



# Exmoor National Park Annual Monitoring Report 2006 - 2007



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

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## 1. Executive Summary

- 1.1 The Annual Monitoring Report (AMR) assesses the Exmoor National Park Local Development Framework in the period April 2006 to March 2007 against four main criteria set out below. Following each criterion is a summary of the key findings. Further detail is included in the main body of the report.
- 1.2 **Progress on the Local Development Framework:** Progress has been made in developing components of the Local Development Framework, including:
- The adoption of the Statement of Community Involvement;
  - Last year's Annual Monitoring Report;
  - Work on producing the new Design Guide Supplementary Planning Document (SPD);
  - Early work on the Core Strategy.
- 1.3 However, the timetable set out in the Local Development Scheme (LDS) has slipped during the monitoring period as a result of various factors such as staffing problems, incomplete guidance from Government on the new system, and the allocation of additional time for Members' consideration of documents and evolving policies.
- 1.4 The LDS was revised at the end of the AMR period and submitted to the Secretary of State. The LDS was brought into effect at the end of April 2007, and will therefore be assessed in next year's AMR.
- 1.5 **Whether policies and related targets in local development documents have been met:** During the relevant period it is judged there was satisfactory progress in implementing the relevant policies (i.e. those of the Adopted Local Plan).
- 1.6 The Authority has been pro-actively implementing the policies, for instance working closely with the local Rural Housing Project to deliver local needs affordable and intermediate housing – 8 local needs affordable dwellings have been completed during the monitoring period, with several more in the pipeline.
- 1.7 **What impact the policies are having in respect of national and regional targets, and social, environmental and economic sustainability objectives:** During the relevant period it is considered that there was an acceptable impact on sustainability objectives, though some of the available data such that, it is difficult to monitor precise impacts; and in terms of housing and employment development, the data could be perceived as insignificant at regional and national scales.

- 1.8 **Whether the policies in the local development documents need adjusting or replacing:** The current Local Development Framework policies (i.e. the 'saved' policies from the Adopted Local Plan) do not need adjusting or replacing at this stage.
- 1.9 The Authority applied to the Secretary of State at the end of March 2007, to save all the policies within the adopted Local Plan until such time as they are replaced by the Core Strategy Development Plan Document (DPD) and Development Control Policies DPD. The Authority expects to have confirmation of the saved policies in early 2008.

### **Challenges & Opportunities**

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

- 1.10 The key aims for 2007/08 will be to progress the Core Strategy by working on a comprehensive evidence base to help inform policy direction, and further issues and options consultation, before progressing to preferred options.
- 1.11 The evidence base will include documents already produced by the Policy and Community team on an annual basis such as the Annual House Price Survey and the Housing Land Availability Report in addition to other reports, plans and studies.
- 1.12 Additional documents will include a Strategic Flood Risk Assessment, an Appropriate Assessment and several others regarding employment, housing, services and facilities. A list of the documents prepared for the evidence base will appear on the Exmoor National Park Authority website as each component is produced.
- 1.13 The Policy and Community Team has been understaffed for a significant period of time, which has impeded progress with the LDF. The challenge for the 2007/08 period is to ensure that the Policy & Community team is fully staffed to progress with the Local Development Framework, in addition to ongoing work to achieve targets in the business plan.

#### **National Park Management Plan:**

- 1.14 The adoption of the National Park Management Plan (NPMP) in April 2007 is of considerable relevance to the LDF. It is the main policy plan setting out visions, objectives and targets for the whole National Park up to 2012 from which other plans/programmes within the Authority are derived. The Sustainable Community Strategies for North Devon and West Somerset will also need to be taken into consideration. The Exmoor National Park LDF will have regard to all of these documents.

- 1.15 Those targets and objectives in the NPMP which have implications for land use or development within the National Park will need to be addressed within the LDF. For example, in responding to climate change there is a plan priority and a number of objectives to become a 'carbon-neutral National Park'. Among the issues to be addressed when preparing the Core Strategy, will be a strengthened emphasis on mitigating and managing the effects of climate change

**Commercial Wind Farm Proposals:**

- 1.16 Within this AMR period the National Park Authority has been consulted on a number of wind turbine applications to the south of the southern boundary of the National Park. The National Park Authority is concerned about the potential cumulative impact of these schemes if they are permitted by North Devon District Council and Mid Devon District Council.
- 1.17 A large 66MW scheme (22 turbines) at Fullabrook Down in North Devon (7km from the National Park boundary) has recently been granted consent by the Secretary of State for Business, Enterprise and Regulatory Reform. Whilst the Fullabrook turbines on their own are not considered to cause material harm to the National Park, they will be visible from sections of the western and south-western edge of the Park, and if the other proposed turbines were constructed, they would be seen in the same sweeping landscape.
- 1.18 It is considered that as the Fullabrook turbines have now been permitted, and other proposals are either submitted or close to being submitted, the potential cumulative impact to the National Park is of greater significance. The National Park Authority has been consulted on two proposals at Batsworthy Cross (9 turbines) and Cross Moor (2 turbines), and resolved to object to these proposals on the basis of the adverse impact on both the views out of and the setting of the National Park. Applications at two further locations to the south of the National Park, Three Moors (9 turbines) and Bickham Moor (4 turbines), are expected shortly.

## 2. Introduction

- 2.1 This is Exmoor National Park Authority's third Annual Monitoring Report (AMR) as required the Planning and Compulsory Purchase Act 2004. The Report examines the implementation of the Exmoor National Park Local Development Framework (including minerals and waste policies) for the period April 2006 to March 2007. The Report itself is a part of the Local Development Framework – see Diagram 2.1 below (glossary of terms can be found in chapter 10).

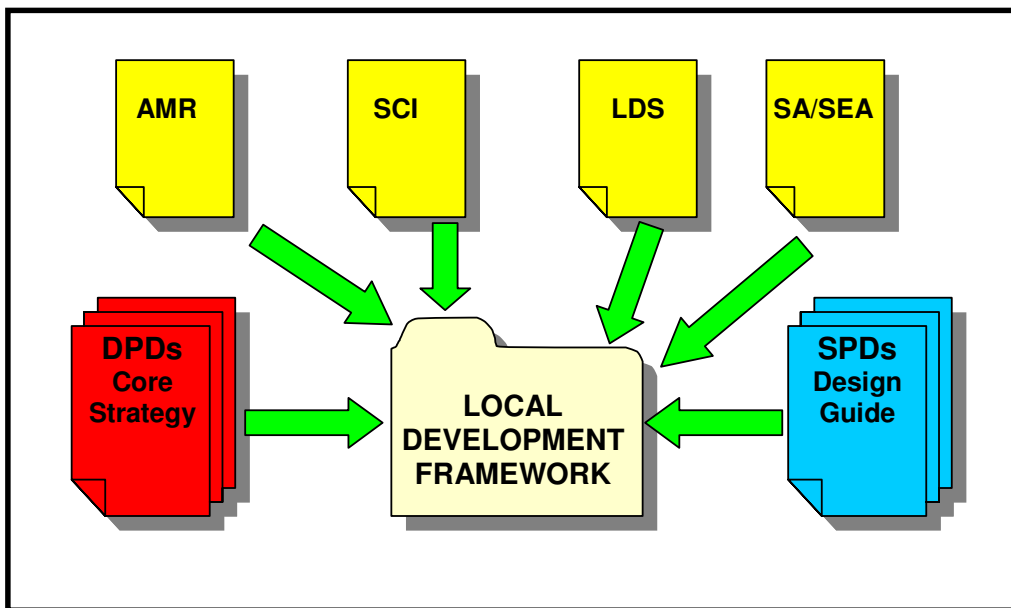


Diagram 2.1

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



### National Park Purposes

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

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

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

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

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

- 2.8 PPS12 Creating Local Development Frameworks states "*Local planning authorities should therefore take account of the principles and characteristics of other relevant strategies and programmes when preparing local development documents and in particular the core strategy. These should include the community strategy and strategies for education, health, social inclusion, waste, biodiversity, recycling and environmental protection*".
- 2.9 The Community Strategies are produced by the Local Strategic Partnerships (LSPs) at 'district level' and by Strategic Partnerships at 'county level'. As the National Park is within North Devon and West Somerset districts, and the counties of Devon and Somerset, the Authority has to take account of the following strategies:
- Somerset Vision and Community Strategy
  - Devon Strategic Plan: Our Devon – a focus on the future
  - North Devon First
  - West Somerset Sustainable Community Strategy 2007-10



- 2.10 The Exmoor National Park Authority is a member of both LSPs, and therefore the National Park is represented in both Sustainable Community Strategies. The Policy and Community Team will liaise with the LSPs to integrate the aims and objectives of the Sustainable Community Strategies in the LDF where they are compatible with National Park purposes and relate to development and land use within the National Park.
- 2.11 A key component of the evidence base for the Exmoor National Park Core Strategy will be a spatial report of the Sustainable Community Strategies. This analysis will provide a basis for the integration of specified aims and objectives of the community strategies, with emerging policies for the Core Strategy.

### **National Park Management Plan**

- 2.12 The National Park Management Plan 2007-12<sup>1</sup> was adopted in April 2007. The National Park Authority has a duty to prepare a National Park Management Plan (NPMP) under Section 66(1) of the Environment Act 1995, and review the plan every five years.
- 2.13 The NPMP sits alongside the community strategies (listed above 2.9) and increasingly, many of the actions in the NPMP will be achieved through integration with the county level Local Area Agreements.
- 2.14 The NPMP is the key mechanism to focus and co-ordinate efforts to achieve National Park purposes – it is a plan for Exmoor, not just for the National Park Authority. Therefore the NPMP is the main policy plan for the National Park, and ‘significant weight’ will be attached to this plan, in terms of producing the Core Strategy for the National Park as it will have important implications for the development and use of land.
- 2.15 A similar analysis regarding the spatial aspects of the NPMP will be required in order to ensure that the long term vision and strategic objectives of the plan are incorporated within the Core Strategy in order to respond to the four main challenges highlighted.
- **Enhancing Exmoor’s special qualities**
  - **Achieving accessibility and enjoyment for all**
  - **Responding to climate change**
  - **Achieving a sustainable economy and thriving community**

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<sup>1</sup> National Park Management Plan 2007-2012  
[http://www.exmoor-nationalpark.gov.uk/index/npmp\\_2007-2012\\_final.htm](http://www.exmoor-nationalpark.gov.uk/index/npmp_2007-2012_final.htm)

### 3. Spatial Portrait

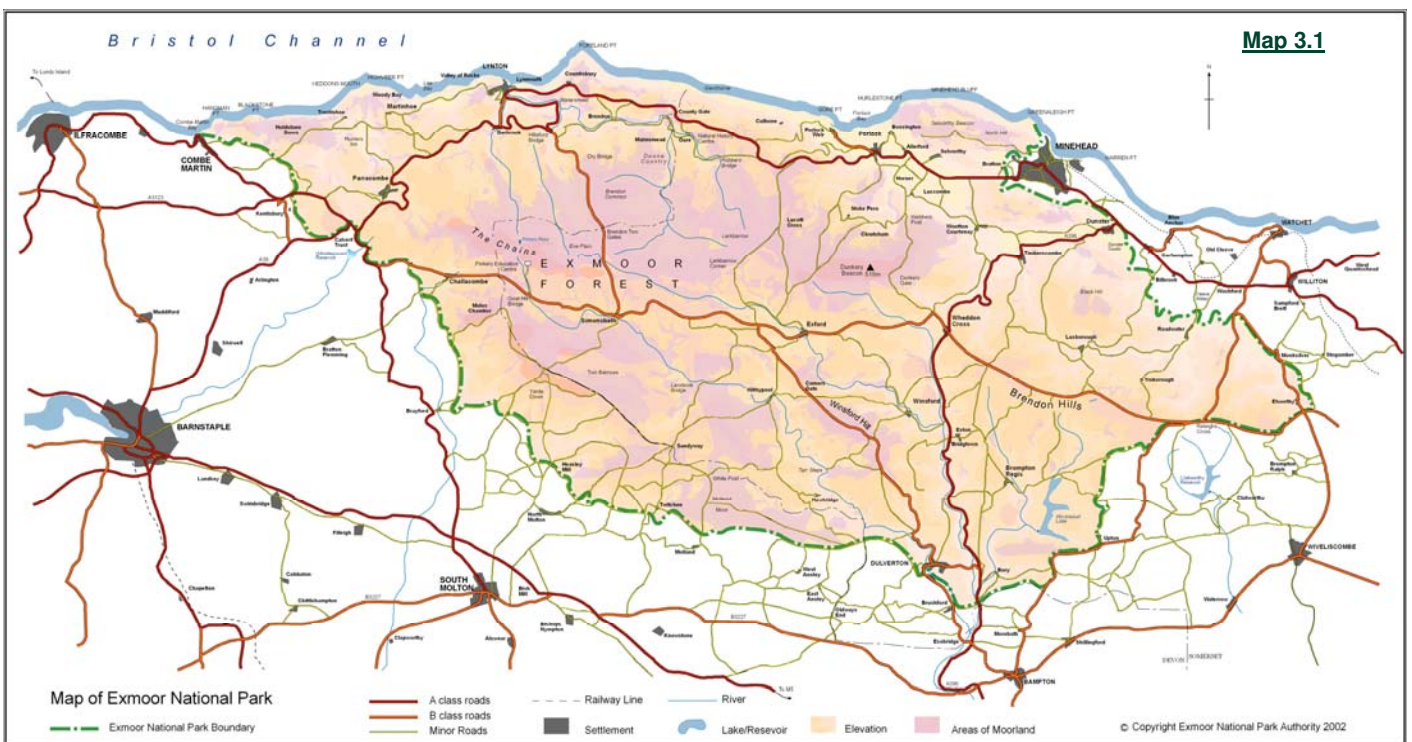
#### Exmoor National Park

- 3.1 National Park Authorities produce a State of the Park Report, which contains an information or evidence base in order to develop and monitor the objectives and targets within the National Park Management Plan. The State of the Park Report will be a key document within the evidence base for the LDF.
- 3.2 Within the State of the Park Report is a 'profile' of the National Park which gives a broad overview of key facts. The Exmoor National Park Profile has been expanded to include those contextual indicators which take into account the social, environmental and economic circumstances that exist within the National Park (see Table 3.1).
- 3.3 The set of contextual indicators used, conforms with the broad areas specified in Local Development Framework Monitoring – A Good Practice Guide, and have been developed by the South West Regional Assembly, to ensure that a consistent approach is used by local planning authorities across the South West region.
- 3.4 A significant amount of data is obtained from the 2001 census information for Exmoor National Park. The 2001 Census Monitor<sup>2</sup> is a report produced by the National Park, which puts the results into context with regional and national figures, as well as comparing data to other English National Parks (compiled as an average).
- 3.5 A problem encountered by most National Parks, is obtaining relevant data based on the National Park area, which is not available through the census information. Data such as GCSE results or average earnings for example, are listed for the district councils only. Data which is only available for North Devon and West Somerset districts is not directly comparable to the population within the National Park, as the greatest concentrations of populations within these two districts live outside of the National Park boundary.
- 3.6 **AREA:** Exmoor straddles the Somerset and Devon County boundary and was designated a National Park in 1954. Approximately two thirds of the area of the National Park (and three quarters of the population) is in the West Somerset District and one third of the area (one quarter of the population) in the North Devon District. The National Park also shares a boundary with Mid-Devon District to the south. Its northern boundary is formed by the Bristol Channel (see Map 3.1).
- 3.7 Exmoor comprises a raised predominantly sandstone plateau, incised by narrow, generally wooded steep sided valleys. The plateau, which reaches a height of 560m (at Dunkery Beacon), is dominated by open moor and heath, with enclosed and improved farmland around its fringes.

