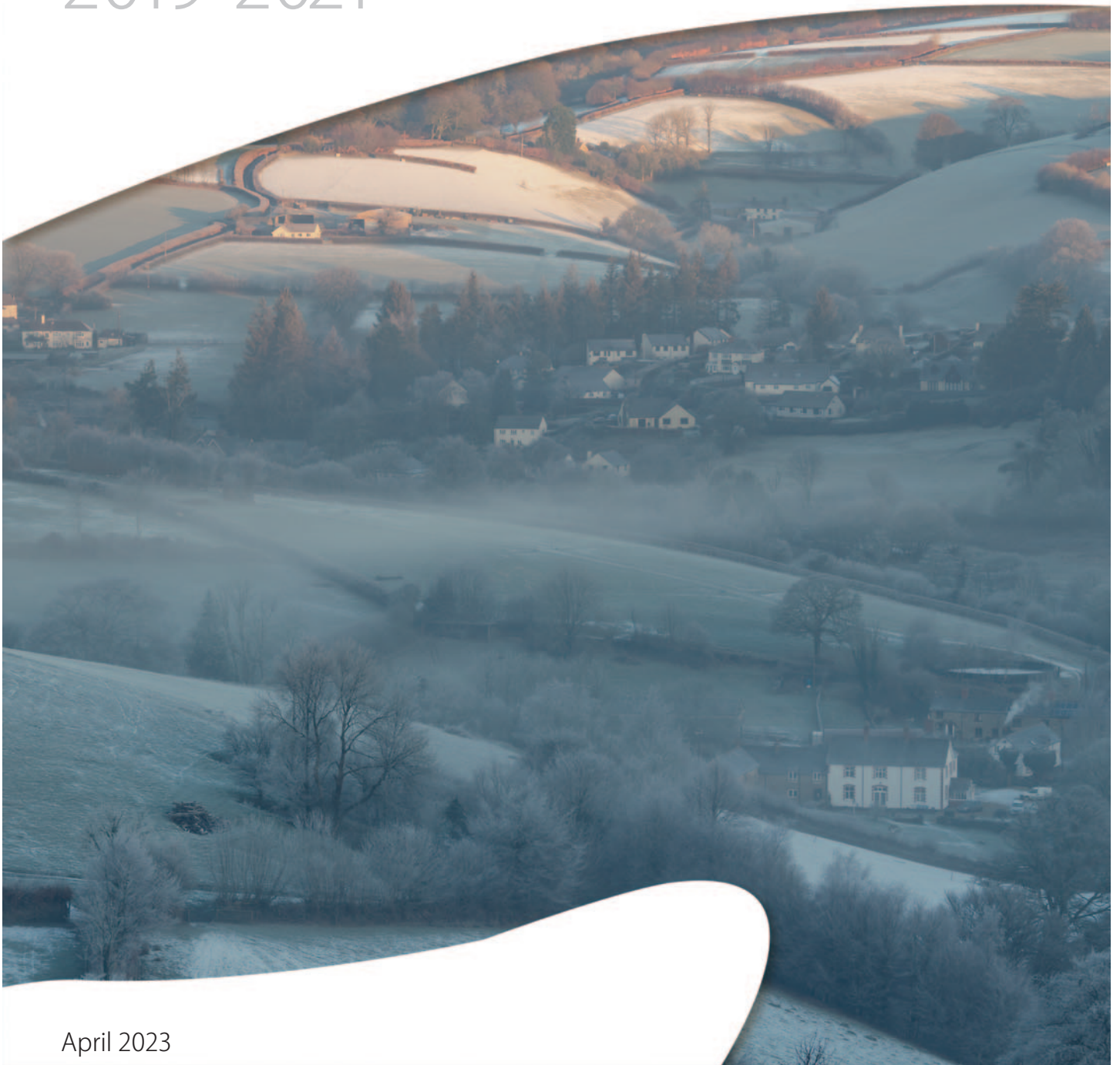




Exmoor National Park

Authority Monitoring Report 2019-2021



April 2023

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

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

Contents

1 HEADLINE INFORMATION 2019-2020 AND 2020-2021	4
2 BACKGROUND AND CONTEXT OF THE AUTHORITY MONITORING REPORT	7
3 A PROFILE OF EXMOOR NATIONAL PARK	9
4. KEY ISSUES AND CHALLENGES.....	15
5 LOCAL DEVELOPMENT SCHEME PROGRESS	18
6 DUTY TO COOPERATE	22
7 STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS (SHLAA)	24
8 MONITORING AND EFFECTIVENESS OF LOCAL PLAN POLICIES	26
GENERAL POLICIES.....	26
CONSERVING AND ENHANCING EXMOOR	29
RESPONDING TO CLIMATE CHANGE AND MANAGING RESOURCES	36
ACHIEVING A THRIVING COMMUNITY	39
COMMUNITY SERVICES AND FACILITIES.....	44
ACHIEVING A SUSTAINABLE ECONOMY	47
ACHIEVING ENJOYMENT FOR ALL.....	50
RECREATION.....	53
ACHIEVING ACCESSIBILITY FOR ALL	55
EXMOOR'S SETTLEMENTS	59
MONITORING AND IMPLEMENTATION FRAMEWORK	60
9 THE DEVELOPMENT MANAGEMENT SERVICE	63
APPENDIX 1 – LOCAL PLAN MONITORING FRAMEWORK INDICATOR	68

1 HEADLINE INFORMATION 2019-2020 AND 2020-2021

1.1 As the second AMR following the adoption of the Local Plan, it is now possible to make comparisons to the previous monitoring period. Exmoor is a deeply rural area so the number of planning applications submitted each year, particularly major applications, is relatively low. As such, not all policies will be implemented in any given year and the number of applications submitted relevant to a specific policy are often low and will vary year-to-year. A general summary of key monitoring areas since the adoption of the Local Plan is provided below.

HOUSING

1.2 Between 2019-21, 1 affordable home was completed and 9 were under construction at the end of 2020-21. Planning permissions and completions of affordable housing since the adoption of the Local Plan have been lower than hoped, however the completion of 20 affordable homes in 2020-21 alongside current activity is a positive sign.

Table 1.1: Affordable Housing Completions, Under Construction and Not Yet Started 2019-21

	2019-20	2020-21
Affordable dwellings with extant planning permission not yet started	0	0
Affordable dwellings under construction	27	9
Affordable dwelling completions	1	20

1.3 The total number of housing completions, under construction and those not yet started are set out in table 1.2 below. This includes ‘other’ housing that does not fall within the definition of affordable housing such as rural worker dwellings, extended family dwellings, succession farm dwellings, open market, principal residence, staff accommodation and holiday lets. New housing that does not meet the definition of affordable housing but has an occupancy tie, such as rural worker or extended family dwellings, meets wider local community needs in line with the Local Plan housing strategy set out in Policy HC-S1.

Table 1.2: Housing Completions, Under Construction and Not Yet Started 2019-21

	2019-20	2020-21
Number of dwellings with extant planning permission not yet started	52	24
Number of dwellings under construction	49	71
Net dwelling completions	9	30

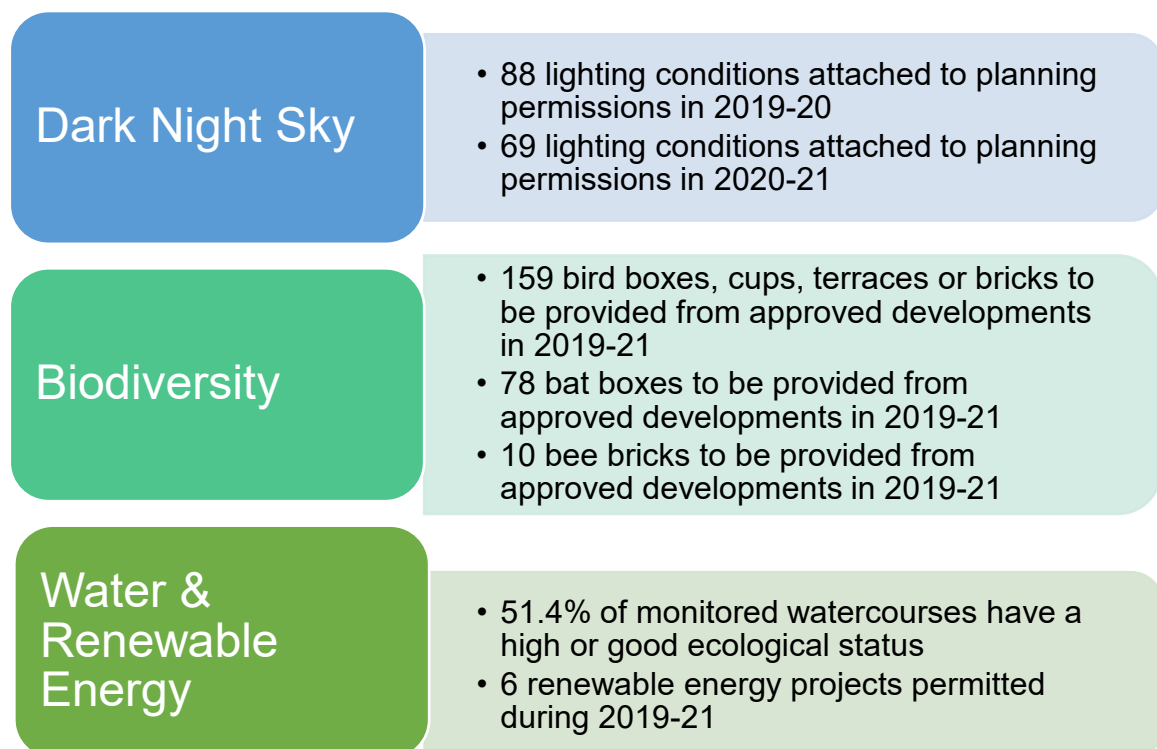
ADOPTION OF THE RURAL WORKER AND SUCCESSION FARM DWELLINGS GUIDANCE SUPPLEMENTARY PLANNING DOCUMENT

- 1.4 A Supplementary Planning Document (SPD) was published during the monitoring period. The Rural Worker and Succession Farm Dwellings Guidance SPD was formally adopted in February 2020 and is designed to assist those who are seeking to provide a rural worker or succession farm workers dwelling. The SPD provides detailed guidance on relevant Local Plan policies including policy HC-D9 Rural Workers and policy HC-D10 Succession Farming – Second Dwellings on Established Farms.

ENVIRONMENT

- 1.5 The policies of the Local Plan ensure that development conserves and enhances the natural beauty, wildlife and cultural heritage of the National Park. This includes protection of Exmoor's dark night sky and since the adoption of the Local Plan in 2017, 349 lighting conditions have been attached to planning permissions. Across the monitoring period, a total of 115 approved developments incorporated green infrastructure including provision for wildlife such as hedgehogs, bees, birds, bats and reptiles.
- 1.6 It is appropriate in some cases to refuse development in order to conserve heritage assets and their settings. A small number of applications were refused during 2019-21 due to harm to the setting and significance of scheduled monuments, heritage assets, historic parks and gardens and listed buildings.

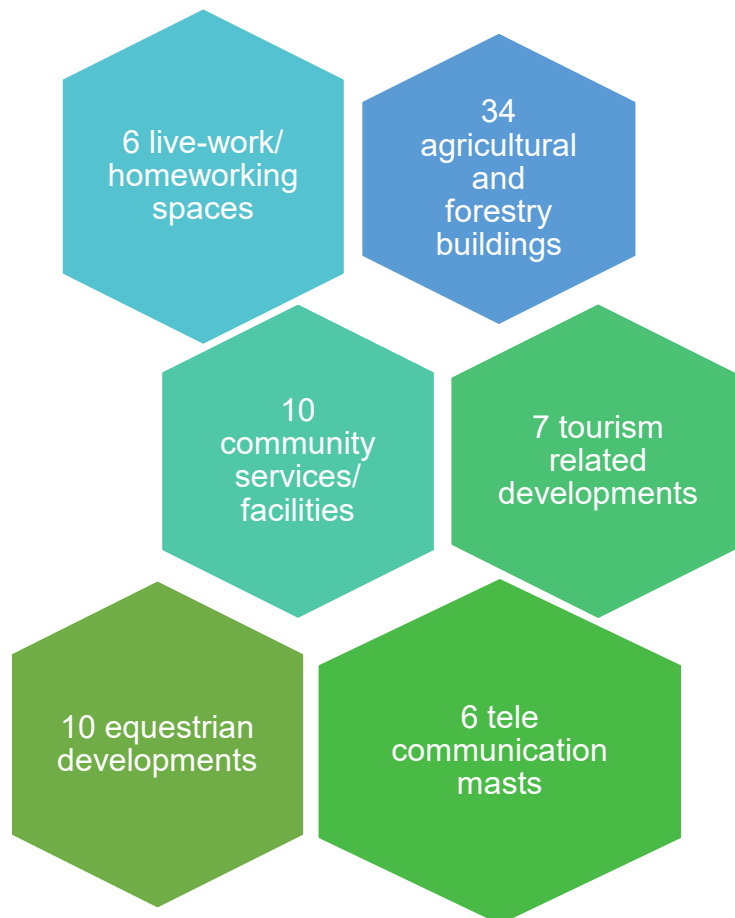
Figure 1.1: Environment Headline Information 2019-21



ECONOMY

- 1.7 The monitoring through the AMR shows that with regard to community services and facilities, proposals for changes and extensions to existing facilities have come forward. In some cases, this has enabled the creation of ancillary additional facilities to support existing businesses, in line with the policies of the Local Plan.
- 1.8 The data in this AMR also indicate that the Plan policies are effective in enabling recreation and tourism related development, with 14 such proposals having been permitted since the adoption of the Plan. Six units of serviced accommodation have been lost, largely through conversions/changes of use to dwellings, whilst one has been permitted. A total of 17 units of non-serviced accommodation have been permitted since 2017, with four having been lost.
- 1.9 There has been a low number of proposals for camping accommodation since the adoption of the Local Plan. Temporary campsites which can operate for a limited number of days per year under permitted development rights are not included within monitoring figures. The number of permitted days under this national provision has been temporarily increased from 28 to 56 days as a result of the coronavirus pandemic, through which a number of sites across Exmoor have been enabled.

Figure 1.2: Economy Based Developments Approved 2019-21



2 BACKGROUND AND CONTEXT OF THE AUTHORITY MONITORING REPORT

- 2.1 The Authority Monitoring Report (AMR) is required to be produced by Local Planning Authorities in accordance with The Localism Act 2011¹. This report relates to the monitoring periods of 1st April 2019 to 31st March 2020 and 1st April 2020 to 31st March 2021 for Exmoor National Park Authority.
- 2.2 The intention of an AMR is to monitor whether policies in Local Development Documents are being implemented and if they are effective. The report must set out the progress made on preparing documents according to the Local Development Scheme and timetable, including any Neighbourhood Plans and activities relating to the Duty to Co-operate. The regulations also state a report on Community Infrastructure Levy (CIL) must be made, however Exmoor National Park Authority are not a CIL charging authority.
- 2.3 Exmoor National Park was designated in 1954 under the National Park and Access to the Countryside Act 1949. The purposes of a National Park under this Act, and as amended by the Environment Act 1995 are to:
- a. Conserve and enhance the natural beauty, wildlife and cultural heritage (of the National Parks); and
 - b. Promote opportunities for the understanding and enjoyment of the special qualities (of the National Parks) by the public.
 - c. In addition to pursuing the statutory purposes, the National Park Authority has a duty to seek to foster the economic and social well-being of local communities. To carry out this duty, National Park Authorities are expected to 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.
- 2.4 The Authority is the sole planning authority for the area of Exmoor National Park but does not have the range of responsibilities of District and County Councils. The District and County Councils remain responsible for important functions within the National Park area including housing, traffic and transport, education, social services and economic development.
- 2.5 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It provides guidance for local planning authorities, both in drawing up plans and as a material consideration in determining applications, with reference to the National Parks Vision and Circular. The NPPF includes confirmation that great weight should be given to the conservation of the landscape and scenic beauty in National Parks, which have the highest status of protection, and that the conservation of wildlife and cultural heritage are important considerations.

¹ Town and Country Planning (Local Planning) (England) Regulations 2012. Part 8, Paragraph 34.

2.6 The 2010 National Parks Vision and Circular sets out national policy for English National Parks and the Broads; the Vision to 2030 guides long-term planning and decision-making including preparation of Local Plans.

3 A PROFILE OF EXMOOR NATIONAL PARK

3.1 Promoting opportunities for the understanding and enjoyment of the special qualities of the National Park is one of the statutory purposes of the National Park designation.

