



## Exmoor National Park Annual Monitoring Report 2007 - 2008



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View or download the AMR on our website:

[www.exmoor-nationalpark.gov.uk/amr](http://www.exmoor-nationalpark.gov.uk/amr)

## **Contents**

<b>Contents .....</b>	<b>1</b>
<b>1. Executive Summary .....</b>	<b>3</b>
<b>2. Introduction .....</b>	<b>8</b>
<b>3. Spatial Portrait.....</b>	<b>11</b>
<b>4. Local Development Scheme Implementation.....</b>	<b>22</b>
<b>5. National Core Output Indicators .....</b>	<b>27</b>
<b>6. Policy Performance.....</b>	<b>39</b>
<b>7. Evaluation of Planning Applications .....</b>	<b>63</b>
<b>8. Appendices.....</b>	<b>66</b>
<b>9. Glossary.....</b>	<b>74</b>

## 1. **Executive Summary**

- 1.1 The Annual Monitoring Report (AMR) assesses the Exmoor National Park Local Development Framework in the period April 2007 to March 2008 against four main criteria set out below. Following each criterion is a summary of the key findings. Further detail is included in the main body of the report.
- 1.2 **Progress on the Local Development Framework:** Progress has been made in developing components of the Local Development Framework, including:
- The adoption of the Statement of Community Involvement in August 2006;
  - Last year's Annual Monitoring Report;
  - Early work and evidence gathering for the Core Strategy.
- 1.3 The LDS was revised at the end of the previous AMR period and submitted to the Secretary of State. The LDS was brought into effect at the end of April 2007.
- 1.4 The timetable set out in the Local Development Scheme (LDS) for the period April 2007 to March 2010 has slipped during the monitoring period as a result of various factors such as a shortage of staff in the Policy and Community team for much of this period (only half the full complement) and other work requirements. The original aims of the LDS were envisaged to be unrealistic in these circumstances; changes to extend the programme for the Core Strategy were necessary to ensure there was sufficient time available to develop a robust evidence base.
- 1.5 These alterations required the team to effectively start from the beginning with the Core Strategy and to consider simultaneously producing a development management policies development plan document (DPD) – an approach recommended by Government Office to stave off further delays with Local Development Framework progress.
- 1.6 **Whether policies and related targets in local development documents have been met:** During the relevant period it is judged there was good progress in implementing and applying the relevant policies of the Adopted Exmoor National Park Local Plan 2001 - 2011.
- 1.7 The Authority has been proactively implementing the policies, for instance working closely with the local Rural Housing Project to deliver local needs affordable and intermediate housing – 11 local needs affordable dwellings have been completed during the monitoring period, with several more in the pipeline. This illustrates that the number of affordable housing completions are increasing year on year.

- 1.8 **What impact the policies are having in respect of national and regional targets, and social, environmental and economic sustainability objectives:** During the relevant period it is considered that there was an acceptable impact on sustainability objectives, though some of the available data such that, it is difficult to monitor precise impacts. In terms of housing and employment development, the data could be perceived as insignificant at regional and national scales. However, as policies and decisions have to have regard to the National Park statutory purposes, it is considered that the policies are having a positive impact on sustainability objectives at the local level.
- 1.9 **Whether the policies in the local development documents need adjusting or replacing:** The current Local Development Framework policies are the 'saved' policies from the Adopted Local Plan do not need adjusting or replacing at this stage. The policies have been in place for just over 3 years and they are starting to bed in, particularly with regard to the provision of local needs affordable housing. It is expected that the process of adjustment and replacement to come through the Core Strategy and Development Management Policies DPD process.
- 1.10 The Authority applied to the Secretary of State at the end of March 2007, to save all the policies within the adopted Local Plan until such time as they are replaced by the Core Strategy Development Plan Document (DPD) and Development Control Policies DPD. The Authority had confirmation from Government Office in February 2008 that all the policies were saved successfully.

### Challenges & Opportunities

#### **Local Development Framework:**

- 1.11 The key aims for 2008/09 will be to progress the Core Strategy by working on a comprehensive evidence base to help inform policy direction, and undertake a series of consultation events with stakeholders at the end of 2008. Further consultation events with the local communities will be programmed for the spring/summer of 2009 (likely to continue into the 2009/10 monitoring period).
- 1.12 The evidence base will include documents already produced by the Policy and Community team on an annual basis such as the Annual House Price Survey and the Housing Report<sup>1</sup> in addition to other relevant reports, plans and studies. In addition a number of specialist reports will be required (set out in national policy guidance), as part of the evidence criteria and production of a DPD; such as:

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<sup>1</sup> These reports can be found at: [www.exmoor-nationalpark.gov.uk/reports-monitoring.htm](http://www.exmoor-nationalpark.gov.uk/reports-monitoring.htm)

- ◆ Employment Land Review
  - ◆ Strategic Flood Risk Assessment
  - ◆ Sustainability Appraisal (including a Strategic Environmental Assessment)
  - ◆ Habitat Regulations Assessment
  - ◆ Assessment of housing need
- 1.13 A list of all the documents prepared for the evidence base will appear on the Exmoor National Park Authority website as each component is produced.
- 1.14 The Policy and Community Team has been understaffed for a considerable period of time, which has impeded progress with the LDF. However, the recruitment of a job-share post for the Policy & Community Manager in January 2008 has enabled the team to make significant progression with the LDF with input from members of the LDF Advisory Group.
- 1.15 The challenge for the 2008/09 period is to ensure that the Policy & Community team is staffed fully and progress with the Local Development Framework in accordance with the agreed timetable, in addition to ongoing work to achieve targets in the business plan. The team will achieve a full staff complement in November 2008.

**National Park Management Plan:**

- 1.16 The adoption of the National Park Management Plan (NPMP) in April 2007 is of considerable relevance to the LDF. It is the main policy plan setting out visions, objectives and targets for the whole National Park up to 2012 from which other plans/programmes within the Authority are derived. The Sustainable Community Strategies for North Devon and West Somerset will also need to be taken into consideration. The policies within the local development documents of Exmoor National Park LDF will have regard to all of these documents.
- 1.17 Those challenges and objectives in the NPMP which have implications for land use or development within the National Park will need to be addressed within the LDF. The key challenges set out in the NPMP will be addressed when preparing the Core Strategy and Development Management Policies DPD:
- ◆ Enhancing Exmoor's special qualities
  - ◆ Achieving a sustainable economy and thriving community
  - ◆ Responding to climate change
  - ◆ Achieving accessibility and enjoyment for all

**Commercial Wind Farm Proposals:**

- 1.18 Within this AMR period the National Park Authority has been consulted on a number of wind turbine applications to the south of National Park boundary in Mid Devon and North Devon districts. The National Park Authority is concerned about the landscape harm that may result both individually and cumulatively.
- 1.19 A large 66MW scheme, comprising twenty two 110m turbines, at Fullabrook Down in North Devon (7km from the National Park boundary) was granted consent by the Secretary of State for Business, Enterprise and Regulatory Reform on the 9<sup>th</sup> October 2007. North Devon Council raised an objection to the Secretary of State's decision as the proposal would have significant adverse impacts on parts of North Devon's landscape and the local community. The council sought a full judicial review against the decision. In June 2008 the High Court ruled in favour of the Secretary of State's decision for the development to go ahead.
- 1.20 Whilst the Fullabrook turbines will be visible from sections of the western and south-western edge of the Park, on their own they are not considered to cause material harm to the National Park. If the other proposed turbines were permitted, they would be seen in the same sweeping landscape and would increase the potential visual impact to and from the National Park.
- 1.21 Wind Farm Proposals coming forward:
- Batsworthy Cross application for nine 103m turbines submitted to North Devon Council
  - Cross Moor application for two 100m turbines submitted to North Devon Council
  - Three Moors application for nine 105m turbines refused on landscape grounds by North Devon Council - an appeal is currently in progress against non-determination of the application.
  - Bickham Moor application regarding four turbines up to 100m high – an appeal is currently in progress against non-determination of the application.

The Authority has resolved to object to these proposals on the basis of the adverse impact on both the views out of and the setting of the National Park.

**Severn Tidal Power Consultation:**

- 1.22 January 2008 saw the beginning of a two year feasibility study by the Department of Business, Enterprise and Regulatory Reform (BERR) including the first stage of the Strategic Environmental Assessment;

considering looking at 10 potential tidal schemes<sup>2</sup> within the Severn estuary.

- 1.23 The next key milestone is a first internal review towards the end of 2008. This will look at whether any issues have emerged so far to suggest that the Government is not interested in promoting a Severn tidal scheme. If the study continues, the Department of Energy and Climate Change will expect to run the first 3-month public consultation early next year inviting views on:
- ◆ the scope of the Strategic Environmental Assessment that is being carried out within the feasibility study
  - ◆ which of the 10 Severn tidal power schemes under consideration will be short-listed for detailed impact assessment during 2009
  - ◆ how the feasibility study is being conducted, the issues it is considering and how these are being approached
- 1.24 The consultation stage in early 2009 will give the Authority a chance to comment through the public consultation process which is likely to run from January to April. There will also be further meetings to engage in the process.

### **Loss of Services:**

- 1.25 The end of the 2007/08 monitoring period saw the beginning of consultations from the Post Office Ltd regarding a programme of proposed Post Office closures across Devon and Somerset. The programme sets out those Post Offices proposed to be closed with no alternative provision, those proposed to remain open and those which are proposed to be closed but to have a replacement outreach service elsewhere within that village.
- 1.26 Post Offices provide important local services and help to form the centres of many local rural communities. They are also vital for those without access to a car to be able to access local services, such as banking, and pensions.
- 1.27 Subsequently, Barbrook, Lynmouth and Brompton Regis Post Offices have now closed. Although Barbrook and Lynmouth have other services close by, Brompton Regis' Post Office was also the local shop. Due to the relatively isolated location of Brompton Regis, an outreach Post Office service has been provided and planning permission approved for a shop in part of the village pub, which is managed by local volunteers.
- 1.28 Further consultation on the proposed removal of public call boxes from a number of locations across Exmoor was also objected to by the Authority; the outcome of this consultation is not yet known.
- 1.29 Access to services on Exmoor will be a continuing challenge to be addressed in the LDF.

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<sup>2</sup><http://www.berr.gov.uk/whatwedo/energy/sources/renewables/explained/severntidalpower/page41473.html>



## 2. Introduction

2.1 This is Exmoor National Park Authority's fourth Annual Monitoring Report (AMR) as required the Planning and Compulsory Purchase Act 2004. The Report examines the implementation of the Exmoor National Park Local Development Framework (including minerals and waste policies) for the period April 2007 to March 2008. The Report itself is a part of the Local Development Framework – see Diagram 2.1 below (glossary of terms can be found in chapter 10).

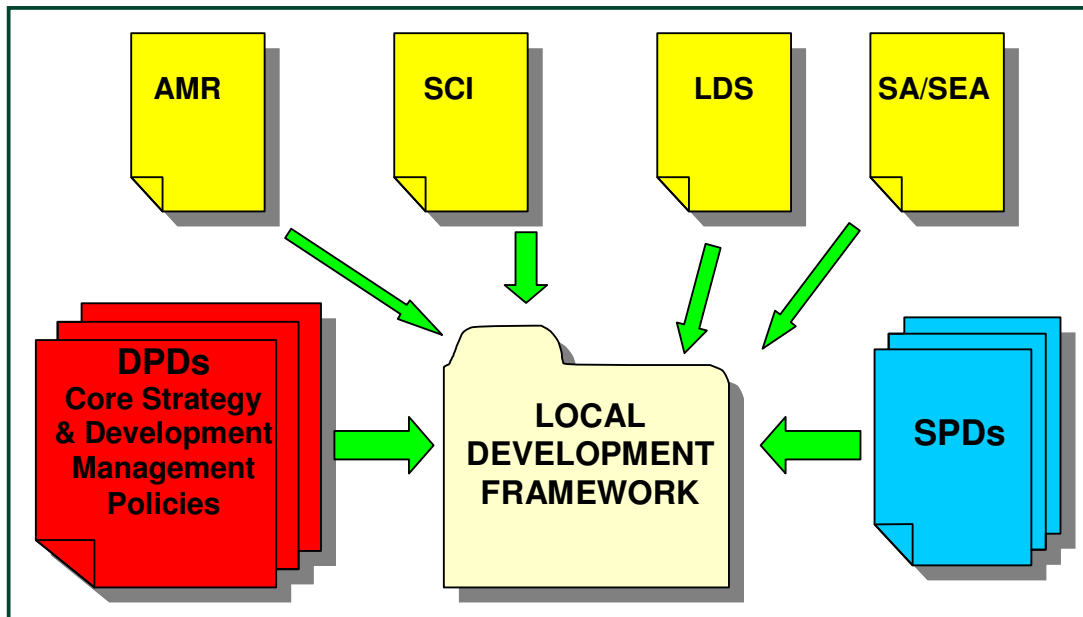


Diagram 2.1

- 2.2 The Authority is required to prepare, and submit to the Secretary of State, an AMR at the end of December covering the period April to March preceding the Report.
- 2.3 The content of the AMR is governed by the Town and Country Planning (Local Development) (England) Regulations 2004, and subject to Government advice. This advice is periodically updated to ensure that monitoring is both realistic and relevant.
- 2.4 Exmoor National Park Authority is the planning authority for Exmoor National Park. Approximately two thirds of the National Park lies in Somerset within West Somerset District, and one third in Devon within North Devon District.
- 2.5 The statutory purposes of National Parks are set out under the *National Parks and Access to the Countryside Act 1949*, as amended by the *Environment Act 1995*:

### National Park Purposes

- *to conserve and enhance the natural beauty, wildlife and cultural heritage (of the National Parks); and*
- *to promote opportunities for the understanding and enjoyment of the special qualities (of the National Parks) by the public.*

In pursuing National Park purposes, National Park Authorities have a duty to:

***seek to foster the economic and social well-being of local communities within the National Park and shall for that purpose co-operate with local authorities and public bodies whose functions include the promotion of economic or social development within the area of the National Park.***

- 2.6 The National Park Authority therefore has general power to do anything which is calculated to facilitate, or is conducive to, the accomplishment of the National Park purposes.
- 2.7 The Authority is the sole planning authority for the area of the National Park, (including planning for minerals and waste) but does not have the range of responsibilities of district and county councils, and is known as a 'single purpose' authority. The district and county councils remain responsible for important functions within the National Park area such as housing, traffic and transport, education, social services etc.

### Spatial Planning - Implementing Community Strategies through the LDF

- 2.8 PPS12 Creating Local Development Frameworks has recently been revised; PPS12 Local Spatial Planning published in June 2008 states that the overall vision for a Core Strategy should "*be informed by an analysis of the characteristics of the area and its constituent parts and the key issues and challenges facing them. The vision should be in general conformity with the RSS [Regional Spatial Strategy] and it should closely relate to any **Sustainable Community Strategy** for the area.*"
- 2.9 The Community Strategies are produced by the Local Strategic Partnerships (LSPs) at 'district level' and by Strategic Partnerships at 'county level'. As the National Park is within North Devon and West Somerset districts, and the counties of Devon and Somerset, the Authority has to take account of the following strategies:
- Somerset Vision and Community Strategy
  - Devon Strategic Plan: Our Devon – a focus on the future
  - North Devon First
  - West Somerset Sustainable Community Strategy 2007-10

- 2.10 In the early part of 2007, North Devon Community Alliance (the North Devon LSP) merged with Torrridge Together, the local strategic partnership for the Torrridge district. The new Joint LSP will operate over the two districts, driven by North Devon and Torrridge District Councils, working with Devon County Council and other partners.
- 2.11 The Exmoor National Park Authority is a member of both LSPs, and therefore the National Park is represented in both Sustainable Community Strategies. The Policy and Community Team will liaise with the LSPs to ensure the aims and objectives of the Sustainable Community Strategies relate to the Core Strategy and Development Management Policies DPD where they are compatible with National Park purposes and relate to development and land use within the National Park.
- 2.12 A key component of the evidence base for the Exmoor National Park Core Strategy will be a spatial report of the Sustainable Community Strategies. This analysis will provide a basis for the integration of specified aims and objectives of the community strategies, with emerging policies for the Core Strategy.

