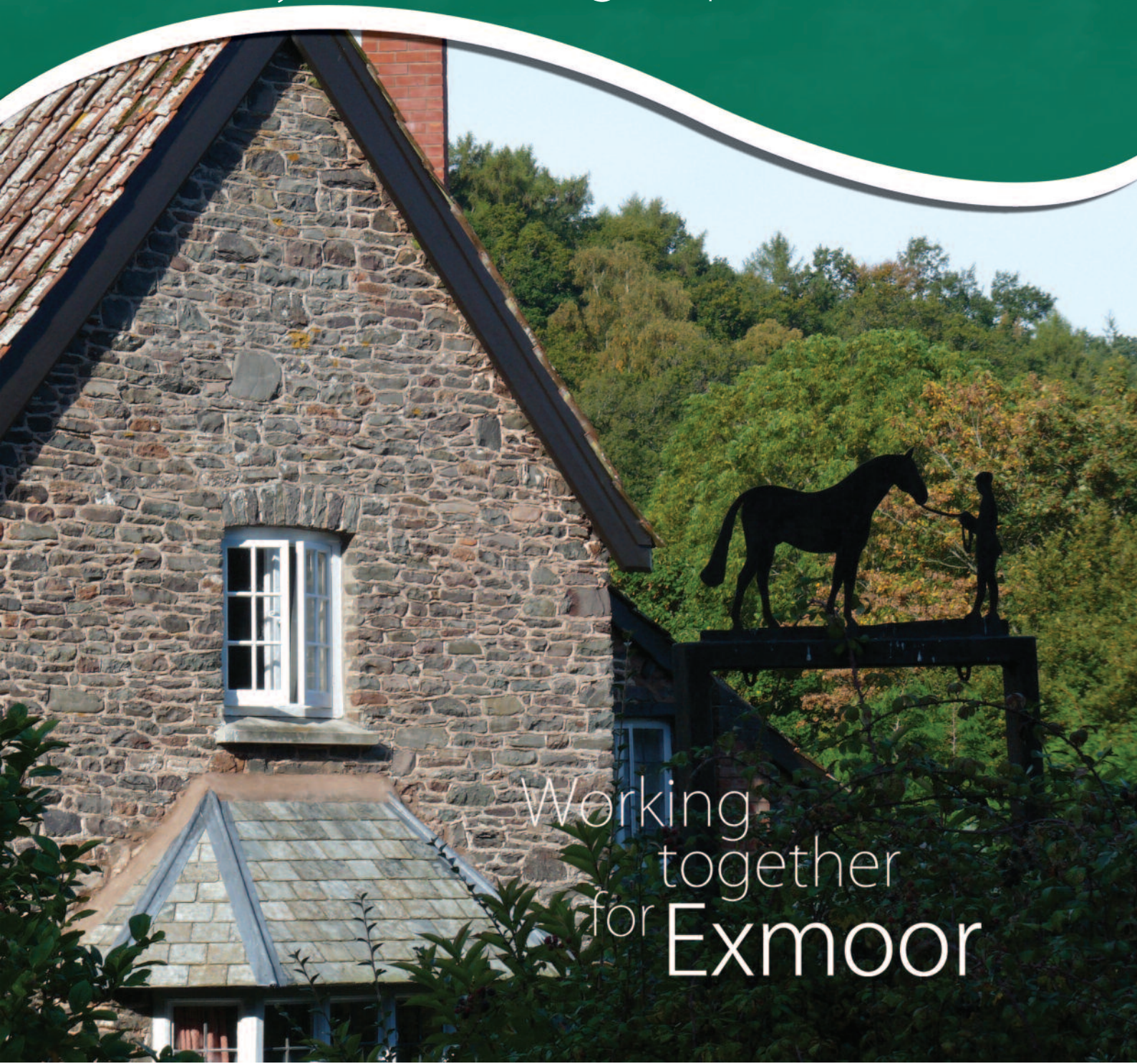


# Exmoor National Park Authority Monitoring Report 2014-2015



Working  
together  
for **Exmoor**





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## 1 2014/15 HEADLINE INFORMATION

### PROGRESS ON THE EMERGING LOCAL PLAN

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- 1.1 Progress made during the reporting period 1 April 2014 to 31 March 2015 in preparing the Exmoor National Park Local Plan included:
- Completing policy drafting including discussion of amendments in the light of submissions received during the public consultation in 2013 and to reflect changes in National Planning Policy Guidance.
  - Preparation of draft Statement of Community Involvement, taking account of changes in the legislative framework for the planning system including the introduction of neighbourhood planning and the publication of the National Planning Policy Framework.
  - Preparation of Exmoor-Wide Duty to Co-operate Protocol working with North Devon, Torridge and West Somerset Councils, and other partners, to provide a framework to ensure effective co-operation through the planning process on strategic priorities relating to Exmoor National Park and cross-boundary issues.
  - Completing key elements of the Local Plan evidence base including the Open Space Strategy, Orchard Review, Strategic Flood Risk Assessment (SFRA) Level 1 Addendum, Strategic Housing Market Area Assessment (SHMAA) Updates, and Strategic Housing Availability Assessment (SHLAA).
  - Preparing Publication Draft Exmoor National Park Local Plan for consideration by the Authority, developed on the basis of extensive consultation and a detailed evidence base including jointly commissioned studies with neighbouring authorities in accordance with the Duty to Co-operate.
- 1.2 The key stages for the 2015/16 monitoring year and towards adoption of the Exmoor National Park Local Plan 2011-2031 are:
- Consultation on Publication Draft of Exmoor National Local Plan in June/July 2015.
  - Submission of the Local Plan to the Secretary of State in late 2015/early 2016\*.
  - Examination of the Local Plan by an independent Inspector during 2016\*.
  - Adoption of the Local Plan in late 2016/early 2017\*.
- \*indicative dates*

### POLICY IMPLEMENTATION AND MONITORING

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- 1.3 The development plan for the National Park consists of the 'saved' policies within the adopted Exmoor National Park Local Plan 2001-2011. The current Local Plan was adopted in March 2005 and the key policy aims are well-established, particularly in relation to provision of local needs affordable housing; promotion of sustainable development; and the fostering of social and economic well-being of local communities.
- 1.4 Affordable Housing: In a challenging and shifting environment of reduced public funding and changes to national planning policy, the Authority has continued to help to facilitate the achievement of affordable housing in line with the policies of the Local Plan. During the monitoring period a total of **17 affordable homes** were either completed or under construction<sup>1</sup>. A further 7 affordable units have planning permission but construction has not started.

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<sup>1</sup> This relates to the status of construction during the monitoring period. Planning consents may have been issued outside the monitoring period.

Affordable homes completed:	Affordable home under construction:	Affordable homes with planning permission:
2 in Dulverton 2 in Lynton	1 in Dunster 2 in Cutcombe 4 in Lynton 6 in Lynmouth	1 in Lynton 1 in Cutcombe 2 in Exton 3 in Roadwater

1.5 **Renewable Energy:** The introduction of the national ‘Feed in Tariff’ (FiT) in 2010 and local schemes including Carbon Neutral Exmoor<sup>2</sup> encouraged the installation of renewable energy technologies. Although the cost of installing renewable energy technologies has fallen, recent monitoring years have seen a decline in the number of applications for renewable energy schemes coming forward, potentially as a result of reductions in FiT payments. During the 2014/15 monitoring year, 7 applications were approved for renewable energy technologies or associated infrastructure<sup>3</sup>.

1.6 **Economic Development:** During the monitoring period the Authority permitted the following economic development proposals:

**Business Development:** A new workshop and store to existing forge; and a rear extension to provide home office/studio.

The number of approved planning applications relating to business development is low, however commissioned studies on the 2011 Census ‘travel to work in the National Park’ have shown a significant increase in the percentage of residents in employment in the National Park working at or from home, from 31% in 2001 to 37% in 2011.

**Agriculture and Forestry:** Applications approved in this sector included for the creation, alteration or re-routing of 2.8km of forestry track; and 26 applications were approved for the replacement, extension or creation of an agricultural building.

**Tourism:** Proposals were approved for alterations to a serviced guest house including the creation of disabled access holiday chalet; the creation of a parking area, boat store and two camping pods at Wimbleball Lake; and the creation of two self-catering holiday units through the conversion and change of use of existing traditional buildings.

## NATIONAL PLANNING POLICY

1.7 The National Planning Policy Framework (NPPF) was published in 2012 and sets out the Government’s planning policies for England and how these are expected to be applied. It provides guidance for local planning authorities, both in drawing up plans and as a material consideration in determining applications, and with reference to the National Parks Vision and Circular<sup>4</sup>. It includes confirmation that great weight should be given to the conservation of the landscape and scenic beauty in National Parks, which have the highest status of protection, and that the conservation of wildlife and cultural heritage are important considerations.

1.8 The NPPF aims to strengthen local decision-making and reinforces the importance of up-to-date plans. Any emerging local plans must observe the requirements of the NPPF and any existing plans must be reviewed to assess conformity. The emerging Exmoor National Park Local Plan must therefore be kept under review to ensure compliance with national planning policy.

<sup>2</sup> A 3-year project funded through the Low Carbon Communities Challenge and instigated by Exmoor National Park Authority to help to transform Exmoor into a low carbon community.

<sup>3</sup> Some technologies can be installed through permitted development rights - a class of development that is automatically granted planning permission by the Government

<sup>4</sup> English National Parks and the Broads: UK Government Vision and Circular 2010

- 1.9 Following a review of planning practice guidance documents, the Department of Communities and Local Government launched a new planning practice guidance web-based resource on 6 March 2014<sup>5</sup>. This Planning Practice Guidance (PPG) is updated as needed by DCLG, and a number of changes have been made to this resource since its launch including changes relating to the thresholds for S106 affordable housing contributions (set out below).

## 2 NATIONAL CHANGES TO THE PLANNING SYSTEM AND DELIVERY OF AFFORDABLE HOUSING

### THRESHOLD FOR SECTION 106 AFFORDABLE HOUSING CONTRIBUTIONS

- 2.1 On 28 November 2014, the Department for Communities and Local Government announced the introduction of a 10-unit threshold below which section 106 affordable housing contributions<sup>6</sup> could not be sought, as it considered such agreements placed a disproportionate burden on small-scale developers.
- 2.2 National Park Authorities welcomed the exemption of rural exception sites<sup>7</sup> from the proposed 10-unit threshold, so that 100% affordable housing could still be required. Following objections to the proposed application of the threshold to allocated sites, existing buildings and other brownfield sites (so that no, or very low numbers of, affordable housing could be provided) the Government allowed a lower 5-unit threshold in designated rural areas, including National Parks. Developers of sites of 6-10 units would be allowed to pay contributions (for additional units above the 5-unit threshold) rather than delivering affordable housing on site.
- 2.3 The changes were introduced by an update to the National Planning Practice Guidance (PPG) and the policies of the emerging Exmoor National Park Local Plan were reviewed with the aim of minimising the impact on delivery of affordable housing.
- 2.4 The Publication Draft Local Plan confirmed the policy approach to aim to deliver 100% affordable housing on rural exception sites (exempt from the threshold). Policies also provide that conversions of non-residential buildings to dwellings in settlements will be permitted only where there is a proven local need for dwelling(s) to meet an affordable local need. To take account of the new threshold for S106 agreements, the emerging Local Plan has been revised so that only while the changes to the PPG are in force, changes to the use of existing non-residential buildings or redevelopment of vacant buildings to dwellings in Local Service Centres or Villages may be permitted where the existing building is only able to accommodate up to 5-dwelling units (or between 6-10 dwelling units with a financial contribution towards provision of local needs affordable housing in the National Park); and in each case, the new housing will be expected to be principal residence housing<sup>8</sup>.
- 2.5 During the monitoring year and following this change to national planning policy, a proposed scheme for the conversion and change of use of a former working mill and subdivision of the adjacent workmen's cottage to 2 affordable homes and 2 open market dwellings was amended to provide instead 4 market homes (3 being subject to a principal residence condition). As the proposal involved less than 5 dwellings, and having regard to the changes to PPG, the proposed development was acceptable in policy terms. This

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<sup>5</sup> <http://planningguidance.planningportal.gov.uk/about/>

<sup>6</sup> Section 106 contributions (or planning obligations) arise from agreements made between a local planning authority and a developer to address concerns about affordable housing levels or the costs of providing new infrastructure.

<sup>7</sup> Rural Exception Site – a small site used for affordable housing in perpetuity in areas where sites would not normally be used for housing.

<sup>8</sup> Principal residence housing is subject to a condition which requires homes to be lived in by a person as their principal or main residence and cannot be used as a second or holiday home.

application illustrates the potential impact of the change in national policy on the ability of the emerging Local Plan policies to deliver affordable housing on the type and size of brownfield sites likely to come forward for development in the small, rural settlements of the National Park.

- 2.6 In January 2015, two local authorities (Reading Borough Council and West Berkshire Borough Council) joined together to launch proceedings for Judicial Review of the Government's changes to the use of S106 Agreements. The Councils' decision to take action was based on the immediate impact of the changes which it was considered would result in the potential total loss of critical infrastructure and new affordable housing to the communities around small developments in their areas. The outcome of the Judicial Review proceedings is expected to be available to report in the 2015/16 Authority Monitoring Report.

## **STARTER HOMES SCHEME**

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- 2.7 The government's Starter Homes exception sites policy was added to the National Planning Policy Guidance (NPPG) in March 2015. The stated aim of the policy is to meet the housing needs of young, first time buyers by allowing Starter Homes to be offered to them at below open market value (being available to first time buyers under 40 years old, at a minimum of 20% below open market value, and with restrictions to ensure that the homes are not resold or let at their open market value for 5 years following the initial sale). The exception sites policy enables applications for Starter Homes on under-used or unviable industrial and commercial land not currently identified for housing. The policy encourages local planning authorities not to seek section 106 affordable housing contributions that would otherwise apply.
- 2.8 Further details of the application of the scheme is awaited and while the proposals may have potential to deliver some new homes in rural communities, concerns have been raised about affordability and the subsequent disposal of starter homes to the market as holiday lets or second homes beyond the 5-year restricted period.

## **PROPOSALS TO EXTEND THE 'RIGHT TO BUY' SCHEME TO HOUSING ASSOCIATION PROPERTIES**

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- 2.9 In the run-up to the 2015 General Election, the Conservative Party Manifesto set out plans to extend the 'Right to Buy' scheme to housing association properties.
- 2.10 The proposed discount would be worth 35% for a house after a housing association tenant has been resident for three years, with the value of the discount rising 1% for every extra year the tenant has rented in the public sector. In the case of a flat, the discount would be worth 50% after the first three years, rising by 2% each year afterwards.
- 2.11 The proposals also include a requirement that councils sell their most valuable properties from their remaining stock when they become vacant, and once sold, build replacement, more affordable and cheaper properties, on a one-for-one basis.
- 2.12 Housing Associations initially opposed the proposals, fearing a detrimental impact on their business models and consequently on their ability to deliver future affordable housing. The National Housing Federation<sup>9</sup> also voiced concern at the outset, that its members' work would be redirected from planning for new developments to replacing sold-off properties, and that there were serious risks that the proposals may not generate sufficient funds to build replacement homes.

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<sup>9</sup> National Housing Federation response to the Government's consultation on the Reinvigorated Right to Buy: <http://www.housing.org.uk/resource-library/browse/reinvigorating-the-right-to-buy/>



## RIGHT TO BUILD VANGUARD

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- 2.13 In October 2014, Exmoor and Dartmoor National Parks became one of only 11 areas selected as a 'Right to Build' Vanguard, to see how the Government's new Right to Build scheme might work in practice. As part of the project the two National Park Authorities developed self-build registers to enable people interested in self-build or custom-build to record their details.
- 2.14 During a debate of the Self-build and Custom House Building Bill in the House of Commons, Brandon Lewis MP, Minister of State for Housing and Planning, said: "*Perhaps the most welcome bid was a joint bid for Vanguard status from the **Dartmoor and Exmoor National Park Authorities**. I am delighted that the National Park Authorities are actively engaging with our proposals. We have no intention of using the right to build as a means of encouraging unacceptable development in our most precious landscapes. However, the National Park Authorities are keen to explore how the register could be used to identify and address local housing demand from long-standing residents who work and live in their National Parks.*"
- 2.15 The project also encouraged landowners to come forward with suitable and available sites for self-build which could be within or adjoining the settlements in the National Park, where affordable housing for local people could be exceptionally considered.

## HOUSING STANDARDS REVIEW

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- 2.16 From September to November 2014, the Government consulted on proposals for implementation of the housing standards review. The review aimed to simplify government regulations and standards into one key set, driven by Building Regulations. In March 2015 the outcomes of the review were announced and include:
- Introduction of a dual level Building Regulations (Access and Water) which will give local authorities the opportunity to include optional building regulations standards in Local Plans, where there is sufficient evidence and to require developers to build to different standards than the minimum requirements.
  - Amendment of the Planning and Energy Act 2008 (to be implemented in 2016) to prevent local authorities in England from requiring higher levels of energy efficiency than Building Regulations, so that they will no longer be able to **require** the energy efficiency levels of the Code for Sustainable Homes.
  - Introduction of a new national space standard for internal space within new dwellings. The standard sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy, as well as floor areas and dimensions for key parts of the home (notably bedrooms, storage and floor to ceiling height). The new standard will be implemented as a voluntary adoption system that will require local authorities to justify the space standard before it can be introduced into a local plan.

## 3 CHALLENGES AND OPPORTUNITIES

### RURAL HOUSING PROJECT

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- 3.1 The Rural Housing Project was operational from 2002 to 2015. Acting independently, the project worked closely with the Authority, Registered Providers (housing associations), local communities, landowners and others, to provide local needs affordable housing across the National Park and the rural areas of West Somerset and North Devon districts.
- 3.2 With the help of the Rural Housing Project and other key partners, and in line with Local Plan policies, between 2005 and 2014:
- 99 new affordable homes in the National Park<sup>10</sup>.
  - The overall provision equated to roughly one new home for every 104 residents in the National Park area [99 new affordable homes for population of 10,273].
  - While the majority of new dwellings were provided by Housing Associations, provision also included self-build and conversions of locally important buildings.
- 3.3 During 2014, the Rural Housing Project co-ordinated a housing needs and aspirations survey<sup>11</sup> to find out more about the housing needs of people registered for housing in the rural areas of West Somerset (including the West Somerset part of Exmoor National Park). The report was produced with assistance from Magna Housing Group and was published in February 2015, with results drawn from 120 out of a possible 200 responses. The report's findings indicated that most respondents had an assessed need for a 1 bedroom property, and that the location of the property was by far the most important factor, with Porlock and Dunster being among the most sought after locations. Twenty per cent of respondents stated a need for space to work at home, either as an additional room or as an outbuilding.

### EXMOOR RURAL HOUSING NETWORK

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- 3.4 Delivering housing to meet local need is a priority for many Exmoor communities and the policies of the Local Plan 2001-2011 (adopted 2005) have been successful in delivering affordable homes for people with a local connection. The majority of affordable homes were delivered in the period 2005 to 2010. Since then, very few proposals for affordable housing have come forward and a number of factors have contributed to a decline in affordable housing delivery, including:
- a major reduction in the availability of public funding, making small scale, rural schemes less economic;
  - the introduction of the principle of "affordable rents" (80% of market rents) which in rural areas, where house prices are high and wages tend to be low, has had the effect of making so-called 'affordable rents' unaffordable for many people in housing need; and
  - the introduction of a threshold below which section 106 affordable housing contributions<sup>12</sup> cannot be sought.

<sup>10</sup> This figure is completed properties and those with planning permission.

<sup>11</sup> West Somerset Rural Housing Needs Survey 2014/15

<sup>12</sup> Section 106 contributions (or planning obligations) arise from agreements made between a local planning authority and a developer to address concerns about affordable housing levels or the costs of providing new infrastructure.

- 3.5 In response to the changed policy and funding environment for the delivery of local needs housing in the National Park, in March 2014 the Exmoor Rural Housing Network was established with the aim of developing a locally managed and delivered programme for local needs housing in perpetuity. A number of interested local individuals and organisations have been invited to join the Network, including local housing associations, community land trusts, West Somerset and North Devon Councils and community organisations.

## **LOCAL ENTERPRISE PARTNERSHIPS**

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- 3.6 The Heart of the South West Local Enterprise Partnership (LEP) is an economic alliance covering the areas of Devon, Somerset, Torbay and Plymouth. LEPs have been formed to help determine local economic priorities and to help deliver Government objectives for economic growth and job creation. They are also a means for local authorities to work with businesses in the private sector to achieve economic recovery.
- 3.7 The NPPF states that local planning authorities should work and consult with LEPs to develop strategic priorities to enable the delivery of sustainable development. The Heart of the South West LEP has produced a Strategic Economic Plan 2014-2030<sup>13</sup> which was submitted to Government on 31 March 2014. The Plan refers to maximising environmental assets and collaborative working with National Park Authorities and other countryside bodies on shared priorities that support economic growth. Alongside the plan, the LEP is making a case for a share of the Government's national Local Growth Fund which will result in a Growth Deal for each of the 39 LEP areas.
- 3.8 In January 2015, National Parks England published '*National Parks – Open for Business an offer to the Local Enterprise Partnerships from National Park Authorities in England*<sup>14</sup>'; which set out how National Park Authorities have been successful in delivering sustainable development and how they can support Local Enterprise Partnerships by providing access to rurally dispersed businesses; strong community partnerships; capacity and expertise in delivering sustainable development and by being a strategic partner in support of rural businesses.
- 3.9 The continued development of the Dartmoor and Exmoor National Park Authorities Economic Prospectus has enabled high level discussions with the Heart of the South West Local Enterprise Partnership and when finalised, the Prospectus will be used to engage with the LEP so that National Parks are seen as places to invest to support the local economy and local business.

## **MOBILE INFRASTRUCTURE PROJECT AND RURAL BROADBAND DELIVERY**

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- 3.10 In October 2011, the Department for Culture, Media & Sport announced £150m in capital expenditure to improve mobile telephone coverage and quality through its Mobile Infrastructure Project. The project recognised that some rural areas of the UK did not get good quality mobile coverage and included 'not spots' with no coverage from any of the Mobile Network Operators, and where the market would not invest.
- 3.11 During the monitoring period, Exmoor National Park Authority worked closely with the Mobile Infrastructure Project on potential opportunities to improve mobile coverage for

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<sup>13</sup> <http://www.heartofswlep.co.uk/sites/default/files/user-88/HOTSW%20SEP%20-%20draft%20finala.pdf>

<sup>14</sup> [http://www.nationalparksengland.org.uk/\\_data/assets/pdf\\_file/0019/525700/National-Parks-Open-for-Business-An-Offer-from-National-Parks-England-to-Local-Enterprise-Partnerships.pdf](http://www.nationalparksengland.org.uk/_data/assets/pdf_file/0019/525700/National-Parks-Open-for-Business-An-Offer-from-National-Parks-England-to-Local-Enterprise-Partnerships.pdf)

those communities without mobile signal, while aiming to ensure that the natural beauty of Exmoor's landscape was conserved.