Exmoor National Park has nine special qualities² which are:

- Open moorland, remoteness, wildness and tranquillity
- Distinct and diverse landscapes
- Timeless landscapes and dark skies
- A mosaic of habitats and diversity of wildlife
- A complex and rich historic landscape
- A deeply rural community and local traditions
- A farmed landscape
- An exceptional rights of way network
- A landscape that provides inspiration and enjoyment

Figure 3.1: A Profile of Exmoor National Park



Table 3.1: Exmoor National Park Profile

² [Special qualities in Exmoor: National Parks UK](#)

	INDICATOR	RESULT	SOURCE
AREA	Total Park area	692.392 sq. km	OS\Designation maps
	Somerset	489.922 sq. km	
	Devon	198.799 sq. km	
	Parishes totally / partly in the National Park	44	
POPULATION	Population	10,284	ONS - derived from 2011 Census (2020 mid-term estimates)
	Age 0-14	1,116	
	Age 15-74	7,470	ONS – derived from 2011 Census (2020 mid-term estimates)
	Age 75+	1,701	
	Population Density		
HOUSING	Dwelling Type:		ONS 2011 Census
	Detached	47.2% (49.1%)	
	Semi-detached	25.6% (25.9%)	
	Terraced	16.4% (16.3%)	
	Flat/Maisonette	10.3% (8.4%)	
	Mobile home/caravan	0.4% (0.4%)	
	Households with at least one usual resident	80.8% - 4678 (86.3% - 4896)	
	Household spaces	5789 (5675) ³	
	Household spaces not used as main residence	19.2% (13.7%)	
	Household Tenure		
	Owner occupied (including shared ownership)	66.4% (68.3%)	
	Private rented (private landlord or letting agency)	13.6% (11.7%)	
	Social Rented (other and local authority)	14% (12.8%)	
	Other private rented/ Living rent free	6% (7.5%)	
	Average household size	2.1 (2.2) residents per occupied household	
	Quality of housing stock	Unknown – data held by districts	

³ A household space is the space taken by one household, including that of just one person. Shared dwellings may accommodate a number of households. A dwelling is a self-contained unit of accommodation which may include one or more household spaces.

	Total no. of dwellings	5787	
HOUSING	Household Composition		ONS - 2011 Census
	Single person households	Aged over 65: 17.7% (19.2%)	
		Other: 13.7% (12.38%)	
	Households without the sole use of one family (student hostels, residential homes etc)	With dependent children: (1.61%)	
		All students: (0%)	
		All over 65: (0.86%)	
		Other: (3.41%)	
	Family households	All over 65: 15.1% (14.77%)	
	Married couple households	No children: 18.7% (17.26%)	
		With dependent children: 10.0% (12.77%)	
		All children not dependent: 5.5% (4.66%)	
Cohabiting couple households	No children: 4.6% (4.41%)		
	With dependent children: 2.9% (2.96%)		
	All children not dependent: 0.4% (0.22%)		
Lone parent households	With dependent children: 3.5% (3.29%)		
	All children not dependent: 2.4% (2.21%)		
Other household types	5.3%		
HEALTH & WELL-BEING	Deprivation Lowest IMD rank	West Somerset (Dulverton & District)	Index of Multiple Deprivation (2019) IMD Ranking ⁴
	Highest IMD rank	West Somerset (Dunster & Timberscombe)	
	Life Expectancy at birth	North Devon: Male 79.6 (79.6) years Female 83.4 (83.4) years	Source: National Statistics 2013-15 (National Statistics 2012-14)
		West Somerset: Male 80.5 (80.3) years Female 85.0 (85.3) years	
	Households with at least one person with a long-term health problem or disability	28.2% (35.4%)	ONS - derived from 2011 Census (2001 Census)
ECONOMY	Total unemployment - % of population aged 16 – 64 claiming out of work benefits (March 2021)	4.5% – Somerset West & Taunton 5.5% - North Devon 5.0% - South West	Source: ONS/ Nomis (2021)

⁴ IMD Ranking: 1 = most deprived area, 32844 = least deprived area, 16422 = mid-point

	Average Household earnings per annum: Exmoor LSOAs	£28,000	Exmoor Housing Topic Paper 2016	
TRANSPORT	Commuting mode: All usual residents 16-74	<u>Driving a car or van or passenger in a car or van:</u> North Devon 38.3% West Somerset 33.6% Exmoor National Park: 45.6%* (50.5%)	ONS - derived from 2011 Census – method of travel to work *All usual residents aged 16 or over in employment the week before the 2011 Census, living in Exmoor National Park (2001 Census)	
		<u>Work at or from home:</u> North Devon: 16.9% West Somerset: 25.3% Exmoor National Park: 37%* (31%)		
		<u>By bicycle or on foot:</u> North Devon: 10.8% West Somerset: 8.5% Exmoor National Park: 11.9%* (14%)		
	Commuting distance	kms on average: North Devon: 15.4 West Somerset 18.9 Exmoor National Park: 48.9% of journeys to work are 10km or less 7.7% of journeys are 60km and over	ONS - derived from 2011 Census – commuting distance	
TRANSPORT	Annual Average Daily Traffic Flows		(County Council Highway Departments – 2020)	
	2020	Annual Average		August Average
	A39 Lynton 2 way	2399		4291
	A39 Culbone Stables	1060		1560
	A396 Aville Farm	2020		2770
	A396 North of Dunster	3400		4120
	B3190 Raleighs Cross	1420		2260
	B3223 Red Deer Farm	910		1550
	B3223 North of Simonsbath	280		560
	B3224 Goosemoor	1130		1680
	B3224 West of Wheddon Cross	1410		680
B3358 West of Simonsbath	360	720		
EDUCATION	Average GCSE Attainment 8 Score	Somerset: 44.7	Source: GOV.UK 2018	
		Devon: 45.6		

	Working age people with NVQ level 3+ as % of total working age population	Somerset West & Taunton: 64.1% North Devon: 67.9%	Nomis Labour Market Profiles 2020	
ENVIRONMENT	Special Areas of Conservation	107.05 sq. km (Exmoor Heaths) 15.86 sq. km (Exmoor Oakwoods)	Source: QGIS, Natural England and the Section 3 Conservation Map.	
	SSSIs	195.01 sq. km		
	National Nature Reserves	17.37 sq. km		
	Section 3 coast\foreshore	7.85 sq. km		
	Section 3 moorland	165.91 sq. km		
	Section 3 woodland	47.72 sq. km		
	% area protected by a designation			100% (National Park)
	Air Quality - No Air Quality Management Areas exist for the National Park area. North Devon District Council declared an AQMA for part of Braunton. Mid Devon District Council declared AQMAs for Crediton and Cullompton ⁵ .			
River Quality - There were 13 pollution events recorded within the National Park during the monitoring period 2020-21; a fall from 15 in 2019-20. (Source: Environment Agency)				
HERITAGE	Scheduled Monuments	200	Source: Historic England and Historic Environment Record	
	Conservation Areas	16		
	Grade 1 Listed Buildings	19		
	Grade II* Listed Buildings	55		
	Grade II Listed Buildings	673		
	Historic Parks & Gardens	2		
LEISURE	Public Footpaths / Bridleways	438 km	Source: Definitive Map / GIS	
	Restricted Byway and Byway Open to All Traffic	64 km		
	Access Land	17,595 ha		
	Permitted paths	376 km		
	Path 'open and easy to use' score	93% (2018/19) 96% (2017/18); 96% (2016/17) 93% (2015/16); 90% (2014/15); 86% (2013/14)	Indicator uses a nationally recognised methodology	

⁵ <https://uk-air.defra.gov.uk/aqma/maps>

	Visitor days/year	1.96 million (2012) 1.96 million (2013) 2.04 million (2014) 2.14 million (2015) 2.15 million (2016) 2.29 million (2017) 2.27 million (2018) 2.32 million (2019) 1.52 million (2020)	Source: STEAM ⁶ Data Reports
--	-------------------	---	---

⁶ The Scarborough Tourism Economic Activity Monitor (STEAM) has been selected as the preferred monitoring model, given that it is based on locally derived tourism data, and this has now been adopted by a number of National Park Authorities across the UK.

4. KEY ISSUES AND CHALLENGES

Brexit

4.1 The United Kingdom formally left the European Union on 31 January 2020, which was immediately followed by a transition period that ceased on the 31 December 2020. This brought significant changes and uncertainty for businesses especially tourism and agriculture which are significant sectors for Exmoor. Of particular relevance to National Parks are the future mechanisms to protect the natural environment and the UK government's approach to sustainable land management and farming.

Coronavirus pandemic

4.2. At the beginning of the second monitoring period on 1st April 2020, the United Kingdom was experiencing its first lockdown to control the pandemic. The majority of work undertaken by the Authority was able to continue through changes to working practices including working from home and virtual meetings.

4.3. The Exmoor Covid Recovery Plan was first published in April 2020 and later updated in March 2021. The plan is intended to bring together a range of tourism partners to devise a strategy to attract visitors back into the National Park following the outbreak and related restrictions. At the end of the AMR monitoring period in March 2021 many restrictions remain in place with the government advising a 'stay local' approach and many tourism-based providers being unable to open. In February 2021 the government published a roadmap for the lifting of lockdown, with the intention being that the majority of restrictions will be lifted in Summer 2021. The next AMR will report upon the progress of this and the impact on the tourism sector in the National Park.

Environment Bill progress

4.4. The Environment Bill was introduced to Parliament in 2019 but failed to be legally implemented prior to the general election in December 2019. The Bill sought to mandate a 10% net gain in biodiversity from any new development and proposed the potential for a biodiversity tariff system for developments unable to avoid or mitigate on-site biodiversity loss or compensation off-site. The Environment Bill 2020 was re-introduced to Parliament in January 2020 and by the end of the monitoring period in March 2021, the Bill was at the report stages in the House of Commons. Further updates on the Environment Bill will be reported upon in the next AMR.

Economy update

4.5. The Rural Enterprise Exmoor initiative was set up by Exmoor National Park Authority, in conjunction with relevant partners. It aims to build a better understanding of the rural economy of Exmoor, in order to support sustainable economic development in harmony with Exmoor's designation as a National Park. The Rural Enterprise Exmoor initiative commissioned a comprehensive business audit and survey across Exmoor National Park in the autumn of 2019. The research project assessed the size and demography of the Exmoor economy and provided insight into the key opportunities and challenges that faced businesses operating within the National Park. The evidence was presented in a report published in June 2020 and will help shape interventions and support policies

designed to respond to some of key themes that reflect Exmoor National Park and other deeply rural areas across the Heart of the South West. As of March 2021, preparation was underway for the vision with initial business, community and stakeholder consultation being undertaken. Further developments on the Rural Enterprise Exmoor Vision will be reported upon in the next AMR.

Rural Housing Network update

4.6. The Exmoor Rural Housing Network was established in 2014 in response to a significant fall in the number of proposals for affordable housing in the National Park coming forward, despite there being Local Plan policies to support the delivery of affordable homes for people in local housing need. The aim of the network is to share information and develop a locally managed and delivered programme for the wider Exmoor area to help deliver local needs housing. A Rural Housing Enabler (RHE) has been in post during the monitoring period. The RHE is employed by Somerset West and Taunton Council covering the Somerset part of Exmoor to assist with signposting to advice and supporting those in affordable housing need.

ENPA climate emergency declaration and nature recovery vision

4.7. In 2019 the Exmoor National Park Authority declared a climate emergency and agreed to work towards the Authority being carbon neutral by 2030⁷. The Authority has signed up to the Devon Climate Declaration and is committed to county-wide partnerships including contributing to the preparation of a Devon Carbon Plan and Somerset Carbon Plan.

4.8. During the 2020-21 monitoring period, the Authority adopted a Nature Recovery Vision to work with landowners, partners and communities to ensure that at least 75% of the National Park is in 'nature rich condition' by 2050. Further progress towards the nature recovery vision and carbon neutral declaration will be reported in the next AMR.

The Glover Review

4.9. In 2018, as part of the 25 Year Environment Plan⁸, the government asked for an independent review of England's 10 National Parks and 34 Areas of Outstanding Natural Beauty (AONBs). Julian Glover led the review with an expert panel looking at how their protections could be renewed. The review's purpose was to ask what might be done better, what changes could assist these areas, and whether definitions and systems were still sufficient. Weakening or undermining their existing protections or geographic scope were not considered.

4.10. The review's final report⁹ was published on 21 September 2019. It focused on 5 areas:

1. Landscapes alive for nature and beauty

⁷ [Layout 1 \(exmoor-nationalpark.gov.uk\)](https://www.exmoor-nationalpark.gov.uk)

⁸ [25 Year Environment Plan - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

⁹ [Landscapes review: final report - summary of findings - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

2. Landscapes for everyone
 3. Living in landscapes
 4. More special places
 5. New ways of working
- 4.11. The recommendations from the Glover review included specific points relating to planning, recognising that the planning system has long played a critical role in protecting National Parks and AONBs.
- 4.12. Proposal 6: A strengthened place for national landscapes in the planning system with AONBs given statutory consultee status, encouragement to develop local plans and changes to the National Planning Policy Framework.
- 4.13. The review welcomed the recent revisions to the National Planning Policy Framework (NPPF) which have strengthened the place of National Parks and AONBs. However, it felt that guidance should make clearer that developments proposed in the areas buffering national landscapes' boundaries must avoid detrimental impacts on them. It proposed that new advice should be provided on the NPPF requirement for 'great weight' to be given to national landscapes which are not the place for major intrusive developments unless, as is stated in the NPPF, they are truly in the national interest without any possible alternative locations being available. The review also proposed a new third purpose for protected landscapes on social and economic development. It considered that the Permitted Development Rights (PDR) system should be reviewed and, if necessary, further PDRs should be added to the list of those currently withdrawn within national landscapes, for example, forestry and agricultural changes, to ensure that the full application process applies before determining planning approval. The development of biodiversity net gain was welcomed.
- 4.14. It was recommended that national landscapes have the flexibility to use funds collected through Section 106 agreements and, where relevant, the New Homes Bonus raised by the constituent authorities, to support locally needed affordable housing, services or community infrastructure and a specific recommendation was made for new National Landscapes Housing Association to build affordable homes (Proposal 18).

5 LOCAL DEVELOPMENT SCHEME PROGRESS

Local Development Scheme (LDS)

- 5.1. The LDS is a three-year timetable setting out key milestones for local plans and other local development documents. It incorporates both strategic policies and development management policies as well as setting out the supplementary planning documents that are proposed. The Exmoor National Park LDS was revised during 2018/19 and was agreed by members of the Authority in December 2019.
- 5.2. The Local Plan is monitored through a series of indicators, including the monitoring and review of affordable housing provision in the National Park. The Authority is required to monitor affordable housing permissions, as well as consideration of affordable housing need and the delivery of affordable housing.
- 5.3. Policy M1-S1 of the Local Plan states that the National Park Authority will complete a review of the indicative affordable housing need figure for the Plan period (238), on the basis of the latest available evidence, by no later than 31 December 2020. If any review shows that there has been an increase of more than 20% in the indicative affordable housing need figure compared with the figure in the Plan, a full or partial review of the Plan will be undertaken to take account of this change.
- 5.4. At the end of 2020, Members considered a briefing on the review of the indicative affordable housing need figure. It was considered that this review should be carried out as part of the evidence for the Local Plan 5-Year Review during 2021. It was noted that, as set out in the Local Plan, the indicative affordable housing need figure is not used in decision making on individual affordable housing applications in Exmoor National Park and it therefore does not affect the delivery of affordable housing.
- 5.5. All Local Planning Authorities are legally required to undertake a review of their Local Plan to assess whether they need updating within 5 years of adoption. The Exmoor National Park Local Plan was adopted in July 2017 and the 5-year review therefore needs to be completed by July 2022 to ascertain whether Local Plan policies need to be reviewed. In the meantime, data and evidence will be collected and analysed to inform the Review. As of March 2021 preparation and work are underway on this and the outcomes, including if the Plan requires review, will be reported upon in the next AMR.
- 5.6. The National Park Authority published its Brownfield Land Register in December 2017.
- 5.7. Since April 2016, the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) has placed a number of obligations on all relevant authorities. These include to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to build their own homes, to have regard to those registers in carrying out their functions; and to publicise its register. The Exmoor National Park Self-Build Register has been in place since December 2014, and it is updated continually.