### National Park Management Plan

- 2.13 The National Park Management Plan 2007-12<sup>3</sup> was adopted in April 2007. The National Park Authority has a duty to prepare a National Park Management Plan (NPMP) under Section 66(1) of the Environment Act 1995, and to review the plan every five years.
- 2.14 The NPMP will sit alongside the community strategies (listed above 2.9) and increasingly, many of the actions in the NPMP will be achieved through integration with the county level Local Area Agreements (LAAs).
- 2.15 The NPMP is the key mechanism to focus and co-ordinate efforts to achieve National Park purposes – it is a plan for Exmoor, not just for the National Park Authority. Therefore the NPMP is the main policy plan for the National Park, and where there are implications for the development and use of land ‘significant weight’ will be attached to it in terms of producing the Core Strategy.
- 2.16 A similar analysis regarding the spatial aspects of the NPMP will be required in order to ensure that the long term vision and strategic objectives of the plan are incorporated within the Core Strategy in order to respond to the four key challenges, which are:

- **Enhancing Exmoor’s special qualities**
- **Achieving accessibility and enjoyment for all**
- **Responding to climate change**
- **Achieving a sustainable economy and thriving community**

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<sup>3</sup> National Park Management Plan 2007-2012  
[http://www.exmoor-nationalpark.gov.uk/index/npmp\\_2007-2012\\_final.htm](http://www.exmoor-nationalpark.gov.uk/index/npmp_2007-2012_final.htm)

### 3. Spatial Portrait

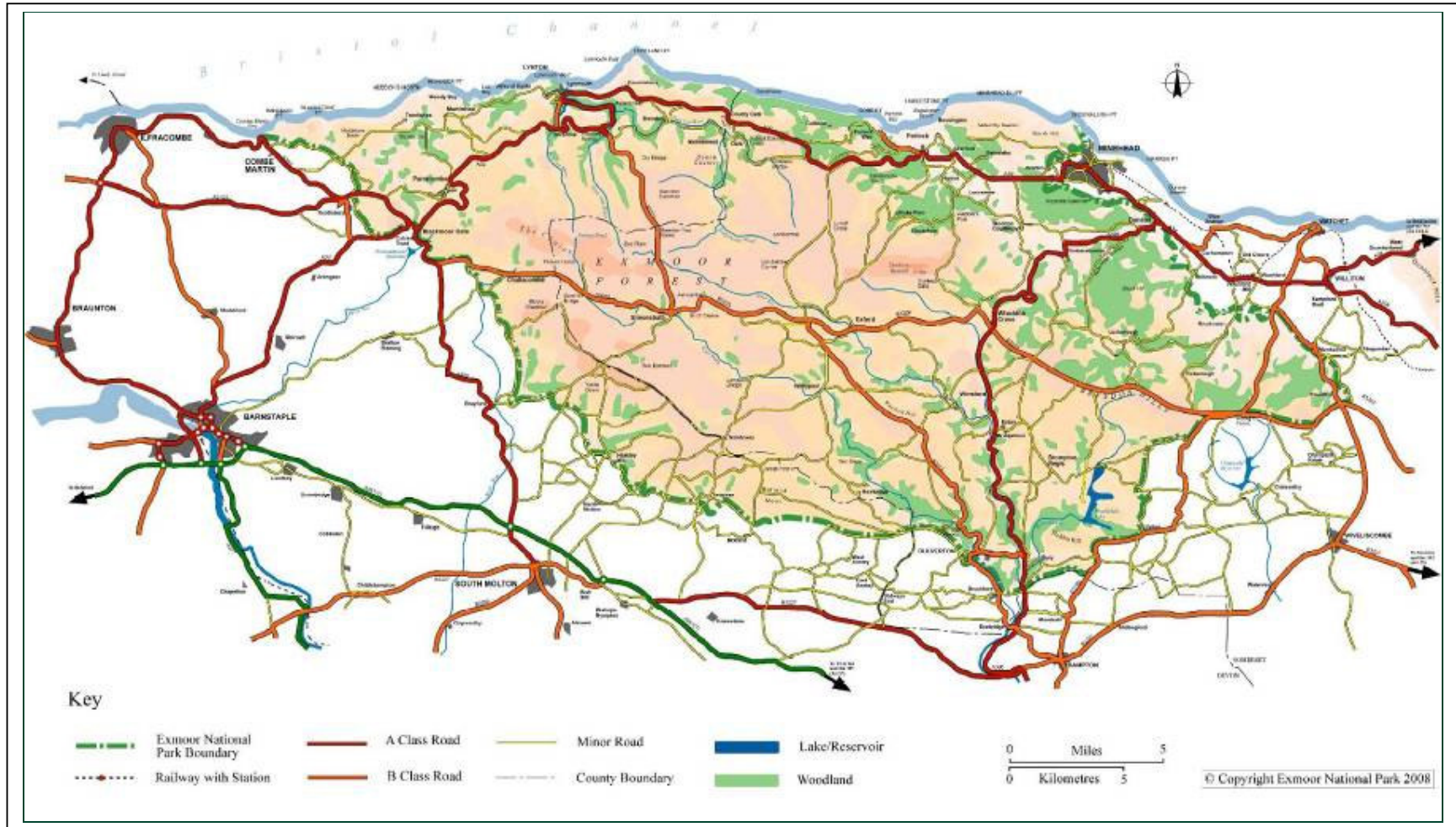
#### Exmoor National Park

- 3.1 National Park Authorities produce a State of the Park Report, which is an evidence base to develop and monitor the objectives and targets within the National Park Management Plan. The State of the Park Report will form part of the evidence base for the LDF.
- 3.2 Within the State of the Park Report is a 'profile' of the National Park which gives a broad overview of key facts relating to the National Park. The Exmoor National Park Profile has been expanded for the purposes of the AMR to include those contextual indicators which take into account the social, environmental and economic circumstances that exist within the National Park (see Table 3.1).
- 3.3 The contextual indicators used, conforms with the broad areas specified in Local Development Framework Monitoring – A Good Practice Guide, and were developed by the South West Regional Assembly, to ensure that there is a consistent approach by local planning authorities across the South West region.
- 3.4 A significant amount of data is obtained from the 2001 census information for Exmoor National Park. The 2001 Census Monitor<sup>4</sup> is a report that was produced by the National Park, which puts the results into context with regional and national figures, as well as comparing data to other English National Parks (compiled as an average).
- 3.5 A problem encountered by most National Parks, is obtaining relevant data (other than census data) based on the National Park area. Information regarding GCSE results or average earnings for example is listed for the district councils only. Data which is only available for North Devon and West Somerset districts is not directly comparable to the population within the National Park, as the greatest concentrations of the population within these two districts live outside of the National Park boundary.
- 3.6 **AREA:** Exmoor straddles the Somerset and Devon County boundary and was designated a National Park in 1954. Approximately two thirds of the area of the National Park (and three quarters of the population) is in the West Somerset District and one third of the area (one quarter of the population) in the North Devon District. The National Park also shares a boundary with Mid-Devon District to the south. Its northern boundary is formed by the Bristol Channel (see Map 3.1).
- 3.7 Exmoor comprises a raised predominantly sandstone plateau, incised by narrow, generally wooded steep sided valleys. The plateau, which reaches a height of 560m (at Dunkery Beacon), is dominated by open moor and heath, with enclosed and improved farmland around its fringes.

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<sup>4</sup> Exmoor National Park 2001 Census Monitor  
<http://www.exmoor-nationalpark.gov.uk/enp2001censusinfo.pdf>

# Exmoor National Park Annual Monitoring Report 2007/08



Map 3.1

**3.1 POPULATION:**

- 3.2 In 2001 the population of Exmoor was 10,873, a 2% increase on the 1991 population of 10,645, a relatively slow population growth when compared with a 4% increase nationally and a 7% increase in the South West during the same period. The 2006 mid term population estimates for the National Park state a population of 10,825 – the population therefore is considered stable with no unexpected shifts in the demographic pattern.
- 3.3 Relatively remote from urban areas and influence, Exmoor is predominantly rural and agricultural in character, and sparsely populated. The three main settlements – Porlock, Dulverton, and Lynton/Lynmouth – each have a population of around 1,500. The remaining population resides in numerous small villages and hamlets, most in the river valleys, or in isolated dwellings and farmsteads.
- 3.4 Exmoor's age profile within the 2001 Census Monitor shows an ageing population with a lower proportion of infants and people aged 20 to 44 and a higher proportion of people aged 45 to 84 than the national average – this is reinforced by the 2006 mid-term estimates. Adopted Local Plan housing policies aim to enable people who wish to remain living within their communities to do so, by ensuring that all new build housing meets a local need. In time this should ensure a more balanced demographic as young people will not be forced to move away from the area, due to a lack of affordable housing.

**3.5 HOUSING:**

- 3.6 The majority of housing within Exmoor is detached, which is comparable to other National Parks, but considerably higher than national and regional figures. Most is owner-occupied, with 46% of houses owned outright with no mortgage. This high percentage may reflect in-migration of those selling homes elsewhere to buy housing outright in the high quality environment of the Exmoor National Park.
- 3.7 Exmoor has one of the highest differentials between local wages and house prices in the country. A residential occupancy survey in 2000 of recently completed dwellings found that 89% were occupied by people who had previously lived outside the National Park boundary, and 54% were people who had lived outside of the south west region.
- 3.8 The highest proportion of household type is family households, but a significant sector is single pensioner households which make up 20%. These results will be significant when planning for future housing need; the Rural Housing Project works to ensure new affordable housing meets the needs of local communities.

**3.9 CRIME:**

- 3.10 The crime rate for Exmoor is low due to the low population density within the National Park, and significantly so, when compared to the total number of offences recorded for North Devon and West Somerset.
- 3.11 Exmoor can be seen to have a different pattern of crime due to its rural nature; examples are wildlife crime, and non-domestic burglary. The

police work actively with local communities to reduce crime across the area, and also to engage with young people.

- 3.12 For this monitoring year the crime rate has significantly reduced from numbers reported in the 2006/07 AMR. In the West Somerset area of the National Park the number of reported crimes decreased by 30%, with an average decrease of 20% right across the National Park (see charts 3.1 and 3.2 below). These statistics are obtained from the beat areas which are wholly or mostly within the National Park. The categories of crime however, slightly vary for Avon & Somerset Constabulary and Devon and Cornwall Constabulary and therefore they are illustrated separately.

Chart 3.1:

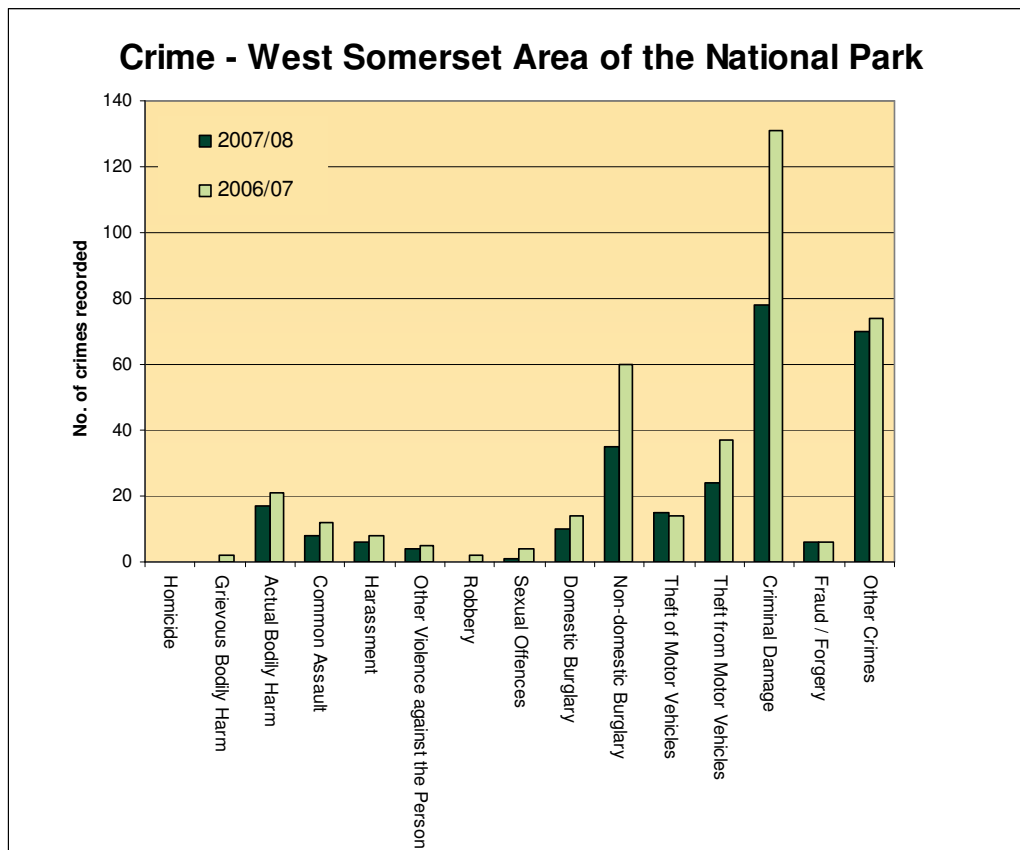
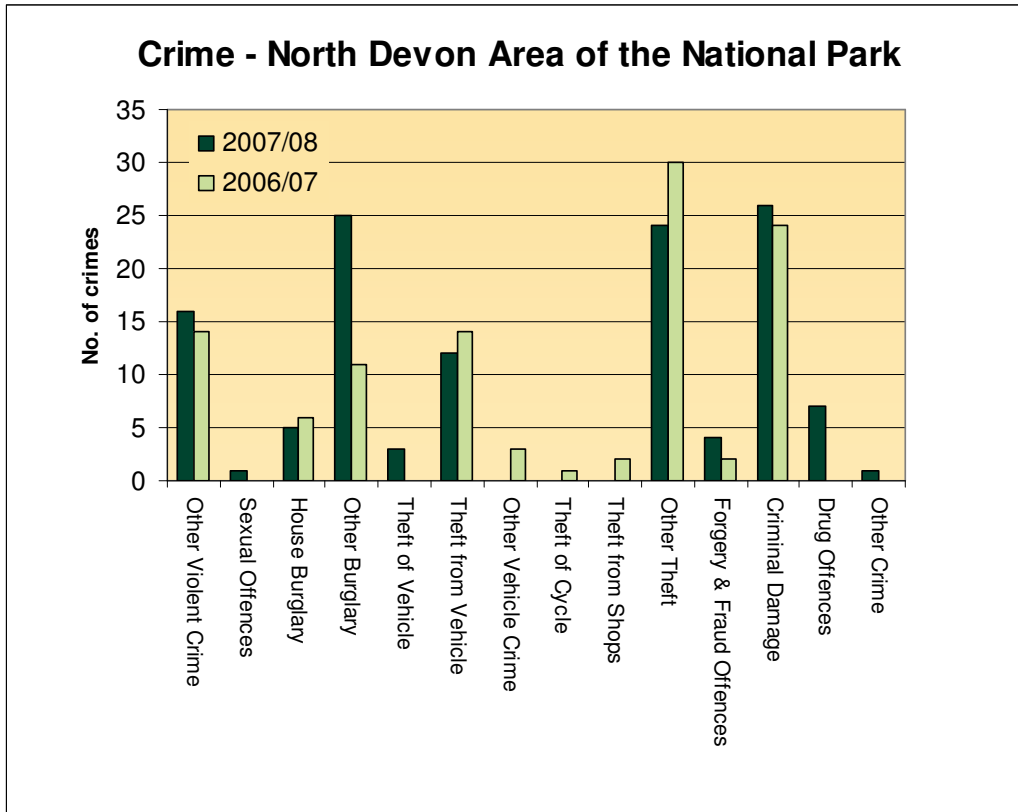


Chart 3.2:



3.13 **HEALTH & WELL-BEING:**

3.14 The Index of Multiple Deprivation (IMD) for 2004 ranks all 32,482 Super Output Areas (SOA) in England in order of deprivation from 1 (most deprived) to 32482 (least deprived) based on a range of factors. Super Output Areas are based on units of population, and therefore are large in very rural areas, and small in city centres. Most of the SOAs within the National Park boundary (or where most of the SOA is within the boundary) are below the mid-range IMD of 16,241. The SOA which includes Lynton & Lynmouth is the highest for the National Park and above the average at 17609; the SOA which includes Dulverton and Brushford<sup>5</sup> is the lowest at 11,063 – this has decreased since 2004. Access to services is possibly one significant factor which causes SOAs within Exmoor to fall below the mid-range (for further information see table 6.7a).

3.15 Life expectancy is only available for the districts; a result cannot be accurately defined for the National Park.

<sup>5</sup> The significant factor which appears to cause Dulverton and Brushford SOA to fall well below the mid-range is the distance to services – particularly a supermarket of which the average distance is 12.6km. This is misleading as there is obviously access to a convenience store within Dulverton itself.



### 3.16 **ECONOMY:**

- 3.17 Most contextual indicators within the Economy section cannot be attributed to the National Park area, due to the results being skewed by populations of the districts living outside the National Park boundary. Data has been obtained for average household incomes at a postcode level across the National Park area – the average household income is £28,000. However the average lower quartile household income is only around £16,000. Average weekly pay for West Somerset and North Devon districts has remained relatively stable compared to the previous monitoring period. There is however, a distinct difference between the two districts; average weekly pay in West Somerset is almost £100 greater than North Devon according to NOMIS<sup>6</sup> statistics.
- 3.18 Agriculture and forestry are essential for the maintenance of the characteristic landscape (although also pose some threats to it), but it is tourism and related services that are now the main source of employment. A diverse range of other services, and a modest amount of manufacturing, provide the remaining employment in the locality.
- 3.19 A significant component of both the economy and the social fabric of Exmoor are associated with the incoming resident population, including retired, semi-retired, commuters, and second-home residents. The attractiveness of the area to relatively wealthy incomers can help to maintain the local economy and services, but results in many locals being priced out of the local housing market<sup>7</sup>.

### 3.20 **TRANSPORT & COMMUTING PATTERNS:**

- 3.21 Due to the rural nature of the National Park and its dispersed settlements, it is not unexpected that just over half of economically active people commute to work by car or van (or share a lift). Key employment centres are situated outside of the National Park boundary at towns such as Minehead, Barnstaple, Taunton, Tiverton, South Molton and Ilfracombe. Barnstaple and Taunton are stated as Strategically Significant Cities and Towns (SSCTs) within the draft Regional Spatial Strategy. This implies that a high percentage of housing and employment growth will be directed to these settlements. This may have implications for increased commuting out from the National Park, or local people relocating to access jobs and homes (where the housing is closer to their place of employment).
- 3.22 The average commuting distance from census results is around 13km, but this reflects a fixed distance in a straight line, therefore in reality commuting distances are likely to be much further. There are a number of people who commute to work by train and also use the underground. This reflects a growing trend of families moving to the National Park with main earners commuting long distances to major urban areas during the week.
- 3.23 The 2001 census results also indicates that a large sector of the working population work at or from home (31%) – this is a considerable

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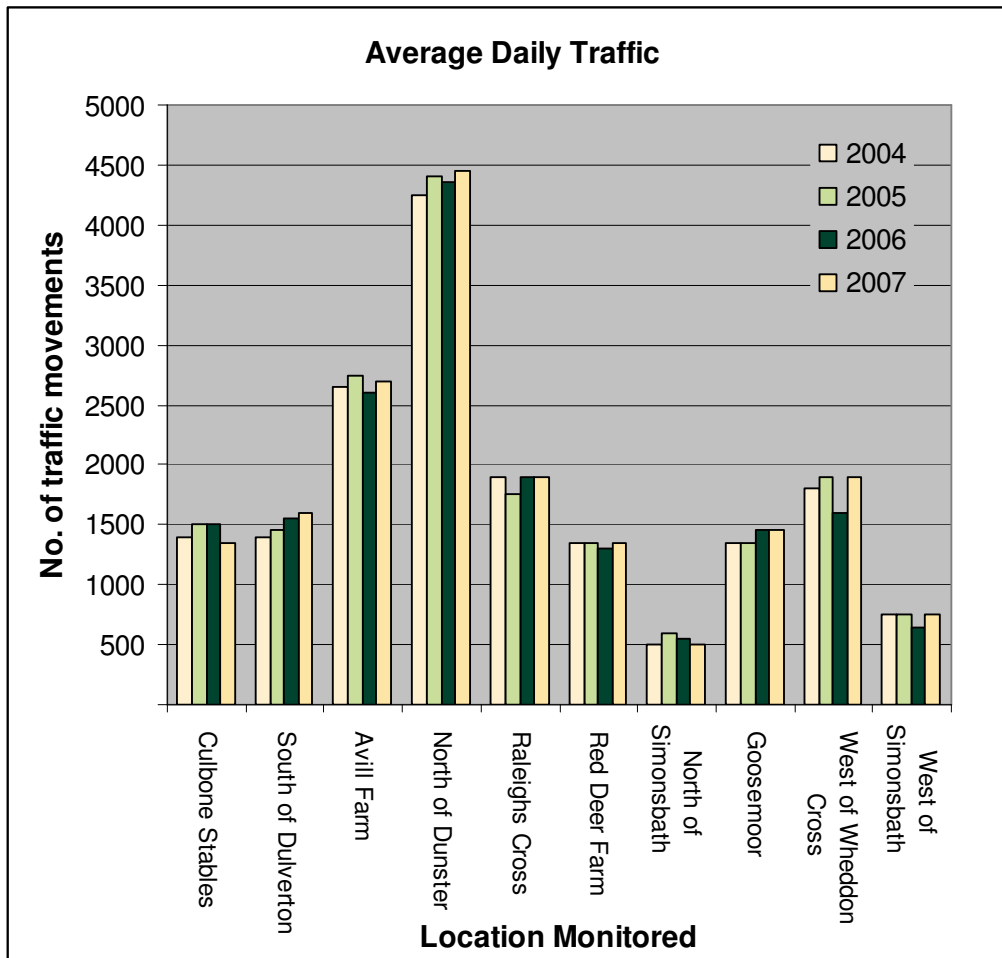
<sup>6</sup> NOMIS official labour market statistics: <https://www.nomisweb.co.uk/Default.asp>

<sup>7</sup> Exmoor National Park Annual House Price Surveys – [www.exmoor-nationalpark.gov.uk/reports\\_monitoring](http://www.exmoor-nationalpark.gov.uk/reports_monitoring)

proportion of the working age population when compared to the national average (9%), but reflects the rurality of the National Park, and the increasing importance of internet connections to enable people to work at home. Of more relevance is the largely self-employed population which work from home that reflect a number of professions such as agricultural contractors, plumbers, and electricians etc. which are reliant upon their own transport to undertake their work.

