

## EXMOOR NATIONAL PARK AUTHORITY

8 November 2011

### LOCAL DEVELOPMENT FRAMEWORK: NATIONAL PARK MANAGEMENT PLAN/LDF VISION AND OBJECTIVES, GENERAL POLICIES AND STRATEGIC OPTIONS

#### Report of the Head of Support to the Community

**Purpose of the report:** To consult Members on the draft National Park Management Plan/LDF vision and objectives, General Policies 1, 2 and 4 and strategic options and to use these as the basis for going out to consultation. The attached papers are work in progress and agreed Members comments will be fed into the documents.

**Business Plan Reference:** The National Park Management Plan is being reviewed and as part of this process, officers have been working to draft one vision and one set of objectives for both the new Local Plan and Management Plan.

**Legal and Equality Implications:** Section 65(4) Environment Act 1995 – provides powers to the National Park Authority to *“do anything which in the opinion of the Authority, is calculated to facilitate, or is conducive or incidental to-*

*(a) the accomplishment of the purposes mentioned in s. 65 (1) [National Park purposes]*

*(b) the carrying out of any functions conferred on it by virtue of any other enactment.”*

The equality impact of the recommendation(s) of this report has been assessed as follows: None.

Consideration has been given to the provisions of the Human Rights Act 1998 and an assessment of the implications of the recommendation(s) of this report is as follows: None.

**Financial and Risk Implications:** The financial and risk implications of the recommendation(s) of this report have been assessed as follows: None.

#### **RECOMMENDATION(S):**

The Authority is recommended to:

1. COMMENT on the draft Local Development Framework Vision and Objectives, General Policies 1,2 and 4, and Strategic Options ahead of publication for public consultation
2. AUTHORISES the Chief Executive to make final changes to the draft and publish the plan for public consultation

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#### **1. INTRODUCTION**

- 1.1 The Policy and Community Team has been working on the strategic elements of the Local Plan with a view to consulting on these alongside consultation on the review of

the Management Plan. This will include the vision and objectives, the overarching general policies and strategic options on spatial areas of policy and housing which need further consultation to inform the Preferred Strategy. The draft consultation document is given in **Appendix 1**. The consultation will inform the overall direction of the Local Plan and other policies being drafted as part of the Preferred Strategy, consultation on which is due to take place in 2012.

## **2. VISION AND OBJECTIVES**

- 2.1 The Management Plan is currently under review and it is envisaged that the new plan will be called the Exmoor National Park Partnership Plan to emphasise and maximise the effectiveness of partnership working. The Policy and Community Team has been working with members of staff on the Management Plan Review Team to inform a common vision and set of objectives for both documents to ensure consistency and cohesiveness.
- 2.2 The vision and objectives are based on the evidence that the Policy and Community Team has been gathering to date from consultations, national guidance and other studies. The Management Plan Review Team has also undertaken a consultation as part of the Management Plan review process and the findings of this are also incorporated within the revised vision and objectives.
- 2.3 It should be noted that the Partnership Plan will be reviewed every five years, but the Local Plan will be reviewed every 15 years. The vision and objectives therefore need to stand the test of time.

## **3. GENERAL POLICIES**

- 3.1 Members of the LDF Advisory Group have previously agreed the structure for the Local Plan. This may be subject to change once policies have been drafted. At present the first section sets out the National Park Authority's general policies/spatial strategy. These are policies that will form the basis of all development in the National Park and are as follows:
  - **General Policy 1:** Achieving National Park Purposes and Sustainable Development
  - **General Policy 2:** Major Development
  - **General Policy 3:** Settlement Hierarchy (*not included in this consultation*)
  - **General Policy 4:** Securing Planning Benefits
- 3.2 As these policies provide fundamental principles for the Local Plan they will form part of this stage of the consultation process. The Preferred Strategy will be consulted on in 2012 and this will set out all the policies, including those that will be informed by the strategic options.
- 3.3 The introduction for the Local Plan will set out the vision, objectives and special qualities of the Exmoor National Park and a structure for the Plan. The policies and the written text will therefore need to be read with this in mind.

## **General Policy 1: National Park Purposes and Sustainable Development**

This policy sets out and combines the National Park purposes with the principles of sustainable development. It seeks to ensure that national park purposes are also reflected in a policy. The Draft National Planning Policy Framework (NPPF) emphasises the importance of sustainable development and provides a presumption in favour of sustainable development that should form the basis for every plan and every decision. The draft NPPF combines all current planning policy guidance and statements to form one policy document. It is therefore not as comprehensive as the previous guidance. It is therefore essential to ensure all of the Exmoor National Park Local Plan policies contain enough detail, and to ensure sustainable development is given enough emphasis and that it is defined for Exmoor National Park, linking it with National Park purposes and the socio-economic duty. The policy also aims to conserve and enhance Exmoor National Park's special qualities and seeks to ensure that enhancement is given sufficient weight. This requirement will be developed further a specific policy in the Plan.

Following discussion with the LDF Advisory Group, General Policy 1 has been expanded to list the principles and criteria for sustainable development (originally this was a separate policy). This list will be required in consideration of development to ensure it is consistent with the principles of sustainable development for Exmoor National Park.

## **General Policy 2: Major Development**

General Policy 2 sets out the approach to consideration of major development within Exmoor National Park. This is a general policy as it is fundamental to ensuring that development management decisions are consistent with the National Park designation. It sets out what is major development for the National Park and expands on the national definition, as what is considered minor development in other parts of the country may be major development in the National Park due to the impacts of such development, whether alone or in combination.

## **General Policy 3: Settlement Hierarchy**

This policy has not yet been drafted as our approach will be informed by the consultation on the strategic options, which sets out options for our settlement hierarchy. The policy will therefore be discussed with the LDF Advisory Group at a later date and will be consulted on as part of the Preferred Strategy.

## **General Policy 4: Securing Planning Benefits**

This policy sets out where we would seek planning benefits in the form of planning contributions or through a community infrastructure levy. The Government has introduced a community infrastructure levy which can be used to fund infrastructure. The need for a community infrastructure levy is established in the Infrastructure Delivery Plan. This sets out what infrastructure is currently in place and what is required. It is a live document and the needs for infrastructure are dependent on the size, growth and composition of the population. The Policy and Community Team is currently working on an Infrastructure Delivery Plan. However, as the written justification sets out, it is unlikely that we will have significant development and the need for infrastructure will therefore be limited. Nevertheless, as a live document, the Infrastructure Delivery Plan will need to stand the test of time. More importantly

guidelines on CIL and planning obligations are in flux, the government are currently consulting on whether CIL should be used to fund affordable housing. If this is the case then CIL may well be appropriate for Exmoor National Park Authority. It is therefore proposed to have a flexible policy which allows us to be open to putting CIL in place if it is required.

#### **4. STRATEGIC OPTIONS**

- 4.1 A set of strategic options has also been drafted for consultation following advice from the Planning Advisory Service, focusing on delivery of housing and the location of new development. These are set out in the draft consultation document together with some background information.
- 4.2 The priority for housing is still on the delivery of affordable housing, given the level of need in the National Park, and the limited supply of land due to factors such as steep land, flood risk and landscape considerations. However, lower levels of grant funding mean that it will be more difficult to deliver affordable housing, and other options need to be considered, including raising funding for affordable housing through allowing limited local market or open market housing. The principle of introducing a new policy concept of local housing is highlighted for consultation, with four options for delivery of affordable housing.
- 4.3 A set of spatial options have also been developed for consultation, which will inform the settlement hierarchy in the Local Plan. The options include: the named settlements in the existing Local Plan; the named settlements plus additional smaller settlements; or a smaller number of the larger settlements. These have been informed by the settlement analysis including consideration of the facilities and services available. An overview of this analysis is given in the Annexes of the draft consultation report.

#### **5. SUSTAINABILITY APPRAISAL**

- 5.1. The National Park Authority is required to test the emerging LDF against a set of sustainability objectives, to consider the implications of the proposed policies and strategy against social, economic and environmental criteria. This sustainability appraisal (SA) fulfils the requirements of Government policy (including requirements for Equality Impact Assessment (EqIA) and Health Impact Assessment (HIA)), and European legislation in the Strategic Environmental Assessment (SEA) Directive. A separate Appropriate Assessment required under the Habitats Regulations will also be undertaken.
- 5.2. The SA has been undertaken by an external consultant in consultation with ENPA staff, using the framework set out in the SA Scoping Report, testing the draft policies and options against the sustainability objectives and criteria.
- 5.3. The SA was undertaken on the draft policies and options which were presented to the LDF Advisory group on 18 October 2011. A number of changes were made to the draft policies in the light of the sustainability appraisal. These changes are highlighted in blue in the draft consultation document (Appendix 1). The SA report will be available on the ENPA website as part of the consultation.

**Ruth McArthur and Jo Symons, Policy & Community Managers, October 2011**

## **DRAFT EXMOOR NATIONAL PARK LOCAL PLAN**

### **CONSULTATION 2011**

#### **A New Local Plan for Exmoor National Park**

The National Park Authority is preparing a new Local Plan that will guide future development in the National Park. Your views are being sought on the core elements of the Local Plan including the Vision, Objectives and General Policies. We have also developed some options for where new development should be located in the National Park, and how affordable housing can be delivered, and your views on these options are also sought. The results of the consultation will inform the preparation of the preferred strategy for the Local Plan, which will be consulted on along with all the policies, in 2012.