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<sup>2</sup> Exmoor National Park 2001 Census Monitor  
<http://www.exmoor-nationalpark.gov.uk/enp2001censusinfo.pdf>

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- 3.1 **POPULATION:** In 2001 the population of Exmoor was 10,873, a 2% increase on the 1991 population of 10,645, a relatively slow population growth when compared with a 4% increase nationally and a 7% increase in the South West during the same period.
- 3.2 Relatively remote from urban areas and influence, Exmoor is predominantly rural and agricultural in character, and sparsely populated. The three main settlements – Porlock, Dulverton, and Lynton/Lynmouth – each have a population of around 1,500. The remaining population resides in numerous small villages and hamlets, most in the river valleys, or in isolated dwellings and farmsteads.
- 3.3 Exmoor's age profile within the 2001 Census Monitor shows an ageing population with a lower proportion of infants and people aged 20 to 44 and a higher proportion of people aged 45 to 84 than the national average. Adopted Local Plan housing policies aim to enable people who wish to remain living within their communities to do so, by ensuring that all new build housing meets a local need. In time this should ensure a more balanced demographic as young people will not be forced to move away from the area, due to a lack of affordable housing.
- 3.4 **HOUSING:** The majority of housing within Exmoor is detached, which is comparable to other National Parks, but considerably higher than national and regional figures. Most is owner-occupied, with 46% of houses owned outright with no mortgage – this is a high percentage, and may reflect in-migration of those selling homes elsewhere to buy housing outright on Exmoor, particularly retirees and those escaping the 'rat-race' for the high quality environment of the National Park.
- 3.5 Exmoor has one of the highest differentials between local wages and house prices in the country. A residential occupancy survey in 2000 of recently completed dwellings found that 89% were occupied by people who had previously lived outside the National Park boundary, and 54% were people who had lived outside of the south west region.
- 3.6 The highest proportion of household type is family households, but a significant sector is single pensioner households which make up 20%. These results are significant when planning for future housing need; the Rural Housing Project works to ensure new affordable housing meets the needs of local communities.
- 3.7 **CRIME:** The crime rate for Exmoor is low due to the low population density within the National Park, and significantly so, when compared to the total number of offences recorded for North Devon and West Somerset.
- 3.8 Exmoor can be seen to have a different pattern of crime due to its rural nature; examples are wildlife crime, and non-domestic burglary. The police work actively with local communities to reduce crime across the area, and also to engage with young people.
- 3.9 **HEALTH & WELL-BEING:** The Index of Multiple Deprivation (IMD) for 2004 ranks all 32,482 Super Output Areas in England in order of deprivation from 1 (most deprived) to 32482 (least deprived) based on

a range of factors. Super Output Areas are based on units of population, and therefore are large in very rural areas, and small in city centres. All SOAs within the National Park boundary (or where most of the SOA is within the boundary) are below the mid-range IMD of 16,241. The SOA which includes Lynton & Lynmouth is the highest for the National Park, and the SOA which includes Parracombe is the lowest at 11,626. Access to services could be a significant factor which makes SOAs within Exmoor fall below the mid-range.

- 3.10 Life expectancy is only available for the districts; a result cannot be accurately defined for the National Park.
- 3.11 **ECONOMY:** Most contextual indicators within the Economy section cannot be attributed to the National Park area, due to the results being skewed by populations of the districts living outside the National Park boundary. Data has been obtained for average household incomes at a postcode level across the National Park area – the average household income is £28,000. However the average lower quartile household income is only around £16,000.
- 3.12 Agriculture and forestry are essential for the maintenance of the characteristic landscape (although also pose some threats to it), but it is tourism and related services that are now the main source of employment. A diverse range of other services, and a modest amount of manufacturing, provide the remaining employment in the locality.
- 3.13 A significant component of both the economy and the social fabric of Exmoor are associated with the incoming resident population, including retired, semi-retired, commuters, and second-home residents. The attractiveness of the area to relatively wealthy incomers can help to maintain the local economy and services, but results in many locals being priced out of the local housing market<sup>3</sup>.
- 3.14 **TRANSPORT & COMMUTING PATTERNS:** Due to the rural nature of the National Park and its dispersed settlements, it is not surprising that just over half of economically active people commute to work by car or van (or share a lift). Key employment centres are situated outside of the National Park boundary at towns such as Minehead, Barnstaple, Taunton, Tiverton, South Molton and Ilfracombe.
- 3.15 The average commuting distance from census results is around 13km, but this reflects a fixed distance in a straight line, therefore in reality commuting distances are likely to be much further. There are a number of people who commute to work by train and also use the underground. This reflects a growing trend of families moving to the National Park with main earners commuting to London during the week.
- 3.16 The 2001 census results also indicates that a large sector of the working population work at or from home (31%) – this is a considerable proportion of the working age population when compared to the national average (9%), but reflects the rurality of the National Park, and

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<sup>3</sup> Exmoor National Park Annual House Price Surveys –  
[www.exmoor-nationalpark.gov.uk/reports\\_monitoring](http://www.exmoor-nationalpark.gov.uk/reports_monitoring)



the increasing importance of information technology and fast internet connections enable people to work at home.

- 3.17 **EDUCATION:** The information available from the sources listed in Table 3.1, only provide data to district level, and therefore the National Park cannot be disaggregated from the data. Both districts however, have improved upon the overall percentage for GCSE results (5 GCSEs at grades A-C) since last year.
- 3.18 **ENVIRONMENT:** Noted for its tranquility and dark skies, Exmoor supports a rich, although changing diversity of flora and fauna. Wild red deer and herds of Exmoor ponies are amongst the most visible and recognisable signs of this, but there are also most British species of bat represented on Exmoor, rare species of butterfly, and a unique species of tree<sup>4</sup> (see also para 5.22 and 6.3).
- 3.19 There is relatively little data available with regards to air quality on Exmoor. Air Quality Management Areas (AQMA) are set up by local authorities where there air quality problems; it is therefore significant that there are none within North Devon or West Somerset, but to the south of the National Park, there is an AQMA for Mid Devon.
- 3.20 Further information from the National Park Management Plan states that *“an assessment by Environment Agency and English Nature in 2006 indicated that overall nitrogen deposition exceeds the maximum critical loads for blanket bog and old sessile oakwoods on Exmoor indicating that these features may be at high risk from air pollution sources. Acid rain and nitrogen deposition are also thought to be affecting lichens around the Bristol Channel. In addition, national surveys show that ground level ozone levels on Exmoor can reach very high levels during certain atmospheric conditions and can exceed European guidelines”*<sup>5</sup>.
- 3.21 River quality within the National Park appears to be very high, with 100% of all rivers meeting the Environment Agency’s Class 1 River Quality. There have been a few substantiated pollution events within the monitoring year, but these were regarded as level 3 – 4 events which are low level incidents with minimal environmental impacts.

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<sup>4</sup> Exmoor Biodiversity Action Plan:

[http://www.exmoor-nationalpark.gov.uk/biodiversity\\_action\\_plan](http://www.exmoor-nationalpark.gov.uk/biodiversity_action_plan)

<sup>5</sup> National Park Management Plan 2007-2012 (para 5.7)

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Exmoor National Park Profile 2006			
State of the Park Indicators & Contextual Indicators (set by the Region)			
<b>AREA</b>	Total Park area	692.8 sq km	OS\Designation maps
	Somerset	491.9 sq km	
	Devon	200.9 sq km	
	Parishes	43 wholly or partly within the park	
<b>POPULATION</b>	Population	10873	ONS - derived from 2001 Census
	Age 0-15	1629	
	Age 16-74	8009	
	Age 74+	1238	
	Population size estimates	Unknown for National Parks	
	Population Density	0.16 per hectare	
<b>HOUSING</b>	<b>Dwelling Type:</b>		ONS - derived from 2001 Census
	Detached	49.09%	
	Semi-detached	25.89%	
	Terraced	16.28%	
	Flat/Maisonette	8.35%	
	Mobile home/caravan	0.39%	
	Households	4896	
	Household spaces	5675	
	Spaces not used as main residence	563	
	<b>Household Tenure</b>		
	Owner occupied	68.26%	
	Private rented\housing association	30.60%	
	Local authority	1.14%	
	Vacant housing stock	3.80%	
	Average household size	2.2 residents per occupied household	
	Quality of housing stock	Unknown – data held by districts	
	Total no. of dwellings	5495 (estimate)	
	<b>Household Composition</b>		
	Households with one person	Pensioner: 19.2%	
		Other: 12.38%	
	Households without the sole use of one family (student hostels, residential homes etc)	With dependent children: 1.61%	
		All students: 0%	
		All pensioners: 0.86%	
	Family households	Other: 3.41%	
		Pensioners: 14.77%	
	Family Households: Married couple households	No children: 17.26%	
		With dependent children: 12.77%	
		All children not dependent: 4.66%	
	Family Households: Cohabiting couple households	No children: 4.41%	
		With dependent children: 2.96%	
		All children not dependent: 0.22%	
	Lone parent households	With dependent children: 3.29%	
		All children not dependent: 2.21%	



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<b>Exmoor National Park Profile 2006</b>			
<b>State of the Park Indicators &amp; Contextual Indicators (set by the Region)</b>			
<b>CRIME</b>	Crime Rate - Exmoor	Lynton & Lynmouth and Parracombe beat (North Devon area of the National Park): <b>138 offences</b> (2006 only) Beats mostly or wholly within the West Somerset area of the National Park: <b>384 offences</b> (2006/07)	Estimated from police beat records for 2006/07
	Crime Rate - North Devon	Total no. of offences: 7650	Source: Home Office
	Crime Rate - West Somerset	Total no. of offences: 2237	
	% of residents who feel fairly safe/very safe a) after dark	73.60%	2004 - Audit Commission for Avon & Somerset Police
	b) during the day	98%	
<b>HEALTH &amp; WELL-BEING</b>	Lowest IMD rank	North Devon 002b (Parracombe Area) IMD rank 11626	Index of Multiple Deprivation (2004)
	Highest IMD rank	North Devon 002d (Lynton & Lynmouth Area) 15703	
	Life Expectancy	N. Devon: Male 77.4 - Female 81.9 W.Somerset: Male 79.1 - Female 82.6	Source: National Statistics
	Long term limiting illness	19.72% of the population	ONS - derived from 2001 Census
<b>ECONOMY</b>	Gross Value Added £ per head (productivity)	£16,685 for the South West	Data not available for Exmoor or the districts
	Total unemployment	2.85% of 16-74 year olds which are economically active	ONS - derived from 2001 Census
	Average earnings: North Devon	£340.70 - full time workers gross weekly pay	Source: NOMIS - no separate data available for the National Park.
	Average earnings: W. Somerset	£427.70 - full time workers gross weekly pay	
<b>TRANSPORT &amp; COMMUTING PATTERNS</b>	Commuting mode: 16-74 year olds which are economically active.	50.05% driving or sharing a lift	ONS - derived from 2001 Census - for the most significant commuting modes
		31.35% work at or from home	
		13.85% walking	
	Commuting distance	13.37 kms on average	2001 Census - ONS
	Average Daily Traffic Flows (2005 data only)	3190	A39 Blackmoor Gate (2006)
		1750	B3190 Raleghs Cross
		1350	B3223 Red Deer Farm
		1900	B3324 West of Wheddon
		1500	A39 Culbone Stables
		2750	A396 Avill Farm
		4400	A396 North of Dunster
600		B3323 North of Simonsbath	
750	B3358 West of Simonsbath		
% of households within walking distance of an hourly bus service	Unknown at this time	No hourly bus services in the National Park.	

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Exmoor National Park Profile 2006			
State of the Park Indicators & Contextual Indicators (set by the Region)			
<b>EDUCATION</b>	% 16 year olds achieving 5+ GCSE at A-C or equivalent	West Somerset: <b>62.5%</b> North Devon: <b>56.7%</b>	Source: Dept. for Children Schools and Families.
	Working age people with NVQ level 3+ as % of total working age population	West Somerset: <b>30.3%</b> North Devon : <b>44.1%</b>	
<b>ENVIRONMENT</b>	SACs	122.5 sq km	Source: Natural England and the Section 3 Conservation Map.
	SSSIs	193.07 sq km	
	National Nature Reserves	5.38 sq km	
	Section 3 coast/foreshore	7.85 sq km	
	Section 3 moorland	169.11 sq km	
	Section 3 woodland	49.84 sq km	
	% area protected by a designation	100% (National Park)	
Air Quality	No Air Quality Management Areas (AQMAs) exist for the National Park area.	In the UK 214 Local Authorities have declared	
River Quality	100% of river length achieving Class 1 river quality. 3 substantiated pollution incidents (low level only)	Source: Environment Agency	
<b>HERITAGE</b>	Scheduled Monuments	208	English Heritage and ENPA files
	Conservation Areas	16	
	Grade 1 Listed Buildings	22	
	Grade II* Listed Buildings	61	
	Grade II Listed Buildings	943	
<b>LEISURE</b>	Public Footpaths	438 km	Definitive Map / GIS
	Public Bridleways	464 km	
	Other PRow	64 km	
	Visitor days\year	2 million (2005 data)	Global Tourism Solutions UK using STEAM methodology

## 4. Local Development Scheme Implementation

- 4.1 The Local Development Scheme (LDS) sets out a three year programme for the preparation of Local Development Documents (LDDs) within the Exmoor National Park Local Development Framework (LDF). For each separate document a timetable is drawn up to illustrate the various milestones incorporated in the production of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) - from the early preparatory stages through to the final adoption of the document.
- 4.2 The Authority's first LDS was submitted to Government in March 2005 but never formally came into effect. The LDS was revised in the light of: experience with the new planning system, the advice of Government Office for the South West, and emerging local circumstances. The revision came into effect in November 2005.