- 3.12 This work included a proposed development of a shared telecommunications mast at High Golsoncott Farm, Roadwater, for which planning permission was granted in September 2014, with support from the Parish Council. The Authority's Planning Committee agreed with Planning Officers that with appropriate mitigation measures, the localised adverse impact on landscape character was not unacceptable when weighed against the socio economic benefits of providing mobile coverage from all 4 main networks to an estimated 146 properties, and where previously there was no mobile coverage. With the grant of this planning permission, Exmoor became the first National Park in the UK to benefit from the Government's Mobile Infrastructure Project
- 3.13 The Authority has continued to work with the Mobile Infrastructure Project on other potential sites for telecommunications infrastructure. However, progress on each site is dependent on the resolution of technical issues and of suitable transmission solutions being available in the context of the National Park landscape setting.



Shared telecommunications mast at Golsoncott Farm, Roadwater

- 3.14 The Government is also seeking to improve the UK's broadband network through the Broadband Delivery UK (BDUK) programme and initially set aside £530 million of public funding to help BDUK reach 90% of premises by 2016.
- 3.15 Locally, the scheme is being delivered by the Connecting Devon and Somerset Programme (CDS), a public-private partnership of six local authorities (Somerset, Devon, North Somerset, Torbay, Plymouth and Bath and North East Somerset) and private delivery partner BT. The first phase of the CDS programme is expected to increase superfast broadband availability to around 90% of homes and businesses in Devon & Somerset by the end of 2016. This phase is being delivered by BT Group with rollout during the monitoring year. By the end of June 2015, it is anticipated that more than 180,000 households and businesses in the two counties will have access to fibre broadband.
- 3.16 Dartmoor and Exmoor National Park Authorities worked in partnership with CDS to secure additional funding through the Rural Community Broadband Fund to extend the initial reach within the two National Parks.
- 3.17 In February 2014, the Government announced additional funding for delivery of superfast broadband in some of the UK's hardest to reach rural areas (the Superfast Extension Programme), with the aim of ensuring that 95% of UK homes and businesses have access



to broadband by 2017. Following application by Devon and Somerset County Councils, the CDS programme has benefitted from a further £22.75m from the Superfast Extension Programme.

- 3.18 In recognition that Dartmoor and Exmoor present some of the most challenging terrain for connecting remote rural communities to superfast broadband, CDS elected to run an open procurement process to allow the use of innovative technologies to come forward and to find a suitable partner to deliver broadband in the two National Parks. The outcome of the open procurement process will be reported in the next Authority Monitoring Report.
- 3.19 Since the last monitoring period, exchanges at Bampton and South Molton have gone live, and the communities of Dulverton, Bridgetown, Winsford and Withypool are scheduled to be connected. The Dunster exchange is also live, and it is hoped the network will be extended to Timberscombe and parts of Wheddon Cross. The Devon side of the National Park is likely to be included in the latter stages of the programme, via an update to the exchange at Parracombe.

## **MAJOR DEVELOPMENTS**

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3.20 The criteria relating to the scale of major development for planning applications is determined nationally and means development of 10 dwellings or more, provision of non-residential building(s) with a floorspace of 1000m<sup>2</sup> or more, development on a site of 1 hectare or more, minerals and waste development, or the winning or working of minerals<sup>15</sup>. During 2014/15 the Authority approved 5 major applications:

- At Shearwell Data Ltd within Cutcombe Parish for a replacement agricultural building, associated yard area and landscaping.
- The erection of free standing solar panels (8 x 2) at Vale House, Roadwater, Watchet, Somerset in the parish of Old Cleeve.
- The installation of a domestic solar array at The Fisheries, Luxborough Road, Roadwater, Watchet, Somerset, also in the parish of Old Cleeve.
- In Parracombe parish, an agricultural livestock building, access and planting (1,113m<sup>2</sup>) at Lower East Middleton, Parracombe, Devon.
- The replacement of a footpath (112m x 2m) at the National Trust's Wilsham Woods in Rockford, Brendon.



Works to replace footpath in National Trust's Wilsham Woods, Rockford

<sup>15</sup> The Town and Country Planning (Development Management Procedure) (England) Order 2010 section (2)

## MAJOR ENERGY INFRASTRUCTURE PROPOSALS

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- 3.21 **COMMERCIAL WIND FARM PROPOSALS:** In recent years the Authority has been concerned with the impact on the setting of the National Park of proposed commercial wind turbines on land adjacent to the National Park boundary.
- 3.22 In 2011, a planning application for a wind farm at Batsworthy Cross was refused by North Devon Council. In October 2012, the development was allowed on appeal, with the Inspector concluding that as the Batsworthy site was beyond the National Park setting, there would be only limited harm to Exmoor and the harm did not significantly outweigh the benefits from a reduction in carbon dioxide emissions<sup>16</sup>.
- 3.23 During the monitoring period, preparations for construction have been underway including ecological surveys, development of longer-term habitat management proposals and archaeological investigations, as well as community and business engagement. The construction of Batsworthy Cross Wind Farm is scheduled to start in spring/summer 2015, with the 9-turbine wind farm set to be operational by summer 2016.



Open day as part of its archaeological excavations at Batsworthy Cross Wind Farm site  
©RWE Innogy

- 3.24 In its 2015 manifesto, the Conservative Party pledged to give “local people” a “final say” on wind farm applications and to halt public subsidies for new onshore wind farms.

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<sup>16</sup> The decision was influenced by the NPPF which provides that where relevant policies (e.g. the adopted North Devon Local Plan) are out of date, permission is granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against policies in the NPPF.

- 3.25 **HINKLEY POINT NUCLEAR REACTOR PROPOSALS:** In 2011, NNB Generation Company Limited (EDF Energy subsidiary) submitted a Development Consent Order to the Planning Inspectorate (National Infrastructure Planning) to build and operate a nuclear power station and associated development at Hinkley<sup>17</sup> on the West Somerset coast.
- 3.26 The Secretary of State granted planning permission for the Hinkley C reactor (3260MW output) on 19 March 2013<sup>18</sup> and after reaching a subsidy deal with the UK government, EDF was due to make a final investment decision in relation to construction of the nuclear plant by July 2014.
- 3.27 Following a European Commission investigation into whether the subsidy would constitute illegal state aid, in October 2014 it was announced that after modification of the financial arrangements, the aid scheme was considered justified in order to encourage EDF of France to construct the new plant.
- 3.28 Subsequent press coverage suggested that independent energy suppliers and other organisations were considering a legal challenge against the European Commission's decision and in early 2015, the Austrian Government publicised an intention to submit a formal complaint to the European Court of Justice about the UK government's plan to finance the Hinkley reactors with state subsidies. Any such proceedings have potential to delay development at the site.
- 3.29 In the meantime, Bridgwater College's Construction Skills and Innovation Centre was opened resulting from £1.5m investment from EDF Energy; a new nuclear skills college has been announced to train future workers; and preferred suppliers to the site have been announced, including a number of south-west companies who have created joint ventures to supply services, transport and accommodation.
- 3.30 The Hinkley Community Impact Mitigation Fund was launched in June 2014. EDF made an initial payment to the fund of £3.5m plus £0.5m ring-fenced for the Stogursey Parish. £2m of the £3.5m is for projects in the area of West Somerset, including large parts of Exmoor National Park, and further annual payments in May 2015 and 2016 will be available for eligible projects across Somerset. The purpose of the Fund is to mitigate intangible and residual impacts of the Hinkley Point development and applications must demonstrate a clear link to the impacts of the Hinkley Point development, together with objectives that promote or improve the economic, social or environmental wellbeing of local communities.

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<sup>17</sup> <http://www.westsomersetonline.gov.uk/hinkleypoint>

<sup>18</sup> [http://infrastructure.planningportal.gov.uk/wp-content/uploads/projects/EN010001/3.%20Post%20Decision%20Information/Decision/130319\\_EN010001\\_SoS%20HPC%20Decision%20Letter.pdf](http://infrastructure.planningportal.gov.uk/wp-content/uploads/projects/EN010001/3.%20Post%20Decision%20Information/Decision/130319_EN010001_SoS%20HPC%20Decision%20Letter.pdf)

## 4 INTRODUCTION

- 4.1 This is Exmoor National Park Authority's eleventh Authority Monitoring Report (AMR). The Report examines the implementation of the adopted Exmoor National Park Local Plan (including minerals and waste policies) for the period 1 April 2014 to 31 March 2015 and progress of the emerging Local Plan, which is at a point in its development when it can be considered as having greater weight in the determination of planning applications.

### **EXMOOR NATIONAL PARK LOCAL PLAN 2001-2011**

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- 4.2 The Local Plan was formally adopted in March 2005. Following the introduction of the Planning and Compulsory Purchase Act 2004, the Local Plan policies were saved for a 3-year period following adoption. The Authority applied to Government Office to save all policies until they were replaced by future development plan documents and Government Office confirmed that all of the Local Plan policies were saved in February 2008. The Local Plan forms the development plan for the National Park with which all proposals should accord unless material considerations indicate otherwise.
- 4.3 Since the publication of the NPPF on 27 March 2012, the primary focus has been the preparation of the emerging Local Plan.

### **EXMOOR NATIONAL PARK AUTHORITY**

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- 4.4 Approximately two thirds of Exmoor National Park lies in Somerset within West Somerset District, and one third in Devon within North Devon District.
- 4.5 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:
- ***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.**

- 4.6 The National Park Authority has general power to do anything which is calculated to facilitate, or is conducive to, the accomplishment of National Park purposes.
- 4.7 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 including housing, traffic and transport, education, social services and economic development.



## **NATIONAL PARK PARTNERSHIP PLAN 2012-2017**

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- 4.8 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. The current management plan, The Exmoor National Park Partnership Plan 2012-17, sets out an overarching vision for Exmoor. It seeks to bring together a wide range of people and organisations around a common set of goals, '*working together for Exmoor*' to achieve the priorities and actions supporting the Plan's overall vision and objectives, which are shared with the emerging Local Plan. It also recognises longer-term aims, and should be seen as a focused plan for the National Park which informs plans/programmes within the Authority and those of partner organisations.
- 4.9 National planning guidance identifies that National Park Management Plans underpin partnership working and the delivery of designation objectives. Although not part of the development plan, management plans provide evidence and principles which can be taken into account in the Local Plan and any neighbourhood plans. They may also be material considerations in making decisions relating to individual planning applications<sup>19</sup>.

## **NATIONAL PARKS CIRCULAR 2010**

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- 4.10 The 2010 National Parks Circular<sup>20</sup> sets out a 2030 vision for National Parks which will help guide long-term planning and decision-making and is significant national guidance that will help to inform the emerging Local Plan.
- 4.11 Progress to meet the vision focusses on the achievement of key outcomes which are the Government's priorities for National Parks:
- A renewed focus on achieving the Park Purposes.
  - Leading the way in adapting to and mitigating climate change.
  - Securing a diverse and healthy natural environment, enhanced cultural heritage and inspiring lifelong behaviour change towards sustainable living and enjoyment of the countryside.
  - Fostering and maintaining vibrant, healthy and productive living and working communities.
  - Working in partnership to maximise the benefits delivered.

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<sup>19</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/landscape/>

<sup>20</sup> English National Parks and the Broads – UK Government Vision and Circular 2010  
<http://archive.defra.gov.uk/rural/documents/national-parks/vision-circular2010.pdf>

## 5 LOCAL DEVELOPMENT SCHEME IMPLEMENTATION

### LOCAL DEVELOPMENT SCHEME (LDS)

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5.1 The LDS is a three year timetable setting out key milestones for local plans and other local development documents. A timetable for the production of the Local Plan is periodically reviewed and agreed with Authority Members. The timetable is updated on the Authority's website accordingly<sup>21</sup>. A formal Local Development Scheme (LDS) will be produced to document the final stages of the Local Plan regarding submission of the Plan to the Secretary of State for examination. The LDS will also include reference to any supplementary documents that may be prepared to support the implementation of the Local Plan policies.

### STATEMENT OF COMMUNITY INVOLVEMENT

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- 5.2 The Statement of Community Involvement (SCI) is a key document which sets out how the Authority will consult stakeholders and the local community on the preparation of local development documents and planning applications for Exmoor National Park. The Authority adopted its first SCI in 2006, and as required by the Planning & Compulsory Purchase Act, this was subject to formal consultation and submission to the Secretary of State for examination by an Inspector, as a Development Plan Document (DPD).
- 5.3 Following changes to legislation, the SCI is no longer considered as a DPD, and preparation of the SCI no longer has to be included in the Local Development Scheme, nor does it have to be submitted to the Secretary of State for independent examination.
- 5.4 A revised version of the SCI has been prepared to reflect changes to the legislative framework for the planning system including the introduction of neighbourhood planning through the Localism Act 2011 and the publication of the National Planning Policy Framework, and updates the adopted SCI through the following key changes:
- A.** Providing context in terms of values which are reflected in the work of the Authority (Sustainability, Customer focus, Respect, Improvement, Professionalism, and Teamwork).
  - B.** Incorporating a commitment to engagement as set out in the Exmoor National Park Partnership Plan, and the Authority's Equality Statement.
  - C.** Referencing the key changes to the legislative planning framework in terms of reforming the way local plans are prepared (National Planning Policy Framework), neighbourhood planning, and the duty to cooperate with neighbouring authorities and other key organisations.
  - D.** Updating the guiding principles for community involvement in planning.
  - E.** Updating the methods of community engagement that may be employed, to include reference to web-based interactive consultation and the use of social media.
  - F.** Information relating to the procedures for the determination of planning applications and relevant consultative processes has been reviewed.
  - G.** Providing information relating to the use of information provided through consultation responses to planning policy documents – in relation to the Data Protection Act.

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<sup>21</sup> <http://www.exmoor-nationalpark.gov.uk/planning/planning-policy/new-local-plan/local-development-scheme>

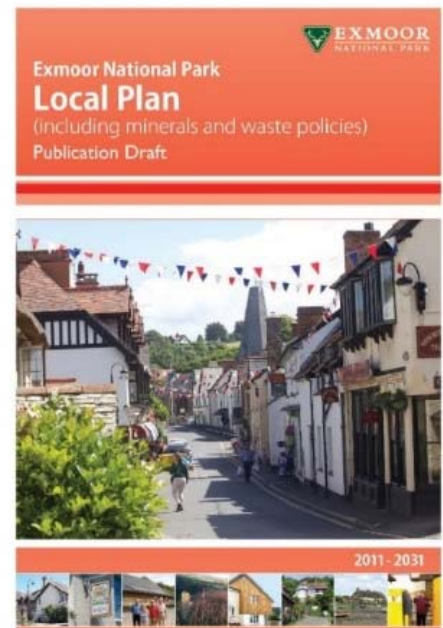
- 5.5 The revised SCI reflects new planning regulations, and provides the basis for the Authority's continuing commitment to improving engagement, specifically in relation to the preparation of planning documents and the determination of planning applications.
- 5.6 Although the Authority is not required to consult on the SCI, it is considered good practice to seek the views of the public and other stakeholders on how the Authority intends to consult on future plans, planning documents and planning applications. In March 2015, the Exmoor National Park Authority Committee approved the draft SCI for consultation concurrent with the Publication Draft Local Plan.
- 5.7 Although the Authority is not required to consult on the SCI, it is considered good practice to seek the views of the public and other stakeholders on how the Authority intends to consult on future plans, planning documents and planning applications. In March 2015, the Exmoor National Park Authority Committee approved the draft SCI for consultation concurrent with the Publication Draft Local Plan.



## **EMERGING EXMOOR NATIONAL PARK LOCAL PLAN**

- 5.8 The NPPF provides that Local Plans set out the strategic priorities for the area and that these should include strategic policies to deliver the homes and jobs needed, and to conserve and enhance the environment, including the landscape. The strategic priorities of the emerging Local Plan include:
- ensuring sustainable development which enables communities and businesses to thrive, whilst conserving and enhancing the National Park's special qualities;
  - supporting and empowering communities to help meet identified local needs, prioritising the delivery of affordable housing, safeguarding community services and facilities, improving accessibility where possible, and responding to climate change;
  - enabling a diverse and resilient local economy through locally generated growth and sustainable development; and
  - encouraging understanding and enjoyment of the National Park through recreation and tourism development compatible with the quiet enjoyment of Exmoor's special qualities.
- 5.9 In 2013, the public consultation on the emerging Local Plan generated over 900 separate comments, received from 143 individuals and organisations. The majority of comments were supportive of the Plan and other comments and suggestions have been considered in preparing the Publication Draft version of the Local Plan.

- 5.10 The emerging Plan also reflects changes in national planning policy and updated evidence and takes account of the NPPF, which continues to give great weight to conserving landscape and scenic beauty in National Parks (which have the highest status of protection) and refers to the National Parks Vision and Circular<sup>22</sup>.
- 5.11 The emerging Plan promotes sustainable development through making the best use of existing land and buildings, focusing new development in settlements, encouraging high quality design and sustainable construction, and protecting the open countryside.
- 5.12 There is an emphasis on local needs affordable housing and there is support for the wider community through specialist housing, extended family housing, principal residence housing, rural workers' housing and housing to assist succession farming. The policies aim to encourage a balanced housing stock with a mix of sizes, types and tenure and there is policy support for the retention of existing local services/facilities and the provision of new ones.
- 5.13 The Plan seeks to foster a diverse and resilient local economy through flexibility for business development, including home-based businesses, agricultural and forestry development, and helping to ensure the roll-out of broadband and mobile phone infrastructure.
- 5.14 The understanding and enjoyment of the National Park is supported through policies that provide for a range of holiday accommodation, safeguarding the rights of way and access network, and ensuring that development related to outdoor recreation is compatible with the quiet enjoyment of Exmoor's special qualities.
- 5.15 The Publication Draft of the emerging Local Plan has been prepared on the basis of extensive consultation and a detailed evidence base. In March 2015, the Exmoor National Park Authority Committee approved the Publication draft Local Plan for consultation in June/July 2015.
- 5.16 Once the emerging Local Plan progresses to the Publication Draft stage, the policies can begin to be considered as having greater weight in the determination of planning applications. This is in line with the NPPF (paragraph 216) which states that greater weight may be given to relevant policies in emerging plans according to how advanced the preparation of the emerging plan policies are, if they are consistent with the NPPF, and if there are no objections or less significant unresolved objections to these policies.



<sup>22</sup> English National Parks and the Broads UK Government Vision and Circular 2010 (Defra)



**EVIDENCE COMPLETED in development of the Publication Draft Exmoor National Park Local Plan:**

- Equalities Impact Assessment (2014)
- Infrastructure Delivery Plan (2015)
- The Open Space Strategy (2015)
- Landscape Assessment of Important Visual Amenity Space – Update (2013)
- The Orchard Review
- Landscape Sensitivity Study (2013)
- Somerset’s Ecological Network (2015)
- Strategic Flood Risk Assessment (Level 1) Addendum for Exmoor National Park Ecological Networks Mapping (2014)
- Strategic Flood Risk Assessment (Level 1) – Joint Study with West Somerset Council (2009)
- Gypsy & Traveller Area Assessment for Devon Authorities and Exmoor National Park (2015)
- Employment Land Review (2009)
- Quantitative Needs Assessment (Retail Report) Joint Study with West Somerset Council (2011)
- Strategic Housing Market Area Assessment (SHMA) Joint Study with North Devon, Torridge, and West Somerset (2008)
- Northern Peninsula Strategic Housing Market Assessment Update (January 2015)
- Strategic Housing Market Assessment Update: Exmoor National Park (March 2015)
- Strategic Housing Land Availability Assessment (SHLAA) Report 2014
- Assessment of Housing and Affordable Housing Needs (inc demographic projections) (2011)
- Exmoor Viability Report (2011)
- Residential Conversion Viability (2012)
- 3<sup>rd</sup> Devon Local Aggregate Assessment (inc the area of the National Park within Devon) (2014)
- Somerset and Exmoor National Park Local Aggregate Assessment (2013)

5.17 The Localism Act 2011 introduced the ‘duty to cooperate’ in relation to planning of sustainable development. This includes engaging constructively with neighbouring authorities and other organisations in relation to strategic matters in the preparation of development plan documents. Joint-working and information sharing with both West Somerset and North Devon Councils continues to ensure that cross-boundary issues are acknowledged in forthcoming planning documents. Further information relating to how this duty is being accomplished can be found in Section 6.

5.18 The sharing of experiences and discussion of common issues with other National Park Authorities through the National Parks Policy Officer Group (NPPOG) provides an important source of information and experience in relation to addressing changes in the planning system and the potential implications for protected landscapes.

## **LYNTON & LYNMOUTH NEIGHBOURHOOD PLAN – MONITORING IMPACTS**

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- 5.19 The Localism Act 2011 also introduced neighbourhood planning to enable communities to prepare and adopt Neighbourhood Development Plans. The community of Lynton and Lynmouth was one of the first to trial neighbourhood planning<sup>23</sup> and “The Lyn Plan 2013-2028” was adopted in December 2013; the first neighbourhood plan in a National Park. The Lyn Plan aims to promote sustainable development and growth to meet the needs of local people, businesses and visitors, and to underpin and add to the assets that the community needs and values.
- 5.20 The Lyn Plan must be in general conformity with higher level plans and should have regard to the National Planning Policy Framework. Now in force, the Lyn Plan forms part of the development plan for Lynton & Lynmouth, together with the Exmoor National Park Local Plan. Legislation<sup>24</sup> provides that if a policy in a development plan for an area conflicts with another policy, this must be resolved in favour of the policy contained in the most recent document to be adopted, approved or published. The emerging Local Plan therefore provides that in relation to the Lynton & Lynmouth area, were a conflict to arise, the policies of the Lyn Plan will be used and will not be invalidated by the development management policies of the new Local Plan, once adopted.
- 5.21 Exceptionally, and at the request of Lynton & Lynmouth Town Council, the emerging Local Plan policy relating to the safeguarding of serviced accommodation will be used for the determination of proposals for the change of use of hotels and guest houses within the Lyn Plan area, rather than policy E2 of the Lyn Plan<sup>25</sup>, as it gives greater flexibility to the tourism industry, particularly smaller establishments that were formerly dwellings.
- 5.22 During the monitoring year, 45 planning applications for the Lynton & Lynmouth Neighbourhood Plan area were received; 34 applications were approved and 8 were withdrawn.
- 5.23 Three applications were refused:
- an application for tracks at a campsite was refused on the basis that there was little evidence of a compelling need for the development and the tracks were judged to detract from the character and appearance of the National Park;
  - an application for a lawful development certificate for the use of a mobile caravan ancillary to a resident dwelling was refused on the basis that the caravan was physically and functionally separate from the dwelling and constituted a material change of use of agricultural land; and
  - a retrospective application for an advertisement banner was refused on the basis that the advert had an unacceptable impact on the amenity of a listed building and a pedestrianised part of the Conservation Area.

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<sup>23</sup> Lynton & Lynmouth Town Council and partners were one of the first 17 Front Runners to trial the Neighbourhood Plan process and prepare a Plan which sets out development and planning policies in response to the particular issues that are important to their local community. The Neighbourhood Plan was the fourth in the country and the first in a National Park.

