



Exmoor National Park Annual Monitoring Report 2008 - 2009



If you have any queries relating to the Annual Monitoring Report please contact:

Policy & Community Team, Exmoor National Park Authority, Exmoor House, Dulverton, Somerset TA22 9HL.

Tel: 01398 323665

E-mail: ldf@exmoor-nationalpark.gov.uk

View or download the AMR on our website:

www.exmoor-nationalpark.gov.uk/amr

Contents

Section:	Page:
1. Executive Summary	4
2. Challenges and Opportunities	7
3. Introduction	13
4. Spatial Portrait	18
5. Local Development Scheme Implementation	30
6. National Core Output Indicators	34
7. Policy Performance	42
8. Evaluation of Planning Applications	67
9. Appendices	70
Appendix 1: 2008/09 Housing Completions	70
Appendix 2: Environment Agency Quality Grades	71
Appendix 3: Policy Implementation	72
10. Glossary	78

This page has been intentionally left blank

1 Executive Summary

- 1.1 The Annual Monitoring Report (AMR) assesses the Exmoor National Park Local Development Framework in the period April 2008 to March 2009 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.
 - Stakeholder consultations held in Lynton, Dunster and Dulverton to scope 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 it is expected to be coordinated with the work plan for the preparation of the Core Strategy and Development Policies DPD during 2010.
- 1.4 The timetable set out in the Local Development Scheme (LDS) for the period April 2007 to March 2010 did not correspond to the monitoring period due to the considerable evidence base requirements. The original aims of the LDS are now contrary to Government Office advice – that the Core Strategy DPD and Development Management Policies DPD should be prepared in tandem.
- 1.5 Good progress was made with the DPD during the monitoring period, with key documents for the evidence base nearing completion such as: the Level 1 Strategic Flood Risk Assessment (SFRA) jointly produced with West Somerset Council, and the Employment Land Review (ELR). A park-wide housing need survey was also undertaken during July/August 2008 to enable a snapshot of households in need of local affordable housing. In addition the survey sought to ascertain the need for employment premises to inform the ELR.
- 1.6 Three stakeholder events were also held at Dunster Tithe Barn, Lynton Town Hall and Exmoor House during December 2008 and January 2009, to scope the key issues and options to consider as part of the initial preparation of the Core Strategy and Development Policies DPD. A questionnaire was also distributed to stakeholders and all responses to the consultation events and the questionnaire were compiled and summarised as a Committee Report in March 2009. Feedback was

provided to the stakeholders and the report can be accessed on the National Park website¹.



© ENPA: A stakeholder event was held at Dunster Tithe Barn in December 2008

- 1.7 **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. One application was advertised as a departure from policy. This application entailed the development of 13 open market houses to fund the redevelopment of Cutcombe Livestock Market and 12 local needs affordable dwellings. Housing policies in the Local Plan state that all 'new build' housing in the National Park should meet the housing needs of the local community. The Government Office for the South West made the decision not to call in the application and planning permission will be granted once the legal agreements (S106) have been signed by the developers.
- 1.8 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 – 1 local needs affordable dwelling was completed during the monitoring period, with a further 12 under construction; a number of potential housing schemes are also in the pipeline at Simonsbath, Brendon, Dulverton and Lynton.
- 1.9 **What impact the policies are having in respect of national and regional targets, and social, environmental and economic**

¹ www.exmoor-nationalpark.gov.uk/core_strategy_and_development_policies.htm

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 sustainability objectives at the local level.

- 1.10 **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 and do not need adjusting or replacing at this stage. 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.
- 1.11 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 eventually replaced by the Core Strategy and Development Policies DPD once it is adopted.

2 Challenges & Opportunities

2.1 **Local Development Framework:**

- 2.2 The key aims for 2009/10 will be to:
- progress the Core Strategy and Development Policies DPD by continuing work on the comprehensive evidence base to help inform policy direction, and
 - undertake a series of consultation events with local communities and schools.
- 2.3 Further engagement will be directed towards key issues requiring additional discussion. A series of focus groups with stakeholders and local community representatives will be programmed for summer 2010.
- 2.4 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 Report² in addition to other relevant reports, plans and studies. In addition a number of specialist reports will be required (set out in national policy guidance), as part of the evidence criteria and production of a DPD.
- 2.5 Strategic Housing Land Availability Assessment (SHLAA): working with our partners in the Northern Peninsula Housing Market Area and other stakeholders, including local communities, we will be preparing the SHLAA to identify land with the potential for new housing development. This will, in a manner appropriate to the context of the National Park, help to meet the requirements for deliverable land supply for affordable housing.
- 2.6 Sustainability Appraisal Scoping Report (including a Strategic Environmental Assessment) and Habitat Regulations Assessment (or Appropriate Assessment): Both 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.
- 2.7 A list of all the documents prepared for the evidence base is listed on the Exmoor National Park Authority website as each report is produced – www.exmoor-nationalpark.gov.uk/ldf_evidence_base.htm
- 2.8 The Policy and Community Team were understaffed for a considerable period of time, which impeded progress with the LDF. However, the recruitment of a job-share post for the Policy & Community Manager in January 2008 and a planning assistant in November 2008, has enabled

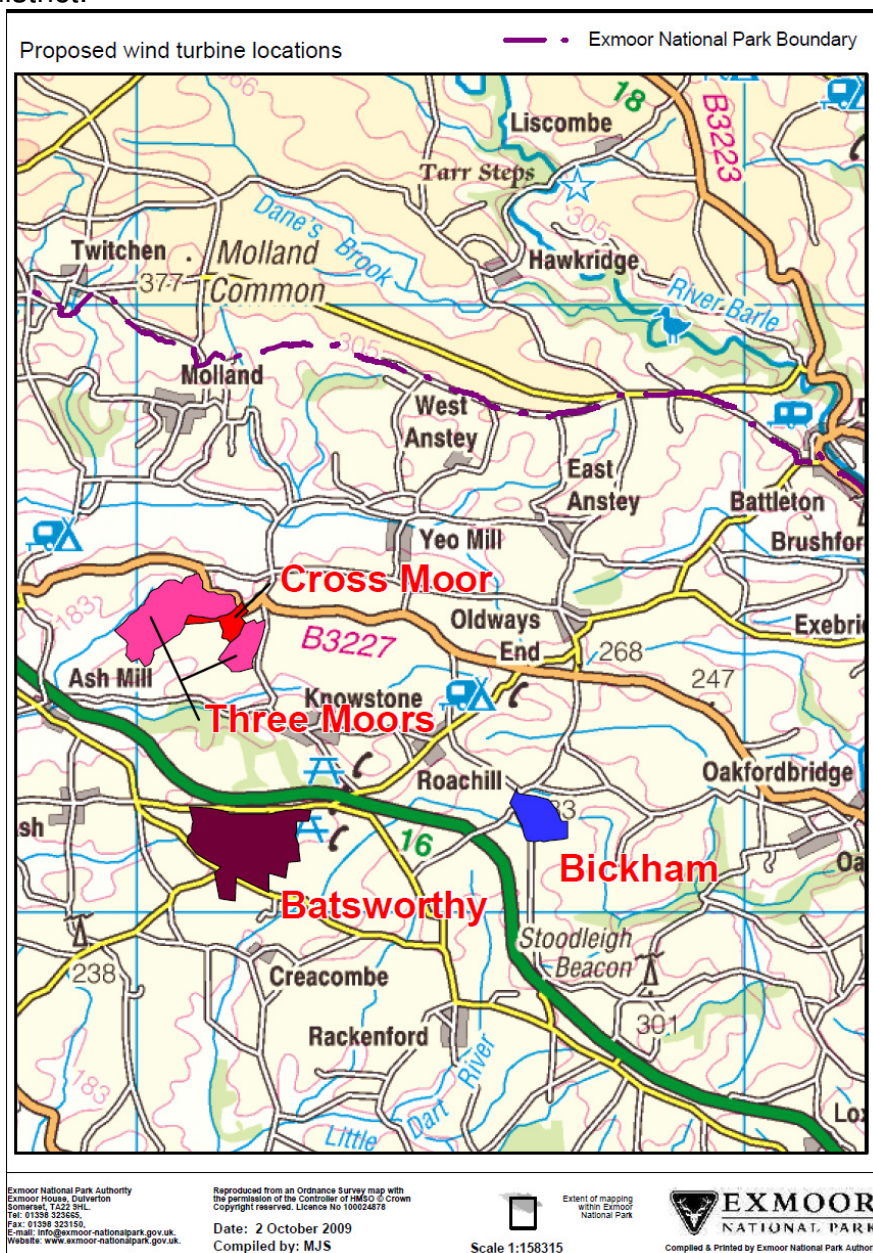
² These reports can be found at: www.exmoor-nationalpark.gov.uk/ldf_evidence_base.htm

the team to become fully operational and make significant progress with the LDF with input from members of the LDF Advisory Group.

2.9 During the 2009/10 period the Policy & Community team remains 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. This should enable progress with the Local Development Framework in accordance with the work plan and planned LDS revision.

2.10 Commercial Wind Farm Proposals:

2.11 Within this AMR period the National Park Authority responded to a further consultation on proposals for a commercial wind farm development to the south of National Park boundary in North Devon district.



Map 2.1

The Authority responded to further consultation for:

- January 2009: Batsworthy Cross application for nine 103m turbines (North Devon Council) – previous consultation in January 2007.

2.12 The Authority resolved to object to the Batsworthy Cross proposal on the basis of the adverse impact on the landscape, setting and special qualities of the National Park. The Authority has become concerned with the impact of proposed wind turbines outside the boundary of the National Park, both individually and cumulatively with other proposals such as those at Bickham Moor, Cross Moor and Three Moors - see map 2.1 above.

2.13 Developers also appealed against Mid Devon and North Devon district councils' failure to reach a decision within the allocated timescale for major applications (13 weeks) regarding Three Moors (nine turbines) and Bickham Moor (four turbines) proposals. A planning inquiry was held during June 2009 to consider both wind farm proposals, with closing submissions in November 2009.

2.14 **Severn Tidal Power Feasibility Study Consultation:**

2.15 From January to April 2009, the Government consulted on a feasibility study into a shortlist of five schemes following a first round of feasibility studies including Strategic Environmental Assessment (SEA) carried out during 2008.

2.16 The Severn Tidal Power feasibility study is a process of gathering and assessing up-to-date evidence to enable Government to decide whether or not to support tidal power development in the Severn Estuary.

2.17 The five recommended schemes (from a previous list of 10 options) comprise of barrages and lagoons, based on tidal range technology which uses the height difference between tides to generate electricity by using a structure to create a difference in the height of the water.

- Shoots Barrage
- Beachley Barrage
- Fleming Lagoon
- Bridgwater Bay Lagoon
- Cardiff-Weston Barrage

2.18 The Authority did not respond to the consultation as the Minehead – Aberthaw options were not shortlisted for further study. It was also felt that ongoing work for the Strategic Environmental Assessment would thoroughly investigate potential environmental consequences of the proposed short-listed schemes (including potential impacts on

seascape and landscape) that may impact upon the special qualities of the National Park.

2.19 **Loss of Services:**

2.20 The end of the 2007/08 monitoring period saw the beginning of consultations from the Post Office Ltd regarding a programme of proposed Post Office closures across Somerset; this continued into the 2008/09 monitoring year with proposed closures across Devon. The programme set out those Post Offices proposed to be closed with no alternative provision, those proposed to remain open and those which are proposed to be closed but to have a replacement outreach service elsewhere within that village. The Authority objected to the closure of all the Post Offices listed within the National Park.

2.21 Post Offices provide important local services and form the social centres of many local rural communities. They are also vital for those without access to a car to be able to access local services, such as banking, and pensions.

2.22 Subsequently, Barbrook, Lynmouth and Brompton Regis Post Office services closed during the current monitoring period. Although Barbrook and Lynmouth have Lynton Post Office nearby, Brompton Regis' Post Office was also the local shop. Due to the relatively isolated location of Brompton Regis, an outreach Post Office service has been provided and planning permission was subsequently approved for a shop in part of the village pub, which is managed by local volunteers, and continues to run successfully. The Post Office at Wheddon Cross was also threatened with closure, however, because of the commitment and persistence of the site operator together with representations from the local community and parish council, the Post Office service was saved.



© ENPA – Barbrook Post Office and Stores now closed following the 2008 round of Post Office closures.

2.23 The Authority also objected to the proposed removal of public call boxes from a number of locations across Exmoor, and recommended that those kiosks that were no longer coin operated should be reinstated to accept coins rather than card only. Subsequently it appears that some of these kiosks remain operable, but others have had the telephone facility removed from the kiosk. Some parish councils such were able to adopt the traditional red K6 kiosks, but unfortunately they no longer have the telephone facility installed.