Tell us what you think

The consultation will run during November and December 2011. You can view the documents via the website at ..... or pick up copies from the National Park Centres in Dulverton, Porlock, and Lynmouth.

#### *Section 1 – Vision and Objectives*

The Local Plan will be a key delivery mechanism for the National Park Management Plan, which is also being reviewed and consulted on. A common Vision and Objectives for the Local Plan and Management Plan have been developed.

**Q1) We would like your views on the draft Vision and Objectives for the Local Plan and National Park Management Plan (the Partnership Plan for Exmoor National Park). Do you agree with the draft Vision and Objectives? Y/N**

**If no, which elements do you disagree with? Please explain why**

**Is there anything missing from the Vision or Objectives? Y/N**

**If yes, please explain what you think should be added**

Please refer to the draft Vision and Objectives in Section 1 below.

#### *Section 2 - General Policies*

The Local Plan will include a set of General Policies which will ensure that any new development will help to achieve the National Park purposes and deliver sustainable development. The General Policies will apply to all development requiring planning permission within the National Park, although there will also be more detailed policies as well

- Section 2a deals with Delivering National Park Purposes and Sustainable Development and how the National Park Authority should respond to any applications for Major Development
- Section 2b deals with raising funding for facilities and infrastructure to accompany new development through the Community Infrastructure Levy

### *Section 2a Delivering National Park Purposes and Sustainable Development*

This means that development should help to conserve and enhance the natural beauty, wildlife and cultural heritage National Park and promote understanding and enjoyment of its special qualities, and, in so doing, foster the social and economic well-being of local communities.

A fundamental aim of the Local Plan is to ensure that development in the National Park is sustainable. A widely-used and accepted definition of sustainable development is: “development which meets the needs of the present without compromising the ability of future generations to meet their own needs”.

**Q2) We would like your views on whether the General Policies will help to ensure that all development will help to achieve the National Park purposes and deliver sustainable development.** Please refer to the draft General Policy 1 in section 2a below.

#### *Major development*

The Government’s longstanding view has been that major development should not take place in National Parks save in exceptional circumstances. Exmoor National Park’s landscape is recognised as being relatively free from major structures or development. As a result, development that may be considered minor or small scale elsewhere may potentially have a significant and cumulative impact on the National Park’s natural beauty. As such major development is not defined just in terms of its size but in terms of its impact on the National Park and its special qualities. The Local Plan will set out how the National Park Authority will determine any applications for major development within Exmoor.

**Q3) We would like your views on how the National Park Authority should respond to any applications for major development within Exmoor.** Please refer to the draft General Policy 2 in Section 2a below.

#### *Section 1b Community Infrastructure Levy*

The Government has introduced a new scheme for raising finance from development to pay for the necessary accompanying infrastructure called the Community Infrastructure Levy. This could include roads, open spaces or parks, or other facilities such as health centres and so on. Whilst the scale of development on Exmoor is likely to be small, and therefore levels of funding are not likely to be significant, there is still the opportunity to develop a Community Infrastructure Levy, which would determine how any money raised from development should be spent.

**Q4) We would like your views on whether the National Park Authority should review its position periodically as to whether a Community Infrastructure Levy should be implemented – if the National Park Authority did decide to implement a community infrastructure levy then this would be consulted on at that time.** Please refer to the draft General Policy 4 in Section 2b below.

#### *Section 3 Housing in the National Park*

The Local Plan will guide where new development is allowed in the National Park, including housing. A series of options for how this could be achieved has been developed, and views are sought on which options should be adopted. The consultation considers both *where* new development should be allowed within the National Park, and *how* it should be delivered. The priority for housing is still on the

delivery of affordable housing, given the level of need in the National Park, and the limited supply of land due to factors such as steep land, flood risk and landscape considerations. However, lower levels of grant funding mean that it will be more difficult to deliver affordable housing, and other options need to be considered, including raising funding for affordable housing through allowing limited local market or open market housing.

- Section 3a deals with the delivery of affordable housing on greenfield sites (previously undeveloped land)
- Section 3b; includes questions on a new policy concept of local housing
- Section 3c deals with provision for other development when affordable housing may not be appropriate
- Section 3d deals with questions on farmsteads
- Section 3e looks at options for where new build within the National Park should take place (the settlement hierarchy)

## SECTION 1 – DRAFT JOINT VISION AND OBJECTIVES FOR THE LOCAL PLAN AND NATIONAL PARK MANAGEMENT PLAN

Draft VISION

***‘Keeping Exmoor special’ so that:***

**Exmoor’s distinct and diverse landscape is maintained and enhanced, with an increased awareness of its importance.**

In 2030, Exmoor’s outstanding natural beauty with its mosaic of distinct and diverse landscapes and its dramatic coast has been safeguarded and enhanced. Exmoor is still recognised as providing a sense of remoteness, wildness and tranquillity with landscapes predominantly free from and with no increase in intrusive structures and large scale development and renowned for its views of the night sky and lack of light pollution. The NPA and neighbouring authorities have worked together to ensure that the quality of the environment extends beyond the National Park boundary.

**There is an increased extent of wildlife habitats and linkages between them, more habitats are in good condition and populations of valued native plants and animals are thriving.**

Exmoor’s habitats are maintained, restored, extended and linked effectively to other ecological networks including moorland, mire, coastal heath and native woodlands and, together with farmed landscapes, have thriving populations of native plants and animals. Consequently, wildlife populations are more resilient and, as a result, the number of species declining or lost from Exmoor as a result of climate change has been minimised.

**There is an enhanced knowledge of the historic environment of Exmoor; increased awareness of the value of its cultural heritage, and the most important historical sites, settlements, buildings and features are conserved and their historical character retained.**

The historic environment, cultural and community heritage of the people of Exmoor has been sustained. Archaeological sites, historic settlements, buildings, farmsteads and features are conserved and where appropriate enhanced and new development has been carefully managed to ensure that the diversity and traditional and historic character of Exmoor’s settlements and buildings are conserved and enhanced for future generations. Communities and partners, including the NPA, have worked together to produce and deliver a vision and holistic plan for the enhancement of individual settlements and, together, these have been recognised for their contribution to Exmoor’s distinctive cultural heritage and in strengthening its communities. The result has been high quality, sometimes contemporary, sustainable, design. This has successfully blended the new with the old and minimised its contribution to climate change by using natural and, where possible, local materials, being energy efficient, using sustainable construction techniques and appropriate renewable technologies. There are sources and supply chains for local building materials to serve the needs of Exmoor’s communities including from small scale stone quarries and well managed woodlands and these both conserve and enhance the environment and support the local economy.



**Exmoor's natural resources are used sustainably and the full benefits of its ecosystems are understood and harnessed. Pollution is minimised, air and water are high quality, and soils are conserved and in good condition.**

Exmoor is valued for the range of ecosystem services its natural environment and agriculture provide, from clean water, and sustainable food to 'carbon sinks' to address climate change through increased woodland cover and mire. Exmoor's air and water are clean and of high quality. As climate change results in hotter, drier summers and wetter, more stormy winters, measures are in place to conserve water, reduce runoff and avoid and reduce flooding and soil erosion in a way compatible with National Park purposes.

**We are closer to achieving a carbon-neutral National Park to help mitigate climate change, and have introduced measures to adapt to changes in climate that are already happening.**

The impacts of climate change on Exmoor's natural environment, its communities, businesses and the effect on its resources are better understood through monitoring and research. They are being planned for and actively addressed through mitigation and adaptation measures to help make Exmoor more resilient to changes without compromising the special qualities of the National Park. The coastal communities of Porlock Weir and Lynmouth, affected by sea level rise, are working with the NPA and other partners to plan for and adapt to changes. Sustainable development can be seen in action as everyone is inspired to play their part in working towards a carbon-neutral National Park and more sustainable lifestyles to help tackle climate change. Appropriate renewable energy technologies, are in place and these are located, designed and at a scale to conserve Exmoor National Park's landscape and wildlife with areas, including its skylines and open expanses, remaining free of them. Exmoor's communities have found ways of reducing, reusing and, recycling waste and have access to facilities. Together with sustainable agriculture, low carbon transport and travel, sustainable living is becoming the norm.

**There is increased public awareness and enjoyment of the National Park, a warm welcome and high quality experience for everyone seeking inspiration, tranquillity and active outdoor recreation, leading to greater understanding of Exmoor and its way of life and a wider appreciation of the contribution that National Parks make to quality of life.**

There is a warm welcome and high quality Exmoor experience for everyone who visits the National Park to discover its natural and historic environment, seek inspiration, enjoyment, tranquillity, wildness and to take part in active outdoor recreation and activities. These are linked to a viable and sustainable local economy (including the local area beyond the National Park) with a range of accommodation including that which enables young people and families to stay based on small scale, accessible educational, tourism and recreation facilities which benefit from and are in sympathy with Exmoor's environment and ways of life and which respond to the needs of visitors and local communities. As car travel has become more expensive, people are choosing to extend their visits, use alternative forms of transport and rely less on the private car.