<sup>24</sup> Planning & Compulsory Purchase Act 2004

<sup>25</sup> Policy E2 – Change of Use of Hotels & Guest Houses

## 6 DUTY TO COOPERATE

- 6.1 The Duty to Cooperate (DtC) was introduced by the Localism Act 2011<sup>26</sup>. It requires a local planning authority to engage constructively, actively, and on an ongoing basis with relevant or prescribed bodies in order to maximise the effectiveness of development plan preparation and strategic matters. The Authority is required to report on progress with the DtC in the preparation of development plan documents that relate to strategic matters (i.e. the Local Plan) in its Authority Monitoring Report<sup>27</sup>. Section 11A of the 1949 National Parks and Access to the Countryside Act requires relevant authorities (including public bodies), in exercising or performing any of their functions within a National Park, to have regard to the National Park Authority's statutory purposes.
- 6.2 During the monitoring period, an Exmoor-wide Duty to Co-operate Protocol was developed, working with North Devon, Torridge and West Somerset Councils, and with other partners. It provides a framework to ensure effective co-operation throughout the planning process on strategic priorities relating to Exmoor National Park, and cross-boundary issues and applies to a range of strategic planning policy matters. The Protocol forms the basis for discussing strategic priorities, evaluating options to address cross-boundary issues and agreeing outcomes wherever possible but ultimately respects the individual identities and interests of its signatory organisations. The operation of the Protocol will be monitored through officer meetings and reported in future Authority Monitoring Reports. During this monitoring period officers held the following DtC meetings:
- With West Somerset Council, North Devon and Torridge Councils** re updates on Local Plan progress and evidence base documents, focussing on the strategic priorities for cooperative working, agreement on the cross-boundary approach to settlements, and discussion on housing provision across the Housing Market Area.
- With West Somerset Council** to introduce new officers and a site visit to demonstrate Exmoor National Park Authority's approach to housing and employment delivery.
- With West Somerset Council, North Devon and Torridge Councils** on matters arising from the Strategic Housing Market Assessment, focusing on housing provision across the HMA, particularly how to accommodate housing arising from within the National Park.
- With West Somerset Council** to discuss cross-boundary issues.
- 6.3 Also during the monitoring period the Authority responded to three development plan consultations from neighbouring planning authorities, in line with the DtC: Mid Devon Local Plan Options Consultation; Somerset Minerals Plan (Pre Submission); and West Somerset Publication Draft Local Plan.
- 6.4 Compliance with the DtC has continued as the emerging Local Plan is prepared and neighbouring authorities will respond to consultation on the publication version of the Plan during June/July 2015 if there are cross boundary strategic issues of concern.
- 6.5 A Duty to Co-operate Statement will be submitted to the Inspector with the Publication Draft Local Plan, setting out how the Duty to Co-operate has been implemented. The Inspector when examining the Local Plan against the test of soundness will need to be satisfied that the Authority has complied with the DtC and that the Plan demonstrates effective joint working to meet strategic cross boundary priorities.

<sup>26</sup> The Duty to Co-operate is enshrined in law through Section 33A of the Planning and Compulsory Purchase Act 2004 (inserted by Section 110 of the Localism Act 2011). It is also included within the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)

<sup>27</sup> Regulation 34 (6) of The Town and Country Planning (Local Planning) (England) Regulations 2012

## 7 EXMOOR NATIONAL PARK PROFILE

7.1 An update of the State of the Park Report will provide a comprehensive overview for Exmoor and will help to inform the spatial portrait for the Local Plan; it is therefore not considered necessary to repeat this information in this report. For the purposes of the Authority Monitoring Report, the Park Profile set out in table 7.1 below provides a simple overview and context of the National Park and contains some of the most recent census data for the National Park released by the Office of National Statistics (ONS).

**TABLE 7.1 EXMOOR NATIONAL PARK PROFILE**

	INDICATOR	RESULT	SOURCE
AREA	Total Park area	692.8 sq km	OS\Designation maps
	Somerset	491.9 sq km	
	Devon	200.9 sq km	
	Parishes totally / partly in the National Park	43	
POPULATION	Population	<b>10,273</b> (10,209)	<b>ONS - derived from 2011 Census</b> (2013 mid-term estimates)
	Age 0-14	<b>1,176</b> (1,125)	
	Age 15-74	<b>7,721</b> (7,625)	
	Age 75+	<b>1,376</b> (1,459)	
	Population Density	<b>0.1 per hectare</b>	
HOUSING	<b>Dwelling Type:</b>		ONS – derived from 2011 Census (2001 Census)
	Detached	<b>47.2%</b> (49.1%)	
	Semi-detached	<b>25.6%</b> (25.9%)	
	Terraced	<b>16.4%</b> (16.3%)	
	Flat/Maisonette	<b>10.3%</b> (8.4%)	
	Mobile home/caravan	<b>0.4%</b> (0.4%)	
	Households with at least one usual resident	<b>80.8% - 4678</b> (86.3% - 4896)	
	Household spaces	<b>5789</b> (5675) <sup>28</sup>	
	Household spaces not used as main residence	<b>19.2%</b> (13.7%)	
	<b>Household Tenure</b>		
	Owner occupied (including shared ownership)	<b>66.4%</b> (68.3%)	
	Private rented (private landlord or letting agency)	<b>13.6%</b> (11.7%)	
	Social Rented (other and local authority)	<b>14%</b> (12.8%)	
	Other private rented/ Living rent free	<b>6%</b> (7.5%)	
	Average household size	<b>2.1</b> (2.2) residents per occupied household	
	Quality of housing stock	Unknown – data held by districts	
Total no. of dwellings	5787		

<sup>28</sup> A household space is the space taken by one household, including that of just one person. Shared dwellings may accommodate a number of households. A dwelling is a self contained unit of accommodation which may include one or more household spaces.



<b>HOUSING</b>	<b>Household Composition</b>		ONS - derived from 2011 Census (2001 Census)
	Single person households	Aged over 65: <b>17.7%</b> (19.2%)	
		Other: <b>13.7%</b> (12.38%)	
	Households without the sole use of one family (student hostels, residential homes etc)	With dependent children: (1.61%)	
		All students: (0%)	
		All over 65: (0.86%)	
		Other: (3.41%)	
	Family households	All over 65: <b>15.1%</b> (14.77%)	
	Married couple households	No children: <b>18.7%</b> (17.26%)	
		With dependent children: <b>10.0%</b> (12.77%)	
All children not dependent: <b>5.5%</b> (4.66%)			
Cohabiting couple households	No children: <b>4.6%</b> (4.41%)		
	With dependent children: <b>2.9%</b> (2.96%)		
	All children not dependent: <b>0.4%</b> (0.22%)		
Lone parent households	With dependent children: <b>3.5%</b> (3.29%)		
	All children not dependent: <b>2.4%</b> (2.21%)		
Other household types	<b>5.3%</b>		
<b>HEALTH &amp; WELL-BEING</b>	Deprivation: Lowest IMD rank	West Somerset 005b (Dulverton & Brushford) <b>11093</b>	Index of Multiple Deprivation (2010) IMD Ranking <sup>29</sup> (the IMD is due to be updated in September 2015)
	Highest IMD rank	North Devon 002d (Lynton & Lynmouth Area) <b>17506</b>	
	Life Expectancy at birth	North Devon: Male <b>79.7</b> (79.7) years Female <b>83.2</b> (83.4) years	<b>Source: National Statistics 2011-13</b> (National Statistics 2008-10)
		West Somerset: Male <b>80.0</b> (79.4) years Female <b>84.4</b> (83.8) years	
Households with at least one person with a long-term health problem or disability	<b>28.2%</b> (35.4%)	ONS - derived from 2011 Census (2001 Census)	
<b>ECONOMY</b>	Total unemployment - % of population aged 16 – 64 claiming Job Seekers Allowance(July 2015)	0.6% (1.1%) - West Somerset 0.6% (1.2%) - North Devon Percentages for both districts are lower than the South West (1%)	Source: 2015 NOMIS earnings by residence - no separate data available for the National Park. (2014)
	Average earnings: North Devon	£434 average full time gross weekly pay	
	Average earnings: W. Somerset	£* average full time gross weekly pay	*sample size too small for reliable estimate (£437 in 2013)
<b>TRANSPORT</b>	Commuting mode: All usual residents 16-74	<u>Driving a car or van or passenger in a car or van:</u> North Devon 38.3% West Somerset 33.6% <b>Exmoor National Park: 45.6%*</b> (50.5%)	ONS - derived from 2011 Census – method of travel to work
		<u>Work at or from home:</u> North Devon: 11.2% West Somerset: 15.6% <b>Exmoor National Park: 37%*</b> (31%)	*All usual residents aged 16 or over in employment the week before the 2011 Census, living in Exmoor National Park (2001 Census)
		<u>On foot:</u> North Devon: 10.8% West Somerset: 8.5% <b>Exmoor National Park: 11.9%*</b> (14%)	
Commuting distance	kms on average: North Devon: 15.4 West Somerset 18.9	ONS - derived from 2011 Census – commuting distance	

<sup>29</sup> IMD Ranking: 1 = most deprived area, 32482 = least deprived area, 16241 = mid-point

Annual Average Daily Traffic Flows			(County Council Highway Departments)
<b>2014</b>	<b>Annual Average</b>	<b>August Average</b>	
A39 Lynton 2 way	2803	4079	
A39 Culbone Stables	1130	1950	
A39 East of Headon Cross	4190	5450	
A396 Avill Farm	2750	3090	
A396 North of Dunster	4100	4830	
B3190 Raleghs Cross	1880	2270	
B3223 Red Deer Farm	1070	1630	
B3223 North of Simonsbath	380	580	
B3224 Goosemoor	1300	1630	
B3224 West of Wheddon Cross	1560	1900	
B3358 West of Simonsbath	550	950	
<b>EDUCATION</b>	% 16 year olds achieving 5+ GCSE at A* - C (or equivalent)	Somerset: <b>53.9%</b> West Somerset Community College: <b>36%</b>	Source: Department of Education (2014) England – All Schools: 53.4% (a decrease from 59.2% in 2013)
	Working age people with NVQ level 3+ as % of total working age population	Devon: <b>56.7%</b> Ilfracombe Church of England Academy: <b>32%</b>	Qualifications (Jan 2014 to Dec 2014)
<b>ENVIRONMENT</b>	Special Areas of Conservation	106.70 sq km (Exmoor Heaths)	Source: Natural England and the Section 3 Conservation Map.
		15.81 sq km (Exmoor Oakwoods)	
	SSSIs	193.70 sq km	
	National Nature Reserves	5.38 sq km (within SSSIs)	
	Section 3 coast\foreshore	7.85 sq km	
	Section 3 moorland	169.11 sq km	
	Section 3 woodland	49.84 sq km	
% area protected by a designation	100% (National Park)		
	Air Quality - No Air Quality Management Areas exist for the National Park area. In the UK 240 Local Authorities have declared AQMAs. North Devon District Council declared an AQMA for part of Braunton. Mid Devon District Council declared AQMAs for Crediton and Cullompton <sup>30</sup> .		
	River Quality	There were 29 pollution events recorded within the National Park during the monitoring period compared to 22 in 2013/14. River quality: see paragraphs 8.104 and 8.105 and Appendix 2.	Source: Environment Agency
<b>HERITAGE</b>	Scheduled Monuments	200	
	Conservation Areas	16	
	Grade 1 Listed Buildings	20	
	Grade II* Listed Buildings	54	
	Grade II Listed Buildings	668	
	Historic Parks & Gardens	2	
<b>LEISURE</b>	Public Footpaths / Bridleways	438 km / 464 km	
	Restricted Byway	64 km	
	Byway Open to All Traffic	1.5 km	
	Access Land	17914 ha	
	Permitted paths	376 km	
	Visitor days/year	2.03 million (2010) 2.02 million (2011) 1.96 million (2012) 1.96 million (2013) 2.03 million (2014)	

<sup>30</sup> [http://aqma.defra.gov.uk/maps.php?map\\_name=fulluk&la\\_id=161](http://aqma.defra.gov.uk/maps.php?map_name=fulluk&la_id=161)

<sup>31</sup> The Scarborough Tourism Economic Activity Monitor (STEAM) has been selected as the preferred monitoring model, given that it is based on locally derived tourism data, and this has now been adopted by a number of National Park Authorities across the UK.

## 8 POLICY PERFORMANCE

- 8.1 The policies in the Exmoor National Park Local Plan 2001-2011 are saved until they are replaced by the emerging Local Plan when it is adopted. This section of the AMR monitors the policies of the adopted Local Plan through a range of selected indicators – set out in Chapter 14<sup>32</sup> of the Local Plan – and which aim to inform the effectiveness of the policies within each section of the Local Plan.
- 8.2 Indicators have been developed to monitor the effectiveness of policies within the emerging Local Plan and these will be reported following the adoption of the Plan, in conjunction with indicators to monitor significant effects as set out in the Sustainability Appraisal Scoping Report 2010.

### LANDSCAPE & NATURE CONSERVATION

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- 8.3 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 8.1 below.
- 8.4 The indicators reveal that the Landscape & Nature Conservation policies have been effective in protecting the natural beauty, wildlife and cultural heritage of the National Park and planning decisions have been robust in ensuring that new development conserves and enhances the National Park. To some extent this can be achieved by attaching conditions to planning permissions, for example in relation to:
- management of external lighting in new developments;
  - conservation of archaeological heritage assets; and
  - protection of wildlife.



Long-eared bats

Bats are a legally protected species and Local Plan policies seek to ensure that bats or their habitats are not harmed by development.

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<sup>32</sup> [Chapter 14 Monitoring and Review](#)

8.5 The indicators within Table 8.1 below do not reflect the cumulative impact of changes in the way the land is managed and maintained; in the majority of cases these changes are not subject to planning control. Objectives and targets set out in the Partnership Plan aim to address landscape management issues which cannot be controlled by planning policy alone.

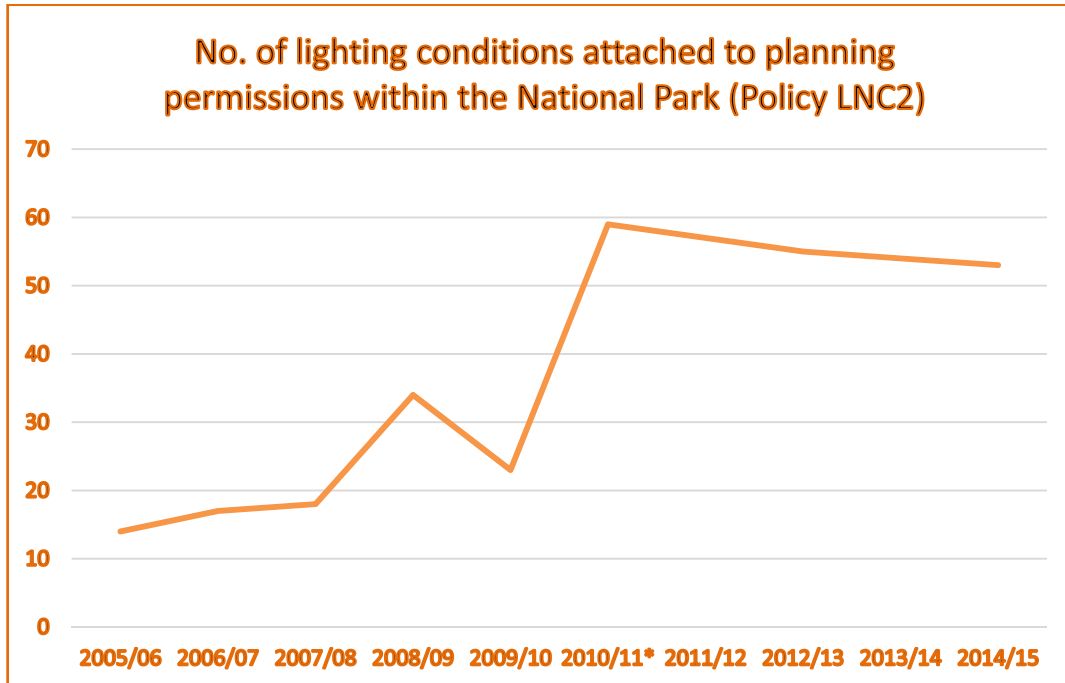
**TABLE 8.1: LANDSCAPE AND NATURE CONSERVATION**

Indicator	Policy	Result	Comments
Area of greenfield land	LNC1 LNC3 LNC6	<b>673sqkm</b> 97.74% of the National Park area	Excluding buildings and their curtilage, roads, structures, water bodies etc.
Number of lighting conditions attached to permissions within the National Park	LNC2	<b>53</b>	Applications with lighting conditions which either do not permit external illumination without prior approval of the Authority or to effectively manage lighting to reduce light pollution impacts.
Change in area of moor and heath as a result of development	LNC3	See table 8.1a (p.30)	
Area of orchard created or lost as a result of development	LNC4 LNC5	See table 8.1a (p.30)	
Extent of marshy grassland	LNC7	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 8.1a (p.30)	
Percentage of SACs, SSSIs in favourable condition and County Wildlife Sites in favourable management as a result of development.	LNC9 LNC10 LNC11 LNC13	<b>97.2%</b> of SSSIs on Exmoor For land owned by the Authority <b>100%</b> of SSSIs	Source: Natural England SSSIs in 'favourable' or 'unfavourable recovering condition'. (Target 95% by 2010)
Change in area of BAP habitats as a result of development.	LNC12	See table 8.1a – Biodiversity Action Plan (BAP) habitats terminology been replaced by Priority Habitats as outlined in the Exmoor Wildlife Research and Monitoring Framework 2014-2020	
Area of BAP habitats managed in accordance with NPA conservation objectives as a result of development.	LNC12	<b>0</b>	



Indicator	Policy	Result	Comments
No. of developments with provision for protected /important species, and as a proportion of developments affecting protected /important species	LNC14		<b>18</b> applications where conditions were imposed which either require applicants to undertake an ecological survey prior to any development; or where an ecological survey has been undertaken and a condition applied in relation to its findings.
No. and proportion of applications refused for reasons of harm to protected/important species.	LNC14	<b>0</b>	
No. of applications for DEFRA licences.	LNC14	<b>0</b>	
No. of Scheduled Ancient Monuments affected by development. No. of sites on the Sites and Monuments Record affected by development.	LNC15 LNC16		<b>10</b> applications where the permission was conditioned regarding an 'archaeological watching brief' or required a programme of archaeological work.
No. of the above applications refused.	LNC15 LNC16	<b>0</b>	
No. of cases of damage to archaeological sites.	LNC15 LNC16	<b>0</b>	No cases of damage through development.
No. of renewable energy/energy conservation projects.	LNC17 LNC18 LNC19	<b>6</b>	See table no. 8.1b (p.33)
No. and area of major developments approved within the National Park	LNC20		<b>5 major applications:</b> At Shearwell Data Ltd, Cutcombe – replacement agricultural building, associated yard area and landscaping (1ha) At The Fisheries, Luxborough Road, Roadwater, Old Cleeve, Watchet, Somerset - Installation of a domestic solar array (3.33ha) At Lower East Middleton, Parracombe, Barnstaple, Devon - agricultural livestock building, access and planting (1,113m <sup>2</sup> ) – (0. 58ha) At Vale House, Roadwater, Old Cleeve - proposed erection of free standing solar panels (8 x 2) (1.69ha) At National Trust owned Wilsham Woods, Rockford, Brendon for the proposed replacement of a footpath (112m x 2m).

8.6 Lighting conditions to control the impact of light pollution have been attached to a number of development proposals permitted during the monitoring period. An area of the National Park was officially designated an International Dark Sky Reserve in 2011, with the policy on lighting (LNC2) helping to sustain this special quality. The policy approach in the emerging Local Plan will reinforce the Dark Sky Reserve status of the National Park. The impact of the Dark Sky Reserve status is evident from a comparison of the number of lighting conditions attached to planning permissions pre and post designation.



\* 2010/11 Designation of International Dark Sky Reserve Status

8.7 A greater number of ecological surveys are now submitted with planning applications to help ensure that protected species and habitats are not harmed as a result of any development proposed. These surveys are particularly relevant for proposals which involve works to existing buildings where species such as bats or nesting birds may be present. Conditions are applied to ensure that any programme of works complies with recommendations set out in the ecological survey; to require a survey to be undertaken prior to any works commencing; or to state the timing of construction. During the monitoring period there were 18 applications where conditions were imposed relating to ecological surveys or their findings.

8.8 Indicators relating to the condition of internationally, nationally and locally designated areas for wildlife (such as Special Areas of Conservation (SACs), Special Sites of Scientific Importance (SSSIs) and Local Wildlife Sites) or to the management of priority habitats as a result of development are significantly difficult to measure (see table 8.1a, p.30). The table therefore provides the area of priority habitats or designated wildlife areas that are included within the area of the proposed development and list the type of development that has taken place. Due to land management strategies, the condition of SSSIs overall has improved, with 97.2% in favourable or recovering condition – this exceeds the 2010 target of 95%. For the areas designated as SSSIs owned by the National Park Authority, 100% is within the favourable/recovering categories.

- 8.9 In terms of major development proposals, 5 applications were approved during the monitoring period (for a replacement agricultural building, associated yard area and landscaping in Cutcombe; for the installation of a domestic solar array in Roadwater; for the erection of free standing solar panels at a domestic property, also in Roadwater; for an agricultural livestock building in Parracombe; and for the replacement of a footpath in Wilsham Woods, Brendon).
- 8.10 During 2014/15 relatively few approved planning applications were within/partly within the designated areas listed in table 8.1a (below). There are some limitations to the effectiveness of this monitoring, as the area of the development as specified by the planning application and measured by the Geographical Information System (GIS) is not always the exact area where development takes place. The size of the areas affected for Upland Oak Woods BAP, Exmoor & Quantock Oakwoods SAC, SSSIs and Section 3 Woodland should therefore be treated with caution, as impacts on these designations are considered to be negligible or result in no direct impact. For example, an application for a replacement footpath included an outlined development area of 2.26ha; however the replacement footpath only affected a small proportion of the area outlined on the planning application as the site location. Natural England consented to the proposal to realign the footpath.
- 8.11 Another key consideration is that an individual application may affect several designations within one small area, ie where local, national and international designations may overlap. For example, an application for the retention of stables and change of use of land to equine was within an area designated as a Special Area of Conservation (Exmoor Heaths) and Section 3 Moor & Heath.