- 5.8. The division of its Self-Build Register into two parts has enabled a local connection test to be applied for entry onto part 1 of the Register since 26 October 2018. An individual is eligible for entry in Part 1 of the Exmoor National Park register if they meet the necessary requirements and have a local connection to the area. The local eligibility tests are based on the Local Plan local occupancy criteria for affordable housing:
- An individual who has lived permanently in the National Park and been on the electoral roll for at least 10 continuous years in the last 30 years; and/or
 - has a permanent job in Exmoor National Park; and
 - wants their own self-or custom build home in Exmoor National Park to occupy as their sole or main residence.
- Or, for the purposes of the register:
- is a member of the regular armed forces or an individual who has left the service for a period of 10 years or less.
- 5.9. Details about the Exmoor National Park Self-Build Register are publicised on the Authority's website which includes information on how to apply to be entered on the register as well as information on how forms will be managed and details of how to be removed from the register. The register has been publicised through articles in local parish publications and the NPA newspaper, display boards, leaflets and through local groups, forums and networks.
- 5.10. The self and custom build policy HC-D6 in the adopted Exmoor National Park Local Plan enables people in local affordable housing need to build their own housing within the National Park either through new build or the conversion of existing buildings based on a rural exceptions site approach. This provides a range of opportunities in named settlements and smaller rural communities for people to self/custom build their own home including those people entered on Part 1 of the Register and the NPA provides pre-application advice to assist with the process.
- 5.11. As of October 2019 there were 41 individuals on part 2 of the register and 1 group. On part 1 of the register, which is for people with a local connection, there were 8 individuals and no groups.
- 5.12. As of 30 October 2020, there were 43 individuals on part 2 of the register and 1 group. On part 1 of the register, which is for people with a local connection, there were 11 individuals and 1 group.
- 5.13. It is considered that, as the local eligibility tests for entry on Part 1 of the Self build and Custom Build Register, are in line with adopted Local Plan policy, they remain appropriate and that they are still achieving their desired effect.
- 5.14. The Authority's current Infrastructure Delivery Plan was published in June 2015 and this will be updated as necessary.
- 5.15. An Exmoor National Park Landscape Character Assessment was adopted as a Supplementary Planning Document (SPD) in May 2018. The SPD is a detailed

document providing guidance on the relevant Local Plan policies and the diverse and distinctive landscapes of Exmoor.

- 5.16. The Rural Worker and Succession Farm Dwelling Guidance SPD was adopted in February 2020. The guidance is designed to assist those seeking to provide a rural workers or succession farm workers dwelling and provides detailed guidance on the relevant Local Plan policies.

Statement of Community Involvement

- 5.17. The Statement of Community Involvement (SCI) is a key document which sets out how the Authority will consult stakeholders and the local community on the preparation of local development documents and planning applications for Exmoor National Park. An interim Covid-19 version of the SCI was formally adopted by the authority in October 2020. It replaced the previous SCI that was adopted in 2015 and as an interim version it sets out how consultation will be managed during the coronavirus pandemic. It reflects the changes to decision-making roles as a result of the pandemic, including consultation methods in respect of its planning function. It is intended that this SCI will be reviewed once it is considered appropriate to do so. The interim version is available to be viewed online, with updated amendments indicated through underlined or strike-through text¹⁰.

Exmoor National Park Local Plan 2011-2031

- 5.18. The NPPF requires that Local Plans set out strategic priorities for the area and these should include strategic policies to deliver the homes and jobs needed; and to conserve and enhance the environment, including the landscape. The strategic priorities of the Local Plan include:
- ensuring sustainable development which enables communities and businesses to thrive, whilst conserving and enhancing the National Park's special qualities;
 - supporting and empowering communities to help meet identified local needs, prioritising the delivery of affordable housing, safeguarding community services and facilities, improving accessibility where possible, and responding to climate change;
 - enabling a diverse and resilient local economy through locally generated growth and sustainable development; and
 - encouraging understanding and enjoyment of the National Park through recreation and tourism development compatible with the quiet enjoyment of Exmoor's special qualities.
- 5.19. The Local Plan promotes sustainable development through making the best use of existing land and buildings; focusing new development in settlements; encouraging high quality design and sustainable construction; and protecting the open countryside.
- 5.20. There is emphasis on local needs affordable housing and support for the wider community through accessible housing, extended family housing, housing for rural workers and to assist succession farming and principal residence housing. Plan policies aim to encourage a balanced housing stock with a mix of sizes, types and tenure and

¹⁰ [Exmoor - Statement of Community Involvement \(exmoor-nationalpark.gov.uk\)](https://www.exmoor-nationalpark.gov.uk)

there is policy support for the retention of existing and provision of new local services/facilities.

- 5.21. The plan seeks to foster a diverse and resilient local economy through flexibility for business development, including home-based businesses, agricultural and forestry development, and providing for the roll-out of broadband and mobile phone infrastructure.
- 5.22. The understanding and enjoyment of the National Park is supported through policies that provide for a range of holiday accommodation, safeguarding the rights of way and access network, and ensuring that development related to outdoor recreation is compatible with the quiet enjoyment of Exmoor's special qualities.
- 5.23. The Exmoor National Park Local Plan was adopted by the Authority in July 2017.

Neighbourhood planning: The Lyn Plan 2013-2028

- 5.24. The Lyn Plan 2013-2028 was adopted in December 2013 (the first neighbourhood plan in a National Park following the introduction of neighbourhood planning by the Localism Act 2011). The Lyn Plan aims to promote sustainable development and growth to meet the needs of local people, businesses and visitors, and to underpin and add to the assets valued by the community.
- 5.25. The Lyn Plan forms part of the development plan for Lynton & Lynmouth parish, together with the Exmoor National Park Local Plan.
- 5.26. The Lyn Plan must be in general conformity with higher level plans and should have regard to the National Planning Policy Framework. The policies of the Lyn Plan are considered when determining planning proposals in Lynton and Lynmouth parish. The adoption of the Park-wide Exmoor National Park Local Plan in 2017 meant most policies in the Lyn Plan were superseded since, legally, the most recently adopted plan takes precedence. However, there are several policies which are additional to the Exmoor National Park Local Plan; the remainder are a material consideration in decision making.

6 DUTY TO COOPERATE

- 6.1. The Duty to Cooperate (DtC) was introduced by the Localism Act 2011. It requires a local planning authority to engage constructively, actively, and on an ongoing basis with relevant or prescribed bodies in order to maximise the effectiveness of development plan preparation and strategic matters. Section 11A of the 1949 National Parks and Access to the Countryside Act requires relevant authorities (including public bodies), in exercising or performing any of their functions within a National Park, to have regard to the National Park statutory purposes.
- 6.2. The Exmoor-wide DtC Protocol sets out how the prescribed bodies and other partner organisations will work together on strategic issues requiring co-operation. The Protocol forms the basis for discussing strategic priorities, evaluating options to address cross-boundary issues and agreeing outcomes wherever possible, but ultimately respects the individual identities and interests of its signatory organisations.
- 6.3. The sharing of experiences and discussion of common issues with other National Park Authorities through the National Parks Policy Officer Group (NPPOG) also provides an important source of information and experience in relation to addressing changes in the planning system and the potential implications for protected landscapes.
- 6.4. During the past two years, officers undertook the following DtC activities:

Table 6.1: Duty to Cooperate Activities

Devon and Cornwall Planning Officers Group & Somerset Strategic Planning Officers Group	Quarterly meetings in 2019, 2020, 2021
Duty to Cooperate Meetings	03/07/2019, 21/01/2020
Heart of the South West LEP	Provided input into Employment Land Study
Somerset West and Taunton	<p>Regular meetings with the Rural Housing Enabler to discuss affordable housing in Exmoor National Park (Somerset)</p> <p>Consultation response on the Somerset West and Taunton design guide in 2019-20</p> <p>Worked jointly to contribute and input into the Somerset West and Taunton and South Somerset Local Needs Housing Assessment with Local Needs Housing figure for the Somerset area of Exmoor National Park</p> <p>Response to the Somerset West and Taunton Local Plan issues & options consultation</p>

	Responded to Somerset West and Taunton request in relation to a motion to declare SWT a shale gas extraction free zone
Rural Affordable Housing Group	Liaison and co-operation on affordable housing matters and delivery
Shoreline Management Plan (SMP) Group Meetings	Various meetings across 2019-2021 to discuss the SMP action plan
Exmoor Panel	Meetings in 2019, 2020, 2021
Somerset County Council	Provided comments on the Somerset Growth Plan in 2019-20
Devon County Council	Responded to Devon Waste Plan 5-Year Review Joint work with Devon and other authorities to produce guidance on domestic solar PV

7 STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS (SHLAA)

- 7.1. The role of the Strategic Housing Land Availability Assessment (SHLAA) is to identify and assess land and buildings that might have the potential to deliver future housing development. The process seeks to ensure that future decisions relating to the provision of housing are based on sound evidence of deliverability. The Authority published its first SHLAA report in December 2014 following site assessments and review by an independent SHLAA Panel convened by the Authority. The SHLAA was first monitored in the 2014/15 AMR and continues to be monitored within subsequent AMRs to identify whether there is a need for a review or a 'call for sites'.
- 7.2. The original SHLAA findings are set out in Section 5 of the main SHLAA Report 2014. The Report indicated a supply of 45 deliverable sites with capacity for 249 dwellings across the National Park. This included 20 sites with planning permission (not yet completed) for 44 dwellings, and a further 25 promoted sites, which could yield 205 dwellings.
- 7.3. As the Local Plan approach to housing delivery in the National Park is focused on homes to meet local affordable housing need on a rural exception site basis without allocations, there is no five-year land supply requirement for the Authority to demonstrate.
- 7.4. In terms of assessment review of the SHLAA, planning practice guidance is focused on the five-year land supply to provide an indication of whether there are sufficient sites available to meet the housing requirement set out in adopted strategic policies. However, the circumstances for the National Park, as explained above, are to demonstrate a suitable supply of deliverable sites that will help to address an identified local housing need. The Local Plan sets out an indicative figure of affordable housing units needed in the National Park (2011-31) of 238 units.
- 7.5. The updates to the NPPF in July 2018 and again in February 2019 led to a change in the definition of deliverable sites, which has a bearing on how the SHLAA sites for the National Park are defined. The definition in the NPPF glossary states: Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular: a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

- 7.6. Previously, sites that were promoted by landowners and assessed as both suitable and available for housing development, were included in the ‘deliverable’ category. These sites are now defined as ‘developable’ and represent a longer-term supply of housing sites.
- 7.7. Within the National Park, the only sites that can be defined as ‘deliverable’, are those which have extant planning permission.
- 7.8. The sites that are included in the SHLAA are defined as follows:
- Deliverable – sites which have been granted planning permission and the permission has not expired.
 - Developable – sites which are considered suitable and have been formally promoted by landowners but are not available as they do not have extant planning permission.
 - Suitable but not available – sites which are considered suitable but have not been formally promoted by landowners, or previously had planning permission which has now expired.
- 7.9. Monitoring of the SHLAA has been undertaken to provide an update at the end of each financial year based on an analysis of planning permissions for dwellings and dwelling completion data. As of the end of March 2020, this has resulted in a supply of 38 deliverable sites (suitable and available) with capacity for 109 dwellings across the National Park, and at the end of March 2021, a supply of 40 deliverable sites with a capacity for 97 dwellings.
- 7.10. The Number of Deliverable, Developable and Suitable but not Available Sites and Dwellings for the Years 2019-20 and 2020-21 are summarised in Table 7.1.

Table 7.1 Summary of Deliverable, Developable and Suitable sites 2019-2021

	2019-20		2020-21	
	Sites	Dwellings	Sites	Dwellings
Deliverable (Suitable and available)	38	109	40	97
Developable	22	179	22	179
Suitable but not Available	56	242	58	244

- 7.11. Additionally, as of March 2020, there were 22 ‘developable sites’ with a yield of 179 dwellings, and a further 56 sites with a yield of 242 dwellings which are considered to be ‘suitable but not available’. These sites do not have extant planning permission for residential development but could come forward to meet local need affordable housing as and when these needs are identified. In March 2021 the supply was 22 developable sites with a yield of 179 dwellings, and 58 suitable but not available sites with a yield of 244 dwellings.
- 7.12. Deliverable sites are more likely to be completed within the first five years, with the remaining ones considered more likely to come forward in the longer term. The SHLAA will continue to be updated through the AMR.

8 MONITORING AND EFFECTIVENESS OF LOCAL PLAN POLICIES

GENERAL POLICIES

8.1. The Local Plan contains five General Policies that apply to all development proposals within Exmoor National Park. They are high-level policies that aim to achieve the vision, objectives and strategic policies of the Plan and should be read in conjunction with the other Plan policies. A range of monitoring indicators are relevant under the general plan policies which are set out below.

Major Developments

8.2. Major development is only permitted within the National Park in exceptional circumstances where it is in the public interest and is not detrimental to the National Park Purposes. Major development within the context of the National Park is defined as development which has the potential to have a significant adverse impact on the National Park and its special qualities due to its scale, character and nature. In 2019/20 no major development applications were approved in the National Park. In 2020/21, 1 major development application was approved in the National Park for two glamping and shepherd's huts and facilities in Selworthy.

New residential development statistics

8.3. The settlements on Exmoor have been categorised based on their range and type of facilities in the area they serve. Those that are defined as 'named settlements' are either Local Service Centres, Villages or Porlock Weir with the remaining areas of the National Park being defined as Open Countryside. The location of new residential development that has completed, is under construction, or is yet to commence, is summarised in the tables below. The majority of development over the two monitoring years has taken place within named settlements, including a development of 18 affordable homes at (Barnes Close Mead) in Dulverton.

Table 8.1 Residential development on Exmoor 2019-20

2019-20	Completed	Under Construction	Not Started
Local Service Centre	3	27	38
Villages & Porlock Weir	6	22	13
Open Countryside	0	0	1
Total	9	49	52

Table 8.2 Residential development on Exmoor 2020-21

2020-21	Completed	Under Construction	Not Started
Local Service Centre	18	44	7
Villages & Porlock Weir	9	25	14
Open Countryside	3	2	3
Total	30	71	24

Proportion of employment completed at: Local Service Centres, Villages and Porlock Weir and Open Countryside

8.4. It is not possible to comprehensively monitor this indicator at present.

Efficient use of land and buildings

Development on brownfield sites

8.5. Development on Exmoor that redevelops brownfield land through the appropriate reuse or redevelopment of buildings is encouraged. In 2019-20, 76% of completed dwellings were located on previously developed land, and in 2020-21 this figure was 21%. All of these dwellings were located within named settlements.

Dwelling density of completed sites

8.6. It is not possible to comprehensively monitor this indicator at present.

Conversions

8.7. The key principles for the conversion of traditional and non-traditional buildings on Exmoor are set out in the Local Plan. Existing buildings on Exmoor are an important resource and where they may no longer be required for their intended use, they may be suitable for conversion. Additionally, policies provide flexibility for the subdivision of existing dwellings to address housing needs by providing smaller and, potentially, lower priced homes on Exmoor. The number of dwellings that have been delivered through conversion, change of use or subdivision are set out in the table below.

Table 8.3: Dwellings delivered through conversion, change of use and subdivision 2019-2021

		Dwellings	
		2019-20	2020-21
Settlements	Conversion/change of use	4	3
	Subdivision	6	2
Open Countryside	Conversion/ change of use	0	0
	Subdivision	0	1

Securing planning benefits

Number of S106s signed during monitoring years and contributions due from them

- 8.8. Planning benefits, also known as planning contributions or agreements are published once a year in an Infrastructure Funding Statement (IFS). The IFS 2019-20 reports on section 106 (s106) agreements which were signed during the period of 1st April 2019-31st March 2020. During this year, no s106s were signed from which contributions are due. One s106 was signed during the monitoring year that related to occupancy restrictions on an extended family dwelling.

CONSERVING AND ENHANCING EXMOOR

8.9. The conserving and enhancing section of the Local Plan ensures development conserves and enhances the natural beauty, wildlife and cultural heritage of the National Park and includes policies on landscape, dark skies, biodiversity and green infrastructure.

Landscape & seascape character and protecting Exmoor's landscape and seascapes

Table 8.4: Landscape & Seascape Character and Hedgerow Removal Applications

Local Plan Indicator	2019-20	2020-21
Number of applications refused on seascape/landscape grounds in each year	9	9
Length of traditional hedgerows lost (approved via Hedgerow Removal Notices)	15m	4m

Number of tree preservation orders made following Section 211 Notices within conservation areas in the National Park

8.10. No tree preservation orders were made following Section 211 Notices within conservation areas during both 2019-20 and 2020-21.