2.24 Access to services on Exmoor will be a continuing challenge to be addressed in the LDF.

2.25 Cutcombe Livestock Market Development

2.26 During the 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,
- the replacement livestock market facility, and
- business units (two outline applications)

2.27 A mix of open market (13 units) and local needs affordable houses (12 units) were proposed as the housing element. The capital from the open market housing is to be used to finance the redevelopment of the livestock market. Of the 12 affordable dwellings, 10 will be rented through a housing association, with the remaining two units to be serviced plots for self-build subject to a local occupancy tie.



© ENPA – Cutcombe Livestock Market Site

- 2.28 The new livestock market will ensure that there will be a future market facility for the Exmoor area which meets modern requirements and will have benefits for the environment and animal welfare.
- 2.29 The three applications represent a considerable development proposal within the National Park. A report with discussions/observations was presented at the October 2008 Planning Committee meeting followed by a site visit. A special meeting of the Planning Committee was then held on 16th December 2008 to consider the financial elements to the applications; the Planning Committee also received a briefing from the District Valuation Service. Following this meeting the Committee resolved to approve the applications (1 full application and 2 outline applications) subject to the signing of the S106 agreements.

3 Introduction

- 3.1 This is Exmoor National Park Authority's fifth 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.

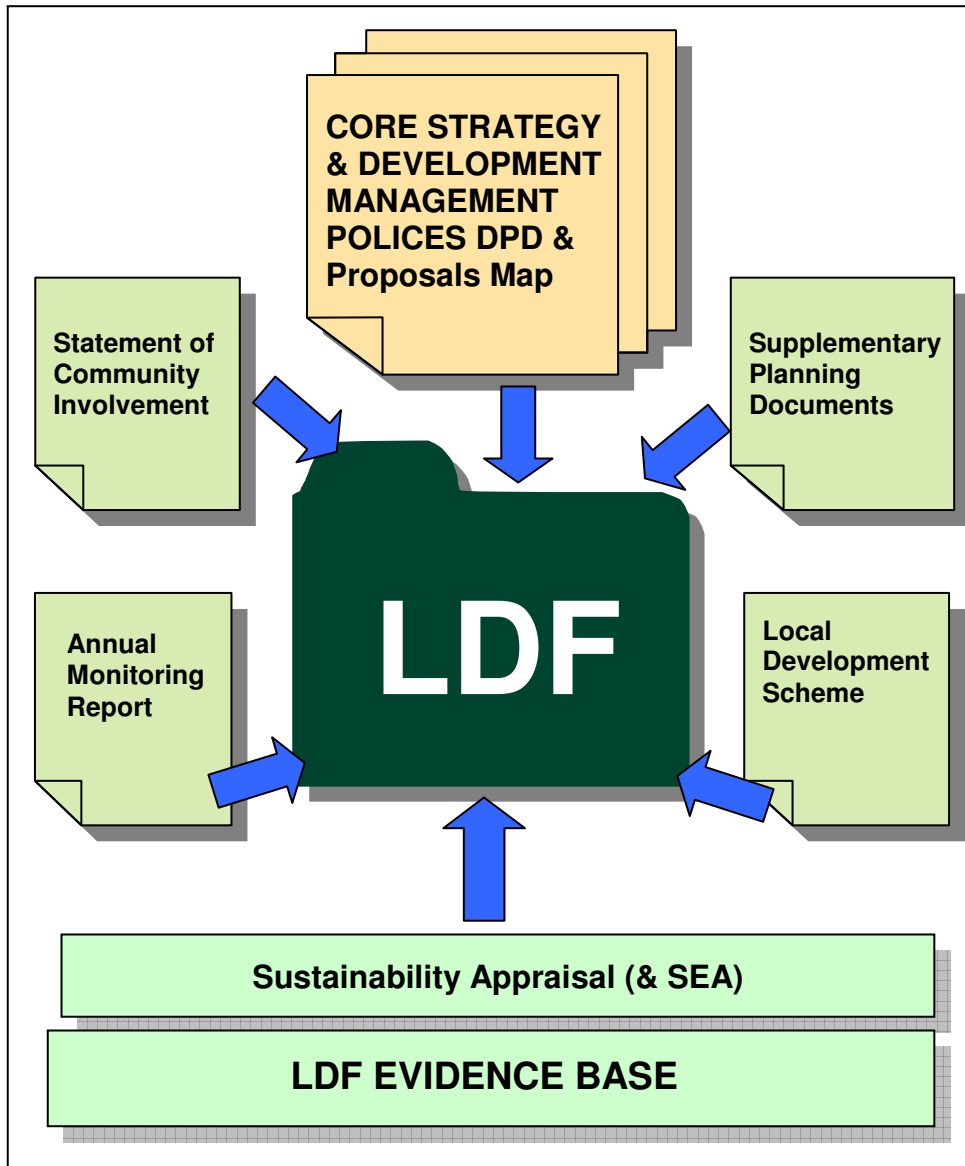


Diagram 3.1

- 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. This AMR contains revised national core output indicators following updated advice from the Department of Communities and Local Government during 2008 to ensure that the indicators are clarified and rationalized to reflect changes in national policy guidance.

- 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 until the Regional Spatial Strategy (RSS), which will eventually replace the Structure Plan, is formally brought into effect.
- 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 Progress:** During the 2008/09 AMR period the Secretary of State published the Proposed Changes to the draft Regional Spatial Strategy (RSS) for comment on 22nd July 2008. The Authority responded to this consultation and comments were sent to Government Office for the South West. The final publication was expected at the end of June 2009.
- 3.8 However the publication of the RSS has been 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 will therefore be carried out to ensure all alternatives to proposals are tested – this appraisal is expected to be completed in the New Year. A decision will be then be taken by the Government regarding how to progress the RSS subject to the findings of the appraisal.

Exmoor National Park Authority

- 3.9 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.
- 3.10 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:

National Park Purposes

- *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.

- 3.11 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.
- 3.12 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

- 3.13 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 be in general conformity with the RSS [Regional Spatial Strategy] and it should closely relate to any **Sustainable Community Strategy** for the area.*"

- 3.14 The Community Strategies are produced by the Local Strategic Partnerships (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
- 3.15 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.
- 3.16 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 aims and objectives of the Sustainable Community Strategies relate to the Core Strategy and Development Management Policies DPD where they are compatible with National Park purposes and relate to development and land use within the National Park.
- 3.17 A key component of the evidence base for the Exmoor National Park Core Strategy will be a spatial report of the Sustainable Community Strategies. This analysis will provide a basis for the integration of specified aims and objectives of the community strategies, with emerging policies for the Core Strategy.

National Park Management Plan

- 3.18 The National Park Management Plan 2007-12³ 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.
- 3.19 The National Park Management Plan (NPMP) is of considerable relevance to the LDF. It is the main policy plan setting out visions, objectives and targets for the whole National Park up to 2012 from which other plans/programmes within the Authority are derived.
- 3.20 Those challenges and objectives in the NPMP which have implications for land use or development within the National Park will need to be

³ National Park Management Plan 2007-2012
http://www.exmoor-nationalpark.gov.uk/index/npmp_2007-2012_final.htm

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

4 **Spatial Portrait**

4.1 **Exmoor National Park**

4.2 National Park Authorities produce a State of the Park Report, which is an evidence base to develop and monitor the objectives and targets within the National Park Management Plan. The State of the Park Report will form part of the evidence base for the LDF.

4.3 Within the State of the Park Report is a 'profile' of the National Park which gives a broad overview of key facts relating to the National Park. The Exmoor National Park Profile has been expanded for the purposes of the AMR to include those contextual indicators which take into account the social, environmental and economic circumstances within the National Park (see Table 4.1).

4.4 The contextual indicators used, conforms with the broad areas specified in Local Development Framework Monitoring – A Good Practice Guide, and were developed by the South West Regional Assembly (now South West Councils), to ensure that there is a consistent approach by local planning authorities across the South West region.

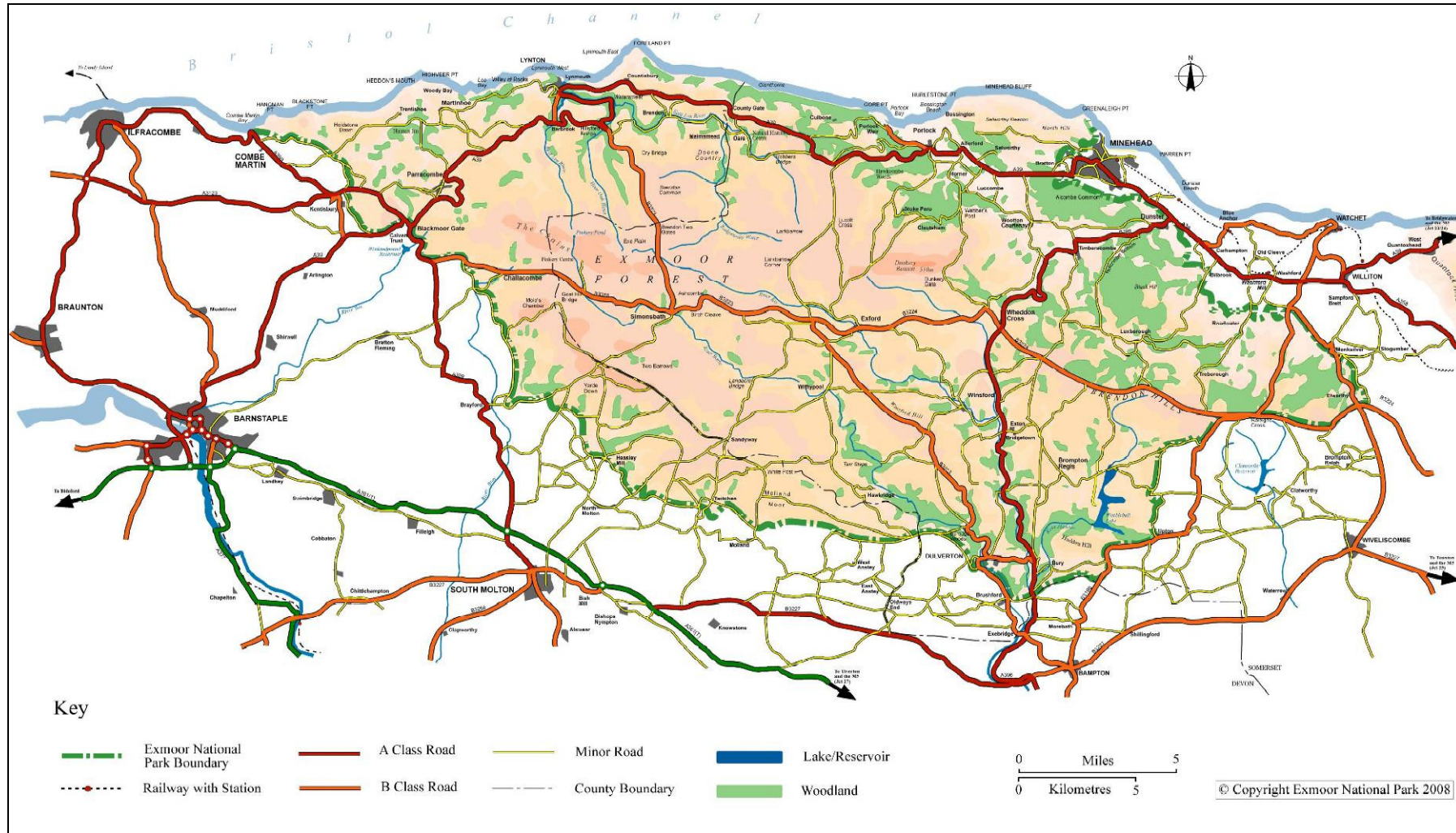
4.5 A significant amount of data is obtained from the 2001 census information for Exmoor National Park. The 2001 Census Monitor⁴ is a report that was produced by the National Park, which puts the results into context with regional and national figures, as well as comparing data to other English National Parks (compiled as an average).

4.6 A problem encountered by most National Parks, is obtaining relevant data (other than census data) based on the National Park area. Information regarding average weekly earnings for example is listed for the district councils only. Data which is only available for North Devon and West Somerset districts is not directly comparable to the population within the National Park, as the greatest concentrations of the population within the two districts live outside of the National Park boundary.

