






EX19 Main Modifications Proposed by ENPA - as amended (v2)

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EX19 – Main Modifications Proposed by ENPA

The following main modifications (MM) to the submitted Publication Draft Local Plan (PDLP) are a combination of:

- those identified in the Schedule of Proposed Changes ([SD5](#)), shown as underlined and ~~struck through~~,
- Exmoor National Park Authority’s (ENPA’s) Written Statements for Hearing Sessions 1-5 (shown in **red**)¹, and
- ENPA’s response to the Inspector’s Initial Queries ([EX6](#)) and further changes identified during discussion at the relevant hearing sessions (shown in **purple**).

REF	MODIFICATION
SECTION 2: Vision, Objectives and Strategic Priorities	
SD5 , ref 39, page 12 Para. 2.3, Objective 1, page 8, PDLP	<p>1. Exmoor’s distinct and diverse landscapes and seascapes <u>is are</u> maintained and enhanced, with an increased awareness of its <u>their</u> importance.</p> <p>In 2030, Exmoor’s outstanding natural beauty with its mosaic of distinct and diverse landscapes and its dramatic coast and seascape, has been safeguarded and enhanced. Exmoor is still recognised as providing a sense of remoteness, wildness and tranquillity with landscapes predominantly free from and with no increase in intrusive structures and large scale development. It is renowned for its views of the night sky and lack of light pollution. ENPA and neighbouring authorities have worked together to ensure that the quality of the environment extends beyond the National Park boundary.</p>

¹ ENPA Statements for the Hearing Sessions can be accessed online at: <http://www.exmoor-nationalpark.gov.uk/planning/planning-policy/local-plan-examination/examination-library>

REF	MODIFICATION
SECTION 3: General Policies	
<p>Proposed change as a result of discussion during Session 4 (agenda item 4.1)</p> <p>Insert after para. 3.3, page 14, PDLP</p>	<div data-bbox="477 501 1430 1733" style="border: 1px solid black; padding: 10px;"> <p><u>Exmoor National Park's special qualities are:</u></p> <ul style="list-style-type: none"> • <u>Large areas of open moorland providing a sense of remoteness, wildness and tranquillity rare in southern Britain</u> • <u>A distinct and diverse landscape of softly rounded hills and ridges, with heather and grass moors, spectacular coast, deeply incised wooded valleys, high sea cliffs, fast flowing streams, traditional upland farms and characteristic beech hedgebanks</u> • <u>A timeless landscape mostly free from intrusive development, with striking views inside and out of the National Park, and where the natural beauty of Exmoor and its dark night skies can be appreciated</u> • <u>A mosaic of habitats supporting a great diversity of wildlife including herds of wild red deer, rich lichen communities, rare fritillary butterflies, bats, and other species uncommon in southern Britain</u> • <u>A complex and rich historic landscape that reflects how people have lived in, used and enjoyed Exmoor over the past 8000 years, including prehistoric landscapes and monuments such as burial mounds on ridges and discrete stone settings, ancient farmsteads, hamlets, picturesque villages and historic estates</u> • <u>A deeply rural community closely linked to the land with strong local traditions and ways of life</u> • <u>A farmed landscape with locally distinctive breeds such as Red Devon cattle; Devon Closewool, and Exmoor Horn sheep; and herds of free living Exmoor ponies</u> • <u>An exceptional rights of way network, with paths that are often rugged and narrow in character, along with extensive areas of open country and permitted access, providing superb opportunities for walking, riding and cycling</u> • <u>A landscape that provides inspiration and enjoyment to visitors and residents alike</u> </div>

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<p>AM4.1 ENPA Statement Session 4 (item 4.3)</p> <p>Paras. 3.19 and 3.20, page 17, PDLP</p> <p>Following discussion in Session 4 (agenda item 4.3) – propose to delete text in paras. 3.19 and 3.20</p>	<p>3.19 The p Paragraph 3.20 below sets out four principles to underpin opportunities for the enhancement of the National Park and reflecting the first statutory purpose. It takes forward objectives 1, 2, and 5, and will be achieved through strategic policy requirements in the Plan, including to:</p> <ul style="list-style-type: none"> a) ensure that Exmoor’s moorlands remain open, remote and relatively wild in character; that views are preserved; b) conserve and enhance Exmoor’s landscapes as living working landscapes that remain predominately free from intrusive developments; c) ensure that the built tradition, character, distinctiveness and historic character of Exmoor’s settlements, buildings, farmsteads, landscapes, archaeological sites and monuments is conserved and enhanced and that the cultural heritage of Exmoor is protected through the careful management of development. <p>3.20 Principles for the enhancement of the National Park:</p> <ul style="list-style-type: none"> a) opportunities for enhancing the special qualities and valued features of the National Park should be identified and responded to. b) proposals to enhance the National Park should demonstrate a significant overall benefit to the natural beauty, wildlife and cultural heritage, including the historic environment, of the area and should not undermine the achievement of other Plan Policies. c) opportunities should be taken to enhance the National Park by the treatment or removal of intrusive structures or features in a way which conserves the special qualities or valued features of the site and its surroundings. d) opportunities which arise for the enhancement of natural resources, land (including contaminated land and the removal of pollutants) and access/transport should be taken.
<p>SD5 – ref 44, page 13-14</p> <p>Para. 3.26, page 19, PDLP</p>	<p>The National Park Authority will therefore consider whether a proposed development is deemed to be ‘major’ on a case by case basis taking into account the potential impacts of the proposed development on: the National Park and in its local context</p> <ul style="list-style-type: none"> <u>a) the local context – this should include taking into account the nature and sensitivity of the site, including landscape character and the size and form of any local settlements, as well as the degree of change over time in terms of the level and scale of past development; and</u> <u>b) the potential harm to the natural beauty, wildlife and cultural heritage of the National Park by reason of its scale, character and nature. The decision will not be on the basis of likely impact after that harm is reduced through mitigation. The extent to which harm could be moderated will be considered as part of the assessment process.</u>