**Exmoor's communities retain a continuity of connection with the land; and communities are taking the lead in shaping future development to meet their needs and aspirations including access to services, housing, communications and infrastructure.**

All communities on Exmoor are viable, healthy, prosperous and able to retain young and working age people. They take an active part in decisions and development in the National Park and are at the heart of decisions about their future. They work in partnership with the NPA and others to plan and achieve their aspirations while conserving Exmoor's environment. Everyone, including those without a private car, can access essential services and facilities including outside the National Park in Devon and Somerset. This has been achieved through the retention of and, where opportunities have allowed, the improvement and increased flexibility of community services, facilities, recreational and green space and this has helped meet the needs of Exmoor's communities and visitors and minimised the need to travel.

The development that has taken place in the National Park has addressed the socio-economic needs of the local community rather than external demand. New housing (or 'Homes for Exmoor') is small scale and sympathetically designed to provide for local and affordable housing needs for those with a strong connection through living or working in the National Park. These have been achieved through the best use of land, existing homes, and buildings. New housing and employment is located in and adjoining Exmoor's settlements and is compatible with the National Park's landscape. They may be rented or owner occupied and many are self build projects. Existing homes have been adapted, subdivided or new development designed so as to be flexible to the changing needs of a household. Some homes may be live/work units or are designed to be part of a low impact, land based, sustainable lifestyle, linking with local resources, economy and services. As a result, local families, young and older people have been able to stay on Exmoor, and thereby contribute to vibrant, mixed working communities with strong support networks and a buoyant local economy. This together with the retention of services and facilities and local employment has benefited Exmoor's communities and visitors as its settlements become increasingly self-contained.

Public and community transport services have been retained and tailored to the needs of communities and visitors and opportunities for walking, cycling and horse-riding, have been increased by linking rights of way and access to open areas and green space including across the National Park boundary. The traditional and distinctive character of Exmoor's environment has been conserved and, together with the safety of all users, have been enhanced through innovative approaches to slow traffic in settlements and encourage more walking, cycling and horse-riding through appropriate highway design and infrastructure, minimising signs and street lighting. Essential utilities and infrastructure have been well designed to blend in with the landscape.

**There is a strong, diverse and resilient economy where farming, forestry, land management and rural enterprises are playing a lead role in conserving and enhancing Exmoor's special qualities, producing high quality food and other produce, and conserving local breeds. There is a sustainable tourism and recreation economy in harmony with local communities and the environment.**

Sustainable and viable low carbon farming, forestry, land management and rural enterprises based on Exmoor National Park's special qualities are playing a lead role in stewardship of the land, conservation and enhancement of Exmoor's landscape, wildlife and cultural heritage and in the production of a recognised Exmoor brand of high quality food, and an increase in the use of biomass such as wood fuel from Exmoor's woodlands serving a local market. Traditional breeds are thriving on Exmoor, and are adding value to the local economy as well as supporting traditional land management. Together, farming, forestry and land management help underpin a strong, diverse and sustainable local economy that benefits from and contributes to the care and appreciation of Exmoor National Park.

Small businesses and homeworking increasingly make an important contribution to Exmoor's employment and local economy and have been able to take advantage of high quality broadband for all and improved telecommunications. These are designed to ensure that the Exmoor's landscape is conserved by mimicing natural features and using existing structures.

### **Draft Objectives**

- 1. To conserve and enhance Exmoor's landscapes as living working landscapes that remain predominately free from intrusive developments, maintain a sense of tranquillity and protect Exmoor's dark skies.*
- 2. To ensure that Exmoor's moorlands remain open, remote and relatively wild in character; that views are preserved, and strategically important areas of former moor and heath are managed in a way that restores their wilder landscape character.*
- 3. To protect and enhance Exmoor's wildlife and habitats and seek to improve the diversity, extent, condition and connectivity of Exmoor's important and valued habitats.*
- 4. To maintain or increase the populations of native wildlife species on Exmoor that are valued for their conservation status and local distinctiveness, and control and eradicate non-native species.*
- 5. To ensure that the built tradition, character, distinctiveness and historic character of Exmoor's settlements, buildings, farmsteads, landscapes, archaeological sites and monuments is conserved and enhanced and that the cultural heritage of Exmoor is protected through the careful management of development.*
- 6. To encourage new development to use local materials, sustainable building design and methods, in ways that contribute to the distinctive character and cultural heritage of Exmoor*
- 7. To conserve and enhance Exmoor's natural resources and to improve air and water quality, conserve water resources, ensure soils are in good condition, maximise carbon storage, and minimise pollution.*

8. *To provide opportunities for people from all backgrounds and abilities, including young people and new audiences, to learn about and enjoy Exmoor National Park, leading to a greater understanding of Exmoor and its way of life*
9. *To maintain and improve the recreational opportunities in the National Park particularly the rights of way network, access to open country, other quiet and active recreation based on Exmoor's special qualities; and ensure that opportunities for recreation can be enjoyed by people from all backgrounds and of all abilities*
10. *To support, record and understand aspects of culture and traditions that are special to Exmoor*
11. *To enable Exmoor's communities and partnerships to plan development in their neighbourhoods to help meet their needs and aspirations while conserving the special qualities of the National Park*
12. *To address local and affordable housing needs, making the best use of existing developed land and buildings; ensuring a mix of housing and a housing stock which helps sustain local communities*
13. *To improve the sustainability, resilience and self-sufficiency of the National Park's settlements by supporting the retention, provision of, and access to community services and facilities*
14. *To achieve a strong, diverse, resilient and self-sufficient economy and encourage economic and employment opportunities which are consistent with National Park purposes.*
15. *To achieve profitable farming, forestry and land management in ways that conserve and enhance the special qualities of the National Park whilst producing food and other produce, and conserving distinctive local breeds., C6 To support the tourism industry in providing a warm welcome and a range of sustainable accommodation, services and facilities, leading to a high quality Exmoor experience for visitors and local communities alike. .*
16. *To achieve high quality telecommunications and essential utilities and infrastructure in ways commensurate with the conservation of the National Park's natural beauty, landscape wildlife, cultural heritage and special qualities.*
17. *To support sustainable transport for residents and visitors by improving public and community transport services and opportunities for walking, cycling and horse riding including linkages across the National Park boundary*
18. *To minimise the net emissions of carbon dioxide and other greenhouse gases into the atmosphere, and support measures which contribute to carbon neutrality in ways that both conserve and enhance the National Park*
19. *To adapt to the anticipated effects of climate change on Exmoor's communities, businesses, landscape, wildlife and coast including flood risk, sea level rise, unexpected weather events and so on.*
20. *To minimise waste and emissions and support opportunities for reuse and, recycling in ways compatible with Exmoor's National Park designation*

## SECTION 2 - EXMOOR NATIONAL PARK CORE STRATEGY GENERAL POLICIES

Section 2a:	<b>General Policy 1: Achieving National Park Purposes and Sustainable Development</b>
	<b>General Policy 2: Major Development</b>

### Draft written justification

#### Achieving National Park Purposes and Sustainable Development

The National Park Circular 2010 states that the National Park Authorities' primary responsibility is to deliver their statutory purposes and in doing so, that they should ensure they are exemplars in achieving sustainable development, helping rural communities in particular to thrive.

The Circular sets out a joint vision to 2030 including that: *By 2030 English National Parks and the Broads will be places where 'there are thriving, living, working landscapes notable for their natural beauty and cultural heritage. They inspire visitors and local communities to live within environmental limits and to tackle climate change. The wide range of services they provide (from clean water to sustainable food) are in good condition and valued by society.*

*Sustainable development can be seen in action. The communities of the Parks take an active part in decisions about their future. They are known for having been pivotal in the transformation to a low carbon society and sustainable living. Renewable energy, sustainable agriculture, low carbon transport and travel and healthy, prosperous communities have long been the norm'.*

Policy GP1 reflects National Park purposes and, together with Policy GP2, defines sustainable development for Exmoor National Park. Policy GP3 sets out the tests for major development within the National Park. The three policies therefore fulfil the requirements of European Union Directives, the Environment Act 1995 and national planning policies. Policies GP1, GP2 and GP3 underpin the vision, objectives and all other policies in this Core Strategy and ensure that every decision is determined in line with National Park purposes and the socio-economic duty. This includes a requirement in Policy GP1 for schemes to not only conserve the National Park but also to encourage enhancement of the National Park as defined in this plan at Policy x and as required by legislation.

#### Purposes and duty of the National Park

The purposes of National Park designation were established in the National Parks and Access to the Countryside Act 1949, and amended by the Environment Act 1995, to:

## ***National Park Authority Purposes***

- I. **Conserve and enhance the natural beauty, wildlife and cultural heritage (of the National Parks); and**
- II. **Promote opportunities for the understanding and enjoyment of the special qualities (of the National Parks) by the public.**

## ***National Park Authority Duty***

**In pursuing the statutory purposes, National Park Authorities have a duty to seek to foster the economic and social well-being of local communities.**

Exmoor National Park will continue to seek early discussion on proposals and close working and co-operation with partners in order to find solutions and avoid potential conflicts. However, where there is irreconcilable conflict between the National Park purposes, the first purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage should prevail. This concept is known as the ‘Sandford Principle’<sup>1</sup>.