Area of orchards lost

8.11. It is not possible to comprehensively monitor this indicator at present.

Area of orchards created

8.12. It is not possible to comprehensively monitor this indicator at present.

Change in area of Section 3 moor and heath as a result of development

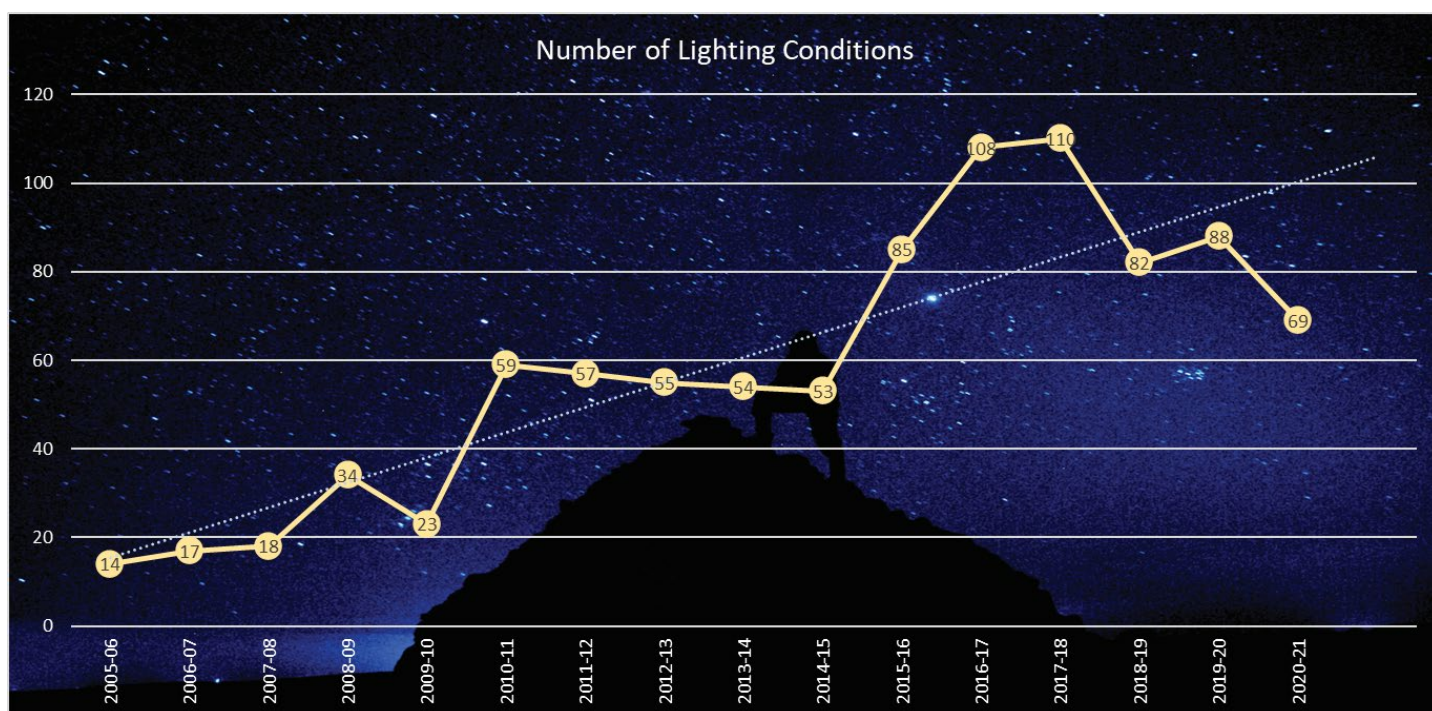
8.13. It is not possible to comprehensively monitor this indicator at present.

Protecting Exmoor's Dark Night Sky

Planning permissions with lighting conditions attached

8.14. In 2011 Exmoor was designated as the first International Dark Sky Reserve in Europe. The Local Plan aims to protect the Dark Sky Reserve status through minimising light pollution and ensuring that development proposals include good lighting management and design. Figure 8.2 shows the number of occasions since 2006 where lighting conditions were attached to planning permissions. Since the adoption of the Local Plan in 2017, 349 lighting conditions have been attached to planning permissions.

Figure 8.1: Lighting Conditions attached to Planning Permissions 2005-2021



Biodiversity & Green Infrastructure and Green Infrastructure Provision

Table 8.5: Applications Relating to the Protection and Provision of Protected/Important Species

Local Plan Indicator	2019-20	2020-21
Number and proportion of applications refused for wildlife harm to protected/important species	3	1
Number of developments with provision for protected/important species	54	47

8.15. It is important that Exmoor’s designated wildlife sites, species, habitats and geologically important sites are protected from harmful development and overall habitat and species loss. As well as protecting against harmful development, it is important to encourage development that provides provisions for protected and important species. Such provisions include bat mitigation and compensation strategies, exploratory inspections for reptiles and amphibians, works outside of nesting seasons and ecologist inspections prior to works commencing.

Number of applications for a DEFRA licence

8.16. In 2019-20, 13 DEFRA licences were applied for associated with development approved in the National Park.

8.17. In 2020-21, 17 DEFRA licences were applied for associated with development approved in the National Park.

Condition of SSSIs

Table 8.6: % of broad habitats in SSSIs in favourable, unfavourable recovering or unfavourable declining condition

	Favourable	Unfavourable recovering	Unfavourable declining
2019-20	15.32%	80.88%	0.56%
2020-21	15.45%	80.70%	0.58%

8.18. No SSSIs were re-assessed during the monitoring year, but a new SSSI was designated at Pinkworthy and Driver Farm, so the figures have been adjusted to include this new designation.

% of Local Wildlife Sites in good condition

8.19. It is not possible to comprehensively monitor this indicator at present.

Change in area of priority habitats as a result of development

8.20. It is not possible to comprehensively monitor this indicator at present.

Number of developments incorporating green infrastructure provisions

8.21. The provision of green infrastructure within development proposals allows for wildlife provision to be integrated into the development. In 2019-20, 58 approved developments incorporated green infrastructure provisions, whilst a further 57 approved development incorporated provisions in 2020-21.

8.22. The total number of green infrastructure provisions to be provided under proposals approved from 2019-2021 are detailed in Table 8.7 below.

Table 8.7 Green Infrastructure from 2019-2021

Type of provision	2019-20	2020-21
Bird boxes, cups, terraces or bricks	65	94
Bat boxes	27	51
Owl Boxes	1	3
Owl Roosting Space	0	1
New hedgerow/bank	2	4
Bat access cavity, tiles or lofts	12	8
Trees	4	0

Log pile	3	3
Wildflower planting	1	1
Bee brick	4	6
Hedgehog house	1	0
Restored grassland area	0	1
Bee or insect hotel	0	1

Cultural Heritage and Historic Environment & Conserving Heritage Assets

- 8.23. New development that affects Exmoor’s heritage assets and their settings is considered in a way that is appropriate to their significance, and development that takes opportunities to conserve them and positively contribute to Exmoor’s historic environment is encouraged.
- 8.24. Table 8.8 shows a variety of indicators that monitor the impact of development on the historic environment, including where development may be refused in order to protect and conserve heritage assets and their settings.

Table 8.8 Historic Environment Monitoring

Local Plan Indicator	2019-20	2020-21
Number of applications refused for harm to setting or significance of a scheduled monument	0	0
Number of applications refused due to adverse impacts on heritage assets and/or their settings	2	4
Number of applications refused due to adverse impact on historic parks or gardens	0	1
Number of applications refused due to adverse impact on listed buildings	2	5
Number and % of listed buildings on the ‘at risk’ register	47 (6.3%)	N/A
Number of heritage assets removed from ‘at risk’ registers as a result of development	0	0
Number of conservation area enhancement schemes undertaken	0	0

Number of scheduled monuments affected by development

8.25. During 2019-21, 1 scheduled monument was affected by development. Dunster Castle was subject to the following:

- Proposed Change of Use to provide a café to include the siting of a Portakabin for use as cooking and preparation space to serve a proposed indoor seating and serving area within part of the stable building, for a temporary 12-month period.
- Listed building consent for the re-setting of steps and installation of handrail to steps on South Terrace together with the installation of handrail to external door of crypt.
- Proposed conversion of existing underground store to form new toilet.
- Listed Building Consent for proposed repairs of walls and windows (Retrospective)
- Proposed retention of Portakabin approved under planning permission ref. 6/10/19/111, which is otherwise required to be removed by 1st November 2020, to extend the period for the siting and use of the Portakabin until 30 September 2021. (An extension to the consent for change of use of the Stable Block for indoor seating is not required).

Number of historic sites on the Historic Environment Record affected by development

8.26. It is not possible to comprehensively monitor this indicator at present.

Conversion or Structural Alteration of Existing Buildings

Table 8.9 Conversions of existing buildings

Local Plan Indicator	2019-20	2020-21
Applications permitted for conversions of traditional buildings to different use classes	4	2
Applications refused for conversions of traditional buildings to different use classes	0	3
Applications permitted for conversions of non-traditional buildings to different use classes	0	0
Applications refused for conversions of non-	0	0

traditional buildings to different use classes		
--	--	--

8.27. Of the four applications that were permitted in 2019-20 for conversions of traditional buildings, two were in Local Service Centres and 2 were in the open countryside. Both applications that were permitted in 2020-21 were in the open countryside. Three applications for conversions of traditional buildings were refused in 2020-21, with one of these being in Villages/Porlock Weir and two in the open countryside.

Design and Sustainable Construction Principles

Applications refused on design grounds

8.28. Design and sustainable construction principles ensure that development proposals achieve high quality sustainable design that reflects and compliments Exmoor’s landscape character and historic environment. In 2019-20, 4 applications were refused on design grounds and 8 applications were refused in 2020-21.

% of new buildings roofed in traditional materials

8.29. Materials play an important role in the overall success of design and are key in ensuring that development conserves and enhances the National Park. Policy requires that traditional and natural sustainable materials be used and are sourced locally wherever possible. In 2019-20, 83% of new residential buildings were roofed in traditional materials. An exception is one building that was built with a green roof, incorporating native species. Although beneficial for biodiversity, green roofs are not considered ‘traditional’ across Exmoor. In 2020-21, 100% of new residential buildings were roofed in traditional materials.

Number of developments incorporating Sustainable Drainage Measures

8.30. In 2019-20, 2 developments were approved that incorporated Sustainable Drainage Measures. These developments included a new driveway area using a sustainable urban drainage system and a livestock building using rainwater re-harvesting. In 2020-21 no developments were approved that incorporated Sustainable Drainage Measures.

Advertisements and Road Signs

Applications refused for changes/additions to adverts and road signs

8.31. Adverts and road signs are to be appropriately designed to ensure they do not have adverse landscape impacts, and are to be provided jointly with other businesses, collectively for the community, or provided on a business building or well-related to it. No applications were refused for changes/additions to adverts and road signs in 2019-20 or 2020-21.

Shopfronts

Applications refused for changes to shopfronts

- 8.32. Traditional shopfronts are important features within the built heritage of Exmoor's settlements and new or replacement shopfronts should be of a high standard to ensure the character and appearance of the building and street is conserved. No application for changes to shopfronts were refused in 2019-20 but 1 application was refused in 2020-21 as it was viewed that the materials and appearance was incongruous with the character and appearance of the traditional building and that of the historic village appearance.

Minerals Policies

- 8.33. Exmoor National Park Authority is the minerals planning authority for the National Park and is responsible for any mineral and associated development. Policy provides for small-scale extraction of stone for building or roofing through the re-working of former quarries or new small-scale quarries, to ensure opportunities are available for local building stone to repair traditional buildings, or for new development.
- 8.34. Other types of mineral extraction such as exploration, extraction and processing are not permitted unless in exceptional circumstances. Interim Development Orders were granted between 1943-1948 for the extraction of minerals prior to full planning controls being introduced in 1948. The registration of such granted quarries was required by 24 March 1992 and only one site, Barlynch, was registered. Policy criteria states that the quarry cannot recommence working without approval of a scheme of operating and restoration conditions.

Number of quarries for local building materials permitted

- 8.35. No quarries for local building materials were permitted in 2019-20 or 2020-21.

Number of other mineral applications permitted

- 8.36. No other mineral applications were permitted in 2019-20 or 2020-21.

RESPONDING TO CLIMATE CHANGE AND MANAGING RESOURCES

Climate Change, Flood Risk and Coastal Development

Applications refused on flood risk grounds or coastal change

- 8.37. In 2019-20 1 application was refused on the grounds of flood risk or coastal change. The application, which was to allow year-round occupation of holiday accommodation caravans, was deemed to increase the risk to life as a vulnerable proposed use on a functional flood plain, particularly as the proposed extension fell over winter months.
- 8.38. In 2020-21 no applications were refused on the grounds of flood risk or coastal change.

Number of buildings lost and/or replaced due to coastal change

- 8.39. No buildings were lost and/or replaced due to coastal change in either 2019-20 or 2020-21.

Number of developments granted in Flood Risk Zones 2 + 3

- 8.40. The management of flood risk is approached through a sequential risk-based approach to avoid and wherever possible reduce the risk of flooding, accounting for the location of the development and the impacts of climate change. In 2019-20, 28 developments were granted permission in Flood Risk Zones 2 and 3, and 16 developments were granted permission in 2020-21.
- 8.41. The developments permitted were minor in nature and largely involved land or buildings that were already in use. Each development considered the risk of flooding, with the reasons for approval including:
- Environment Agency do not object to the development
 - Development does not increase flood risk
 - Development has suitable mitigation measures to safeguard against flooding over its lifetime
 - Development does not affect the use of the building or its footprint
 - Development does not lead to a more vulnerable building use

Porlock Weir CCMA & Replacement Development from CCMA

Applications received for replacement buildings within the CCMA

- 8.42. No applications were received for replacement buildings within the Porlock Weir CCMA in either 2019-20 or 2020-21.

Water Conservation and Renewable Energy

% of rivers with good/high ecological status

8.43. As of 2019, 51.4% of monitored watercourses have a high or good ecological status. Surveys are conducted on a 3-year basis so the next results on monitored watercourses on Exmoor are expected in the next AMR.

Applications approved for new water storage facilities

8.44. There are enabling opportunities for water storage on farms and criteria for development proposals to conserve water resources through incorporating water conservation measures. In 2019-20 no water storage facilities were approved, but 2 were approved in 2020-21.

Low Carbon and Renewable Energy, Small-Scale Wind and Solar

8.45. Small-scale renewable technologies that meet domestic, community or business energy needs are supported. Small-scale renewable energy such as solar roof panels are often permitted development so are not included in the below figures.

Table 8.10 Number of renewable energy/energy projects permitted by type, size and location 2019-20

2019-20 Location	Energy Type			
	Wind	Solar	Hydro	Biomass
Named Settlement		2		
Open Countryside				1

Table 8.11 Number of renewable energy/energy projects permitted by type, size and location 2020-21

2020-21 Location	Energy Type			
	Wind	Solar	Hydro	Biomass
Named Settlement				
Open Countryside		1		2

Waste, Resource Management and Pollution

Number of recycling facilities

8.46. There is 1 recycling facility within the National Park. No further recycling facilities have been developed during the monitoring period.

Number of recorded water pollution events

8.47. The Local Plan seeks to ensure that development proposals do not contribute to pollution through air, soil, water, light and noise. Pollution incidents are monitored by the Environment Agency and are categorised from 1-4 with category 1 being the most serious. All pollution incidents within Exmoor were categorised as either 3 (minor

environmental impact) or 4 (minimal environmental impact). In 2019-20 there were 15 pollution incidents, 7 of category 3 and 8 of category 4. In 2020-21 there were 13 pollution incidents, 7 of category 3 and 6 of category 4. This represents a decrease from 2018-19 where 37 incidents were recorded.

ACHIEVING A THRIVING COMMUNITY

Housing

- 8.48. The Local Plan includes a range of policies that aim to address the housing needs of local communities, with a focus on local affordable homes. The principal housing need on Exmoor is for affordable homes for local people who live and work in the area. There is no provision for open market housing on Exmoor. The only exception to this is where market housing has a principal residence condition to help deliver local affordable homes. A principal residence condition ensures any market dwelling is a person's sole or principal residence and is not occupied as a second home or holiday home.
- 8.49. The net number of dwellings completed in the National Park across the 2019-2021 monitoring period is summarised in the below tables. The category shown as 'other' housing includes rural worker dwellings, extended family dwellings, succession farm dwellings, open market, principal residence, staff accommodation and holiday lets.

Table 8.12 Net Housing Figures for 2019-20

2019-20 Net Housing Figures

	Affordable Housing completed	Other housing completed	Affordable Housing under construction	Other housing under construction	Affordable Housing not commenced	Other housing not commenced
No.	1	8	27	22	0	52
Total	9		49		52	

Table 8.13: Net Housing Figures for 2020-21

2020-21 Net Housing Figures

	Affordable Housing completed	Other housing completed	Affordable Housing under construction	Other housing under construction	Affordable Housing not commenced	Other housing not commenced
No.	20	10	9	62	0	24
Total	30		71		24	

Table 8.14 Housing Completions 2019-21

Local Plan Indicator	2019-20	2020-21
Number of principal residence dwellings completed	0	0
Number of extended family dwellings completed	0	0
Number of custom/self-build dwellings completed in rural communities	1	1

Number of rural land-based worker dwellings completed	0	0
Number of succession farm dwellings completed	0	0

8.50. The provision of housing on Exmoor aims to meet the needs of all sections of the local community through housing that is of an appropriate size, type and tenure. All affordable housing granted permission in the National Park is subject to an occupancy tie through a legal agreement to ensure the occupants have a local connection and are in housing need. The tables below summarise the size, type and tenure of affordable housing completed on Exmoor from 2019-2021.

Table 8.15 New Affordable Housing by Location and Tenure 2019-2021

		2019-20	2020-21
Local Service Centres	Social rent		6
	Affordable rent		6
	Intermediate owned		6
Villages & Porlock Weir	Social rent		
	Affordable rent		
	Intermediate owned	1	2
Open Countryside	Social rent		
	Affordable rent		
	Intermediate owned		
Total Completions		1	20

Table 8.16 Size of New Affordable Housing in 2019-20

2019/20	1-Bed	2-Bed	3-Bed
Flat			
Terraced			
Semi-detached			
Detached			1
Total	0	0	1

Table 8.17: Size of New Affordable Housing in 2020-21

2020/21	1-Bed	2-Bed	3-Bed
Flat			
Terraced	9	4	4
Semi-detached			2
Detached		1	
Total	9	5	6

Average private rent levels

8.51. The most recent available data on average private rent levels is as of 2018-19 at £647 per month.

House prices and household income

8.52. Since 2017, house prices have fluctuated in varying degrees across Exmoor, West Somerset, North Devon and the South-west of England. Exmoor has seen the sharpest rise in the last monitoring year of 2020-21 with an increase in 26.57%, although this followed a decrease in the preceding year of 11.76%. The median price paid for Exmoor is now at £327,500 which is above the average median for South-west England of £245,000.