4.7 **AREA:** Exmoor lies within the counties of Somerset and Devon and was designated a National Park in 1954. Approximately two thirds of the area of the National Park (and three quarters of the National Park population) is in the West Somerset District and one third of the area (one quarter of the population) 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 http://www.exmoor-nationalpark.gov.uk/living_in_reports.htm

Map 4.1



- 4.8 Exmoor's character comprises a diverse upland landscape, incised by narrow, generally wooded steep sided valleys and coastal combes. The plateau, which reaches a height of 560m (at Dunkery Beacon), is dominated by open moor and heath, with enclosed and improved 19th century farmland enclosures around its fringes. Villages and towns tend to lie in the valley bottoms.
- 4.9 **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 – the population therefore is considered stable with no unexpected shifts in the demographic pattern.
- 4.10 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.
- 4.11 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 average – this is reinforced by the 2007 mid-term estimates. 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.
- 4.12 **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.
- 4.13 Exmoor has one of the highest differentials between local wages and house prices in the country. 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. The 2008 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.

4.14 The highest proportion of household type is family households, but a significant sector is single pensioner households which make up 20%. These results will be significant when planning for future housing need; the Rural Housing Project works to ensure new affordable housing meets the needs of local communities.

4.15 **CRIME:** The crime rate for Exmoor is low due to the low population density within the National Park, and significantly so, when compared to the total number of offences recorded for North Devon and West Somerset.

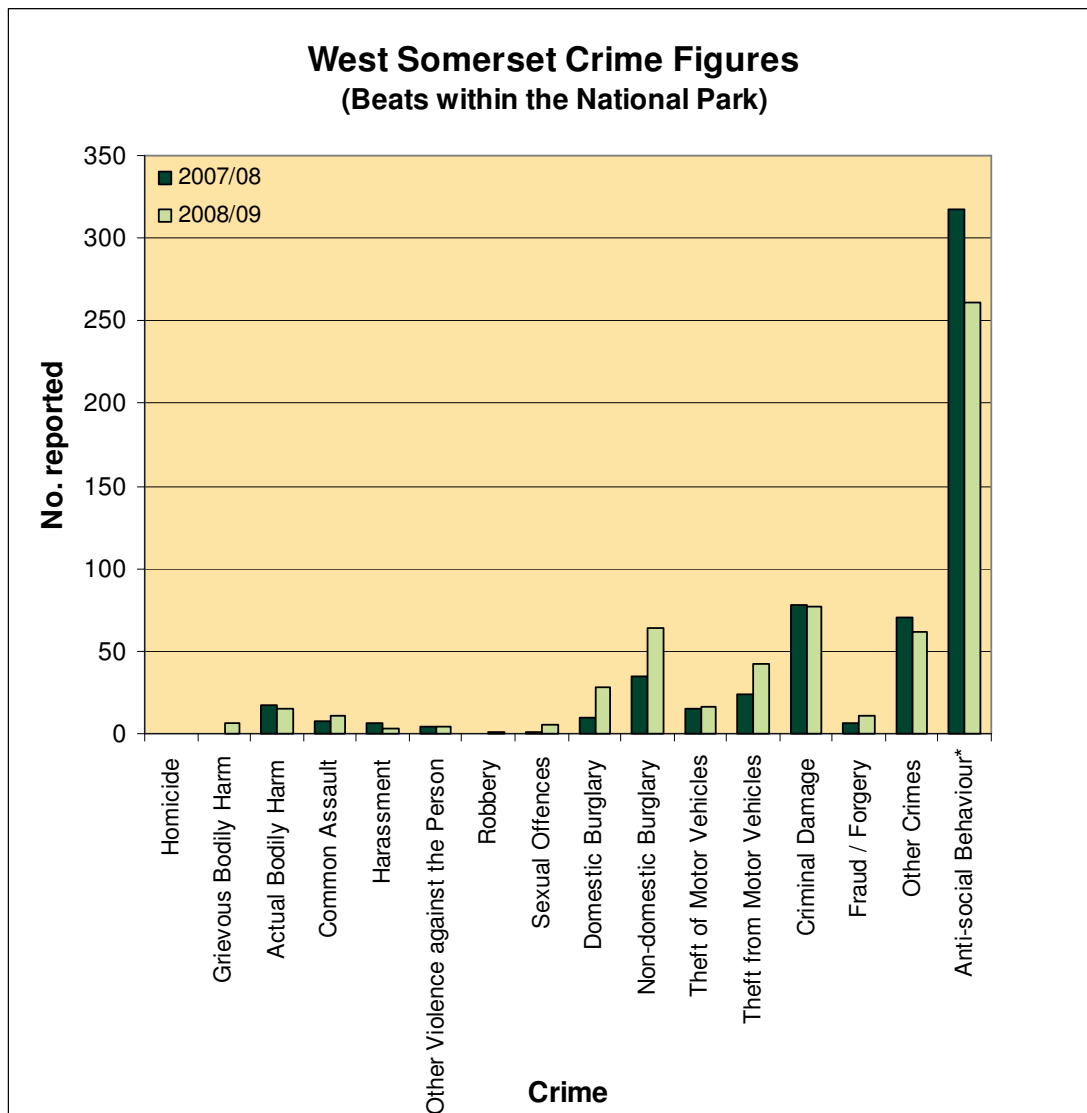


Chart 4.1

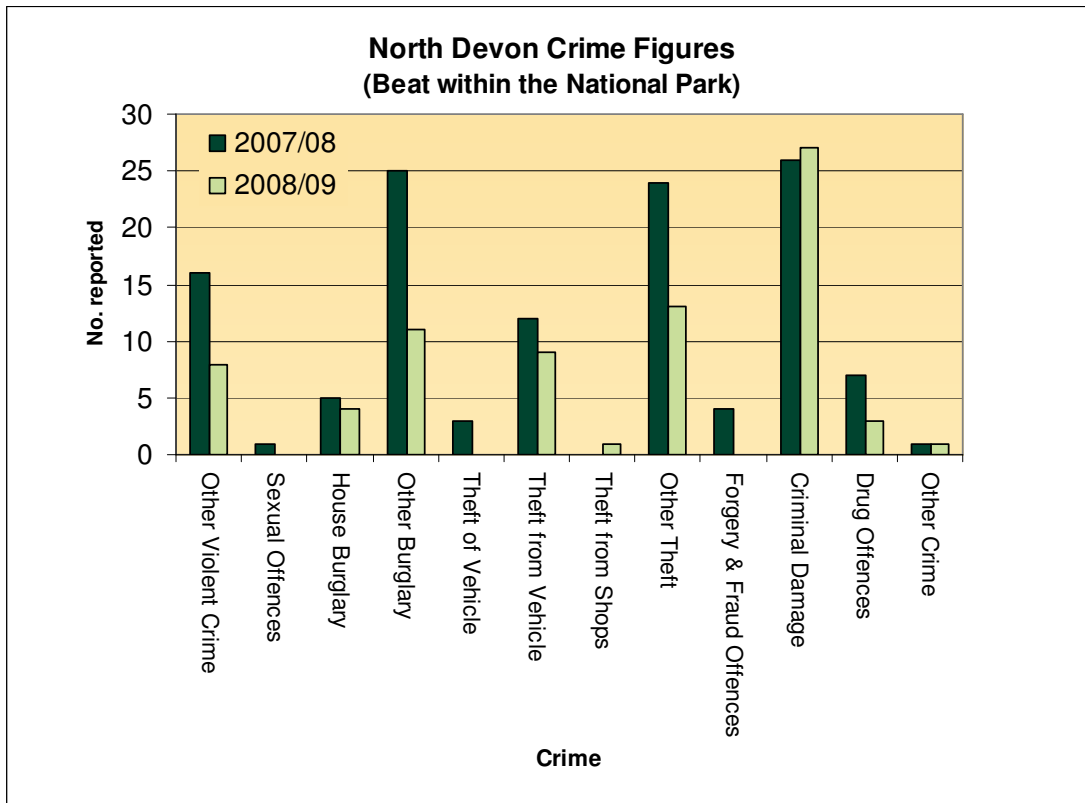


Chart 4.2

4.16 Exmoor can be seen to have a different pattern of crime due to its rural nature; particular examples are wildlife crime, and non-domestic burglary. 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.

4.17 For this monitoring year the overall crime rate has slightly decreased from numbers reported in the 2007/08 AMR. In the West Somerset area of the National Park the number of reported crimes slightly increased by 2.5% whereas for the Lynton & Lynmouth beat area the number of crimes decreased by 28% (see charts 4.1 and 4.2). However, the number of crimes for West Somerset is significantly higher due to the reporting of ‘anti-social behaviour’ as a crime category – this is not reported as a crime category for Devon & Cornwall Constabulary statistics. These statistics are obtained from the beat areas which are wholly or mostly within the National Park.

4.18 **HEALTH & WELL-BEING:** The Index of Multiple Deprivation (IMD) for 2004 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. 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 Brushford⁵ is the lowest at 11,063 – this has decreased since 2004. 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).

- 4.19 Life expectancy is only available for the districts; a result cannot be accurately defined for the National Park.
- 4.20 **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 remains a distinct difference between the two districts; average weekly pay in West Somerset is almost £70 greater than North Devon according to NOMIS⁶ statistics; this is lower than the last monitoring period when the difference was around £100.
- 4.21 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.
- 4.22 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 market⁷.
- 4.23 **TRANSPORT & COMMUTING PATTERNS:** Due to the rural nature of the National Park and its dispersed settlements, it is not unexpected that just over half of economically active people commute to work by

⁵ 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.

⁶ NOMIS official labour market statistics: <https://www.nomisweb.co.uk/Default.asp>

⁷ Exmoor National Park Annual House Price Surveys – www.exmoor-nationalpark.gov.uk/reports_monitoring

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. Barnstaple and Taunton are identified as Strategically Significant Cities and Towns (SSCTs) within the draft Regional Spatial Strategy. This implies that a high percentage of housing and employment growth will be directed to these settlements. 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).

4.24 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.

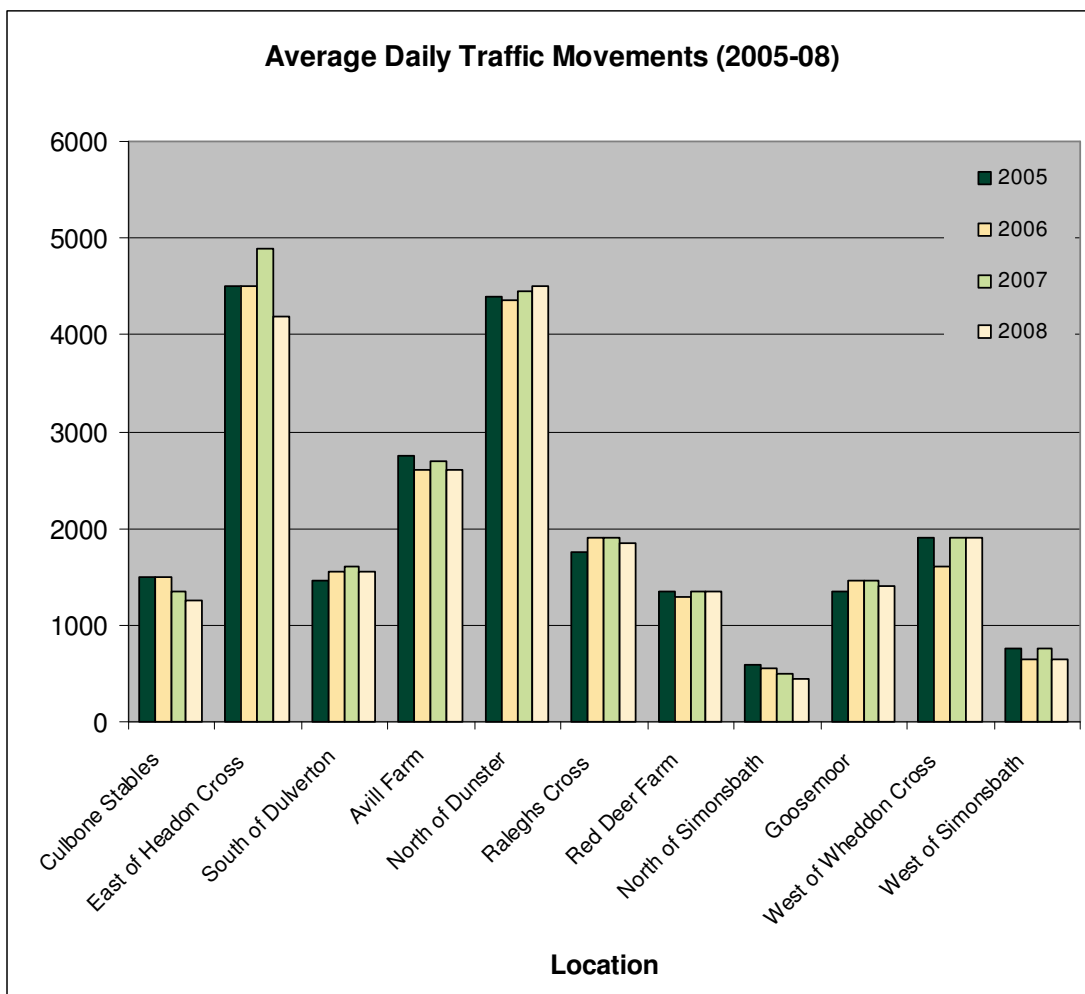


Chart 4.3

4.25 The 2001 census results also indicates 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. The increasing importance of fast internet connections to enable people to work at home is also a significant factor.