The achievement of National Park purposes relies on the active support and co-operation of Government and public bodies including local authorities and utility companies whose activities affect Exmoor. As ‘relevant authorities’ many have legal obligations under section 11A of the 1949 Act and section 17A of the 1988 Act which places a statutory duty on them to have regard to National Park purposes when making decisions or carrying out activities relating to or affecting land within the National Park. Section 62 (2) of the Environment Act 1995, places a duty on ‘public bodies and authorities to ‘have regard to’ the purposes of designation in carrying out their work. Authorities and public bodies must show they have fulfilled this duty. Where their activities outside National Parks might have an impact inside them, the Government says they should cooperate across National Park boundaries.

## **Sustainable Development**

A fundamental aim of the Core Strategy is to ensure that development in the National Park is sustainable. A widely-used and accepted definition of sustainable development is: “development which meets the needs of the present without compromising the ability of future generations to meet their own needs<sup>2</sup>.” The UK Sustainable Development Strategy 2005, sets out five guiding principles for sustainable development which includes living within environmental limits, ensuring a strong, healthy and just society, achieving a sustainable economy, using sound science responsibly and promoting good governance.

The Government sets out, in the new draft National Planning Framework that the purpose of planning is to help achieve sustainable development. It states that development that is sustainable should go ahead, without delay - a presumption in favour of sustainable development that is the basis for every plan, and every decision. The draft National Planning Framework sets out three components of what delivering sustainable development means for the planning system:

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<sup>1</sup> Section 11a (2) of The National Parks and Access to the Countryside Act 1949 (inserted by Section 62 of the Environment Act 1995

<sup>2</sup> Bruntland Commission “Our Common Future” (1987)

- **planning for prosperity (an economic role)** – use the planning system to build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type, and in the right places, is available to allow growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure
- **planning for people (a social role)** – use the planning system to promote strong, vibrant and healthy communities, by providing an increased supply of housing to meet the needs of present and future generations; and by creating a good quality built environment, with accessible local services that reflect the community's needs and supports its health and well-being; and
- **planning for places (an environmental role)** – use the planning system to protect and enhance our natural, built and historic **environment**, to use natural resources prudently and to mitigate and adapt to climate change, including moving to a low-carbon economy.

The Government states that these three components should be pursued in an integrated way, looking for solutions which deliver multiple goals.

### **Sustainability Appraisal**

All development plan documents are now subject to Appropriate Assessment under the Habitats Regulations and Sustainability Appraisal (SA), which incorporates the requirements of Strategic Environmental Assessment (SEA) under EU Directive 2001/42/EC. This is to determine to what extent the aims, objectives, policies or proposals provide for sustainable development and whether they will have any adverse effects on environmental interests. A set of sustainability objectives has been defined to assist with the SA assessment which seeks to define the principles of sustainable development for the policies of this document.

Some proposals may require an Environmental Impact Assessment.

### **Major Development**

The Government's longstanding view has been that major development should not take place in National Parks save in exceptional circumstances, as set out in national planning policy including PPS7, the draft National Planning Policy Framework and English National Parks and the Broads UK Government Vision and Circular 2010. Such circumstances include the Silkin Test principles – that the development is absolutely necessary, in the national interest and that there is no practical alternative. Certain categories of development will also require an Environmental Impact Assessment.

Exmoor National Park's landscape is recognised as being relatively free from major structures or development. In 2010/11 Exmoor National Park had 295 planning applications and the majority of these applications were for minor or other types of development. As a result, development that may be considered minor or small scale elsewhere may potentially have a significant and cumulative impact on the National Park's natural beauty. As such major development is not defined just in terms of its size but in terms of its impact on the National Park and its special qualities. Such development, depending on its scale and potential impact, could include: power stations, large scale renewable energy development, new transmission lines, large scale tourism and leisure schemes, oil and gas pipelines, waste management and mineral operations, sewage and water treatment works and road schemes.

## Draft Policies

### Policy GP1 Achieving National Park Purposes and Sustainable Development

Sustainable Development for Exmoor National Park will conserve and enhance the National Park; **its natural beauty, wildlife and cultural heritage** and its special qualities; promote opportunities for the understanding and enjoyment of the special qualities by the public; and, in so doing, foster the social and economic well-being of local communities.

- In achieving sustainable development, all proposals/development will demonstrate that:
  - It is consistent with the National Park's legal purposes and duty. Where there is irreconcilable conflict between the statutory purposes, the conservation and enhancement of the National Park will prevail consistent with the Sandford Principle;
  - Proposals to enhance the National Park are consistent with Policy x
  - It conserves and enhances the special qualities of Exmoor National Park;
  - It **positively supports the achievement of** the vision and objectives of the Exmoor National Park Partnership Plan and Local Plan; and
  - It contributes to the sustainable development of the area in line with the sustainable development management principles set out below..

All new development, activities and land uses within Exmoor National Park will conserve and respond to opportunities to enhance the National Park.

Opportunities must be taken to contribute to the sustainable development of the area including by demonstrating that development:

- 1) is of a scale, and in terms of its siting, use, layout, form, design, materials and intensity of activity respects and has a favourable impact on the character, local distinctiveness, appearance and historic and cultural features of the site and buildings, settlement, landscape and setting)
- 2) supports the function of individual settlements and their communities, by retaining and strengthening **their services and facilities, protecting their safe, attractive public places**, providing for a size and type of housing which helps create a balanced community and addresses local affordable housing needs, and enables access to **local services and facilities, jobs** and technology
- 3) makes efficient use of land, buildings, services and infrastructure and is acceptable in terms of access and traffic levels and which, where appropriate, enables the use of sustainable transport



- 4) will conserve or enhance tranquillity including Exmoor's dark sky and the quiet enjoyment of the National Park
- 5) will not harm the amenities of visitors, local residents and occupiers of neighbouring properties
- 6) uses sustainable construction principles and **local, traditional, sustainable, building materials** and minimises energy use and waste including taking account of the embodied energy of materials and by appropriately re-using any materials from existing buildings or the site
- 7) conserves and enhances the natural environment, **networks of green infrastructure** and conditions for biodiversity and geodiversity
- 8) maintains the quality of natural resources including water and air and conserves soils, is acceptable in terms of ground conditions **and minimises pollution.**
- 9) Considers the needs of future generations, **sustainability and resilience to climate change and** adapts to and mitigates the impacts of climate change, particularly in respect of carbon emissions, energy and water demand and flood risk
- 10) supports the **health and** socio-economic wellbeing of local communities **and encourages community participation.**

#### **Policy GP2 Major Development**

In securing National Park purposes, **in responding to the National Park duty to foster the social and economic wellbeing of its communities** and in accordance with government guidance major development will not take place within Exmoor National Park except in exceptional circumstances following the most rigorous examination and where they can demonstrate that they are in the public interest and raise issues of national significance. **Where exceptionally a proposal for major development is of national significance and needs to be located in the National Park then every effort to mitigate potential localised harm and compensate for any residual harm to the area would be expected to be secured.**

Proposals for major development will need to demonstrate to the satisfaction of the National Park Authority:

- i) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy and local communities;
- (ii) the cost of, and scope for, developing elsewhere outside the National Park, or meeting the need for it in some other way;

- (iii) any detrimental effect on the environment, the landscape, the National Park's special qualities and recreational opportunities, and the extent to which that could be moderated;
- (iv) the cumulative impact of the development when viewed with other proposals and types of development;
- (v) the scope for adequate restoration of the land once the use has ceased.

**General Policy 3 – settlement hierarchy**

*This policy is not being consulted on as there are options for the settlement hierarchy for consultation under section 3e below.*

<b>Section 2b</b>	<b>General Policy 4 Securing Planning Benefits – Planning Obligations</b>
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**Draft Written Justification**

All development has some impact on land and facilities. Planning obligations, conditions and community levies can be used to ameliorate the effects of such impacts: planning conditions can be used to make acceptable development proposals which might otherwise be unacceptable through planning control, or, where this is not possible, planning obligations can be used to come to a mutual agreement with the applicant.

National policy provides that planning obligations should only be sought where they meet all of the following tests:

- necessary to make the development acceptable in planning terms
- directly related to the development; and
- fair and reasonably related in scale and kind of development.

In addition to planning conditions and obligations, the Government has recently introduced a Community Infrastructure Levy which can be used by Planning Authorities to secure a levy from development towards local community infrastructure. However, it is not obligatory. In Exmoor, a community infrastructure levy could currently be used for improvements and additions to, for example: sporting and recreational facilities, open spaces, schools and other educational facilities, medical centres, roads and other transport facilities and flood defences. Much of such infrastructure is owned and/or managed by town and parish councils, adjoining district councils and Devon and Somerset County Council. The need for a Community Infrastructure Levy is established through a live document known as the

Infrastructure Delivery Plan which sets out the existing infrastructure deficiencies and what is required for the future.