8.53. The house price data for 2017-2021 has been extracted from the Land Registry House Price Paid data, which includes information on all property sales that are lodged with the HM Land Registry. In previous AMR's house price data was sourced from the ONS which uses a variety of data sets and estimates, including the price paid data. By analysing only the price paid data, it is possible to see a median value of house prices across Exmoor year on year. As such, all house price values since 2017-18 have now been calculated using the price paid data.

8.54. The ratio of average house prices to average household income has also fluctuated in recent years, as outlined in the table below¹¹. This ratio is based upon an average household income of £28,000¹², and then compared to the average house price on Exmoor in each year.

Table 8.18 House Prices 2017-2021

	2017-18	2018-19	2019-20	2020-21
Exmoor	£270,000	£293,250	£258,750	£327,500
SW England	£240,000	£230,000	£230,000	£245,000
West Somerset	£230,000	£238,250	£230,000	£234,995
North Devon	£230,000	£232,000	£247,500	£249,975
Exmoor: income to house price ratio	-	10:1	9:1	12:1

¹¹ Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

¹² [Housing Topic Paper \(exmoor-nationalpark.gov.uk\)](https://www.exmoor-nationalpark.gov.uk/housing-topic-paper)

Number of households on District Councils' housing registers

8.55. The number of households on North Devon Council's and Somerset West and Taunton Council's housing registers are detailed below.

Table 8.19 Housing Registers in Somerset West and Taunton and North Devon

	2019-20	2020-21
Somerset West and Taunton	170	124
North Devon	96	115

Number of up-to-date parish housing need surveys

8.56. In 2019-20 there were 8 parish housing need survey reports and in 2020-21, there were 7 parish housing need survey reports that were up to 5 years old.¹³ Since 2016, 6 parish housing need survey reports have been prepared covering a total of 24 parishes in or partly in the National Park. The housing need surveys indicate 53 households are in affordable housing need on Exmoor.

Housing Need Circumstances

8.57. In both 2019-20 and 2020-21, 100% of those in housing need were in need due to unsuitable accommodation.

Accessible and Adaptable Housing for Exmoor's Communities

8.58. The Local Plan sets criteria for accessible and adaptable housing to meet the needs of households over their lifetime and responds to needs for such housing for older and more vulnerable people. The number of dwellings approved with these features are not monitored by the Authority, however building control at both North Devon and Somerset West and Taunton Councils have not recorded any such dwellings being completed from 2019-2021.

Temporary Caravans

8.59. Residential and other temporary dwellings are permitted on Exmoor only where they relate to new rural land-based businesses, for a temporary period of time to enable the establishment of a viable business. No temporary residential caravans were approved or refused during 2019-20 or 2020-21.

Replacement of Rural Workers Occupancy Conditions

8.60. The Local Plan enables the replacement of an occupancy tie for a rural worker with a legal agreement limiting the occupancy to a local person in affordable housing need, if there is no long-term need for a rural worker dwelling in the locality. No such agreements were used during 2019-20 or 2020-21.

¹³ This includes a survey report for the 'Rural Alliance' group of parishes which, other than Challacombe and Brayford (parish is partly in the National Park), are outside Exmoor National Park

Replacement of Holiday Occupancy Conditions and Extended Family Occupancy Ties

8.61. The Local Plan provides the flexibility to change the occupancy of some types of holiday lets and extended family dwellings. No such agreements were used during 2019-20 or 2020-21.

Residential Extensions and Outbuildings

8.62. Residential extensions on Exmoor should be of a proportionate size to the dwelling they are associated with, be well sited and designed and should not reduce the level of amenity space around the dwelling to an unacceptable level. The majority of applications for residential extensions from 2019-2021 were approved, with only minor numbers in each year being refused. In 2019-20, 46 residential extensions were approved and 3 were refused and in 2020-21, 36 residential extensions were approved and 4 were refused.

Replacement Dwellings

8.63. Replacement dwellings may be permitted in circumstances where the existing building adversely affects the landscape or built character of the area. No replacement dwelling applications were refused in 2019-20. One replacement dwelling application was refused for reasons of design in 2020-21, representing 20% of all replacement dwelling applications decided during that year.

COMMUNITY SERVICES AND FACILITIES

8.64. The Local Plan provides a bespoke approach to planning for community services and facilities on Exmoor. Despite the size of its rural communities, Exmoor retains a relatively wide range of services. Community facilities and services are important in helping to meet the daily needs of local communities, as well as benefitting visitors to the National Park. Named settlements provide opportunities for development to be closer to services and jobs, whilst maintaining a range of local services and facilities. Local Plan community policies seek to ensure that existing services and facilities are safeguarded and can be improved as needed. New provision through reusing existing buildings is encouraged, the overarching aim is to ensure that communities are sustained over the longer term.

Local Commercial Services and Community Facilities

8.65. The Local Plan enables the provision of local commercial services in named settlements through the conversion of existing buildings, extending existing premises and permitting new development. The most recent information on the distance of communities from key services was published in 2019 by the Ministry of Housing, Communities & Local Government. The indices measure relative levels of deprivation in 32,844 small areas of neighbourhoods in England, known as lower-layer super output areas (LSOAs). Each area is ranked with '1' being the most deprived and '32,844' being the least deprived.

Table 8.20 Distance of Communities from Key Local Services

Lower Super Output Area (LSOA)	Post Office	Food Shop	GP Surgery	Primary School	IMD Ranking 2019¹⁴	IMD Ranking 2015¹⁵
Dulverton and District E01029328	1.485	1.468	1.974	1.995	9685	10,284
Old Cleeve E01029335	2.532	2.589	6.362	4.708	10163	11,850
Exmoor & Quarme E01029338	1.624	4.699	10.895	5.270	9267	11,162
Porlock & District E01029336	1.088	1.502	1.667	1.836	13027	13,594
Parracombe/Trentishoe/Martinhoe pt. Combe Martin E01020100	3.450	0.919	3.233	2.249	10462	11,603
Dunster & Timberscombe E01029325	1.042	3.306	4.068	0.769	9081	13,796
Lynnton and Lynmouth E01020126	1.762	1.006	1.742	1.495	10194	12,584
Notes	Population weighted average road distance to a specific service					
	2019 IMD Ranking: 1 – most deprived 32,844 – least deprived					

¹⁴ Department for Communities and Local Government, Indices of Deprivation 2019 [English indices of deprivation 2019 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/414123/english_indices_of_deprivation_2019_-_gov.uk.pdf)

¹⁵ Department for Communities and Local Government, Indices of Deprivation 2015

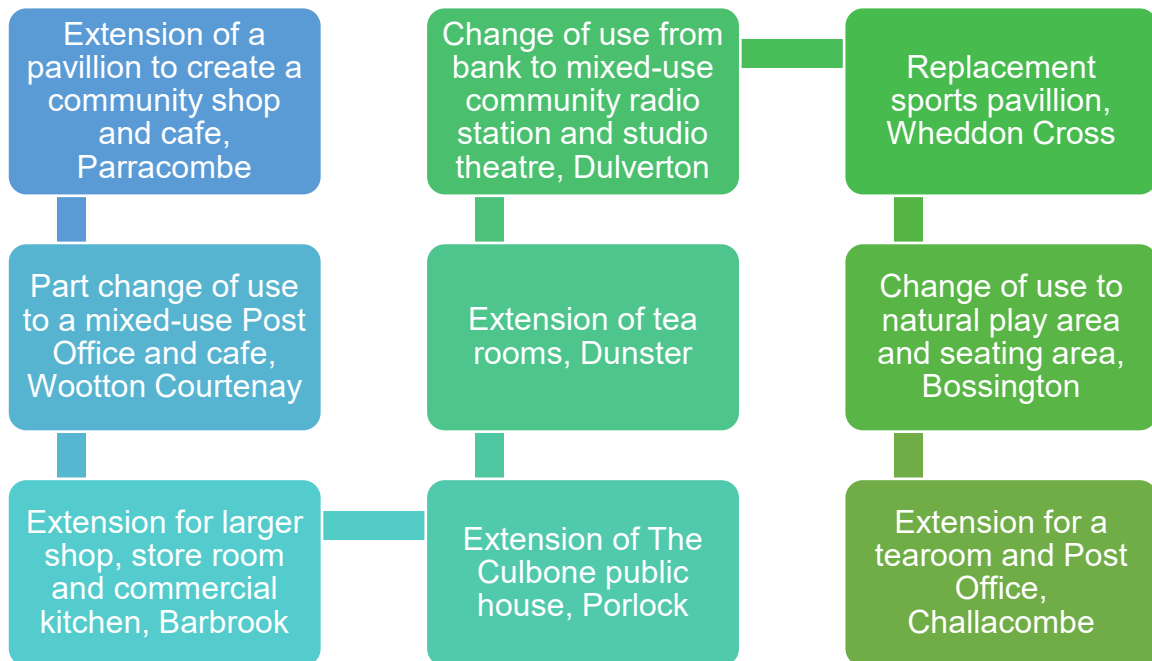
Safeguarding Local Services and Community Facilities

- 8.66. It is important that the existing local services and facilities within the rural settlements on Exmoor are retained for those that live and work in or visit the National Park.
- 8.67. The Town and County Planning (Use Classes) Order categorises land and buildings by different uses. A change of use occurs when land or buildings change to a different use, which can occur within the same use classes or from one use class to another. The categories of use classes have been significantly altered under planning changes made since the start of this monitoring period, so monitoring from 2020-21 onwards is inclusive of this. A change of use of a community service or facility will not be permitted in the National Park unless it can be shown that certain tests are met including the service or facility is no longer needed, or a replacement service has been provided.
- 8.68. Applications involving community services or facilities that have been approved throughout the monitoring period are outlined in the table below, with descriptive examples of these summarised in the boxes thereafter. Some changes of use are permitted through General Permitted Development Order and instances of these are excluded from the below figures.

Table 8.21 Community Services and Facilities Gained and Lost 2019-2021

	2019-20		2020-21	
	Gain	Loss	Gain	Loss
Shops	2			
Financial and Professional Services	1			1
Restaurants and Cafes	1		1	
Drinking Establishments	1			
Hot Food Takeaways				
Non-Residential Institutions			1	1
Assembly and Leisure				
Other/Sui Generis	1		2	
Total	6	0	4	2

Figure 8.2: A selection of community services and facilities permitted from 2019-21



Important Visual Amenity Space

8.69. Land which has visual amenity value within or adjoining settlements is protected, as it is recognised that these areas hold significance as green spaces and also to the setting of buildings and character of the settlement. The total area of important local space is 45.16 ha.

Residential Institutions

8.70. The conversion and change of use of existing buildings on Exmoor to residential institutions is supported, including to residential care and nursing homes. No new residential institutions were permitted in either the 2019-20 or 2020-21 monitoring periods.

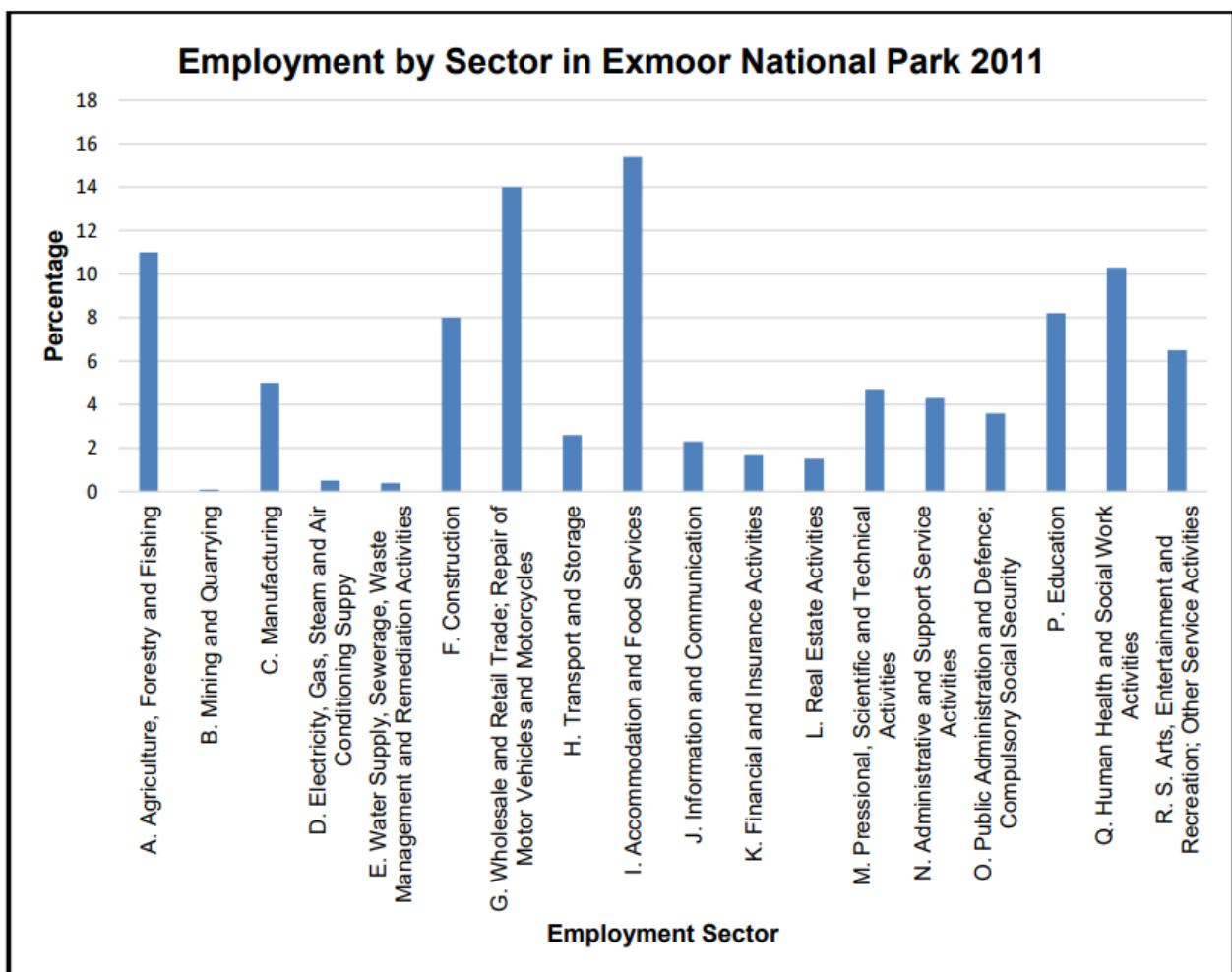
ACHIEVING A SUSTAINABLE ECONOMY

8.71. The Local Plan policies ensure new business are able to develop in sustainable locations and existing businesses are enabled to grow. The policies include a focus on home-based businesses and entrepreneurship as well as new agricultural and forestry development.

Sustainable Exmoor Economy

8.72. Appropriate new business and employment development is encouraged in the National Park where it addresses the needs of the local communities and aids in strengthening and diversifying the economy. The main employment types by sector are summarised in the below figure. This information is based on the 2011 Census. The 2021 Census was held at the end of the 2020-21 monitoring period, with the first results anticipated to be published in the 2022-23 monitoring period. Where Census information is updated, it will be reported in the next AMR.

Figure 8.3 Employment by Sector in Exmoor National Park



Business Development in Settlements and Open Countryside

8.73. The Local Plan states that business development should be located within or adjoining named settlements and consideration should first be given to reusing existing

traditional or non-traditional buildings or previously developed sites. Opportunities can be provided for business development in the open countryside through the extension of existing sites and buildings, or through reusing existing traditional buildings in hamlets and farmsteads where there is an existing dwelling.

8.74. The creation and loss of employment premises is summarised in the table below.

Table 8.22 Employment Gains and Losses from 2019-2021

		2019-20	2020-21
New employment premises created (sqm)	Named settlements	0	1 (88sqm)
	Open countryside	1 (55sqm)	2 (1532sqm)
Employment premises lost (sqm)	Named settlements	0	0
	Open countryside	0	0

8.75. Employment premises include the uses of office, research & development, light industry, general industry, storage & distribution, sui generis. The below uses indicate which new employment premises were created during the monitoring period:

2019/20

- A B1a office use of conversion to new meeting room, commercial lettable space and public toilets near Countisbury (55sqm)

2020-21

- A change of use to a B1a rural enterprise centre with work hub and hot desk facilities in Lynton (88sqm)
- A B1a office use of new office and welfare building near Treborough Common (99sqm)
- A sui generis change of use to land and building for a commercial livery yard near Simonsbath (1433sqm)

Home Based Businesses

8.76. Entrepreneurship is encouraged on Exmoor through a flexible approach to home-based business spaces, which can be provided for in an existing area of the home, a small extension or within the curtilage of the home through existing buildings or new small-scale outbuildings. Planning permission is not always required for home-working, such as where this is ancillary to the residential use. As planning permission is not required, such home working will not be reflected in the monitoring figures in the AMR.