- 4.26 Traffic flows on Exmoor are increased particularly during the main summer months when greater numbers of tourists visit the National Park. 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 4.3) are relatively stable; however there are notable decreases in daily traffic flows on the A39 between Minehead and Porlock (east of Headon Cross) and at Culbone Stables.
- 4.27 **EDUCATION:** The information available from the sources listed in Table 4.1, only provide data to district level, and therefore the National Park area cannot be disaggregated from the data. The number of 16 year olds achieving 5 or more GCSEs grade A-C for both districts slightly declined during 2008. More local data is available relating to the two main colleges attended by students from within the National Park, Ifracombe Media & 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.
- 4.28 **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 tree⁸.
- 4.29 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 is an AQMA for Mid Devon.
- 4.30 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 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”*⁹.

⁸ Exmoor Biodiversity Action Plan:
http://www.exmoor-nationalpark.gov.uk/biodiversity_action_plan

⁹ National Park Management Plan 2007-2012 (para 5.7)

- 4.31 There is an issue of increasing nitrogen deposition in the Exmoor Heaths SAC and this was reported in the Habitats Regulations Assessment for the Regional Spatial Strategy. Nitrogen deposition is associated with traffic emissions, and therefore it will be important to continue monitoring average daily traffic movements (see 4.26).
- 4.32 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.
- 4.33 There was a total of 19 water pollution incidents¹⁰ reported for watercourses on Exmoor during this AMR period.

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		

¹⁰ Source: Environment Agency

Exmoor National Park Annual Monitoring Report 2008/09

Table 4.1 Exmoor National Park Profile			
State of the Park Indicators & Contextual Indicators (set by the Region)			
	Total no. of dwellings	5900 (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%	
	Family households	Other: 3.41%	
		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%		
CRIME	Crime Rate - Exmoor	683 crimes reported	Estimated from police beat records for 2008/09
	% 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	N. Devon: Male 77.4 - Female 81.9	Source: National Statistics
		W. Somerset: Male 79.1 - Female 82.6	
Long term limiting illness	19.72% of the population	ONS - derived from 2001 Census	
ECONOMY	Gross Value Added £ per head (productivity)	£16,685 for the South West	Data not available for Exmoor or the districts
	Total unemployment	2.85% of 16-74 year olds which are economically active	ONS - derived from 2001 Census
	Average earnings: North Devon	£351.00 - full time workers gross weekly pay	Source: NOMIS earnings by residence 2008 - no separate data available for the National Park.
	Average earnings: W. Somerset	£419.50 - 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	

Exmoor National Park Annual Monitoring Report 2008/09

Table 4.1 Exmoor National Park Profile				
State of the Park Indicators & Contextual Indicators (set by the Region)				
ENVIRONMENT		13.85% walking		
	Commuting distance	13.37 kms on average	2001 Census - ONS	
	2008 Average Daily Traffic Flows		3190	A39 Blackmoor Gate (2006)
			1840	B3190 Raleghs Cross
			1350	B3223 Red Deer Farm
			1900	B3324 West of Wheddon Cross
			4200	A39 East of Headon Cross
			1250	A39 Culbone Stables
			2600	A396 Avill Farm
			4500	A396 North of Dunster
			1400	B3224 Goosemoor
			450	B3223 North of Simonsbath
			650	B3358 West of Simonsbath
% 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: 56% West Somerset Community College: 60% North Devon: 58.9% Ilfracombe Media & Arts College: 45%	Source: Dept. for Children Schools and Families (2008)	
	Working age people with NVQ level 3+ as % of total working age population	West Somerset: 32.5% North Devon : 51%	Source: NOMIS - no separate data available for the National Park.	
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	2008: 100% of assessed river length graded as A (very good) in terms of chemistry.	Source: Environment Agency.		

Exmoor National Park Annual Monitoring Report 2008/09

Table 4.1 Exmoor National Park Profile			
State of the Park Indicators & Contextual Indicators (set by the Region)			
HERITAGE		2008: 75% of assessed river length graded as A (very good) and 25% graded as B (good) in terms of biology.	% of river length assessed for chemistry: 68% % of river length assessed for biology: 57%
		19 water pollution incidents for the National Park (between 5.4.08 and 5.4.09)	
HERITAGE	Scheduled Monuments	208	English Heritage and ENPA files
	Conservation Areas	16	
	Grade 1 Listed Buildings	22	
	Grade II* Listed Buildings	61	
	Grade II Listed Buildings	943	
LEISURE	Public Footpaths	438 km	Definitive Map / GIS
	Public Bridleways	464 km	
	Other PRow	64 km	
	Visitor days\year	2.08 million (2007 STEAM data) 1.99 million (2008 STEAM data) A decrease of 4%	State of Tourism Report 2009

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 2007. The timetable is illustrated in Chart 5.1 below.
- 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.
- 5.4 The SCI went through all its stages on time during the period under review. It was found sound by the independent Inspector and adopted on 1st August 2006. The few changes sought by the Inspector were very minor details, and all but one, were anticipated by officers. The Inspector's Recommendations reflected the suggestions (including wording) made by officers in response to the final round of consultation
- 5.5 **Core Strategy 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.
- 5.6 The early stages of the Core Strategy production were underway during the beginning of the AMR period. However, it became apparent that the timetable did not allow sufficient time for the increasing amount of work required in compiling the significant evidence base required for the Local Development Framework.
- 5.7 During the 2008/09 monitoring year the Policy and Community team met with representatives from Government Office to discuss LDF requirements and the revision of the LDS. The LDS will be revised and submitted to the Secretary of State during 2009/10 to reflect the changes in the LDF work programme. These changes which have been taken on board included a clear focus on producing the Core Strategy in combination with development management policies. Further discussion with officers at Government Office will be scheduled before a revised LDS is submitted.
- 5.8 The main focus for 2008/09 was the ongoing collation of the evidence base for the Core Strategy and Development Management Policies

DPD. As part of the evidence gathering three stakeholder consultation events were held to provide views on the issues relating to Exmoor National Park. This has helped to form the basis for the community engagement events to be held towards the end of 2009/10 which will be publicised as “Your Future Exmoor”.



- 5.9 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. As important, is the sharing of experiences with other National Park Authorities through the National Parks Policy Officer Group (NPPOG), which will be invaluable throughout this process.
- 5.10 **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.**
- 5.11 **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.
- 5.12 **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 website¹¹.
- 5.13 The Exmoor Carbon Neutral Strategy is being developed by Climate Action West; in the light of the National Park Management Plan target of a carbon neutral National Park by 2025. The Strategy will be

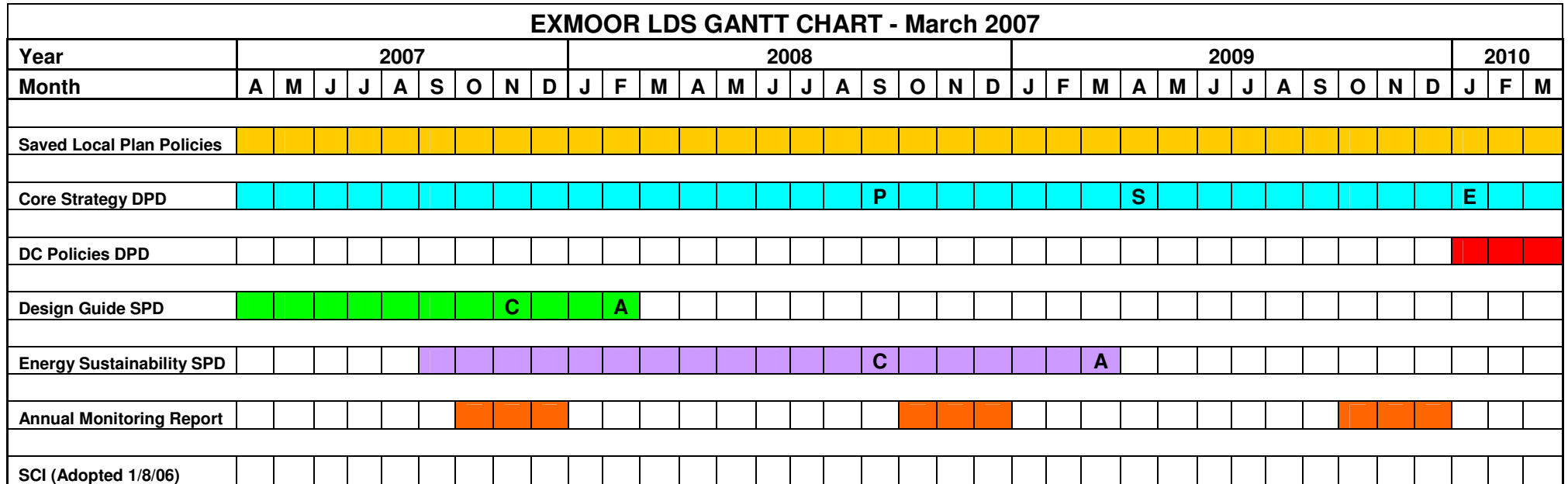
¹¹ A link to the “Renewable Energy Developments to Dwellings” guide can be found at: http://www.exmoor-nationalpark.gov.uk/index/living_in/planning.htm - listed on the right hand side of the web page.

particularly significant in promoting energy efficiency measures in addition to renewable energy opportunities across the National Park.

- 5.14 Furthermore a number of communities are actively engaged in producing sustainable energy plans for their settlement – these plans identify opportunities for increasing energy efficiency and producing renewable energy¹².

¹² http://www.exmoor-nationalpark.gov.uk/index/news_2009/2009-jan-1.htm

Chart 5.1 – LDS Timetable (due to be revised)



P	Preferred Options - consultation (DPD)
S	Submission - consultation (DPD)
E	Examination (DPD)
A	Adoption (SPD & DPD)
C	Consultation on SPD (Reg 17)

6 National Core Output Indicators

- 6.1 The National Core Output Indicators (NCOIs) aim to provide a consistent data source for the South West Regional Assembly in order to inform and develop spatial planning performance at the regional level. 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 Through the Strategic Information Providers Group (SIP) the South West has continued to inform CLG of the regional and sub-regional progress made in NCOI monitoring. Consequently CLG has been well informed of the issues and difficulties surrounding some of the previous indicators which is evident in the 2008 revision. The revised indicators have been integrated into this year's AMR.
- 6.3 The scale, type and slow pace of development on Exmoor are marginal to the achievement of national and regional targets. The development which does take place however, has regard to the general direction of national and regional policy. The following assesses Exmoor's performance against the National Core Output Indicators.
- 6.4 **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. 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.
- 6.5 Exmoor is not identified in regional targets as a place for a significant level of employment development, and therefore it may be concluded that the small-scale business development on Exmoor has little impact on such targets.
- 6.6 The indicators relate to *floorspace* developed. This monitoring year there were a limited number of completed small scale business developments – further detail can be found in local indicator Tables 7.4 and 7.7.
- 6.7 Furthermore, 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 A¹³.

¹³ Further information on the Use Classes Order can be found at:
<http://www.planningportal.gov.uk/england/genpub/en/1011888237913.html>

However, businesses such as restaurants, tearooms, hotels and guesthouses are some of the main business types (aside from agricultural businesses) within the National Park – these are monitored under the Local Plan policies in section 7.

- 6.8 The indicators show that there was a net loss of ‘B’ use employment space during the monitoring period due to the change of use from a garage to a motor museum and an office to a community room. No employment use was lost to residential uses.