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<p>Para. 3.25, page 19, PDLP</p> <p>Changes incorporated as a result of discussion during Session 6</p>	<p>The application of criteria, such as:</p> <ul style="list-style-type: none"> a) whether the development is Environmental Impact Assessment (EIA) development, or b) developments that fall within Schedule 2 of the EIA Regulations that after being screened by the National Park Authority, are considered as likely to have significant effects on the environment due to its nature, size or location and require an assessment, or c) the Development Procedure Order definition of major development in terms of the classification of planning applications,^x d) developments that require the submission of a Transport Assessment or Statement, <p>will be relevant considerations, but may not determine whether the development is considered ‘major’ under this policy.</p> <p><i>Insert footnote:</i> ^x this definition of ‘major development’ (for the purposes of consultation on planning applications) is set out in The Town and Country Planning (Development Procedure) (England) Order 2010</p>
<p>Policy GP2, page 20, PDLP</p> <p>Changes incorporated as a result of discussion during Session 6</p>	<p>GP2 MAJOR DEVELOPMENT</p> <ol style="list-style-type: none"> 1. In the context of the National Park, major development is defined as development which has the potential to have a significant adverse impact on the National Park and its special qualities due to its scale, character and nature. 2. In securing National Park purposes and responding to the National Park’s duty to foster the social and economic wellbeing of its communities, applications for major development will not be permitted except in exceptional circumstances and only then following the most rigorous examination; where applicants can demonstrate that they are in the public interest. 3. Proposals for major development will need to demonstrate: <ul style="list-style-type: none"> a) the need for the development, including in terms of any national considerations; b) the impact of permitting it, or refusing it, upon the local economy and local communities and the extent to which it will provide a significant net benefit to the National Park; c) the cost of, and scope for, developing elsewhere outside the National Park, or meeting the need for it in some other way; d) that there are no significant effects on proposed or designated European sites for nature conservation both within their boundaries and in areas that ecologically support the conservation objectives of the site; e) any detrimental effect on the natural and historic environment, the landscape, and recreational opportunities, including taking into account the National Park’s special qualities, and the extent to which it

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	<p><u>any such effect</u> could be moderated (through applying the avoidance, mitigation and compensation sequence of tests set out in clause 4 of this policy);</p> <p>f) that the cumulative impact of the development when viewed with other proposals and types of development is acceptable; and</p> <p>g) the scope for adequate restoration of the land once the use has ceased.</p> <p>4. Where the tests of clause 3 have been met, then every effort to avoid adverse effects will be required. Where adverse effects cannot be avoided, appropriate steps must be taken to minimise harm through mitigation measures. Appropriate and practicable compensation will be expected for any unavoidable effects that cannot be mitigated.</p>
<p>Para. 3.43, page 23, PDLP</p> <p>Proposed change incorporated as a result of discussion during Session 4</p>	<p>Development in the open countryside is considered to be exceptional in relation to the reuse of existing buildings for residential use. Buildings in the open countryside are considered to be subject to normal policies of countryside restraint and may only be converted, where they are well related to a hamlet or farmstead, to provide <u>business space</u>, homes for rural workers or people in local affordable housing need, succession farm dwellings and extended family dwellings. Small rural communities that are not identified in the settlement hierarchy, but have an established, closely grouped number of dwellings within a contiguous built form, and are separate from other named settlements, plus service provision in the form of a shop, pub or community meeting place/hall, are considered to be appropriate locations for self-build opportunities to meet local affordable housing needs in accordance with HC-D5 Custom/Self Build Local Need Housing in Rural Communities (and subject to other policy considerations).</p>
<p>AM4.2 – ENPA Statement Session 4 (item 4.7)</p> <p>Para. 3.44, page 24, PDLP</p> <p>Further changes proposed following discussion in Session 4 (agenda item 4.8)-</p>	<p>3.44 ⊘ <u>The type of development</u> considered to be acceptable in the open countryside should be in accordance with <u>is set out in policy GP3 (in terms of new build development) and</u> other policies in this plan and specifically includes development that:</p> <p>a) is essential for the operation of rural land-based enterprises (HC-D8 New Build Dwellings in the Open Countryside, HC-D9 Rural Workers, HC-D10 Succession Farming – Second Dwellings on Established Farms, SE-S4 Agricultural and Forestry Development);</p> <p>b) relates to recreation and tourism development that promotes the understanding and enjoyment of Exmoor (<u>RT-S1</u>);</p> <p>c) <u>provides for local affordable self-build homes in rural communities (HC-D5)</u>;</p> <p>d) ⊘ involves the conversion and change of use of existing buildings for local affordable homes (<u>HC-D7</u>), extended family dwellings (<u>HC-D4</u>), business uses (<u>SE-S3</u>), visitor accommodation (<u>RT-D1, RT-D4 and RT-D6</u>), and residential institutions (<u>HC-S7</u>);</p>