- 3.24 Traffic flows on Exmoor are increased particularly during the main summer months when greater numbers of tourists visit the National Park. Although traffic pressures are not severe there can be specific areas which face congestion issues and parking problems during the busy holiday periods. The average daily traffic (shown in Chart 3.3) figures are relatively stable; slight increases in some locations are found on the A396 and B3223/3224 routes across Exmoor. Traffic movements will require continued monitoring to be aware of incremental increases in numbers.

Chart 3.3:



3.25 **EDUCATION:**

- 3.26 The information available from the sources listed in Table 3.1, only provide data to district level, and therefore the National Park cannot be

disaggregated from the data. North Devon results for 2007 show an 8.2% increase in the number of 16 year olds achieving 5 or more GCSEs grade A-C. There was a slight decrease in numbers for West Somerset, but both districts illustrate that over 60% of 16 year olds achieve these results.

### 3.27 **ENVIRONMENT:**

- 3.28 Noted for its tranquility and dark skies, Exmoor supports a rich, although changing diversity of flora and fauna. Wild red deer and herds of Exmoor ponies are amongst the most visible and recognisable signs of this, but there are also most British species of bat represented on Exmoor, rare species of butterfly, and a unique species of tree<sup>8</sup> (see also paragraphs 5.29-5.33).
- 3.29 There is relatively little data available with regards to air quality on Exmoor. Air Quality Management Areas (AQMAs) are set up by local authorities where there air quality problems; it is therefore significant that there are none within North Devon or West Somerset, but to the south of the National Park, there is an AQMA for Mid Devon.
- 3.30 Further information from the National Park Management Plan states that: *“an assessment by Environment Agency and English Nature in 2006 indicated that overall nitrogen deposition exceeds the maximum critical loads for blanket bog and old sessile oakwoods on Exmoor indicating that these features may be at high risk from air pollution sources. Acid rain and nitrogen deposition are also thought to be affecting lichens around the Bristol Channel. In addition, national surveys show that ground level ozone levels on Exmoor can reach very high levels during certain atmospheric conditions and can exceed European guidelines”*<sup>9</sup>.
- 3.31 There is an issue of increasing nitrogen deposition in the Exmoor Heaths SAC and this was reported in the Habitats Regulations Assessment for the Regional Spatial Strategy. Nitrogen deposition is associated with traffic emissions, and therefore it will be important to continue monitoring average daily traffic movements (see 3.20).
- 3.32 River quality within the National Park is generally very good with the majority of river length achieving grade A for biology and chemistry for 2007 (although the sampling period would have been from 2005-2007). See appendix 2 for further details.
- 3.33 There have been a total of 37 incidents reported for watercourses on Exmoor during this AMR period - 15 of which were treated as pollution events. These events were generally regarded as low level incidents with minimal environmental impacts. Many of these incidents were due to weather events such as heavy rain and resulting flooding issues.

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<sup>8</sup> Exmoor Biodiversity Action Plan:  
[http://www.exmoor-nationalpark.gov.uk/biodiversity\\_action\\_plan](http://www.exmoor-nationalpark.gov.uk/biodiversity_action_plan)

<sup>9</sup> National Park Management Plan 2007-2012 (para 5.7)

## Exmoor National Park Annual Monitoring Report 2007/08

Exmoor National Park Profile			
State of the Park Indicators & Contextual Indicators (set by the Region)			
<b>AREA</b>	Total Park area	692.8 sq km	OS\Designation maps
	Somerset	491.9 sq km	
	Devon	200.9 sq km	
	Parishes totally / partly in the National Park	43	
<b>POPULATION</b>	Population	10,873 (census 2001)	ONS Census 2001
	Age 0-14	1,327	ONS - derived from <b>2006</b> mid-term estimates
	Age 15-74	8,143	
	Age 74+	1,355	
	Population size estimates	10,825	
	Population Density	0.16 per hectare	
<b>HOUSING</b>	Dwelling Type:		ONS - derived from 2001 Census
	Detached	49.09%	
	Semi-detached	25.89%	
	Terraced	16.28%	
	Flat/Maisonette	8.35%	
	Mobile home/caravan	0.39%	
	Households	4896	
	Household spaces	5675	
	Spaces not used as main residence	563	
	Household Tenure		
	Owner occupied	68.26%	
	Private rented\housing association	30.60%	
	Local authority	1.14%	
	Vacant housing stock	3.80%	
	Average household size	2.2 residents per occupied household	
	Quality of housing stock	Unknown – data held by districts	
Total no. of dwellings	5495 (estimate)		
<b>HOUSING</b>	Household Composition		ONS - derived from 2001 Census
	Households with one person	Pensioner: 19.2%	
		Other: 12.38%	
	Households without the sole use of one family (student hostels, residential homes etc)	With dependent children: 1.61%	
		All students: 0%	
		All pensioners: 0.86%	
		Other: 3.41%	
	Family households	Pensioners: 14.77%	
	Married couple households	No children: 17.26%	
		With dependent children: 12.77%	
		All children not dependent: 4.66%	
	Cohabiting couple households	No children: 4.41%	
		With dependent children: 2.96%	
		All children not dependent: 0.22%	
Lone parent households	With dependent children: 3.29%		
	All children not dependent: 2.21%		

## Exmoor National Park Annual Monitoring Report 2007/08

Exmoor National Park Profile			
State of the Park Indicators & Contextual Indicators (set by the Region)			
<b>CRIME</b>	Crime Rate - Exmoor	398 crimes reported	Estimated from police beat records for 2007/08
	% of residents who feel fairly safe/very safe a) after dark	73.60%	2004 - Audit Commission for Avon & Somerset Police
	b) during the day	98%	
<b>HEALTH &amp; WELL-BEING</b>	Deprivation: Lowest IMD rank	West Somerset 005b (Dulverton & Brushford) <b>11063</b>	Index of Multiple Deprivation (2007)
	Highest IMD rank	North Devon 002d (Lynton & Lynmouth Area) <b>17609</b>	
	Life Expectancy	N. Devon: Male 77.4 - Female 81.9 W. Somerset: Male 79.1 - Female 82.6	Source: National Statistics
	Long term limiting illness	19.72% of the population	ONS - derived from 2001 Census
<b>ECONOMY</b>	Gross Value Added £ per head (productivity)	£16,685 for the South West	Data not available for Exmoor or the districts
	Total unemployment	2.85% of 16-74 year olds which are economically active	ONS - derived from 2001 Census
	Average earnings: North Devon	£339.70 - full time workers gross weekly pay	Source: NOMIS earnings by residence 2007 - no separate data available for the National Park.
	Average earnings: W. Somerset	£436.80 - full time workers gross weekly pay	
<b>TRANSPORT &amp; COMMUTING PATTERNS</b>	Commuting mode: 16-74 year olds which are economically active.	50.05% driving or sharing a lift	ONS - derived from 2001 Census - for the most significant commuting modes
		31.35% work at or from home	
		13.85% walking	
	Commuting distance	13.37 kms on average	2001 Census - ONS
	Average Daily Traffic Flows	3190	A39 Blackmoor Gate (2006)
		1900	B3190 Raleghs Cross (2007)
		1350	B3223 Red Deer Farm (2007)
		1900	B3324 West of Wheddon X (2007)
		1350	A39 Culbone Stables (2007)
		2700	A396 Avill Farm (2007)
		4450	A396 North of Dunster (2007)
1450		B3224 Goosemoor (2007)	
500		B3223 North of Simonsbath (07)	
760	B3358 West of Simonsbath (07)		
% of households within walking distance of an hourly bus service	No hourly bus services in the National Park. The 28 Minehead to Taunton service will only affect parts of Dunster.		

## Exmoor National Park Annual Monitoring Report 2007/08

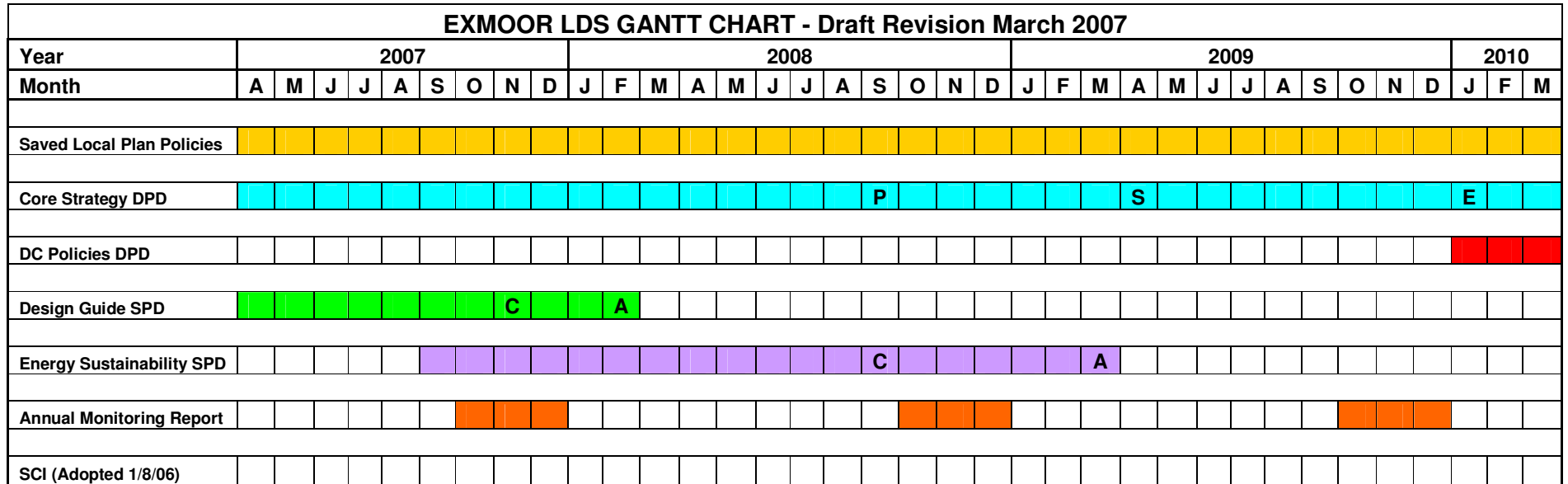
Exmoor National Park Profile			
State of the Park Indicators & Contextual Indicators (set by the Region)			
<b>EDUCATION</b>	% 16 year olds achieving 5+ GCSE at A-C or equivalent	West Somerset: <b>60.1%</b> North Devon: <b>64.9%</b>	Source: Dept. for Children Schools and Families.
	Working age people with NVQ level 3+ as % of total working age population	West Somerset: <b>32.5%</b> North Devon: <b>51%</b>	Source: NOMIS - no separate data available for the National Park.
<b>ENVIRONMENT</b>	SSSIs	193.07 sq km	Source: Natural England and the Section 3 Conservation Map.
	National Nature Reserves	5.38 sq km	
	Section 3 coast/foreshore	7.85 sq km	
	Section 3 moorland	169.11 sq km	
	Section 3 woodland	49.84 sq km	
	% area protected by a designation	100% (National Park)	
<b>ENVIRONMENT</b>	Air Quality	No Air Quality Management Areas (AQMAs) exist for the National Park area.	In the UK 214 Local Authorities have declared AQMAs - Mid Devon being the closest to the National Park.
	River Quality	Majority of river length achieving Grade A (very good) for biology and chemistry. 37 closed 'combined' incidents for the National Park, 15 of which were treated as pollution incidents.	Source: Environment Agency
<b>HERITAGE</b>	Scheduled Monuments	208	English Heritage and ENPA files
	Conservation Areas	16	
	Grade 1 Listed Buildings	22	
	Grade II* Listed Buildings	61	
	Grade II Listed Buildings	943	
<b>LEISURE</b>	Public Footpaths	438 km	Definitive Map / GIS
	Public Bridleways	464 km	
	Other PProW	64 km	
	Visitor days/year	2.08 million (2007 data)	Global Tourism Solutions UK using STEAM methodology

## 4. **Local Development Scheme Implementation**

- 4.1 The Local Development Scheme (LDS) sets out a three year programme for the preparation of Local Development Documents (LDDs) within the Exmoor National Park Local Development Framework (LDF). For each separate document a timetable is drawn up to illustrate the various milestones incorporated in the production of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) - from the early preparatory stages through to the final adoption of the document.
- 4.2 The timetable set out in the Local Development Scheme (first revision November 2005) was known to be unachievable, given local resources and events, and the lessons emerging at a national level about procedures and the content of local development documents with guidance continuing to evolve.
- 4.3 The LDS was not revised, due to the uncertainties of the new system and staff shortages within the Policy & Community team. The Head of Planning & Community and the Policy & Community Manager met with representatives of GOSW in November 2006 and it was decided to suspend revision of the LDS until a clearer line of direction could be taken, and resource issues were resolved.
- 4.4 However, in December 2006 the Authority were advised by Government Office (as were all local planning authorities) to submit a revised LDS by the 31<sup>st</sup> March 2007 if the current LDS programme had slipped or was known to be unachievable. The Authority submitted a revised LDS which concentrated on preparing a Core Strategy during the main 3 year timetable period. This second revision of the LDS came into effect at the end of April 2007. The timetable is illustrated in Chart 4.1 below.
- 4.5 **Statement of Community Involvement (SCI)**: The SCI is a key document in the LDF, which sets out how the Authority intends to consult stakeholders and the local community on local development documents and planning applications for Exmoor National Park.
- 4.6 The SCI went through all its stages on time during the period under review. It was found sound by the independent Inspector and adopted on 1<sup>st</sup> August 2006. The few changes sought by the Inspector were very minor details, and all but one, were anticipated by officers. The Inspector's Recommendations reflected the suggestions (including wording) made by officers in response to the final round of consultation
- 4.7 **Core Strategy DPD**: The Core Strategy will set out the long-term spatial vision for Exmoor National Park, and the spatial objectives and policies (including minerals and waste policies) to achieve that vision.
- 4.8 The early stages of the Core Strategy production were underway during the beginning of the AMR period. However, it became

**Exmoor National Park Annual Monitoring Report 2007/08**

**Chart 4.1 – LDS Timetable**



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



- apparent that the timetable did not allow sufficient time for the increasing amount of work required, for the number of staff available at that time (one and a half full-time equivalent).
- 4.9 The initial Issues and Options consultation took place during July/August 2006. It became apparent during the 2007/08 monitoring year that the evidence base for the Core Strategy would need to be substantially developed to ensure that the vision and policies are based on robust and locally distinct evidence. The best possible option was to start from the beginning in the light of the evidence required and emerging national guidance. This meant that the work programme was no longer consistent with the LDS timetable.
- 4.10 These changes and the ongoing staffing difficulties led to the LDS timetable for the Core Strategy being temporarily suspended until the team were in a more favourable position to revise and update the Local Development Scheme.
- 4.11 The staff complement review process which was ongoing through 2006 and 2007 meant that there was some degree of uncertainty regarding team structures and it was not possible during this period to recruit the remaining post which was formerly vacant. It was only possible to advertise this position in the 2008/09 year due to the time taken to evaluate the new career-grade post.
- 4.12 Lessons Learnt: The new planning system has been a steep learning curve for the majority of Local Planning Authorities. It has been realised that the LDS did not allocate enough time for preparation of individual documents, due to the enormity of the task of gathering evidence to inform the process. It is recognised that it will always be difficult to plan for unforeseen circumstances such as loss of staff and the time required to recruit new staff.
- 4.13 It is essential that officers and Members work together. It is therefore important that sufficient time is programmed on a regular basis for the LDF Advisory Group<sup>10</sup> to meet with officers to discuss key issues and how these can be addressed in the Core Strategy.
- 4.14 The local elections in May 2007 saw a change in some of the members of the Authority, and subsequent changes to the members on the LDF Advisory Group. The team has ensured that there are regular meetings to discuss issues and the work programme for the Core Strategy. The views and recommendations of the group are invaluable in taking this DPD forward.
- 4.15 In 2008/09 it will be important to time consultations to avoid substantial public holidays, i.e. Easter, the summer holiday period or Christmas. In addition it is important that stakeholders, particularly local communities, do not feel that they are becoming overburdened by consultation on the Local Development Framework, but can participate as effectively as possible through a positive process of engagement.