Table 6.1

Indicator	Area	B1a	B1b	B1c	B2	B8	Total
BD1 Total amount of additional employment floorspace	Gross – sqm	84	0	0	0	0	84
	Net - sqm	26	0	0	-260	0	-234
BD2 Total amount of employment floorspace on previously developed land	Gross - sqm	84	0	0	0	0	84
	% gross on PDL	100%	0	0	0	0	100%
BD3 Employment land available	Hectares	0.005	0	0	0	0.03	0.035

Table 6.2

Indicator		A1	A2	B1a	D2	Total
BD4 Total amount of floorspace for town centre uses	gross	48	0	84	0	132
	net	48	0	84	0	132

- 6.9 **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 emerging RSS provide for housing development on Exmoor ‘to meet local needs’. The emerging RSS provides 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 needs (a park wide survey was completed in July/August 2008 as part of the LDF evidence base).

- 6.10 In this context the required ‘Housing Trajectory’ is shown (as required) but has little meaning as policies within the Local Plan ensure the majority of housing meets the needs of the local community, based on a needs-led approach. It could be argued that it is not necessary for Exmoor National Park Authority to have a housing trajectory as the draft RSS and adopted Structure Plan set out a needs led approach based on ‘estimated need’ rather than a ‘housing target’.

- 6.11 Future housing delivery for the next three years (2009/10 – 2011/12) is based on current extant applications, and affordable housing schemes expected to come forward and be completed during this time frame. Where a greenfield site area is not known, an estimate is calculated based on the housing density of the affordable housing scheme at Exford.
- 6.12 Housing delivery beyond 2011/12 cannot be estimated at present, as the number of households in local housing need must be calculated. 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.
- 6.13 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.
- 6.14 The housing development which has taken place during the year is in accordance with national policy aims for development on brownfield land. However, although there is a very little brownfield land available in the National Park, the percentage of completions on previously developed land well exceeds the national target of 60% of new housing development on brownfield land. However, this target may not be met so easily in the future.
- 6.15 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 Park¹⁴.

Table 6.3

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	Emerging RSS

Table 6.4

Indicator	Total
H3	gross 19 units
	% gross on PDL 86.36%

¹⁴ The full Housing Survey 2008/09 can be found on our website at:
www.exmoor-nationalpark.gov.uk/ldf-evidence-base.htm

Exmoor National Park Annual Monitoring Report 2008/09

Indicator H4 – not applicable

Table 6.5

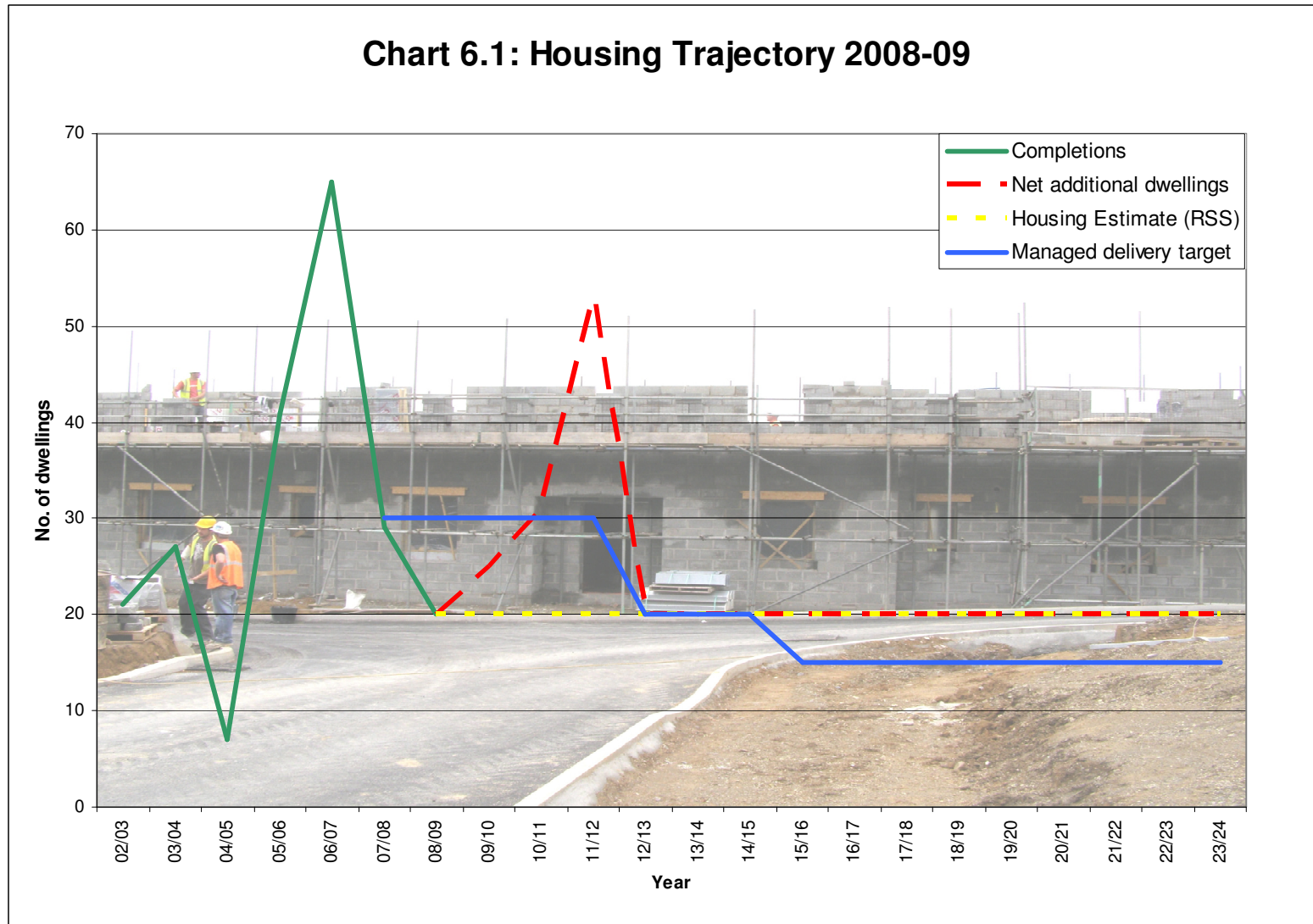
Indicator	Social Rent Homes Provided	Intermediate Homes Provided	Affordable Homes Total
H5	0	1	1

Indicator H6 – not applicable

Table 6.6 (See chart 6.1 below for the graphical representation of these figures)

Indicator		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
H2a	-	21	27	7	41	65	29																
H2b	-							20															
H2c	a) net additions								25	31	53	20	20	20	20	20	20	20	20	20	20	20	
	b) Hectares									0.9*	2.4*	n/a	n/a	n/a									
	c) Target									20	20	20	20	20									
H2d							30	30	30	30	30	20	20	20	15	15	15	15	15	15	15	15	

* Actual site areas plus estimated site areas (see paragraph 6.11)



- 6.16 **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.
- 6.17 **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.
- 6.18 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.
- 6.19 Using these population estimates, the amount of waste produced by type for Exmoor National Park during 2008/09, can be estimated. The total amount of waste generated during the monitoring period is comparable to previous years.
- 6.20 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 – 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	3810	0	0	1643	11.5	5464.5

- 6.21 **Environmental Quality:** This section addresses flood risk, biodiversity protection and provision, and renewable energy generation.
- 6.22 **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 national and regional targets 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.

6.23 The Environment Agency objected to three planning proposals during the monitoring period, however two planning applications were subsequently withdrawn and for the remaining application, the objection was not sustained.

Table 6.8

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

6.24 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 Plan¹⁵ and the annual biodiversity newsletters.

6.25 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.

6.26 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 2008/09 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

6.27 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 Mire Restoration Project is one such project that aims to improve the condition of 900ha of upland wetlands and their peat deposits.

6.28 By the end of the monitoring period over 39 km of ditch were blocked with 11,500 bales and 3,400 dams. As a result nearly 270 hectares of damaged mire was re-wetted. This indicator 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).

¹⁵ Exmoor Biodiversity Action Plan – see www.exmoor-nationalpark.gov.uk/biodiversity_action_plan.htm

- 6.29 Renewable Energy: The development plan policies for Exmoor National Park generally 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 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 may be said to be 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 collated from data provided by: South West Regen, completed development which required planning permission, and data provided by an installation firm on Exmoor. This data is by no means comprehensive, as many solar panel installations for domestic use do not require planning permission, and therefore cannot be easily accounted for. Although there have been several applications permitted for solar energy systems – it is not known if these have been installed.

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	0	0	0	0	0	0	0	0	0
Completed installed capacity (MW)	0.92	0.004	0.019	0	0	0	0	0	0.114	1.06

- 6.32 There were two applications permitting solar energy technologies – one for photovoltaic (PV) tiles and another solar thermal panel. These are small domestic scale technologies with no supporting information regarding the potential energy capacity. As mentioned above (5.12) the vast majority of solar, PV arrays and ground source heat pumps do not need planning permission so there is no data available for most of the schemes being erected on Exmoor.

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. The Local Plan policies are saved until the Core Strategy and Development Policies DPD is adopted.
- 7.2 This section of the AMR monitors the policies, set out in Chapter 14, of the Adopted Local Plan through a range of selected indicators. 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 second year since the adoption of the Local Plan. It is difficult to analyse the effectiveness of the local plan policies at such an early stage, but much of the information obtained, will help to inform the LDF evidence base and production of the Core Strategy.
- 7.4 **Landscape & Nature Conservation:** 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. No major damage to areas of landscape, wildlife or cultural importance through development has been recorded.
- 7.6 The indicators within Table 7.1 do not reflect the concern regarding the cumulative impact of changes in the way the land is used and maintained (in the majority of cases this is 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. However, the number of lighting conditions to control the impact of light pollution has significantly increased from previous years.
- 7.7 Other indicators which aim to measure the condition of SACs/SSSIs or the management of BAP habitats *as a result of development* will be significantly more difficult to measure, but within this period no applications:
- have been approved contrary to the Local Plan policy or
 - in spite of objections from Natural England or
 - which have had this type of condition applied, or
 - a resulting impact following the implementation of the proposed development.
- However due to land management strategies, the condition of SSSIs overall has improved, with 87% in favourable or recovering condition.

Table 7.1: Landscape and Nature Conservation			
Indicator	Policy	Result	Comments
Area of greenfield land	LNC 1, LNC3, LNC6	0	Cannot be measured accurately at present.
Number of lighting conditions attached to permissions within the National Park	LNC2	34	34 applications with lighting conditions which do not permit external illumination
Change in area of moor and heath as a result of development	LNC3	See table no. 7.1a below	
Area of orchard created or lost as a result of development	LNC4, LNC5	0ha	No areas of orchard lost – 0.51ha included in application sites for advertisement consent
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 below	
Percentage of cSACs, SSSIs in favourable condition and County Wildlife Sites in favourable management as a result of development.	LNC9, LNC10, LNC11, LNC13	86.63%	Source: Natural England SSSIs in favourable or recovering condition. (Target 95% by 2010) 2009 Data
Change in area of BAP habitats as a result of development.	LNC12	See table no. 7.1a below	
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	7	Conditions are imposed which 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
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.
No. of applications for DEFRA licences.	LNC14	0	
No. of Scheduled Ancient Monuments affected by development.	LNC15, LNC16	0	11 comments regarding planning applications approved - regarding 'watching briefs', 'notification of start of

Table 7.1: Landscape and Nature Conservation			
Indicator	Policy	Result	Comments
No. of sites on the Sites and Monuments Record affected by development.	LNC15, LNC16	0	development' and further advice regarding how development is carried out.
No. of the above applications refused.	LNC15, LNC16	0	
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	2	Applications approved for a workshop with photovoltaic tiles and an extension with solar thermal panel.
No. and area of major developments approved within the National Park	LNC20	3 Total area: 0.134ha	3 major applications: 1 replacement agricultural building (1056sqm) and 2 applications relating to the installation of sewage infrastructure.

Table: 7.1a

Designated areas	Area affected (ha)	Comment
Special Area of Conservation Exmoor Heath	0.005ha	Not directly affected – application for widening forestry tracks
Special Area of Conservation Exmoor Oakwoods	0.002ha	Not directly affected – erection of garage in existing residential curtilage
Section 3 Moor & Heath	1.56ha	Not directly affected – application for widening forestry tracks
Upland Heath – Biodiversity Action Plan Habitat	0ha	
Lowland Heath – Biodiversity Action Plan Habitat	0.0006ha	Erection of a satellite antennae on an existing mast – Foreland Point
Upland Oak Woods – Biodiversity Action Plan Habitat	0.08ha	Minimal impact - widening existing forestry tracks
Sites of Special Scientific Interest	7.05ha	Tract of woodland where permission was granted to widen existing tracks
Somerset County Wildlife Sites	13.16ha	The majority of this area was a tract of woodland where permission was granted to widen existing tracks.
Devon County Wildlife Sites	0.013ha	No direct impact – alterations to existing dwelling

7.8 During 2008/09 240 applications were determined (plus decisions made on 20 General Development Orders and 2 Hedge Removal Notices), and of those, only relatively few affect the designated areas within table 7.1a. There are some limitations to the effectiveness of this

monitoring, as the area of the development as set out 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 is often minimal or indeed in some cases has no impact at all.