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	<ul style="list-style-type: none"> e) e) forms an extension to existing dwellings (HC-D15) or business premises (SE-S3); f) f) replaces or subdivides an existing dwelling (HC-D15 and HC-D14); g) g) is regarded as householder development - including opportunities for home-based businesses (SE-D1); h) h) relates to essential utilities infrastructure (AC-S4) and renewable energy requirements (CC-S5); or i) i) facilitates the small-scale extraction of building stone (CE-S7).
<p>MM4.1 ENPA Statement Session 4 (item 4.8)</p> <p>SD5, ref 56, pages 17-19</p> <p>Policy GP3, page 26, PDLP</p>	<p>GP3 SPATIAL STRATEGY</p> <ol style="list-style-type: none"> 1. The spatial strategy aims to ensure that communities across the National Park continue to thrive so that they are economically resilient, environmentally sustainable, socially mixed and inclusive. To facilitate sustainable development across the National Park, development proposals should accord with the spatial strategy. 2. For the named settlements (listed in Table 3.1), no development boundaries will be drawn. Development proposals should ensure that the scale of development is proportionate to the settlement size and reflects the capacity of each settlement to accommodate new build development; positively responding to the surrounding landscape character, settlement form and pattern, and avoiding areas at risk of flooding. 3. Development within the named settlements should address the following: <ol style="list-style-type: none"> a) Local Service Centres: Development should strengthen the role and function of the Local Service Centres to sustain and improve the wide range of services and facilities, to serve the needs of the settlement and surrounding communities, address locally identified needs for housing and improve employment prospects for the local area. New build development for local need affordable housing, business premises, and community services and facilities will be acceptable in principle where it is well related to existing buildings in the settlements. b) Villages: Development will contribute to and provide opportunities to address locally identified needs for housing and employment and sustain core services and facilities within these communities. New build development for local need affordable housing, business premises, and community services and facilities will be acceptable where it is well related to existing buildings in the settlements. c) Porlock Weir: Any proposals for new development will need to demonstrate that they are consistent with the principles in policy CC-S4 Replacement Development from Coastal Change Management Areas, for the replacement of development through relocation and measures for the management of buildings/facilities at risk of being

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	<p>lost to coastal change. Additional new build development will only be considered to be acceptable in relation to the provision of local need affordable housing and small-scale business premises that directly addresses the needs of the community; where it can be demonstrated that this will not significantly reduce the landscape capacity for relocating development at risk of being lost to coastal change identified within the Coastal Change Management Area (CC-S3) or reduce the net habitat value available to Barbastelle bats. New build housing schemes that require cross subsidy through ‘Principal Residence housing’ or ‘specialist housing’ <u>accessible and adaptable homes</u> will not be permitted.</p> <p>4. d) Outside the named settlements the area is identified as the Open Countryside where the focus of new build development will be on improving the sustainability of rural land-based businesses (<u>HC-D7, HC-D8, HC-D9 and SE-S4</u>), <u>providing opportunities for home-based businesses (SE-D2)</u> and enabling self-build opportunities for local affordable housing in sustainable locations (<u>HC-D5, HC-D8, HC-D9, HC-D10 and SE-S4</u>).</p>
<p>MM4.2 ENPA Statement Session 4 (item 4.9) EX6, ref 12, pages 18-19 Policy GP4, page 28, PDLP</p>	<p>GP4 THE EFFICIENT USE OF LAND AND BUILDINGS</p> <ol style="list-style-type: none"> 1. Development proposals <u>will be encouraged which should</u> demonstrate the efficient use of land and buildings including <u>through</u>: <ol style="list-style-type: none"> a) <u>the redevelopment of</u> brownfield land located within the built extent of the named settlements that does not have a high ecological value; <u>or</u> b) the re-use of existing buildings within the built extent of the named settlements, or within or well-related to hamlets and farmsteads. 2. Development within or adjoining the named settlements should reflect the historic form and pattern of the settlement, and make best use of land on the site in terms of the density of buildings and green infrastructure provision. 3. A density of at least 30 dwellings per hectare will apply to developments of 10 or more dwellings. 4. Development should not result in the loss of the best and most versatile agricultural land (Grades 1, 2 and 3a) unless the development of alternative sites would conflict with National Park purposes.