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<sup>10</sup> LDF Advisory Group – consists of 12 members from the 22 members on the National Park Committee. The purpose of this group is to guide the production of the Local Development Framework for Exmoor National Park.

- 4.16 **Development Control (Management) Policies:** This document will contain a set of development control policies to provide the criteria to guide decisions on planning applications and appeals. Progress on this DPD was scheduled in the LDS timetable to begin in 2010 as the Core Strategy drew to a close. However, it has been decided during this monitoring period to bring it forward to be combined with the Core Strategy. Several local authorities, such as the North York Moors NPA, have successfully been through this process. It would effectively save a great deal of time and unnecessary complications to select this way forward; which was subsequently agreed by the LDF Advisory Group.
- 4.17 **Design Guide SPD:** This document will aim to encourage and facilitate high standards of design for development. Presenting examples and advice on wide range of design issues, and in particular addressing issues of landscape/scenery, affordability and sustainability.
- 4.18 Due to difficulties experienced working with consultants over long distances, progress with this document was not satisfactory. The second draft design guide was considered by officers and members not to meet the standards expected. It was therefore subsequently decided through the LDF Advisory Group, not to continue the Design Guide with the consultants and the contract was terminated. The decision was made to complete the SPD in-house in the light of the expertise available within the Authority and the work prepared to date.
- 4.19 However, no further progress has been made towards this SPD as resources have been concentrated on the production of the Core Strategy. There will be further discussion in the future to determine the format and range of the Design Guide SPD. It is anticipated that the document will be formed by a suite of individual topics which will in time form a design guide.
- 4.20 **Renewable Energy SPD** (or Energy Sustainability Guidance SPD): This SPD will aim to give advice and detailed considerations giving effect to the policies in the 'saved' Local Plan, in order to encourage energy efficiency in buildings and to promote use and micro-generation of renewable energy while ensuring that renewable energy developments are sensitive to the landscape and environmental qualities of the National Park.
- 4.21 No further work has taken place to date due to other LDF commitments. However, there is currently a Forum 21 project funded through the Sustainable Development Fund which is reporting on a strategy for making Exmoor National Park carbon neutral by 2025. It is likely that some of this work may inform this SPD in the future.

#### **Actions**

- 4.22 During the 2008/09 monitoring year the Policy and Community team have met with representatives from Government Office to discuss LDF requirements and the revision of the LDS. The LDS will need to be

revised and submitted to the Secretary of State to reflect the changes in the LDF work programme – as outlined above. Further discussion with officers at Government Office will be scheduled before a revised LDS is submitted.

- 4.23 The main focus for 2008/09 will be ongoing collation of the evidence base for the Core Strategy and Development Management Policies DPD. As part of the evidence gathering there will be a series of stakeholder consultation and community engagement events to provide views on the issues relating to Exmoor National Park. This will form the basis for the objectives and policies within the Core Strategy & Development Management Policies DPD.
- 4.24 There have been, and continue to be, discussions regarding opportunities for joint-working and sharing information with neighbouring authorities. As important, is sharing experiences with other National Park Authorities through the National Parks Policy Officer Group (NPPOG), which will be invaluable throughout this process.

## 5. National Core Output Indicators

- 5.1 The National Core Output Indicators (NCOIs) aim to provide a consistent data source for the South West Regional Assembly in order to inform and develop spatial planning performance at the regional level. The indicators are set out in *Local Development Framework Monitoring: A good practice guide*.
- 5.2 As noted in previous AMRs the regional and sub-regional working groups<sup>11</sup> continue with their efforts to ensure comprehensive and consistent monitoring of the National Core Output Indicators (NCOIs - also known as LDF Core Output Indicators). The South West Region is cited as an example of best practice in terms of the sharing of information and ideas and of monitoring resources.
- 5.3 Through the Strategic Information Providers Group (SIP) and the National Monitoring Officers Liaison Group, the South West has continued to inform CLG of the regional and sub-regional progress made in NCOI monitoring. Consequently CLG is well informed of the issues and difficulties surrounding some of these indicators.
- 5.4 As a result there has been a revision to the core output indicators through the published 'Regional Spatial Strategy & Local Development Framework Core Output Indicators Update 2/2008'<sup>12</sup>. However, due to resource constraints we have not implemented the recommended changes for this year's AMR, which is in line with monitoring for the RSS. The updated indicators will be integrated into the 2008/09 AMR.

### Background

- 5.5 The scale, type and slow pace of development on Exmoor are marginal to the achievement of national and regional targets. The development which does take place however, has regard to the general direction of national and regional policy. The following assesses Exmoor's performance against the National Core Output Indicators.
- 5.6 **Business Development**: A significant proportion of employment for those living on Exmoor is provided by businesses outside the National Park, for instance at surrounding market and coastal towns, and even further afield. No employment land is allocated within the Adopted Local Plan but rather maximum flexibility is achieved through criteria based policies, which can allow small scale, new build business development in the local rural centres and villages. Furthermore, there are opportunities for buildings within settlements to be converted to business use and conversion of farm buildings, as part of diversification schemes. The National Indicators focus on the availability of allocated land and therefore do not explain the Exmoor situation.

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<sup>11</sup> Specifically the Strategic Information providers Group (SIP) at a regional level, and the LDF monitoring groups (sometimes referred to as Sub-SIPs) at a sub-regional level or CSIP at county level.

<sup>12</sup> Found at:

<http://www.communities.gov.uk/publications/planningandbuilding/coreoutputindicators2>

## Exmoor National Park Annual Monitoring Report 2007/08

- 5.7 Exmoor is not identified in national and regional targets as a place for a significant level of employment development, and therefore it may be concluded that the business development on Exmoor has little impact on the National and Regional targets.
- 5.8 The indicators relate to *floorspace* developed. This monitoring year there has been a number of completed small scale business developments which indicate that the Local Plan policies are becoming established – further detail can be found in section 6.4.

**Table 5.1 – BUSINESS DEVELOPMENT**

<b>NCOI 1a: Amount of floorspace developed for employment by type:</b>		
<b>Use Class</b>	<b>Floorspace (m<sup>2</sup>)</b>	<b>Comment</b>
B1(a)	148	3 developments
B1(b + c)	0	
B2	330	2 developments
B8	0	

<b>NCOI 1b: Amount of floorspace developed for employment by type, in employment or regeneration areas:</b>
<b>Comment</b>
Exmoor National Park has no designated employment or regeneration areas.

<b>NCOI 1c: Amount of floorspace developed for employment by type, which is on previously developed land (PDL).</b>		
<b>Use Class</b>	<b>Floorspace (m<sup>2</sup>)</b>	<b>Comment</b>
B1(a)	148	75% of completed employment permissions (B use class) were located on previously developed land.
B1(b + c)	0	
B2	95	
B8	0	

<b>NCOI 1d: Employment land available by type – being defined as (i) sites defined and allocated in the local development framework, and (ii) sites for which planning permission has been granted.</b>
<b>Comment</b>
Exmoor National Park has no allocated land, available for employment use. Planning permission granted during 2007/08 regarding B use class employment were completed during the monitoring year.

<b>NCOI 1e: Losses of employment land in (i) employment/regeneration areas and (ii) local authority area.</b>
<b>Comment</b>
No employment land has been lost to completed non-employment uses in the current monitoring year.

<b>NCOI 1f: Amount of employment land lost to completed residential development</b>
No employment land (B use class) has been lost to completed residential development within Exmoor National Park for 2007/08.

- 5.9 Furthermore, this indicator only specifies B use class employment and therefore does not recognise shops and restaurants for example which

are designated uses under use class A<sup>13</sup>; or hotels and guesthouses under use class C.

- 5.10 **Housing:** Government policy focuses on maintaining a supply of housing to meet targets set out in development plans. Because of the particular circumstances of Exmoor National Park there is no such target. Instead the Local Plan, Structure Plan and Draft RSS provide for housing development on Exmoor 'to meet local needs'. The Draft RSS provides an estimate of 20 housing units per year to meet these needs, but actual delivery will depend on the most up to date assessment of local needs (a park wide survey has been undertaken in July/August 2008 as part of the LDF evidence base).
- 5.11 In this context the required 'Housing Trajectory' is shown (as required) but has little meaning as policies within the local plan ensure the majority of housing is for local needs only, based on a needs-led approach. It can be argued that it is not necessary for Exmoor National Park Authority to have a housing trajectory as we have an 'estimated need' rather than a 'housing target'.
- 5.12 The number of housing completions recorded does include a number of open market dwellings that were permitted before the adoption of the current Local Plan. However, the number of open market completions will gradually reduce as current policies focusing on the provision of local needs affordable housing are taking effect.
- 5.13 Exmoor's housing policies are targeted to meet the needs of Exmoor's communities. The housing development which has taken place during the year is in accordance with national and regional policy aims for housing in rural areas and development on brownfield land. However, there is a very little brownfield land available in the National Park, and therefore the national target of 60% of new housing development on brownfield land, may not be met in the future. Although the figure is still high it is lower than last year's figure of 92%.
- 5.14 For further details of housing completions during the AMR period please see section 6.3 of the AMR and Appendix 1. This information will give further detail to the location and size of completed housing units within Exmoor National Park<sup>14</sup>.

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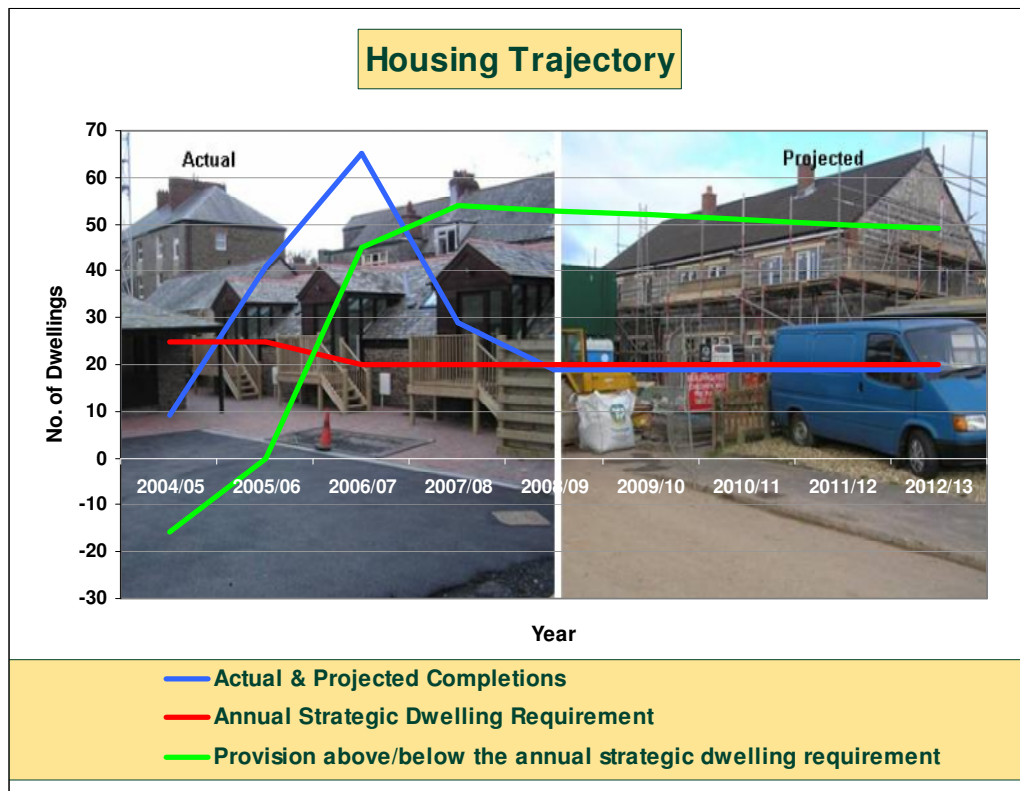
<sup>13</sup> Further information on the Use Classes Order can be found at:  
<http://www.planningportal.gov.uk/england/genpub/en/1011888237913.html>

<sup>14</sup> The full Housing Survey 2007/08 can be found on our website at:  
[www.exmoor-nationalpark.gov.uk/reports-monitoring.htm](http://www.exmoor-nationalpark.gov.uk/reports-monitoring.htm)

<b>Table 5.2 - HOUSING</b>		
<b>NCOI2a: Housing Trajectory showing:</b>		
(i)	<b>Net additional dwellings over the previous 5 year period, or since the start of the relevant development plan document period, whichever is the longer.</b>	
(ii)	<b>Net additional dwellings for the current year</b>	
(iii)	<b>Projected net additional dwellings up to the end of the relevant development plan document or over a ten year period from its adoption, whichever is longer.</b>	
(iv)	<b>The annual net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.</b>	
See Table 5.2a and Chart 5.1 for Housing Trajectory table and chart.		
<b>NCOI2b: Percentage of new and converted dwellings on previously developed land (PDL).</b>		
Completions	29 (net)	The percentage of dwelling completions on PDL surpasses the national target of 60% of dwellings on previously developed land (the percentage is based on the gross number of completed dwellings – 31)
Completions on PDL	26	
Percentage	<b>81%</b>	
<b>NCOI2c: Percentage of new dwellings completed at:</b>		
Less than 30 dwellings per ha.	<b>50%</b>	Half of the housing completions are above a density of 30 dwellings per hectare.
30 – 50 dwellings per ha.	<b>19%</b>	
Above 50 dwellings per ha.	<b>31%</b>	
<b>NCOI2d-Affordable housing - For the period 1 April 2007 to 31 March 2008 please give number of affordable housing completions wholly funded through registered RSL and or local authorities, wholly funded through developer contribution and funded through a mix of public subsidy and developer</b>		
Dwellings provided via S106 agreements		<b>2</b>
Number wholly funded through registered social landlords and/or local authorities		<b>9</b>
Number wholly funded through developer contribution		<b>0</b>
Number funded through a mix of public subsidy and developer		<b>0</b>
Total affordable dwellings (sum of entries)		<b>11</b>

<b>Table 5.2 - Housing Trajectory</b>			
<b>Year</b>	<b>Actual &amp; Projected Completions</b>	<b>Annual Strategic Dwelling Requirement</b>	<b>Provision above/below the annual strategic dwelling requirement</b>
2004/05	9	25	-16
2005/06	41	25	0
2006/07	65	20	45
2007/08	29	20	54
2008/09	19	20	53
2009/10	19	20	52
2010/11	19	20	51
2011/12	19	20	50
2012/13	19	20	49

Chart 5.1



- 5.15 **Transport:** The low level and small scale of development on Exmoor means that the figures for car parking provision compliance in new non-residential development provide little information. Many non-residential completions are small scale and rely on the provision of existing car parking within a settlement, or sufficient car parking is already available on site. In such a dispersed rural area with small scale development, it is not always relevant to apply parking standards and these are usually dealt with on a case by case basis.
- 5.16 The figures relating to the proportion of new development which is well connected to key services (NCOI 3b) simply reflects the remoteness of most of Exmoor settlements from key services. However the majority of new development was well connected to doctor's surgeries and primary schools. This indicator was measured using regular daily bus services<sup>15</sup>, which serve settlements within the National Park (not hourly services) or a maximum of 2 miles walking.
- 5.17 The level of housing completions within the local rural centres<sup>16</sup> was relatively high in 2007/08 (63% of completions) and nine of the 11 affordable dwellings were located in Lynton and Dulverton. These settlements are well connected in terms of public transport to larger

<sup>15</sup> These services include: 398 Minehead to Tiverton, 310/309 Lynton to Barnstaple, 300 Minehead to Lynmouth, 39 Porlock to Minehead and 37 Dunster to Minehead.

<sup>16</sup> Local Rural Centres are defined in Policy S1 of the Local Plan as: Dulverton; Lynton & Lynmouth; and Porlock.



towns outside the National Park, such as Minehead, Tiverton and Barnstaple. However, Porlock is the only LRC which is less than 30 minutes public transport time from the nearest employment or major retail centre at Minehead, which also has a hospital and secondary school (West Somerset College for young people aged 13-18).

- 5.18 Development on Exmoor generally does not contribute to national and regional policy to locate and design development to reduce dependence on cars, but has to be seen to be in the context of sustaining the local economy and communities of the National Park. However, 69% of completed housing for 2007/08 has been located in the villages and local rural centres with the greatest range of services and facilities.

<b>Table 5.3 - TRANSPORT</b>		
<b>NCOI3a: Amount of completed non-residential development within UCOs A, B and D complying with car parking standards set out in the local development framework (including the percentage complying).</b>		
<b>Result</b>	<b>Comment</b>	
<b>Use Class A: 0%</b>	136 sqm completed – car parking already available	
<b>Use Class B: 0%</b>	0.2 ha. completed (total area) – complying with car parking standards	
<b>Use Class D: 0%</b>	No development completed	
<b>NCOI3b: Percentage of <u>new</u> residential development within 30mins public transport time of each service</b>		
<b>GP</b>	<b>72%</b>	GP surgeries at Dunster, Porlock, Dulverton & Lynton
<b>Hospital</b>	<b>50%</b>	Minehead and Lynton hospitals
<b>Primary School</b>	<b>84%</b>	8 primary or first schools within the National Park
<b>Secondary School</b>	<b>31%</b>	West Somerset Community College at Minehead and Dulverton/Minehead Middle Schools
<b>Employment centre</b>	<b>12.5%</b>	Minehead
<b>Major retail centre</b>	<b>12.5%</b>	Minehead
<b>AND/OR</b>		
<b>All six services</b>	<b>12.5%</b>	Yes (Minehead is the nearest centre which qualifies in having all 6 services)

- 5.19 **Local Services:** There has been some small scale local service development which helps to provide and retain local employment within the National Park.

- 5.20 In the case of NCOI 4b, Exmoor does have many open spaces; depending on interpretation further areas of the National Park could be included. It is questionable whether this indicator is relevant for Exmoor National Park as it is already a nationally designated area due to its highly valued landscape and scenic beauty. This indicator has been omitted from the updated guidance for national core indicators and therefore will not be included in next year's AMR.