© ENPA – from Dunkery towards Bossington Hill

- 7.9 Table 7.1a shows the applications which, when implemented, may impact upon areas designated for their landscape and wildlife value. One application for development may affect several designations within one small area, as many such designations can overlap to varying degrees. During the monitoring year an application from the Authority was approved to improve/widen existing woodland tracks within 12ha of Ancient Semi Natural Woodland; this particular tract of woodland consisted of mainly sycamore and some native broadleaf regeneration. The outlined application area has a number of designations for wildlife; however the area of the actual works is small in comparison and was considered not to adversely affect the visual amenity of the area.
- 7.10 Some indicators within the Landscape and Nature Conservation category cannot be accurately monitored. A monitoring framework will be developed for the Core Strategy and Development Management

Policies DPD; therefore it will be important to develop indicators that can be as effective as possible at establishing the performance of adopted policies.

7.11 **Conservation of Buildings and Settlements**: the indicators within this section monitor the 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 well-designed and enhances the existing environment.

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	3	Conversions include: holiday accommodation, extension to an existing dwelling and an aquarium.
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	
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 25 Scheduled Monuments at risk within the National Park
No. of Historic Parks and Gardens	CBS11	2	Dunster Castle and Nettlecombe Court
No. of renewable energy/energy conservation projects.	CBS12-15	2	See previous table for Landscape and nature conservation policies.
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

Table 7.2: Conservation of Buildings & Settlements			
Indicator	Policy	Result	Comment
No. of new buildings roofed in traditional materials.	CBS12-15	54 applications	Includes all permissions where roofing materials are stated (including extensions, agricultural buildings etc). Excludes double counting for Listed Building consents, and any applications which have been superseded during the same period 2008/09.
Area of Important Open Space (Visual Amenity) within settlement.	CBS16	39.82ha	Existing

- 7.12 All of the indicators within this section, save one could be monitored this year. 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. Future indicators for the monitoring framework of the LDF should be able to address this issue.
- 7.13 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).
- 7.14 A project for the enhancement of the conservation area at Dunster, including the improvement of the medieval high street together with other enhancements is underway - a project officer is now in place to move this forward.
- 7.15 There are ongoing discussions regarding the enhancement of the Queen Street area within the Lynton Conservation Area. The Lyn & Exmoor Vision group has passed the responsibility for implementing the objectives of 'Vision' to the Lyn Community Development Trust. This group is now leading on the project and is liaising with Devon County Council and the National Park Authority regarding the plans for the enhancement of this area and to obtain funding.
- 7.16 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. The majority of agricultural buildings, stables and outbuildings are generally not roofed in natural materials therefore the overall result is lower. Most dwellings and extensions permitted however are roofed in traditional, materials. Some roofing materials have not been included as they are not 'traditional' though they would be considered 'natural' or 'sustainable' - such as cedar shingles.



©ENPA: Queen Street – Lynton Conservation Area

- 7.17 **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 in the country between household income and house price.
- 7.18 Indicators within Table 7.3 seek to measure the effectiveness of the housing policies within the Local Plan, which aim to ensure that the level of housing development within the National Park is compatible with the conservation and enhancement of the National Park whilst providing for the housing needs of local communities.
- 7.19 The results from the 2008 House Price Survey demonstrate that during the monitoring period house prices slightly declined due to the global economic slow down and the 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 on average incomes (or lower) would have to purchase suitable accommodation on the open market.
- 7.20 The Rural Housing Project¹⁶ has undertaken a number of surveys for parishes wholly or partly within the National Park since the project began in 2002, providing evidence of need for those parishes and has worked closely with the Authority and RSLs 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

¹⁶ 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

2008 – the analysis of the survey returns found 53 households which meet the requirements of policy H2 of the Local Plan and are in local affordable housing need. It is likely in reality that this figure is higher, as the Rural Housing Project has found that once there is the likelihood of a scheme for a parish, more people in housing need are identified.

- 7.21 The number of households on the District Council’s housing register that have indicated a preference to be housed within parishes in the National Park does not give an accurate indication of the level of housing need within the National Park. In North Devon Council’s system, households from anywhere in the country have a choice of 63 areas where they may choose from only 1 area to all 63. The housing registers therefore, can include those who have no local connection and are not an accurate representation of local housing need in the National Park and must be used with other evidence of need, such as that collected by the Rural Housing Project. The new Choice Based Letting system now introduced in Somerset allows households to select areas within the county relating to where they wish to be housed. This new system also aims to ensure that when housing controlled by RSLs (permitted before the adoption of the current Local Plan) becomes available for re-letting within the National Park, those who have the greatest local connection will have priority.
- 7.22 Those houses permitted since the adoption of the Local Plan must be occupied by those with a local connection and the legal agreement, which is the means by which occupancy is controlled, overrides the choice-based letting system.

Table 7.3: Housing			
Indicator	Policy	Result	Comment
Proportion of new Housing Meeting Community's Need for Affordable Housing	H1 - H15	1 intermediate local needs dwelling was completed (detached bungalow - Cutcombe)	Twelve local needs dwellings were under construction at 31.3.09
Affordable Housing Provision by Type and Size of dwellings	H1 - H16	1 unit - detached intermediate dwelling (self-build with local occupancy tie)	
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	2008 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 £346,596 a decrease of 9% from 2007. This average continued to be 54% higher than the average house price in the	2008 Annual House Price Survey data - see: www.exmoor-nationalpark.gov.uk/ldf_evidence_base.htm

Table 7.3: Housing			
Indicator	Policy	Result	Comment
		South West (£225,429), and 58% higher than the average house price in England & Wales (£219,034).	
No's of second and holiday homes and empty homes at parish level	H1 - H19	Estimated number of long term empty properties: 136 Estimated number of Second/Holiday homes: 705	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). The number is an estimate and may include properties outside the National Park.
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. 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: 334 North Devon - based on a choice of 63 areas (households can select one area or all 63 - therefore there will be double counting which relates to the high figure): 626 Exmoor National Park LDF Housing Survey 2008: 53 households meet the criteria for local affordable housing need.	Information obtained from the district councils housing departments. People in local affordable housing need meet the qualifying criteria in policy H2 - unable to buy/rent accommodation on the open market, in housing need and have lived continuously for 10 years (in the last 20) in a parish or adjoining parish within the National Park, or need to live near their place of work.
Percentage of Housing commitments located on Previously Developed Land (PDL)	H1 - H22	86%	Source: Exmoor Housing Land Availability Survey - number of dwellings completed on previously developed land.

- 7.23 The level of housing completions during 2008/09 on previously developed land (PDL) continues to remain high, at 86%. This exceeds the national target for 60% of housing completions on PDL. 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 be lower.
- 7.24 One intermediate affordable house was completed during 2008/09. This type of dwelling is privately owned and meets the needs of those who have incomes higher than those who require RSL rented accommodation, but not enough to afford open market prices – i.e. it is 'more affordable' than its open market equivalents. The tenure is subject to a legal agreement to ensure that the occupants meet the qualifying criteria of policy H2 in the Local Plan¹⁷. This ensures that these particular dwellings remain affordable for local people in housing need in perpetuity. Three further intermediate dwellings were under construction at the end of the monitoring period.
- 7.25 The majority of local needs affordable housing under construction (nine dwellings at Exford) at the end of the reporting period was social rented accommodation, provided through Registered Social Landlords (RSLs). Considering the constraints of the mechanisms available for the delivery of affordable housing in rural areas this represents progress for these relatively new policies, which are beginning to make a significant contribution to meeting the housing needs of communities in the National Park.



© ENPA - Intermediate affordable dwelling under construction

- 7.26 The redevelopment of Cutcombe Livestock Market includes the development of 25 houses which include 13 open market dwellings (12 new build and 1 conversion) and 12 local need affordable dwellings.

¹⁷ Local Plan: Chapter 4 Housing
www.exmoor-nationalpark.gov.uk/local_plan_chapter_04.pdf

The open market component is required to provide capital for the replacement market facilities. The National Park Planning Committee resolved to approve the application subject to the signing of a S106 legal agreement to ensure that the 12 local need affordable dwellings remain affordable for the local community in perpetuity.

7.27 **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.

7.28 The indicators in Table 7.4 monitor the amount of completed employment development within the National Park for 2008/09. During this monitoring period there have been very few completed developments for the various business use classes, 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	Floor space created: 84 sqm Use Class: B1 Location: Local Rural Centre	One B1a (office) use completed
Area of floorspace as Employment Use Created and Lost	E1 - E5	Floorspace created: 84 sqm Floorspace lost: 318 sqm	A net loss of 234 sqm employment space (for B1, B2, B8 and C1 uses only)
No. and area of Employment Uses Re-using existing buildings	E1 - E2	84 sqm	One B1a (office) use change of use of existing A1 shop
Area of floorspace created and lost by B1, B2 and B8, C1 of Use Classes Order	E3 - E4	B1a floorspace created: 84 sqm B1a floorspace lost: 58 sqm B2 floorspace lost: 260 sqm	Employment database
No. and area of Live Work Units/ Home Working spaces permitted	E5	1 unit permitted (51 sqm)	Work has not started

7.29 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.

7.30 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

7.31 As previously highlighted (paragraphs 6.7 – 6.8) there has been a net loss of B use employment uses during 2008/09, due to the change of use to other non-residential uses.

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.



© ENPA – cows and calves below Old Berry House, Dulverton

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.

7.34 There have been 25 planning applications/GDOs permitting the development of agricultural buildings during 2008/09. The agricultural buildings permitted during this period ranged from 16 - 1056 sqm. One application for the conversion of traditional buildings into holiday let accommodation also included the removal of a modern farm building. There were also three applications refused for the erection of sheds. The main reasons for refusal were the detrimental impact on the surrounding landscape character and appearance due to the scale and/or siting of the proposed buildings.

7.35 One major application for a replacement farm building over 1000 sqm was approved during this monitoring period. In total five of the agricultural buildings permitted were to replace existing buildings. The total floor space permitted, although higher than last year, is comparable to previous years.

7.36 In 2008/09 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. Currently there are over 160 ES agreements within the National Park and 450 ESA agreements. Approximately 86% of the eligible area within the National Park is covered by both types of agri-environment schemes.

Table 6.5: Agriculture and Forestry

Indicator	Policy	Result	Comment
No. and area of agricultural and forestry buildings	A1	25 agricultural buildings permitted Total area - 7570 sqm or 0.8 ha	Includes new and replacement agricultural buildings which were permitted during 2008/09 - includes General Development Orders where prior approval was not required
Length of Agricultural and Forestry tracks permitted	A1	5444m of farm and forestry track approved (5.4 km)	Some forestry track included the upgrading or widening of existing tracks. Includes General Development Orders where prior approval was not required.
No. and proportion of applications for agricultural buildings refused	A2	3 applications refused - total area 407 sqm	ENPA – planning application system
No. of farming businesses in agri-environment schemes	A3	610 live agreements covering approximately 49,000 ha	Source: Natural England - including both ESA agreements and Environmental Stewardship 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	

- 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 assists in extending the tourist season on Exmoor.



© ENPA - Croydon Hall, Felons Oak

- 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 serviced accommodation (in terms of floor space) permitted this year is high compared to self-catering accommodation due to the permitted change of use of Croydon Hall from a residential institution to a hotel. Self-catering remains a popular form of farm-diversification. Although evidence seems to indicate a lower take up and surplus bed spaces in self-catering accommodation, with an average occupancy rate of 47% - a decrease from 2007 and 2006 levels (58% and 60% respectively).
- 7.39 One equine related business application was approved during this AMR period to change the use of land from agricultural to equestrian use. There are very few applications for game-shooting purposes, as many forms of development (such as rearing and release pens) associated with commercial shoots are permitted under the General Permitted Development Order 1995. However, one application for retrospective 'game rearing' development was refused due to the significant detrimental impact on landscape quality. A resubmitted

Exmoor National Park Annual Monitoring Report 2008/09

planning application with alterations to layout and landscaping was subsequently approved.