**TABLE 8.1a**

Designated areas	Area affected (ha)	Most relevant development
Special Area of Conservation (SAC) Exmoor Heaths	0	
Special Area of Conservation (SAC) Exmoor Oakwoods	2.27	62/11/14/002 – replacement of footpath 6/9/14/127 – retention of stables and change of use of land to equine (retrospective – small area of SAC along red boundary line)
Section 3 Moor & Heath	0.08	6/3/14/125 – creation of a forestry track and loading bay
Section 3 Woodland	3.61	6/3/14/125 – creation of a forestry track and loading bay 6/9/14/107 – householder 6/9/14/127 – retention of stables and change of use of land to equine (retrospective) 6/15/14/105 – replacement pedestrian bridge 6/27/15/101 – householder 6/27/14/108 – 3 off road parking spaces for Porlockford Village Hall (retrospective) 62/11/14/002 – replacement footpath 62/41/15/005 – proposed minor alterations to hotel 62/41/15/006LB – listed building consent 62/41/14/009 – proposed substation for hydropower at Glen Lyn Gorge 62/41/14/004 - householder

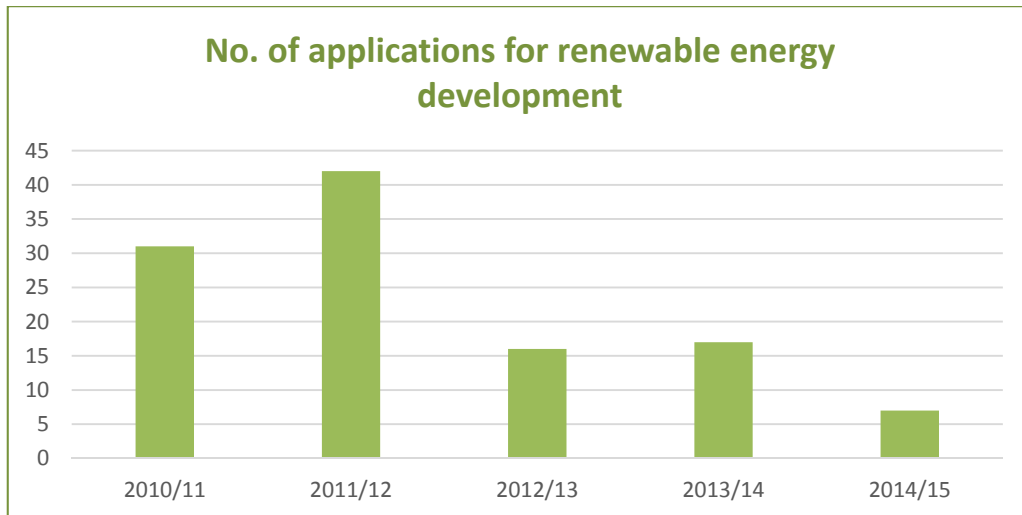
Designated areas	Area affected (ha)	Most relevant development
Section 3 Cliff & Foreshore	0	
Orchards	0	
Blanket Bog – Biodiversity Action Plan Habitat*	0	
Upland Heath – Biodiversity Action Plan Habitat*	0	
Lowland Heath – Biodiversity Action Plan Habitat*	0	
Upland Oak Woods – Biodiversity Action Plan Habitat*	2.54	62/11/14/002 – replacement footpath 6/27/14/108 – 3 off road parking spaces for Porlockford Village Hall (retrospective) 6/3/14/125 – Creation of a forestry track and loading bay 6/3/15/101 – proposed extension to shed
Sites of Special Scientific Interest (SSSI)	2.74	62/11/14/002 – replacement of footpath 62/41/14/014 – new layout of Lee Bay car park and change of use of nature museum building
Somerset County Wildlife Sites (CWS)	3.65ha	6/27/15/101 – Householder 6/27/14/108 – 3 off road parking spaces for Porlockford Village Hall (retrospective) 6/29/14/106LB – Listed building consent 6/29/14/105LB – Listed building consent 6/43/14/107 – CLEUD existing use as a dwelling 6/8/14/110 – Erection of an agricultural building 6/26/14/112 and 6/26/14/113LB - conversion and change of use of mill to 2 principal residence units and subdivision of existing dwelling (small area of the CWS only) 6/26/14/103 – erection of free standing solar panels 6/26/14/104 – erection of free standing solar panels 6/15/14/105 – replacement pedestrian bridge 6/3/14/125 – creation of a forestry track and loading bay 6/9/14/115 – householder 6/9/14/107 – householder
Devon County Wildlife Sites (CWS)	0	

\*Biodiversity Action Plan habitats are now referred to as 'priority habitats' in the Exmoor Wildlife Research and Monitoring Framework 2014-2020



## ENERGY AND RESOURCE CONSERVATION

- 8.12 From April 2010, communities and householders have been able to benefit from the renewable energy **Feed in Tariff** (FiT) where owners are paid for electricity produced by low-carbon and renewable electricity technology. This incentive resulted in an increased number of proposals for small-scale renewable energy systems – particularly for solar photovoltaic panels, wind turbines and some hydro-electric schemes.
- 8.13 The number of planning applications submitted and approved for renewable energy development during this monitoring period (7 applications) is a further decline when compared to recent monitoring years<sup>33</sup>.



- 8.14 The small-scale renewables technologies permitted during this monitoring period were for: free-standing solar panels; a solar array; photovoltaic panels; a biomass boiler; a boiler house and wood chip store; an air source heat pump; and a substation and switching room for a new hydroelectric connection to grid.
- 8.15 An application for the installation of a 15kw wind turbine (19.9m to blade tip) and associated infrastructure was refused on the grounds that its prominent position, scale and appearance would result in a detrimental impact on the visual amenity, intrinsic character and beauty of Exmoor National Park and would fail to conserve or enhance the special qualities of the locality or the public enjoyment of those qualities.
- 8.16 Although the cost of installing renewable energy technologies has fallen, the continuing decline in the number of approved applications is potentially as a result of changes to FiT payments.
- 8.17 Following significant uptake of solar PV, from 2012 the FiT payments for this technology were halved and the period during which the FiT would be paid was reduced from 25 to 20 years. Despite this, solar PV remained a reasonably attractive option due to a reduction in the cost of installations.
- 8.18 However since 1 November 2012, FiT payments both for solar PV and non-solar PV technologies have been subject to a ‘degression’ mechanism based on renewable energy installations data. This is used by Ofgem to determine FiT payment rates on a quarterly or half-yearly basis. The FiT scheme operates by the electricity supplier making quarterly payments to the generator and then recouping these payments through the electricity bills of their customers. With the expectation that most renewable energy technologies would

<sup>33</sup> These figures should be viewed in the context that some small scale schemes serving individual houses benefit from permitted development rights – a class of development that is automatically granted planning permission by the Government. Further advice can be found on the Authority’s website

become cheaper as demand and volumes increased, the degression mechanism has been introduced to avoid over-subsidy and to reduce the levy on energy bills.

- 8.19 November 2011 saw the introduction of the Renewable Heat Incentive (RHI); a Government initiative that pays for heat produced from some renewable energy systems to heat buildings for the *non-domestic* sector (businesses, industry and public sector).
- 8.20 In April 2014 the *domestic* RHI scheme opened as a financial incentive scheme to encourage uptake of renewable heating among domestic consumers, and is targeted at homes off the gas grid, which have the most potential to save on fuel bills and decrease carbon emissions. The scheme covers single domestic dwellings and is open to homeowners, private landlords, social landlords and self-builders. It is not open to new-build properties other than self-build. The heating system must have been first commissioned on or after 15 July 2009 and eligible heating system types are:
- biomass only boilers and biomass pellet stoves
  - air source heat pumps
  - ground source heat pumps
  - solar thermal panels - flat plate or evacuated tube only
- 8.21 In February 2015, the regulations were amended to make it easier for Registered Social Landlords to apply for the domestic RHI; and so that ‘cooker stoves’ and ‘high temperature heat pumps’, and heating systems that provide heat to properties with more than one building (eg a dwelling plus garage, outbuilding or office annex), can be eligible for the domestic RHI.
- 8.22 This monitoring year has seen a reduction in the number of applications for woodchip/biomass boiler installations and associated infrastructure from 4 in 2012/13 and 7 in 2013/14, to 2 in 2014/15. The higher numbers in earlier monitoring years may be related to The Exmoor Woodheat project<sup>34</sup> which ran from 2012/13 and made 12 grants of £3,000 available for domestic log, wood chip/pellet heating systems in anticipation of the introduction of the domestic RHI in 2014. Furthermore, if suitable existing domestic buildings are available for the installation of biomass boilers (or farm buildings, if installed for a farm business) then planning permission is not be required; it is the need for a new building to house the equipment which triggers a requirement for planning permission.

**Table 8.1b**

Application	Parish	Renewable Energy Type	Comments
6/26/14/103	Roadwater	Solar panels	Free standing
6/30/14/101	Skilgate	Biomass boiler	
6/34/14/103	Timberscombe	Woodchip boiler	Boiler house and woodchip store
6/34/14/106	Timberscombe	Photovoltaic panels	
6/9/14/113	Dulverton	Air source heat pump	Part of energy saving works to Committee Room at the National Park Authority’s headquarters at Exmoor House
62/41/14/009	Lynmouth	Hydroelectric connection to grid	Substation and switching room
6/26/14/104	Roadwater	Solar array	At maintained and functional fishery

<sup>34</sup> A project managed by Exmoor National Park Authority with funding from the Department of Energy and Climate Change.

## CONSERVATION OF BUILDINGS AND SETTLEMENTS

8.23 The indicators within this section monitor policies which aim to provide effective protection of the cultural landscape including farmsteads, settlements, buildings and structures, as well as ensuring that new development is both well-designed and enhances the environment.

8.24 All of the indicators within this section, save one, could be monitored. 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. Developing indicators in the future for the Local Plan monitoring framework should address this issue.

8.25 The results show no change to significant cultural designations such as conservation areas, listed buildings, historic parks and gardens, orchards and important open space (visual amenity).

8.26 In relation to the conversion/change of use of traditional buildings, during the monitoring period 3 applications were approved:

- for the conversion and change of use of former working mill to 2 principal residence units together with the subdivision of the adjacent workmen’s cottage to provide an additional principal residence dwelling;
- for the change of use of existing first floor apartment and ground floor shippon of barn to a 2-storey holiday cottage;
- for the change of use of a barn to a craft workshop/studio.

8.27 Adopted Local Plan Policy CBS12 requires that all new development should reflect and reinforce the use of traditional materials. All buildings permitted which require roofing materials are monitored regarding the use of traditional roofing materials – namely slate, thatch or clay tiles. During the monitoring period, there were 23 instances where planning conditions required that a new building be roofed in traditional materials. Other materials such as ‘green roofs’, lead, zinc or timber shingles may be used in appropriate circumstances. Outbuildings, stables or agricultural sheds may use corrugated cement fibre sheets, the advised colour of which is generally anthracite to help to minimise the visual impact of the roofing in the wider landscape.

**TABLE 8.2: CONSERVATION OF BUILDINGS & SETTLEMENTS**

	Policy	Result	Comment
No. of traditional buildings converted to different use classes in LRC's, villages and in the Open Countryside	CBS1, CBS2, CBS3, CBS4	3	<ul style="list-style-type: none"> <li>• Conversion and change of use of former working mill buildings into 2 principal residence units together with the subdivision of the adjacent workmen’s cottage to provide an additional principal residence unit.</li> <li>• Change of use of existing first floor apartment and ground floor shippon of the east barn into a two storey holiday cottage.</li> <li>• Change of use of a barn to a craft workshop/ studio</li> </ul>
No. of Conservation Areas	CBS5	16	12 are substantial parts of settlements, whereas 4 are building groups such as farmsteads. Conservation Area Character Appraisals for the 12 settlements are in the process of being reviewed with anticipated completion by end of 2015.

	Policy	Result	Comment
No. of Conservation Area Enhancement Schemes undertaken	CBS5	0	
No. of Tree Preservation Orders made following Section 211 Notices within Conservation Areas	CBS6	0	TPOs served following planning applications.
No. of Historic Parks and Gardens	CBS11	2	Dunster Castle and Nettlecombe Court
No. of renewable energy/energy conservation projects.	CBS12-15	6	See previous table 8.1 (p.27) for Landscape and Nature Conservation policies.
No. of letters of complaint and support related to the character of new development	CBS12-15	-	Cannot be monitored at present.
No. of design awards for new development	CBS12-15	1	The development of affordable housing at Chadwyck Close, Porlock won the class for the best social or affordable housing development at the Building Excellence Awards South West 2015 and will be entered into the national competition.
Area of orchard created or lost as a result of development	CBS12-15	See Table 8.1a (p.31)	
No. of new buildings roofed in traditional materials.	CBS12-15	23	Includes all permissions where roofing materials are stated (including extensions, outbuildings, agricultural buildings etc).
Area of Important Open Space (Visual Amenity) within settlement.	CBS16	39.82ha	Existing areas

8.28 As of 2012 there were approximately 375,588 Listed Buildings in England. The list is maintained by Historic England and Listed buildings are classified into 3 grades:

- Grade I - of exceptional interest (2.5% of listed buildings are Grade I);
- Grade II\* - particularly important buildings of more than special interest (5.5% of listed buildings are Grade II\*);
- Grade II - of special interest warranting every effort to preserve them (92% of all listed buildings are in this class).

8.29 Historic England also maintain an 'At Risk' register of Listed Buildings. For a site to be eligible for inclusion on the register, it must be a nationally designated site and be classified as either Grade I or II\*. Currently, the Historic England register does not include Grade II buildings, other than those in London. In addition, the register includes all listed places of worship, scheduled monuments, registered parks and gardens, registered battlefields and protected wreck sites assessed as being at risk. Currently, there are 19 scheduled monuments within the National Park included on the Historic England 'At Risk' Register.

8.30 Exmoor National Park Authority's 2012/13 Buildings at Risk report includes trends and issues affecting the historic buildings resource on Exmoor, and for those buildings deemed to be at risk, recommendations for their effective repair. All the Listed Buildings included in the report are Grade II Listed and therefore not eligible for inclusion on the Historic England 'At Risk' register.

**TABLE 8.3: CONSERVATION OF LISTED BUILDINGS AND SCHEDULED MONUMENTS**

	Policy	Result	Comment
No. of Listed Buildings	CBS7-10	See Table 7.1 (p.23)	
No. of Listed Buildings included in Exmoor National Park Authority's 'Buildings At Risk' report (all are classified as Grade II Listed)	CBS7-10	10	<ul style="list-style-type: none"> <li>• 19th Century gravestone in St Thomas' Churchyard</li> <li>• St James' Church and Churchyard, Upton Farm</li> <li>• Old Frackford Bridge</li> <li>• Chest tomb in St Martin's Churchyard, Elworthy</li> <li>• Milestone at West Wood</li> <li>• Unidentified chest tomb, St Mary's Churchyard, Luxborough</li> <li>• Limekilns at Treborough quarry</li> <li>• Early 19th Century milestone north of Oaktrow Quarries</li> <li>• Linhay at Allerford</li> <li>• St Leonard's Well at Dunster*</li> </ul>
No. of Listed Buildings on Historic England 'At Risk' register		0	
No of Scheduled Monuments on Historic England 'At Risk' register	CBS7-10	19	<ul style="list-style-type: none"> <li>• Roborough Castle, Lynton &amp; Lynmouth</li> <li>• Round barrow south east of Down Linhay, Lynton &amp; Lynmouth</li> <li>• Two round barrows and cairn cemetery, Lynton &amp; Lynmouth</li> <li>• Mounsey Castle, Dulverton</li> <li>• Doone's Houses, Brendon</li> <li>• Later prehistoric defended enclosure, Carhampton</li> <li>• Two round barrows on Cheriton Ridge, Brendon</li> <li>• Five barrows and an enclosure on Challacombe Common, Challacombe</li> <li>• Two round barrows near Warcombe Water, Lynton &amp; Lynmouth</li> <li>• Barlinch Priory, Brompton Regis</li> <li>• St Leonard's Well, Dunster*</li> <li>• Bury Castle, an Iron Age defended settlement, Selworthy</li> <li>• Berry Castle, Iron Age enclosure in Berry Castle Wood, Porlock/Luccombe</li> <li>• Allerford Packhorse bridge, Selworthy</li> <li>• Long Chains Combe North stone setting</li> <li>• Cow Castle, Simonsbath</li> <li>• Sweetworthy deserted medieval settlement, Luccombe</li> <li>• Almsworthy Common stone alignment, Exford</li> <li>• Brightworthy Barrows, Withypool</li> </ul>

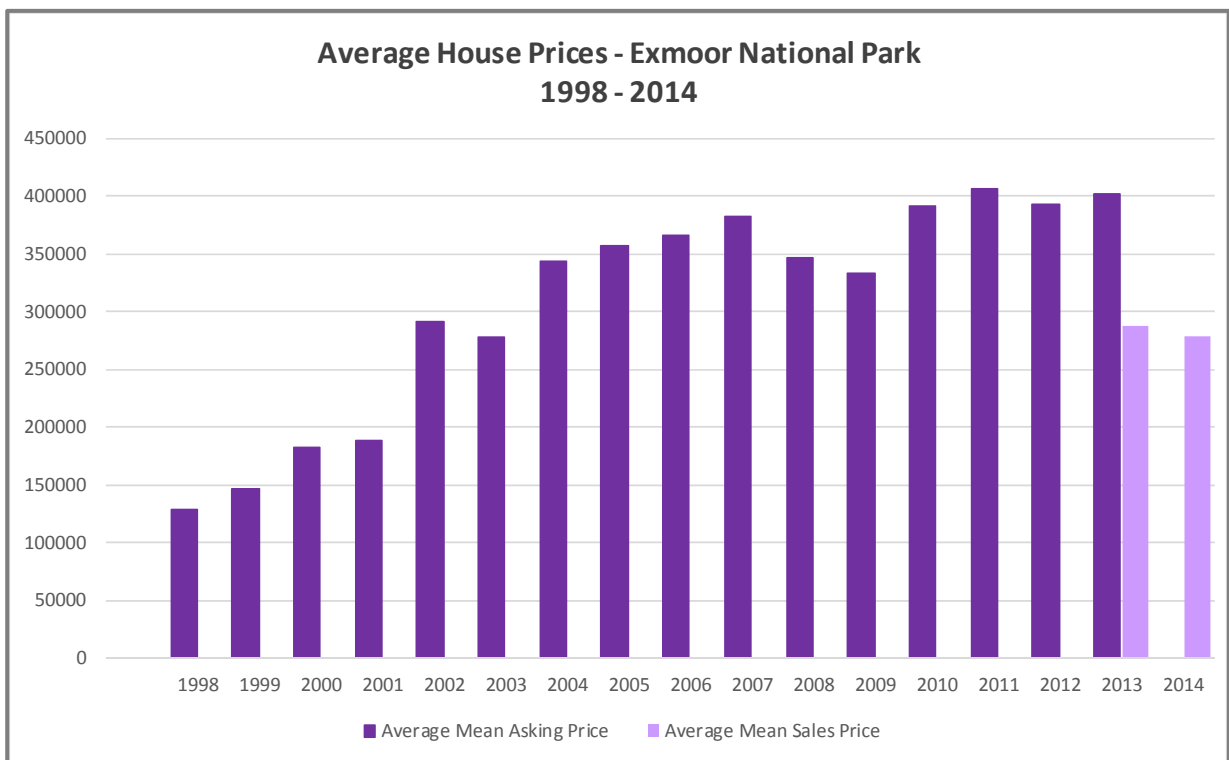
\*St Leonard's Well, Dunster is classified as both a Listed Building and a Scheduled Monument.



## HOUSING

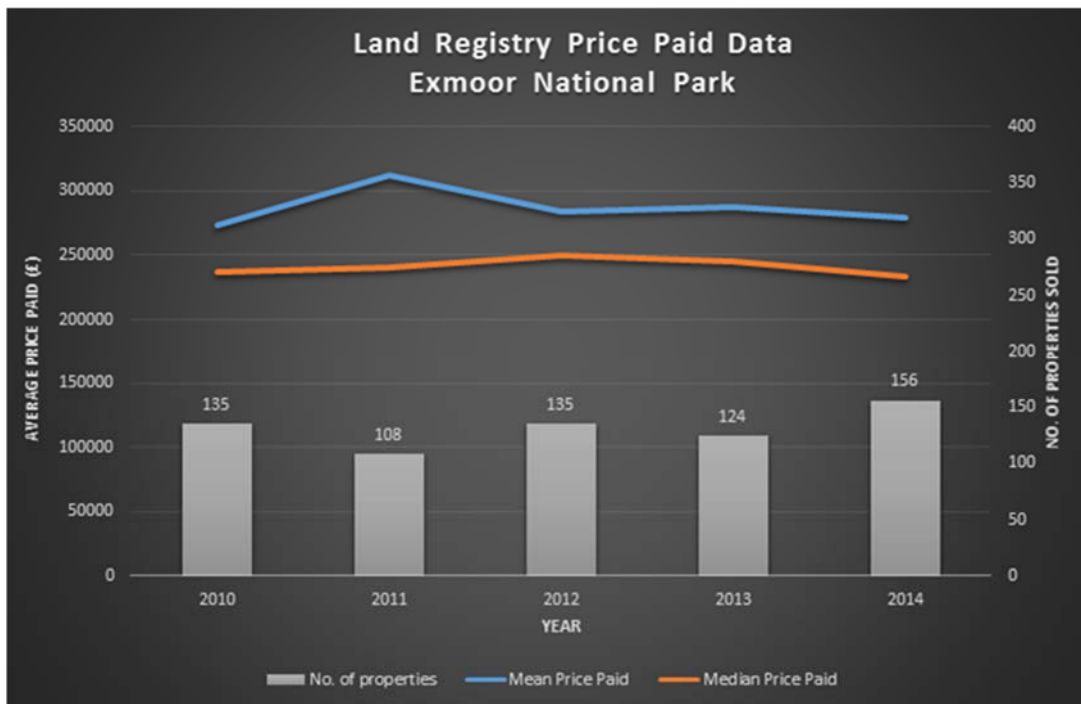
- 8.31 The indicators set out in Table 8.6 (page 40) seek to measure the performance of housing policies within the Local Plan. These policies aim to ensure that new housing development within the National Park is compatible with the conservation and enhancement of the landscape, natural environment and built heritage of the National Park whilst providing for the housing needs of local communities and contributing to their sustainability. Adopted Local Plan policies principally aim to ensure that new housing in the National Park addresses an identified local community need for affordable housing. This approach is reinforced in the emerging Local Plan which focuses on affordable housing and addressing the needs of all sections of the local community to help create balanced, living and working communities with a better mix of houses.
- 8.32 From 1998 to 2013 the average house price for the National Park was based on **asking prices** for all dwellings marketed in the National Park, with data taken from a 2-week period in July each year. The 2013 House Price Survey was the first to contain both average 'asking prices' and 'prices paid' - obtained from newly released price paid data from the Land Registry. The 2014 House Price Survey focuses only on **price paid** data. Figure 8.4 illustrates that the mean average house sales price (price paid) in 2013 and 2014 is a markedly lower overall average compared with the average asking price of previous years. The 2014 survey demonstrates that during the monitoring period, the mean average house price paid was 2.8% lower than the price paid in 2013 (£279,198 compared to £287,227). The median average was 4.7% lower.

Fig 8.4 Average House Prices 1998–2014



8.33 Using the Land Registry price paid data now available, a comparison of **price paid** figures for the previous 5 years can be made (see Fig 8.5 below).

**Fig 8.5 Land Registry Price Paid Data Exmoor National Park 2010-2015**



8.34 In 2014, the average house price in Exmoor National Park was substantially higher than both regional and national averages. The Land Registry price paid data for 2014 shows that the average house price within the National Park is:

- 18.2% higher than North Devon
- 16.2% higher than West Somerset
- 18.6% higher than Devon
- 21.6% higher than Somerset
- 14.0% higher than the South West region
- 6.6% higher than England and Wales

8.35 The Nationwide House Price Index Special Report<sup>35</sup> highlighted an increase in the house price premium that **National Parks** attract to 21% in 2014, from 18% in 2013. The report focuses on nine of the largest National Parks in the UK but omits the smaller and sparsely populated National Parks, such as Exmoor. This premium (which equates to around £39,000 based on the current average house price) is due to the superb landscapes, rich heritage and important wildlife of the National Parks which make them highly desirable places to live. The report also identifies a premium of 8% on properties within 5km of the boundaries of National Parks.

8.36 In February 2015, the report of the Rural Housing Policy Review identified that on average, rural house prices are 26% higher than in urban areas, as a result of competition from commuters, retirees and second home owners.