Chart 4.1

Exmoor National Park - LDS GANTT CHART - Revised 1st November 2005																
YEAR	2005				2006				2007				2008			
QUARTER	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<b>DOCUMENT</b>																
Saved Local Plan																
SCI				S	E	A										
Core Strategy							S			E	A					
DCP DPD											S		E			
Design Guide SPD								A								
Renewable Energy SPD									A							
AMR																

KEY			
	DPD Pre-production		Saved Policies
	DPD Production		SCI Pre-production
	DPD Examination		SCI Production
S	Submission of DPD		SCI Examination
E	Examination of DPD		SPD Preparation
A	Adoption of DPD		AMR Preparation

- 4.3 As reported in last year's AMR (2005/06), the timetable set out in this Local Development Scheme was known to be unachievable, given local resources and events, and the lessons emerging at a national level about procedures and the content of local development documents with guidance continuing to evolve.
- 4.4 The LDS was not revised, due to the uncertainties of the new system and staff shortages within the Policy & Community team. The Head of Planning & Community and the Policy & Community Manager met with representatives of GOSW in November 2006 and it was decided to suspend revision of the LDS until a clearer line of direction could be taken, and resource issues were resolved.
- 4.5 This section will address the implementation of the LDS through reviewing each LDD programmed against the timetable and milestones set out in the LDS and whether these have been achieved.
- 4.6 **Statement of Community Involvement (SCI)**: The SCI is a key document in the LDF, which sets out how the Authority intends to consult stakeholders and the local community on local development documents and planning applications for Exmoor National Park.
- 4.7 The SCI went through all its stages on time during the period under review. It was found sound by the independent Inspector and adopted on 1<sup>st</sup> August 2006. The few changes sought by the Inspector were very minor details, and all but one, were anticipated by officers. The Inspector's Recommendations reflected the suggestions (including wording) made by officers in response to the final round of consultation
- 4.8 **Core Strategy DPD**: The Core Strategy will set out the long-term spatial vision for Exmoor National Park, and the spatial objectives and policies (including minerals and waste policies) to achieve that vision.
- 4.9 The early stages of the Core Strategy production were underway during the beginning of the AMR period. However, it was found that the original timetable did not allow sufficient time for the level of Members' detailed scrutiny of the issues and options desired, resulting in a two month delay from the current LDS timetable for this stage.
- 4.10 The Issues and Options consultation which was programmed for March/April 2006 to be consistent with the National Park Management Plan consultation, took place during July/August 2006. Due to this slippage in the timetable, it was clear that the milestones for 'preferred options' and 'submission' of the Core Strategy would be unachievable.
- 4.11 Changes in the process of the National Park Management Plan Review, with which the development of the Core Strategy was to be integrated, emerging national uncertainty about Core Strategy requirements, and staffing difficulties led to the LDS timetable for the preferred options and submission draft being temporarily suspended.
- 4.12 **Lessons Learnt**: The new planning system has been a steep learning curve for the majority of Local Planning Authorities. In the light of further guidance and best practice, which has emerged since the first Core Strategies of Lichfield and Stafford planning authorities were

- found 'unsound', it has been realised that the LDS did not allocate enough time for preparation of individual documents.
- 4.13 It is essential that officers and Members work together. It is therefore important that sufficient time is programmed on a regular basis for the LDF Advisory Group<sup>6</sup> to meet with officers to discuss key issues and how these can be addressed in the Core Strategy.
- 4.14 A significant outcome from the Issues and Options consultation was the relatively low number of responses (17) received from the consultees. Factors which may have contributed to this were:
- Method of consultation – the Issues and Options document and accompanying Sustainability Appraisal Scoping Report were posted or e-mailed to statutory consultation bodies and those general consultation bodies considered appropriate, as stated under Regulation 25 of the Town & Country Planning (Local Development)(England) Regulations 2004.
  - Timing of consultation – the consultation period during July/August 2006 coincided with the 'summer break', and therefore some organisations could not submit a response during the stated period and made arrangements to respond at a later date.
- 4.15 The consultation process was an informal procedure which followed the guidance set out in the Statement of Community Involvement (SCI), and Regulation 25<sup>7</sup>. The postal/e-mail method of consultation was at this stage considered appropriate for the Core Strategy because of the important linkages with the NPMP. The review of the NPMP was set to also inform the Core Strategy, due to a large degree of commonality between the two documents. Therefore NPMP consultation events and feedback would in turn inform both documents.
- 4.16 In the future it will be important to try to time consultations to avoid substantial public holidays, i.e. Easter, the summer holiday period or Christmas. In addition it is important that stakeholders, particularly local communities, do not feel that they are becoming overburdened by consultation on the Local Development Framework, but are engaged as effectively as possible.
- 4.17 **Development Control Policies DPD (DCP DPD)**: This document will contain a set of development control policies to provide the criteria to guide decisions on planning applications and appeals. This was not progressed during 2006/07, due to delays with the Core Strategy process. Therefore the preliminary work scheduled in the LDS has not yet been undertaken.

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<sup>6</sup> LDF Advisory Group – consists of 12 members from the 22 members on the National Park Committee. The purpose of this group is to guide the production of the Local Development Framework for Exmoor National Park.

<sup>7</sup> Town & Country Planning (Local Development)(England) Regulations 2004

- 4.18 **Design Guide SPD:** This document will aim to encourage and facilitate high standards of design for development. Presenting examples and advice on wide range of design issues, and in particular addressing issues of landscape/scenery, affordability and sustainability.
- 4.19 During the AMR period the consultants produced a working draft in August 2006, and in the light of comments from officers and members, a further revised working draft was produced by the end of November 2006. By this point the timetable within the LDS had slipped, and there was no clear date for consultation on the draft document.
- 4.20 Due to difficulties experienced working with consultants over long distances, progress with this document was not satisfactory. The second draft design guide was considered by officers and members not to meet the standards expected. It was suggested that a section should be reworked in order to decide the Authority's intention to proceed with the consultants producing the guide.
- 4.21 **Lessons Learnt:** The Authority could not have anticipated the difficulties arising from working with consultants. There was a large amount of officer time dedicated to the process, and discussions between officers and consultants.
- 4.22 In hindsight, and for future consideration, there should be several options set out to approach a particular piece of work such as a local development document, or supporting evidence for the LDF. A key requirement should be the understanding of the special qualities of Exmoor National Park, and the need to have regard to the statutory purposes (see para 2.5).
- 4.23 **Renewable Energy SPD** (or Energy Sustainability Guidance SPD): This SPD will aim to give advice and detailed considerations giving effect to the policies in the 'saved' Local Plan, in order to encourage the reduction in energy consumption in buildings and to promote use and generation of renewable energy while ensuring that renewable energy developments are sensitive to the landscape and environmental qualities of the National Park.
- 4.24 A start was made on this document during the AMR period, but no further work has taken place to date while the LDF process is reviewed.

#### **Actions**

- 4.25 Local authorities, considering a revision of their LDS following their Annual Monitoring Report and/or the publication of Planning Policy Statement 3 on Housing, were requested to submit a revised LDS to Government Office by 1<sup>st</sup> April 2007 – an opportunity to put forward a realistic scheme which should only be departed from in exceptional circumstances to avoid the number of revisions which some authorities were making to their LDS.
- 4.26 The Exmoor National Park Authority had to revise the LDS and submit it to the Secretary of State by the end of March 2007. The revised LDS was structured to be as realistic as possible in the light of the staff available and the workload associated with the production of the LDF. This version of the LDS was brought into effect during April 2007, and

will apply to the 2007/08 AMR period<sup>8</sup> (see Appendix 1 for the LDS Gantt chart now in effect since April 2007).

- 4.27 The main focus for 2007/08 will be establishing the evidence base for the Core Strategy DPD, which will entail a significant amount of work for the Policy and Community team. Discussing opportunities for joint-working with neighbouring authorities and sharing experiences with other National Park Authorities (particularly Dartmoor NPA) will be invaluable throughout this process.

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<sup>8</sup> Local Development Scheme 2007-2010 [www.exmoor-nationalpark.gov.uk/lds](http://www.exmoor-nationalpark.gov.uk/lds)



## 5. National Core Output Indicators

- 5.1 The National Core Output Indicators (NCOIs) aim to provide a consistent data source for the South West Regional Assembly in order to inform and develop spatial planning performance at the regional level. The indicators are set out in *Local Development Framework Monitoring: A good practice guide*.
- 5.2 As noted in previous AMRs the regional and sub-regional working groups<sup>9</sup> continue with their efforts to ensure comprehensive and consistent monitoring of the National Core Output Indicators (NCOIs - also known as LDF Core Output Indicators). The South West Region is cited as an example of best practice in terms of the sharing of information and ideas and of monitoring resources.
- 5.3 Through the Strategic Information Providers Group (SIP) and the National Monitoring Officers Liaison Group, the South West has continued to inform CLG of the regional and sub-regional progress made in NCOI monitoring. Consequently CLG is well informed of the issues and difficulties surrounding some of these indicators. The SIP and CSIP groups have recently forwarded details of these issues to the Principal Policy Officer (Regional Analyst) at SWRA, to take forward to a CLG meeting regarding NCOIs in November 2007.

### Background

- 5.4 The scale, type and slow pace of development on Exmoor are marginal to the achievement of national and regional targets. The development which does take place has regard to the general direction of national and regional policy. The following assesses Exmoor's performance against the National Core Output Indicators.
- 5.5 **Business Development**: A significant proportion of employment for those living on Exmoor is provided by businesses outside the National Park, for instance at surrounding market and coastal towns, and even further afield in London. No employment land is allocated within the Adopted Local Plan but rather maximum flexibility is achieved through criteria based policies, which can allow small scale, new build business development in the local rural centres and villages in addition to farm diversification and conversions. The National Indicators focus on the availability of allocated land and therefore do not explain the Exmoor situation.
- 5.6 Exmoor is not identified in national and regional targets as a place for a significant level of employment development, and therefore it may be concluded that the business development on Exmoor has little impact on the National and Regional targets.
- 5.7 The indicators relate to *floorspace* developed. There are therefore zero completions for the AMR period as the completed car park for B1a

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<sup>9</sup> Specifically the Strategic Information providers Group (SIP) at a regional level, and the LDF monitoring groups (sometimes referred to as Sub-SIPs) at a sub-regional level or CSIP at county level.

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business use, which extends the area a B1a business utilises, is not included.

<b>Table 5.1 – BUSINESS DEVELOPMENT</b>		
<b>NCOI 1a: Amount of floorspace developed for employment by type:</b>		
Use Class	Floorspace (m <sup>2</sup> )	Comment
B1(a)	0	700 m <sup>2</sup> car park - for B1a business use
B1(b + c)	0	None completed
B2	0	None completed
B8	0	None completed
<b>NCOI 1b: Amount of floorspace developed for employment by type, in employment or regeneration areas:</b>		
Use Class	Floorspace (m <sup>2</sup> )	Comment
B1(a)	0	Exmoor National Park has no designated employment or regeneration areas.
B1(b + c)	0	
B2	0	
B8	0	
<b>NCOI 1c: Amount of floorspace developed for employment by type, which is on previously developed land (PDL).</b>		
Use Class	Floorspace (m <sup>2</sup> )	Comment
B1(a)	0	No development completed
B1(b + c)	0	
B2	0	
B8	0	
<b>NCOI 1d: Employment land available by type – being defined as (i) sites defined and allocated in the local development framework, and (ii) sites for which planning permission has been granted.</b>		
Use Class	Land (ha)	Comment
B1(a)	0	Exmoor National Park has no allocated land, available for employment use.
B1(b + c)	0	
B2	0	
B8	0	
<b>NCOI 1e: Losses of employment land in (i) employment/regeneration areas and (ii) local authority area.</b>		
Use Class	Floorspace (m <sup>2</sup> )	Comment
B1(a)	0	No employment land has been lost to completed non-employment uses in the current monitoring year.
B1(b + c)	0	
B2	0	
B8	0	
<b>NCOI 1f: Amount of employment land lost to completed residential development</b>		
No employment land has been lost to completed residential development within Exmoor National Park for 2006/07		

- 5.8 **Housing:** Government policy focuses on maintaining a supply of housing to meet targets set out in development plans. Because of the particular circumstances of Exmoor National Park there is no such target. Instead the Local Plan, Structure Plan and Draft RSS provide for housing development on Exmoor 'to meet local needs'. The Draft RSS provides an estimate of 20 housing units per year to meet these needs, but actual delivery will depend on the most up to date assessment of local needs.

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- 5.9 In this context the required 'Housing Trajectory' is shown (as required) but has little meaning due to policies within the local plan ensuring the majority of housing is for local needs only, based on a needs-led approach (although the majority of completions during 2006/07 were open market dwellings permitted before the adoption of the present local plan).
- 5.10 Exmoor's housing policies are targeted to meet the needs of Exmoor's communities. The housing development which has taken place during the year is in accordance with national and regional policy aims for housing in rural areas and development on brownfield land. However, there is a paucity of brownfield land available in the National Park, and therefore the national target of 60% of new housing development on brownfield land, may not be met in the future.
- 5.11 For further details of housing completions during the AMR period please see Appendix 2. The tables will give further detail to the location and size of completed housing units within Exmoor National Park.

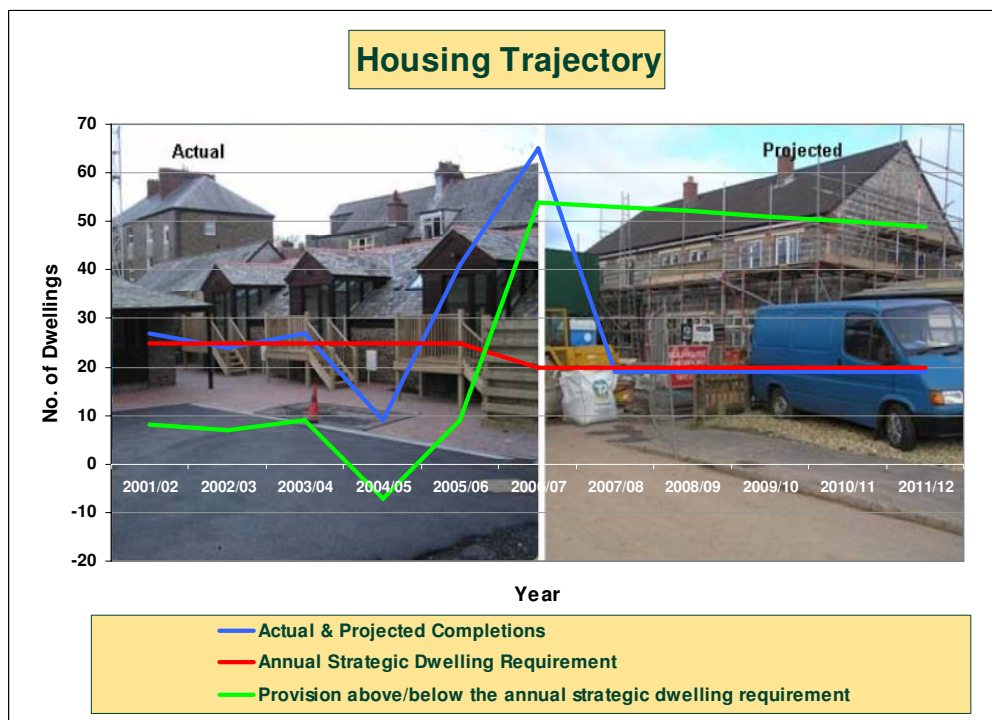
**Table 5.2 - HOUSING**

Table 5.2 - HOUSING		
<b>NCOI2a: Housing Trajectory showing:</b>		
(i)	<b>Net additional dwellings over the previous 5 year period, or since the start of the relevant development plan document period, whichever is the longer.</b>	
(ii)	<b>Net additional dwellings for the current year</b>	
(iii)	<b>Projected net additional dwellings up to the end of the relevant development plan document or over a ten year period from its adoption, whichever is longer.</b>	
(iv)	<b>The annual net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.</b>	
See Table 5.2a and Chart 5.1 for Housing Trajectory table and chart.		
<b>NCOI2b: Percentage of new and converted dwellings on previously developed land (PDL).</b>		
Completions	65	This figure surpasses the national target of 60% of dwellings on previously developed land.
Completions on PDL	60	
Percentage	<b>92%</b>	
<b>NCOI2c: Percentage of new dwellings completed at:</b>		
Less than 30 dwellings per ha.	<b>28%</b>	A considerable proportion of completions are at densities above 30 dwellings per hectare
30 – 50 dwellings per ha.	<b>49%</b>	
Above 50 dwellings per ha.	<b>23%</b>	
<b>NCOI2d-Affordable housing - For the period 1 April 2006 to 31 March 2007 please give number of affordable housing completions wholly funded through registered RSL and or local authorities, wholly funded through developer contribution and funded through a mix of public subsidy and developer</b>		
Dwellings provided via S106 agreements	<b>1</b>	
Number wholly funded through registered social landlords and/or local authorities	<b>7</b>	
Number wholly funded through developer contribution	<b>0</b>	
Number funded through a mix of public subsidy and developer	<b>0</b>	
Total affordable dwellings (sum of entries)	<b>8</b>	

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Table 5.2a - Housing Trajectory			
Year	Actual & Projected Completions	Annual Strategic Dwelling Requirement	Provision above/below the annual strategic dwelling requirement
2001/02	27	25	8
2002/03	24	25	7
2003/04	27	25	9
2004/05	9	25	-7
2005/06	41	25	9
2006/07	65	20	54
2007/08	19	20	53
2008/09	19	20	52
2009/10	19	20	51
2010/11	19	20	50
2011/12	19	20	49

Chart 5.1



- 5.12 **Transport:** The low level and small scale of development on Exmoor means that the figures for car parking provision compliance in new non-residential development provide little information. The completed car park development for B1a use, does not meet the car parking standards set out in the local plan because it was an extension to the existing car park to meet the needs of the business.
- 5.13 The figures for the proportion of new development which is well connected to key services simply reflects the remoteness of most of Exmoor settlements from key services. However the majority of new

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development was well connected to doctor's surgeries and primary schools. This indicator was measured using regular daily bus services, which serve settlements within the National Park (not hourly services) or a maximum of 2 miles walking.