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<p>SD5, ref 72, pages 26-27</p> <p>Policy CE-S1, page 37, PDLP</p>	<p>CE-S1 – LANDSCAPE AND SEASCAPE CHARACTER</p> <ol style="list-style-type: none"> 1. The high quality, diverse and distinct landscapes and seascapes of Exmoor National Park will be conserved and enhanced. 2. Development should be informed by and complement the distinctive characteristics of the: <ol style="list-style-type: none"> a) Landscape character types and areas identified in the Exmoor National Park Landscape Character Assessment (LCA); and b) <u>Seascape character areas and types identified in the North Devon and Exmoor Seascape Character Assessment.</u> 3. Development proposals should also have regard to, and be appropriate in terms of impact with the conservation of significant landscape and seascape attributes, <u>including:</u> <ol style="list-style-type: none"> a) <u>Section 3 Land;</u> b) <u>Heritage Coast;</u> c) <u>Landscape setting of Exmoor’s settlements;</u> d) <u>Historic field patterns and boundary features;</u> e) <u>Important trees, tree groups and orchards.</u> 4. Opportunities to conserve, enhance and restore important landscapes, <u>seascapes</u> and <u>their</u> landscape characteristics as identified in the LCA, including minimising existing visual detractions, will be encouraged.
<p>SD5, ref 73, pages 27-28</p> <p>EX6, page 19, ref 14</p> <p>Policy CE-D1, page 38, PDLP</p>	<p>CE-D1 PROTECTING EXMOOR’S LANDSCAPES AND SEASCAPES</p> <ol style="list-style-type: none"> 1. Development will be permitted where it can be demonstrated that it is compatible with the conservation and enhancement of Exmoor’s landscapes and seascapes through ensuring that: <ol style="list-style-type: none"> a) the visual impact of the development in its immediate and wider setting is minimised through high quality design that reflects local landscape character with particular regard to scale, siting, materials, and colour; and b) the cumulative and/or sequential landscape and visual effects of development do not detract from the natural beauty of the National Park and the experience of tranquillity. 2. Within Exmoor’s Heritage Coast development should be appropriate to the coastal location and conserve the undeveloped nature of the coast consistent with Heritage Coast purposes. 3. Landscaping schemes should reinforce local landscape or seascape character and where these are required, conditions will be attached to protect important landscape characteristics and elements and whether appropriate replacement or additional landscape elements will be required. 4. Proposals which are considered to be significant in terms of scale and/or impact should provide a professional landscape appraisal <u>Landscape and Visual Impact Assessment</u> as part of the application submission.

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<p>SD5, ref 78, page 30-31</p> <p>Policy CE-S2, page 41, PDLP</p>	<p>CE-S2 PROTECTING EXMOOR'S DARK NIGHT SKY</p> <ol style="list-style-type: none"> 1. The tranquillity and dark sky experience of <u>the Exmoor National Park Dark Sky Reserve and the National Park as a whole</u>, and its status as an International Dark Sky Reserve, will be maintained and improved. 2. Development proposals should seek to reduce light spillage and eliminate all unnecessary forms of artificial outdoor lighting in the National Park by ensuring that: <ol style="list-style-type: none"> a) The Dark Sky <u>Reserve</u> Core Zone is protected from permanent illumination. b) External lighting within the Dark Sky <u>Reserve</u> Critical Buffer Zone is strictly controlled. c) Good lighting management and design is applied throughout the National Park to avoid unacceptable adverse impacts on: <ol style="list-style-type: none"> i) the visual character of the landscape, seascape, and historic built environment; ii) wildlife and habitats; and iii) local visual amenity and safety. 3. Development proposals that involve external lighting, outside the Dark Sky <u>Reserve</u> Core Zone, will only be permitted where it can be demonstrated that they are required for safety, security or community reasons and where the details minimise light spillage; having regard to the Lighting Management Plan guidance.
<p>MM1.2</p> <p>ENPA Statement Session 1 (item 1.2)</p> <p>SD5, ref 89, page 34-35</p> <p>Further changes proposed as a result of discussion during Session 1</p> <p>Policy CE-S3, page 51, PDLP</p>	<p>CE-S3 BIODIVERSITY AND GREEN INFRASTRUCTURE</p> <ol style="list-style-type: none"> 1. The conservation and enhancement of wildlife, habitats and sites of geological interest within the National Park will be given great weight. 2. Development delivery, management agreements and positive initiatives will conserve, restore and re-create priority habitats and conserve and increase priority species identified for Exmoor in the Exmoor Wildlife Research and Monitoring Framework (or successor publication). 3. Sites designated for their international, national or local importance, <u>priority habitats, priority or protected species, ancient woodland, and or veteran trees</u> will be protected from development likely to have direct or indirect adverse effects <u>including on their conservation objectives of designated sites, including notified features, and ecological functioning of cited habitats and species. Protection will be commensurate with their status, giving appropriate weight to their importance, in accordance with the following principles:</u> <ol style="list-style-type: none"> a) Development in, or likely to have an adverse effect on, the conservation objectives of, internationally designated sites either directly or indirectly, including on features outside the designated site which support the ecological functioning of cited habitats and species, or on the integrity of the special interest of nationally designated sites will not be permitted. b) Development likely to cause harm to legally protected or important species, or lead to the loss of or damage to their habitats, will not be