8.37 The disparity between average house prices and average annual household incomes on Exmoor remains high at a ratio of **10:1**, illustrating the difficulty that households with

<sup>35</sup> Nationwide (December 2014), Nationwide House Price Index – Special Report: House Price Premium in National Parks rises to 21%, [www.nationwide.co.uk/hpi](http://www.nationwide.co.uk/hpi)

average incomes face when purchasing suitable accommodation on the open market<sup>36</sup>. The ratio of the lowest average house prices<sup>37</sup> to average household incomes is **4.6:1**, showing that properties at the lower end of the market remain beyond the reach of many households without a significant deposit, and are particularly unaffordable for those in the lower 25% of average household income where the ratio of average *lowest* priced housing to average *lower quartile* household income is **8:1**. This emphasises the significant issue of housing affordability and the continuing importance of providing houses that are affordable for those with a local connection to Exmoor National Park.

- 8.38 Mortgages remain difficult to obtain, particularly for those on average incomes looking to buy their first home without financial assistance from relatives. Demand for rented accommodation is therefore high in many areas of the country, including National Parks<sup>38</sup>. The Government's 'Help to Buy' scheme was extended to the second-hand market in 2014 and covers buyers who have at least a 5% deposit and can cover the balance with a mortgage. The scheme is not restricted to first time buyers and while it may help some households in the National Park, they may not be buying a home for the first time.
- 8.39 The Exmoor, North Devon and West Somerset Rural Housing Project (RHP) parish surveys carried out between 2002 and 2008 identified 262 households in affordable need in the parishes within and split by the National Park boundary, while a Parkwide 'snapshot' survey to estimate housing need, identified 127 households with a local connection. Based on analysis of the data and affordable housing completions, the estimate of housing need for the whole of Exmoor National Park at September 2013 was 90 units. During 2014, the Rural Housing Project's survey<sup>39</sup> of the housing needs of people registered for housing in the rural areas of West Somerset (including the West Somerset area of Exmoor National Park) identified Porlock and Dunster as among the most sought after locations for housing.
- 8.40 Both North Devon and West Somerset districts adopt a choice-based letting system to enable applicants to register a housing need and to express a preference for new or existing properties as they become available. The indicator referring to the number of households on the District Council's housing register is less meaningful for monitoring housing need in the National Park and the RHP estimate is a more accurate reflection of local housing need. This view is echoed by community representatives on the newly-established Rural Housing Network, who anecdotally report that people in housing need in the National Park do not register with the District Council housing lists, as they perceive there to be little or no possibility of finding suitable housing via this route.
- 8.41 Local affordable housing permitted since the adoption of the Local Plan must be occupied by those with a local connection. The legal Section 106 agreement (the means by which occupancy is controlled) adds a further filter to the choice-based letting system outlined above and therefore potential occupants must also meet the criteria set out in policy H2 of the Local Plan. The key tests are that people are unable to afford housing on the open market (either to rent or buy), are in housing need and have a local connection.
- 8.42 During the monitoring year, the government confirmed proposals to restrict the use of Section 106 affordable housing contributions for sites of 10 units or less (other than rural exception sites) and that buildings brought back into use should be excluded from section 106 requirements. The Government allowed a lower 5-unit threshold in designated rural areas including National Parks and provided that developers of sites of 6-10 units would be allowed to pay contributions in cash rather than delivering affordable housing on site.

<sup>36</sup> Exmoor National Park House Price Survey 2014 and Land Registry prices paid data 2014

<sup>37</sup> Based on the lowest 25% of price paid data for properties sold on Exmoor

<sup>38</sup> Housing Vision (2014) SHMA Update: Exmoor National Park in West Somerset (Published online at [www.exmoor-nationalpark.gov.uk](http://www.exmoor-nationalpark.gov.uk))

<sup>39</sup> West Somerset Rural Housing Needs Survey 2014/15

**TABLE 8.6: HOUSING**

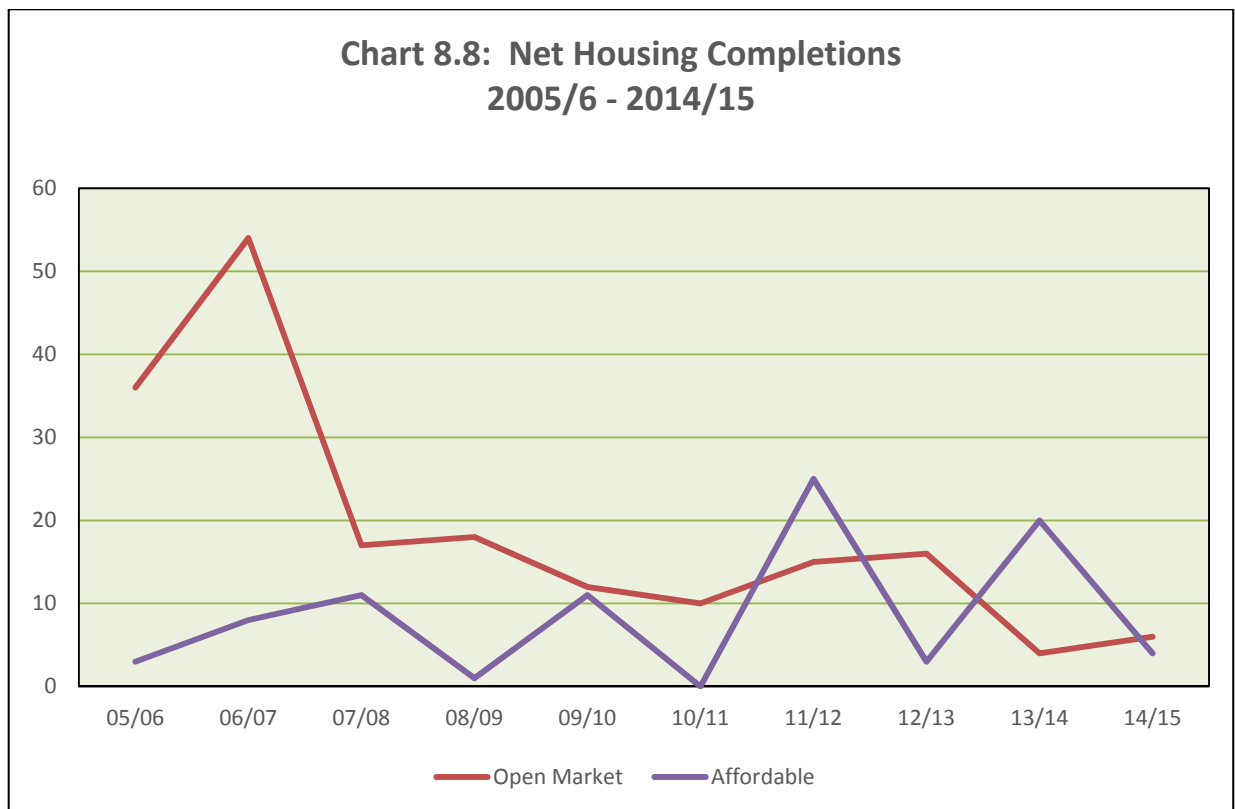
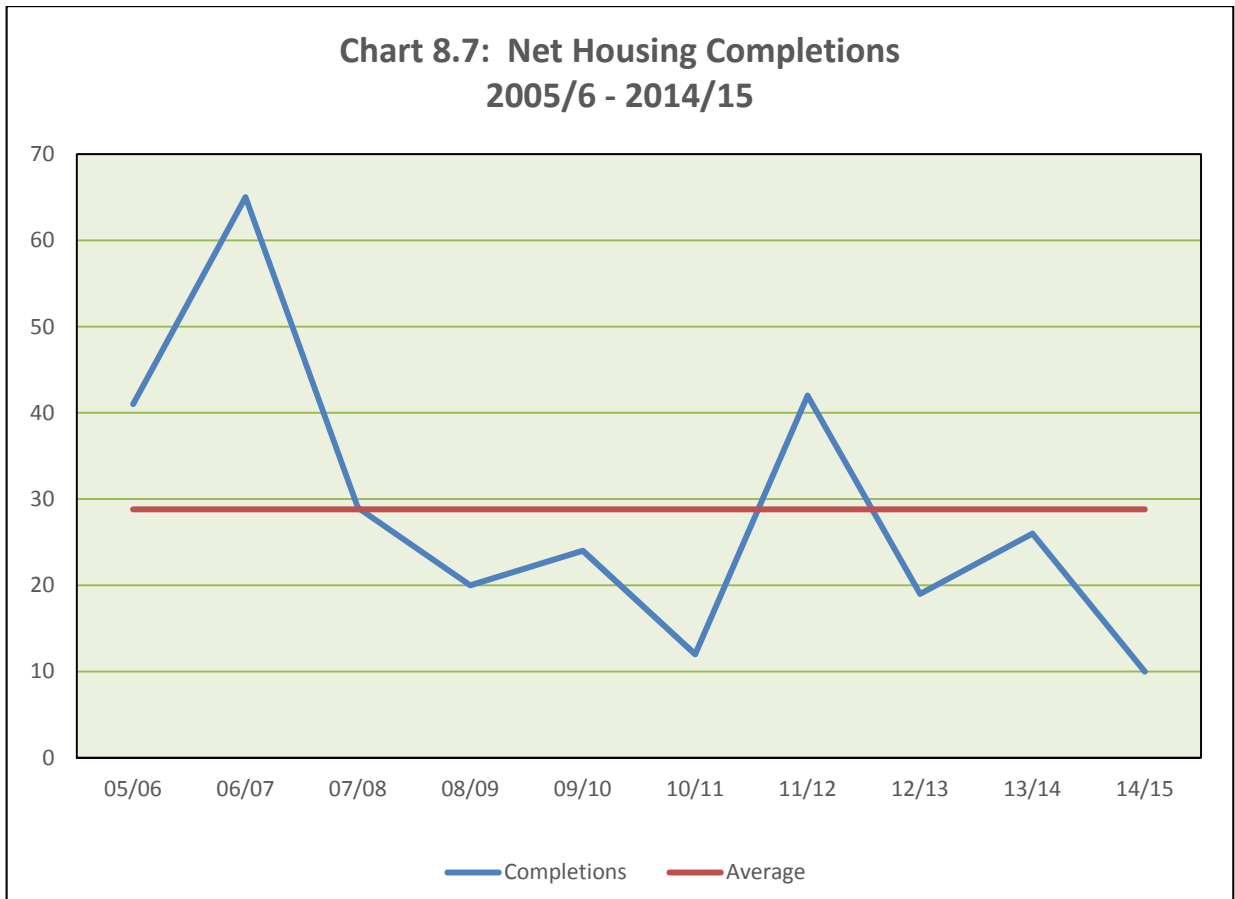
Indicator	Policy	Result	Comment
Proportion of new Housing Meeting Community's Need for Affordable Housing by location, development type, and occupancy.	H1 - H15	<b>4 local need affordable dwellings were completed during the monitoring period [a further 13 were under construction]</b>	2 flats in Dulverton 2 flats in Lynton
Affordable Housing Provision by Type and Size of dwellings	H1 - H16	4 dwellings: 4 Intermediate Rent	3 1-bedroom 1 2-bedroom
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>10:1</b>  Ratio of Average Lower Quartile House Price to Average Lower Quartile Household Income: <b>8:1</b>	2014 Annual House Price Survey data. Average Household Income figure is that for Exmoor National Park £28,668 (Exmoor National Park Profile – DEFRA Rural Statistics Unit 2010) Average House Price – based on price paid data released by the Land Registry
Changes in House Prices Relative to national, regional and county averages	H1 - H18	In 2014 the mean average house price on Exmoor based on Land Registry <u>price paid</u> data was <b>£279,198, 2.8%</b> lower than in 2013 (2014 Annual House Price Survey)  2014 mean average house price South West: £240,149 2013 mean average house price England & Wales: £260,741 <sup>40</sup>	
No. of second and holiday homes and empty homes at parish level	H1 - H19	Estimated number of long term empty properties: <b>94</b> Estimated number of Second/Holiday homes: <b>592</b>	Information requested from the council tax records of District Councils. Parishes are either wholly within the National Park, or partly within the National Park (including the main settlement of that parish). The number is an estimate and may include properties outside the National Park.
No. of up to date parish housing need surveys.	H1 - H20	<b>42</b> separate parish surveys completed for parishes wholly or partly within the National Park between 2002 and 2015 (including some re-surveys).  A park-wide housing survey was undertaken in 2008 to ascertain the level of local housing need across the whole National Park.  In 2014, the Rural Housing Project co-ordinated a housing needs and aspirations survey of people registered for housing in the rural areas of West Somerset (including the West Somerset area of Exmoor National Park).	No. of parish surveys completed since the start of the Rural Housing Project in 2002. The Rural Housing Project closed in March 2015.  NB: RHP covered <b>the rural areas</b> of North Devon and West Somerset districts including Exmoor National Park.  Parish surveys may still be conducted in conjunction with the local housing authorities.

<sup>40</sup> Unlike nationally released House Price Index (HPI) data, this is based on raw price paid sales data and this has not been adjusted to take account of seasonal variations or had other analytical techniques applied such as the 'Repeat Sales Regression' method which makes a quality adjustment to ensure a like for like comparison between properties. Average national and regional figures are therefore will not necessarily reflect those published by the Land Registry House Price Index



Indicator	Policy	Result	Comment
Nos of households on District Councils' Housing registers.	H1 - H21	October 2013: An assessment of outstanding need within the National Park was <b>90 households</b> .	
Percentage of Housing commitments located on Previously Developed Land (PDL)	H1 - H22	<b>85%</b>	Source: Housing Land Availability Monitoring: Percentage of dwellings <b>completed</b> on previously developed land.

- 8.43 Eighty-five per cent of gross housing completions during 2014/15 were on previously developed land or brownfield sites in the National Park. As suitable brownfield land within a sparse rural area such as the National Park is a limited resource, the percentage of completions on brownfield land may reduce, although previous trends suggest that similar sites may continue to come forward. The availability of greenfield sites within or adjacent to the settlements can be constrained by factors such as flood risk, topography, landscape sensitivity, and in some cases the proximity of national and international wildlife designations.
- 8.44 During 2014/15 there were 10 net housing completions (13 gross) throughout the National Park (see Appendix 1 for further details and charts 8.7 and 8.8, p.42). This is a fall from figures recorded in recent years and is lower than the average of around 28 dwellings per year over the 10-year period from 2005. Of the housing completions in 2014/15, 4 were local needs affordable dwellings: 2 at a site in Dulverton resulting from the conversion of a former doctor's surgery; and 2 in Lynton involving the demolition of a former garage within a residential curtilage and redevelopment of the site.
- 8.45 There were 13 local needs affordable homes under construction:
- a change of use of existing garage to a 1-bedroom dwelling in Dunster;
  - 4 local affordable living accommodation units and associated parking in Lynton;
  - conversion, subdivision and alteration to form 5 units of residential accommodation (3 open market and 2 local needs affordable) in Lynmouth;
  - change of use of part of hotel to 8 dwellings (4 open market and 4 local needs) in Lynmouth;
  - 2 self-build affordable units available in Cutcombe.
- 8.46 There were 20 units with planning permission but which were not yet started; these include 7 local needs affordable dwellings.
- 8.47 There is estimated to be around 94 vacant properties across the National Park and 592 second homes. However figures produced by the 2011 census show that a greater number (1,111 - 19.2%) of dwellings in the National Park had no usual residents which reflects that a proportion of dwellings are self-catering/holiday lets and registered as non-domestic premises subject to business rates rather than council tax.



- 8.48 The Government's Comprehensive Spending Review of 2010-2014 made significant reductions to the level of future funding available for affordable housing, with £4.5bn being made available to fund new affordable homes over the period of the Review, a reduction from £8.4bn in the previous Spending Review. This is compared to £2.9bn capital grant funding to fund affordable housing over the 2015-18 period - £1.7bn of which is available outside London. This reduction focuses on efficiencies and effective delivery with additional borrowing capacity generated from measures such as the conversion of social rent properties to Affordable Rent (80% of market rents) at re-let, and cash generated through the sale of existing stock.<sup>41</sup> In relation to the latter, a number of former council homes (believed to be up to 5 properties) within the National Park have been sold by a housing association to fund new housing schemes outside the National Park.
- 8.49 The ability of affordable housing to meet the needs of those on the lowest incomes is affected by local factors and by national policies such as the Affordable Rent Model, which is generally set at 80% of market rents (applicable where grants from the Homes and Communities Agency are used to fund affordable home provision). This has led to higher (and less affordable) rents on some schemes on Exmoor, particularly in areas with high average rents. 'Affordable Rents' are unlikely to be considered affordable for those on lower incomes<sup>42</sup>.
- 8.50 In terms of delivering affordable housing on Exmoor, these changes mean that future delivery of affordable housing will be challenging and these challenges have been recognised in preparing the Publication Draft Local Plan. The Plan carries forward the policy approach to housing in Exmoor National Park that it is not appropriate to permit new housing simply in response to the significant external demand for open market housing. Instead, policies provide for 100% affordable housing on rural exception sites unless the scheme is clearly demonstrated to be unviable, when an element of Principal Residence Housing<sup>43</sup> may be considered.
- 8.51 Affordability of owner-occupied dwellings will be achieved through the local occupancy tie and by keeping the size of properties as small as possible commensurate with the needs of the intended household, with a net floorspace of 90sqm or less (unless it is controlled through a Registered Provider).
- 8.52 Policies also make provision for the identified local housing needs of rural land-based workers, succession farmers, older people and/or other vulnerable members of the community and extended families.
- 8.53 There is growing interest in the potential for community land trusts to initiate affordable housing schemes and this approach may be able to achieve schemes with rented affordable housing, potentially managed by Registered Providers, and custom/self-build housing to address the range of needs within a community. This is a model that the newly established Exmoor Rural Housing Network may explore.

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<sup>41</sup> Homes and Communities Agency (2014) Affordable Homes Programme 2015-18 - Prospectus

<sup>42</sup> Nathaniel Lichfield and Partners (2012) Assessment of Housing and Affordable Housing Needs.

<sup>43</sup> Market housing controlled by a mechanism which ensures it can be lived in by anyone but only as their principle or main residence – it cannot be occupied as a holiday let or second home.

## **STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)**

- 8.54 The role of the Strategic Housing Land Availability Assessments (SHLAA) is to identify and assess land and buildings that might have the potential to deliver future housing development. The process seeks to ensure future decisions relating to the provision of housing are based on sound evidence of deliverability. The Authority's first SHLAA report was published in December 2014 following two 'call for sites' consultations, site assessments and review by an independent SHLAA Panel convened by the Authority.
- 8.55 The SHLAA findings are set out in Section 5 of the [SHLAA Report 2014](#). The Report indicated a supply of 45 deliverable sites with capacity for 249 dwellings across the National Park<sup>44</sup>. This included 20 sites with planning permission (not yet completed) for 44 dwellings, and a further 25 promoted sites which could yield 205 dwellings.
- 8.56 In terms of monitoring the SHLAA, planning practice guidance states that the main information to record is:
- A. progress with delivery of development on allocated and sites with planning permission;
  - B. planning applications that have been submitted or approved on sites and broad locations identified by the assessment;
  - C. progress that has been made in removing constraints on development and whether a site is now considered to be deliverable or developable;
  - D. unforeseen constraints that have emerged which now mean a site is no longer deliverable or developable, and how these could be addressed;
  - E. whether the windfall allowance (where justified) is coming forward as expected, or may need to be adjusted<sup>45</sup>.
- 8.57 Monitoring of the SHLAA was then undertaken to provide an update at the end of the financial year (31 March 2015) based on an analysis of planning permissions for dwellings and dwelling completion data. Details of the updates made to the SHLAA are set out at Appendix 4 to this report. The changes result in a supply of 49 deliverable sites (suitable and available) with capacity for 249 dwellings across the National Park<sup>46</sup>. This includes 25 sites with planning permission for 47 dwellings, and a further 24 promoted sites which could yield 202 dwellings.
- 8.58 The number of **'suitable but not available sites'** has changed in relation to the expiration of planning permission for SHLAA site SHA/NOM/1; this results in an increase in the potential supply to **50 sites** (from 49 sites in 2014) with a yield of **229 dwellings** (from 228 in 2014) which are considered to be developable. Developable sites in the Exmoor National Park context are those sites that are considered suitable but are not currently available as they have not been formally promoted by landowners, which could come forward to meet local needs affordable housing as and when these needs are identified. The SHLAA will continue to be updated on an annual basis through the AMR.

<sup>44</sup> The figure of 249 includes a 15% discount applied to sites with planning permission where development has not started, to reflect the possibility that not all the sites may be developed.

<sup>45</sup> Planning Practice Guidance Paragraph: 043 Reference ID: 3-043-20140306 -

<http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/stage-5-final-evidence-base/>

<sup>46</sup> The figure of 249 includes a 15% discount applied to 16 sites (29 dwellings) with planning permission where development has not started, to reflect the possibility that not all the sites may be developed (resulting in 25 dwellings)

## **FLEXIBILITY IN PROVISION OF SOME MARKET HOUSING TO ENABLE DELIVERY OF LOCAL AFFORDABLE HOUSING**

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- 8.59 The policies of the emerging Local Plan continue to aim to meet the housing needs of local communities by providing affordable housing for people with a proven local connection to the National Park, through new build development within the named settlements or conversions in the settlements, or within farmsteads and hamlets.
- 8.60 The policy approach will be to aim to deliver 100% affordable housing on a rural exception site<sup>47</sup> basis, unless the scheme is clearly demonstrated to be unviable, in which case the emerging Local Plan introduces flexibility in terms of allowing some market housing to enable the delivery of local affordable housing, which is consistent with the NPPF and in recognition of the current difficulties in delivering affordable homes in local communities.
- 8.61 In these circumstances, a principal residence condition will be attached to any market housing deemed to be required to deliver an affordable housing scheme, to ensure that these homes must be lived in by a person as their principal residence and cannot be used as second or holiday homes. Any market (principal residence) housing will reflect the needs of the area in terms of size and type to help contribute to a balanced housing stock.
- 8.62 In February 2015, the report of the Rural Housing Policy Review<sup>48</sup> (chaired by Lord Richard Best OBE DL), included a recommendation that '*Where an area is experiencing high levels of second home ownership, Government should endorse the approach taken by the Exmoor National Park Authority, and in other places, by requiring a proportion of new open market homes granted planning permission – up to a 100% in exceptional cases – on condition that they can only be used as principal residences*'.
- 8.63 The newly establish Rural Housing Network will be exploring the potential to develop a locally managed programme to deliver local needs housing in perpetuity, in line with the policies of the emerging Local Plan.

## **EMPLOYMENT AND ECONOMIC DEVELOPMENT**

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- 8.64 Policies within this section aim to maintain a thriving Exmoor economy; to help underpin the conservation and enjoyment of the National Park.
- 8.65 The employment and economic development policies provide flexibility for small-scale business development, including new build, extensions and limited adaptations of the existing building stock, to meet the needs of businesses within the National Park. Home working is recognised as increasingly popular and viable as telecommunications technology improves. The policy allows for the use of residential property or ancillary buildings for home working. With the continuing progress of rural broadband delivery through the Connecting Devon & Somerset programme and the Superfast Extension Programme on Exmoor, the trend of increasing numbers of people working from home in the National Park is likely to continue.