- 5.14 The level of completions within the local rural centres was particularly high in 2006/07 (84% of completions). These settlements are well connected in terms of public transport to larger towns outside the national park, such as Minehead, Tiverton and Barnstaple. However, Porlock is the only LRC which is less than 30 minutes public transport time from the nearest employment or major retail centre at Minehead, which also has a hospital and secondary school (West Somerset College for young people aged 13-18).
- 5.15 Development on Exmoor generally does not contribute to national and regional policy to locate and design development to reduce dependence on cars, but has to be seen to be in the context of sustaining the local economy and communities of the National Park. It so happens that completed development for 2006/07 has been located in the settlements with the most services and facilities.

<b>Table 5.3 - TRANSPORT</b>		
<b>NCOI3a: Amount of completed non-residential development within UCOs A, B and D complying with car parking standards set out in the local development framework (including the percentage complying).</b>		
<b>Result</b>	<b>Comment</b>	
<b>Use Class A: 0%</b>	No development completed	
<b>Use Class B: 0%</b>	B1a car park completed does not comply with standards set out in the LDF	
<b>Use Class D: 0%</b>	No development completed	
<b>NCOI3b: Percentage of <u>new</u> residential development within 30mins public transport time of each service</b>		
<b>GP</b>	<b>90%</b>	GP surgeries at Dunster, Porlock, Dulverton & Lynton
<b>Hospital</b>	<b>20%</b>	Only relevant hospital is Minehead
<b>Primary School</b>	<b>94%</b>	8 primary or first schools and one middle school within the National Park
<b>Secondary School</b>	<b>20%</b>	West Somerset Community College at Minehead
<b>Employment centre</b>	<b>20%</b>	Minehead
<b>Major retail centre</b>	<b>20%</b>	Minehead
<b>AND/OR</b>		
<b>All six services</b>	<b>20%</b>	Yes (Minehead is the nearest centre which qualifies in having all 6 services)

- 5.16 **Local Services:** Exmoor has had no retail, office or leisure development completed within the AMR period, and has no town centres (as defined by NCOI 4).
- 5.17 In the case of NCOI 4b, Exmoor does have many open spaces; depending on interpretation further areas of the National Park could be included. It is questionable whether this indicator is relevant for Exmoor National Park.

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<b>Table 5.4 - LOCAL SERVICES</b>		
<b>NCOI4a: Amount of completed retail, office and leisure development.</b>		
None completed		
<b>NCOI4b: Amount of completed retail, office and leisure development in town centre.</b>		
<b>0</b>	None of this development type has been completed within a town centre – Exmoor National Park has no town centres, only Local Rural Centres (within which, no completed development of this type has taken place)	
<b>NCOI4c: Amount of eligible open spaces managed to Green Flag Award standard<sup>10</sup></b>		
<b>178 ha</b>	Water Parks	Wimbleball Lake
<b>538 ha</b>	Nature Reserves	National Nature Reserves
<b>70 ha</b>	Local Nature Reserves	County Wildlife Trust reserves and Exmoor Natural History Society reserve.
<b>13220 ha (approx)</b>	Sites of Special Scientific Interest (SSSIs)	Those in 'favourable' or 'recovering' condition (68% in 2006 – of 19441ha – State of the Park Report)
<b>67 ha</b>	Open spaces	Important open spaces designated in the Local Plan 2001-2011
<b>342 ha</b>	Formal gardens	Historic Parks and Gardens on the Local Plan Proposals Map (Dunster Castle and Nettlecombe Court)
<b>3 ha</b>	Woodlands	Woodland Trust Reserves (other important areas of woodland are classified under SSSIs, CWSs and NNRs)
<b>14,418 hectares</b>	Estimated total area managed to Green Flag Award standard	

5.18 **Minerals:** Exmoor National Park currently has no commercial quarrying activity within its boundary.

<b>Table 5.5 - MINERALS</b>	
<b>NCOI5a: Production of primary land won aggregates</b>	0 tonnes
<b>NCOI5b: Production of secondary/recycled aggregates</b>	0 tonnes

<sup>10</sup> The types of sites included are derived from the Green Flag Award standards found on the website: [www.greenflagaward.org.uk](http://www.greenflagaward.org.uk)

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- 5.19 **Waste:** Waste data is collected by the county councils on a district boundary basis, and is not available separately for the National Park area. Therefore Exmoor National Park Authority relies on waste production figures for North Devon and West Somerset defined as: composted, recycled, or landfilled.
- 5.20 To extrapolate information for Exmoor National Park, the percentage of the population for each district within the National Park boundary needs to be estimated. Unfortunately there is no definitive information available from the 2001 census, as the National Park boundary does not follow parish boundaries, resulting in a number of parishes which are only partly within the National Park.
- 5.21 It is estimated that 22.5% of the West Somerset population resides within the National Park, and 3% of the North Devon Population. Using these estimates, the amount of waste produced by type for Exmoor National Park during 2006/07, can be estimated. However, it is likely that if data were available for the National Park as a whole, the amount and types of waste would differ. For example, in a rural area it is less likely that waste will be sent to be composted, as many dwellings will have sufficient means to compost their own waste compared to a town.

**Table 5.6 - WASTE**

<b>NCOI6a: Capacity of new waste management facilities by type.</b>			There have been no new waste management facilities within the National Park.
<b>NCOI6b: Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed.</b>			
<b>Waste Type</b>	<b>Estimated Total For Exmoor National Park</b>		
Composted	346 tonnes		7%
Recycled	1240 tonnes		24%
Landfilled	3617 tonnes		69%
TOTAL	5203 tonnes		100%

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

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

<b>NCOI7 - the number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence ground or water quality</b>	
Number of planning permissions	<b>0</b>



- 5.23 **Biodiversity:** The biodiversity indicators do not reflect the priority given to these matters in the National Park. Further information is available in the Exmoor National Park 'State of the Park Report'<sup>11</sup> and Biodiversity Action Plan<sup>12</sup>.
- 5.24 Further details regarding these surveys can be found in Appendix 3. Work will continue to meet specific objectives and targets for Exmoor's wildlife in the National Park Management Plan, in partnership with others.
- 5.25 Ancient woodlands on and around Exmoor are prioritised for action under a partnership between Exmoor National Park Authority and the Forestry Commission which includes a substantial package of grants and financial support to enable landowners to improve the quality and value of the woodlands, including to benefit wildlife.
- 5.26 The Woodland Priority Species Action Plan has been implemented to survey species within Dulverton, Barle Valley, Culbone and Hawkcombe Woods National Nature Reserve, and North Hill Woods. The Action Plan was implemented through integration with individual site management plans for these woodlands, and the surveys were carried out during 2006/07.
- 5.27 Exmoor Biodiversity Action Plan targets continued to be delivered through 2006/07 through work carried out by the Authority, and in conjunction with the RSPB, Natural England and the Two Moors Threatened Butterflies Project.



Curlew – Heather Lowther ENPA

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<sup>11</sup> The State of the Park Report provides the basis for developing a sound information base for the objectives and targets of the National Park Management Plan – see [http://www.exmoor-nationalpark.gov.uk/living\\_in\\_reports.htm](http://www.exmoor-nationalpark.gov.uk/living_in_reports.htm)

<sup>12</sup> Exmoor Biodiversity Action Plan – see [http://www.exmoor-nationalpark.gov.uk/biodiversity\\_action\\_plan.htm](http://www.exmoor-nationalpark.gov.uk/biodiversity_action_plan.htm)

Table 5.8 - BIODIVERSITY		
NCO18 Change in areas and population of biodiversity importance including: (i) Change in priority habitats and species (by type)		
Priority Habitats	Change	Comments
No change	N/A	No increase or decrease in the area of priority habitats has occurred within the AMR period.
Priority Species		Change
Woodland Priority Species Action Plan		
Lichen & Bryophyte survey		Population stable
Woodland Invertebrate Survey – Wood Ant		Population increasing
Baseline bat surveys		Population stable
Dormouse surveys		No clear trend in population
Exmoor Biodiversity Action Plan		
Curlew		Population declining
Snipe		Population stable
Dartford Warbler		Population increasing
Heath and High Brown Fritillaries		Population increasing
(ii) Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional, or local significance.		
No change in designated areas within Exmoor National Park for 2006/07.		

5.28 **Renewable Energy:** The development plan policies for Exmoor National Park generally encourage small scale renewable energy generation. However, this size of development does not register easily on the indicator scale which is in megawatts, as most schemes are on a domestic scale and register only a few kilowatts.



Pinkery Turbine - ENPA

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- 5.29 National, regional (and local) policies presume against large scale developments within the National Park. In this context Exmoor National Park may be said to be contributing to the national and regional targets at a scale appropriate to its designation as a National Park.
- 5.30 The data for the NCOI 9 has been collated from data provided by: South West Regen, completed development which required planning permission, and data provided by an installation firm on Exmoor. This data is by no means comprehensive, as many solar panel installations for domestic use do not require planning permission, and therefore cannot be easily accounted for.

<b>9. RENEWABLE ENERGY</b>			
<b>NCOI9a: Total renewable energy capacity installed 2006/07 by type:</b>			
<b>Renewable Energy Type</b>	<b>MW of energy installed</b>	<b>MW of heat installed</b>	<b>Comment</b>
Bio-fuels	0.0	0.0	
On-shore wind	0.0	0.0	
Off-shore wind	0.0	0.0	
Water (Hydro)	0.0	0.0	
Solar Energy	0.004	0.0	Only installations known by ENPA
Geothermal Energy	0.0	0.0	
Landfill Gas	0.0	0.0	
Other	0.0	0.04	Biomass thermal
<b>NCOI9b: Total renewable energy capacity operational installed by type:</b>			
Bio-fuels	0.0	0.0	
On-shore wind	0.0189	0.0	
Off-shore wind	0.0	0.0	
Water (Hydro)	0.31	0.0	
Solar Energy	0.027	0.0	Only installations known by ENPA
Geothermal Energy	0.0	0.0	
Landfill Gas	0.0	0.0	
Other	0.0	0.114	Biomass thermal

## 6. Policy Performance

- 6.1 **Introduction:** The policies in the Local Development Framework (LDF) at present are those of the Exmoor National Park Local Plan 2001-2011 which was adopted in March 2005. The Local Plan policies are saved for a period of three years after adoption under the new planning system<sup>13</sup>, to allow the Authority to produce Development Plan Documents (DPDs), such as the Core Strategy.
- 6.2 This section of the AMR monitors the policies, set out in Chapter 14, of the Adopted Local Plan through a range of selected indicators. The Local Plan indicators aim to inform the effectiveness of the policies within each section of the Local Plan.
- 6.2 This AMR reports on the second year since the adoption of the Local Plan. It is difficult to analyse the effectiveness of the local plan policies at such an early stage, but much of the information obtained, will help to inform the LDF evidence base and production of the Core Strategy.
- 6.3 **Landscape & Nature Conservation:** this section contains policies that support the first statutory purpose of the National Park Authority, *to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park*. The indicators are set out in Table 6.1 below.



Porlock Hill to Dunkery – Heather Lowther ENPA

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<sup>13</sup> Planning and Compulsory Purchase Act 2004



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<b>Table 6.1: Landscape and Nature Conservation</b>			
<b>Indicator</b>	<b>Policy</b>	<b>Result</b>	<b>Comments</b>
(i) Area of greenfield land	LNC 1, LNC3, LNC6	0	Cannot be measured accurately at present.
(ii) Number of lighting conditions attached to permissions within the National Park	LNC2	17	16 applications with lighting conditions which do not allow external illumination - 1 application with restrictions (agricultural buildings, maneges, and one dwelling).
(iii) Change in area of moor and heath as a result of development	LNC3	See table 6.1 a	
(iv) Area of orchard created or lost as a result of development	LNC4, LNC5	0	No areas of orchard lost
(v) Extent of marshy grassland	LNC7	0	Cannot be measured at present
(vi) Change in area of designated habitats as a result of development.(SACs, SSSIs, CWS)	LNC9, LNC10, LNC11, LNC13	See table 6.1 a	
(vii) Percentage of cSACs, SSSIs in favourable condition and County Wildlife Sites in favourable management as a result of development.	LNC9, LNC10, LNC11, LNC13	68% of SSSIs in favourable condition, ( <u>not</u> as a result of development)	Source: English Nature (Natural England) SSSIs in favourable or recovering condition. (Target 95% by 2010)
(viii) Change in area of BAP habitats as a result of development.	LNC12	See table 6.1 a	
(ix) Area of BAP habitats managed in accordance with NPA conservation objectives as a result of development.	LNC12	0	
(x) No. of developments with provision for protected/important species, and as a proportion of developments affecting protected/important species	LNC14	3	Monitored via planning conditions relating to bat surveys or requiring a DEFRA licence.
(xi) No. and proportion of applications refused for reasons of harm to protected/important species.	LNC14	0	
(xii) No. of applications for DEFRA licences.	LNC14	1	2 other applications are conditioned to undertake bat surveys before commencing development.
(xiii) No. of Scheduled Ancient Monuments (SAMs) affected by development.	LNC15, LNC16	23 applications are listed where the area of proposed development may affect a SAM.	12 comments regarding planning applications approved - regarding 'watching briefs', 'notification of start of development' and further

<b>Table 6.1: Landscape and Nature Conservation</b>			
<b>Indicator</b>	<b>Policy</b>	<b>Result</b>	<b>Comments</b>
(xiv) No. of sites on the Sites and Monuments Record affected by development.	LNC15, LNC16	1	advice regarding how development should be carried out.
(xv) No. of the above applications refused.	LNC15, LNC16	0	
(xvi) No. of cases of damage to archaeological sites.	LNC15, LNC16	0	No cases of damage through development.
(xvii) No. of renewable energy/energy conservation projects.	LNC17, LNC18, LNC19	3	6/40/06/112LB - application regarding solar water heating collectors. Condition on application no. 6/26/06/110 to heat 3 dwellings with woodchip boilers and re-use of grey-water. 6/43/06/108 - erection of wind generator.
(xviii) No. and area of major developments approved within the National Park	LNC20	2 major applications 3.97ha	6/15/06/110 - landscaping and earthworks (3.8ha) 62/49/06/001 - agricultural shed 0.173 ha

- 6.4 The indicators reveal that the LNC policies have been effective in protecting the landscape, natural beauty, wildlife and cultural heritage of the National Park. No major damage to areas of landscape, wildlife or cultural importance through development has been recorded.
- 6.5 Some indicators within the Landscape and Nature Conservation category cannot yet be monitored, and further work is required to ensure that the area of greenfield land and extent of marshy grassland can be measured for inclusion within future AMRs.
- 6.6 The indicators within Table 6.1 do not reflect the concern regarding the landscape impact of modern agricultural buildings and the cumulative impact of minor changes in the way the land is used and maintained (in the majority of cases this is not subject to planning control).
- 6.7 Other indicators which aim to measure the condition of SACs/SSSIs or the management of BAP habitats **as a result of development** will be significantly more difficult to measure, but as yet there have been no applications approved by the Authority which have had this type of condition applied, or resulting impact following the implementation of the proposed development.
- 6.8 During 2006/07 301 applications were determined, and of those, only relatively few affect the designated areas within table 6.1a. There are some limitations to the effectiveness of this monitoring, as the area of the development as set out by the planning application and measured by the Geographical Information System (GIS) is not always the exact area of development. In fact the area of development is sometimes smaller than the outlined development area, and therefore the effect on a designated area may be minimal.