<b>Table 5.4 - LOCAL SERVICES</b>		
<b>NCOI4a: Amount of completed retail, office and leisure development.</b>		
<b>Use Class</b>	<b>Floorspace (m<sup>2</sup>)</b>	<b>Comment</b>
A1 – shops	69	One completion (temporary)
A2 – financial and professional services	0	
B1a - business offices	148	Two developments completed
D2 – Assembly and leisure	0	
<b>NCOI4b: Amount of completed retail, office and leisure development in town centre.</b>		
Exmoor National Park has no town centres		
<b>NCOI4c: Amount of eligible open spaces managed to Green Flag Award standard<sup>17</sup></b>		
<b>178 ha</b>	Water Parks	Wimbleball Lake
<b>538 ha</b>	Nature Reserves	National Nature Reserves
<b>70 ha</b>	Local Nature Reserves	County Wildlife Trust reserves and Exmoor Natural History Society reserve.
<b>13220 ha (approx)</b>	Sites of Special Scientific Interest (SSSIs)	Those in 'favourable' or 'recovering' condition (68% in 2006 – of 19441ha – State of the Park Report)
<b>67 ha</b>	Open spaces	Important open spaces designated in the Local Plan 2001-2011
<b>342 ha</b>	Formal gardens	Historic Parks and Gardens on the Local Plan Proposals Map (Dunster Castle and Nettlecombe Court)
<b>3 ha</b>	Woodlands	Woodland Trust Reserves (other important areas of woodland are classified under SSSIs, CWSs and NNRs)
<b>14,418 hectares</b>	Estimated total area managed to Green Flag Award standard	

5.21 **Minerals:** Exmoor National Park currently has no commercial quarrying activity within its boundary and therefore the indicators for this category are not relevant.

5.22 **Waste:** Waste data is collected by the county councils on a district boundary basis, and is not available separately for the National Park

<sup>17</sup> The types of sites included are derived from the Green Flag Award standards found on the website: [www.greenflagaward.org.uk](http://www.greenflagaward.org.uk)

area. Therefore Exmoor National Park Authority relies on waste production figures for North Devon and West Somerset defined as: composted, recycled, or landfilled.

- 5.23 To extrapolate information for Exmoor National Park, the percentage of the population for each district within the National Park boundary is required. The 2006 mid-term population estimates for the National Park (from the Office of National Statistics) state that there are 2775 people within the North Devon area of the Park and 8050 within the West Somerset area. Comparatively with the districts population this is equal to 3.17% of the North Devon population and 23% of the West Somerset population.
- 5.24 .Using these estimates, the amount of waste produced by type for Exmoor National Park during 2007/08, can be estimated. However, it is likely that if data were available for the National Park as a whole, the amount and types of waste would differ. For example, in a rural area it is less likely that waste will be sent to be composted, as many dwellings will have sufficient means to compost their own waste compared to a town.
- 5.25 The total amount of waste generated during 2007/08 is stable. It is encouraging that the amount of waste sent to landfill has reduced with a substantial increase in the amount of waste which is composted. However, as we now have an authoritative estimate for the population numbers in the district areas of the National Park it can not be an accurate comparison to last year's data.

<b>Table 5.6 - WASTE</b>		
<b>NCOI6a: Capacity of new waste management facilities by type.</b>		There have been no new waste management facilities within the National Park.
<b>NCOI6b: Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed.</b>		
<b>Waste Type</b>	<b>Estimated Total For Exmoor National Park</b>	
Composted	639 tonnes	12%
Recycled	1068 tonnes	20%
Landfilled	3549 tonnes	68%
<b>TOTAL</b>	<b>5256 tonnes</b>	<b>100%</b>

- 5.26 **Flood Protection and Water Quality:** No permissions have been granted against the advice of the Environment Agency, and this can be seen as in accordance with national and regional targets and policy. In the light of PPS25 many decisions on proposed development in flood risk zones 2 and 3, within the National Park, will have regard to Environment Agency standing advice.
- 5.27 Where the Environment Agency has objected, planning proposals have either been amended to show that the EA standing advice has been

implemented in order to reduce the risk of flooding; or the application has subsequently been withdrawn.

**Table 5.7 - FLOOD PROTECTION & WATER QUALITY**

<b>NCO17 - the number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence ground or water quality</b>	
Number of planning permissions	<b>0</b>

- 5.28 **Biodiversity:** The biodiversity indicators do not reflect the priority given to these matters in the National Park. Further information is available in the Exmoor National Park 'State of the Park Report'<sup>18</sup>, the Biodiversity Action Plan<sup>19</sup> and the annual biodiversity newsletters.
- 5.29 Work will continue to meet specific objectives and targets for Exmoor's wildlife in the National Park Management Plan, in partnership with other organisations and agencies.
- 5.30 The Mire Restoration Project aims to improve the condition of 900ha of upland wetlands and their peat deposits. The total area restored since the beginning of the project (July 2006) is 153.4ha; 80 ha were restored and re-wetted during the AMR monitoring period. Further work has been undertaken to enable the project to continue until 2015.
- 5.31 The Two Moors Threatened Butterflies project has been extended to June 2009. Substantial work has been undertaken to restore 375 hectares of habitat within 27 sites over the National Park for the heath, high brown and marsh fritillary butterflies. Several core populations of the heath and high brown fritillary butterflies remain stable.
- 5.32 During 2007 a repeat of the 2002 Moorland Bird Survey was undertaken by the Authority, with the RSPB. This survey identified nationally important populations of stonechat and Dartford warbler; with notable population increases in the following species: grasshopper warbler, reed bunting and tree pipit. However, only very small populations were recorded of upland waders' curlew and snipe. No ring ouzels or lapwings were recorded. A survey of nightjars recorded 75 'churring' males which revealed that this population is stable.
- 5.33 Following extensive surveys, around 1600 (baseline figure) veteran trees and 200 locally indigenous whitebeam trees have been identified across the National Park. Databases have been specifically created to accurately record all the entries.
- 5.34 Exmoor Biodiversity Action Plan targets continued to be delivered during 2007/08 through work carried out by the Authority, and in conjunction with the RSPB, Natural England and the Two Moors Threatened Butterflies Project.

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<sup>18</sup> The State of the Park Report provides the basis for developing a sound information base for the objectives and targets of the National Park Management Plan – see [http://www.exmoor-nationalpark.gov.uk/living\\_in\\_reports.htm](http://www.exmoor-nationalpark.gov.uk/living_in_reports.htm)

<sup>19</sup> Exmoor Biodiversity Action Plan – see [http://www.exmoor-nationalpark.gov.uk/biodiversity\\_action\\_plan.htm](http://www.exmoor-nationalpark.gov.uk/biodiversity_action_plan.htm)



©ENPA: Mire Restoration Project - Squallacombe

**Table 5.8 - BIODIVERSITY**

<b>Table 5.8 - BIODIVERSITY</b>		
<b>NCOI8 Change in areas and population of biodiversity importance including:</b>		
<b>(i) Change in priority habitats and species (by type)</b>		
<b>Priority Habitats</b>	<b>Change</b>	<b>Comments</b>
80ha	Increase in restored upland wetlands	Upland wetlands restored and rewetted as part of the Mire Restoration Project
375ha	Increase in restored habitat	Habitat restored across 27 sites within the National Park as part of the Two Moors Threatened Butterfly Project.
<b>Priority Species</b>		<b>Change</b>
Heath Fritillary		Core populations stable
High Brown Fritillary		Core population stable
Marsh Fritillary		Fritillaries monitored – no. of flying adults remains low due to poor weather
Nightjar		Population stable
Veteran Trees		Baseline population established
Whitebeam Trees		Population surveyed and recorded
<b>Moorland Bird Survey 2007</b>		
Stonechat		Nationally important population
Dartford warbler		Nationally important population
Grasshopper warbler		Population increased (since 2002)
Reed bunting		Population increased (since 2002)
Tree pipit		Population increased (since 2002)
Curlew		Low numbers recorded
Snipe		Low numbers recorded
Ring ouzel		No numbers recorded
Lapwing		No numbers recorded
<b>(ii) Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional, or local significance.</b>		

**Table 5.8 - BIODIVERSITY**

No change in designated areas within Exmoor National Park for 2007/08.

- 5.35 **Renewable Energy:** The development plan policies for Exmoor National Park generally encourage small scale renewable energy generation. However, this size of development does not register easily on the indicator scale which is in megawatts, as most schemes are of a domestic scale and register only a few kilowatts.
- 5.36 National, regional (and local) policies presume against large scale developments within the National Park. In this context Exmoor National Park may be said to be contributing to the national and regional targets at a scale compatible with the existing features and character of the landscape, and relative to its designation as a National Park.
- 5.37 The data for the NCOI 9 has been collated from data provided by: South West Regen, completed development which required planning permission, and data provided by an installation firm on Exmoor. This data is by no means comprehensive, as many solar panel installations for domestic use do not require planning permission, and therefore cannot be easily accounted for. Although there have been several applications permitted for the installation of solar energy systems – it is not known if these have been installed.
- 5.38 A photovoltaic (PV) system has however been installed on the roof of Dunster Castle but the specific energy output of this system is not known. These 24 PV panels have been successfully arranged on the eastern roof section of the Grade I listed building; effectively illustrating that such systems can be adapted to provide an independent renewable energy supply without adversely affecting the setting or character of the building.

**5.9. RENEWABLE ENERGY**

**NCOI9a: Total renewable energy capacity installed 2007/08 by type:**

<b>Renewable Energy Type</b>	<b>MW of energy installed</b>	<b>MW of heat installed</b>	<b>Comment</b>
Bio-fuels	0.0	0.0	
On-shore wind	0.0	0.0	
Off-shore wind	0.0	0.0	
Water (Hydro)	0.305	0.0	Small hydro scheme at Lynmouth
Solar Energy	0.0	0.0	
Geothermal Energy	0.0	0.0	
Landfill Gas	0.0	0.0	
Other	0.0	0.0	

**NCOI9b: Total renewable energy capacity operational installed by type:**

Bio-fuels	0.0	0.0	
On-shore wind	0.0189	0.0	
Off-shore wind	0.0	0.0	
Water (Hydro)	0.615	0.0	Increased during the monitoring period
Solar Energy	0.027	0.0	Only installations known by ENPA

## Exmoor National Park Annual Monitoring Report 2007/08

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Geothermal Energy	0.0	0.0	
Landfill Gas	0.0	0.0	
Other	0.0	0.114	Biomass thermal

## 6. Policy Performance

- 6.1 **Introduction:** The policies in the Local Development Framework (LDF) at present are those of the Exmoor National Park Local Plan 2001-2011 which was adopted in March 2005. The Local Plan policies were saved for an initial three years after adoption under the new planning system<sup>20</sup>, to allow the Authority to produce Development Plan Documents (DPDs), such as the Core Strategy. The Authority has been successful in saving all the Local Plan policies for a further period until the Core Strategy and Development Policies DPD is adopted.
- 6.2 This section of the AMR monitors the policies, set out in Chapter 14, of the Adopted Local Plan through a range of selected indicators. The Local Plan indicators aim to inform the effectiveness of the policies within each section of the Local Plan.
- 6.2 This AMR reports on the second year since the adoption of the Local Plan. It is difficult to analyse the effectiveness of the local plan policies at such an early stage, but much of the information obtained, will help to inform the LDF evidence base and production of the Core Strategy.
- 6.3 **Landscape & Nature Conservation:** this section contains policies that support the first statutory purpose of the National Park Authority, *to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park*. The indicators are set out in Table 6.1 below.



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<sup>20</sup> Planning and Compulsory Purchase Act 2004



Table 6.1: Landscape and Nature Conservation			
Indicator	Policy	Result	Comments
Area of greenfield land	LNC 1, LNC3, LNC6	0	Cannot be measured accurately at present.
Number of lighting conditions attached to permissions within the National Park	LNC2	18	18 applications with lighting conditions which do not allow external illumination
Change in area of moor and heath as a result of development	LNC3	See table no. 6.1a	
Area of orchard created or lost as a result of development	LNC4, LNC5	0	No areas of orchard lost
Extent of marshy grassland	LNC7	0	Cannot be measured at present
Change in area of designated habitats as a result of development.(SACs, SSSIs, CWS)	LNC9, LNC10, LNC11, LNC13	See table no. 6.1a	
Percentage of cSACs, SSSIs in favourable condition and County Wildlife Sites in favourable management as a result of development.	LNC9, LNC10, LNC11, LNC13	68% of SSSIs	Source: English Nature (Natural England) SSSIs in favourable or recovering condition. (Target 95% by 2010)
Change in area of BAP habitats as a result of development.	LNC12	See table no. 6.1a	
Area of BAP habitats managed in accordance with NPA conservation objectives as a result of development.	LNC12	0	
No. of developments with provision for protected/important species, and as a proportion of developments affecting protected/important species	LNC14	3	Conditions are imposed which require applicants to undertake a bat survey prior to any development where the presence of bats is considered likely. Conditions have also been drawn up to ensure that bat roosts are provided in developments such as barn conversions
No. and proportion of applications refused for reasons of harm to protected/important species.	LNC14	0	Most applications regarding protected species are in relation to the presence of bats.
No. of applications for DEFRA licences.	LNC14	1	Regarding works to a barn where two species of bats were found to be present.
No. of Scheduled Ancient Monuments affected by development.	LNC15, LNC16	0	18 comments regarding planning applications approved - regarding 'watching briefs',

Table 6.1: Landscape and Nature Conservation			
Indicator	Policy	Result	Comments
No. of sites on the Sites and Monuments Record affected by development.	LNC15, LNC16	0	'notification of start of development' and further advice regarding how development is carried out.
No. of the above applications refused.	LNC15, LNC16	0	
No. of cases of damage to archaeological sites.	LNC15, LNC16	0	No cases of damage through development.
No. of renewable energy/energy conservation projects.  LNC 17, 18, 19	<b>Application No.</b>	<b>Renewable Energy System</b>	
	6/10/07/128	Photo voltaic panels	
	6/15/07/107	Solar thermal panels	
	6/24/08/101	Solar thermal panels	
	62/11/07/011	Solar thermal panels	
	62/11/08/003	Solar thermal panels	
	62/41/07/033	Solar thermal panels	
No. and area of major developments approved within the National Park	LNC20	0	Only one major application determined during this period which was refused on the grounds of landscape impact.

- 6.4 The indicators reveal that the LNC policies have been effective in protecting the landscape, natural beauty, wildlife and cultural heritage of the National Park. No major damage to areas of landscape, wildlife or cultural importance through development has been recorded.
- 6.5 Some indicators within the Landscape and Nature Conservation category cannot yet be monitored, and further work is required to ensure that the area of greenfield land and extent of marshy grassland can be measured for inclusion within future AMRs.
- 6.6 The indicators within Table 6.1 do not reflect the concern regarding the landscape impact of modern agricultural buildings and the cumulative impact of minor changes in the way the land is used and maintained (in the majority of cases this is not subject to planning control). Objectives and targets set out in the National Park Management Plan do aim to address landscape management issues which cannot be controlled by planning policy alone.
- 6.7 Other indicators which aim to measure the condition of SACs/SSSIs or the management of BAP habitats *as a result of development* will be significantly more difficult to measure, but within this period there have been no applications approved by the Authority which have had this type of condition applied, or a resulting impact following the implementation of the proposed development.
- 6.8 During 2007/08 346 applications were determined (plus decisions made on 19 General Development Orders and 7 Hedge Removal Notices), and of those, only relatively few affect the designated areas within table 6.1a. There are some limitations to the effectiveness of this

monitoring, as the area of the development as set out by the planning application and measured by the Geographical Information System (GIS) is not always the exact area of development. In fact the area of development is sometimes smaller than the outlined development area, and therefore the effect on a designated area is often minimal or indeed in some cases no impact at all.

- 6.9 A monitoring framework will be developed for the Core Strategy and Development Management Policies DPD; it will be important to develop indicators that can be as effective as possible at establishing the performance of adopted policies. This may lead to changes to existing practices and/or additional requirements to be put in place to ensure an effective reporting structure.

**Table: 6.1a**

Designated areas	Area affected (ha)	Comment
Special Area of Conservation Exmoor Heath	0.03 ha	Two applications – minimal impact
Special Area of Conservation Exmoor Oakwoods	N/A	Two applications were identified but did not impact on this area
Section 3 Moor & Heath	0.03 ha	Two applications – minimal impact
Upland Heath – Biodiversity Action Plan Habitat	0.01ha	Installation of a cattle-grid – minimal impact
Lowland Heath – Biodiversity Action Plan Habitat	0	
Upland Oak Woods – Biodiversity Action Plan Habitat	1.26 ha	A significant proportion of this area was due to the upgrading and creation of forestry tracks
Sites of Special Scientific Interest	0.02 ha	
Somerset County Wildlife Sites	8.89 ha	A significant proportion of this area was due to the upgrading and creation of forestry tracks
Devon County Wildlife Sites	0.02 ha	

- 6.10 Table 6.1a (above) shows the applications which, when implemented, may impact upon areas designated for their landscape and wildlife value. One application for development may affect several designations within one small area, as many such designations can overlap to varying degrees (such as Exmoor Heaths SAC, Section 3 Moor and Heath, and Upland Heath BAP).

- 6.11 **Conservation of Buildings and Settlements:** the indicators within this section monitor the policies which aim to provide effective protection of the cultural landscape in the form of farmsteads, settlements, buildings, and structures, and well as ensuring that new development is well-designed and enhances the existing environment.