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<sup>47</sup> Rural Exception Site – a small site used for affordable housing in perpetuity in areas where sites would not normally be used for housing.

<sup>48</sup> <http://www.hastoe.com/page/772/Affordable-Housing-A-Fair-Deal-for-Rural-Communities.aspx>



8.66 The use classes monitored for the purposes of economic development include:

B1: offices, research and light industry

- B1a – offices
- B1b – research and development
- B1c – light industry

B2: general industry

B8: use for storage or distribution

C1: hotels or guesthouses

8.67 The indicators in Table 8.9 monitor employment development permitted within the National Park for 2014/15. During this monitoring period a total of 49.5sqm of development for B1 light industrial uses and 27sqm of B2 general industrial employment space were permitted.

8.68 For the purposes of monitoring and consistency, development proposals affecting hotels and guesthouses are referred to in the Recreation and Tourism section.

8.69 There has been development of two live/work or home working spaces, through permission for removal of a condition to allow the use of a dwelling with studio/workshop as a live-work unit and, as required, as a holiday cottage; and for a home office/studio.

**TABLE 8.9 EMPLOYMENT & ECONOMIC DEVELOPMENT**

	Policy	Result	Comment
Proportion of New Employment Premises by Location and Development Type	E1 - E2, E5	<b>27sqm – B2 General Industrial – Allerford</b> <b>49.5sqm – B1 Light Industrial - Porlock</b>	
Area of floorspace as Employment Use Created and Lost	E1 - E5	See figures below	
No. and area of Employment Uses Re-using existing buildings	E1 - E2	1	
Area of floorspace created and lost by B1, B2 and B8, C1* of Use Classes Order	E3 - E4	<b>CREATED:</b> <b>27sqm – workshop/store adjoining existing forge</b> <b>49.5sqm – craft workshop</b>	
No. and area of Live Work Units/ Home Working spaces permitted	E5	2	Rear extension and vehicular access for home office/studio  Removal of condition re conversion and alterations of Shippon to dwelling with studio/workshop to allow the use of the building as a live-work unit with use, as required, as a holiday cottage – Brompton Regis.

\*Creation and loss of C1 hotels/guest houses – see table 8.12 below

## AGRICULTURE AND FORESTRY

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- 8.70 The indicators within Table 8.10 (p.49) 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.
- 8.71 There were a number of applications/prior notifications approved during 2014/15 for the creation and improvement of forestry tracks to enable access for modern timber extraction machinery, with just over 2.75km of track creation and 35m of track improvement permitted. The length of such tracks fluctuates from year to year and this result is lower than the previous monitoring year (6km track created, 5km track improvements).
- 8.72 There were 26 planning permissions for the development of agricultural buildings (including replacement buildings and extensions), including General Development Orders (GDOs) where prior approval was approved or not required. The buildings applied for and approved during this period ranged from a hay shed of 60sqm to a replacement agricultural building of 1,581sqm. There were 3 applications approved for agricultural buildings that represented a partial or complete replacement of existing agricultural buildings and 2 approved applications for the extension of existing agricultural buildings. The total floor space permitted was 9,055sqm – slightly above the average for monitoring years since 2008/09 (8,396sqm) - see chart 8.11 (page 49) for comparison with previous years.



An example of agricultural development in Exmoor National Park

- 8.73 One planning application for an agricultural building was refused on the basis that its prominent position and scale would detrimentally alter the appearance, character and nature of the rural landscape and would adversely affect people's enjoyment of the National Park. Also, the need for the proposed building had not been demonstrated to a level that would override the detrimental impact on the landscape.

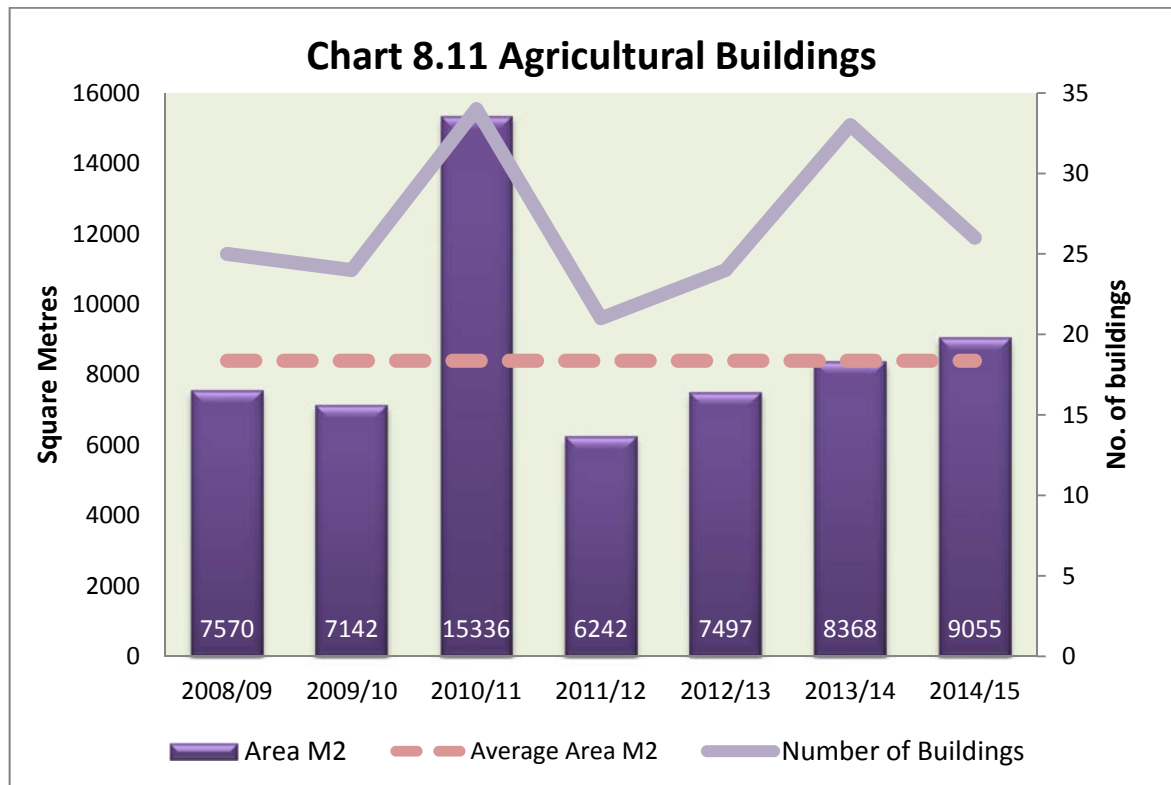
- 8.74 During the 2014 transition year, and following the closure of the Environmental Sensitive Area, Entry Level Stewardship, Uplands Entry Level Stewardship and Organic Entry Level Stewardship agri-environment schemes, environmental management funding was limited to specific scheme conditions.
- 8.75 From 2015, the new agri-environment payment scheme 'Countryside Stewardship' is introduced, and the new Basic Payment Scheme replaces the Single Payment Scheme. The Countryside Stewardship scheme is similar to environmental stewardship, with payments made for achieving public benefit. It will be funded from Pillar 2 of the Common Agricultural Policy with a budget of £3.1bn up to 2020. However £2.2bn is already committed to existing environmental stewardship agreements.
- 8.76 The priority aims of Countryside Stewardship are to benefit:
- biodiversity;
  - water quality and natural flood management;
  - climate change adaptation and mitigation;
  - historic environment and landscape;
  - and educational access.
- 8.77 The scheme has three elements: higher tier; middle tier and capital grants tier. The higher tier will cover Sites of Scientific Interest, scheduled monuments, large areas of biodiversity habitats and woodlands. Natural England and the Forestry Commission will be involved with applications which will have the widest range of options available and some flexibility so that elements could be site specific.
- 8.78 The middle tier will offer a basic set of options with no flexibility and little involvement by Natural England. Agreements will have to cover at least 2000 hectares and a facilitation fund is available to assist farmers who want to work together, so that one agreement can cover a number of holdings.
- 8.79 The expectation is that 90% of Higher Level Stewardship agreements will move into the higher tier of Countryside Stewardship; however the majority of Entry Level Stewardship agreements will not be eligible for the middle tier, so a proportion of land in the National Park will fall out of an area based payment.
- 8.80 Overall, there will be less funding available and the expectation is that Countryside Stewardship will cover 40% of the land area of England, as opposed to the 60% covered by previous schemes.
- 8.81 Advice on the agricultural subsidies and programmes is available from the Government website<sup>49</sup>.

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<sup>49</sup> <https://www.gov.uk/government/collections/common-agricultural-policy-reform>

**TABLE 8.10: AGRICULTURE AND FORESTRY**

Indicator	Policy	Result	Comment
No. and area of agricultural and forestry buildings	A1	26 agricultural buildings and extensions permitted Total area – 9055m <sup>2</sup>	Includes new and replacement agricultural buildings which were permitted during 2014/15 plus General Development Orders for prior notification or prior approval
Length of Agricultural and Forestry tracks permitted	A1	2.75km of new forestry/agricultural track approved  35m track repaired/upgraded	Permitted during 2014/15 plus General Development Orders for prior notification or prior approval
No. and proportion of applications for agricultural buildings refused	A2	<b>1</b>	Reasons for refusal: See para 8.73.
No. of farming businesses in agri-environment schemes	A3	<b>511</b>	Source: (2015) Natural England.
No. of farm diversification proposals and floor area requiring the <u>conversion of modern</u> farm buildings	A3	<b>0</b>	
No and proportion of fish farm applications approved.	A4	<b>0</b>	





## **RECREATION AND TOURISM:**

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- 8.82 The Recreation and Tourism policies of the Local Plan seek to ensure that tourist-related development is consistent with National Park purposes and to facilitate extending the tourist season on Exmoor.
- 8.83 The indicators within Table 8.12 (p.52) show the number of applications which relate to tourism development – specifically visitor accommodation. Self-catering accommodation continues to be a popular form of visitor accommodation and 5 self-catering units were permitted during the monitoring period (1 as farm diversification).
- 8.84 Under the emerging Exmoor National Park Local Plan where non-serviced holiday accommodation is no longer needed or viable, proposals to replace the holiday occupancy condition with an agreement limiting occupancy to meet local need for housing, or housing for extended families, will be considered (with flexibility to revert to the former use).
- 8.85 In terms of planning applications permitted for serviced accommodation, 1 application was permitted for a 2-storey extension to an inn to provide additional dining and drinking spaces, toilets, a kitchen extension, village shop, 2 guest accommodation bedrooms and small patio for outdoor dining.
- 8.86 The emerging Exmoor National Park Local Plan intends a flexible approach in relation to existing hotels or guesthouses by making provision for the change of use to a principal residence home if certain tests are met. In the interests of meeting the needs of future tourism trends, planning permission to allow reversion to a principal residence home will be subject to conditions that enable the use of the property either as a principal residence dwelling or as serviced accommodation if the property remains as a single unit, without the need to seek further planning consent. As the emerging Plan has some weight in decision-making, this policy approach has been used to allow an existing guesthouse in Brendon to revert to a single dwelling with conditions to enable the property to revert to a guesthouse.
- 8.87 Development permitted in relation to camping and caravanning was again limited with one application for additional anglers' parking, boat storage area and two timber camping pods at Wimbleball Lake.



Part of proposed development site at Wimbleball Lake



- 8.88 The 2014 STEAM data for the National Park shows that the tourist numbers generated by serviced accommodation were 8.3% higher than 2013, and 3.9% higher for non-serviced accommodation (all forms of self-catering including camping, caravanning and hostels). These figures reflect the increase in visitors days to the National Park in 2014.
- 8.89 Serviced accommodation provided 34% (2,582) of all bed spaces in 2014 which is consistent with 2013 (2,584), with the total number of serviced accommodation providers remaining stable.
- 8.90 The total number of non-serviced bed spaces continued to increase to 5,024 from 4,912 in 2013 and 4,861 in 2012.
- 8.91 The total number of non-serviced accommodation providers increased by 22 to 287 and continues the upward trend identified in the previous monitoring year.
- 8.92 A total of 488 accommodation establishments (both serviced and non-serviced) provided a maximum of 7,606 bed spaces for use by visitors in 2014, (an increase from 7,496 in 2013). The greatest proportion of bed spaces were provided by touring caravans/camping establishments (2,754 bed spaces) and by self-catering units (1,796).
- 8.93 Compared to 2013, the number of people staying with friends and relatives fell by 1.1%.



A family at Minehead Harbour  
©Cool Tourism

- 8.94 Two applications for tourism/recreation related development were refused during the monitoring year:
- An application for the change of use of a '28-day' camp site to a 6-month site for 4 pitches and was refused as a local need had not been established and as the visual impact, relationship to adjoining house and siting and appearance of amenity facilities would detract from the character and appearance of the National Park and the amenities of the local residents. Also, the restricted width and poor alignment of the approach road was unsuitable as access for the additional traffic.
  - An application for domestic equestrian facilities was refused as its prominent position, scale and appearance would result in a detrimental impact on the visual amenity, intrinsic character and beauty of that area of the Exmoor National Park.

**TABLE 8.12: RECREATION & TOURISM**

Indicator	Policy	Result	Comment
No. and proportion of applications for tourism/recreation related devt refused	RT1 - RT2	2	Proposed change of use of 28 day camping site to 6 month site for 4 pitches together with the retention of the amenity building. Proposed domestic equestrian facilities.
No. and floor area of serviced accommodation created	RT3	1	Two storey extension to Inn to provide additional dining and drinking spaces, toilets, a kitchen extension, village shop and two guest accommodation bedrooms, and small patio for an outdoor dining space.
No. and floor area of serviced accommodation lost	RT3	1	Change of use of guesthouse to residential dwelling – flexible use enables the property to revert to a guesthouse.
No. of self catering accommodation created	RT3	5	1 disabled holiday chalet 2 timber camping pods 1 change of use of redundant agricultural barn to holiday cottage 1 change of use of existing first floor apartment and ground floor shippon of barn into two storey holiday cottage
No. and floor area of self catering accommodation lost	RT3	0	
Occupancy rates of self catering accommodation and serviced accommodation.	RT3	Occupancy Rates (2014): Serviced: 34% Non-serviced: 66%	STEAM Report 2014 (Global Tourism Solutions Ltd)
No. of camping barns within the National Park	RT3	<b>Operational: 3</b>	<ul style="list-style-type: none"> <li>• Northcombe Camping Barn, Dulverton (registered with the Youth Hostel Association)</li> <li>• Blindwell Farm, Twitchen</li> <li>• Exmoor Bunkhouse, Countisbury</li> </ul>
No. of small backpackers and tented campsites	RT5, RT7	<b>1 permitted</b>	Additional anglers' parking, boat storage area and two timber camping pods at Wimbleball Lake
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	0	
No. and proportion of applications for golf courses refused	RT12	0	
No and area of sports areas/facilities	RT13 - RT14	<b>40.38ha</b> – This is the Area of Important Open Space (Recreation) defined on the Proposals Map, plus the extension to Dunster Sports Field approved in 2008.	

## COMMUNITY SERVICES AND FACILITIES

- 8.95 The indicators in Table 8.13 seek to measure the changes in services and facilities within the National Park. The Local Plan policies aim to ensure there is a range of accessible services and facilities retained in communities across Exmoor.
- 8.96 Two small-scale community services were permitted during 2014/15; for the extension to a public house to provide additional guest facilities and a **village shop**, and for the demolition and rebuilding of a veterinary practice.
- 8.97 In Winsford, following the closure and change of use of the post office and village shop to a residential dwelling, The Royal Oak now accommodates post office and village shop facilities.

**TABLE 8.13: COMMUNITY SERVICES & FACILITIES**

Indicators	Policy	Result	Comment
No. of meeting places	CSF1	26	Settlement Audit 2009
Distance of households from key services	CSF2 - CSF6	See table 8.13a (p.54). Data will include areas which are not within the National Park boundary.	
Creation and loss of community services and facilities	CSF2 - CSF3	<p><b>Community services and facilities permitted:</b></p> <ul style="list-style-type: none"> <li>Two storey extension to Inn to provide additional dining and drinking spaces, toilets, a kitchen extension, <b>village shop</b> and two guest accommodation bedrooms and a small patio area - Monksilver.</li> <li>Demolition and re-building of <b>veterinary practice</b> – Dulverton.</li> </ul> <p><b>Community services lost:</b></p> <ul style="list-style-type: none"> <li>Change of use of post office/village shop to residential dwelling – Winsford.</li> </ul>	

- 8.98 The Index of Multiple Deprivation (IMD) of 2010 combines a number of indicators to cover a range of issues, into a single deprivation score or rank for each small area in England (known as Lower-layer Super Output Areas). One of the indicators is 'geographical barriers', eg road distance to a GP surgery, supermarket or convenience store, primary school or Post Office.
- 8.99 Based on the 2010 IMD, Table 8.13a (p.54) sets out the distance of households from key services based on LSOAs. This clearly illustrates that LSOA Exmoor & Quarme, which covers parishes such as Exford, Simonsbath, Withypool, Winsford, Cutcombe and Brompton Regis, were the furthest LSOA from the key services listed.

**TABLE 8.13a** **Road Distance to nearest km**

Lower Super Output Area	Post Office	Food Shop	GP	Primary School	IMD Ranking 2010 <sup>50</sup>
Dulverton and Brushford E01029328	1.79	1.79	2.12	2.44	11093
Old Cleeve E01029335	2.89	7.16	4.62	5.43	11291
Exmoor & Quarme E01029338	2.19	8.51	11.23	5.82	12410
Porlock & District E01029336	1.48	1.92	2.02	2.61	12609
Parracombe / Trentishoe/Martinhoe/pt. Combe Martin E01020100	2.19	5.15	11.59	2.47	12796
Aville Vale & Dunster E01029325	0.43	3.50	4.37	0.88	14562
Lynton and Lynmouth E01020126	1.05	1.68	1.64	1.43	17506
	<i>Population weighted average road distance to a specific service</i>				
NOTES	<b>IMD Ranking: 1 = most deprived area</b> <b>32482 = least deprived area</b> <b>16241 = mid-point</b>				

8.100 The Department for Communities and Local Government is updating the indices of deprivation, including the Index of Multiple Deprivation (IMD), for publication in September 2015 and the findings will be reported in the next Authority Monitoring Report. Again, 'geographical barriers' will be included as a component indicator in one of seven domains of deprivation, as follows:

- The Income Deprivation Domain will measure the proportion of the population experiencing deprivation relating to low income. The definition of low income used includes both those people that are out-of-work, and those that are in work but who have low earnings (and who satisfy the respective means tests).
- The Employment Deprivation Domain measures the proportion of the working-age population in an area involuntarily excluded from the labour market. This includes people who would like to work but are unable to do so due to unemployment, sickness or disability, or caring responsibilities.

<sup>50</sup> Department for Communities and Local Government, Indices of Deprivation 2010

- The Education, Skills and Training Deprivation Domain will measure the lack of attainment and skills in the local population. The indicators fall into two sub-domains: one relating to children and young people and one relating to adult skills.
- The Health Deprivation and Disability Domain will measure the risk of premature death and the impairment of quality of life through poor physical or mental health. The domain measures morbidity, disability and premature mortality but not aspects of behaviour or environment that may be predictive of future health deprivation.
- The Crime Domain will measure the risk of personal and material victimisation at local level.
- The Barriers to Housing and Services Domain will measure the physical and financial accessibility of housing and local services. The indicators fall into two sub-domains: 'geographical barriers', which relate to the physical proximity of local services, and 'wider barriers' which includes issues relating to access to housing such as affordability.
- The Living Environment Deprivation Domain will measure the quality of the local environment. The indicators fall into two sub-domains. The 'indoors' living environment measures the quality of housing; while the 'outdoors' living environment contains measures of air quality and road traffic accidents.

- 8.101 Previous monitoring reports have highlighted that many of the Lower Super Output Areas<sup>51</sup> in the National Park were within the lowest 20% rankings in relation to barriers to housing and services. Higher scores were generally recorded in relation to other domains, such as crime, health, employment, education and skills.
- 8.102 Problems concerning the loss of services such as shops, post offices and petrol stations and low levels of public transport provision within rural communities are well recognised. The policies of the emerging Local Plan aim to help communities across the National Park and to benefit visitors by enabling provision of local commercial services and community facilities. The focus of the policy is the improvement of existing services and facilities and encouraging new provision through using existing buildings, although new build services will be considered in Local Service Centres and Villages.

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<sup>51</sup> Lower-layer Super Output Areas are small areas designed to be of a similar population size, with an average of approximately 1,500 residents or 650 households. There are 32,844 Lower-layer Super Output Areas (LSOAs) in England. They were produced by the Office for National Statistics for the reporting of small area statistics.



## UTILITIES

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

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

**TABLE 8.14: UTILITIES**

	Policy	Result	Comment
Percentage of Exmoor river length achieving River Ecosystem Class 1 Water Quality (NHI)	U1 - U6	Data from the Water Framework Directive through the River Basin Management Plan (RBMP) for the South West – see paragraphs 7.89 - 7.96	
No. of recorded water pollution incidents on Exmoor	U1 - U6	<b>29</b>	Substantiated water pollution incidents. Contains Environment Agency information © Environment Agency and database right.
No. of developments located in flood risk areas. For details of the type of developments see Appendix ???	U7	<b>44</b> proposals approved were located in flood risk zones 2 and 3. <b>12</b> applications were supported by a flood risk assessment (FRA) at the time of submission. <b>2</b> applications warranted a condition requiring a FRA to detail how flooding would be mitigated.	The Environment Agency did not object to any applications.
No. of developments incorporating Sustainable Drainage Measures	U8	<b>0</b>	Applications where it is conditioned that the applicant provide details relating to the disposal of surface water.
No. of new power lines/utility services undergrounded as a proportion of planning permissions	U9 - U10	<b>5</b> developments where undergrounding of power lines required	Including cabling services to two agricultural workers' dwellings and one temporary agricultural workers' dwelling; replacement agricultural building and to a shared electronic communications base station.
No. of telecommunications masts and other antennae permitted.	U11	<b>1</b>	Shared telecommunications mast as part of the Government's Mobile Infrastructure Project.

8.104 The River Basin Management Plan (RBMP) for the South West delivers the Water Framework Directive and has a number of classifications to report on the overall status of water bodies. For surface waters these include ecological and chemical status. For a water body to be in overall 'good' status both ecological and chemical status must be at least 'good'<sup>52</sup>.