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Table: 6.1a

Application	Designated areas affected	Area affected	Comment
62/11/06/008	SAC - Exmoor Heaths	0.0025ha	Telecommunication equipment and extension to existing building. No significant impact on the European site.
	SSSI - Exmoor Coastal Heath		
	Section 3 Moor & Heath		
	BAP - Lowland Heath		
62/11/06/001	SAC - Exmoor Heaths	0.82 ha	Repair of existing car parking areas and erection of banking to prevent damage to moorland. No significant impact on the European site.
	SSSI - North Exmoor		
	Section 3 Moor & Heath		
	BAP - Upland Heath		
62/43/06/004	SAC - Exmoor & Quantock Oakwoods	0.0239ha	Retention of steps to the beach (retrospective) No significant impact on the European site.
	SSSI - West Exmoor Coast & Woods	0.0418ha	
	BAP - Upland Oakwoods	0.0224ha	
6/3/07/101	BAP - Upland Oakwoods	0.119ha	Change of use of existing outbuilding to become estate office. Repositioning of existing fence at entrance to site and works to site entrance. Minor changes to existing development.
	CWS - Barlynch Wood	0.0632ha	
6/3/06/123	BAP - Upland Oakwoods	0.0013ha	Extension to dwelling - little effect as within residential curtilage.
	CWS - Storridge Woods	0.0012ha	
6/29/06/107LB	CWS - Holnicote Estate	0.0269ha	Listed Building consent for internal works and demolition of garden sheds within residential curtilage - little or no effect
GDO 06/05	CWS - Chibbet Ford	0.062ha	Prior agricultural notification for the reinstatement /construction of a track
6/8/06/111	CWS - Combeshead	0.072ha	Excavation of part existing field to create level paddock/arena 720 sqm (Retrospective) - area of development cited as: of little ecological interest.
6/14/06/103	CWS - St. Luke's Churchyard	0.012ha	Vestry extension and new path
6/24/06/104	CWS - Colton Farm Fields	0.068ha (approx. area of track in CWS)	Level tracks and resurface with imported stone for year round agricultural access 680m by 4m wide
GDO 07/02	CWS - Milton Rocks Plantation	3.95ha (total area of the plantation – not the track)	Forestry Prior Notification for woodland track
6/27/06/117	CWS - Hawkcombe &	0.0017ha	Change of use and extension to form a single storey dwelling.



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Application	Designated areas affected	Area affected	Comment
SAC	Special Area of Conservation	European/International designation	
SSSI	Site of Special Scientific Interest	National designation	
CWS	County Wildlife Site	Local designation	
BAP	Biodiversity Action Plan – habitat	Local / National designation	

6.9 Table 6.1a (above) shows the applications which, when implemented, may impact upon areas designated for their landscape and wildlife value. One application for development may affect several designations within one small area, as many such designations can overlap to varying degrees.

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

6.11 All of the indicators within this section, save one could be monitored this year. However as these quantitative indicators do not have targets or defined objectives it is difficult to measure whether the policies are having the intended effect. Future indicators for the monitoring framework of the LDF should be able to address this issue.



Burrow Farm Engine House (Mineral Line) – Heather Lowther ENPA

## Exmoor National Park Annual Monitoring Report 2006/07

<b>Table 6.2 Conservation of Buildings &amp; Settlements</b>			
<b>Indicator</b>	<b>Policy</b>	<b>Result</b>	<b>Comment</b>
(i) No. of traditional buildings converted to different use classes in Local Rural Centres, Villages and in the Open Countryside	CBS1, CBS2, CBS3, CBS4	10 applications permitting conversion	Conversions include: dwellings, holiday accommodation and extensions to existing dwellings.
(ii) No. of Conservation Areas	CBS5	16	12 are substantial parts of settlements, whereas 4 are individual buildings or groups of buildings such as farmsteads.
(iii) No. of Conservation Area Enhancement Schemes undertaken	CBS5	1	Dunster ongoing
(iv) No. of Tree Preservation Orders made following Section 211 <sup>14</sup> Notices within Conservation Areas in the NP	CBS6	1	2 TPOs served following planning applications.
(v) No. of Listed Buildings	CBS7-10	1026	Grade 1 secular 11 Grade 1 churches 11 Grade 2* secular 40 Grade 2* churches 21 Grade 2 all types 943
(vi) No. of Listed Buildings on "At Risk" register	CBS7-10	0	Source: English Heritage - Buildings At Risk Register. Ironstone Mine Ventilation Shaft, Chargot Woods, Luxborough (NOT LISTED) - in poor condition - priority category C.
(vii) No. of Historic Parks and Gardens	CBS11	2	Dunster Castle and Nettlecombe Court
(viii) No. of renewable energy/energy conservation projects.	CBS12-15	3	6/40/06/112LB - application regarding solar water heating collectors. Condition on application no. 6/26/06/110 to heat 3 dwellings with woodchip boilers and re-use of grey-water. 6/43/06/108 - erection of wind generator.
(ix) No. of letters of complaint and support related to the character of new development.	CBS12-15	-	Cannot be monitored at present
(x) No. of design awards for new development.	CBS12-15	0	
(xi) Area of orchard created or lost as a result of development.	CBS12-15	0	Also LNC4-5

<sup>14</sup> The Town & Country Planning Act 1990 makes special provision for trees in Conservation Areas which are not the subject of Tree Preservation Orders. Under Section 211 of the Act, anyone proposing to cut down or carry out work on a tree in a Conservation Area is required to give the Council 6 weeks notice of their intention to do so (a Section 211 Notice).

Table 6.2 Conservation of Buildings & Settlements			
Indicator	Policy	Result	Comment
(xii) No. of new buildings roofed in traditional materials.	CBS12-15	<b>78 (64%)</b>	Includes all permissions where roofing materials are stated (including extensions, agricultural buildings etc).
(xiii) Area of Important Open Space (Visual Amenity) within settlement.	CBS16	39.82ha	This figure reflects the existing area of Important Open Space – no further area has been added during 2006/07.

- 6.12 The results show that there has been no change to significant cultural designations such as: conservation areas, listed buildings, historic parks and gardens, orchards and important open space (visual amenity).
- 6.13 A project for the enhancement of a conservation area at Dunster, includes the improvement of the medieval high street together with other enhancements is now underway.
- 6.14 Indicators (ix) and (x) may provide some information on the design of development but either have no results or, are currently not able to be monitored. It is rare that letters of support in relation to the design of development are received, but a monitoring system for letters of complaint or support, received by the Authority, is due to be progressed to enable indicator (x) to be measured.
- 6.15 Adopted Local Plan Policy CBS12 requires that all new development uses natural materials. All buildings permitted which require roofing materials, are included. Agricultural buildings, stables and outbuildings are generally not roofed in natural materials therefore the overall percentage is lower. The majority of dwellings and extensions permitted are roofed in traditional materials such as slate, clay tiles or thatch.
- 6.16 **Housing:** Adopted Local Plan policies provide that virtually all new house building in the National Park meets the local community needs for affordable housing, as Exmoor reflects one of the highest disparities in the country between income and house prices.
- 6.17 Indicators within Table 6.3 and Table 6.3a, aim to measure the effectiveness of the housing policies within the Local Plan, which aim to ensure that the level of housing development within the National Park is compatible with the conservation and enhancement of the National Park whilst at the same time, providing for the housing needs of local communities.

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<b>Table 6.3 Housing</b>			
<b>Indicator</b>	<b>Policy</b>	<b>Result</b>	<b>Comment</b>
(i) Proportion of new Housing Meeting Community's Need for Affordable Housing	H1 - H15	<u>Outline</u> permission granted for 2 local needs affordable dwellings 1 Reserved Matters application for 1 unit of affordable housing	No details of size or type of development - this will be part of future Reserved Matters applications.
(ii) Affordable Housing Provision by Type and Size of dwellings	H1 - H16	<b>8 Units completed during 2006/07</b> <b>11 Under Construction</b> <b>1 Not Started with Full Planning Permission</b>	See Table 6.3a for details
(iii) Ratio of House Prices and Rents to Household Income (CACI data) by Household Type	H1 - H17	Mean average house price: <b>£366,159</b> Average Household Income £26,000 - Ratio 14:1 Mean average lower quartile house price was <b>£174,913</b> to average household income £26,000. Ratio 7.1	2006 Annual House Price Survey <sup>15</sup> data. Average Household Income figure is that for West Somerset - source: CACI Wealth of the Nation Report 2006
(iv) Changes in House Prices Relative to national, regional and county averages	H1 - H18	<b>2006:</b> The mean average house price for Exmoor was: <b>78%</b> higher than the average house price in the South West (£205,768), <b>84%</b> higher than England & Wales (£199,184), <b>70%</b> higher than Devon (£215,610) and <b>91%</b> higher than Somerset (£192,047).	2006 Annual House Price Survey
(v) No. of second and holiday homes and empty homes at parish level	H1 - H19	North Devon: 30 long term empty properties West Somerset: 20 long term empty Estimate of <b>50 long term empty properties</b> within the National Park. Second/Holiday Homes: <b>560</b> (Census 2001)	Information requested from the council tax records of District Councils. Parishes are either wholly within the National Park, or partly within the National Park (including the main settlement of that parish)
(vi) No. of up to date parish housing need surveys.	H1 - H20	<b>20</b> parish surveys completed <b>9</b> for parishes wholly within the National Park <b>11</b> for parishes partly within the National Park.	No. of parish surveys completed (carried out and reported back) since the start of the Rural Housing Project in 2002/3. NB: RHP covers <b>the rural areas</b> of North Devon and West Somerset districts including Exmoor National Park.

<sup>15</sup> Annual House Price Survey 2006 [www.exmoor-nationalpark.gov.uk/reports\\_monitoring](http://www.exmoor-nationalpark.gov.uk/reports_monitoring)

<b>Table 6.3 Housing</b>			
<b>Indicator</b>	<b>Policy</b>	<b>Result</b>	<b>Comment</b>
(vii) No. of households on District Councils' Housing registers.	H1 - H21	181 households estimated for the West Somerset area of the National Park and 82 households for the North Devon area of the National Park. <b>TOTAL 263</b>	Information requested from the district councils housing departments.
(viii) Percentage of Housing commitments located on Previously Developed Land (PDL)	H1 - H22	<b>92%</b>	Source: Exmoor Housing Land Availability Survey <sup>16</sup> - number of dwellings completed on previously developed land.

- 6.18 The indicators show provision of local needs affordable housing for communities within the National Park as provided for by Local Plan policies. The results from the 2006 House Price Survey further demonstrate the continuing disparity between average household incomes and average house prices on Exmoor; and the difficulty that households on average incomes (or less) would have to purchase suitable accommodation on the open market.
- 6.19 The Rural Housing Project<sup>17</sup> has undertaken a total of 20 surveys for parishes wholly or partly within the National Park since the project began in 2002, providing evidence of need for those parishes and has worked closely with the Authority and RSLs to provide local needs affordable housing across the National Park (in addition to the rural areas of West Somerset and North Devon).
- 6.20 Further surveys will be undertaken across the National Park in due course – this will also be a key component of the evidence base for the Local Development Framework.
- 6.21 The number of households on the District Council's housing register within the National Park does give some indication of the level of housing need within the National Park. However, the housing registers can include those who have no local connection, and therefore are not an accurate representation of local housing need. Many of those in housing need are not on the Districts' housing registers. They cannot in themselves be used to give an accurate picture of local housing need in the National Park and must be used with other evidence of need, such as that collected by the Rural Housing Project.
- 6.22 The level of housing completions during 2006/07 on previously developed land (PDL) is very high, at 94%. This exceeds the national target of 60% of housing completions on PDL. All local needs affordable housing completed during the AMR period was on PDL; in

<sup>16</sup> Housing Land Availability Survey 2006/07  
[www.exmoor-nationalpark.gov.uk/reports\\_monitoring](http://www.exmoor-nationalpark.gov.uk/reports_monitoring)

<sup>17</sup> The Rural Housing Project provides independent advice on delivering affordable rural housing across the whole of North Devon and West Somerset, including Exmoor  
[www.exmoor-nationalpark.gov.uk/rural\\_housing\\_project.htm](http://www.exmoor-nationalpark.gov.uk/rural_housing_project.htm)



- accordance with policy to utilise brownfield sites where possible, before greenfield sites.
- 6.23 Brownfield land within a very rural area such as the National Park is limited, therefore it is anticipated that the percentage of completions on PDL in the future will be lower.
- 6.24 Table 6.3a below, reveals the number of local needs affordable housing recorded at the end of 2006/07as: completed, under construction or not started.
- 6.25 The majority of local needs affordable housing permitted to date has been rented accommodation, provided through Registered Social Landlords (RSLs). Considering the constraints of the mechanisms available for the delivery of affordable housing in rural areas, and the relatively recent adoption of local needs housing policies in the Local Plan, this represents a good start for these relatively new policies, which should begin to make a significant contribution to meeting the housing needs of communities in the National Park.
- 6.26 Intermediate affordable housing is privately owned and meets the needs of those who have incomes higher than those who require RSL rented accommodation, but not enough to afford open market prices – i.e. it is ‘more affordable’ than its open market equivalents. The tenure is subject to a legal agreement to ensure that the occupants meet the qualifying criteria of policy H2 in the Local Plan<sup>18</sup>. This ensures that these particular dwellings remain affordable for local people in housing need in perpetuity.