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	<p style="color: red;">permitted unless this can be mitigated or then offset so that local populations are at least maintained.</p> <p style="color: red;">c) Development likely to adversely affect local sites designated for their wildlife will not be permitted, unless it can be demonstrated that the need for, and benefits of the development are exceptional and clearly outweigh the loss of biodiversity and this can be mitigated against and compensated for elsewhere.</p> <p style="color: red;">d) Development likely to adversely affect priority species and habitats must be avoided wherever possible (subject to the legal tests afforded to them) unless the need for, and the benefits of the development are exceptional and clearly outweigh the loss of biodiversity and this can be mitigated against and compensated for elsewhere.</p> <p style="color: red;">e) Development resulting in the loss or deterioration of irreplaceable ancient woodland (including ancient semi-natural woodland and plantations on ancient woodland sites) and veteran trees, will not be permitted unless the need for and the benefits of the development are wholly exceptional and clearly outweigh the loss of biodiversity.</p> <p>4. Regionally important geological sites (RIGS) will be safeguarded for their geological and geomorphological interest.</p> <p>5. Where, in exceptional circumstances, the wider sustainability benefits of the development are considered to outweigh the harm to habitats, species or the geological interest of sites, then measures will be required to first avoid such impacts, and if they cannot be avoided, then to mitigate damage <u>harm</u> and provide appropriate compensatory measures.</p> <p>6. The enhancement of biodiversity and creation of multi-functional green infrastructure networks at a variety of spatial scales, including cross-boundary connectivity to areas adjacent to the National Park, that help support ecosystem services will be encouraged.</p> <p>7. Opportunities will be promoted for habitat management, restoration, expansion that strengthens the resilience of the ecological network, and enables habitats and species adapt to climate change or to mitigate the effects of climate change.</p> <p>8. Green infrastructure that incorporates measures to enhance biodiversity, including matrix <u>dispersal</u> areas identified within the ecological network, should be provided as an integral part of new development.</p>
Further proposed additional modification as a result of discussion during Session 6	PDLP (page 54): Within paragraph 4.91 c) – amend text relating to heritage assets considered to be of national importance, but not designated, and move to subsection ‘NON-DESIGNATED HERITAGE ASSETS’ paras. 4.93-4.97 (page 55 of PDLP).
MM1.3 ENPA Statement Session 1 (item 1.3)	CE-S4 CULTURAL HERITAGE AND HISTORIC ENVIRONMENT 1. Exmoor National Park’s local distinctiveness, cultural heritage, and historic environment, will be conserved and enhanced to ensure that present and

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<p>(change agreed to clause 4 of policy CES4 with NT in HD1)</p> <p>EX6, ref 17, page 20</p> <p>Further changes proposed as a result of discussion during Session 1</p> <p>Policy CE-S4, page 57, PDLP</p>	<p>future generations can increase their knowledge, awareness and enjoyment of these special qualities.</p> <ol style="list-style-type: none"> 2. Development proposals affecting Heritage assets (identified on the Exmoor National Park Historic Environment Record) and their settings, will be considered in a manner appropriate to their significance including: <ol style="list-style-type: none"> a) designated conservation areas, scheduled monuments, listed buildings, and registered historic parks and gardens; and b) non-designated heritage assets that are of equivalent significance to scheduled monuments, including those that may be discovered in the future; b) locally important historic sites and features,; including (d) Principal Archaeological Landscapes. 3. Development proposals should make a positive contribution to the local distinctiveness of the historic environment and ensure that the character, special interest, integrity, and significance of any affected heritage asset and its setting is conserved and or enhanced. 4. Development proposals likely to affect heritage assets and/or the setting of heritage assets should be supported by a desk-based assessment appropriate to their significance and i. In appropriate certain cases, developers will be required to arrange for archaeological field or historic building evaluations – these should be prepared in accordance with the Conduct of Archaeological Work and Historic Building Recording within Exmoor National Park (Annex 1). 5. Where development proposals are likely to cause will lead to substantial harm to, or total loss of significance of, a designated heritage asset, significant harm to or loss of designated heritage assets or assets of national significance, permission will be refused. 6. Adverse impacts on locally important heritage assets and/or their settings should be avoided. Where proposals are likely to cause harm to or loss to of locally important assets, permission will only be granted in exceptional circumstances where the public benefit outweighs the asset’s historic or archaeological interest, having regard to the scale of any harm or loss and the significance of the heritage asset. The features of interest should be preserved in situ, but where this is not justifiable or feasible, provision must be made for appropriate preservation by record. 7. Development proposals should positively reinforce the historic character of Exmoor’s settlements through reflecting the traditional vernacular architecture and enhancing local distinctiveness.
<p>EX6, ref 18, page 20</p> <p>Change proposed to 3 c) as a result</p>	<p>CE-D3 CONSERVING HERITAGE ASSETS</p> <ol style="list-style-type: none"> 1. Conservation Areas <p>Development proposals affecting Conservation Areas should ensure that:</p> <ol style="list-style-type: none"> a) the character and or appearance of the area are preserved or enhanced; b) they deliver high quality design and incorporate materials that reflect the scale, architectural quality and detailing of the area.