Table 7.6: Recreation & Tourism

Indicator	Policy	Result	Comment
No. and proportion of applications for tourism related development refused	RT1 - RT2	2	In relation to the creation of self-catering holiday lets in the open countryside - contrary to policy as both proposed developments were not part of a farm diversification scheme.
No. and floor area of serviced accommodation created	RT3	1 application permitted - 1483 sqm - total site area 2.5ha	Change of use from residential education centre to hotel (6/26/08/111)
No. and floor area of serviced accommodation lost	RT3	0	
No. and floor area of self catering accommodation created	RT3	Permission granted for 4 units of self-catering accommodation - floor space 613 sqm	Two applications superseded previous permissions for self-catering accommodation and one replacement holiday cottage.
No. and floor area of self catering accommodation lost	RT3	0	
Occupancy rates of self catering accommodation and serviced accommodation.	RT3	Tourist Numbers (2008): 1.99 million Occupancy Rates: Serviced:34% Non-serviced: 47%	State of Tourism Report 2009
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	2 applications regarding a certificate of lawful existing use and development for camp sites were approved
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	1	825 sqm floor space for rearing sheds - 0.3 ha site area
No. of commercial equestrian devts	RT10 - RT11	1	Change use of land from agricultural to

Table 7.6: Recreation & Tourism			
Indicator	Policy	Result	Comment
			equestrian
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)	An application was approved to extend 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.

Table 7.7: Community Services and Facilities			
Indicators	Policy	Result	Comment
No. of meeting places	CSF1	26	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 6.7a. 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	1 shop lost 1 shop provided (no net gain) 1 community room provided (loss of business space)	

7.41 The 2008 round of Post Office closures have had a considerable impact on community services. The shop and post office at Brompton Regis was forced to close after the Post Office service was closed (use has subsequently changed to a dwelling) and a twice-weekly mobile service initiated. A shop has been provided in the skittle alley of the local pub creating a multifunctional community service. A community room has been provided in Timberscombe through the change of use of an office building.

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
<i>Population weighted average road distance to a specific service</i>					
<i>Super Output Areas, 2007</i>					

7.42 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.

7.43 The Local Plan policies seek to maintain and provide essential community services and facilities within the National Park area; so that the distances from key services do not become even greater and less accessible to those who do not have their own transport or access to regular public transport.

7.44 However it is increasingly evident that online grocery orders are becoming more popular and the area of the National Park which these services now cover is increasing. Although these services do offer a more convenient way to shop, 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.



© ENPA – Petrol station at Wheddon Cross: one of six remaining operational petrol stations within the National Park

- 7.45 **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.
- 7.46 As previously stated in section 4, the overall the indicators reveal that river quality is very good with the majority of the river length on Exmoor meeting grade A for biology and chemistry (see Appendix 2 for grade details). There were 19 water pollution incidents within the AMR period which is slightly higher than last year.
- 7.47 Although there were several approved applications where the development boundary was within a flood risk area (Flood Zone 2 or 3)¹⁸; 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
- 7.48 As mentioned previously (para. 6.23) the Environment Agency (EA) has not objected to any application approved during 2008/09. Any

¹⁸ 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

concerns raised by the EA have been resolved during the application process.

7.49 There were a total of 16 applications which 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.*

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: Environment Agency
No. of recorded water pollution incidents on Exmoor	U1 - U6	19	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. 16 applications warranted a flood risk assessment (FRA) detailing how flooding would be mitigated	Environment Agency has not objected to any application approved during 2008/09. A few concerns raised by the EA have been resolved during the application process.
No. of developments incorporating Sustainable Drainage Measures	U8	6 applications included flood prevention measures 2 applications specifically included 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	3 approved developments	
No. of telecommunications masts and other antennae permitted.	U11	1 application for 10m mast approved - 1 application approved for antennas and other apparatus. As a result of the digital switchover 6 applications were approved in install associated equipment on existing sites/masts.	

- 7.50 Two applications were subject to conditions to comply with sustainable drainage systems and soakaways; this is particularly for developments which could potentially increase flood risk or to ensure the prevention of pollution incidents.
- 7.51 Three 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.
- 7.52 During 2008/09 there were a number of applications for tele-communications development, some of which concerned additional equipment on masts already installed or and one 10m mast was approved at Lynton to enhance the mobile phone reception for the town. This mast was located at Park Farm, Lynton where the site is positioned adjoining buildings and a copse of trees. When viewed from Lynton it is seen at approximately the same height as the trees to the south and with a backdrop of the hillside.
- 7.53 Permission was also granted for equipment to be erected on existing structures to assist with the digital switchover, which has been occurring in some areas of the National Park during 2009.
- 7.54 **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.
- 7.55 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.
- 7.56 Chart 4.3 (page 24) illustrates the average daily traffic flows within the National Park. Average daily traffic counts in the West Somerset area of the National Park reveal a slight decrease in traffic numbers for 2008 - particularly on the A39 between Minehead and Porlock (a decrease of 700 traffic movements per day from 2007). All the 2008 traffic data is relevant to the West Somerset area of the National Park only; there are no traffic monitoring points within the North Devon area of the National Park.

Table 7.9: Traffic & Transport			
Indicator	Policy	Result	Comment
Volume of traffic - volume of HGV traffic	TR1 - TR9	See Table 3.1 and Chart 3.3 in section 3	
Car & cycle parking provision in new development	TR10	6 applications directly specified parking arrangements for motorised vehicles	
Proportion of new businesses, houses, and facilities accessible by public transport.	TR11	81.8% of dwellings completed during 2008/09 are accessible by public transport.	Public transport = daily service running Mon-Sat throughout the year and providing more than one return journey per day.
No. of settlements with daily bus service.	TR11	12	Based on Traveline timetable and applies to a Mon-Sat service. Where Lynton & Lynmouth is counted as one settlement (as stated in the Local Plan) and Bridgetown & Exton as one settlement.
Length of public right of way adversely affected by devt.	TR12	0	No diversions required

7.57 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).

7.58 The number of completed dwellings accessible by a regular daily public transport service was particularly high for a rural area such as the National Park, as the majority of completed dwellings were within the Local Rural Centres of Dulverton, Lynton & Lynmouth and Porlock.

7.59 The Local Rural Centres are the largest settlements within the National Park boundary. Although they are not any larger than many other villages in the region, they provide the greatest range of services in one location, and therefore are generally the most suitable for new development.

7.60 There are no hourly bus services that serve the National Park. But bus services such as the 398, 310, 300, 39 38 and 25B do serve a number of settlements on Exmoor on a regular daily (Monday to Saturday) basis.

7.61 There are 12 settlements served by a daily bus service on Exmoor, 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 Bus¹⁹

¹⁹ 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>

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



© ENPA – the 300 service at Porlock

- 7.62 **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.
- 7.63 **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.
- 7.64 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.
- 7.65 **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.
- 7.66 Both West Somerset and North Devon District Councils 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 2008/09
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 weekly or fortnightly kerb-side collections for recyclable materials. North Devon & West Somerset differs in the range of recyclable materials collected.

- 7.67 **Policies in Practice:** 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.
- 7.68 Tables 7.11 and 7.12 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.
- 7.69 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 used Local Plan policies tend to change each year depending on the variety of application types received during the year, as the policies are far more detailed and often relate to specific types of development.

Table 7.11: Exmoor National Park Local Plan				
Policy No.	No. times applied	For Approval	For Refusal	Policy Title
LNC1	229	206	23	General National Park Policy
CBS12	209	188	21	New Development
H12	73	66	7	Extensions to Dwellings
TR3	46	41	5	Traffic and Road Safety Considerations for Development
CBS5	45	40	5	Development in Conservation Areas
CBS8	44	40	4	Alterations to Listed Buildings
LNC15	40	33	7	Scheduled Ancient Monuments and Other Important Archaeological Sites
CBS9	38	35	3	Settings of Listed Buildings
CBS1	31	28	3	COU and Necessary Alterations of Buildings - General Principles
CBS10	29	27	2	Preservation of Listed Buildings and their Features and Settings

Table 7.12: Somerset & Exmoor National Park Joint Structure Plan Review				
Policy No.	No. times applied	For Approval	For Refusal	Policy Title
STR1	219	196	23	Sustainable Development
Policy 2	231	208	23	Exmoor National Park
Policy 5	105	95	10	Landscape Character
Policy 9	74	69	5	The Built Historic Environment
STR6	87	76	11	Development Outside Towns, Rural Centres and Villages
STR5	65	57	8	Development in Rural Centres and Villages

8 Evaluation of Planning Applications

- 8.1 **2008/09 Planning Statistics:** During the AMR period the Development Control Team received 250 planning applications - 18 applications were subsequently withdrawn, leaving a total of 232 applications – a 35% decrease compared to last year. In comparison the number of planning applications received by local planning authorities in England during the same period fell by 22% compared to 2007/08.
- 8.2 A 31% decrease in the number of planning applications that were determined by the Development Control Team from 346 applications last year, saw 240 applications decided within this period (excluding those applications withdrawn). The impact of the recession is thought to be the main reason for the decrease in applications received through the monitoring period and the number subsequently determined.
- 8.3 Planning fee income has remained relatively stable over the past five years. Fee income has not decreased with the reduced number of planning applications received during this monitoring period due to the major planning application received for the redevelopment of the Cutcombe Market site, which generated a significant fee.

Year	Planning Fee Income
2004/05	£52,130
2005/06	£61,588
2006/07	£57,262
2007/08	£55,478
2008/09	£58,747

- 8.4 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.
- 8.5 During 2008/09 3 major applications were granted planning permission (see table below) with around a third of applications classified as minor, and two-thirds considered 'other' applications; 84% of applications were delegated decisions determined by officers (see Table 8.1 below).
- 8.6 Of the remaining 16% of applications that were decided at Planning Committee, there were no applications where the recommendation made by Officers was overturned by the Committee.

Table 8.1: Applications Determined During 2008/09		
Application Type	Number	%
Small Scale Major	3	1.25
Minor	81	33.75
Other	156	65

- 8.7 A continued high proportion (90%) of applications were approved during 2008/09, reflecting time spent by Officers in pre-application discussions with potential applicants, including weekly planning surgeries held at Lynton and Porlock.

Table 8.2 – Development Control National Targets			
% Delegated Decisions (target 70%)	% Major Applications within 13 Weeks (target 60%)	% Minor Applications within 8 weeks (target 65%)	% Other Applications within 8 weeks (target 80%)
83.75%	100%	49.38%	79.28%

- 8.8 **Appeals:** Seven appeals were determined by the Planning Inspectorate during the AMR period – see Table 8.3 below for further details. During this period the majority of appeals (57%) were dismissed.

Table 8.3: Appeal Decisions During 2008/09					
Application No.	Location	Proposal	Appeal No.	Appeal Type	Inspector's Decision
6/34/07/115	Rose Cottage, Brook Street, Timberscombe, Minehead, Somerset. TA24 7TG	Removal of condition 2 of planning permission 6/34/04/102 which requires the retention of timber window and doors	APP/F94 98/A/08/2 079142/ WF	Against Refusal of Permission	Dismissed
6/34/08/103	Knowle Bungalow (The Field House), Knowle Lane, Timberscombe, Somerset, TA24 6TY	Proposed conservatory	APP/F94 98/A/08/2 084893/ WF	Against Refusal of Permission	Dismissed

Table 8.3: Appeal Decisions During 2008/09

Application No.	Location	Proposal	Appeal No.	Appeal Type	Inspector's Decision
6/40/08/104	Land at Howetown House, Winsford, Minehead, Somerset, TA24 7HN	Construction of manège (40m x 20m) per	APP/F94 98/A/08/2 091630/N WF	Against Refusal of Permission	Allowed
6/43/07/109	Field No. 3100, Near Cowbridge, Wootton Courtenay, Minehead, Somerset.	Extension of existing store for land management equipment for equine use.	APP/F94 98/A/08/2 069099/N WF	Against Refusal of Permission	Allowed
6/9/07/133	Northmoor House, Dulverton, Somerset.	Certificate of Existing Lawful Use and Development for the use of the first floor of the coach house as an independent unit of accommodation.	APP/F94 98/X/08/2 072772	Against Refusal of Certificate of Lawfulness	Dismissed
6/9/08/110	Parklands, Jury Road, Dulverton, Somerset.	Proposed replacement and repositioned garage and office building, tractor shed/store	APP/F94 98/A/08/2 074949/N WF	Against Refusal of Permission	Dismissed
62/19/07/003	Alterations and additions, including roof extensions.	Scenery, Lester Point, Combe Martin, Barnstaple, Devon. EX34 0DL	APP/F94 98/A/08/2 064697/ WF	Against Refusal of Permission	Allowed

8.9 The Local List of Information Requirements: Following a consultation held during March and April 2008 to seek views on the proposed local list of information requirements for planning applications – this list comprises of additional information will help to provide more certainty when applications are submitted and greater understanding of the impacts and suitability of the proposals. The Local List of Information Requirements was formally adopted by the Authority and brought into effect on the 1st of December 2008²⁰.