<sup>52</sup> Environment Agency River Basin Management Plan, South West River Basin District Annex A: Current state of our waters (December 2009)

- 8.105 The ecological status of the majority of river length, including the Barle, Exe, West Lyn and Badgworthy Water, in the National Park area is good – with the Heddon, Haddeo, Quarme, Washford and Avill rivers all classified as moderate. However, part of the East Lyn, the Pulham River and Horner Water were identified as poor from Environment Agency data in 2014<sup>53</sup>. The failing biological element for each of these water bodies was ‘fish’ for a variety of reasons. The part of the East Lyn classified as poor is a priority water body with priority to attain an ecological status of ‘good’ by 2015). For Horner Water, the physical factors of the catchment including topography and impermeable geology have an important role in the river flows and abstraction during dry periods. This watercourse also supplies Nutscale Reservoir<sup>54</sup>. See Appendix 2 for a table outlining the status of Exmoor’s rivers taken from Environment Agency data in 2014.
- 8.106 The Environment Agency is reviewing and updating the River Basin Management Plans (RBMP) to cover the period 2015-2021 which include future objectives for water management required under the Water Framework Directive. The RBMPs are being prepared simultaneously with Catchment Flood Management Plans which set out proposals for managing the risk of flooding at a catchment and river basin district scale – both will be published in December 2015. Exmoor National Park lies within the South West River Basin District.
- 8.107 None of Exmoor’s rivers require assessment for their chemical status – because the chemical pollutants assessed through the RBMP are not discharged into these water bodies in significant quantities.
- 8.108 There were 29 pollution (notification) events within the National Park during the monitoring period. The Environment Agency’s National Incident Recording System logs all notifications including pollution and flood alerts. This compares to 12 notifications in 2012/13, and 22 in 2013/14.
- 8.109 The Environment Agency (EA) did not object to any applications during 2014/15.
- 8.110 Two approved applications included a condition requiring a Flood Risk Assessment to explain the likelihood of flooding, and the mitigation which would be undertaken to address flooding issues. These related to the proposed construction of a new reception building at a caravan park and the proposed replacement of an agricultural building with associated yard area. These applications had regard to Environment Agency (EA) standing advice which applies to certain types of application within flood zones 2 and 3<sup>55</sup>. A further 12 applications were supported by a Flood Risk Assessment when submitted. See Appendix 3 for further details.
- 8.111 Five planning permissions were subject to conditions to ensure that utility services and/or power lines were undergrounded to the new development with the purpose of ensuring that the landscape and natural beauty of the National Park is not adversely affected. This condition is primarily applied to remote developments or the conversion of farm buildings where there is no existing visible utility provision. In this monitoring year conditions were applied in relation to two agricultural workers’ dwellings and one temporary agricultural workers’ dwelling; a replacement agricultural building; and to a shared electronic communications base station.

<sup>53</sup> Note: classification of ecological status includes categories – high, good, moderate, poor, and bad.

<sup>54</sup> Contains Environment Agency information © Environment Agency and database right

<sup>55</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

## TRAFFIC AND TRANSPORT

8.112 The successful management of roads and traffic underlines the strategies for conservation, public enjoyment and community well-being, as well as contributing to sustainability.

8.113 The indicators within Table 8.15 below 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 relies on a close working relationship with both these authorities.

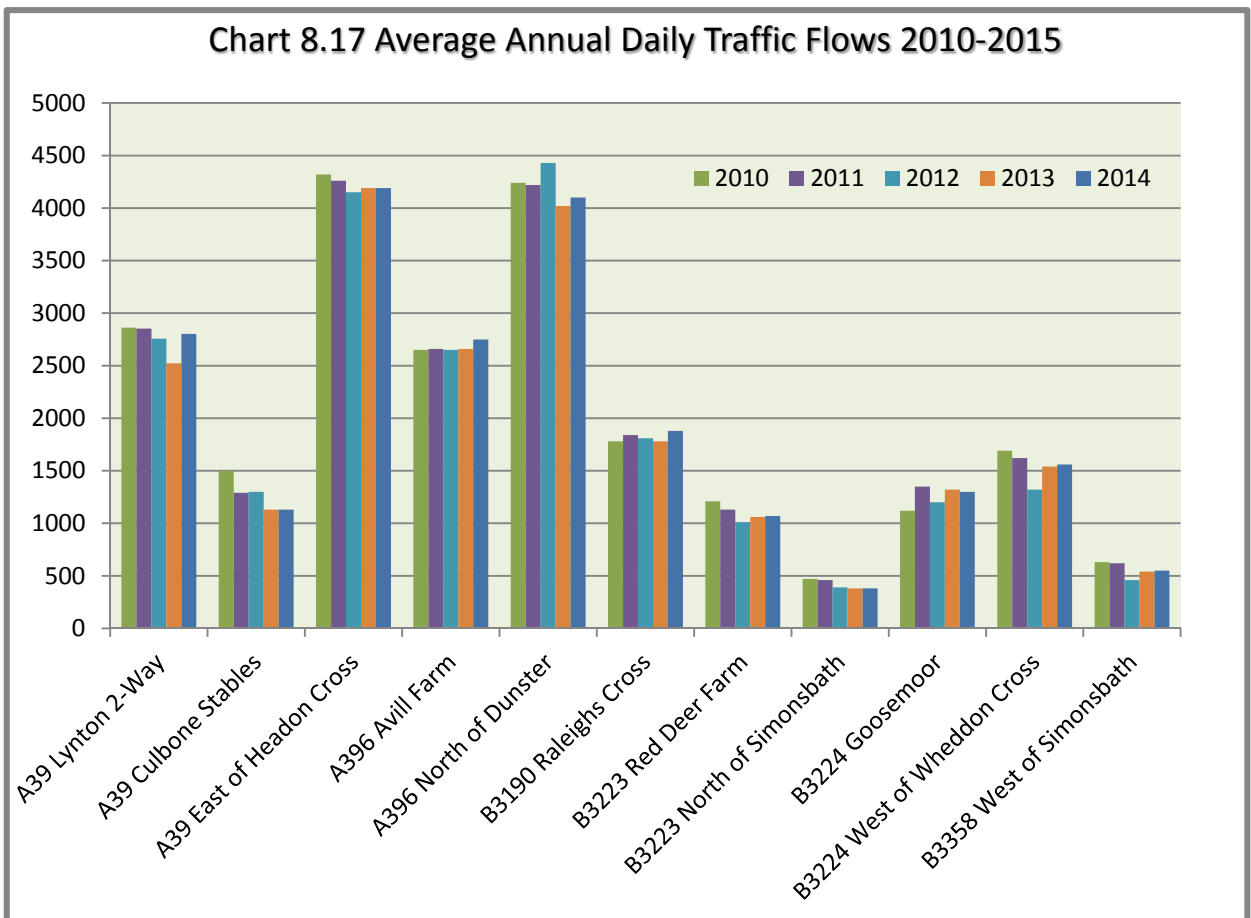
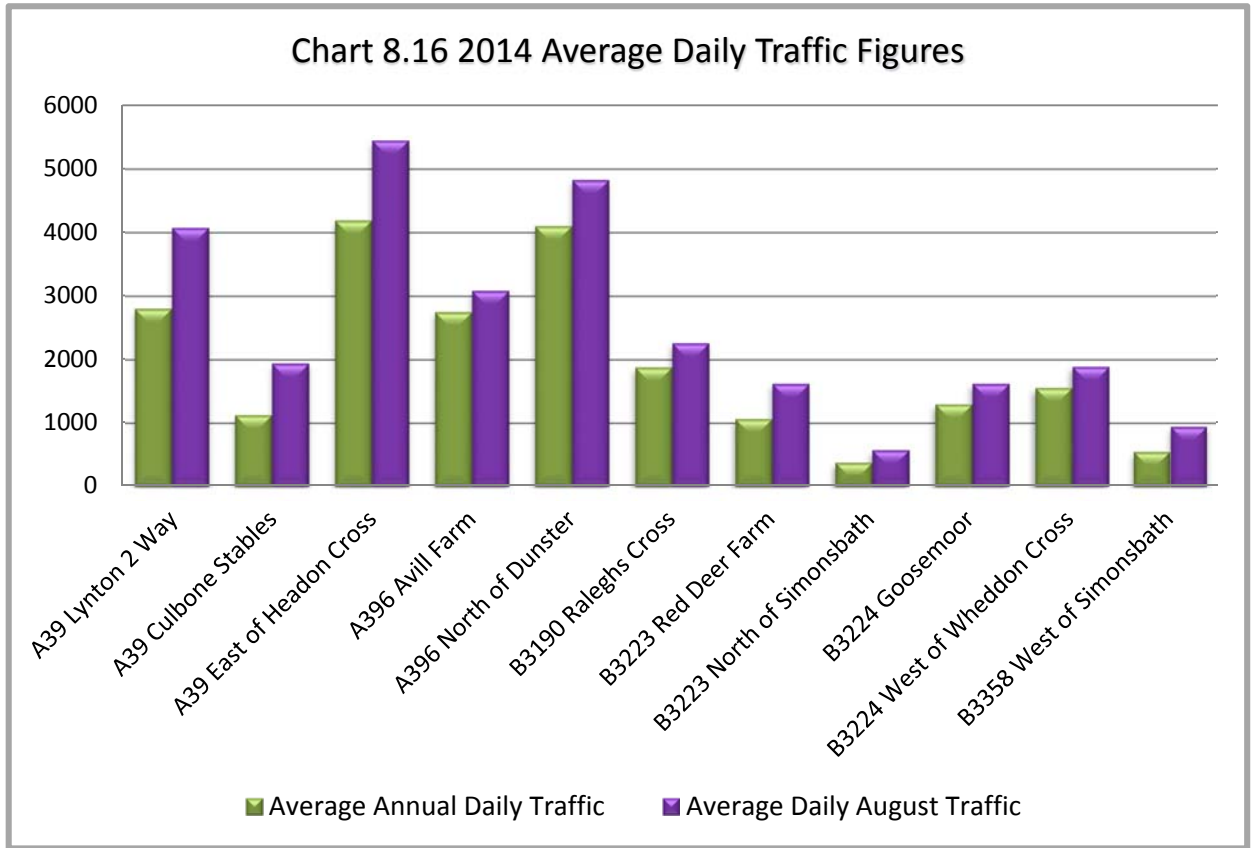
**TABLE 8.15: TRAFFIC & TRANSPORT**

	Policy	Result	Comment
Volume of traffic - volume of HGV traffic	TR1 - TR9	See table 8.15a below	
Car & cycle parking provision in new development	TR10	3 applications directly specified parking arrangements However applicants do have to specify existing and additional parking requirements if applicable to their proposal.	
Proportion of new businesses, houses, and facilities accessible by public transport.	TR11	<b>64%</b>	Within 400m of a bus stop with a daily service running Mon-Sat throughout the year and providing five return journeys per day.
No. of settlements with daily bus service.	TR11	<b>10</b>	Based on Exmoor National Park bus timetable (Explore Moor) and applies to a Mon-Sat service serving a settlement at least 5 times a day.
Length of public right of way (PROW) adversely affected by development.	TR12	<b>0</b>	

**TABLE 8.15a AVERAGE ANNUAL DAILY HGV TRAFFIC**

Road	Location	2009	2010	2011	2012	2013	2014
A39	Culbone Stables	20	20	20	20	20	20
A39	East of Headon Cross	40	40	40	50	70	80
A396	Avill Farm	40	40	40	40	50	60
A396	North of Dunster	40	40	40	40	40	40
B3190	Raleghs Cross	60	60	60	50	50	70
B3223	Red Deer Farm	20	20	30	40	50	50
B3223	North of Simonsbath	10	10	10	10	10	10
B3224	Goosemoor	30	30	50	50	70	70
B3224	West of Wheddon Cross	20	20	20	20	20	20
B3358	West of Simonsbath	20	20	20	20	20	20

- 8.114 Charts 8.16 and 8.17 (p.60) illustrate the average daily traffic flows on the main transport routes within the National Park. Annual average daily traffic counts within the National Park show a slight upward trend compared to 2013 (chart 8.17). With the roads with the highest average daily traffic in the National Park being the principal routes including the A396 and A39. August traffic flows continue to be substantially higher than average annual daily flows, particularly on the A39, resulting in some congestion experienced in settlements during these peak periods including in Dunster and Porlock, where these main highway routes are particularly narrow.
- 8.115 Heavy Goods Vehicles (>7.5 tonnes) traffic levels recorded at specific points across the West Somerset area of the National Park remain stable at the majority of locations. However, this monitoring year saw a continuation of an increase in the average daily HGV traffic at east of Headon Cross, Avill Farm and Raleghs Cross. HGV traffic is directed for local access via Machine Cross, Heathpoult Cross, Raleghs Cross and Sticklepath to avoid restrictions at Dunster and difficult turning at Wheddon Cross (Table 8.15a).
- 8.116 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 (45.6% 2011 Census) due to the limited public transport network (only 4.1% of journeys to work are made by bus or as a passenger). In terms of housing completed during 2014/15, 6 out of 13 completed dwellings (gross housing completions – see Appendix 1 for further information) were accessible by a regular daily public transport service (at least Monday to Saturday).
- 8.117 There are no hourly bus services that serve the National Park directly (the Minehead to Taunton service does serve Dunster but the bus stop is outside the National Park boundary). Bus services such as the 398/399, 309/310, 10 and 25 do serve a number of settlements on Exmoor on a regular daily basis (Monday to Saturday) throughout the year, allowing residents to access services and facilities at larger centres outside the National Park.
- 8.118 There are 10 settlements served by a regular daily bus service on Exmoor (with at least 5 or more return journeys), which leaves a number of smaller villages which may only receive a weekly bus service or no service at all.
- 8.119 The cuts to local government budgets have meant that some subsidised bus journeys are no longer funded and the service in some cases has stopped completely or the number of services has been reduced. Villages such as Withypool, Roadwater and Monksilver no longer have a have no regular timetabled bus service.
- 8.120 There are some forms of community transport and demand responsive transport which help to meet some transport needs, but do not necessarily always fulfill the community's need for transport where people do not, or no longer have, access to their own transport or regular public transport.





## MINERALS AND WASTE

- 8.121 The National Park Authority is the Minerals and Waste Planning Authority within the National Park and is responsible for determining applications for minerals and waste related development.
- 8.122 **Minerals:** The general policy of the National Park Authority is to resist proposals for mineral workings within the National Park, owing to the unacceptable adverse impact the workings and operation of such development would have on the National Park's special qualities and local amenity.
- 8.123 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.
- 8.124 **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.
- 8.125 Both District Councils for West Somerset and North Devon operate fortnightly kerb-side collections for recyclable materials.

**TABLE 8.18: MINERALS & WASTE**

Indicator	Policy	Result	Comment
No. and proportion of mineral applications permitted	M1 - M3	0	No applications received
No. of quarries for local building stone.	M4	0	1 extant permission - not active
No. of recycling facilities	WD1 - WD2	0 in the North Devon area of the National Park  0 in the West Somerset area of the National Park (there are two recycling centres close to the National Park Boundary; one in Battleton (nr Dulverton) and one in Minehead).	WSDC and NDDC both operate kerbside collections for recyclable materials.

## 9 EVALUATION OF PLANNING APPLICATIONS

### 2014/15 PLANNING STATISTICS

- 9.1 During the AMR period the Development Management Team received 259 planning applications and determined 243 applications.
- 9.2 Despite fewer applications being received, the fee income has increased, this is partly due to fees for five major applications being received during this monitoring period and as the one major application determined in the previous 2013/14 monitoring period was received in the 2012/13 monitoring year.

**TABLE 9.1 - PLANNING FEE INCOME**

	£	No. of applications received
2004/05	£52,130	349
2005/06	£61,588	311
2006/07	£57,262	350
2007/08	£55,478	385
2008/09	£58,747	250
2009/10	£73,078	282
2010/11	£75,903	317
2011/12	£71,898	329
2012/13	£74,625	306
2013/14	£61,785	352
2014/15	£68,492	259

- 9.3 The majority of planning applications received by the Authority are classified as:
- o **major** - e.g. 10 or more dwellings or non-residential development of 1000sqm or greater,
  - o **minor** - e.g. small numbers of dwellings or business development, or
  - o **other** - e.g. householder development, change of use, and listed building consent.
- 9.4 The highest proportion of applications determined during 2014/15 is for either minor or 'other' (see Table 9.2 below). The percentage of delegated decisions for applications i.e. determined by officers at 89% compared to 94% in the previous monitoring year.
- 9.5 Of those remaining applications decided by the Planning Committee, there were three instances where the decision made by the Committee was contrary to the Officers recommendation. These decisions were made for a variety of reasons and in circumstances where Members judged that, on balance, the evidence presented supported their final conclusion.
- 9.6 During 2013 and 2014, the Authority determined 662 planning applications, of which only 16 were not in accordance with the views of the relevant Parish/Town Council. Therefore, over the 2-year period, Parish/Town Councils did not disagree with 97% of the planning decisions made.

**TABLE 9.2: APPLICATIONS DETERMINED DURING 2014/15**

	Number	%
Major	5	2.32%
Minor	95	43.98%
Other	116	53.70%

9.7 The proportion of applications approved during 2014/15 continued to be high (95%), reflecting time spent by Officers in pre-application discussions with potential applicants, including weekly planning surgeries held at Lynton and Porlock. Five major applications were approved during the monitoring period. Determination of major, minor and other applications exceeded nationally set targets (see Table 9.3).

**TABLE 9.3 – DEVELOPMENT CONTROL NATIONAL TARGETS**

% Major Applications within 13 weeks <sup>56</sup> or agreed time limit (target 60%)	100%
% Minor applications within 8 weeks or agreed time limit (target 70%)	81.9%
% Other Applications within 8 weeks or agreed time limit (target 80%)	85%

9.8 The Planning Performance Guarantee and ‘special measures designation’ came into force on 1 October 2013<sup>57</sup> and was introduced by the government as a mechanism for monitoring the speed and quality of decisions, as an indicator of the planning service being delivered.

9.9 The Guarantee provides that if a decision is not made within 6 months of submission of the application, the planning fee is repayable unless an extension of time is agreed with the applicant, and that where any Authority fails to determine at least 40% of major applications within the statutory 13 week period, the Secretary of State may identify that authority as poorly performing and place it under special measures. This requires an improvement plan to be put in place and allows applicants to make major applications direct to the Planning Inspectorate.

9.10 Under the Guarantee, performance is assessed over a rolling 2-year period. Based on Government statistics during the monitoring year and having determined 100% of major applications within the statutory period, Exmoor National Park Authority was placed in the top eight of planning authorities in England. In relation to minor and other development decisions, the government’s figures reported that Exmoor National Park Authority determined 87% of applications within 8 weeks or within an extension of time agreed with the applicant.

<sup>56</sup> Statutory period for determining applications extends to 16 weeks if an application is subject to an Environmental Impact Assessment.

<sup>57</sup> The Town and Country Planning (Fees for Applications Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2013

## APPEALS

9.11 Eleven appeals were determined by the Planning Inspectorate during the 2014/15 monitoring year, 3 of which were appeals against enforcement notices (see Table 9.4 below for further details). In 6 instances the Inspector upheld the decisions of the Authority, and on 5 occasions the Inspector allowed the appeal.

**TABLE 9.4: APPEAL DECISIONS DURING 2014/15**

Application No. Appeal No.	Parish & Appeal Details	Proposal / Breach	Appeal Type	Inspector's Decision
Application No. 62/13/13/002 APP/F9498/X/13/2202991	<b>Challacombe:</b> Agricultural storage building	Against refusal of Certificate of Lawful Use or Development	Written Representation	Dismissed 25.02.14
Application No. 6/35/13/101 APP/F9498/A/13/2209495	<b>Treborough:</b> Proposed extension to existing barn and erection of five telegraph poles for electricity	Against refusal of permission	Written Representation	Dismissed 10/04/14
Application No. 6/26/13/112 APP/F9498/A/13/2209612	<b>Roadwater:</b> Proposed conversion of St Luke's Mission Church to 3 affordable homes	Against refusal of permission	Written Representation	Allowed 17/04/14
Enforcement Notice ENF/0047/11 APP/F9498/C/13/2199835	<b>Timberscombe:</b> Breach of planning control by construction of gallops, drainage and fencing; and change of use of land from agriculture to the training of horses	Against enforcement notice	Hearing	Allowed 21/03/14
Application No. 6/34/13/101 APP/F9498/A/13/2197067	<b>Timberscombe:</b> Retrospective application for gallop and extension to gallop and retention of horse walker	Against refusal of permission	Hearing	Allowed 21/03/14
Enforcement Notice ENF/0133/12 APP/F9498/C/13/2203793	<b>Roadwater:</b> Breach of planning control by creation of a vehicular access and parking area and removal of a section of boundary wall fronting a classified road	Against enforcement notice	Written representation	Dismissed and Enforcement Notice upheld 28/03/14

Application No. Appeal No.	Parish & Appeal Details	Proposal / Breach	Appeal Type	Inspector's Decision
Application No. 6/26/13/106 APP/F9498/A/13/2203776	<b>Roadwater:</b> Retrospective application for new access and parking	Against application	Written representation	Allowed 28/03/14
Application No. 6/29/12/119LB APP/F9498/E/13/2200820	<b>Selworthy:</b> Proposed replacement of 2 failed skylights with larger conservation roof lights	Against refusal of permission	Written representation	Dismissed 31/03/14
Listed Building Enforcement Notice ENF0055/11 APP/F9498/F/13/2202339	<b>Exford:</b> Breach of planning control by removal of 18 <sup>th</sup> Century timber chimneypiece and later marble inserts from Drawing Room and fixture to wall in Dining Room and fixture of modern stone chimneypiece and hearth to wall in Drawing Room	Against Listed Building Enforcement Notice	Written representation	Dismissed and Listed Building Enforcement Notice upheld 04/12/14
Application No. 6/9/14/116 APP/F9498/A/14/2224648	<b>Dulverton:</b> Proposed installation of 4 uPVC replacements to first floor flat in Dulverton Conservation Area	Against refusal of permission	Written representation	Dismissed 04/11/14
Application No. 6/35/14/101 APP/F9498/A/14/2228084	<b>Treborough:</b> Proposed erection of 5 telegraph poles for power supply	Against refusal of permission	Written representation	Allowed 28/01/15



## **CHANGES TO THE PLANNING SYSTEM**

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9.12 Temporary permitted development rights allowing a change of use from offices to residential were introduced for a period of three years from May 2013. In July 2014, the Department for Communities and Local Government announced plans to make these permitted development rights permanent, as part of a new General Permitted Development Order to be published in April 2015 (beyond the scope of this monitoring report). The temporary permitted development right is subject to prior approval to consider the impact of the proposed development in relation to highways and transport, flooding and contamination. DCLG's consultation stated that under the proposals, prior approval would also consider the potential impact of the "significant loss of the most strategically important office accommodation". The consultation also suggested that to ensure the ability of the policy to deliver much needed new housing was not undermined, this prior approval would be tightly defined. Since the introduction of the temporary permitted development rights, one office has been lost to residential use within the National Park.

9.13 **Alterations to the General Permitted Development Order:** Changes made to the General Permitted Development Order which are most relevant to the National Park Authority include:

- Shops will be able to change to banks, building societies, credit unions or friendly societies. This has potential to have significant impact in rural communities where the only remaining shop may change to the provision of financial services.
- Shops and premises offering financial and professional services to visiting members of the public will be able to change use to a dwelling house. While the new right does not apply in National Parks, there may be a potential impact on National Park communities with the loss of services in settlements close to National Park boundaries. The prior approval of the local planning authority will be required on various matters to ensure that the change of use and any associated works do not create unacceptable impacts.
- Agricultural buildings will be able to change to up to three dwelling houses. Again, this new permitted development right will not apply in National Parks following representations that it could result in the loss of historic buildings and could significantly alter their protected landscape characters.
- Agricultural buildings will be able to change to a registered nursery providing childcare or a state-funded school to increase school and childcare places and support rural communities.

9.14 Following government concern about slow decision taking by local planning authorities in relation to the designation of neighbourhood areas, the Neighbourhood Planning (General) (Amendment) Regulations require an application for designation to be determined by a prescribed date. The regulations also reduce the minimum period allowed for public representations from 6 to 4 weeks, where the application is from a parish council and the area to which the application relates is the whole of the parish council area.