Affordable Housing in Lynton – Brian Pearce ENPA

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<sup>18</sup> Local Plan: Chapter 4 Housing  
[www.exmoor-nationalpark.gov.uk/local\\_plan\\_chapter\\_04.pdf](http://www.exmoor-nationalpark.gov.uk/local_plan_chapter_04.pdf)

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Table 6.3a - Local Needs Affordable Housing 2006/07					
Application number	RSL or Intermediate	LRC, Village or Open Countryside	Unit Status	Type of Dwelling	Size
6/3/05/104 Higher Cowlings, Brompton Regis	Intermediate	Open Countryside	Complete	Semi-detached house	70 sqm
6/9/05/111 Amory Road, Dulverton	RSL	Local Rural Centre	Complete	Detached bungalow	61sqm
6/9/05/119 Barnsclose, Dulverton	RSL	Local Rural Centre	Complete	Semi-detached house	85sqm
62/41/05/032 Hobbs Yard, Burvill Street, Lynton	RSL	Local Rural Centre	Complete	Detached bungalow	43sqm
	RSL	Local Rural Centre	Complete	Flat	66sqm
	RSL	Local Rural Centre	Complete	Terraced house	80sqm
	RSL	Local Rural Centre	Complete	Terraced house	80sqm
	RSL	Local Rural Centre	Complete	Terraced house	80sqm
6/8/06/102 Higher Park, Cutcombe	Intermediate	Village	Under Construction	Detached bungalow	90sqm
6/8/06/107 Higher Park, Cutcombe	Intermediate	Village	Under Construction	Detached bungalow	90sqm
6/9/05/120 Garage Court, Pixton Way, Dulverton	RSL	Local Rural Centre	Under Construction	Terraced house	Dwellings range in size from 46 - 86 sqm. All less than the 90 sqm threshold.
	RSL	Local Rural Centre	Under Construction	Terraced house	
	RSL	Local Rural Centre	Under Construction	Terraced house	
	RSL	Local Rural Centre	Under Construction	Flat	
	RSL	Local Rural Centre	Under Construction	Flat	
	RSL	Local Rural Centre	Under Construction	Semi-detached bungalow	
62/41/03/018 Chapel, Burvill Street, Lynton	RSL	Local Rural Centre	Under Construction	Flat	All less than the 90 sq m threshold
	RSL	Local Rural Centre	Under Construction	Flat	
	RSL	Local Rural Centre	Under Construction	Flat	
6/9/05/113 King's Corner, Dulverton	Intermediate	Local Rural Centre	Not Started	Detached bungalow	42sqm



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- 6.27 **Employment and Economic Development:** policies within this section aim to maintain the thriving rural economy on Exmoor; vital for the conservation and enjoyment of the National Park.
- 6.28 The indicators in Table 6.4 monitor the amount of completed employment development within the National Park for 2006/07. There have been 6 applications permitted for different business use classes within this period, but very little completed business development.

<b>Table 6.4: Employment &amp; Economic Development</b>			
Indicator	Policy	Result	Comment
(i) Proportion of New Employment Premises by Location and Development Type	E1 - E2, E5	<b>700 sqm</b> extension to the car park of B1a use class business.	6/8/06/105 - an increase in employment land – no increase in floorspace.
(ii) Area of floorspace as Employment Use Created and Lost	E1 - E5	<b>0</b>	
(iii) No. and area of Employment Uses Re-using existing buildings	E1 - E2	<b>0</b>	
(iv) Area of floorspace created and lost by B1, B2 and B8, C1 of Use Classes Order	E3 - E4	<b>0</b>	
(v) No. and area of Live Work Units/ Home Working spaces permitted	E5	<b>0</b>	No applications received for these uses.

- 6.29 During 2006/07 there has been very little employment created, although there are extant permissions still to be completed for various employment Use Classes.
- 6.30 The employment policies appear to provide flexibility, including small scale adaptations of the building stock, especially from redundant agricultural buildings, to meet the needs of the small scale businesses predominant in the National Park. The absence, in any one year, of any new buildings to house employment uses is thought to reflect the type of businesses and business growth in an area like Exmoor, and the high priority given to conservation and enhancement of the landscape.

- 6.31 **Agriculture and Forestry:** the indicators within Table 6.5 monitor the types of agricultural and forestry development permitted within the AMR period. The policies seek to support agricultural diversification measures and developments that are compatible with National Park objectives.
- 6.32 There has been one General Development Order (GDO) for the creation of forestry tracks. The majority of applications/GDOs for forestry development relate to access tracks for the extraction of timber.
- 6.33 There have been 23 planning applications/GDOs permitting the development of agricultural buildings during 2006/07. One agricultural building classed as a major development, as the floorspace exceeded 1000 sqm; at 1724 sqm it was the largest agricultural building ever permitted within the National Park. This was sited and designed as part of an existing group of farm buildings and was deemed to have minimal landscape impact.
- 6.34 Two modern farm buildings have been permitted change of use to horse-related development. This reflects the growing trend for equine related development within the National Park. The two applications are both for equine related businesses.



Traditional Farm Buildings – ENPA

Table 6.5: Agriculture and Forestry			
Indicator	Policy	Result	Comment
(i) No. and area of agricultural and forestry buildings	A1	3 General Development Orders (GDOs) and 20 planning applications approved for agricultural buildings <b>Total: 8480.5 sqm</b>	Includes new and replacement agricultural buildings which have been permitted during 2006/07.
(ii) Length of Agricultural and Forestry tracks permitted	A1	690m	GDO 07/02
(iii) No. and proportion of applications for agricultural buildings refused	A2	0	
(iv) No. of farming businesses in agri-environment schemes	A3	529 live agreements covering 48784 ha (Source: Natural England)	8 farms in the Exmoor Farm Conservation Scheme <b>20 (out of 600) farms on Exmoor are 'organic' or in the process of conversion.</b> State of the Park Report (2006)
(v) No. of farm diversification proposals and floor area requiring the <b>conversion of modern</b> farm buildings	A3	2	2 agricultural buildings converted to horse-related development 6/35/06/103 6/34/06/108
(vi) No and proportion of fish farm applications approved.	A4	0	

- 6.35 **Recreation and Tourism:** The Recreation and Tourism policies of the Local Plan seek to ensure that tourist-related development is consistent with National Park purposes and helps to extend the tourist season on Exmoor.
- 6.36 The indicators within Table 6.6 show the number of applications which have been permitted for various tourism or recreation related development. The level of serviced accommodation permitted is very low compared to self-catering accommodation, as self-catering is a popular form of farm-diversification. Evidence in the past has seemed to show low take up and surplus bed spaces in self-catering accommodation.
- 6.37 There were two equine related businesses approved (see para. 6.28) which were the only recreational development proposals permitted during this AMR period. There are very few applications for game-shooting purposes, as many forms of development (such as rearing and release pens) associated with commercial shoots are permitted under the General Permitted Development Order 1995.

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<b>Table 6.6: Recreation &amp; Tourism</b>			
<b>Indicator</b>	<b>Policy</b>	<b>Result</b>	<b>Comment</b>
(i) No. and proportion of applications for tourism related development refused	RT1 - RT2	0	
(ii) No. and floor area of serviced accommodation created	RT3	6/9/06/129 62/41/07/008	1 Bedroom extension. 1 Change of use from youth hostel to guest house.
(iii) No. and floor area of serviced accommodation lost	RT3	62/41/06/020	Loss of floor area to owners accommodation
(iv) No. and floor area of self catering accommodation created	RT3	9 applications approved during 06/07 for the creation or extension of self catering accommodation units	
(v) No. and floor area of self catering accommodation lost	RT3	0	
(vi) Occupancy rates of self catering accommodation and serviced accommodation.	RT3	<b>Tourist Numbers (2005):</b> Serviced: 308,000 Non-serviced: 505,000 <b>Bed Stock (No. of beds)</b> Serviced: 4853 (max) Non-serviced: 21,335 (max)	2005 STEAM data available for the <u>Greater Exmoor</u> area covered by VISIT Exmoor - (no occupancy rates provided)
(vii) No. of camping barns within the National Park	RT3	3 (2 registered with the Youth Hostel Association, 1 registered with the Independent Hostels Group)	1 camping barn approved 6/35/05/105 during 2005/06
(viii) No. of small backpackers and tented campsites	RT5, RT7	19	
(ix) No. and proportion of applications for conversion of static caravan sites to chalet developments / certificated caravan sites refused	RT6, RT8	0	
(x) No and area of developments for shooting purposes.	RT9	0	No applications for this type of development - usually treated as permitted development
(xi) No. of commercial equestrian developments	RT10 - RT11	2	6/34/06/108 and 6/35/06/103
(xii) No. and proportion of applications for golf courses refused	RT12	0	
(xiii) No and area of sports areas/facilities	RT13 - RT14	39.46 ha	Area of Important Open Space (Recreation)



Riding Exmoor Ponies – Heather Lowther ENPA

6.38 **Community Services and Facilities:** the indicators in Table 6.7 seek to measure the changes in services and facilities within the National Park. The Local Plan policies aim to ensure that the range of services and facilities are maintained in order to ensure access to them.

Table 6.7: Community Services and Facilities			
Indicators	Policy	Result	Comment
(i) No. of meeting places	CSF1	19	Village Halls - from Characteristics of the Settlements Within ENP
(ii) Distance of households from key services	CSF2 - CSF6	This is a general figure which incorporates Super Output Areas - based on units of population. See <b>Table 6.7a</b> . Data will include areas which are not within the National Park boundary. Source: Index of Multiple Deprivation 2004.	
(iii) Creation and loss of community services and facilities	CSF2 - CSF3	Wheddon Cross chapel ceased operation within use class D1, Dunster Tithe Barn restored and converted to use as a community facility.	

6.39 There was one loss of a community facility at Wheddon Cross, where the chapel ceased operation as a place of worship. It has subsequently been sold. The Dunster Tithe Barn has successfully been restored and converted to a community facility after a long process of obtaining funding; a success for the Dunster community and the partners who assisted in the process.

6.40 Table 6.7a sets out the distance of households from key services – this is based on Super Output Areas (SOA) and the Index of Multiple Deprivation (IMD). The data clearly shows that SOA West Somerset 005c, which covers parishes such as Exford, Simonsbath, Withypool, Winsford, Cutcombe and Brompton Regis, is the furthest SOA from the key services listed.

6.41 It is important that the Local Plan policies do seek to maintain and provide essential community services and facilities within the National



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Park area, so that the distances from key services do not become even greater.

**Table 6.7a**

Super Output Area in order of Index of Multiple Deprivation	Road distance to GP (km)	Road distance to primary school (km)	Road distance to Post Office (km)	Road distance to supermarket/ Convenience store (km)
West Somerset 003a (Carhampton area)	5.07	3.65	1.28	5.45
West Somerset 002c (west Minehead area)	1.92	1.5	1.82	1.43
North Devon 002b (Parracombe area)	4.83	2.35	2.24	9.92
North Devon 014a (East Anstey area)	6.48	2.75	2.83	6.18
West Somerset 002a (Alcombe area)	2	1.99	0.9	0.88
West Somerset 005b (Dulverton and Brushford area)	2.61	2.19	1.02	1.82
West Somerset 002d (Porlock area)	2.69	2.75	1.55	2.07
West Somerset 004b (Luxborough and Roadwater area)	4.57	5.31	2.93	7.88
North Devon 013b (North Molton area)	6.22	3.48	1.79	9.47
West Somerset 004a (Skilgate and Elworthy area)	8.5	3.21	2.73	7.48
West Somerset 005a (Dunster and Timberscombe area)	5.5	0.93	0.42	6.68
<b>West Somerset 005c (Simonsbath to Brompton Regis area)</b>	<b>12.93</b>	<b>6.3</b>	<b>2.24</b>	<b>11.81</b>
North Devon 006a (Challacombe and Bratton Fleming area)	10.49	1.9	2.05	10.07
North Devon 002d (Lynton and Lynmouth area)	2.32	1.47	1.16	1.89
North Devon 006c (Kentisbury and Marwood area)	8.38	1.61	4.12	8.41
West Somerset 002b (south Minehead area)	1.17	1.2	1.41	1.13
Road distance from geographical population centres to basic services				
Super Output Areas 2004 - IMD				



Dunster Tithe Barn – Brian Pearce ENPA

## Exmoor National Park Annual Monitoring Report 2006/07

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

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

<b>Table 6.8: Utilities</b>			
<b>Indicators</b>	<b>Policy</b>	<b>Result</b>	<b>Comment</b>
(i) Percentage of Exmoor river length achieving River Ecosystem Class 1 Water Quality (NHI)	U1 - U6	100%	Source: Environment Agency
(ii) No. of recorded water pollution incidents on Exmoor	U1 - U6	<b>3</b>	Substantiated water pollution incidents (source: Environment Agency).
(iii) No. of developments located in flood risk areas.	U7	Several developments are located in flood risk zones 2 and 3. <b>9</b> applications warranted a flood risk assessment (FRA).	Environment Agency has not objected to any application approved during 2006/07
(iv) No. of developments incorporating Sustainable Drainage Measures	U8	<b>8</b> applications for development	Applications where it is conditioned that the applicant should provide the planning authority with details of sustainable drainage measures.
(v) No. of new power lines/utility services undergrounded as a proportion of planning permissions	U9 - U10	<b>3</b> applications where under-grounding is conditioned	All applications apply to conversions to dwellings or new dwellings: 6/3/05115, 6/8/06/108, 62/14/06/002
(vi) No. of telecommunications masts and other antennae permitted.	U11	<b>10 applications approved</b> 8 applications approved for additional equipment including antennae and radio dishes 2 applications approved for masts (8m pole and 20m pole) and associated equipment	

6.42 Overall the indicators reveal that river quality is excellent, with 100% of the rivers on Exmoor meeting River Ecosystem Class 1 water quality. There were 3 substantiated pollutions incidents within the AMR period, although these were deemed by the Environment Agency as category 3 or 4 incidents with a very low risk of environmental impact.

6.43 Although there were several approved applications where the development boundary was within a flood risk area (Flood Zone 2 or 3)<sup>19</sup>; many of the actual developments were:

<sup>19</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%)



- not within the flood risk area,
  - considered not to exacerbate flood risk, or were
  - not affected by flood risk (e.g. installation of dormer windows).
- 6.44 There were a total of 9 applications which included a Flood Risk Assessment, which explained the likelihood of flooding, and the mitigation which would be undertaken to address flooding issues. These applications had regard to Environment Agency (EA) standing advice which applies to certain types of application within flood zones 2 and 3. Concerns raised by the EA were resolved during the application process, and therefore there have been no sustained objections by the EA on flood risk terms.
- 6.45 EA standing advice for householder developments or non-residential extensions (less than 250m<sup>2</sup>) in flood zones 2 and 3 requires that: *floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate OR floor levels within the extension will be set 300mm above the known or modelled 1% (1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance each year) tidal & coastal flood level.*<sup>20</sup>
- 6.46 Eight applications were subject to conditions to comply with sustainable drainage systems and soakaways; this is particularly for developments which could potentially increase flood risk or to ensure the prevention of pollution incidents.
- 6.47 Three approved developments within the AMR period were subject to conditions to ensure that utility services and/or power lines were undergrounded to the new development with the purpose of ensuring that the landscape and natural beauty of the National Park is not adversely affected.
- 6.48 During 2006/07 there were 10 applications for telecommunications development, eight of which concerned additional equipment on or supporting masts already installed.
- 6.49 Two new masts were permitted to be erected within the National Park; both were sited in areas where the overall landscape impact was considered acceptable. In both cases the masts are set against the backdrop of nearby groups of farm buildings and the 20m mast is also close to a mature copse of trees. The policies therefore seem to be effective in minimising the impact of these structures on the special qualities of the National Park.