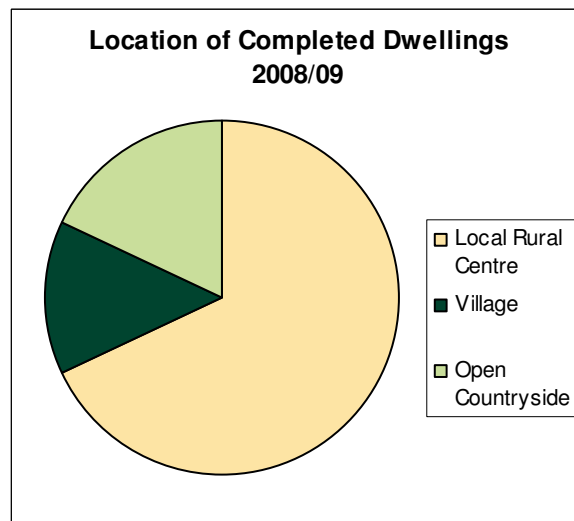
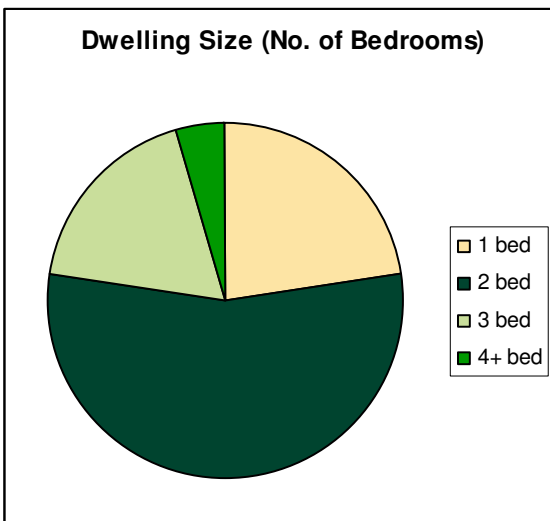
8.10

²⁰ http://www.exmoor-nationalpark.gov.uk/index/living_in/planning/1app/1app-requirements.htm

9 Appendices

Appendix 1: Housing Completions 2008/09

HOUSING COMPLETIONS 2008/09	
Gross number of dwelling units completed	22
Net number of dwelling units completed	20
Percentage of dwellings on previously developed land (PDL)	86%
Percentage of Local Needs Affordable Housing (LAH)	5%
Dwelling Size²¹	
1 bedroom dwellings	22%
2 bedroom dwellings	55%
3 bedroom dwellings	18%
Dwellings with 4 or more bedrooms	5%
Dwelling Location²²	
Local Rural Centre (LRC)	68%
Village (V)	14%
Open Countryside (OC)	18%
Dwelling Density	
Percentage of dwellings at less than 30 dph	23%
Percentage of dwellings at 30 – 50 dph	0%
Percentage of dwellings over 50 dph	77%
Average Dwelling Density	29 dph



dph – dwellings per hectare

²¹ Calculated on the gross number of dwellings

²² Calculated on the gross number of dwellings – please see the glossary for location definitions

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

Exmoor National Park Annual Monitoring Report 2008/09

Appendix 3:

Tables illustrating the policies used to determine planning applications during 2008/09.

Local Plan				
Policy No.	No. times used	Approved	Refused	Policy Title
S1	4	3	1	Defined Settlements
LNC1	229	206	23	General National Park Policy
LNC2	24	17	7	Lighting
LNC3	7	6	1	Landscapes covered by Section 3 Conservation Map
LNC4	12	10	2	Important Trees, Woodlands and Hedgerows
LNC5	4	4	0	Orchards
LNC6	11	10	1	Coastal Zone
LNC7	1	1	0	Rivers and their Corridors
LNC8	0	0	0	Protection of Best Agricultural Land
LNC9	1	1	0	Sites of International Nature Conservation Importance
LNC10	6	6	0	Sites of Special Scientific Interest
LNC11	7	6	1	Sites of Local Nature Conservation Importance
LNC12	0	0	0	Exmoor Biodiversity Action Plan Areas
LNC13	2	1	1	Mitigation and Compensation for Nature conservation Sites - Affected by Development
LNC14	5	4	1	Protected Species and Habitats
LNC15	40	33	7	Scheduled Ancient Monuments and Other Important Archaeological Sites
LNC16	4	4	0	Treatment of Locally Important Archaeological Sites Affected by Development
LNC17	4	4	0	Small Scale Renewable Energy Conservation
LNC18	0	0	0	Commercial Wind Turbines
LNC19	0	0	0	Small Scale Wind Turbines for Local Needs
LNC20	1	1	0	Major Development
CBS1	31	28	3	Change Of Use and Necessary Alterations of Buildings - General Principles

Exmoor National Park Annual Monitoring Report 2008/09

Local Plan				
Policy No.	No. times used	Approved	Refused	Policy Title
CBS2	19	16	3	The Change of Use and Any Necessary Alterations of Buildings in Villages and the Open Countryside
CBS3	3	2	1	The Change of Use of Buildings Standing Alone in the Countryside.
CBS4	4	2	2	Conversions of Listed Rural Buildings
CBS5	45	40	5	Development in Conservation Area
CBS6	4	4	0	Protection of Important Structures and Trees in Conservation Areas
CBS7	0	0	0	Demolition of Listed Buildings
CBS8	44	40	4	Alterations to Listed Buildings
CBS9	38	35	3	Settings of Listed Buildings
CBS10	29	27	2	Preservation of Listed Buildings and their Features and Settings
CBS11	0	0	0	Historic Parks and Gardens
CBS12	209	188	21	New Development
CBS13	3	3	0	Satellite Antennae
CBS14	0	0	0	Signs and Advertisements
CBS15	0	0	0	Shopfronts
CBS16	1	0	1	Important Open Space
H1	2	2	0	Purpose of Housing Development
H2	2	2	0	Criteria for Occupancy of a Local Need Affordable Dwelling
H3	0	0	0	New Build Housing in Local Rural Centres
H4	2	2	0	Conversions to Dwellings in Local Rural Centres
H5	0	0	0	New Build Housing in Villages
H6	1	1	0	Conversions to Dwellings in Villages
H7	1	1	0	Conversions to Dwellings in the Open Countryside
H8	2	2	0	New Build Housing in the Open Countryside
H9	1	1	0	Replacement of Agricultural Occupancy Conditions
H10	0	0	0	Replacement of Holiday Occupancy Conditions
H11	4	4	0	Sub-Division of Existing Dwellings
H12	73	66	7	Extensions to Dwellings

Exmoor National Park Annual Monitoring Report 2008/09

Local Plan				
Policy No.	No. times used	Approved	Refused	Policy Title
H13	1	1	0	Residential Caravans in the Open Countryside
H14	28	26	2	Garages and Other Ancillary Domestic Outbuildings
H15	1	1	0	Replacement Dwellings
E1	4	4	0	Business Development in Local Rural Centres and Villages
E2	3	3	0	Business Development in the Open Countryside
E3	4	4	0	Safeguarding Existing Employment Land and Buildings
E4	0	0	0	Large Scale or Intrusive Industrial Development
E5	2	2	0	Working From Home
A1	25	20	5	Agricultural and Forestry Development
A2	0	0	0	Protection of Listed Buildings in Proposals for New Agricultural Buildings
A3	7	5	2	Farm Diversification
A4	0	0	0	Fish Farming
RT1	7	7	0	Tourism Related Development
RT2	3	2	1	Refreshment Facilities
RT3	11	8	3	Visitor Accommodation
RT4	0	0	0	Camping Barns
RT5	0	0	0	Backpackers' Camp Sites
RT6	0	0	0	Static Caravan Sites
RT7	1	1	0	Touring Caravans and Tented Camp Sites
RT8	0	0	0	Certificated Caravan Sites
RT9	3	3	0	Recreational Development
RT10	14	9	5	Domestic Equestrian Development
RT11	1	1	0	Commercial Equestrian Development
RT12	0	0	0	Golf Courses
RT13	1	1	0	Important Recreational Open Space
RT14	2	2	0	Public Recreational Facilities in Settlements
CSF1	16	15	1	Providing for Community Services and Facilities
CSF2	4	4	0	Commercial Community Services and Facilities
CSF3	4	4	0	Non-commercial Community Services and Facilities
CSF4	0	0	0	Shops Outside Settlements
CSF5	0	0	0	Provision of New Health

Exmoor National Park Annual Monitoring Report 2008/09

Local Plan				
Policy No.	No. times used	Approved	Refused	Policy Title
				Facilities
CSF6	0	0	0	Residential Institutions
U1	1	1	0	Water Resource Protection - Groundwater
U2	0	0	0	Water Resource Protection - Contaminated Land
U3	2	2	0	Water Supply
U4	2	2	0	Sewerage and Sewage Disposal - Capacity of the System
U5	2	2	0	Sewerage and Sewage Disposal - New or Extended Treatment Works
U6	1	1	0	Sewerage and Sewage Disposal - New Development Affected by Treatment Works
U7	27	21	6	Flood Risk Areas - Location of New Development
U8	7	7	0	Reduction of Flood Risk from New Development
U9	0	0	0	Electricity and Telecommunications - New Overhead Power Lines
U10	0	0	0	Electricity and Telecommunications - Utility Services for New Development
U11	9	9	0	Electricity and Telecommunications - Telecommunication Development
TR1	0	0	0	Exmoor Route Network - Framework for Traffic Management
TR2	0	0	0	Exmoor Route network - Use in the Determination of Development Proposals
TR3	46	41	5	Traffic and Road Safety Considerations for Development
TR4	0	0	0	Road Maintenance and Improvements
TR5	0	0	0	Bridges and Fords
TR6	11	10	1	Highway Design for New Development
TR7	2	2	0	Private Road Signs
TR8	0	0	0	Petrol Filling Stations
TR9	0	0	0	Public Parking
TR10	7	7	0	Car and Cycle Parking Provision
TR11	3	3	0	Public Transport, Cycling, Walking and Horse-Riding
TR12	0	0	0	Public Rights of Way

Exmoor National Park Annual Monitoring Report 2008/09

Local Plan				
Policy No.	No. times used	Approved	Refused	Policy Title
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 2008/09.

Structure Plan				
Policies	No. times used	Approved	Refused	Policy Title
STR1	219	196	23	Sustainable Development
STR3	4	3	1	Towns
STR5	65	57	8	Development in Rural Centres & Villages
STR6	87	76	11	Development Outside Towns, Rural Centres & Villages
STR7	10	9	1	Implementation of the Strategy
Policy 1	52	46	6	Nature Conservation
Policy 2	231	208	23	Exmoor National Park
Policy 4	1	1	0	Levels and Moors
Policy 5	105	95	10	Landscape Character
Policy 7	3	2	1	Agricultural Land
Policy 8	1	1	0	Outstanding Heritage Settlements
Policy 9	74	69	5	The Built Historic Environment
Policy 10	6	3	3	Historic Landscapes
Policy 11	8	8	0	Areas of High Archaeological Potential
Policy 13	2	2	0	Locally Important Archaeological Remains
Policy 15	2	2	0	Coastal Development
Policy 19	4	3	1	Employment and Community Provision in Rural Areas
Policy 20	1	1	0	The Retail Framework

Exmoor National Park Annual Monitoring Report 2008/09

Structure Plan				
Policies	No. times used	Approved	Refused	Policy Title
Policy 21	1	0	1	Town Centre Uses
Policy 22	1	1	0	Tourism Development in Settlements
Policy 23	8	7	1	Tourism Development in the Countryside
Policy 33	1	1	0	Provision for Housing
Policy 35	2	2	0	Affordable Housing
Policy 38	2	2	0	Sport and Recreation in the Countryside
Policy 39	14	13	1	Transport and Development
Policy 43	4	4	0	Access for People with Disabilities
Policy 48	15	13	2	Access and Parking
Policy 49	14	11	3	Transport Requirements of New Development
Policy 50	2	2	0	Traffic Management
Policy 60	22	18	4	Floodplain Protection
Policy 62	9	9	0	Telecommunications
Policy 63	2	2	0	Utilities Development

10 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
RSL:	Registered Social Landlord
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