9.15 In January 2015, the Department for Communities and Local Government launched a £1 million Planning Enforcement Fund to provide financial support of up to £10,000 per case to enable local planning authorities in England to secure a court injunction for serious breaches of planning control. DCLG intends to review the Fund in 2016 and to explore whether it can become self-funding.

## 10 APPENDIX 1: HOUSING COMPLETIONS 2014/15

10.1 Each year a survey of housing permissions is carried out. It updates information on the construction or completion of dwelling units with extant planning permission during the previous financial year within the National Park. Its purpose is to ascertain the unit status of extant permissions for full planning permission and reserved matters. Key findings from the survey are as follows:

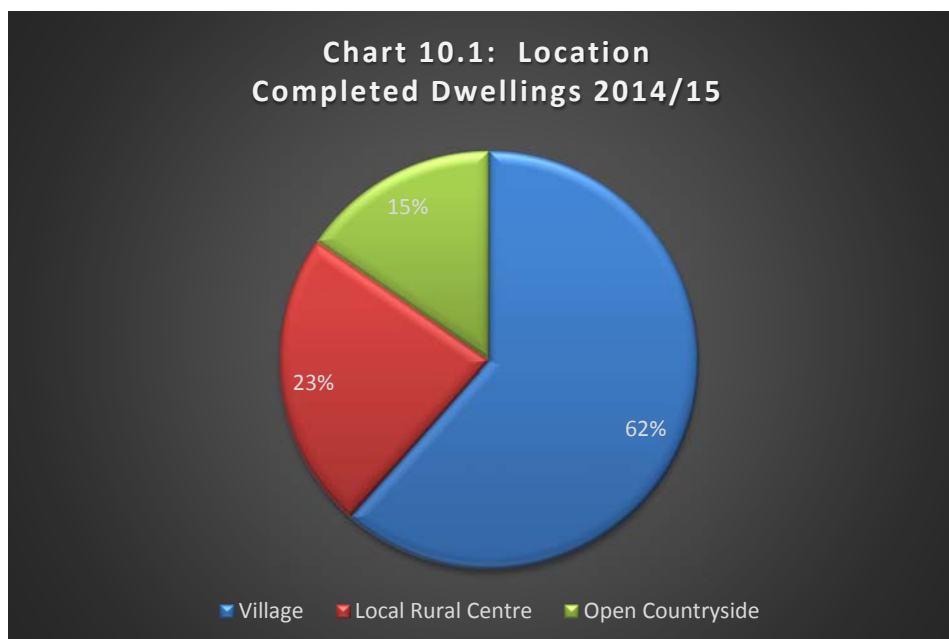
10.2 **Completions:** Table 10.3 provides the number of housing completions for each relevant parish within the National Park. The key results from the data are:

- 13 Completions (Gross)
- 10 Completions (Net)
- 85% were on previously developed land (PDL)
- In terms of dwelling density as the number of dwellings per hectare (dph):
  - 30.8% of the sites had a density of less than 30dph
  - 0% had a density of 30-50dph
  - 69.2% had a density of over 50dph

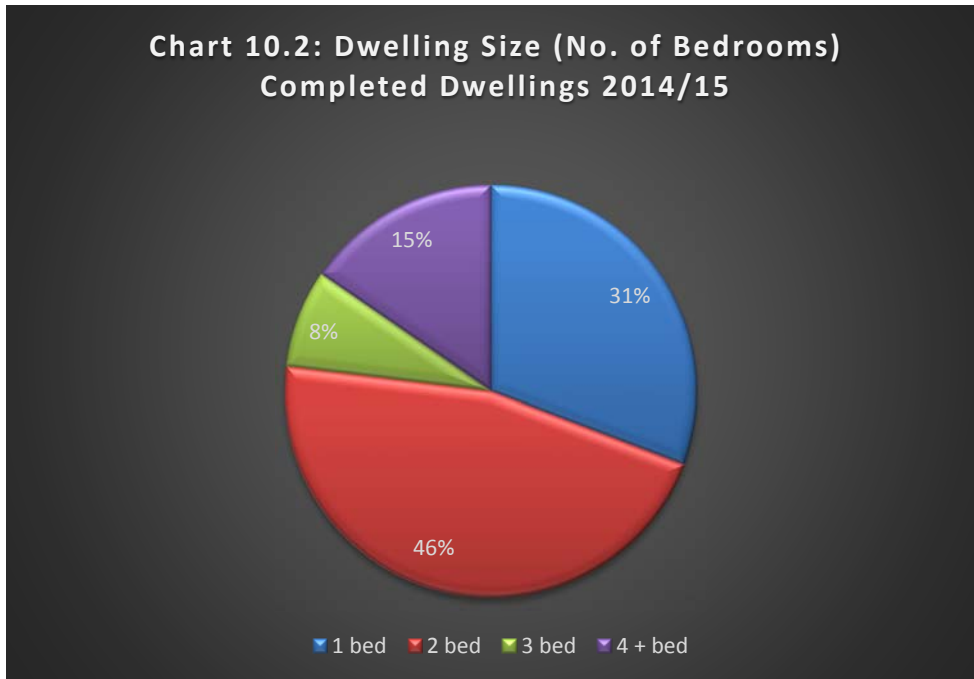
10.3 In terms of housing completions, the net figure is the overall increase in the number of dwelling units. The gross figure relates to the number of dwelling units recorded as 'completed' during the monitoring year. For example, this monitoring year saw the construction a new farmhouse following demolition of the previously existing farmhouse and the construction of a chalet dwelling after the previously existing dwelling was destroyed by fire. These two dwellings are therefore recorded as part of the gross number of dwellings completed but did not result in any net gain in the number of dwellings.

10.4 For some monitoring years, the gross and net dwelling figures may be the same – where no existing dwelling units are lost or altered through demolition, change of use, or subdivision.

10.5 Eight of the 13 dwellings completed during the monitoring year were located within the Local Rural Centres of Dulverton, Porlock and Lynton & Lymmouth; four homes were delivered in Dulverton (2 of which were affordable), 3 homes in Lynton (2 units being affordable dwellings) and 1 unit in Porlock (resulting from the change of use and separation of a cottage from an existing hotel) – see Chart 10.1.



10.6 The majority (11) of the 13 completed dwellings were between 1 and 3 bedrooms in size (four 1-bedroom, six 2-bedroom and one 3-bedroom). Two larger dwellings were completed; one resulting from the change of use of an existing guesthouse and one resulting from the demolition of an existing farmhouse and construction of a new one. Chart 10.2 illustrates the size of dwellings completed according to the number of bedrooms.



10.7 **Dwellings under construction:** At the end of the reporting period there were 42 dwellings under construction to give an eventual net gain (when complete) of 35 dwellings, including 13 affordable homes:

- In Lynton & Lynmouth - the demolition of existing commercial premises, redundant public toilet and flat to create 2 commercial units and 4 affordable dwellings; the conversion, subdivision and alteration of guesthouse accommodation to form 5 residential units (3 open market, 2 local needs affordable); and the change of use of part of hotel to 8 dwellings (4 open market, 4 local needs affordable);
- In Dunster - the change the use of an existing garage to one affordable dwelling;
- In Cutcombe - 2 self-build units are available.

10.8 **Dwellings not started:** Twenty dwellings with extant planning permission had not started at 31 March 2015. Three are proposed replacement dwellings and two will result from the proposed subdivision of existing dwellings, therefore a net gain of 15 dwellings will be achieved; 7 of which will be affordable homes for local people in housing need. Prior to the government's introduction of the threshold for S106 agreements, a further 2 affordable units would have been delivered; however in line with the national planning policy guidance at the time of the application, approval was granted for these to be open market dwellings subject to a principal residence condition.

10.9 **Expired:** Three planning permissions expired during 2014/15; one for the change of use of a commercial guest house to a single private residential dwelling; one for the conversion of a redundant chapel to a local needs affordable dwelling; and one for a replacement dwelling (a separate application for similar development at this site has been approved, although work has yet to start).

**Table 10.3 Dwelling Completions 2014/15**

Parish	Change of Use			Subdivision			New Build			CLEUD	LNAH	PDL	Bedrooms			
	P.S	R.P	Losses	P.S	R.P	Losses	P.S	R.P.	Losses				1	2	3	4+
Brendon	1											1				1
Brompton Regis							1		1			1			1	
Dulverton	4					1				1	2	5	2	3		
Lynton	1						2				2	1	1	2		
Oare							1		1			1				1
Porlock	1											1		1		
Wootton Courtenay										1		1	1			
<b>TOTAL</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>4</b>	<b>11</b>	<b>4</b>	<b>6</b>	<b>1</b>	<b>2</b>

**KEY:**

**P.S.** Private Sector housing  
**R.P.** Registered Provider/Housing Association

**LNAH** Local needs affordable housing  
**PDL** Previously developed land  
**CLEUD** Certificate of lawful use or development

**Table 10.4 Dwellings Under Construction 2014/15**

Parishes	Change of Use			Conversions			New Build			LNAH	PDL	Bedrooms			
	P.S.	R.P.	Losses	P.S.	R.P.	Losses	P.S.	R.P.	Losses			1	2	3	4
Brompton Regis	1						1		1		2	1	1		
Challacombe							1		1		1		1		
Combe Martin							1							1	
Cutcombe							2			2	2			2	
Dunster	1									1	1	1			
Exford							1		1		1			1	
Exmoor							1		1		1		1		
Exton							1							1	
Lynmouth	14						1	4	1	10	18	4	11	3	1
Martinhoe	1										1			1	
North Molton							1		1		1				1
Old Cleeve							4		1		1		1	2	1
Porlock							3								3
Winsford							3							1	2
Withypool & Hawkridge							1							1	
<b>TOTAL</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>21</b>	<b>4</b>	<b>7</b>	<b>13</b>	<b>29</b>	<b>6</b>	<b>15</b>	<b>13</b>	<b>8</b>

**KEY:**

**P.S.** Private Sector housing  
**R.P.** Registered Provider/Housing Association

**LNAH** Local needs affordable housing  
**PDL** Previously developed land  
**CLEUD** Certificate of lawful use or development



**Table 10.5 Dwellings Not Started 2014/15**

Parish	Change of Use/Conversion		Subdivision		New Build			LNAH	PDL	Bedrooms			
	P.S.	R.P.	P.S.	R.P.	P.S.	R.P.	Potential Loss			1	2	3	4
Cutcombe					1			1				1	
Dulverton	1								1				1
Exford					1		1		1			1	
Exton					2			2				2	
Lynnton & Lynmouth	2		2		1		1	1	4		2	1	2
Old Cleeve	5		2				1	3	7	1	4	2	
Porlock					1		1		1		1		
Trentishoe	1								1			1	
Winsford					1		1		1		1		
<b>TOTAL</b>	<b>9</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>5</b>	<b>7</b>	<b>16</b>	<b>1</b>	<b>8</b>	<b>8</b>	<b>3</b>

**KEY:**

**P.S.** Private Sector housing  
**R.P.** Registered Provider/Housing Association

**LNAH** Local needs affordable housing  
**PDL** Previously developed land  
**CLEUD** Certificate of lawful use or development

## 11 APPENDIX 2: STATUS OF EXMOOR'S RIVERS AND STREAMS

River	Overall Risks	Current ecological quality	2015 Predicted ecological quality	Hydro-morphological status	Typology Description	Overall Biological Quality	Fish	Macro-invertebrates
Barle	At Risk	Good	Good	Not designated	Mid, small, siliceous	Good	High	High
Danesbrook	Probably at Risk	Good	Good	Not designated	Mid, small, siliceous	Good	Good	High
Sherdon Water	Probably at Risk	Good	Good	Not designated	Mid, small, siliceous	Good	Good	-
Exe	At Risk	Good	Good	Not designated	Mid, small, siliceous	Good	Good	High
Badgworthy Water	Probably at Risk	Good	Good	Not designated	Mid, small, siliceous	High	-	High
East Lyn W. of Watersmeet	Probably Not at Risk	Good	Good	Not designated	Mid, small, siliceous	High	-	High
West Lyn	Probably at Risk	Good	Good	Not designated	Mid, small, siliceous	High	-	High
Aller	Probably Not at Risk	Good	Good	Not designated	Low, Small, Calcareous	High	-	High
Hawkcombe Stream	At Risk	Good	Good	Not designated	Mid, small, siliceous	High	-	High
East Lyn (Brendon)	Probably Not At Risk	Good	Good	Not designated	Mid, small, siliceous	Good	Good	-
Haddeo	At Risk	Moderate Potential	Moderate Potential	Heavily modified	Mid, small, siliceous	Good	Good	High
Avill	At Risk	Moderate Potential	Moderate Potential	Heavily modified	Low, small, siliceous	Poor	Poor	High
Quarme	At Risk	Moderate	Good	Not designated	Mid, small, siliceous	Moderate	Moderate	High
Heddon	Probably at Risk	Moderate	Moderate	Not designated	Mid, small, siliceous	Moderate	Moderate	-
Washford River	At Risk	Moderate Potential	Moderate Potential	Heavily modified	Mid, small, siliceous	Moderate	Moderate	-
East Lyn River (Robbers Bridge)	Probably at Risk	Poor	Good	Not designated	Mid, small, siliceous	Poor	Poor	-
Pulham	At Risk	Poor	Poor	Not designated	Mid, small, siliceous	Poor	Poor	Good
Horner Water	At Risk	Poor	Moderate	Not designated	Mid, small, siliceous	Poor	Poor	High

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## 12 APPENDIX 3: FLOOD ZONE INFORMATION

Flood Zone	Application	Detail	Area (ha)
Flood Zone 2	6/40/14/103	Householder	5.86
	6/40/14/108	Change of use of shop into adjoining residential dwelling (FRA)	
	6/40/14/102	Proposed replacement dwelling (site in zone 1)	
	6/40/14/112	Householder	
	6/15/14/105	Replacement pedestrian bridge*	
	62/41/14/014	New layout of Lee Bay car park and change of use of nature museum building (very small area affected – site/works within zone 1)	
	62/41/14/024	CLEUD – existing use of buildings as haybarn and stable	
	62/41/14/023	CLEUD – existing use of building a garage	
	62/41/14/044	Householder	
	62/11/14/002	Replacement of footpath (very small area in flood zone 2) (FRA)	
	6/25/14/105	Replacement agricultural building (FRA)	
	6/27/14/109	Householder	
	6/27/14/117	Householder	
	6/27/14/116	Renewal – erection of new reception building and disabled holiday chalet (FRA)	
	6/27/14/115	Retention of mobile home for site manager (FRA)	
	6/27/14/118	Householder	
	6/27/15/103	Householder	
	6/10/14/108LB	Listed building consent	
	6/10/14/119	Householder	
	6/10/14/113	Alteration of condition	
	6/34/14/104	Householder	
	6/34/14/106	Alteration of condition	
	6/26/14/112	Conversion and change of use of mill to 2 principal residence units and subdivision of existing dwelling. (FRA)	
	6/26/14/113LB		
	6/26/14/103	Erection of free standing solar panels (site in zone 1)	
	6/26/14/104	Erection of free standing solar panels (site in zone 1)	
	6/23/14/103LB	Listed building consent	
	6/23/15/101LB	Listed building consent	
	6/8/14/110	Erection of an agricultural building (FRA)	
	6/9/14/123	Householder	
	6/9/14/124LB		
	6/9/14/122	Replacement veterinary practice (FRA)	
	6/9/14/109	Replacement windows	
	6/9/14/113	Upgrading of insulation and installation of air source heat pump	
	6/9/14/114LB		
	6/9/14/117	Householder	
	6/9/14/108	Temporary change of use to veterinary centre	
	6/3/14/113	Change of use of office to employee accommodation (FRA)	
	6/3/14/126	Alteration of condition	
	6/42/14/105	Householder	
6/42/14/112	Replacement building (site/works within zone 1)		
6/42/14/101	Alteration of condition		
6/13/14/105	Replacement stone wall (FRA)		
62/13/14/001	Extension to house and replacement dwelling (FRA)		

Flood Zone 3a	6/9/14/122	Replacement veterinary practice (FRA)	0.29
	6/9/14/109	Replacement windows	
	6/9/14/113	Upgrading of insulation and installation of air source heat pump	
	6/9/14/114LB		
	6/9/14/117	Householder	
	6/9/14/108	Temporary change of use to veterinary centre	
	6/27/14/116	Renewal – erection of new reception building and disabled holiday chalet (FRA)	
	6/27/15/103	Householder	
Flood Zone 3b	6/3/14/126	Alteration of condition	4.88
	6/3/14/113	Change of use of office to employee accommodation (FRA)	
	6/42/14/105	Householder	
	6/42/14/112	Replacement building (site/works within zone 1)	
	6/42/14/101	Alteration of condition	
	6/26/14/103	Erection of free standing solar panels (site in zone 1)	
	6/26/14/104	Erection of free standing solar panels (site in zone 1)	
	6/26/14/112	Conversion and change of use of mill to 2 principal residence units and subdivision of existing dwelling. (FRA)	
	6/26/14/113LB		
	6/34/14/104	Householder	
	6/34/14/106	Alteration of condition	
	6/10/14/119	Householder	
	6/10/14/113	Alteration of condition	
	6/25/14/105	Replacement agricultural building (FRA)	
	62/41/14/024	CLEUD – existing use of buildings as haybarn and stable	
	62/41/14/023	CLEUD – existing use of building a garage	
	62/41/14/014	New layout of Lee Bay car park and change of use of nature museum building (very small area affected – site/works within zone 1)	
	62/41/14/044	Householder	
	62/11/14/002	Replacement of footpath (very small area in flood zone 3b) (FRA)	
	6/40/14/103	Householder	
	6/40/14/108	Change of use of shop into adjoining residential dwelling (FRA)	
	6/40/14/102	Proposed replacement dwelling (site in zone 1)	
	6/40/14/112	Householder	
6/27/14/116	Renewal – erection of new reception building and disabled holiday chalet (FRA)		
6/27/14/115	Retention of mobile home for site manager (FRA)		

\*The Environment Agency was consulted as part of the planning process. It advised that a Flood Risk Assessment should have been provided with the application; however it considers that the bridge does not conflict with policy contained within the National Planning Policy Framework and there are no grounds why the application should not be granted.

The green cells relate to applications for householder development, listed building consent (no development requiring planning permission), and alteration of conditions which are unlikely to have any impact on flood risk. Where a householder application relates to development such as an extension, this would need to have regard to the Environment Agency's standing advice. The majority of development within flood zones 2 and 3a/3b will require a flood risk assessment (FRA) unless the development site or works are only within Flood Zone 1 of the red lined development boundary.

During the monitoring period, a total of 12 applications were submitted with a FRA.

## 13 APPENDIX 4: UPDATES MADE TO THE STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

Monitoring of the SHLAA was undertaken to provide an update at the end of the financial year (31 March 2015) based on an analysis of planning permissions for dwellings and dwelling completion data. Details of the updates made to the SHLAA are set out below.

<b>A. Progress with delivery of development on sites with planning permission</b>			
Site Reference	Site Status	Action	Yield
SHA/DUL/19	Total yield of development completed on site	Site archived in the SHLAA	-4
SHA/LYN/23	Total yield of development completed on site	Site archived in the SHLAA	-1
SHA/LYN/24	Total yield of development completed on site	Site archived in the SHLAA	-2
SHA/POR/41	Total yield of development completed on site	Site archived in the SHLAA	-1
SHA/BRR/8	New deliverable site with planning permission	Site entered 2014-15	+1
SHA/DUL/31	New deliverable site with planning permission	Site entered 2014-15	+1
SHA/EXT/3	New deliverable site with planning permission	Site entered 2014-15	+1
SHA/LYN/40	New deliverable site with planning permission	Site entered 2014-15	+1
SHA/LYN/41	New deliverable site with planning permission	Site entered 2014-15	+1
SHA/LYN/42	New deliverable site with planning permission	Site entered 2014-15	+2
SHA/LYN/43	New deliverable site with planning permission	Site entered 2014-15	+1
SHA/MAR/2	New deliverable site with planning permission	Site entered 2014-15	+1
SHA/OLC/7	New deliverable site with planning permission	Site entered 2014-15	+4
SHA/TRN/1	New deliverable site with planning permission	Site entered 2014-15	+1
SHA/WIH/11	New deliverable site with planning permission	Site entered 2014-15	+1



**B. Planning applications that have been submitted or approved on sites and broad locations identified by the assessment**

Site Reference	Site Status	Action	Yield
SHA/CUT/2	Deliverable site (deemed available) for 3 dwellings, subsequent planning permission granted for 1 dwelling	SHLAA amended to reflect change with planning permission and reduced yield	1 (-2)

**C. Progress that has been made in removing constraints on development and whether a site is now considered to be deliverable or developable**

Site Reference	Site Status	Action	Yield
N/A	N/A	N/A	N/A

**D. Unforeseen constraints that have emerged which now mean a site is no longer deliverable or developable, and how these could be addressed**

Site Reference	Site Status	Action	Yield
SHA/BRR/6	Planning permission for one dwelling (under construction) superseded by an implemented application for an agricultural building.	Site archived in the SHLAA – no longer deliverable	-1 Deliverable
SHA/NOM/1	Planning permission has expired	Site status changed to 'suitable but not available'. A subsequent planning application may be submitted	-1 Deliverable + 1 Suitable but not available

**E. Whether the windfall allowance (where justified) is coming forward as expected, or may need to be adjusted**

As there are no site allocations in the Local Plan, sites that do come forward within the National Park could technically be counted as windfall sites. However, as a housing delivery trajectory is not being prepared, it was not considered necessary to consider potential windfall sites as part of future delivery.

A total of 4 dwellings were completed during the 14-15 monitoring period as a result of applications submitted during 14-15 (two certificates of lawful use, and two change of use to residential). These along with other completions highlighted in the SHLAA monitoring have been recorded in the Housing Land Availability figures (Appendix 1).

## **14 GLOSSARY**

<b>AMR:</b>	<b>Authority Monitoring Report</b>
<b>CWS:</b>	<b>County Wildlife Site – now more commonly referred to as Local Wildlife Sites</b>
<b>CLG/DCLG:</b>	<b>Department for Communities and Local Government</b>
<b>EA:</b>	<b>Environment Agency</b>
<b>LDD:</b>	<b>Local Development Document</b>
<b>LDS:</b>	<b>Local Development Scheme</b>
<b>NPPF:</b>	<b>National Planning Policy Framework</b>
<b>NPPG:</b>	<b>National Planning Policy Guidance</b>
<b>ONS:</b>	<b>Office for National Statistics</b>
<b>SA:</b>	<b>Sustainability Appraisal</b>
<b>SAC:</b>	<b>Special Area of Conservation</b>
<b>SCI:</b>	<b>Statement of Community Involvement</b>
<b>SEA:</b>	<b>Strategic Environmental Assessment</b>
<b>SFRA:</b>	<b>Strategic Flood Risk Assessment</b>
<b>SHLAA:</b>	<b>Strategic Housing Land Availability Assessment</b>
<b>SHMAA:</b>	<b>Strategic Housing Market Area Assessment</b>
<b>SPD:</b>	<b>Supplementary Planning Document</b>
<b>SSSI:</b>	<b>Site of Special Scientific Interest</b>