A community infrastructure levy is charged largely on development that is over 100sq metres. Exmoor National Park Authority has relatively limited development, particularly that of 100sq metres or above. However, it is recognised that such development still has an impact on local infrastructure and the needs of local sustainable communities. Given that government policy is evolving on this issue and, given the limited scale of development in Exmoor National Park and that much of the local infrastructure is owned and/or managed by other local authorities, Exmoor National Park Authority will need to work with partners and review its position on the community infrastructure levy periodically as appropriate

## **Draft Policy**

### **General Policy 4**

**In order for development to take place without harm to and that conserves and enhances the National Park and its special qualities, within infrastructure capacity interests, or in accordance with policy, it may be required that development be accompanied by limitations or contributions that go beyond those that can be secured by planning conditions. These may be in the form of planning contributions or a community infrastructure levy if applied and considered appropriate. The need for a levy will be reviewed periodically through the Infrastructure Delivery Plan.**

## **SECTION 3 - HOUSING IN EXMOOR NATIONAL PARK**

### **Background and Policy on Delivering Affordable Housing**

A full portrait of the issues regarding affordable housing is set out in **Annex A** at the end of this consultation document, the key points of which are summarised below.

The **policy approach within Exmoor National Park is to require all new build to be affordable housing**. This policy approach has ensured that housing land has remained affordable to build new affordable housing for local communities. **Since 2005, 66 new local need affordable homes have been given planning permission with a further 19 awaiting the signing of agreements**. Some of this housing has been provided by housing associations for rent, others are owner occupied

The evidence including results of consultation shows that there is **still a need for affordable housing to meet the needs of local communities and a desire that this should remain a priority**. However **suitable housing land in Exmoor's towns and villages is in short supply due to steep land, flood risk and landscape considerations and looking long term, there will come a point where suitable housing sites will run out**.

Previously high levels of grant funding have been provided for local affordable housing and have helped to fund the affordable housing provision within Exmoor National Park. However, **government spending cuts have cut the funding available for affordable housing and therefore will limit if not halt the funding available for affordable housing provision. Alternative means of raising money to fund affordable housing therefore need to be sought** if affordable housing is to continue to be provided within the Exmoor National Park to address housing needs for local people.

A priority for the National Park Authority is the provision of affordable housing to meet local needs. The options set out below provide a number of alternatives on how money may be raised through various circumstances to enable the delivery of affordable housing within Exmoor National Park.

Definitions: (Need to insert colour symbols of housing under definitions then next to options)

Different kinds of housing are referred to in the questions and options. The differences between them are explained here:

Affordable housing to address local needs = housing for people who can demonstrate that they are in housing need, have a local connection through living in the National Park for 10 years or more or working in the National Park or needing to live close to their place of work), and are unable to afford housing on the open market. These homes can be rented e.g through a housing association or owner occupied e.g self build with a local tie for future purchasers

Local Housing = housing only for local people who have lived in the National Park for 10 years or more but who may not qualify as being in affordable need e.g. an elderly person who wishes to downsize or, a couple/family in a flat who wish to move to a family home. A local tie would be likely to reduce the value of the home compared to an open market home and could also require that it has to be a principal home so that it does not become a second or holiday home. Some other National Parks allow for this kind of housing.

Local Worker Housing= housing only for people who need to work in the National Park but who may not qualify as being in affordable housing need.

Open market housing = housing which has no occupancy restriction or legal tie, and that can be bought by anyone (i.e. the majority of existing housing within the National Park). It could be a requirement that any new market homes be a 'principal home' which would restrict such housing becoming a second or holiday home.

		Yes	No
<b>Question 5:</b>	<b>Do you support the principle of local housing (see definition above)?</b>		
<b>Question 6:</b>	<b>Do you support the principle of local worker housing (see definition above)?</b>		

Section 3a	Options for Delivery of Affordable Housing on Greenfield Sites in Settlements
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At the Your Future Exmoor events, the majority of you told us that you wanted affordable housing to meet local needs. The background text above sets out the reasons why these options on delivery of affordable housing are being presented. Below are four alternative options for new build housing on greenfield sites Please tick only one option and include any comments you may have on the options to explain your answer. For example, if you agree with providing all new build housing to address local affordable needs you would tick the option next to Housing Option A.

**In all cases, the options are assumed to include a requirement that housing grant would always be sought to provide for affordable housing. Additionally any new housing would be subject to other policy considerations including there being suitable land available and sufficient capacity in landscape terms.**

**By agreeing with Option B or C this would imply a policy change from provision of only affordable housing to provision for local market housing and/or open market housing to subsidise affordable housing.**

Greenfield Sites	<b>As now, continue to require all new build to be for affordable housing to address local needs.</b>	Yes	No	Comments
<b>HOUSING OPTION A</b>	<p>This approach applies to single new affordable homes (e.g. for self builds) as well as for a group of houses on a site (most often built by Housing Associations).</p> <p><b><u>Pros:</u></b></p> <p>Ensures that the limited supply of suitable land is only used for the most needed (affordable) housing.</p> <p>As such it is consistent with the purpose to conserve and enhance the natural beauty of the National Park (by minimising the development of greenfield sites for housing) and to tie in with the National Park duty to further the social and economic wellbeing of the <u>local</u> community (by allowing only for affordable housing which is proven to be needed by the local community).</p> <p>Requiring all new housing to be for local affordable needs ensures that land values remain lower and more affordable so enabling housing associations and individuals to acquire land specifically for affordable housing.</p> <p><b><u>Cons:</u></b></p> <p>In the foreseeable future, delivery of affordable housing is likely to be very limited or potentially halted if housing grant remains at current levels due to reductions in Government housing grant - although grant levels may change over the lifetime of the plan.</p>			

Greenfield Sites	Require all new housing to be affordable housing to address local affordable needs but also where required, allow for <u>local housing</u> to help fund the affordable housing through cross subsidy.	Yes	No	Comments
<b>HOUSING OPTION B</b>	<p>This option would allow for local housing in some circumstances as well as affordable local needs housing to help fund the affordable housing. <b>(please refer to the definitions for clarification).</b></p> <p><u>Pros:</u></p> <p>Allows for new local need affordable homes and helps to meet the requirements of the wider local community through other new build non-affordable local housing such as an elderly person in a family sized home who wishes to downsize. As such it could be seen to tie in with the duty of the National Park to further the social and economic wellbeing of the <u>local</u> community.</p> <p>Evidence indicates that local housing could help provide contributions to help deliver affordable homes for local communities.</p> <p>A local tie would be likely to reduce the value of such a home compared to an open market home.</p> <p><u>Cons:</u></p> <p>Allowing for new local (non affordable) housing. to cross subsidise affordable housing would require more housing in a development and therefore more housing in total and so use up more of the limited sites/land suitable for housing in the National Park.</p> <p>Requiring local needs housing to cross subsidise affordable housing may cause land values to rise and could therefore limit the ability of housing associations and individuals to acquire land specifically for affordable housing.</p>			



<p><b>Greenfield Sites</b></p> <p><b>HOUSING OPTION C</b></p>	<p><b>Require all new housing to be affordable housing to address local affordable needs but also, where required, allow for <u>local housing and open market housing</u> to help fund the affordable housing through cross subsidy. (please refer to the definitions for clarification.)</b></p> <p>This option would allow for local housing <u>and</u> open market housing in some circumstances as well as affordable local needs housing to help fund the affordable housing.</p> <p><u>Pros:</u></p> <p>Provides for new local need affordable homes and other new build non-affordable housing market housing such as an elderly person in a family sized home who wishes to downsize.</p> <p>Evidence indicates that local and open market housing can provide contributions to help deliver affordable homes for local communities. By allowing for the two combinations it could maximise the financial contributions, through cross subsidy, for affordable housing.</p> <p>A locally tied home would be likely to reduce the value of the home compared to an open market home though this would not be the case for open market housing.</p> <p><u>Cons:</u></p> <p>Allowing for new local (non affordable) housing and open market housing to cross subsidise affordable housing would require more housing in a development and therefore more housing in total and so use up more of the limited sites/land suitable for housing in the National Park.</p> <p>Open market housing could cater for demand from outside the area and not necessarily the requirements of the local community.</p> <p>Requiring local needs housing to cross subsidise affordable housing may cause land values to rise and could therefore limit the ability of housing associations and individuals to acquire land specifically for affordable housing.</p>	Yes	No	Comments
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Greenfield Sites		Yes	No	Comments
<b>HOUSING OPTION D</b>	<p><b>Require all new housing to be affordable housing to address local affordable needs but also, where required, allow for <u>open market housing</u> to help fund the affordable housing through cross subsidy. (please refer to the definitions for clarification.)</b></p> <p>This option would allow for open market housing in some circumstances as well as affordable local needs housing (but not local non affordable housing) to help fund the affordable housing.</p> <p><u>Pros:</u></p> <p>Evidence indicates that open market housing can provide contributions to help fund affordable homes for local communities.</p> <p><u>Cons:</u></p> <p>Allowing for open market housing to cross subsidise affordable housing would require more housing in a development and therefore more housing in total and so use up more of the limited sites/land suitable for housing in the National Park.</p> <p>Open market housing could cater for demand from outside the area and not necessarily the requirements of the local community.</p> <p>Requiring local needs housing to cross subsidise affordable housing may cause land values to rise and could therefore limit the ability of housing associations and individuals to acquire land specifically for affordable housing.</p>			

Section 3b	Questions on Housing for Local Needs
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Below are further questions on issues concerning local housing.