8.77. During the monitoring period of 2019-21 for live-work/home-working proposals that required planning permission a total of six live-work/homeworking spaces were permitted, totalling 154.8sqm. Since the adoption of the Local Plan a total of ten live-work/homeworking spaces have been permitted. The monitoring indicator applies to

both live-work/homeworking spaces and therefore it can include live-work units and / or home-based business planning permissions.

Agricultural and Forestry Development

8.78. Planning permission is not required when using land and existing buildings for agricultural or forestry purposes, however for certain buildings or structures it may be necessary to obtain prior approval from the Authority in relation to siting, design and external appearance, prior to carrying out the development. Agricultural and forestry development and associated activities should avoid adverse landscape, wildlife, cultural heritage and environmental impacts and consider the amenity of neighbouring properties and occupiers.

Table 8.23: Agricultural and Forestry Development 2019-21

Local Plan Indicator	2019-20	2020-21
Number and area (sqm) of agricultural and forestry buildings permitted	19 (5943.2sqm)	15 (3803.77sqm)
Number/% of applications for agricultural buildings refused	1 (5%)	5 (25%)
Length of agricultural and forestry tracks permitted	0m	295.2m

8.79. The buildings approved during 2019-21 ranged from a 26sqm field shelter near Countisbury to a 673sqm machinery storage building near Roadwater. In addition, a further 8 planning permissions in 2019-20 and a further 4 in 2020-21 were recorded under General Development Orders (GDOs) where prior approval was approved or not required. Since the adoption of the Local Plan a total of 75 agricultural and forestry buildings have been permitted.

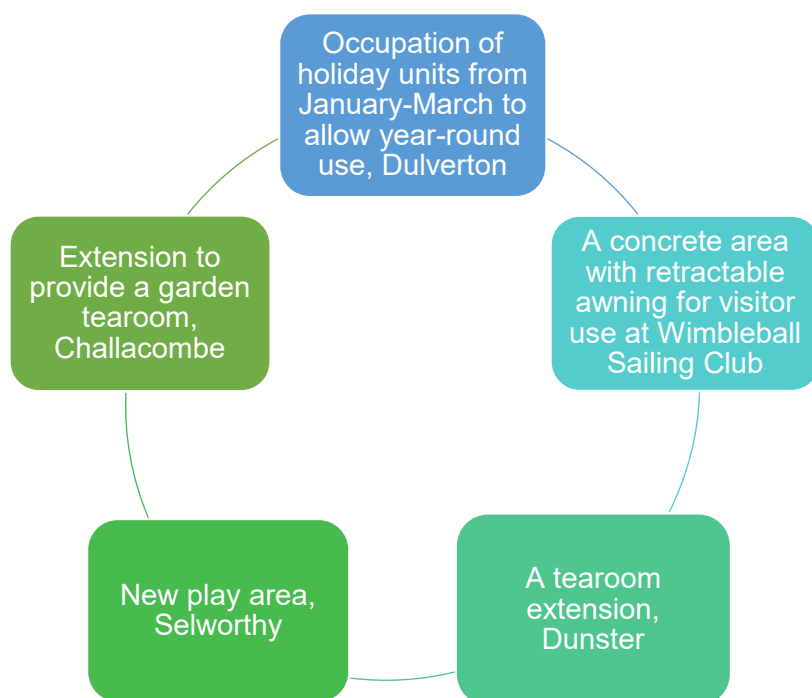
8.80. A total of 295.2m of agricultural and forestry tracks were approved during 2020-21 through 2 applications. In addition, 3 applications in 2019-20 were recorded as GDOs, totalling over 1,144m.

ACHIEVING ENJOYMENT FOR ALL

Recreation and Tourism

8.81. Recreation and tourism development on Exmoor provides opportunities to enhance the understanding and enjoyment of the National Park for those living and working in or visiting Exmoor. The Local Plan enables appropriate developments that contribute to the local economy and support health and wellbeing. A total of seven applications were approved for tourism related development across 2019-21. No developments related to tourism were refused during either monitoring year.

Figure 8.4: A selection of tourism related developments approved from 2019-21



Visitor Accommodation

8.82. Serviced accommodation includes hotels and guesthouses whereas non-serviced accommodation relates to self-catering holiday lets. Serviced accommodation can be provided on Exmoor through converting or changing the use of existing buildings, provided the traditional character of the building is conserved and enhanced and significant alterations or extensions are not required. The trend towards the provision of non-serviced accommodation rather than serviced accommodation continues to be seen over this monitoring period.

8.83. Hotels and guesthouses across Exmoor are an important resource and the Local Plan recognises that it may be appropriate to enable existing hotels to change to another employment use such as residential institutions. In all other circumstances, unless criteria including that it was originally a single dwelling can be met, proposals need to demonstrate the business is not viable in the long term. Across both monitoring periods, 3 units of serviced accommodation were lost, all of which were the change of use of a hotel or guesthotel to a residential dwelling.

8.84. The table below summarises serviced and non-serviced accommodation that has been permitted or lost over the monitoring period.

Table 8.24 Serviced and Non-Serviced Accommodation Gained or Lost 2019-21

	2019-20	2020-21
Number and floor area (sqm) of serviced accommodation units permitted	0	1 (238sqm)
Number and floor area (sqm) of serviced accommodation units lost	2 (608.4sqm)	1 (80sqm)
Number and floor area (sqm) of non-serviced accommodation permitted	2 (216sqm)	6 (1351.3sqm)
Number and floor area (sqm) of non-serviced accommodation lost	4 (546.3sqm)	0

Staff Accommodation

8.85. Staff accommodation may be permitted through the conversion of a building within the existing premises curtilage, or through a small-scale extension. No staff accommodation was approved or refused in either 2019-20 or 2020-21.

Camping and Glamping accommodation

8.86. A range of policies in the Local Plan are directed towards campsites, caravans and other alternative camping accommodation. These policies seek to consider sensitively sited development that does not adversely affect the landscape, wildlife or amenity. Certain types of development are required to be located close to public rights of way or to existing hamlets, farmsteads or settlements. The below figures show that policies have enabled a relatively low number of camping accommodation, although they do not include 'pop up' campsites that are permitted to operate for a limited number of days per year.

Table 8.25 Camping Development Gained or Lost 2019-2021

Indicator	2019-20	2020-21
Number of tented campsites proposals approved	0	0
Number of tented campsites proposals refused	0	0
Number of camping barn proposals permitted	0	0
Number of camping barn proposals refused	1	0
Number of applications for conversion of static	0	0

caravan sites to chalet developments or alternative camping sites permitted		
Number of alternative camping accommodation proposals permitted	0	1
Number of alternative camping accommodation proposals refused	0	0

RECREATION

Recreational Development

8.87. Recreational development is enabled in the National Park where it supports a sustainable local economy. The reuse of existing building is encouraged, along with developments being sited within or adjoining named settlements. Across the monitoring period 3 developments were approved relating to shooting purposes:

- Provision of feed storage for game birds
- Erection of incinerator
- Extension to existing development

8.88. Horse riding is a traditional and popular activity on Exmoor and the Local Plan is considerate of equestrian related development including stabling, exercising and schooling. Such development should be sensitively located and close to existing buildings or dwellings, where relevant. In 2019-20, 2 developments were refused for adverse impacts to landscape and public rights of way. Across 2019-21, 10 equestrian related developments were permitted including:

- Replacement barn and stable block
- New mixed use equestrian building
- Change of land use and new stable block
- Change of land use and new sand school
- Replacement stable block and storage
- New stable block and yard
- New sand school
- Commercial livery yard and indoor riding arena
- New stable
- New timber stable block

Table 8.26 Shooting and Equestrian Development 2019-2021

Indicator	2019-20	2020-21
Number and area of developments for shooting purposes permitted	1 (390sqm)	2 (21sqm)
Number and area of developments for shooting purposes refused	0	0
Number of equestrian developments permitted	7	3
Number of equestrian developments refused	2	0

Access Land and Rights of Way

8.89. The Local Plan seeks to safeguard the access network across Exmoor and ensures any development will not adversely affect it. No public rights of way have been created, lost or diverted as a result of development. However changes to rights of way on Exmoor, including those through Highways England, are generally conducted outside of the planning system.

Safeguarding Land Along Former Railways & Reinstatement of Lynton-Barnstaple Railway

8.90. No applications were approved during the monitoring year in relation to reinstating the Lynton-Barnstaple railway. One application was being considered as of March 2021 for the proposed reinstatement of railway line, creation of cutting and embankment previously removed together with new railway bridge. The outcome of this application will be reported upon in the next AMR.

ACHIEVING ACCESSIBILITY FOR ALL

8.91. Where it is appropriate or required, it is important that development proposals incorporate sustainable transport measures and are considerate of road safety, traffic management and parking provisions.

Proportion of new dwellings accessible by public or community transport services

8.92. It is not possible to comprehensively monitor this indicator at present.

Transport Infrastructure

8.93. There are 13 settlements served by a bus route, public or community transport services within the Devon area of the National Park.

Transport and Accessibility Requirements

8.94. Development proposals are required to take account of accessibility and sustainable development, particularly where relevant for foot and cycle paths, cycle parking and rights of way. Developments that generate significant amounts of movement should provide a travel plan and be supported by a transport statement or assessment. One application permitted in each of the monitoring years had a transport assessment/statement, travel plan or AQA.

Traffic Management and Parking

8.95. Traffic management on Exmoor takes into account the needs of all road users including pedestrians, cyclists, horse-riders and disabled people. This includes the provision of alternative quieter routes, safer crossing points and shared surface uses where appropriate. The Exmoor Route Network includes both A and B roads as well as other key access roads. A small section of the A399 that passes through the National Park in Devon is classed as a Country Freight Route, whilst other roads across Exmoor are identified as Local Freight Routes.

8.96. The following three charts illustrate the daily average traffic flows and August traffic flows on the main transport routes within the National Park. The figures show a general overall decrease in the traffic flows for 2020 when compared to previous years, which may be attributed to the impacts of the coronavirus pandemic and the travel restrictions that were in place.

Figure 8.5 Average Annual Traffic Flows

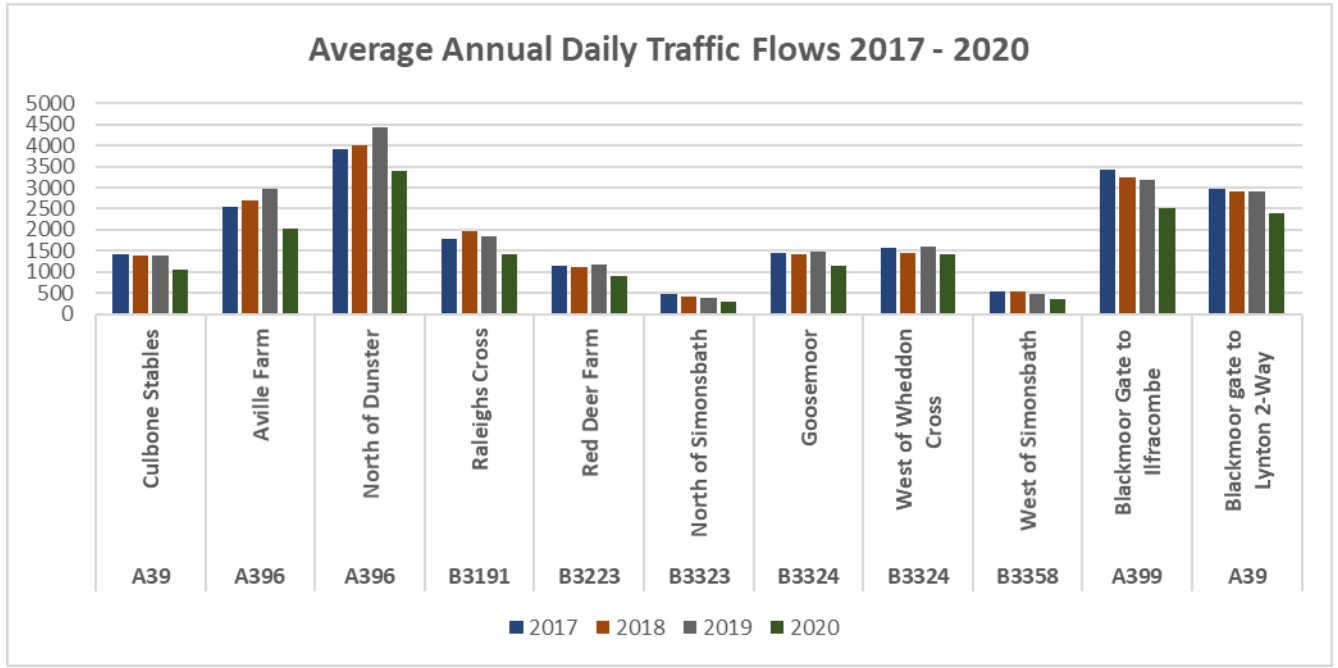


Figure 8.6 Average Daily Traffic Figures and August Flows 2019

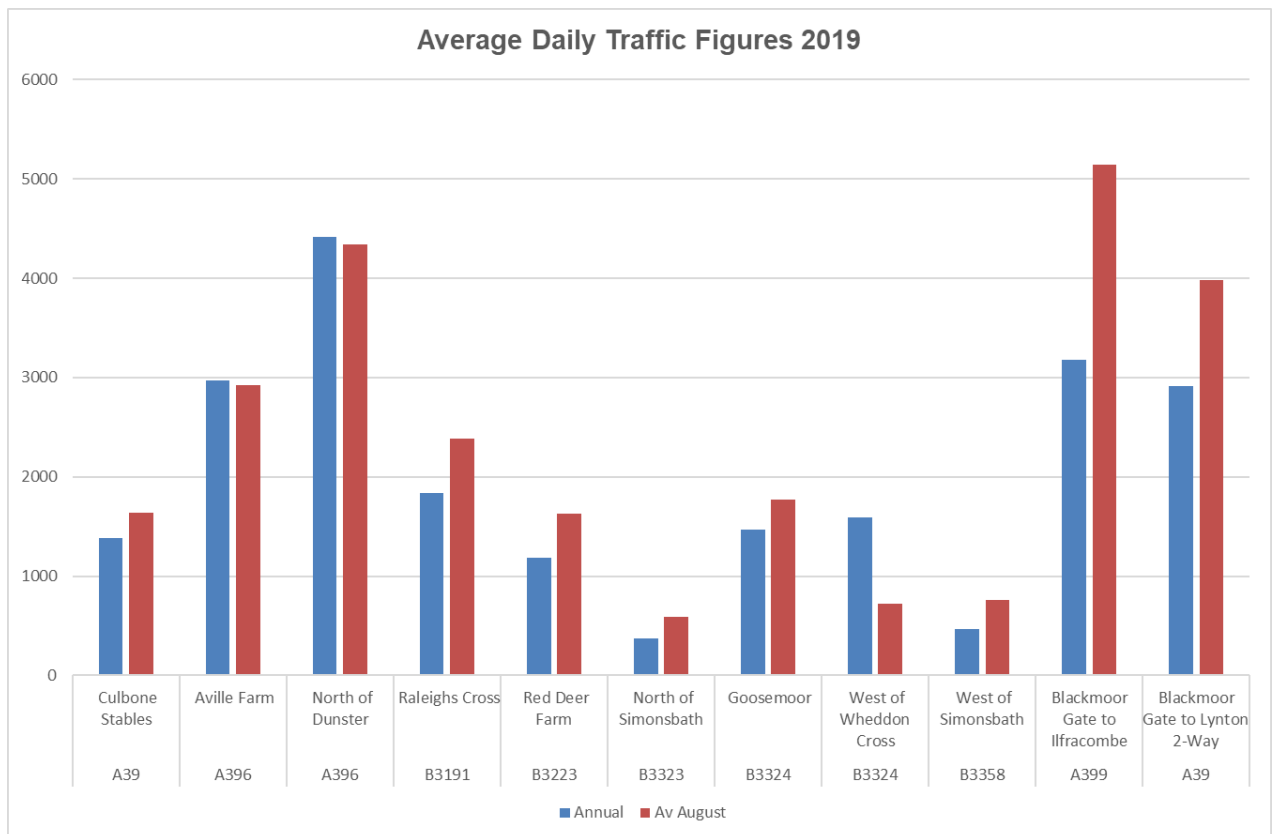
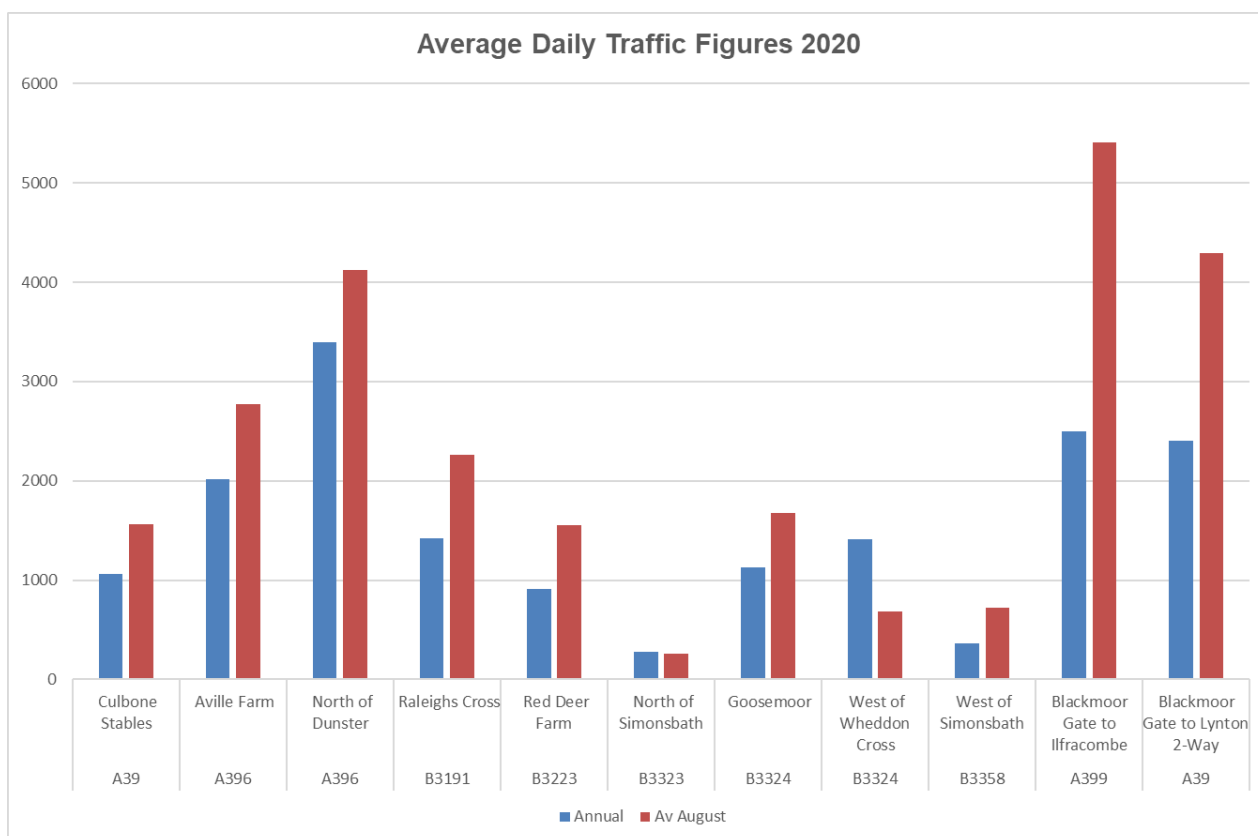