## Exmoor National Park Annual Monitoring Report 2007/08

<b>Table 6.2: Conservation of Buildings &amp; Settlements</b>			
<b>Indicator</b>	<b>Policy</b>	<b>Result</b>	<b>Comment</b>
No. of traditional buildings converted to different use classes in LRC's, villages and in the Open Countryside	CBS1, CBS2, CBS3, CBS4	<b>8</b>	Conversions include: dwellings, holiday accommodation and extensions to existing dwellings.
No. of Conservation Areas	CBS5	<b>16</b>	12 are substantial parts of settlements, whereas 4 are individual buildings or groups of buildings such as farmsteads.
No. of Conservation Area Enhancement Schemes undertaken	CBS5	<b>2</b>	Dunster and Lynton
No. of Tree Preservation Orders made following Section 211 Notices within Conservation Areas in the NP	CBS6	<b>0</b>	No TPOs served following planning applications.
No. of Listed Buildings	CBS7-10	<b>1026</b>	Grade 1 secular 11 Grade 1 churches 11 Grade 2*secular 40 Grade 2* churches 21 Grade 2 all types 943
No. of Listed Buildings on "At Risk" register	CBS7-10	<b>0</b>	Source: English Heritage - Buildings At Risk Register Ironstone Mine Ventilation Shaft, Charget Woods, Luxborough (NOT LISTED) - in poor condition - priority category C.
No. of Historic Parks and Gardens	CBS11	<b>2</b>	Dunster Castle and Nettlecombe Court
No. of renewable energy/energy conservation projects.	CBS12-15	<b>7</b>	See table 6.1 for Landscape and nature conservation policies.
No. of letters of complaint and support related to the character of new devt.	CBS12-15	<b>-</b>	Cannot be monitored at present
No. of design awards for new devt.	CBS12-15	<b>0</b>	
Area of orchard created or lost as a result of devt.	CBS12-15	<b>0</b>	Also LNC4-5
No. of new buildings roofed in traditional materials.	CBS12-15	<b>78 developments permitted - roofed in slate, thatch or clay pantiles</b>	Includes all permissions where roofing materials are stated (including extensions, agricultural buildings etc). Excludes double counting for Listed Building consents, and any applications which have been superseded during the same period 2007/08.
Area of Important Open Space (Visual Amenity) within settlement.	CBS16	<b>39.82ha</b>	Existing

- 6.12 All of the indicators within this section, save one could be monitored this year. However as these quantitative indicators do not have targets or defined objectives it is difficult to measure whether the policies are having the intended effect. Future indicators for the monitoring framework of the LDF should be able to address this issue.
- 6.13 The results show that there has been no change to significant cultural designations such as: conservation areas, listed buildings, historic parks and gardens, orchards and important open space (visual amenity).
- 6.14 A project for the enhancement of a conservation area at Dunster, includes the improvement of the medieval high street together with other enhancements is now underway and a project officer is now in place to move this forward. Officers have also met with Lyn & Exmoor Vision representatives (leading the project) for preliminary discussions regarding the enhancement of the Queen Street and its environs within the Lynton Conservation Area.
- 6.15 Indicators (ix) and (x) may provide some information on the design of development but are currently not able to be monitored. It is rare that letters of support in relation to the design of development are received, but a monitoring system for letters of complaint or support, received by the Authority, is due to be progressed to enable indicator (x) to be measured.
- 6.16 Adopted Local Plan Policy CBS12 requires that all new development uses traditional natural materials. All buildings permitted which require roofing materials, are included. Most agricultural buildings, stables and outbuildings are generally not roofed in natural materials therefore the overall result is lower. The majority of dwellings and extensions permitted however are roofed in traditional, natural materials such as slate, clay pantiles or thatch. Some roofing materials have not been included as they are not 'traditional' but would be considered 'natural' or 'sustainable'; these include living green roofs and cedar shingles.



©ENPA: Sinai Hill – Lynton Conservation Area

- 6.17 **Housing:** Adopted Local Plan policies provide that virtually all new house building in the National Park meets the local community needs for affordable housing, as Exmoor reflects one of the highest disparities in the country between income and house prices.
- 6.18 Indicators within Table 6.3 and Table 6.3a, seek to measure the effectiveness of the housing policies within the Local Plan, which aim to ensure that the level of housing development within the National Park is compatible with the conservation and enhancement of the National Park whilst at the same time, providing for the housing needs of local communities.

Table 6.3: Housing			
Indicator	Policy	Result	Comment
Proportion of new Housing Meeting Community's Need for Affordable Housing by location, devt type, and occupancy.	H1 - H15	Permission granted to change the use and extend one unit of holiday accommodation to a local needs affordable dwelling. Two 'reserved matters' applications were approved for two intermediate affordable dwellings.	<b>Reserved Matters applications provide further detail to a previously approved outline planning permission during 2006/07. Other dwellings permitted include: 1 agricultural workers dwelling, 1 replacement dwelling, 8 conversions/sub-divisions (open market), and 5 regularizations of dwellings (CLEUD).</b>
Affordable Housing Provision by Type and Size of dwellings	H1 - H16	<b>11 affordable dwellings completed during 2007/08</b>	See table 6.3a
Ratio of House Prices and Rents to Household Income (CACI data) by Household Type	H1 - H17	Ratio of Average House Price to Average Household Income: <b>14 : 1</b> Ratio of Average Lower Quartile House Price to Average Lower Quartile Household Income: <b>12 : 1</b>	2007 Annual House Price Survey data. Average Household Income figure is that for Exmoor National Park £28,132 (obtained using data supplied by CACI)
Changes in House Prices Relative to national, regional and county averages	H1 - H18	The mean average house price on Exmoor was <b>£382,241</b> - an increase of 4.4% from 2006. This was 69% higher than the average house price in the South West (£225,810), and 77% higher than the average house price in England & Wales (£216,285).	2007 Annual House Price Survey data

Table 6.3: Housing			
Indicator	Policy	Result	Comment
No.s of second and holiday homes and empty homes at parish level	H1 - H19	North Devon: 27 long term empty properties West Somerset: 21 long term empty Estimate of <b>48 long term empty properties</b> within the National Park. Second/Holiday Homes: <b>560</b> (Census 2001)	Information requested from the council tax records of District Councils. Parishes are either wholly within the National Park, or partly within the National Park (including the main settlement of that parish)
No. of up to date parish housing need surveys.	H1 - H20	<b>20</b> parish surveys completed <b>9</b> for parishes wholly within the National Park <b>11</b> for parishes partly within the National Park.	No. of parish surveys completed (carried out and reported back) since the start of the Rural Housing Project in 2002/3. NB: RHP covers <b>the rural areas</b> of North Devon and West Somerset districts including Exmoor National Park.
No.s of households on District Councils' Housing registers.	H1 - H21	West Somerset: within the National Park There are approximately 173 households on the housing waiting list.	Information requested from the district councils housing departments.
Percentage of Housing commitments located on Previously Developed Land (PDL)	H1 - H22	<b>81%</b>	Source: Exmoor Housing Land Availability Survey - number of dwellings <b>completed</b> on previously developed land.

- 6.19 The indicators show provision of local needs affordable housing for communities within the National Park as provided for by Local Plan policies. The results from the 2007 House Price Survey further demonstrate the continuing disparity between average household incomes and average house prices on Exmoor; and the difficulty that households on average incomes (or less) would have to purchase suitable accommodation on the open market. Since this survey house prices have started to fall due to the global economic slow down and rising interest rates coupled with a collapse in available financial credit; however the disparity in incomes and house prices remains high.
- 6.20 The Rural Housing Project<sup>21</sup> has undertaken a total of 20 surveys for parishes wholly or partly within the National Park since the project

<sup>21</sup> The Rural Housing Project provides independent advice on delivering affordable rural housing across the whole of North Devon and West Somerset, including Exmoor

- began in 2002, providing evidence of need for those parishes and has worked closely with the Authority and RSLs to provide local needs affordable housing across the National Park (in addition to the rural areas of West Somerset and North Devon).
- 6.21 A 'park-wide' housing survey has been undertaken across the National Park in during the summer of 2008 (outside the monitoring period) – this will be a key component of the evidence base for the Local Development Framework.
- 6.22 The number of households on the District Council's housing register within the National Park does give some indication of the level of housing need within the National Park. However, the housing registers can include those who have no local connection, and therefore are not an accurate representation of local housing need. In addition many of those in housing need are not on the Districts' housing registers. The registers cannot in themselves be used to give an accurate picture of local housing need in the National Park and must be used with other evidence of need, such as that collected by the Rural Housing Project.
- 6.23 The districts also have different methods of monitoring and presenting the housing register data which can present difficulties in interpreting the housing need. It is currently more accurate to use data collected through parish surveys undertaken by the Rural Housing Project.
- 6.24 The level of housing completions during 2007/08 on previously developed land (PDL) remains high, at 81%. This exceeds the national target of 60% of housing completions on PDL. The majority of local needs affordable housing completed during the AMR period were on PDL; this is in accordance with the housing policies to utilise brownfield sites where possible, before greenfield sites are considered.
- 6.25 Brownfield land within a very rural area such as the National Park is limited, therefore it is anticipated that the percentage of completions on PDL in the future will be lower.
- 6.26 Table 6.3a below, reveals the number of completed local needs affordable housing recorded at the end of 2007/08. The majority of local needs affordable housing permitted to date has been rented accommodation, provided through Registered Social Landlords (RSLs). Considering the constraints of the mechanisms available for the delivery of affordable housing in rural areas, and the relatively recent adoption of local needs housing policies in the Local Plan, this represents a good start for these relatively new policies, which are beginning to make a significant contribution to meeting the housing needs of communities in the National Park.
- 6.27 Intermediate affordable housing is privately owned and meets the needs of those who have incomes higher than those who require RSL rented accommodation, but not enough to afford open market prices – i.e. it is 'more affordable' than its open market equivalents. The tenure is subject to a legal agreement to ensure that the occupants meet the qualifying criteria of policy H2 in the Local Plan<sup>22</sup>. This ensures that these particular dwellings remain affordable for local people in housing

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[www.exmoor-nationalpark.gov.uk/rural\\_housing\\_project.htm](http://www.exmoor-nationalpark.gov.uk/rural_housing_project.htm)

<sup>22</sup> Local Plan: Chapter 4 Housing

[www.exmoor-nationalpark.gov.uk/local\\_plan\\_chapter\\_04.pdf](http://www.exmoor-nationalpark.gov.uk/local_plan_chapter_04.pdf)



## Exmoor National Park Annual Monitoring Report 2007/08

need in perpetuity. Two intermediate local needs dwellings were completed within this period.

Table 6.3a: Completed Local Needs Affordable Housing 2007/08				
Application No.	RSL or Restricted	Parish	Type of Dwelling	Size
6/9/05/120	RSL - rented	Dulverton	Terraced house	Dwellings range in size from 46 - 86 sqm. All less than the 90 sqm threshold.
6/9/05/120	RSL - rented	Dulverton	Terraced house	
6/9/05/120	RSL - rented	Dulverton	Terraced house	
6/9/05/120	RSL - rented	Dulverton	Flat	
6/9/05/120	RSL - rented	Dulverton	Flat	
6/9/05/120	RSL - rented	Dulverton	Semi-detached bungalow	All less than the 90 sq m threshold
62/41/03/018	RSL - LCHO	Lynton & Lynmouth	Flat	
62/41/03/018	RSL - LCHO	Lynton & Lynmouth	Flat	
62/41/03/018	RSL - LCHO	Lynton & Lynmouth	Flat	
6/8/06/102	Intermediate	Cutcombe	Detached bungalow	90 sqm
6/13/07/106	Intermediate	Exford	Detached house	89.9 sqm



©ENPA: Completed local needs affordable housing in Dulverton

- 6.28 **Employment and Economic Development:** policies within this section aim to maintain the thriving rural economy on Exmoor; vital for the conservation and enjoyment of the National Park.
- 6.29 The indicators in Table 6.4 monitor the amount of completed employment development within the National Park for 2007/08. During this monitoring period there has been a significant number of employment development completed for different business use classes, compared with previous monitoring years (see table 6.4 and 6.4a below).

- 6.30 The employment and economic development policies appear to be providing sufficient flexibility for business development, including new build and limited adaptations of the existing building stock, to meet the needs of the small scale businesses predominant in the National Park. The policies aim to reflect the type of businesses and business growth in an area like Exmoor, and the high priority given to conservation and enhancement of the landscape.

Table 6.4: Employment & Economic Development			
Indicator	Policy	Result	Comment
Proportion of New Employment Premises by Location and Development Type	E1 - E2, E5	<b>See Table 6.4a</b>	
Area of floorspace as Employment Use Created and Lost	E1 - E5		
No. and area of Employment Uses Re-using existing buildings	E1 - E2	4 employment uses re-using <b>236 sqm</b> of floorspace within existing buildings.	Includes A, B uses from the use classes order
Area of floorspace created and lost by B1, B2 and B8, C1 of Use Classes Order	E3 - E4	<b>478 sqm</b>	Employment floorspace created
No. and area of Live Work Units/ Home Working spaces permitted	E5	<b>1</b>	6/13/08/101 - change of use of dining room to estate agents office

Table 6.4a: Completed Business Development 2007/08						
Application No.	Use Class	Parish	Area (m <sup>2</sup> )	Ha	Comments	floorspace (m <sup>2</sup> )
6/13/08/102	B1a	Exford	16	0.0016		16
6/10/07/105	A1	Dunster	69	0.0069	Temporary	69
6/3/07/101	B1a	Brompton Regis	84	0.0084		84
6/41/06/102	B2	Withycombe	235	0.0235		235
6/19/07/102	B2	Luccombe	2000	0.2		95
62/41/06/004	B1a	Lynton & Lynmouth	48	0.0048	Temporary	48
62/41/07/012	A3	Lynton & Lynmouth	67	0.0067		67
			<b>2519</b>	<b>0.2519</b>		<b>614</b>

- 6.31 **Agriculture and Forestry**: the indicators within Table 6.5 monitor the types of agricultural and forestry development permitted and completed within the AMR period. The policies seek to support agricultural diversification measures and developments that are compatible with National Park objectives.
- 6.32 A large number of applications were approved during the AMR period for the creation and improvement of a significant length of forestry tracks to enable safe access for modern timber extraction machinery. Almost 98% of the tracks created/improved were forestry tracks; the remaining 2% were farm access tracks.

- 6.33 There have been 26 planning applications/GDOs permitting the development of agricultural buildings during 2007/08. The agricultural buildings permitted during this period were of a modest size, ranging from 60 - 555 sqm. In previous years agricultural buildings of over 1000 sqm have been approved. The total floorspace permitted is 30% less than reported in last year's AMR.
- 6.34 One major application for two agricultural buildings (over 1000sqm in area) was refused planning permission as the proposed buildings were unacceptable in terms of their landscape impact due to their size, scale, bulk and lack of grouping with existing buildings.

<b>Table 6.5: Agriculture and Forestry</b>			
<b>Indicator</b>	<b>Policy</b>	<b>Result</b>	<b>Comment</b>
No. and area of agricultural and forestry buildings	A1	<b>26</b> agricultural buildings approved Total area - <b>5960 sqm</b>	Includes new and replacement agricultural buildings which were permitted during 2007/08.
Length of Agricultural and Forestry tracks permitted	A1	<b>28.74 km</b>	Tracks created and/or upgraded.
No. and proportion of applications for agricultural buildings refused	A2	<b>1</b> major application refused	Refused on grounds of landscape impact
No. of farming businesses in agri-environment schemes	A3	<b>479</b> live ESA agreements covering <b>43171</b> ha (Source: Natural England)	8 farms in the Exmoor Farm Conservation Scheme (State of the Park Report)
No. of farm diversification proposals and floor area requiring the <b>conversion of modern</b> farm buildings	A3	<b>1</b>	Conversion of part of a agricultural shed to stabling
No and proportion of fish farm applications approved.	A4	0	

<b>Table 6.5a: Length of Tracks Permitted 2007/08</b>		
<b>Application Number</b>	<b>Track Length (km)</b>	<b>Type</b>
GDO 06/09	1.1	Forestry
GDO 07/04	0.66	Forestry
GDO 07/05	0.94	Forestry
GDO 07/09	7.62	Forestry
GDO 07/11	13.95	Forestry
GDO 08/03	0.28	Forestry
GDO 08/05	3.58	Forestry
6/10/07/118	0.03	Farm
6/13/07/109	0.37	Farm
6/9/07/129	0.15	Farm
62/62/07/003	0.06	Farm
<b>Total</b>	<b>28.74</b>	

- 6.35 Stabling for private and commercial equestrian developments continues to be primary use for conversion of modern agricultural buildings. One application was permitted regarding the change of use of part of a farm building to stabling for the private use of the occupiers only.
- 6.36 The number of farms which are currently in ESA (Environmentally Sensitive Areas) agreements has declined in number and area as some landowner's agreements will have ended and they will have entered into the Environmental Stewardship scheme. These figures will be included, as part of this monitoring indicator, in next year's AMR.



©ENPA: Warren Farm, Exmoor

- 6.37 **Recreation and Tourism:** The Recreation and Tourism policies of the Local Plan seek to ensure that tourist-related development is consistent with National Park purposes and assists in extending the tourist season on Exmoor.
- 6.38 The indicators within Table 6.6 show the number of applications which have been permitted for various tourism or recreation related development. The level of serviced accommodation permitted is very low compared to self-catering accommodation, as self-catering is a popular form of farm-diversification. Although evidence seems to indicate a lower take up and surplus bed spaces in self-catering accommodation.
- 6.39 One equine related business was approved during this AMR period to extend stabling provision for a livery yard. There are very few applications for game-shooting purposes, as many forms of development (such as rearing and release pens) associated with commercial shoots are permitted under the General Permitted Development Order 1995. However, one application for retrospective

'game rearing' development was received, but not determined during 2007/08.

Table 6.6: Recreation & Tourism			
Indicator	Policy	Result	Comment
No. and proportion of applications for tourism related devt refused	RT1 - RT2	0	
No. and floor area of serviced accommodation created	RT3	1 application permitted	Conversion of an outbuilding to 3 ensuite bedrooms
No. and floor area of serviced accommodation lost	RT3	1	Change of use from guest house to dwelling
No. and floor area of self catering accommodation created	RT3	8 self catering units	5 applications permitted
No. and floor area of self catering accommodation lost	RT3	1	56 sqm lost – due to conversion and extension of a holiday let to a local needs affordable dwelling
Occupancy rates of self catering accommodation and serviced accommodation.	RT3	<b>Tourist Numbers (2007): 2.08 million</b> Serviced: 16% Non-serviced: 29% <b>Serviced Accommodation</b> provides over 1300 rooms. <b>Non-serviced self-catering</b> provides 348 holiday units	State of Tourism Report 2008 (draft) In 2007 the occupancy across the year was 57% for self-catering and 48% for serviced accommodation.
No. of camping barns within the National Park	RT3	<b>3</b> (2 registered with the Youth Hostel Association, 1 registered with the Independent Hostels Group)	
No. of small backpackers and tented campsites	RT5, RT7	19	
No. and proportion of applications for conversion of static caravan sites to chalet devts / certificated caravan sites refused	RT6, RT8	0	
No and area of devts for shooting purposes.	RT9	0	
No. of commercial equestrian devts	RT10 - RT11	1	
No. and proportion of applications for golf courses refused	RT12	0	

## Exmoor National Park Annual Monitoring Report 2007/08

No and area of sports areas/facilities	RT13 - RT14	39.46ha	Area of Important Open Space (Recreation)
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6.40 Further losses entail the change of use of Lynton Youth Hostel to a private dwelling. The Youth Hostel is not considered a hotel and guest house as indicated by use class C1, but 'sui generis' which is a use on its own. This change of use was permitted, and does retain one unit of self catering accommodation. The use of the building as a Youth Hostel was becoming increasingly difficult due to the poor access and lack of available parking on the site. The Youth Hostel Association is looking for premises within Lynton & Lynmouth which would be more accessible by public transport.