	Yes	No	Comments
<p><b>Q7) Is there a need for local housing on single plots within Exmoor's settlements?</b> i.e. to provide for the needs of an individual and possibly their family through allowing a single dwelling on a plot of land, which would meet their specific needs.</p> <p>Pros :</p> <p>Would allow local people (who don't qualify for affordable housing) to provide for their needs e.g. to downsize</p> <p>Cons:</p> <p>May prohibit development of affordable housing as sites would be taken up for local housing</p> <p>It maybe more difficult to attain sites for those wishing to do self build affordable housing</p>			

If you answered yes to question 7 above, please also answer the following questions. Otherwise please go to question 10

<p><b>Q8) On selling, should the house have a requirement to be sold with the permission only to be used as an affordable house for someone with an affordable housing need?</b></p> <p>Pros: Would in the long term add to the affordable housing stock</p> <p>Cons: Would devalue the sale of the house</p>			
<p><b>Q9) On selling, should the house have a requirement to be sold with permission to be used as an affordable house <u>or</u> a local needs house (depending on the needs of buyer).</b></p> <p>Pros: Could in the long term add to the affordable housing stock</p> <p>Would remain as local stock housing</p> <p>Cons: Would devalue the sale of the house</p> <p>May not add to the affordable housing stock in the long term</p>			

## Housing for local workers

	Yes	No	Comments
<p><b>Q10) Would you support rented housing for people who need to live close to their work in the National Park even if they moved jobs outside the local area but retained the house?</b></p> <p>Pro: Would help businesses attract employees who could not perhaps otherwise afford to live here.</p> <p>Cons: No control over housing when the worker moves on. There would be less land for affordable housing provision</p>			
<p><b>Q11) Would you support rented housing for people who need to live close to their work in the National Park if the housing was rented through employers?</b></p> <p>Pros: Would help businesses attract employees who could not perhaps otherwise afford to live here. House would remain in the local stock when the worker moves on.</p> <p>Con: There would be less land for affordable housing provision</p>			

<b>Section 3c:</b>	<b>Other Options for Development</b>
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Not all housing needs on Exmoor will be provided by new build, and the re-use of existing buildings will be an important part of providing homes in the future. At the moment, any change of use of existing buildings to housing must be for affordable housing (except for change of use from a non-residential building to a single dwelling in one of the three rural settlements of Dulverton, Porlock, and Lynton/Lynmouth). However there are some circumstances where affordable housing may not be appropriate but allowing the change of use could bring other benefits:

**Q12: Would you agree or disagree with these following examples:**

<b>In a reuse of an existing building or change of use:-</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>i) Affordable housing is not viable but the reuse could achieve the conservation and/or enhancement of important historic or listed buildings</b>			
<b>ii) The building is not suitable for conversion or subdivision for affordable housing for conservation or historic reasons, but the reuse could achieve the conservation and/or enhancement of important historic or listed buildings.</b>			
<b>iii) A proposal would provide more affordable homes than are needed within the parish and adjoining parishes (and the National Park as a whole?).</b>			
<b>iv) Conversion of a building to local need affordable housing is not viable</b>			
<b>v) There is a need to achieve conservation and/or enhancement in the National Park's towns and villages (e.g. to reuse an existing derelict or unsightly property) and affordable housing would not be viable.</b>			

**Q13) If you agree with any of the incidences above would you support, in principle and subject to viability, the collection of a financial contribution from a developer to help fund affordable housing including new build or the purchase of existing homes elsewhere in the National Park? Yes/No**

Comments on section 3c

<b>Section 3d:</b>	<b>Farmsteads</b>
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At the Your Future Exmoor consultation events, with regard to farmsteads, you supported:

- the re-use of existing buildings to holiday lets,
- local need affordable housing on farmsteads and in hamlets, and
- annexes in buildings close to the main house for elderly or disabled people.

Current policy also allows for the reuse of buildings to homes where there is a proven need for an agricultural or forestry worker. A further consideration is succession farming whereby an existing suitable building in the farm group could be used for housing for a farmer from that holding i.e. a younger family member could then live in the main farmhouse and the retiring farmer could remain living on the farm.

<b>On existing farmsteads where there is an existing house:</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<p><b>Q14) Should the reuse of an existing suitable and solidly built building as a home for a farmer who has retired or is retiring from that farm unit be allowed to enable 'succession farming' e.g. to allow a younger family member could then live in the main farmhouse and the retiring farmer could remain living on the farm?</b></p> <p>Consideration would need to be given to defining a genuine farming operation, an established farming period and a minimum size of farm unit with development tied to the main farm holding.</p>			
<p><b>Q15) Should the reuse of a building as an annexe to the main dwelling for a dependent relative be allowed?</b></p>			



Section 3e:	Settlement hierarchy
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**This section asks for your views on *where* new development should be located within the National Park.**

**New development can include buildings for employment, community uses and housing.**

**Currently new development is allowed in our named settlements which include:** *Allerford, Barbrook, Bridgetown/Exton, Brendon, Brompton Regis, Challacombe, Dulverton, Dunster, Exford, Luccombe, Luxborough, Lynton and Lynmouth, Monksilver, Parracombe, Porlock, Roadwater, Simonsbath, Timberscombe, Winsford, Withypool, Wheddon Cross/ Cutcombe and Wootton Courtenay.*

**The following options ask where you think new development should be located. All the following options also assume that the decision for locating new development will need to take account of where there is capacity for that development, the size of the development and how that it may impact on the landscape and its surroundings. It should be noted that generally, the fewer settlements that development is allowed in, the less the overall level of development (particularly affordable housing) is likely to be in the National Park. Details of the services and facilities available in each settlement are given in Annex B (for the main settlements currently listed in the Local Plan) and a summary of the landscape capacity study for these settlements is given in Annex C. Details of the services and facilities available in smaller settlements is given in Annex D. Further studies on landscape capacity would need to be undertaken if any of these settlements are identified as potential settlements to be listed in the Local Plan.**

**Q16) Where do you think new build development should be located? (Please tick one Option only, A, B or C).**

	<b>Location</b>	<b>Yes</b>
<b>OPTION A</b>	<p>Allow for new build development in <u>all</u> towns and villages listed in the Plan <i>These currently include, Allerford, Barbrook, Bridgetown/Exton, Brendon, Brompton Regis, Challacombe, Dulverton, Dunster, Exford, Luccombe, Luxborough, Lynton and Lynmouth, Monksilver, Parracombe, Porlock, Roadwater, Simonsbath, Timberscombe, Winsford, Withypool, Wheddon Cross/Cutcombe and Wootton Courtenay.</i></p> <p>Pros:</p> <ul style="list-style-type: none"> <li>• Allows development in a range of communities, which could meet the requirements of those communities.</li> <li>• Could enable housing need to be addressed in a range of communities</li> <li>• Could increase support for local services in the listed settlements</li> <li>• Could strengthen the community in the listed settlements</li> </ul> <p>Cons:</p> <ul style="list-style-type: none"> <li>• Housing needs through new build would not be addressed in other smaller settlements (though reuse of buildings for local needs affordable housing could be allowed for)</li> <li>• New build development would only be allowed in other smaller settlements through permitted development rights and in very specific circumstances such as for agriculture or forestry or for farm shops/diversification for example.</li> <li>• Although all development would be subject to safeguards in policies, proposals would have the potential to impact on landscape, open space and the character of those settlements</li> </ul>	

<p><b>OPTION B</b></p>	<p>Allow for new build development in <u>all</u> towns and villages as above AND settlements with a shop and/or pub and/or village hall. (The list of such settlements is included on page x in table x) If you agree with this option, please tick those settlements that you agree should be included in this option in the table x on page x</p> <p>Pros</p> <ul style="list-style-type: none"> <li>• Could potentially increase the land available for new development</li> <li>• Would allow for development in a range of communities, which could meet the needs of those communities.</li> <li>• Could enable housing needs to be addressed through new build housing as well as through the reuse of existing buildings in smaller settlements</li> <li>• Could increase support for local services in the listed settlements</li> <li>• Could strengthen the community in the listed settlements</li> <li>• Would allow the relocation of buildings to adapt to flood risk in those settlements at risk.</li> </ul> <p>Cons</p> <ul style="list-style-type: none"> <li>• Although any development would be subject to safeguards in policies, proposals would have the potential to impact on landscape, open space and the character of those settlements</li> </ul>	<p><b>Yes</b></p>
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<p><b>OPTION C</b></p>	<p>Allow for new build development only in those towns and villages where there is a school, a regular bus service which runs 5+ times a week and a shop. This would currently include the following settlements: <i>Cutcombe/Wheddon Cross, Dulverton, Dunster, Exford, Lynton and Lynmouth, Parracombe, Porlock and Timberscombe.</i></p> <p>This option would imply the expansion of these centres and could enhance them as centres for services and facilities for the National Park as a whole.</p> <p>Pros</p> <ul style="list-style-type: none"> <li>• New development could support local services in the listed settlements</li> <li>• New development could strengthen the community in the listed settlements</li> <li>• The character, landscape and open space would not be affected by new build development in other settlements</li> </ul> <p>Cons</p> <ul style="list-style-type: none"> <li>• Would limit the availability of land available for new development</li> <li>• Housing needs through new build would not be addressed in other (smaller) settlements (though reuse of buildings for local needs affordable housing could be allowed for)</li> <li>• New build development would only be allowed in other settlements through permitted development rights and in very specific circumstances such as for agriculture or forestry or for farm shops/diversification for example.</li> </ul>	<p><b>Yes</b></p>
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If you answered yes to Option B, please tick those settlements that you wish to be included which are in addition to those settlements listed in Option A.