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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

<sup>20</sup> Environment Agency Standing Advice:  
<http://www.pipenetworking.com/floodrisk/matrix.html>

6.50 **Traffic and Transport:** The successful management of roads and traffic underlies the strategies for conservation, public enjoyment and community well-being, as well as contributing to sustainability.

<b>Table 6.9: Traffic &amp; Transport</b>			
<b>Indicator</b>	<b>Policy</b>	<b>Result</b>	<b>Comment</b>
(i) Volume of traffic - volume of HGV traffic	TR1 - TR9	See Chart 6.1 and Table 6.9a below for DCC and SCC traffic flow information.	
(ii) Car & cycle parking provision in new development	TR10	<b>3 applications</b>	
(iii) Proportion of new businesses, houses, and facilities accessible by public transport.	TR11	<b>86% of completed dwellings</b>	Public transport = daily service running at least Mon-Sat throughout the year.
(iv) No. of settlements with daily bus service.	TR11	<b>12</b>	Based on 2006/07 timetable and applies to a Mon-Sat service. Where Lynton & Lynmouth is counted as one settlement (as stated in the Local Plan) and Bridgetown & Exton as one settlement.
(v) Length of public right of way adversely affected by development.	TR12	<b>0m</b>	No diversions required

6.51 The indicators within Table 6.9 aim to monitor the policies within this section, and report on various aspects of traffic and transport within the National Park. The responsibility for roads and traffic management lies with Devon and Somerset County Councils (as Highway Authorities), therefore the implementation of the policies within this section rely on a close working relationship with both these authorities.

6.52 Chart 6.1 and Table 6.9a illustrate the average daily traffic flows within the National Park. The monthly traffic flows would illustrate the seasonal peaks and troughs of the holiday season, but the annual averages which are influenced by the numbers of tourist traffic, are shown below. Traffic numbers appear to have remained relatively stable over the past 4 years, in comparison to previous years, whether this is an ongoing trend is unknown. The National Park aims to encourage the use of sustainable forms of transport wherever possible, although it is recognised that there is a high dependency upon private cars for the majority of journeys to work (Census 2001).

6.53 The percentage of Heavy Goods Vehicles (HGVs) is listed for those areas monitored within the West Somerset Area of the National Park. Raleghs Cross receives the highest daily number of HGVs within this area. It is located on the HGV route avoiding the length restriction on A396 through Dunster. This explains the high percentage of HGV transport compared with other locations monitored.

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Chart 6.1

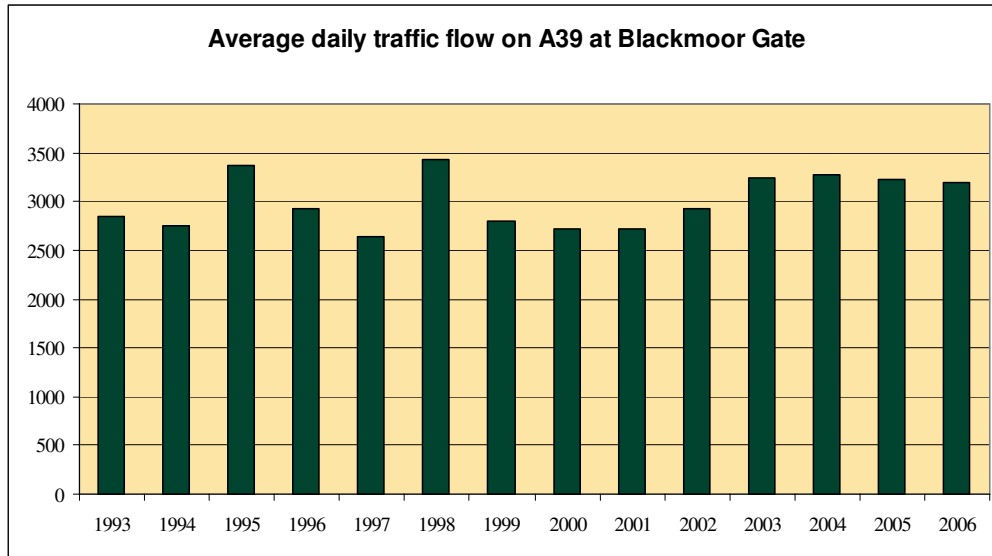


Table 6.9a – 2005 traffic data supplied by Somerset County Council

Road	Location (West Somerset area of the National Park)	Average daily traffic	% HGV
B3190	Raleghs Cross	1750	3.4
B3223	Red Deer Farm	1350	1.5
B3324	West of Wheddon Cross	1900	1.1
A39	Culbone Stables	1500	1.3
A39	East of Headon Cross	4500	1.1
A396	South of Dulverton	1450	1.4
A396	Avill Farm	2750	1.8
A396	North of Dunster	4400	1.1
B3323	North of Simonsbath	600	1.7
B3358	West of Simonsbath	750	1.3
		<b>Total</b>	<b>Average</b>
		<b>20950</b>	<b>1.6%</b>



Community Bus (Dulverton) – ENPA

- 6.54 The number of completed dwellings accessible by a regular daily public transport service was high for a rural area such as the National Park, as the majority of completed dwellings were within the Local Rural Centres of Dulverton, Lynton & Lynmouth and Porlock.
- 6.55 The Local Rural Centres are the largest settlements within the National Park boundary, although they are not any larger than many other villages in the region. They do provide the greatest range of services in one location, and therefore are generally the most suitable for new development.
- 6.56 There are no hourly bus services that serve the National Park. But bus services such as the 398, 310, 38 and 39 do serve a number of settlements on Exmoor on a regular daily (Monday to Saturday) basis.
- 6.57 The total number of settlements served by a daily bus service on Exmoor is 12, but there are a number of smaller villages which may only receive a weekly bus service or no service at all. Some community transport schemes do serve areas where people that cannot access public transport on a regular basis.
- 6.58 **Minerals and Waste:** The National Park Authority is the Minerals and Waste Planning Authority within the National Park and is responsible for determining applications for minerals and waste related development.
- 6.59 **Minerals:** The general policy of the National Park Authority is to resist proposals for mineral workings within the National Park, owing to the major impact on the landscape, public enjoyment and local communities.
- 6.60 However, there is provision for small-scale mineral workings in order to ensure a resource of local building stone to help maintain the character and local distinctiveness of new buildings on Exmoor. During this AMR period there have been no applications for mineral workings within the National Park.

<b>Table 6.10: Minerals</b>			
<b>Indicator</b>	<b>Policy</b>	<b>Result</b>	<b>Comment</b>
(i) No. and proportion of mineral applications permitted	M1 -M3	0	No applications received 2006/07
No. of quarries for local building stone.	M4	0	1 extant permission - not active
<b>Waste</b>			
<b>Indicator</b>	<b>Policy</b>	<b>Result</b>	<b>Comment</b>
No. of recycling facilities	WD1 - WD2	<b>2</b> in the North Devon area of the National Park <b>23</b> in the West Somerset area of the National Park.	WSDC and NDDC now include fortnightly kerbside collections for recyclable materials. North Devon & West Somerset differs in the range of recyclable materials collected.

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

## Exmoor National Park Annual Monitoring Report 2006/07

- 6.63 **Policies in Practice:** The policies of the Exmoor National Park Local Plan 2001-2011, and the Somerset and Exmoor National Park Authority Joint Structure Plan Review 1991-2011, are used in the determination of planning applications received by the Authority.
- 6.64 Tables 6.11 and 6.12 below, illustrate the policies most frequently used in the determination of planning applications regarding development within the National Park boundary. To see the full table of policies within the Local Plan, and all the policies used within the Structure Plan, see Appendix 4.
- 6.65 Table 6.11 demonstrates the number of times the ten most frequently applied policies were used for the determination of planning applications within this AMR period.

<b>Table 6.11: Local Plan Policies Applied for the Determination of Planning Applications 2006/07</b>				
Policy No.	No. times applied	For Approval	For Refusal	Policy Title
LNC1	300	288	12	General National Park Policy
CBS1	19	18	1	COU and Necessary Alterations of Buildings - General Principles
CBS5	65	60	5	Development in Conservation Area
CBS8	78	77	1	Alterations to Listed Buildings
CBS9	35	34	1	Settings of Listed Buildings
CBS10	26	25	1	Preservation of Listed Buildings and their Features and Settings
CBS12	287	273	14	New Development
H12	80	74	6	Extensions to Dwellings
H14	28	27	1	Garages and Other Ancillary Domestic Outbuildings
A1	20	20	0	Agricultural and Forestry Development

Structure Plan Policies:

<b>Table 6.12: Structure Plan Policies Applied for the Determination of Planning Applications 2006/07</b>				
Policy No.	No. times applied	For Approval	For Refusal	Policy Title
STR1	299	285	14	Sustainable Development
STR5	76	70	6	Development in Rural Centres & Villages
STR6	98	93	5	Development Outside Towns, Rural Centres & Villages
Policy 2	297	283	14	Exmoor National Park
Policy 5	216	208	8	Landscape Character
Policy 9	94	91	3	The Built Historic Environment

- 6.66 **Saved Policies:** As previously mentioned the Local Plan policies are saved for an initial period of three years from adoption (if the adoption period occurred after the introduction of the Planning & Compulsory Purchase Act on 27th September 2004). A further protocol was introduced by DCLG in August 2006 to allow Local Planning Authorities (LPAs) to extend the period for 'saved policies', so there was sufficient time for DPDs to be adopted, and to reduce the possibility of a 'policy gap'.
- 6.67 During the last quarter of 2006/07, the Authority requested an extension of the saved policies period to ensure that the policies within the Local Plan remain in effect until succeeded by policies within relevant DPDs – namely the Core Strategy DPD and Development Control Policies DPD.
- 6.68 The "*Protocol for handling proposals to save adopted Local Plan, Unitary Development Plan and Structure Plan policies beyond the 3 year saved period*" involved making a case for saving every single policy (115 policies) within the Local Plan; in order to seek the Secretary of State's agreement to issue a direction to save the policies.
- 6.69 The Authority had to demonstrate that each policy sought to be saved, complied with a number of criteria. This involved a significant amount of officer time to build a case for extending the saved period for each individual policy.
- 6.70 The request was sent to Government Office for the South West (GOSW) at the end of March 2007. It was decided to submit the request for all the policies at this time, though the Local Plan was not adopted until March 2005 (after the introduction of the new planning system in September 2004).
- 6.71 GOSW have stated that they will consider the request early in 2008 and will therefore notify us of a decision of which policies are to be saved by 1<sup>st</sup> March 2008.
- 6.72 The Somerset and Exmoor National Park Authority Joint Structure Plan Review: The Structure Plan was adopted before the introduction of the new planning system, and therefore the period for saved policies was due to expire by 27<sup>th</sup> September 2007. The South West Regional Assembly (SWRA) as Regional Planning Body sought to extend the period for these saved policies, as the Regional Spatial Strategy (RSS), which will eventually replace the Structure Plan, was still in draft form.
- 6.73 It is prudent to mention that all the Somerset & Exmoor National Park Joint Structure Plan 1991 -2011 policies except Policy 53 (relating to the then DETR Trunk Road schemes on the A303) have been designated as 'saved' by the Secretary of State. This direction was issued during September 2007 and is therefore outside the AMR period, but it is a significant outcome, as the Structure Plan is part of the Exmoor National Park Authority Development Plan.



## 7. Evaluation of Planning Applications

- 7.1 **2006/07 Planning Statistics:** During the AMR period the Development Control Team received 350 planning applications. Of these, 19 applications were subsequently withdrawn, leaving a total of 331 applications.
- 7.2 301 planning applications were determined by the Development Control Team within this period. The absence of the DC Manager post throughout this period meant that the workload was also distributed between the Head of Planning and Community and the Planning/Monitoring Officer.
- 7.3 The majority of planning applications received by the Authority are classified as 'minor' (e.g. small numbers of dwellings or business development) or 'other' (e.g. householder development and listed building consent).
- 7.4 There are relatively few major applications received by the Authority. During 2006/07 there were 2 major applications approved – one regarding the construction of an agricultural building over 1000 square metres, and one involving earthworks and landscaping of an area of land over 1 hectare.

Application Type	Number	%
Major	2	0.7
Minor	102	33.9
Other	197	65.4

- 7.5 Delegated decisions accounted for 84% (254) of applications determined. Of the remaining 26% (67) of applications that were decided at Planning Committee, there were 6 applications where the recommendation made by Officers was overturned by the Committee.
- 7.6 95% of applications were approved during 2006/07, reflecting time spent by Officers in pre-application discussions with potential applicants. The creation of a Planning Technician post has ensured timely responses to planning enquiries by the public.
- 7.7 **Appeals:** Five appeals were decided upon during the AMR period – see Table 7.2 below for details:

Application	Appeal Code	Site	Reason for appeal	Inspector's Decision
6/10/05/110	APP/f9498/a/06/2009805/NWF	3 Church Street, Dunster	Against refusal of permission	Allowed
6/27/06/101	APP/F9498/A/06/2018944/NWF	McCoys Saddlery, Porlock	Against refusal of permission	Dismissed
62/41/05/027	APP/F9498/A/05/1195550	1 Woodland View, Lynbridge, Lynton	Against refusal of permission	Dismissed
62/50/05/003	APP/F9498/A/06/2010333/NWF	Stone Building, Parracombe	Against refusal of permission	Withdrawn
62/50/05/005	APP/F/9498/C/05/2003647	Beacon Down, Parracombe	Other	Dismissed

7.8 Indicators and targets required by DCLG, relating to the performance of the Development Control service during 2006/07, can be found in the National Park Authority's Business Plan 2007/08<sup>21</sup>.