Figure 8.7 Average Daily Traffic Figures and August Flows 2020



Collisions on Exmoor's Roads

Table 8.27 Number and Severity of Collisions on Exmoor's Roads 2019-2021

Collision Type	2019-20	2020-21
Slight	17	10
Serious	6	3
Fatal	12	0
Total	25	13

8.97. The provided data includes collisions up to the end of 2020. As the monitoring year runs until the end of March, any collisions which may have occurred from January-March 2021 are not included in the above figures.

Parking Provision and Standards

8.98. The Local Plan provides a guide to provisions for car, motorcycle, cycle and disabled parking standards that should be well integrated and designed. Nine applications were approved in 2019-20 and twelve in 2020-21 that included car, motorcycle, cycle or disabled parking provision within the development.

Temporary Parking

8.99. It is not possible to comprehensively monitor this indicator at present.

Electricity and Communications Networks, Radio and Mobile Telecommunications Infrastructure

8.100. The Local Plan is encouraging of electricity and telecommunication networks recognising the importance of an effective communication network for the rural communities on Exmoor. Communications infrastructure needs to be fit for purpose to enable businesses and communities to thrive. Improvements that will help sustain communities and the local economy are encouraged. Measures such as mast-sharing, the use of existing buildings/structures and sympathetic design and camouflage of new sites are required to ensure infrastructure will not have an unacceptable adverse impact on the National Park. The below developments were approved from 2019-2021:

- In 2019-20 one 10m mast was approved in Porlock. This was later subject to a revised application for the mast to be composed entirely of steel, rather than part timber and part aluminium. This revised application was approved in March 2020.
- In 2020-21, 5 masts were approved across the National Park:
 - A 11m high mast near Martinhoe for the emergency service network
 - A 11.97m high mast near Lynmouth for the emergency service network
 - A 12m high mast near Ashcombe for the emergency service network
 - A 11.2m high mast near Wootton Courtenay that was previously in place under emergency provision, but was approved for retention as long-term coverage
 - A 12m high mast near Dunster to increase emergency service network
- Additionally, at the end of the 2020-21 monitoring period, a further application for a 15m telecom mast was under consideration (6/40/19/101).

8.101. No extensions to existing structures were permitted in either monitoring period.

8.102. The extent of telecom masts across Exmoor can be seen in the following figure, categorised by the year they were permitted.

Figure 8.8: Map of Telecom Masts across Exmoor National Park

Exmoor National Park Authority

Telecoms Masts across Exmoor National Park



Scale 1:240000

Compiled by MJS
on 14-05-2021

Crown copyright and database rights 2021 Ordnance Survey 100024878

Exmoor National Park Authority
Exmoor House, Dulverton
Somerset, TA22 9HL.
Tel: 01398 323665,
Fax: 01398 323150,
E-mail: info@exmoor-nationalpark.gov.uk,
Website: www.exmoor-nationalpark.gov.uk



Compiled & Printed by Exmoor National Park Authority

Fixed Line Transmission Infrastructure

8.103. No new power lines or utilities were undergrounded in either the 2019-20 or 2020-21 monitoring periods.

EXMOOR'S SETTLEMENTS

8.104. The National Park Authority provides advice to support and achieve the aims of Policy ES-S1 and throughout the monitoring period advice was given to Parracombe CLT and the 8 Parishes Affordable Housing Working Group.

MONITORING AND IMPLEMENTATION FRAMEWORK

- 8.105. The Local Plan is monitored through a series of indicators, including a monitoring and review process for the provision of affordable housing in the National Park. The Authority is required to monitor both affordable housing need and the delivery of affordable housing.
- 8.106. Policy M1-S1 clause 1, of the Local Plan states that the National Park Authority will complete a review of the indicative affordable housing need figure for the Plan period (238), on the basis of the latest available evidence, by no later than 31 December 2020. If any review shows that there has been an increase of more than 20% in the indicative affordable housing need figure compared with the figure in the Plan, a full or partial review of the Plan will be undertaken to take account of this change.
- 8.107. Members of the Authority's Planning Policy Advisory Group meeting on the 8th December 2020, considered that, as the Local Plan 5-year review of the Local Plan was imminent, it a review of the indicative affordable housing need figure should form part of the evidence for the 5-Year Review during 2021/22. They also noted that the affordable housing need figure is not used to inform decisions on individual local need housing applications in Exmoor National Park and that its review would have no effect on the delivery of affordable housing.
- 8.108. A review of Local Plan policies is legally required within five years of adoption, and this will be completed by July 2022. This process will ascertain whether there is a need for a Local Plan review. In the meantime, data and evidence will be reviewed and, if necessary, updated. As of March 2021 preparation and work are underway on this and the outcomes, including if the Plan requires review, will be reported upon in the next AMR.

2019/2020 Monitoring of Policy M1-S1, Clause 2

- 8.109. Monitoring figures for housing (Table 8.28) are used to assess whether Policy M1-S1 requirements have been met. Table 8.28 for 2019/20 shows that the total number of affordable homes permitted in the last three years was 25 dwellings compared with 10% of the 238 indicative affordable housing need figure for the plan period of 24 dwellings. As the number of affordable homes permitted during the three years (April 2017 – March 2020) exceeds the 10% figure, the policy test in M1-S1 has been met and no further action has been necessary.

Table 8.28: Policy M1-S1 Monitoring 2019-20

Years 1 st April to 31 st March	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Totals
Total Local Plan Need (2011-2031)										238
10% Local Plan Affordable Housing Indicative Figure (238 dwellings)										24
Cumulative Permissions Past Three Years							20 ¹⁶	4	1	25

2020/21 Monitoring of Policy M1-S1, Clause 2

8.110. Monitoring figures for housing are used to assess whether Policy M1-S1 requirements have been met. Table 8.29 for 2020/21 shows that the total number of affordable homes permitted in the three years April 2018 – March 2021 was 5 dwellings (row 3) compared with 10% of the 238 indicative affordable housing need figure for the plan period of 24 dwellings (row 2). The number of affordable dwellings permitted during the three years is not sufficient to meet the 10% indicative affordable housing need figure requirement of Policy M1-S1. If, at any time over a previous 3-year period, 10% (24 dwellings) has not been permitted, further clauses of policy M1-S1 apply:

- a) cumulative delivery since 2011 meets / exceeds the total of the average annualised figure of affordable housing need to date;
- b) evidence from up to date parish housing need surveys shows that existing levels of provision are sufficient to meet local needs for affordable housing. “Existing levels of provision” means the existing affordable housing stock as well as the number of affordable dwellings “under construction” or with planning permission but where construction has not yet started (the number of households in affordable housing need compared to the number of affordable homes in the “pipeline” and turnover in Exmoor’s existing stock of affordable housing.

8.111. Monitoring against clause 2 a) of Policy M1-S1 set out in Table 8.29 shows that the total affordable housing completions 2011 to 2021 (82) (row 5) is not high enough to meet affordable housing need of 120 (row 4). Monitoring against Clause 2b of the Policy is therefore required.

¹⁶ Figure includes permission for 18 dwellings in Dulverton including 6 social rented local need dwellings & 12 Principal Residence market dwellings. Site subsequently sold to a Registered Provider and all dwellings to be affordable tenures (18 homes counted as affordable, not 6).

8.112. Monitoring against clause 2b) of Policy M1-S1 set out in Table 8.29 shows that surveys indicate a current affordable housing need of 53 households (row 6). Affordable housing that is “in the pipeline” i.e. under construction (row 7) added to the number of lets/relets (row 9) totals 55 (row 10). This **exceeds** the **total housing need of 53** from housing need surveys (row 6). Consequently, monitoring demonstrates that a review of the reasons for the level of delivery is not triggered through Policy M1-S1.

Table 8.29: Policy M1-S1 Monitoring 2020-21

HOUSING DATA Years 1st April to 31st March	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Totals Plan	Totals
1. Total Local Plan Need (2011-2031)											238	
2. 10% Local Plan Affordable Housing Indicative Figure (238 = 24)												24
3. Cumulative Permissions Past Three Years								4	1	0	5	5
4. Cumulative Local Plan Need (11.9 per annum rounded to 12)	12	24	36	48	60	72	84	96	108	120		120
5. Affordable Housing Completions	26	3	20	4	4	0	2	2	1	20	82	82
6. Local Need Housing Survey Reports (completed 2016 –date)										53		53¹⁷
7. Under Construction										9		9
8. Extant Permissions										0		0
9. Lets/Re-lets										46		46
10. Total Existing Provision										55		55

8.113. Joint working is underway to assist in implementation of the Local Plan and delivery of local need affordable housing.

¹⁷ Total of affordable housing need in reports completed since 2016

9 THE DEVELOPMENT MANAGEMENT SERVICE

PLANNING STATISTICS

9.1 During 2019-20 344 planning applications were received and in 2020-21 this was 355 applications. The Development Management Team receiving these applications determined 270 in 2019-20 and 200 in 2020-21. The period of 2019-2021 saw an increase in the number of applications submitted and the planning fee income continues to fluctuate as the scale of developments proposed changes year to year.

Table 9.1 Planning Fees and Application Received 2005-2021

	Total Fee's Received	No. of Applications Received
2005-06	£61,588	311
2006-07	£57,262	350
2007-08	£55,478	385
2008-09	£58,747	250
2009-10	£73,078	282
2010-11	£75,903	317
2011-12	£71,898	329
2012-13	£74,625	306
2013-14	£61,785	352
2014-15	£68,492	259
2015-16	£101,473	248
2016-17	£95,170	320
2017-18	£69,038	332
2018-19	£79,268	334
2019-20	£81,918	344
2020-21	£89,288	355

TYPES OF DEVELOPMENT

9.2 The majority of planning applications received by the Authority are classified as:

- Major – in the context of the National Park development which has the potential to have significant adverse impacts on the National Park.
- Minor – for example small numbers of dwellings or business development.
- Other – householder development, change of use and listed building consent.

Table 9.2 Applications determined in 2019-20 and 2020-21

	2019-20	2020-21
Major	0	1
Minor	90	97
Other	151	94

Table 9.3 Applications determined in line with the National Target time limit

Application Type	Percentage	
	2019/20	2020/21
% Major Applications within 13 weeks or agreed time limit (target 60%)	N/A	100%
% Minor Applications within 8 weeks or agreed time limit (target 70%)	62%	74%
% Other Applications within 8 weeks or agreed time (target 80%)	64%	84%

- 9.3 The proportion of applications approved during 2019-20 (84%) and 2020-21 (92%) continues to be high, reflecting the time spent by Officers in pre-application discussions with potential applicants.
- 9.4 The Planning Performance Guarantee came into force on 1 October 2013 and was introduced by the government as a mechanism for monitoring the planning service being delivered. Since then, local planning authority performance tables have been published based on the speed in determining with the statutory period and the quality in decisions being overturned at appeal.
- 9.5 A planning authority may be designated as poorly performing if it fails to achieve the percentage threshold for applications determined with the statutory determination period or exceeds the percentage threshold for applications overturned at appeal.
- 9.6 For the past two years to the end of March 2021, the Authority's monitoring results as published by DCLG were as follows:

Table 9.4 Planning Performance against National Targets

Measure and Type of Application	Total Number of Applications 2019-2021	Performance		Threshold
		2019-20	2020-21	
Speed of major development	1 application determined	-	100% determined in 13 weeks or extensions of time agreement	13 weeks 60%
Quality of major development	1 major development application determined	No appeals – 0%	No appeals – 0%	10%
Speed of non-major development	432 applications determined	63.45%	79.06%	8 weeks 70%

Quality of non-major development	432 applications determined	2 overturned on appeal – 0.83%	2 overturned on appeal – 1.05%	10%
---	-----------------------------	--------------------------------	--------------------------------	-----

APPEALS

9.7. Nine appeals were decided by the Planning Inspectorate during the 2019-20 monitoring year. In five instances the Inspector upheld the decision of the Authority and dismissed the appeal. The appeals detailed in the table below do not reflect those that are linked to a certificate of lawfulness.

Table 9.5 Appeals in 2019-20

Application Reference	Appeal Type	Site Address	Appeal Decision	Appeal Decision Date
62/11/17/006	Full	Hallslake Farm, Lane from Hillsford Bridge to Old School House	Dismissed	05/04/2019
6/9/18/109	Householder	3 The Paddock, Dulverton	Allowed	05/04/2019
62/50/18/012	Householder	Sunnyside Bungalow, Church Lane, Parracombe	Dismissed	22/07/2019
6/26/18/102	Full	Leighland House, Ham Lane, Roadwater	Allowed	15/08/2019
ENF/0065/15	Unauthorised development (householder)	Monkham House, Exford	Split decision	06/01/2020
6/26/18/110	Full	Land at Batallers Lane, Roadwater, Somerset	Dismissed	26/02/2020
ENF/0067/18	Unauthorised development (other)	Land at Upcott Farm, Land at Quarme Bridge, Winsford	Allowed	29/02/2020
ENF/0065/17	Unauthorised change of use	Land at Sanctuary Lane, Brompton Regis	Dismissed	04/03/2020
62/41/19/024	Householder	5a Queen Street, Lynton	Dismissed	13/03/2020

9.8. Eleven appeals were decided by the Planning Inspectorate during the 2020-21 monitoring year. In eight instances the Inspector upheld the decision of the Authority and dismissed the appeal.

Table 9.6 Appeals in 2020-21

Application Reference	Appeal Type	Site Address	Appeal Decision	Appeal Decision Date
ENF/0098/18	Unauthorised development (other)	South Croscombe Farm, Lynton	Dismissed	23/04/2020
62/41/19/026	Householder	Saffron Cottage, Lydiate Lane, Lynton	Dismissed	21/08/2020
62/19/19/008	Full	Collings Ball, Shute Lane, Combe Martin	Dismissed	21/08/2020
6/34/19/106	Alteration/lift condition	East Harwood Racing Stables, Harwood Lane, Timberscombe	Dismissed	26/08/2020
6/9/20/102	Householder	2 Perry Cottages, Dulverton Cottages, Dulverton	Allowed	19/10/2020
6/34/18/101	Outline	East Harwood Racing Stables, Harwood Lane, Timberscombe	Allowed	30/10/2020
6/12/19/101	Full	Pikes Farm Bungalow, Elworthy	Dismissed	25/11/2020
6/34/20/102	Householder	Combe House, Jubilee Terrace, Timberscombe	Split Decision	27/11/2020
6/27/20/105	Full	The Culbone, Porlock to Lynton Road, Porlock	Dismissed	03/12/2020
ENF/0151/19	Unauthorised development (household)	Middle Dean Farm, Dean, Trentishoe	Dismissed	21/12/2020
6/10/20/109	Householder	39 West Street, Dunster	Dismissed	04/03/2021

CHANGES TO THE PLANNING SYSTEM

9.9. Since the Local Plan was adopted, the Use Classes Order has been amended¹⁸ to create:

- Use Class E (Commercial, Business and Service). This combines a broad range of uses such as retail, business, some residential institutions, and indoor sport.