<b>Settlement</b>	<b>Yes</b>	<b>No</b>
Hawkridge		
Twitchen		
Heasley Mill		
Martinhoe		
Countisbury		
Rockford		
Oare		
Porlock Weir		
West Porlock		
Selworthy		
Withycombe		
If there are other settlements which you think should be included, please state where and why (please see list of settlements and their services and facilities):		

## **Annex A: A portrait of Affordable Housing in Exmoor**

Evidence shows that suitable housing land in Exmoor's towns and villages is in short supply due to e.g. steep land, flood risk and landscape considerations. This land supply is finite. Once built on it will no longer be available to provide housing for future local people in affordable housing need. Evidence suggests that, on greenfield land within the Exmoor settlements listed in the current Local Plan there is a potential capacity for a maximum of 234 new houses with potential for a further 99 possible only with great care to ensure that the landscape is not harmed.

Within Exmoor National Park, and in many rural areas, there is a high level of affordable housing need due to high house prices resulting from the high level of demand from people moving to the area and relatively low local incomes. On Exmoor, therefore, there is a high number of households in our local communities in need of affordable housing (ref definition). These factors together with the finite supply of suitable housing land in Exmoor's settlements, led to the current policy approach of ensuring all new build housing in the National Park should be affordable to meet the needs of local communities.

As a result of the current planning policies and the efforts of partners including the Rural Housing Project, district councils, housing associations, local communities and landowners, new affordable housing for local people has been achieved - through changes of use of existing buildings and new build on greenfield sites. Since 2005, 66 new local need affordable homes have been given planning permission with a further 19 awaiting the signing of agreements. Of the 66 permitted, 45 are built and 16 are underway. Some of this housing has been provided by housing associations for rent, others are owner occupied as a result of e.g. self build with a requirement that they should always be lived in by people in local affordable need.

The planning policies in force therefore appear to be working well although more needs to be done - evidence shows that there is still a high level of local affordable housing need within Exmoor National Park (a 2008 survey indicated 130 households were in housing need while recent evidence shows a current figure of over 300 (need explanation) households). Consultation, including with communities, has shown that affordable housing for local communities remains a priority. Additionally, consultation and work on the housing needs of the area also shows that there is a need to plan for the housing needs of an ageing population and to consider housing for working age people some of whom, but not all, may also be in need of affordable housing.

Comparing the capacity for housing on greenfield sites in Exmoor's towns and villages with the number of households in need of housing indicates the importance of ensuring that Exmoor's buildings, and potential housing sites are used wisely to ensure that Exmoor's nationally important landscape is conserved and so that the

housing needs of local communities can be addressed. Looking long term, there will come a point where suitable housing sites will run out. It is therefore important, in order to reduce pressure for new building on greenfield sites, that the best use is made of existing buildings. This includes:

- Bringing empty homes back into use;
- maximise the opportunities for change of use of buildings to affordable housing including from holiday lets to local needs affordable housing,
- applying an affordable housing tie to social rented housing when they are to be relet; on former council housing to ;
- that consideration is given to realistic levels of grant-funding for the purchase of existing open market housing as it comes up for sale in communities where there is a need for affordable housing.

There are other ways of enabling some new affordable housing, for example

- Some people may build owner occupied homes with a local affordable tie on them e.g. through self build without the involvement of a housing association.
- Through the involvement of a charitable trust, 'Caractacus Housing', which operates in part of the National Park and has bought and in one case built a number of existing homes to let to local people in need of affordable housing.

## ANNEX B – Overview of the Services & Facilities in Exmoor’s Main Settlements

The table below is an extract from the Exmoor National Park Settlement Analysis Report 2011 which provides an overview of the services and facilities in the settlements listed in the current Local Plan

<b>Settlement</b>	Bus (days per week)	Daily bus >5 X a day	Community Transport	Primary / First School	Middle School	Place of Worship	Village/Town Hall	Post Office**	Convenience Store	Public House	Petrol Filling Station	Police Station	Fire Station	Doctors Surgery	Dentist Surgery	Sports Recreation Area	Children’s Play Area	Public Toilets	Public Car Park	Library	Mobile Library	Bank	Information Centre	IT Centre/Facility	Recycling Facility
<b>Allerford</b>	6	✓	✓				✓	✓	✓	✓						✓	✓	✓	✓						✓
<b>Barbrook</b>	6	✓	✓			✓	✓		✓		✓														
<b>Brendon</b>	0					✓	✓			✓						✓	✓	✓	✓						
<b>Bridgetown / Exton</b>	6	✓				✓	✓			✓						✓									
<b>Brompton Regis</b>	1		✓			✓	✓	✓	✓	✓						✓	✓				✓				✓
<b>Challacombe</b>	0					✓		✓	✓	✓											✓				
<b>Cutcombe / Wheddon Cross</b>	6	✓		✓		✓	✓	✓	✓	✓	✓					✓	✓	✓	✓		✓				



<b>Settlement</b>	Bus (days per week)	Daily bus >5 X a day	Community Transport	Primary / First School	Middle School	Place of Worship	Village/Town Hall	Post Office**	Convenience Store	Public House	Petrol Filling Station	Police Station	Fire Station	Doctors Surgery	Dentist Surgery	Sports Recreation Area	Children's Play Area	Public Toilets	Public Car Park	Library	Mobile Library	Bank	Information Centre	IT Centre/Facility	Recycling Facility
<b>Dulverton</b>	6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓
<b>Dunster</b>	6	✓		✓		✓	✓	✓	✓	✓				✓		✓	✓	✓	✓				✓		✓
<b>Exford</b>	6			✓		✓	✓	✓	✓	✓						✓	✓	✓	✓		✓				✓
<b>Luccombe</b>	5		✓			✓	✓																		
<b>Luxborough</b>	6					✓	✓			✓						✓	✓		✓		✓				
<b>Lynnton &amp; Lynmouth</b>	6	✓	✓	✓		✓	✓	✓	✓	✓		✓	✓	✓		✓	✓	✓	✓	✓		✓	✓	✓	
<b>Monksilver</b>	2					✓	✓			✓											✓				
<b>Parracombe</b>	6	✓		✓		✓	✓	✓	✓	✓						✓	✓	✓			✓				
<b>Porlock</b>	6		✓	✓		✓	✓	✓	✓	✓	✓		✓	✓		✓	✓	✓	✓	✓			✓	✓	✓
<b>Roadwater</b>	5					✓	✓	✓	✓	✓	✓					✓	✓	✓			✓				

<b>Settlement</b>	Bus (days per week)	Daily bus >5 X a day	Community Transport	Primary / First School	Middle School	Place of Worship	Village/Town Hall	Post Office**	Convenience Store	Public House	Petrol Filling Station	Police Station	Fire Station	Doctors Surgery	Dentist Surgery	Sports Recreation Area	Children's Play Area	Public Toilets	Public Car Park	Library	Mobile Library	Bank	Information Centre	IT Centre/Facility	Recycling Facility
	<b>Simonsbath</b>	<b>0</b>					✓				✓								✓	✓					
<b>Timberscombe</b>	<b>6</b>	✓		✓		✓	✓	✓		✓						✓	✓				✓				
<b>Winsford</b>	<b>6</b>					✓	✓	✓	✓	✓						✓	✓	✓	✓		✓			✓	
<b>Withypool</b>	<b>1</b>					✓	✓	✓	✓	✓								✓	✓						
<b>Wootton Courtenay</b>	<b>5</b>					✓	✓	✓	✓							✓					✓				

Please note that some facilities/services may be provided on the same premises.

\* West Somerset and North Devon Councils also provide doorstep recycling collections

\*\*Post Offices now offer some limited banking facilities for certain banks (i.e. cash withdrawal and paying-in services)

± The landscape capacity study assesses the capacity of each settlement to accommodate new build development and therefore does not preclude new dwellings developed through conversion, change of use or sub-division within these settlements

**Annex C – Summary comments from Landscape capacity analysis for the main settlements currently listed in the Local Plan**

<b>Settlement</b>	<b>Landscape Capacity<sup>±</sup></b>
<b>Allerford</b>	Overall capacity for future housing in the village is low. A mix of appropriate and possible sites has been identified with capacity to accommodate up to 13 units subject to flood risk assessment / hydrological survey.
<b>Barbrook</b>	Barbrook has a moderate capacity for future housing. Small appropriate sites have been identified which can accommodate up to 10 dwellings on sloping sites.
<b>Brendon</b>	The village has moderate capacity for future housing development. A mix of appropriate and possible sites has been identified with a capacity to accommodate up to 20 dwellings over the long term.
<b>Bridgetown / Exton</b>	The villages of Bridgetown and Exton together have a moderate capacity for housing development over the long term. Appropriate sites have been identified in Exton that can accommodate up to 18 dwellings and possible sites in Bridgetown could accommodate up to 3 units.
<b>Brompton Regis</b>	Brompton Regis has a moderate overall capacity for future housing development. Both appropriate and possible sites have been identified adjacent to the settlement with the capacity to accommodate up to 11 dwellings.
<b>Challacombe</b>	The village has a very low capacity for future housing development. Only a small number of possible sites have been identified to potentially accommodate up to 5 dwellings of high design quality, over the long term.
<b>Cutcombe / Wheddon Cross</b>	Both Cutcombe and Wheddon Cross were assessed together as having moderate capacity for future housing development. Two appropriate sites were identified that could accommodate up to 21 dwellings.
<b>Dulverton</b>	The long-term capacity for housing development in Dulverton is moderate to low. Some appropriate and possible sites have been identified which could potentially accommodate up to 26 units through making use of opportunities to expand the high quality historic urban centre and increase housing density in some parts of the settlement.