November 2007 Development Control Tour (Dunster) - ENPA

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<sup>21</sup> [http://www.exmoor-nationalpark.gov.uk/living\\_in\\_reports.htm](http://www.exmoor-nationalpark.gov.uk/living_in_reports.htm)

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**8. Appendices**

**Appendix 1:** Gantt chart for the LDS brought into effect in April 2007.

EXMOOR LDS GANTT CHART April 2007 - March 2010																																																																		
Year	2007												2008												2009												2010																													
Month	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M																														
Saved Local Plan Policies																																																																		
Core Strategy DPD																																								P													S													E
DC Policies DPD																																																																		
Design Guide SPD																																								C													A													
Energy Sustainability SPD																																								C													A													
Annual Monitoring Report																																																																		
SCI (Adopted 1/8/06)																																																																		

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

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Appendix 2: Housing Completions 2006/07

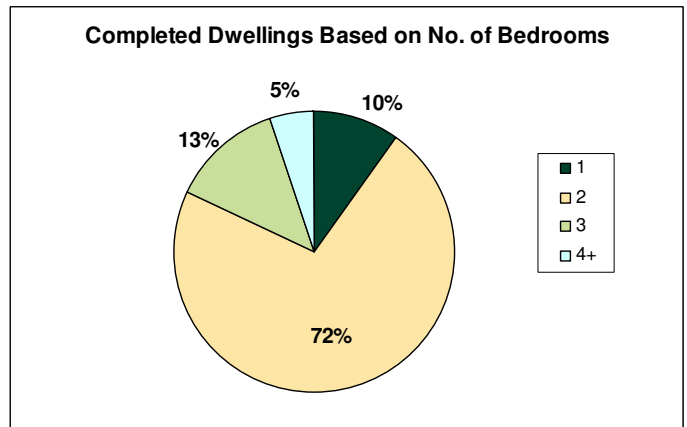
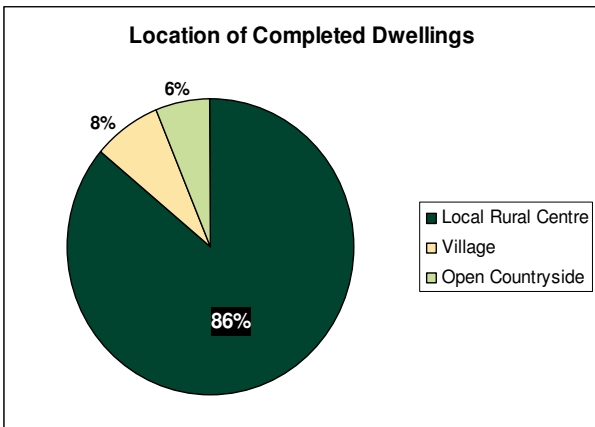
Housing Land Availability Survey 2006-2007 - COMPLETIONS																	
Parish	Change of Use		Conversions Gains		Conversion Losses		New Build		CLEUD	LAH	Units on PDL	No. of Beds.				Site	Area (ha)
	P.S.	R.S.L.	P.S.	R.S.L.	P.S.	R.S.L.	P.S.	R.S.L.				1	2	3	4+		
Dunster			1								1	1				V	0.0047
Exford							1				1			1		V	0.1052
Simonsbath			1								0	1				V	0.1737
Old Cleeve							1				0				1	V	0.0995
Porlock	2		9		1		1		1		11	2	9	1	1	LRC	2.0402
Brompton Regis			3		1		1			1	3	1	2	1		OC	0.3505
Dulverton								2		2	2		2			LRC	0.1037
Lynton & Lynmouth	2	1	4				32	4		5	42	2	35	5	1	LRC/V	0.9778
Parracombe							1				0			1		OC	0.2480
<b>TOTAL</b>	<b>4</b>	<b>1</b>	<b>18</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>37</b>	<b>6</b>	<b>1</b>	<b>8</b>	<b>60</b>	<b>7</b>	<b>48</b>	<b>9</b>	<b>3</b>		<b>4.10</b>

KEY	
P.S.	Private Sector
R.S.L.	Registered Social Landlord
CLEUD	Certificate of Lawfulness for an Existing Use or Development
LAH	Local Affordable Housing
PDL	Previously Developed Land (Brownfield Sites)
LRC	Local Rural Centre
V	Village
OC	Open Countryside

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Category	No.
Net Conversions	16
Change of Use	5
New Build	43
CLEUD	1
<b>Total No.</b>	<b>65</b>

Category	No. Units	%
Local Needs Affordable Housing	8	12%
Development on Brownfield Land	60	92%
Overall Dwelling Density	16 dwellings per hectare	



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**Appendix 3:**

**NCOI 8 - Environment and Biodiversity Indicators**

Changes in areas and populations of biodiversity importance including change in priority habitats and species (by type) during 2006/07

Species/Habitat/Location	Change Monitored*
<b>Woodland Priority Species Action Plan</b>	
Lichen and bryophyte surveys in Dulverton, Barle Valley, Culbone and Hawkcombe Woods NNR and North Hill woods	These surveys showed that overall NPA owned woodlands are being managed to retain their lichen and bryophyte interest which includes Schedule 8 species and species which we have international responsibility for (e.g. <i>Usnea articulata</i> , <i>Heterodermia japonica</i> ). No signs of detrimental impacts from nitrogen deposition. <b>Population stable</b>
Woodland Invertebrate survey	Surveys of wood ants in Hawkcombe Wood NNR shows the species to be increasing in the number of colonies. <b>Population increasing</b>
Baseline bat surveys: The survey covered four National Park owned woodlands which previously had not been surveyed - Hawkcombe Woods near Porlock, Hawkridge Woods in the Barle Valley, and the coastal woods at Culbone and on North Hill.	First record for Exmoor of Leisler's bat in Hawkridge Wood. Hawkcombe Wood was also found to support the rare barbastelle bat, which confirms an earlier record of this species in this area recorded during a radio tracking study from Horner Woods in 2000 showing this area to be an important feeding area for this species. Culbone Woods was shown to be particularly well used as a feeding corridor by lesser horseshoe bats and the occasional greater horseshoe in addition to having high pipistrelle activity. Woodland on North Hill was shown to be of significance for bats with good records for <i>Nathusius pipistrelles</i> being recorded. <i>Nathusius pipistrelles</i> are very scarce in the UK and their presence on North Hill, Hawkcombe and Hawkridge suggest that there are perhaps higher densities here than in other areas of the UK and that there could even be a breeding roost on Exmoor. <b>Population stable</b>



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<b>Species/Habitat/Location</b>	<b>Change Monitored*</b>
Dormouse Survey	Surveys in Mansley Combe, Church Wood (Luxborough), and Tarr Woods recorded low numbers of dormice, but this may not be related to population decrease (may just be choosing other areas for nesting) <b>No clear trend in population</b>
<b>Exmoor Biodiversity Action Plan</b>	
Curlew	No surveys undertaken, but casual observation suggests that species now at critically low numbers. <b>Population declining</b>
Snipe	Surveys of Codsand Moor and Molland Moor showed the population to be the same as the previous year. <b>Population stable</b>
Dartford Warbler	Survey undertaken during 2006 recorded 118 pairs breeding on Exmoor; this compares to just one pair in 1995. <b>Population increasing</b>
Heath & High Brown Fritillaries	After an absence since at least 2002, the High Brown Fritillary was recorded again at Wilsham and Watersmeet in 2007. Other populations of heath and high brown fritillary were still present in good numbers. Hence overall <b>population increasing</b> .

\* Change monitored = increasing, stable, fluctuating, no clear trend or declining.

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### Appendix 4:

Tables illustrating the policies used to determine planning applications during 2006/07.

<b>Local Plan</b>				
<b>Policy No.</b>	<b>No. times used</b>	<b>Approved</b>	<b>Refused</b>	<b>Policy Title</b>
S1	3	2	1	Defined Settlements
LNC1	300	288	12	General National Park Policy
LNC2	6	6	0	Lighting
LNC3	2	2	0	Landscapes covered by Section 3 Conservation Map
LNC4	4	4	0	Important Trees, Woodlands and Hedgerows
LNC5	2	2	0	Orchards
LNC6	5	5	0	Coastal Zone
LNC7	1	1	0	Rivers and their Corridors
LNC8	0	0	0	Protection of Best Agricultural Land
LNC9	2	2	0	Sites of International Nature Conservation Importance
LNC10	3	3	0	Sites of Special Scientific Interest
LNC11	2	2	0	Sites of Local Nature Conservation Importance
LNC12	1	1	0	Exmoor Biodiversity Action Plan Areas
LNC13	2	2	0	Mitigation and Compensation for Nature conservation Sites - Affected by Development
LNC14	1	1	0	Protected Species and Habitats
LNC15	9	9	0	Scheduled Ancient Monuments and Other Important Archaeological Sites
LNC16	4	4	0	Treatment of Locally Important Archaeological Sites Affected by Development
LNC17	0	0	0	Small Scale Renewable Energy Conservation
LNC18	0	0	0	Commercial Wind Turbines
LNC19	1	1	0	Small Scale Wind Turbines for Local Needs
LNC20	1	1	0	Major Development
CBS1	19	18	1	Change Of Use and Necessary Alterations of Buildings - General Principles
CBS2	13	12	1	The Change of Use and Any Necessary Alterations of Buildings in Villages and the Open Countryside
CBS3	1	0	1	The Change of Use of Buildings Standing Alone in the Countryside.
CBS4	2	2	0	Conversions of Listed Rural Buildings
CBS5	65	60	5	Development in Conservation Area
CBS6	3	1	2	Protection of Important Structures and Trees in Conservation Areas
CBS7	5	5	0	Demolition of Listed Buildings
CBS8	78	77	1	Alterations to Listed Buildings
CBS9	35	34	1	Settings of Listed Buildings
CBS10	26	25	1	Preservation of Listed Buildings and their Features and Settings

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<b>Local Plan</b>				
<b>Policy No.</b>	<b>No. times used</b>	<b>Approved</b>	<b>Refused</b>	<b>Policy Title</b>
CBS11	2	2	0	Historic Parks and Gardens
CBS12	287	273	14	New Development
CBS13	0	0	0	Satellite Antennae
CBS14	3	3	0	Signs and Advertisements
CBS15	2	2	0	Shopfronts
CBS16	1	1	0	Important Open Space
H1	12	9	3	Purpose of Housing Development
H2	10	7	3	Criteria for Occupancy of a Local Need Affordable Dwelling
H3	2	2	0	New Build Housing in Local Rural Centres
H4	5	4	1	Conversions to Dwellings in Local Rural Centres
H5	3	3	0	New Build Housing in Villages
H6	0	0	0	Conversions to Dwellings in Villages
H7	2	1	1	Conversions to Dwellings in the Open Countryside
H8	3	2	1	New Build Housing in the Open Countryside
H9	2	1	1	Replacement of Agricultural Occupancy Conditions
H10	0	0	0	Replacement of Holiday Occupancy Conditions
H11	1	1	0	Sub-Division of Existing Dwellings
H12	80	74	6	Extensions to Dwellings
H13	0	0	0	Residential Caravans in the Open Countryside
H14	28	27	1	Garages and Other Ancillary Domestic Outbuildings
H15	4	4	0	Replacement Dwellings
E1	0	0	0	Business Development in Local Rural Centres and Villages
E2	3	3	0	Business Development in the Open Countryside
E3	0	0	0	Safeguarding Existing Employment Land and Buildings
E4	0	0	0	Large Scale or Intrusive Industrial Development
E5	0	0	0	Working From Home
A1	20	0	0	Agricultural and Forestry Development
A2	1	1	0	Protection of Listed Buildings in Proposals for New Agricultural Buildings
A3	11	11	0	Farm Diversification
A4	0	0	0	Fish Farming
RT1	7	6	1	Tourism Related Development
RT2	0	0	0	Refreshment Facilities
RT3	13	13	0	Visitor Accommodation
RT4	0	0	0	Camping Barns
RT5	0	0	0	Backpackers' Camp Sites
RT6	1	1	0	Static Caravan Sites
RT7	0	0	0	Touring Caravans and Tented Camp Sites

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<b>Local Plan</b>				
<b>Policy No.</b>	<b>No. times used</b>	<b>Approved</b>	<b>Refused</b>	<b>Policy Title</b>
RT8	0	0	0	Certificated Caravan Sites
RT9	1	1	0	Recreational Development
RT10	12	11	1	Domestic Equestrian Development
RT11	3	3	0	Commercial Equestrian Development
RT12	0	0	0	Golf Courses
RT13	1	1	0	Important Recreational Open Space
RT14	1	1	0	Public Recreational Facilities in Settlements
CSF1	1	1	0	Providing for Community Services and Facilities
CSF2	3	2	1	Commercial Community Services and Facilities
CSF3	1	1	0	Non-commercial Community Services and Facilities
CSF4	0	0	0	Shops Outside Settlements
CSF5	0	0	0	Provision of New Health Facilities
CSF6	0	0	0	Residential Institutions
U1	0	0	0	Water Resource Protection - Groundwater
U2	0	0	0	Water Resource Protection - Contaminated Land
U3	0	0	0	Water Supply
U4	0	0	0	Sewerage and Sewage Disposal - Capacity of the System
U5	0	0	0	Sewerage and Sewage Disposal - New or Extended Treatment Works
U6	0	0	0	Sewerage and Sewage Disposal - New Development Affected by Treatment Works
U7	13	12	1	Flood Risk Areas - Location of New Development
U8	0	0	0	Reduction of Flood Risk from New Development
U9	0	0	0	Electricity and Telecommunications - New Overhead Power Lines
U10	1	1	0	Electricity and Telecommunications - Utility Services for New Development
U11	11	11	0	Electricity and Telecommunications - Telecommunication Development
TR1	0	0	0	Exmoor Route Network - Framework for Traffic Management
TR2	0	0	0	Exmoor Route network - Use in the Determination of Development Proposals
TR3	14	12	2	Traffic and Road Safety Considerations for Development
TR4	1	1	0	Road Maintenance and Improvements
TR5	1	1	0	Bridges and Fords
TR6	7	7	0	Highway Design for New Development
TR7	0	0	0	Private Road Signs
TR8	0	0	0	Petrol Filling Stations

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<b>Local Plan</b>				
<b>Policy No.</b>	<b>No. times used</b>	<b>Approved</b>	<b>Refused</b>	<b>Policy Title</b>
TR9	0	0	0	Public Parking
TR10	3	3	0	Car and Cycle Parking Provision
TR11	1	1	0	Public Transport, Cycling, Walking and Horse-Riding
TR12	1	1	0	Public Rights of Way
M1	0	0	0	Mineral Extraction
M2	0	0	0	Mineral Exploration
M3	0	0	0	Interim Development Order Permissions
M4	0	0	0	Small Scale Re-Working of Disused Quarries
WD1	0	0	0	New Waste Disposal Facilities
WD2	0	0	0	Small Scale Recycling Facilities

The table below shows the Somerset and Exmoor National Park Authority Joint Structure Plan Review policies used in the determination of planning applications during 2006/07.

<b>Structure Plan</b>				
<b>Policies</b>	<b>No. times used</b>	<b>Approved</b>	<b>Refused</b>	<b>Policy Title</b>
STR1	299	285	14	Sustainable Development
STR2	1	1	0	Towns
STR4	1	1	0	Development in Towns
STR5	76	70	6	Development in Rural Centres & Villages
STR6	98	93	5	Development Outside Towns, Rural Centres & Villages
STR7	10	9	1	Implementation of the Strategy
Policy 1	3	3	0	Nature Conservation
Policy 2	297	283	14	Exmoor National Park
Policy 5	216	208	8	Landscape Character
Policy 8	20	20	0	Outstanding Heritage Settlements
Policy 9	94	91	3	The Built Historic Environment
Policy 10	5	5	0	Historic Landscapes
Policy 11	15	15	0	Areas of High Archaeological Potential
Policy 13	3	3	0	Locally Important Archaeological Remains
Policy 15	3	3	0	Coastal Development
Policy 18	1	1	0	Location of Land for Industrial, Warehouse and Business Development
Policy 19	1	1	0	Employment and Community Provision in Rural Areas
Policy 22	1	1	0	Tourism Development in Settlements
Policy 23	6	5	1	Tourism Development in the Countryside
Policy 35	3	3	0	Affordable Housing
Policy 38	2	2	0	Sport and Recreation in the Countryside

## Exmoor National Park Annual Monitoring Report 2006/07

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<b>Structure Plan</b>				
<b>Policies</b>	<b>No. times used</b>	<b>Approved</b>	<b>Refused</b>	<b>Policy Title</b>
Policy 42	1	1	0	Corridor Strategies
Policy 43	3	3	0	Access for People with Disabilities
Policy 48	9	9	0	Access and Parking
Policy 49	5	5	0	Transport Requirements of New Development
Policy 60	8	8	0	Floodplain Protection
Policy 61	2	2	0	Development in Areas Liable to Marine Flooding
Policy 62	10	10	0	Telecommunications



## 9. Glossary

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