©ENPA: Northcombe Camping Barn – Dulverton

6.41 **Community Services and Facilities:** the indicators in Table 6.7 seek to measure the changes in services and facilities within the National Park. The Local Plan policies aim to ensure that there are a range of accessible services and facilities retained in communities across Exmoor.

<b>Table 6.7: Community Services and Facilities</b>			
Indicators	Policy	Result	Comment
No. of meeting places	CSF1	19	Village Halls - from Characteristics of the Settlements Within ENP
Distance of households from key services	CSF2 - CSF6	This is a general figure which incorporates Super Output Areas - based on units of population. See table 6.7a. Data will include areas which are not within the National Park boundary. Source: IMD 2007	

Creation and loss of community services and facilities	CSF2 - CSF3	<b>3 applications</b> approved: an extension to a village hall in Brompton Regis, temporary consent for use of land for recreational use, and erection of a school storage building.
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- 6.42 Permission has been granted to enable a range of community services and facilities to be created. In terms of ongoing development, the first stage extension at Winsford Village Hall has been completed with the second stage currently under construction. The Dulverton Medical Practice is also under construction and should be completed within the 2008/09 monitoring year; this development will combine the doctor's surgery, dental practice and additional space for other clinical services.



©ENPA: Mural on Winsford Village Hall

- 6.43 Table 6.7a sets out the distance of households from key services – this is based on Super Output Areas (SOA) and the 2007 Index of Multiple Deprivation (IMD). The data clearly shows that SOA West Somerset 005c, which covers parishes such as Exford, Simonsbath, Withypool, Winsford, Cutcombe and Brompton Regis, continues to be the furthest SOA from the key services listed. The shaded rows indicate the SOA areas which are wholly within the National Park, or the majority of the area (including settlements) is within the National Park.
- 6.44 The Local Plan policies seek to maintain and provide essential community services and facilities within the National Park area; so that the distances from key services do not become even greater and less accessible to those who do not have their own transport or access to regular public transport.

Table 6.7a

Super Output Area in order of Index of Multiple Deprivation	Road Distance to (KM)				Rank of IMD Score
	GP	Primary School	Post Office	Supermarket or Convenience Store	
West Somerset 002c (west Minehead area)	1.6	1.5	1.8	1.4	7963
West Somerset 003a (Carhampton area)	4.1	3.6	1.3	5.5	8849
West Somerset 005b (Dulverton and Brushford area)	1.8	2.1	1.8	12.6	11063
North Devon 014a (East Anstey area)	6.2	2.7	2.9	5.7	11255
North Devon 002b (Parracombe area)	10.2	2.5	2.2	9.7	11418
West Somerset 002a (Alcombe area)	1.9	2	0.9	0.9	11775
North Devon 013b (North Molton area)	9.4	3	1.9	8.9	12145
<b>West Somerset 005c (Exford, Simonsbath and Brompton Regis area)</b>	<b>11.7</b>	<b>6.4</b>	<b>2.1</b>	<b>9.9</b>	<b>12965</b>
West Somerset 002d (Porlock area)	2	2.4	1.5	1.9	13237
West Somerset 004b (Luxborough and Roadwater area)	4	5	3	7.3	13568
West Somerset 004a (Skilgate and Elworthy area)	7.6	3.8	2.8	7.4	13633
West Somerset 005a (Dunster and Timberscombe area)	4.5	0.9	0.4	3.7	14517
North Devon 006a (Challacombe and Bratton Fleming area)	11.1	2.1	2.1	9	15865
North Devon 006c (Kentisbury and Marwood area)	9.1	1.4	5.9	8.1	15822
North Devon 002d (Lynton and Lynmouth area)	1.8	1.5	1.1	1.8	17609
West Somerset 002b (south Minehead area)	1.1	1.2	1.4	1.1	18867
<i>Population weighted average road distance to a specific service</i>					
<i>Super Output Areas, 2007</i>					

6.45 **Utilities:** the indicators in this section relate to flood risk, pollution and utility infrastructure. The Adopted Local Plan policies aim to:

- protect water resources and supplies,
- ensure adequate sewerage treatment and disposal,
- avoid and reduce flood risk in new development, and
- ensure that telecommunication and electricity development meets a viable community need, where conserving and enhancing the natural beauty of the National Park.



- 6.46 As previously stated in section 3, the overall the indicators reveal that river quality is very good with the majority of the river length on Exmoor meeting grade A for biology, chemistry and phosphates (see Appendix 2 for details). There were 15 substantiated pollutions incidents within the AMR period, this is a higher number than previously reported but mostly as a result of high rainfall and flooding events through the monitoring year.
- 6.47 Although there were several approved applications where the development boundary was within a flood risk area (Flood Zone 2 or 3)<sup>23</sup>; many of the actual developments were:
- ◆ not within the flood risk area (although the red lined area included part of the flood risk area);
  - ◆ considered not to exacerbate flood risk; or were
  - ◆ not affected by flood risk (e.g. installation of dormer windows).
- The Environment Agency (EA) has not objected to any application approved during 2007/08. Any concerns raised by the EA have been resolved during the application process.

<b>Table 6.8: Utilities</b>			
<b>Indicators</b>	<b>Policy</b>	<b>Result</b>	<b>Comment</b>
Percentage of Exmoor river length achieving River Ecosystem Class 1 Water Quality (NHI)	U1 - U6	See table 6.8a	Source: Environment Agency
No. of recorded water pollution incidents on Exmoor	U1 - U6	<b>15</b>	Substantiated water pollution incidents (source: Environment Agency).
No. of developments located in flood risk areas.	U7	<b>7</b> applications warranted a flood risk assessment (FRA) detailing how flooding would be mitigated.	
No. of developments incorporating Sustainable Drainage Measures	U8	<b>3</b> applications	
No. of new power lines/utility services undergrounded as a proportion of planning permissions	U9 - U10	<b>1</b> application where undergrounding was set as a condition of the permission	62/41/07/033
No. of telecommunications masts and other antennae permitted.	U11	6 new monopoles approved (4.5m – 17.5m in height) 2 replacement monopoles approved 2 applications approved for associated telecommunication equipment 2 applications approved for the retention of telecommunication equipment	

<sup>23</sup> Flood Zone 2: This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%)  
Flood Zone 3: This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%)– PPS25 Table D.1

- 6.48 There were a total of 7 applications which included a Flood Risk Assessment, explaining the likelihood of flooding, and the mitigation which would be undertaken to address flooding issues. These applications had regard to Environment Agency (EA) standing advice which applies to certain types of application within flood zones 2 and 3. EA standing advice for householder developments or non-residential extensions (less than 250m<sup>2</sup>) in flood zones 2 and 3 requires that: *floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate OR floor levels within the extension will be set 300mm above the known or modelled 1% (1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance each year) tidal & coastal flood level.*
- 6.49 Three applications were subject to conditions to comply with sustainable drainage systems and soakaways; this is particularly for developments which could potentially increase flood risk or to ensure the prevention of pollution incidents.
- 6.50 Only one approved development within the AMR period was subject to conditions to ensure that utility services and/or power lines were undergrounded to the new development with the purpose of ensuring that the landscape and natural beauty of the National Park is not adversely affected. This condition is primarily applied to remote developments or the conversion of farm buildings where there is no existing visible utility provision.
- 6.51 During 2007/08 there were a number of applications for tele-communications development, some of which concerned additional equipment on masts already installed or replacement equipment. Permission was granted for 6 monopoles to be erected the largest of which was 17.5m.
- 6.52 In most cases the masts are set against the backdrop of nearby groups of buildings or close to a mature copse of trees; avoiding exposed locations. Where applications have applied for the permanent retentions of masts initially granted a 10 year temporary permission, an assessment has been made to whether the mast is satisfactory in terms of landscape impact. Two such applications have been approved with conditions to remove the equipment and reinstate the land when it is no longer required; and where trees are important for screening a TPO will be served to protect them. The policies therefore seem to be effective in minimising the impact of these structures on the special qualities of the National Park.
- 6.53 **Traffic and Transport:** The successful management of roads and traffic underlines the strategies for conservation, public enjoyment and community well-being, as well as contributing to sustainability.
- 6.54 The indicators within Table 6.9 aim to monitor the policies within this section, and report on various aspects of traffic and transport within the National Park. The responsibility for roads and traffic management lies

with Devon and Somerset County Councils (as Highway Authorities), therefore the implementation of the policies within this section rely on a close working relationship with both these authorities.

<b>Table 6.9: Traffic &amp; Transport</b>			
<b>Indicator</b>	<b>Policy</b>	<b>Result</b>	<b>Comment</b>
Volume of traffic - volume of HGV traffic	TR1 - TR9	See Table 6.9a below	
Car & cycle parking provision in new development	TR10	Information not available at this time.	
Proportion of new businesses, houses, and facilities accessible by public transport.	TR11	<b>69% of dwellings</b> completed during 2007/08 are accessible by public transport.	Public transport = daily service running Mon-Sat throughout the year and providing more than one return journey per day.
No. of settlements with daily bus service.	TR11	12	Based on Traveline timetable and applies to a Mon-Sat service. Where Lynton & Lynmouth is counted as one settlement (as stated in the Local Plan) and Bridgetown & Exton as one settlement.
Length of public right of way adversely affected by devt.	TR12	0m	No diversions required

- 6.55 Chart 3.3 (page 16) and Table 6.9a illustrate the average daily traffic flows within the National Park. The monthly traffic flows would illustrate the seasonal peaks and troughs of the holiday season, but the annual averages which are influenced by the numbers of tourist traffic, are shown below. Traffic numbers appear to have remained relatively stable over the past 4 years, in comparison to previous years, whether this is an ongoing trend is unknown. All the 2007 traffic data is relevant to the West Somerset area of the National Park only; as part of the ongoing improvement of the AMR, the 2008/09 data will include traffic data for the North Devon area of the National Park (if these roads are monitored).
- 6.56 The National Park aims to encourage the use of sustainable forms of transport wherever possible, although it is recognised that there is a high dependency upon private cars for the majority of journeys to work (Census 2001).
- 6.57 The average daily number of Heavy Goods Vehicles (HGVs) is listed for those areas monitored within the West Somerset Area of the National Park. Raleghs Cross and the A396 around Dunster receive the highest daily number of HGVs within this area. Although large HGVs have to avoid the length restriction on A396 through Dunster,

this data relates to HGVs of 7.5 tonnes or greater. Large HGVs therefore use the Raleghs Cross route to avoid the narrow medieval street system through Dunster. The B3224/B3223 was identified as an important freight route for this area of region on the Freight Map of the draft Regional Spatial Strategy. However, the Freight Map has been deleted from the Secretary of State's Proposed Changes to the RSS.

**Table 6.9a** – 2005 traffic data supplied by Somerset County Council

<b>Road</b>	<b>Location (West Somerset area of the National Park)</b>	<b>Average daily traffic</b>	<b>Average Daily HGV</b>
A39	Culbone Stables	1350	20
A396	South of Dulverton	1600	20
A396	Avill Farm	2700	40
A396	North of Dunster	4450	50
B3190	Raleghs Cross	1900	40
B3223	Red Deer Farm	1350	20
B3223	North of Simonsbath	500	10
B3224	Goosemoor	1450	30
B3224	West of Wheddon Cross	1900	20
B3358	West of Simonsbath	760	20

- 6.58 The number of completed dwellings accessible by a regular daily public transport service was high for a rural area such as the National Park, as the majority of completed dwellings were within the Local Rural Centres of Dulverton, Lynton & Lynmouth and Porlock.
- 6.59 The Local Rural Centres are the largest settlements within the National Park boundary. Although they are not any larger than many other villages in the region, they provide the greatest range of services in one location, and therefore are generally the most suitable for new development.
- 6.60 There are no hourly bus services that serve the National Park. But bus services such as the 398, 310, 300, 39 and 38 do serve a number of settlements on Exmoor on a regular daily (Monday to Saturday) basis.
- 6.61 The total number of settlements served by a daily bus service on Exmoor is 12, which leaves a number of smaller villages which may only receive a weekly bus service or no service at all. Some community transport schemes and demand responsive transport such as the Slinky Bus<sup>24</sup> (serving the West Somerset parishes in the National Park), do serve these areas where people do not have access to their own transport or regular public transport.
- 6.62 **Minerals and Waste:** The National Park Authority is the Minerals and Waste Planning Authority within the National Park and is responsible

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<sup>24</sup> The SLINKY Bus service is a door to door pre booked demand responsive transport: <http://www.somerset.gov.uk/somerset/ete/passengertransport/public/slinky/index.cfm?override=subtopic&infoid=7076>

for determining applications for minerals and waste related development.

- 6.63 **Minerals:** The general policy of the National Park Authority is to resist proposals for mineral workings within the National Park, owing to the major impact on the landscape, public enjoyment and local communities.
- 6.64 However, there is provision for small-scale mineral workings in order to ensure a resource of local building stone to help maintain the character and local distinctiveness of new buildings on Exmoor. During this AMR period there have been no applications for mineral workings within the National Park.

<b>Table 6.10: Minerals</b>			
<b>Indicator</b>	<b>Policy</b>	<b>Result</b>	<b>Comment</b>
(i) No. and proportion of mineral applications permitted	M1 -M3	0	No applications received 2007/08
No. of quarries for local building stone.	M4	0	1 extant permission - not active
<b>Waste</b>			
<b>Indicator</b>	<b>Policy</b>	<b>Result</b>	<b>Comment</b>
No. of recycling facilities	WD1 - WD2	<b>2</b> in the North Devon area of the National Park <b>23</b> in the West Somerset area of the National Park.	WSDC and NDDC now include fortnightly kerbside collections for recyclable materials. North Devon & West Somerset differs in the range of recyclable materials collected.

- 6.65 **Waste:** The Local Plan policies for waste seek to provide small scale waste recycling facilities with the aim of increasing the level of recycling and associated environmental benefits, within the National Park.
- 6.66 Both West Somerset and North Devon District Councils operate fortnightly kerbside collections for recyclable materials (see NCOI 6 for waste figures), but there are also a number of recycling collection points within settlements on Exmoor to encourage the recycling of waste materials such as paper, cardboard, glass and steel/aluminum cans.

- 6.67 **Policies in Practice:** The policies of the Exmoor National Park Local Plan 2001-2011, and the Somerset and Exmoor National Park Authority Joint Structure Plan Review 1991-2011, are used in the determination of planning applications received by the Authority.
- 6.68 Tables 6.11 and 6.12 below, illustrate the policies most frequently used in the determination of planning applications regarding development within the National Park boundary. To see the full table of policies within the Local Plan, and all the policies used within the Structure Plan, see Appendix 3.

<b>Table 6.11: Exmoor National Park Local Plan 2001-2011</b>				
<b>Policy No.</b>	<b>No. times applied</b>	<b>For Approval</b>	<b>For Refusal</b>	<b>Policy Title</b>
LNC1	323	308	15	General National Park Policy
CBS12	284	265	19	New Development
CBS1	66	64	2	COU and Necessary Alterations of Buildings - General Principles
H12	88	83	5	Extensions to Dwellings
CBS8	81	81	0	Alterations to Listed Buildings
CBS5	64	61	3	Development in Conservation Area
CBS9	44	43	1	Settings of Listed Buildings
CBS10	41	41	0	Preservation of Listed Buildings and their Features and Settings
CBS2	37	36	1	The Change of Use and Any Necessary Alterations of Buildings in Villages and the Open Countryside
A1	34	30	4	Agricultural and Forestry Development

<b>Table 6.12: Somerset &amp; Exmoor National Park Joint Structure Plan Review</b>				
<b>Policy No.</b>	<b>No. times applied</b>	<b>For Approval</b>	<b>For Refusal</b>	<b>Policy Title</b>
Policy 2	329	309	20	Exmoor National Park
STR1	329	308	21	Sustainable Development
Policy 5	170	159	11	Landscape Character
STR6	107	98	9	Development Outside Towns, Rural Centres & Villages
STR5	89	82	7	Development in Rural Centres & Villages
Policy 9	89	88	1	The Built Historic Environment

6.69 **Saved Policies:**

6.70 Exmoor National Park Local Plan 2001-2011: During the last quarter of 2006/07, the Authority requested an extension of the saved policies period to ensure that the policies within the Local Plan remain in effect until succeeded by policies within relevant DPDs – namely the Core Strategy DPD and Development Management Policies DPD.

6.71 The request was sent to Government Office for the South West (GOSW) at the end of March 2007. It was decided to submit the request for all the policies at this time, though the Local Plan was not adopted until March 2005 (after the introduction of the new planning system in September 2004).

6.72 Government Office notified the Authority that all of the Local Plan policies were successfully saved in February 2008.

6.73 **The Somerset and Exmoor National Park Authority Joint Structure Plan Review 1991 - 2011:** The Structure Plan was adopted before the introduction of the new planning system, and therefore the period for saved policies was due to expire by 27<sup>th</sup> September 2007. The South West Regional Assembly (SWRA) as Regional Planning Body sought to extend the period for these saved policies, as the Regional Spatial Strategy (RSS), which will eventually replace the Structure Plan, was still in draft form.

6.74 All of the Somerset & Exmoor National Park Joint Structure Plan 1991 - 2011 policies save one (Policy 53 relating to the then DETR Trunk Road schemes on the A303), have been designated as 'saved' by the Secretary of State. This direction was issued during September 2007 and is a significant outcome, as the Structure Plan is part of the Exmoor National Park Authority Development Plan.

6.75 **Regional Spatial Strategy Progress:** During the 2007/08 AMR period an 'Examination in Public' (EiP) of the RSS was conducted by an independent Panel from April to July 2007, to discuss comments on the draft RSS and additional evidence. Officers from the Authority attended three matters regarding: Taunton Housing Market Area, Polycentric Devon & Cornwall Housing Market Area, and Energy and Renewable Targets.

6.76 Following the completion of the EiP, the Panel considered all of the evidence on the various matters tabled for discussion. The report of the Panel was submitted to the Secretary of State for Communities and Local Government in December 2007 and published, for information only, in January 2008.