<b>Settlement</b>	<b>Landscape Capacity<sup>±</sup></b>
<b>Dunster</b>	Dunster has low overall capacity for future housing development due to the high landscape value associated with the settlement. Some small appropriate and possible sites have been identified within and surrounding the village, with the potential to accommodate up to 21 units.
<b>Exford</b>	Moderate capacity for future housing development has been identified for Exford. Although there is only one appropriate site, there are several possible sites which together have the potential to accommodate up to 20 dwellings over the long term.
<b>Luccombe</b>	Luccombe has low capacity for future housing development with only one possible site identified in the village, which has the potential to accommodate up to two dwellings over the long term.
<b>Luxborough</b>	There is low capacity for future housing development in Luxborough. Three small sites are considered to be possible for small-scale housing development around Kingsbridge and Pooltown – with potential to accommodate up to 6 dwellings.
<b>Lynton &amp; Lynmouth</b>	Lynton & Lynmouth has moderate capacity for housing over the long term – however it is recognised that it is physically difficult to accommodate further housing in the town as most suitable sites have already been developed. Some possible sites on higher sloping sites have been identified around the town which could potentially accommodate up to 12 units. Other opportunities for future housing could be found through redeveloping brownfield sites in the town.
<b>Monksilver</b>	There is low capacity for future housing development within the area of Monksilver which lies in the National Park. An appropriate site has been identified which could potentially accommodate up to 5 dwellings. Other appropriate sites may be found in former orchard areas in the village outside the National Park boundary.
<b>Parracombe</b>	Parracombe has moderate capacity for future housing development. A number of appropriate and possible sites have been identified in the village with the potential to provide up to 23 dwellings over the long term.
<b>Porlock</b>	Low overall capacity for future housing development has been identified in Porlock. One appropriate site and smaller possible sites have been proposed, with the potential to accommodate up to 47 units – although this would require suitable phasing of the larger site.

<b>Settlement</b>	<b>Landscape Capacity<sup>±</sup></b>
<b>Roadwater</b>	The future capacity for housing development in Roadwater is determined as moderate. A small number of appropriate sites have been identified within the village, which could provide up to 18 dwellings.
<b>Simonsbath</b>	Simonsbath has very low capacity to accommodate further housing development over the long term. Only one appropriate site has been identified with the potential to accommodate up to three dwellings – this site is currently constrained as it is the main car park for the village.
<b>Timberscombe</b>	Timberscombe has a moderate capacity in terms of future housing development. Both appropriate and possible sites have been identified adjacent to the village; however the larger site would be subject to a flood risk assessment and hydrological survey to determine its suitability for housing. Taking this into account there is potential to accommodate 5 – 17 units.
<b>Winsford</b>	There is low capacity for future housing development in the village with only one appropriate site for housing identified. Further small possible sites could be achievable subject to special conditions which would potentially accommodate up to 20 dwellings over the long term.
<b>Withypool</b>	Withypool has low future capacity for housing development, with only one appropriate site identified – this site has capacity to provide up to 6 dwellings in the village.
<b>Wootton Courtenay</b>	Wootton Courtenay has moderate capacity for future housing development. One appropriate site has been identified near the centre of the village which has the potential to provide up to 6 units.

## ANNEX D - Overview of the Services & Facilities in Exmoor's Smaller Settlements

The 2 tables below provide an overview of the services and facilities in Exmoor's smaller settlements, which has been used to inform the choice of potential additional settlements for Option B.

Smaller Settlements LDF Analysis	Houses			Community Services					Businesses			
	1 - 10 dwellings	11 - 20 dwellings	21-30 dwellings	Church / Chapel	Village Hall	Community Events	Mobile Library	Public House	A Class - Shops, Cafes & Restaurants	B Class - offices, industry	C Class - hotels and guest houses	Other
Hawkridge	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Twitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heasley Mill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Kentisbury / Kentisbury Town	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trentishoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Martinhoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Countisbury	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

Rockford	✓	☐	☐	☐	☐	☐	☐	✓	☐	☐	☐	☐
Oare	✓	☐	☐	✓	☐	☐	✓	☐	✓	☐	☐	☐
Porlock Weir	☐	☐	✓	✓	☐	☐	✓	✓	✓	✓	✓	✓
West Porlock	☐	☐	✓	☐	☐	☐	✓	☐	☐	☐	☐	✓
Bossington	☐	☐	✓	✓	☐	☐	✓	☐	☐	☐	☐	✓
Selworthy	☐	✓	☐	✓	☐	☐	✓	☐	✓	☐	✓	☐
Tivington	☐	✓	☐	✓	☐	☐	☐	☐	☐	☐	✓	☐
Withycombe	☐	☐	✓	✓	✓	✓	✓	☐	☐	☐	☐	☐
Rodhuish	☐	✓	☐	✓	☐	☐	✓	☐	☐	✓	☐	☐
Nettlecombe	✓	☐	☐	✓	✓	✓	☐	☐	☐	☐	☐	✓
Leighland Chapel	✓	☐	☐	✓	☐	☐	☐	☐	☐	☐	☐	☐
Treborough	✓	☐	☐	✓	☐	☐	✓	☐	☐	☐	☐	☐
Elworthy	✓	☐	☐	✓	✓	☐	✓	☐	☐	☐	☐	☐
Bury	☐	☐	✓	☐	☐	☐	☐	☐	☐	☐	☐	☐

Smaller Settlements LDF Analysis	Comments	West Somerset or North Devon Local Plan policies
Hawkridge	C-Use Class - Self-catering holiday lets. Community Events - Hawkridge Revel, Hawkridge Film Society and Hawkridge Open Gardens. Has a community website.	N/A
Twitchen	Mostly within the National Park boundary. There is a church and village hall within the settlement.	N/A
Heasley Mill	Has a car park beside the village hall - 9 dwellings inside the ENP boundary and 5 outside. Chapel is redundant	Classed as countryside - only agricultural workers dwellings or those for staff in rural based industries permitted. Agricultural development and re-use of buildings in the countryside.
Kentisbury / Kentisbury Town	Only Barton Farm and the Church are inside the ENP boundary. The school, village hall and garage are located outside the National Park and not within Kentisbury Town. Has a community website.	Classed as countryside - only agricultural workers dwellings or those for staff in rural based industries permitted. Agricultural development and re-use of buildings in the countryside. Only Kentisbury Ford is recognised as a rural settlement.
Trentishoe	C-Use Class - a number of self-catering holiday lets. <b>Has a joint village hall facility with Kentisbury.</b>	N/A



Martinhoe	C-Use Class - Old Rectory Hotel and self-catering cottages	N/A
Countisbury		N/A
Rockford		N/A
Oare	Malmsmead shop and tearooms - although in Brendon parish are considered to be well-related to Oare.	N/A
Porlock Weir	B-Use Class - workshops, A-Use Class shops, hotel and restaurant. Also has a harbour and car park. <b>Possibly over 30 dwellings</b>	N/A
West Porlock	C-Use Class - West Porlock Hotel. Porlock Martial Fitness Club held in The Hut, West Porlock.	N/A
Bossington	Mostly within floodzones 2 and 3. Has a visitors car park, public toilets and Bossington Birds of Prey Centre. Parish hall in Allerford.	N/A
Selworthy	A-Use Class - National Trust shop and Periwinkle Tearooms - parish hall is located in Allerford. Selworthy Farm B&B	N/A
Tivington	Settlement taken from south of Venniford Cross to St Leonards Church. Clements Cottage B&B	N/A
Withycombe	Withycombe has around 13 houses within the ENP boundary but the village <b>(estimated 50+ dwellings)</b> with a village hall and church.	Withycombe designated a 'small village' in the WS Local Plan - residential development to meet local needs only - the priority for infill, conversions and

		redevelopment of PDL.
Rodhuish	Hamlet is split by the National Park boundary. Approximately 8 dwellings within ENP and 6 outside (of which 3 are farms)	Not a designated settlement within the West Somerset Local Plan - therefore in policy terms this area is countryside.
Nettlecombe	Joint village hall facility with Monksilver and Elworthy. Has Nettlecombe Field Studies Centre. Event - Nettlecombe Fete	N/A
Leighland Chapel	10 dwellings surround St Giles Church	N/A
Treborough	Very small settlement with 5-6 houses	N/A
Elworthy	Joint village hall facility with Monksilver and Nettlecombe	N/A
Bury	A relatively substantial group of houses with no community facilities - the chapel was converted in the 1980s	N/A
Battleton	Acknowledge this settlement as part of Dulverton regarding qualification for affordable housing (including outside the ENP boundary). No sites for future development due to environmental constraints.	