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<p>of discussion during Session 1</p> <p>Policy CE-D3, page 60, PDLP</p>	<p>2. Principal Archaeological Landscapes</p> <p>Development proposals affecting Principal Archaeological Landscapes (PALs) should be well related to existing development and of a scale and form that will not cause unacceptable adverse effects on the significance, integrity or context of the PAL as a whole or its individual components.</p> <p>3. Heritage Assets and their Settings</p> <p>Development proposals affecting a heritage asset and its setting should demonstrate:</p> <ul style="list-style-type: none"> a) a positive contribution to the setting through sensitive design and siting; b) the promotion of the understanding and enjoyment of the heritage asset and its setting or better reveal its significance and appreciation of the setting; and c) avoidance of unacceptable adverse effects and cumulative visual effects that would impact on the setting. <p>4. Heritage Assets and Climate Change</p> <p>Development proposals affecting heritage assets that are required to adapt to, or mitigate the effects of, climate change will be permitted where it can be demonstrated that:</p> <ul style="list-style-type: none"> a) measures to adapt to climate change will safeguard the heritage asset over the longer term, and conserve their special interest; or b) measures to mitigate the effects of climate change will not harm the special interest or appearance of the heritage asset. <p>5. Redundant Heritage Assets and Assets at Risk</p> <ul style="list-style-type: none"> a) development proposals that seek to bring heritage assets, that are redundant or at risk, into a viable use in ways that are consistent with their long term conservation will be encouraged; and b) proposals should be consistent with policy CE-S4 Cultural Heritage and Historic Environment and CE-S5 Principles for the Conversion or Structural Alteration of Existing Buildings to ensure they continue to positively enhance local character and distinctiveness.
<p>SD5, ref 102, page 39-40</p> <p>EX6, refs 19 and 20, pages 20-21</p> <p>Further changes proposed as a result of discussion during Session 1</p> <p>Policy CE-S5, page 65, PDLP</p>	<p>CE-S5 PRINCIPLES FOR THE CONVERSION OR STRUCTURAL ALTERATION OF EXISTING BUILDINGS.</p> <p>1. The conversion or structural alteration of any existing building will be permitted where the proposal:</p> <ul style="list-style-type: none"> a) accords with the relevant policies in this Plan in terms of sustainability and the intended use; b) clearly demonstrates that the building is capable of conversion without substantial reconstruction; c) is suitable for the existing building in terms of the intended use and the intensity of that use, in relation to its capacity, structure and character without substantial alteration; where the conversion of a building relates to a change of use to a dwelling, sufficient curtilage space should be provided where the delineation of this space would not individually

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	<p>or cumulatively result in harm to the character of the building or its setting; and</p> <p>d) <u>maintains or replaces any existing</u> bat and barn owl roosts are maintained or replaced.</p> <p>2. In addition to clause 1, proposals for the conversion or structural alteration of traditional buildings, should also:</p> <p>a) ensure the historic fabric, and architectural interest of the building and its setting including the retention of existing traditional and historic features are conserved and enhanced; <u>and</u></p> <p>b) reflect the character and significance of the building and conserve its traditional appearance through sensitive design and the use of traditional materials, detailing and construction principles; and</p> <p>e) e <u>Conditions will be attached to remove permitted development rights granted by the General Permitted Development Order 1995 to ensure the character and appearance of traditional buildings are conserved.</u></p> <p>3. In addition to clause 1, proposals for the conversion or structural alteration of non-traditional buildings, will only be <u>considered permitted</u> if traditional buildings are demonstrated to be incompatible with the intended use or no such buildings are present, and where:</p> <p>a) the building is of permanent and substantial construction; and</p> <p>b) measures proposals respond to opportunities to provide environmental and visual enhancement to the building and <u>/or</u> its setting are incorporated <u>into the proposals where necessary to deliver an overall acceptable scheme.</u></p>
<p>Proposed change as a result of discussion during Session 2 (re: conversion of buildings to business use)</p> <p>Page 70, para 4.162, PDLP</p>	<p>4.162 Policy CE-S6 applies to all types of development (<u>new build and conversions</u>) except agricultural and forestry buildings; the design aspects of which will be considered under policy SE-S4 (Agricultural and Forestry Development). In relation to the conversion of existing buildings proposals should <u>also</u> accord with the principles set out in policy CE-S5.</p>
<p><u>SD5</u>, ref 109, page 44-46</p> <p>Further proposed changes as a result of discussion during Session 2 (re: conversion of</p>	<p>CE-S6 DESIGN AND SUSTAINABLE CONSTRUCTION PRINCIPLES</p> <p>1. Development proposals should deliver high quality sustainable designs that conserve and enhance the local identity and distinctiveness of Exmoor’s built <u>and historic</u> environment and landscape character and in doing so applicants will be expected to demonstrate the following design principles:</p> <p>a) All <u>new build</u> development should positively contribute to its setting in terms of siting, massing, scale, height, orientation, density and layout.</p> <p>b) The materials and design elements of a <u>new building or conversion of an existing building</u>, should complement the local context through the use of</p>

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<p>buildings to business use)</p> <p>Policy CE-S6, page 71, PDLP</p>	<p>traditional and natural sustainable building materials. The use of locally-sourced sustainable building materials will be encouraged.</p> <p>c) Design should reinforce landscape character and the positive arrangement of landscape features through planting and landscaping schemes, boundary treatments, and surfacing. Existing features such as trees, hedges and stone walls should be retained particularly where they are characteristic of the streetscape and/or the local area.</p> <p>d) Design should have regard to health and well-being and ensure that sufficient public and/or private space is provided or available, and footpaths and cycleways are incorporated where appropriate.</p> <p>e) The design and layout of new development should have regard to improving safety, inclusivity and accessibility for those who live, work and visit there.</p> <p>f) The layout and design of new streets and associated infrastructure, required as part of new build development proposals, should respond to local character and the scale, and proportions of the historic street pattern. Opportunities for streets to be used as social spaces will be encouraged.</p> <p>g) The use and activity of the new development should not detrimentally affect the amenities of surrounding properties and occupiers including overlooking, loss of daylight, overbearing appearance, or other adverse environmental impacts.</p> <p>2. Proposals for new development should also demonstrate how they will incorporate sustainable construction methods that:</p> <p>a) promote the sustainable use of resources;</p> <p>b) reduce carbon emissions by improving or generating energy efficiencies including through renewable and low carbon technologies (CC-S5)</p> <p>c) Future proof against climate change impacts in accordance with CC-S1; and</p> <p>d) Provide adequate storage for recycling waste.</p> <p><u>2. To incorporate sustainable construction methods, proposals for new development should:</u></p> <p><u>a) promote the sustainable use of resources;</u></p> <p><u>b) provide adequate access to and storage for recycling waste; and</u></p> <p><u>c) future proof against climate change impacts, including flood risk, in accordance with CC-S1.</u></p> <p><u>3. Proposals that reduce carbon emissions by improving or generating energy efficiencies above those required by Building Regulations, including through renewable and low carbon technologies (CC-S5), will be encouraged.</u></p>
<p>EX6, ref 22, page 21</p> <p>Policy CE-D5, page 74, PDLP</p>	<p>CE-D5 ADVERTISEMENTS AND PRIVATE ROAD SIGNS</p> <p>1. Advertisements, and private road signs will only be permitted where it can be demonstrated that in the interests of amenity:</p>

