <p>b) <u>the dwelling size is in accordance with HC-S2;</u></p> <p>c) <del>ii) they</del> <u>they</u> will be integrated into the local community to enable access to required services and facilities; <u>and</u></p> <p>d) <del>iii) it should be they are constructed to at least in accordance with Building Regulations Requirement M4(2) (accessible and adaptable dwellings) or successor regulations, unless a specific need for a wheelchair adaptable or accessible dwelling is identified; in such cases the dwelling proposals should be</del></p>

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	<p><del>constructed in accordance</del> accord with Policy HC-S2, clause 4 <del>Building Regulations Requirement M4(3) (wheelchair user dwellings) or successor regulations; and</del></p> <p><del>ii) it is built to standards and to a size in accordance with HC-S2</del></p> <p><del>iii) subdivision,</del> adaptation or conversion work accords with CE-S5.</p> <p>3. A planning obligation will be secured to ensure that the occupancy of <del>specialist</del> <u>accessible and adaptable</u> housing is confined in perpetuity to a local person (and their dependents) who has a minimum period of a total of 10 years permanent residence within parishes in the National Park.</p> <p>4. Where permission is granted a condition will be attached removing permitted development rights in accordance with HC-S2.</p> <p><del>4. The planning obligation will allow, where properties become vacant, and where no person in need of specialist accessible and adaptable housing, can be found to occupy a property, other persons with a local affordable housing need consistent with HC-S3 to occupy the dwelling.</del></p> <p>5. The provision of specialist accommodation offering care <u>and assistance</u> through a residential institution, should be in accordance with HC-S7.</p>

**Having regard to the existing housing stock in the locality, all new residential development will contribute towards the creation of sustainable, balanced, inclusive Exmoor communities by ensuring a mix of dwellings (in terms of size, type and tenure), that will meet the needs of present and future generations.**

**Commented [RM2]:** Move 'needs of' after 'future' and before 'Exmoor's'...