¹⁸ [The Town and Country Planning \(Use Classes\) \(Amendment\) \(England\) Regulations 2020 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/2020/1251/contents/part/1)

- Use Class F (Local Community and Learning).

APPENDIX 1 – LOCAL PLAN MONITORING FRAMEWORK
INDICATOR

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2019/20	2020/21
		Note - n/a applies where the indicator is not currently monitored; or because the information is not currently available		
GP1	Covered by multiple indicators under CE-S1, CE-S2, CE-S3, CE-S4, RT-S1			
GP2	CE-S2, CE-S3, CE-S4, RT-S1		0	1
GP2	Area (ha) of major developments approved within the National Park		0	1.2
GP3	Proportion of dwellings completed at: Local Service Centres,	Housing Land Availability	33.3%	60%
	Villages and Porlock Weir	Housing Land Availability	66.6%	30%
GP3	Proportion of employment completed at: Local Service Centres,		n/a	n/a
	Villages and Porlock Weir		n/a	n/a
GP4	Dwelling density of completed sites		n/a	n/a
GP4, HC-D2, HC-D5, HC-D14	Number and proportion of dwellings delivered through:			
	conversion/change of use in settlements	Housing Land Availability	4	3
	conversion/change of use in the open countryside	Housing Land Availability	0	0
	subdivision in settlements	Housing Land Availability	6	2
	subdivision in the open countryside	Housing Land Availability	0	1
GP5	Number of planning obligations secured		1	n/a
	Area of orchard created or lost as a result of development		n/a	n/a

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2019/20	2020/21
CE-S1 CE-D1	Number of tree preservation orders made following Section 211 Notices within conservation areas in the National Park		0	0
	Change in area of Section 3 moor and heath as a result of development		n/a	n/a
	Number of planning applications refused on landscape grounds		9	9
	Contextual indicator: Length of traditional hedgerow lost	Hedge Removal Notices	15m	4m
CE-S2	Number of lighting conditions attached to permissions within the National Park		88	69
CE-S3	Contextual Indicator % of broad habitats in SSSIs in: (i) favourable condition		15.32%	15.45%
	(ii) unfavourable recovering condition		80.88%	80.70%
	(iii) unfavourable declining condition		0.56%	0.58%
	% Local Wildlife Sites in good condition		n/a	n/a
	Change in area of priority habitats as a result of development		n/a	n/a
	Number and proportion of applications refused for reasons of harm to protected/important species		3	1
	Number of developments with provision for protected/important species.		54	47
	Number of applications for a DEFRA licence		13	17
CE-D2	Number of developments incorporating green infrastructure provision (including enhancements for wildlife)		58	57
	Number of conservation area enhancement schemes undertaken		0	0

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2019/20	2020/21
CE-S4 RT- D13	Number of scheduled monuments affected by development		1	1
	Number of applications refused for reasons of harm to the setting or significance of a scheduled monument		0	0
	Number of sites on the Historic Environment Record affected by development		n/a	n/a
	Number of applications refused due to adverse impacts on heritage assets and/or their settings		2	4
CE-D3	Contextual Indicator: Number of listed buildings on the 'at risk' register	Heritage at Risk Register	47	n/a
	Contextual Indicator: % of listed buildings on the 'at risk' register	(Total 745)	6.3%	n/a
	Number of heritage assets removed from 'at risk' registers as a result of development		0	0
CE-S4 CE- D3	Number of applications refused due to adverse impact on historic parks or gardens		0	1
	Number of applications refused due to adverse impact on listed buildings		2	5
CE-S5 HC- D2 HC- D5 HC- D7 HC- S7 SE- S2	Number of applications permitted for conversions of traditional buildings to different use classes in:			
	Local Service Centres		2	0
	villages and Porlock Weir		0	0
	Open Countryside		2	2
	Number of applications refused for conversions of traditional buildings to different use classes in Local Service Centres		0	0

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2019/20	2020/21
SE-S3	villages and Porlock Weir		0	1
	Open Countryside		0	2
	Number of applications permitted for conversions of non-traditional buildings to different use classes in Local Service Centres		0	0
	villages and Porlock Weir		0	0
	Open Countryside		0	0
	Number of applications refused for conversions of non-traditional buildings to different use classes in Local Service Centres		0	0
	villages and Porlock Weir		0	0
	Open Countryside		0	0
CE-S6	Percentage of new residential buildings roofed in traditional materials		83%	100%
	Number of planning applications refused on design grounds		4	8
CE-S6 CC-D1	Number of developments incorporating Sustainable Drainage Measures		2	0
CE-D5	Number of applications for changes/additions to adverts/signage refused		0	0
CE-D6	Number of applications for changes/additions to shop frontage refused		0	1
CE-S7	Number of quarries for local building materials permitted		0	0
CE-S8 CE-D7	Number of other mineral applications permitted		0	0

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2019/20	2020/21
CC-S1 CC-D1 CC-S2 CC-S3	Number of applications refused on the grounds of flood risk or coastal change		1	0
	Number of developments (granted permission) located in Flood Risk Zones 2 and 3		28	16
CC-S1 CC-S5 CC-D3 CC-D4	Number of renewable energy/energy conservation projects permitted by type, size and location (total)		3	3
	WIND ENERGY - total number		-	-
	Named Settlement		-	-
	Open Countryside		-	-
	SOLAR ENERGY - total number		-	-
	Named Settlement		2	-
	Open Countryside		-	1
	HYDRO ENERGY - total number		-	-
	Named Settlement		-	-
	Open Countryside		-	-
	BIOMASS (including wood fuel and anaerobic digestion) - total number		-	-
	Named Settlement		-	-
	Open Countryside		1	2
CC-S3 CC-S4	Number of buildings lost and/or replaced due to coastal change		0	0
CC-D2	Number of water storage facilities permitted		0	2
CC-S6	Contextual Indicator: Number of recycling facilities		1	1

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2019/20	2020/21
CC-S7 CC-D2 CC-D5	Contextual Indicator: Percentage of monitored rivers achieving 'good' or 'high' ecological status (under the Water Framework Directive)	Environment Agency	51.4%	n/a
CC-S7 CC-D2 CC-D5	Number of recorded water pollution incidents on Exmoor	Environment Agency	15	13
HC-S1 GP4	Percentage of completed dwellings on previously developed land (total)	Housing Land Availability	76%	21%
HC-D2 HC-D3	Percentage of housing completions located on previously developed land (settlements)	Housing Land Availability	100%	100%
HC-D5 HC-D7	Percentage of housing completions located on previously developed land (open countryside)	Housing Land Availability	0%	0%
HC-S1	Gross dwelling completions	Housing Land Availability	9	30
	Net dwelling completions	Housing Land Availability	9	30
HC-S1	Number of dwellings under construction	Housing Land Availability	49	71
	Number of dwellings with extant planning permission not yet started	Housing Land Availability	52	24
HC-S1 HC-S3 HC-D2	Proportion of new housing meeting community's need for affordable housing by location, development type and occupancy		1	20
HC-D3	Local Service Centres (total number)		-	18
HC-D4	Social rent		-	6
HC-D6	Affordable Rent		-	6
	Intermediate Owned (including self-build, shared ownership and discounted sale)		-	-

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2019/20	2020/21
	Villages and Porlock Weir (total number)		1	2
	Social rent		-	-
	Affordable Rent		-	-
	Intermediate Owned (including self-build, shared ownership and discounted sale)		1	2
	Open Countryside (total number)		-	-
	Social rent		-	-
	Affordable Rent		-	-
	Intermediate Owned (including self-build, shared ownership and discounted sale)		-	-
HC-S2	Affordable housing provision by type and size of dwelling	See Separate Tables	-	-
	Contextual Indicator: Average private rent levels	Valuation Office	n/a	n/a
	Contextual Indicator: Ratio of average house prices to average household income	ONS	9	12
	Contextual Indicator: Changes in house price relative to national, regional and county averages	ONS	-	-
	Exmoor		£258,750	£327,500
	SW England		£230,000	£245,000
	West Somerset		£230,000	£234,995
	North Devon		£247,500	£249,975
HC-S3	Contextual Indicator: Number of up-to-date parish housing need surveys (count parishes separately for joint surveys)		8	7

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2019/20	2020/21
HC-S4	Contextual Indicator: Number of households on District Councils' housing registers	District Councils	NDDC – 96 SWT - 170	NDDC – 115 SWT - 124
HC-S4	Number of Principal Residence dwellings completed as:	Housing Land Availability	-	-
	Change of use of hotels/guest houses to a single dwelling	Housing Land Availability	0	0
	Subdivision of dwellings	Housing Land Availability	0	0
	Conversion/change of use of other buildings in settlements (including hotels where more than one dwelling is provided)	Housing Land Availability	0	0
	Enabling development to deliver affordable housing (e.g. cross subsidy)	Housing Land Availability	0	0
HC-D4 HC-S2 HC-S1	Number of adaptable and accessible dwellings completed (i.e. M4(2) optional building regs)		0	0
HC-D4	Percentage of those in housing need due to unsuitable accommodation		100%	100%
HC-D5	Number of Extended Family dwellings completed	Housing Land Availability	0	0
HC-D6	Number of custom/self-build dwellings completed in rural communities	Housing Land Availability	1	1
HC-D2 RT-D3	Number of applications approved for the change of use of serviced accommodation to housing		2	1
	Number of applications refused for the change of use of serviced accommodation to housing		0	0

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2019/20	2020/21
HC-D8 HC-D9	Number of rural land-based worker dwellings completed (e.g. agricultural worker dwellings)		0	0
HC-D10	Number of succession farm dwellings completed		0	0
HC-D11	Applications for temporary residential caravans approved		0	0
	Applications for temporary residential caravans refused		0	0
HC-D15	Applications for residential extensions approved		46	36
	Applications for residential extensions refused		3	4
HC-D17	Number and proportion of planning applications for replacement dwellings refused		0	1 (20%)
HC-S6 HC-D18	Distance of households from key services	Indices of Multiple Deprivation 2019	See separate tables	See separate tables
HC-S6 HC-D18 HC-D19	Creation and loss of community services and facilities		-	-
	Gained (total)		6	4
	Shops		2	-
	Financial and Professional Services		1	-
	Restaurants and Cafes		1	1
	Drinking Establishments		1	-
	Hot Food Takeaways		-	-
	Non-Residential Institutions		-	1
	Assembly and Leisure		-	-
	Other/sui generis		1	2

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2019/20	2020/21
	Loss (total)		0	2
	Shops		-	-
	Financial and Professional Services		-	1
	Restaurants and Cafes		-	-
	Drinking Establishments		-	-
	Hot Food Takeaways		-	-
	Non-Residential Institutions		-	1
	Assembly and Leisure		-	-
	Other/sui generis loss		-	-
HC-D20	Contextual Indicator: Area of Important Open Space (Visual Amenity) within settlements	QGIS	45.16ha	45.16ha
HC-S7	Number of residential institutions permitted		0	0
SE-S1 SE-S2 SE-S3	Proportion (area in sqm) of new employment premises created by location and use class		-	-
	Named settlements:		0	1 (88sqm)
	Open countryside		1 (55sqm)	2 (1532 sqm)
SE-S1 SE-S2 SE-S3 SE-D2	Proportion (area in sqm) of employment premises lost by location and use class:		-	-
	Named settlements:		0	0
	Open countryside		0	0
SE-S1	Contextual Indicator - Claimant count: Number of residents claiming Jobseekers Allowance		n/a	n/a
SE-S1	Contextual Indicator - Employment by industry sector	Nomis 2011 Census - see separate table	-	-

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2019/20	2020/21
SE-D1	Number of live-work units/homeworking spaces permitted		2	4
SE-D1	Area (sqm) of live-work units/homeworking spaces permitted		67.96sqm	86.85sqm
SE-D1	Contextual Indicator - Percentage of people aged 16+ in employment who are self-employed		n/a	n/a
SE-S4	Number of agricultural and forestry buildings permitted		19	15
	Area (sqm) of agricultural and forestry buildings permitted		5943.2sqm	3803.77sqm
	Length of agricultural and forestry tracks permitted		0m	295.2m
	Number and proportion of applications for agricultural buildings refused		1 (5%)	5 (25%)
SE-S4	Contextual Indicator - Number of farming businesses in agri-environment schemes	Exmoor's Ambition	n/a	n/a
RT-S1	Number and proportion of applications for tourism related development permitted		3 (100%)	4 (100%)
	Number and proportion of applications for tourism related development refused		0	0
RT-D1	Number of serviced accommodation units permitted		0	1
	Floor area (sqm) of serviced accommodation permitted		0	238sqm
RT-D2	Number of serviced accommodation units lost		2	1
	Floor area (sqm) of serviced accommodation lost		608.4sqm	80sqm
	Number of staff accommodation permitted		0	0

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2019/20	2020/21
	Floor Area of staff accommodation permitted		0	0
	Number of staff accommodation refused		0	0
	Floor Area of staff accommodation refused		0	0
RT-D4	Number of non-serviced accommodation permitted		2	6
	Floor area of non-serviced accommodation permitted		216sqm	1351.3sqm
	Number of non-serviced accommodation refused		4	0
	Floor area of non-serviced accommodation refused		546.3sqm	0
RT-D5 RT-D9	Number of proposals for tented campsites permitted		0	0
	Number of proposals for tented campsites refused		0	0
RT-D6	Number of proposals for camping barns permitted		0	0
	Number of proposals for camping barns refused		1	0
RT-D7	Number of proposals for certificated caravan sites approved		0	0
RT-D8	Number of applications for conversion of static caravan sites to chalet developments or alternative camping sites permitted		0	0
	Proportion of units on static caravan sites approved for conversion from static caravans to chalet units or alternative camping units permitted		0	0
RT-D9	Number of alternative camping accommodation proposals permitted		0	1

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2019/20	2020/21
	Number of alternative camping accommodation proposals refused		0	0
RT-D10	Number of developments for shooting purposes permitted		1	2
	Number of developments for shooting purposes refused		0	0
	Area of developments for shooting purposes permitted		390sqm	21sqm
	Area of developments for shooting purposes refused		0	0
RT-D11	Number of equestrian developments permitted		7	3
	Number of equestrian developments refused		2	0
RT-D12	Length of Public Rights of Way (PRoW) lost		0	0
	Length of PRoW diverted		0	0
	Length of PRoW replaced		0	0
	Length of new PRoW		0	0
AC-S1	Average Annual daily volume - all traffic	See Separate Table	-	-
	Average August daily volume -all traffic	See Separate Table	-	-
	Average Annual daily volume - HGVs	See Separate Table	-	-
	Average August daily volume - HGVs	See Separate Table	-	-
	Proportion of new dwellings accessible by public or community transport services		n/a	n/a
	Number of settlements with a daily bus service (Excluding Sundays and Bank Holidays)	Excluding Summer-only services	13 (Devon)	13 (Devon)
	Numbers of accidents on roads in Exmoor	See Separate Table	-	-

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2019/20	2020/21
AC-S2, AC-D3	Number of people killed or seriously injured	See Separate Table	-	-
AC-S3, AC-D2, AC-D4	Average Annual daily volume - all traffic	See Separate Table	-	-
	Average August daily volume -all traffic	See Separate Table	-	-
	Average Annual daily volume - HGVs	See Separate Table	-	-
	Average August daily volume - HGVs	See Separate Table	-	-
	Number of permissions with car, motorcycle, cycle and disabled parking provision in development		9	12
	Area of permanent and temporary car parking gained		n/a	n/a
	Area of permanent and temporary car parking lost		n/a	n/a
AC-S4, AC-D5, AC-D6, AC-D7	Number of new masts permitted		1	5
	Number extensions to existing structures permitted		0	0
	Number of new power lines /utilities undergrounded		0	0
AC-D1	Number of applications permitted with Transport Assessment or Statement, Travel Plan or Air Quality Assessment		1	1
	Proportion of new dwellings accessible by public or community transport services		n/a	n/a
	Numbers of collisions on roads in Exmoor	See Separate Table	-	-
	Number of people killed or seriously injured	See Separate Table	-	-

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2019/20	2020/21
ES-S1	Advice provided to communities: Number of Parish/Town Councils seeking advice from the National Park Authority about Local Community Plans, Neighbourhood Plans or Community Projects		1	1