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	<p>a) the proposal represents a joint or / community advertisement or sign; or (b) the advertisement is located on, or is well related to the building that is used for the business or attraction; and</p> <p>b) e) there will be no adverse individual, cumulative, or sequential impact on landscape character and local distinctiveness of the locality; and</p> <p>c) d) the size, scale, colour and siting are appropriate and the materials and design are of a high standard which conserve or enhance the character and appearance of the area.</p> <p>2. The proposal should have no detrimental impact on public safety.</p> <p>3. Opportunities to enhance existing buildings or the landscape through consolidating, redesigning or removing existing advertisements / signage will be encouraged</p>
<p>SD5, ref 112, page 48 Insert two new paragraphs after 4.177 Para 4.177, page 76, PDLP</p>	<p><u>National planning practice guidance states that in terms of planning for hydrocarbons, mineral planning authorities are expected to include petroleum licence areas on their policies map.^{X1} Only a small area of the National Park is included within a Block ST04 (a 10km by 10km area based on the national ordnance survey grid) offered under 14th Onshore Licensing Round. This area has been subject to appropriate assessment under the habitats regulations.^{X2} However, the Petroleum Act 1998 (as amended) sets out certain safeguards in relation to onshore hydraulic fracturing (fracking) to ensure that this does not take place in “other protected areas”; these areas are identified in draft regulations to include the area of National Parks at a depth of less than 1200m.^{X3} Hydraulic fracturing can only take place below 1200m.</u></p> <p><u>Policy CE-S9 Minerals Development will therefore apply to all types of mineral development, other than the small scale extraction of local building and roofing stone (CE-S7), including exploration, appraisal, extraction and processing. Apart from small-scale extraction of building and roofing stone, minerals development is not considered to be appropriate in the National Park as it would have an adverse impact on National Park purposes. There are no known mineral reserves of national importance and the lack of active mineral workings within the National Park supports this policy approach.</u></p> <p><u><i>Insert footnotes:</i></u> ^{X1} <u>DCLG (2014) Planning Practice Guidance Paragraph: 106 Reference ID: 27-106-20140306</u> ^{X2} <u>Oil & Gas Authority (2015) Habitats Regulations Assessment 14th Onshore Oil and Gas Licensing Round Appendix D completed assessment proformas – URN: 15D/401 18th August 2015</u> ^{X3} <u>The Onshore Hydraulic Fracturing (Protected Areas) Regulations 2016</u></p>

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<p>MM1.4 ENPA Statement Session 1 (item 1.5) SD5, ref 116, page 51-52 Policy CE-S7, page 77, PDLP</p>	<p>CE-S7 SMALL SCALE WORKING OR RE-WORKING FOR BUILDING AND ROOFING STONE</p> <p>1. Proposals for small scale quarries or the reworking of existing small quarries to provide building or roofing stone, including for the repair of heritage assets, will be permitted where it can be clearly demonstrated that:</p> <ul style="list-style-type: none"> a) f) the local building material cannot be sourced sustainably from elsewhere, including from outside the National Park, and the loss of supply would result in the devaluing of the built fabric of the National Park; b) a) there is a demonstrable need within the National Park and any minerals won will be for use within the National Park; c) b) proposals would help to provide local employment and reduce 'stone' miles; d) e) there is suitable access and it is of a scale appropriate for its location in the National Park; e) d) it would not adversely affect the landscape character, wildlife, cultural heritage, geodiversity, special qualities, tranquillity of the National Park, or the health or amenity of local communities; f) e) there are no suitable sources of previously used or banked materials that are reasonably available; g) permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account any cumulative effects of multiple impacts of individual sites; and h) recognise that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction. But ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source, and establish appropriate noise limits for extraction in proximity to noise sensitive properties. <p>2. Any waste materials from extraction will be re-used or recycled. A scheme for restoration and after-use of the site should be submitted with the application to ensure that it will be carried out to high environmental standards, based upon conservation and enhancement of landscape character, geodiversity, biodiversity, and the historic environment.</p> <p>3. Conditions may be applied to limit the annual extraction rate.</p>