6.77 The Secretary of State, having considered the recommendations of the EiP Panel Report, published the Proposed Changes to the draft RSS for comment on 22<sup>nd</sup> July 2008. The Authority has subsequently responded to this consultation and comments were sent to Government Office for the South West before the end of the consultation period (24<sup>th</sup> October 2008).

6.78 Once the RSS is approved by Government it will replace the current Regional Planning Guidance for the South West (RPG10). It will be a statutory document and part of the development plan.

## 7. Evaluation of Planning Applications

- 7.1 **2007/08 Planning Statistics:** During the AMR period the Development Control Team received 385 planning applications - 28 applications were subsequently withdrawn, leaving a total of 357 applications – an 8% increase compared to last year. In addition, there were 19 General Development Orders and 7 Hedge Removal Notices received.
- 7.2 A 15% increase in the number of planning applications that were determined by the Development Control Team from saw 346 applications decided within this period (excluding those applications withdrawn). The absence of the DC Manager post for approximately half of the monitoring period and senior planning officer for a few months meant that a significant workload was distributed between the Head of Planning and Community and the Assistant Planning Officer.
- 7.3 The majority of planning applications received by the Authority are classified as ‘minor’ (e.g. small numbers of dwellings or business development) or ‘other’ (e.g. householder development and listed building consent).
- 7.4 There are relatively few major applications received by the Authority. During 2007/08 there was 1 major application refused planning permission - see paragraph 6.34.

**Table 7.1: Applications Determined During 2007/08**

Application Type	Number	%
Major	1	0.3%
Minor	104	30.1%
Other	241	69.6%

- 7.5 86% of applications were delegated decisions determined by officers. Of the remaining 14% of applications that were decided at Planning Committee, there were no applications where the recommendation made by Officers was overturned by the Committee.
- 7.6 A continued high proportion (93%) of applications were approved during 2007/08, reflecting time spent by Officers in pre-application discussions with potential applicants. The creation of a Planning Technician post has ensured timely responses to planning enquiries by the public.

% Delegated Decisions (target 70%)	% Major Applications within 13 Weeks (target 60%)	% Minor Applications within 8 weeks (target 65%)	% Other Applications within 8 weeks (target 80%)	% of Applications determined within target during the Quarter
86.46%	0%	59.04%	66.94%	64.37%



- 7.7 **Appeals:** Four appeals were decided upon during the AMR period – see Table 7.2 below for further details. Indicators and targets required by DCLG, relating to the performance of the Development Control service during 2006/07, can be found in the National Park Authority’s Business Plan 2007/08<sup>25</sup>

<b>Table 7.2: Appeals decided 2007/08</b>				
<b>Application</b>	<b>Appeal Code</b>	<b>Site</b>	<b>Reason for appeal</b>	<b>Inspector’s Decision</b>
6/19/06/102	APP/F9498/A/0 7/2036610/NWF	Field opposite Horner car park	Against refusal of permission	Dismissed
6/3/06/104	APP/F9498/A/0 7/2039552/NWF	Land at Swansea Farm buildings	Against refusal of permission	Allowed
6/43/07/103	APP/F9498/A/0 7/2051794/WF	Orchard View, Higher Ranscombe	Against refusal of permission	Allowed
62/41/06/034	APP/F9498/A/0 7/2046124/WF	Land adjacent to 14 Castle Heights	Against refusal of permission	Allowed

- 7.8 **The Standard Planning Application Form (1APP) and the Local List of Information Requirements:** During the monitoring period the Authority began to prepare for the forthcoming changes to the planning application system as a mandatory standard application form would be introduced from 6 April 2008 and associated information requirements for the validation of applications.
- 7.9 During March and April 2008 a consultation was held to seek views on the proposed local list of information requirements for planning applications. The local list comprises additional information which local planning authorities can require to validate an application. Local planning authorities are encouraged to consult on and adopt “local” lists drawn from a recommended nationally defined list.
- 7.10 The consultation was advertised in the local press and on the Authority’s website, and over 160 individuals and organisations (including parish councils) were notified.
- 7.11 The Authority has now taken all the comments received from respondents into consideration and the Local List of Information Requirements has been formally adopted and will be brought into effect from the 1<sup>st</sup> of December 2008.

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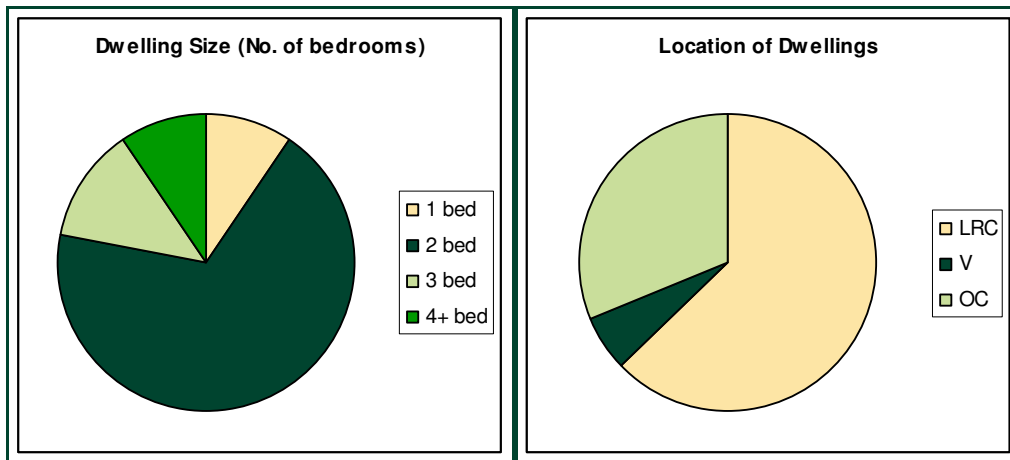
<sup>25</sup> [http://www.exmoor-nationalpark.gov.uk/living\\_in\\_reports.htm](http://www.exmoor-nationalpark.gov.uk/living_in_reports.htm)



## 8. Appendices

### Appendix 1: Housing Completions 2007/08

<b>HOUSING COMPLETIONS 2007/08</b>	
Gross number of dwelling units completed	<b>32</b>
Net number of dwelling units completed	<b>29</b>
Percentage of dwellings on previously developed land (PDL)	<b>81%</b>
Percentage of Local Needs Affordable Housing (LAH)	<b>38%</b>
<b>Dwelling Size</b>	
1 bedroom dwellings	<b>9%</b>
2 bedroom dwellings	<b>69%</b>
3 bedroom dwellings	<b>13%</b>
Dwellings with 4 or more bedrooms	<b>9%</b>
<b>Dwelling Location</b>	
Local Rural Centre (LRC)	<b>63%</b>
Village (V)	<b>6%</b>
Open Countryside (OC)	<b>31%</b>
<b>Dwelling Density</b>	
Percentage of dwellings at less than 30 dph	<b>50%</b>
Percentage of dwellings at 30 – 50 dph	<b>47%</b>
Percentage of dwellings over 50 dph	<b>3%</b>
Average Dwelling Density	<b>19 dph</b>



**KEY:**

LRC – Local Rural Centre

V – Village

OC – Open Countryside

**Appendix 2:**

Environment Agency – General Quality Assessment (GQA) of Exmoor Rivers  
2007/08

<b>GQA Element</b>	<b>Length in km</b>	<b>Classification</b>
Biology	389.6	A
Biology	38.7	B
Chemistry	394.3	A
Nitrates	74.8	A
Nitrates	84	B
Nitrates	36.4	C
Nitrates	8.5	D
Phosphates	343	A
Phosphates	38.7	B
Phosphates	12.6	C

<b>GQAHI Classification</b>			
	<b>Chemistry and Biology</b>	<b>Nitrates</b>	<b>Phosphates</b>
<b>A</b>	Very Good	Very Low	Very Low
<b>B</b>	Good	Low	Low
<b>C</b>	Fairly Good	Moderately Low	Moderate
<b>D</b>	Fair	Moderate	High
<b>E</b>	Poor	High	Very High
<b>F</b>	Bad	Very High	Excessively High

## Exmoor National Park Annual Monitoring Report 2007/08

### Appendix 3:

Tables illustrating the policies used to determine planning applications during 2007/08.

<b>Local Plan</b>				
<b>Policy No.</b>	<b>No. times used</b>	<b>Approved</b>	<b>Refused</b>	<b>Policy Title</b>
S1	13	12	1	Defined Settlements
LNC1	323	308	15	General National Park Policy
LNC2	20	18	2	Lighting
LNC3	0	0	0	Landscapes covered by Section 3 Conservation Map
LNC4	2	2	0	Important Trees, Woodlands and Hedgerows
LNC5	0	0	0	Orchards
LNC6	1	1	0	Coastal Zone
LNC7	2	2	0	Rivers and their Corridors
LNC8	0	0	0	Protection of Best Agricultural Land
LNC9	0	0	0	Sites of International Nature Conservation Importance
LNC10	1	0	1	Sites of Special Scientific Interest
LNC11	5	5	0	Sites of Local Nature Conservation Importance
LNC12	2	2	0	Exmoor Biodiversity Action Plan Areas
LNC13	1	1	0	Mitigation and Compensation for Nature conservation Sites - Affected by Development
LNC14	1	1	0	Protected Species and Habitats
LNC15	9	8	1	Scheduled Ancient Monuments and Other Important Archaeological Sites
LNC16	5	3	2	Treatment of Locally Important Archaeological Sites Affected by Development
LNC17	8	6	2	Small Scale Renewable Energy Conservation
LNC18	0	0	0	Commercial Wind Turbines
LNC19	3	1	2	Small Scale Wind Turbines for Local Needs
LNC20	0	0	0	Major Development
CBS1	66	64	2	Change Of Use and Necessary Alterations of Buildings - General Principles
CBS2	37	36	1	The Change of Use and Any Necessary Alterations of Buildings in Villages and the Open Countryside

## Exmoor National Park Annual Monitoring Report 2007/08

Local Plan				
Policy No.	No. times used	Approved	Refused	Policy Title
CBS3	0	0	0	The Change of Use of Buildings Standing Alone in the Countryside.
CBS4	2	2	0	Conversions of Listed Rural Buildings
CBS5	64	61	3	Development in Conservation Area
CBS6	0	0	0	Protection of Important Structures and Trees in Conservation Areas
CBS7	5	5	0	Demolition of Listed Buildings
CBS8	81	81	0	Alterations to Listed Buildings
CBS9	44	43	1	Settings of Listed Buildings
CBS10	41	41	0	Preservation of Listed Buildings and their Features and Settings
CBS11	5	5	0	Historic Parks and Gardens
CBS12	284	265	19	New Development
CBS13	0	0	0	Satellite Antennae
CBS14	8	7	1	Signs and Advertisements
CBS15	1	1	0	Shopfronts
CBS16	2	2	0	Important Open Space
H1	7	6	1	Purpose of Housing Development
H2	4	4	0	Criteria for Occupancy of a Local Need Affordable Dwelling
H3	1	1	0	New Build Housing in Local Rural Centres
H4	5	4	1	Conversions to Dwellings in Local Rural Centres
H5	1	1	0	New Build Housing in Villages
H6	0	0	0	Conversions to Dwellings in Villages
H7	1	1	0	Conversions to Dwellings in the Open Countryside
H8	2	1	1	New Build Housing in the Open Countryside
H9	1	1	0	Replacement of Agricultural Occupancy Conditions
H10	1	1	0	Replacement of Holiday Occupancy Conditions
H11	3	3	0	Sub-Division of Existing Dwellings
H12	88	83	5	Extensions to Dwellings
H13	1	1	0	Residential Caravans in the Open Countryside

## Exmoor National Park Annual Monitoring Report 2007/08

Local Plan				
Policy No.	No. times used	Approved	Refused	Policy Title
H14	29	29	0	Garages and Other Ancillary Domestic Outbuildings
H15	3	3	0	Replacement Dwellings
E1	9	9	0	Business Development in Local Rural Centres and Villages
E2	6	6	0	Business Development in the Open Countryside
E3	5	4	1	Safeguarding Existing Employment Land and Buildings
E4	0	0	0	Large Scale or Intrusive Industrial Development
E5	5	5	0	Working From Home
A1	34	30	4	Agricultural and Forestry Development
A2	0	0	0	Protection of Listed Buildings in Proposals for New Agricultural Buildings
A3	4	4	0	Farm Diversification
A4	0	0	0	Fish Farming
RT1	9	9	0	Tourism Related Development
RT2	0	0	0	Refreshment Facilities
RT3	8	8	0	Visitor Accommodation
RT4	0	0	0	Camping Barns
RT5	0	0	0	Backpackers' Camp Sites
RT6	0	0	0	Static Caravan Sites
RT7	0	0	0	Touring Caravans and Tented Camp Sites
RT8	0	0	0	Certificated Caravan Sites
RT9	1	1	0	Recreational Development
RT10	16	13	3	Domestic Equestrian Development
RT11	2	2	0	Commercial Equestrian Development
RT12	0	0	0	Golf Courses
RT13	3	3	0	Important Recreational Open Space
RT14	0	0	0	Public Recreational Facilities in Settlements
CSF1	5	5	0	Providing for Community Services and Facilities
CSF2	3	3	0	Commercial Community Services and Facilities
CSF3	0	0	0	Non-commercial Community Services and Facilities
CSF4	0	0	0	Shops Outside Settlements
CSF5	0	0	0	Provision of New Health Facilities
CSF6	0	0	0	Residential Institutions
U1	0	0	0	Water Resource Protection - Groundwater
U2	0	0	0	Water Resource Protection - Contaminated Land

## Exmoor National Park Annual Monitoring Report 2007/08

<b>Local Plan</b>				
<b>Policy No.</b>	<b>No. times used</b>	<b>Approved</b>	<b>Refused</b>	<b>Policy Title</b>
U3	0	0	0	Water Supply
U4	0	0	0	Sewerage and Sewage Disposal - Capacity of the System
U5	0	0	0	Sewerage and Sewage Disposal - New or Extended Treatment Works
U6	0	0	0	Sewerage and Sewage Disposal - New Development Affected by Treatment Works
U7	11	10	1	Flood Risk Areas - Location of New Development
U8	2	2	0	Reduction of Flood Risk from New Development
U9	0	0	0	Electricity and Telecommunications - New Overhead Power Lines
U10	0	0	0	Electricity and Telecommunications - Utility Services for New Development
U11	9	9	0	Electricity and Telecommunications - Telecommunication Development
TR1	0	0	0	Exmoor Route Network - Framework for Traffic Management
TR2	0	0	0	Exmoor Route network - Use in the Determination of Development Proposals
TR3	28	25	3	Traffic and Road Safety Considerations for Development
TR4	0	0	0	Road Maintenance and Improvements
TR5	1	1	0	Bridges and Fords
TR6	6	5	1	Highway Design for New Development
TR7	0	0	0	Private Road Signs
TR8	0	0	0	Petrol Filling Stations
TR9	0	0	0	Public Parking
TR10	8	7	1	Car and Cycle Parking Provision
TR11	2	2	0	Public Transport, Cycling, Walking and Horse-Riding
TR12	0	0	0	Public Rights of Way
M1	0	0	0	Mineral Extraction
M2	0	0	0	Mineral Exploration
M3	0	0	0	Interim Development Order Permissions
M4	0	0	0	Small Scale Re-Working of Disused Quarries
WD1	0	0	0	New Waste Disposal Facilities
WD2	0	0	0	Small Scale Recycling Facilities



## Exmoor National Park Annual Monitoring Report 2007/08

The table below shows the Somerset and Exmoor National Park Authority Joint Structure Plan Review policies used in the determination of planning applications during 2007/08.

<b>Structure Plan</b>				
<b>Policies</b>	<b>No. times used</b>	<b>Approved</b>	<b>Refused</b>	<b>Policy Title</b>
STR1	329	308	21	Sustainable Development
STR3	13	12	1	Towns
STR4	3	3	0	Development in Towns
STR5	89	82	7	Development in Rural Centres & Villages
STR6	107	98	9	Development Outside Towns, Rural Centres & Villages
STR7	38	32	6	Implementation of the Strategy
Policy 1	3	3	0	Nature Conservation
Policy 2	329	309	20	Exmoor National Park
Policy 5	170	159	11	Landscape Character
Policy 8	22	22	0	Outstanding Heritage Settlements
Policy 9	89	88	1	The Built Historic Environment
Policy 10	3	2	1	Historic Landscapes
Policy 11	6	4	2	Areas of High Archaeological Potential
Policy 13	5	4	1	Locally Important Archaeological Remains
Policy 19	4	4	0	Employment and Community Provision in Rural Areas
Policy 22	3	3	0	Tourism Development in Settlements
Policy 23	1	1	0	Tourism Development in the Countryside
Policy 33	2	2	0	Provision for Housing
Policy 35	5	4	1	Affordable Housing
Policy 42	1	0	0	Walking
Policy 43	4	4	0	Access for People with Disabilities
Policy 48	13	10	3	Access and Parking
Policy 49	6	4	2	Transport Requirements of New Development

<b>Structure Plan</b>				
<b>Policies</b>	<b>No. times used</b>	<b>Approved</b>	<b>Refused</b>	<b>Policy Title</b>
Policy 60	5	4	1	Floodplain Protection
Policy 62	9	9	0	Telecommunications
Policy 64	3	2	1	Renewable Energy
Policy 67	1	1	0	Waste Management in Exmoor National Park and Areas of Outstanding Natural Beauty

## 9. Glossary

<b>AMR:</b>	Annual Monitoring Report
<b>CWS:</b>	County Wildlife Site
<b>DCLG:</b>	Department for Communities and Local Government
<b>DPD:</b>	Development Plan Document
<b>EA:</b>	Environment Agency
<b>LDF:</b>	Local Development Framework
<b>LDD:</b>	Local Development Document
<b>LDS:</b>	Local Development Scheme
<b>ONS:</b>	Office for National Statistics
<b>PPS:</b>	Planning Policy Statement
<b>PPG:</b>	Planning Policy Guidance
<b>RSS:</b>	Regional Spatial Strategy
<b>RSL:</b>	Registered Social Landlord
<b>SA:</b>	Sustainability Appraisal
<b>SAC:</b>	Special Area of Conservation
<b>SCI:</b>	Statement of Community Involvement
<b>SEA:</b>	Strategic Environmental Assessment
<b>SPD:</b>	Supplementary Planning Document
<b>SSSI:</b>	Site of Special Scientific Interest