




EX21 – Policy Review of the Lyn Plan

EXMOOR NATIONAL PARK LOCAL PLAN 2011 - 2031
EXAMINATION

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The following table sets out the policies within The Lyn Plan ([EX03](#)), which was made in December 2013, and reviews which policies may be at risk of being superseded by the policies within the Publication Draft Exmoor National Park Local Plan 2011-2031.

Lyn Plan Policy	Publication Draft Local Plan Policy	Comments
Policy P1: Overall Objectives for New Development	GP1 National Park Purposes and Sustainable Development	Policy P1 is consistent with the aims of Local Plan policy GP1.
ENV1: Location of Development & Enhancement of the Local Environment	GP1 National Park Purposes and Sustainable Development GP3 Spatial Strategy	Policy ENV1 applies a stricter test to ensure that infill brownfield/greenfield sites are utilised for new development before greenfield sites adjoining the settlements are proposed. This reflects that the landscape capacity for new development is very limited and development on infill sites and the redevelopment of previously developed land are important development opportunities within the settlements of Barbrook and Lynton & Lynmouth.
E1: Local Economy	SE-S1 A Sustainable Exmoor Economy SE-S2 Business Development in Settlements SE-S3 Business Development in the Open Countryside	Similar approach in both plans.
E2: Change of Use of Hotels and Guest Houses	RT-D3 Safeguarding Serviced Accommodation	Emerging Local Plan policy ES-S2 Lynton & Lynmouth Neighbourhood Plan makes provision for Local Plan policy RT-D3 to override Lyn plan Policy E2, as policy RT-D3 provides greater flexibility. This was a consequence of discussion with Lynton & Lynmouth Town Council.
E3: Loss of High Street Uses	HC-19 Safeguarding Local Commercial Services and Community Facilities	Similar approach in both plans.
E4: Change of Use of Shops	HC-D19 Safeguarding Local Commercial Services and Community Facilities	Similar approach in both plans.

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E5: Loss of Tourist Facilities	HC-D19 Safeguarding Local Commercial Services and Community Facilities	Similar approach in both plans
E6: Temporary Uses	No similar policy in the Local Plan	Policy approach considered to be no longer required, with permitted development rights under the GPDO 2015 Schedule 2, Part 4, Class D – shops, financial, cafes, takeaways, pubs etc. to a temporary flexible use.
E7: Business Space	SE-S2 Business Development in Settlements	Similar approach in both plans
E8: Storage	SE-S2 Business Development in Settlements	This is a specific policy in the Lyn Plan which recognises the particular circumstances of the local economy including the need for storage facilities for local businesses.
E9: Rural Buildings and Land in Commercial Use Outside the Settlements	SE-S3 Business Development in the Open Countryside SE-D1 Home Based Businesses	Lyn Plan policy E9 provides for the conversion of rural buildings generally, they do not have to be located in a farmstead grouping or hamlet (as required by Local Plan policy SE-S3). Policy E9 also makes provision for new business development on land already in commercial use outside the settlements which is less restrictive than the proposed change to Local Plan policy SE-S3, clause 4. This reflects the extremely limited capacity for new development adjoining the settlements.
E10: Parking	AC-S3 Traffic Management and Parking AC-D2 Parking Provision and Standards	Lyn Plan policy E10 additionally safeguards existing parking capacity which reflects the issues surrounding the current availability parking within the settlements.
E11: Temporary Parking	AC-D4 Temporary Parking	Similar approach in both plans.
E12: Lynton & Barnstaple Railway	RT-D13 Safeguarding Land Along Former Railways RT-S2 Reinstatement of the Lynton & Barnstaple Railway	Lyn Plan policy E12 also makes provision for an extension of the railway line (beyond the former railway line) and a new station in Lynton, which is not accommodated for in Local Plan policy RT-S2. The policy also requires a transport link from the station to the centre of Lynton.
H1: Affordable Housing	HC-S1 Housing HC-D1 Conversions to Dwellings in Settlements	Similar approach in both plans.

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	HC-D2 New Build Dwellings in Settlements HC-D7 Conversions to Dwellings in the Open Countryside	
H2: Local Connection	HC-S3 Local Occupancy Criteria	Similar approach in both plans.
H3: Principal Residence Housing	HC-S4 Principal Residence	Lyn Plan policy H3 provides for Principal Residence dwellings where it will enable the delivery of affordable housing, but also allows greater flexibility for the provision of Principal Residence housing where it provides greater balance and mix to the housing stock or opportunities for people to live and work in the area. Policy H3 also enables Principal Residence housing to cross subsidise the delivery of development that directly benefits the community.
H4: Staff and Seasonal Workers	RT-D2 Staff Accommodation	Lyn Plan policy H4 provides greater flexibility for the provision of staff accommodation including new build accommodation within and adjoining the settlements. This approach reflects the particular circumstances of Lynton & Lynmouth which has a large number of hotels and guesthouses compared to elsewhere in the National Park. This approach is considered to be reasonable in view of the particular circumstances of the Lyn Plan area.
S1: Loss of Services and Facilities	HC-D19 Safeguarding Local Commercial Services and Community Facilities	Similar approach in both plans.
S2: Improving Existing Services and Facilities and the Provision of New Services and Facilities	HC-S6 Local Commercial Services and Community Facilities	Similar approach in both plans.