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<p>SD5, ref 118, page 53</p> <p>Policy CE-S8, page 78, PDLP</p>	<p>CE-S8 MINERAL SAFEGUARDING AREAS</p> <p>1. Development proposals for non-mineral development within minerals safeguarding areas will be permitted where it will not compromise the future extraction of important building stone at existing or former quarries unless:</p> <p>a) the mineral can be extracted satisfactorily prior to the development taking place; or</p> <p>b) the development is of a temporary nature, can be completed and the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed; or</p> <p>c) there is an overriding need for the development.</p>
<p>SD5 – ref 120, page 54-55</p> <p>Further changes proposed as a result of discussion during Session 1.</p> <p>Policy CE- S9, page 79, PDLP</p>	<p>CE-S89 MAJOR MINERAL EXTRACTION DEVELOPMENT</p> <p>1. Proposals for large-scale mineral extraction development, other than that permitted prescribed by policies CE-S7 and CE-D7, will not be permitted in the National Park unless in exceptional circumstances, Such proposals will be considered against the major development tests set out in policy GP2: major development, and should be and where it is they are demonstrated to be in the public interest before being allowed to proceed <u>in accordance with the tests for GP2 Major Development.</u></p> <p>2. If the tests for major development are met, the development and all restoration will be subject to a planning obligation to ensure:</p> <p>a) the development should be carried out to high environmental standards and respond to the local landscape character including its natural topography;</p> <p>b) ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source, and establish appropriate noise limits for extraction in proximity to noise sensitive properties;</p> <p>c) any waste materials from extraction <u>the mineral development</u> will be re-used or recycled <u>consistent with CC-S6 Waste</u>; and</p> <p>d) a scheme for restoration and after-use of the site should be submitted with the application to ensure it will be carried out to high environmental standards based upon conservation and enhancement of landscape character, geodiversity and biodiversity, and the historic environment.</p>

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<p>EX6, ref 24, page 27</p> <p>Policy CE-D7, page 79, PDLP</p>	<p>CE-D7 INTERIM DEVELOPMENT ORDER PERMISSIONS</p> <p>1. Interim Development Order permissions will be subject to an environmental impact assessment that will determine a set of comprehensive conditions in order to mitigate and control any adverse impact on the National Park’s landscape, wildlife, geodiversity, cultural heritage, other special qualities, its enjoyment, or the health and amenity of local communities, of Exmoor and to ensure satisfactory restoration and after-care of the site. Particular regard will be paid to:</p> <ul style="list-style-type: none"> a) the visual impact on the landscape; b) the potential effect on ecological, archaeological and historical features; c) the potential effect on the amenity of local communities or visitors in terms of noise, disturbance, and pollution (including light and dust) and the quiet enjoyment of the National Park; d) the potential impact on the recreational use of the area; e) hours of operation; and f) access, traffic generation and highway safety.

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<p>SD5, ref 124, pages 56-57</p> <p>Policy CC-D1, page 87, PDLP</p>	<p>CC-D1 FLOOD RISK</p> <p>1. Development proposals will be permitted where they:</p> <ul style="list-style-type: none"> a) Are consistent with the sequential test and applicants demonstrate that sites at little or no risk of flooding are developed in preference to areas at higher risk; b) Do not increase the risk of flooding elsewhere. c) Do not reduce the potential of land used for current or future flood management; d) Are compatible with the appropriate Catchment Flood Management Plan or Shoreline Management Plan; <u>and</u> e) Use development to reduce the risk of flooding through location, layout and design and incorporate sustainable drainage systems to minimise surface water run-off and avoid pollution. <p>2. Where appropriate, a site-specific Flood Risk Assessment should support proposals.</p> <p>3. Where, as a result of applying the sequential test, a development is approved on an exceptions basis, planning agreements or developer contributions will be sought to ensure that the development is protected from flooding to the appropriate standard throughout its lifetime. Any required additional or enhanced flood defences should not conflict with National Park purposes</p>

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<p>MM1.1 ENPA Statement Session 1 (item 1.1) (change agreed to policy CC-S2, clause 2.c) with NT in HD1) Policy CC-S2, page 89, PDLP</p>	<p>CC-S2 COASTAL DEVELOPMENT</p> <ol style="list-style-type: none"> 1. Proposals for development should avoid areas at risk from coastal change, ensure they are compatible with the latest Shoreline Management Plan and available coastal vulnerability data, and where necessary undertake a vulnerability assessment. Development that would increase the risk of coastal erosion will not be permitted. 2. Development will be permitted at the coast only where it has been demonstrated that it: <ol style="list-style-type: none"> a) is located in a named settlement (GP3) or requires a coastal location; b) is not within an area identified at risk of coastal change including Coastal Change Management Areas unless it is essential infrastructure or sea defences which clearly require such a location and there are no alternative solutions; c) is appropriate to the setting and character of the coastline (CE-S1, CE-D1) and does not adversely affect coastal interests including coastal biodiversity and heritage assets; and d) does not increase risk to life or property, or affect the natural coastal processes at any part of the coastline both within and outside of the National Park.
<p>Proposed changes as a result of discussion in Session 1 (item 1.7)</p>	<p>CC-S5 LOW CARBON AND RENEWABLE ENERGY DEVELOPMENT</p> <ol style="list-style-type: none"> 1. Development proposals for small scale renewable energy schemes that assist in contributing towards reducing greenhouse gas emissions and moving towards a carbon neutral National Park will be supported permitted where they: <ol style="list-style-type: none"> a) contribute towards meeting domestic, community or business energy needs within the National Park; b) are compatible with the landscape and seascape character of the locality and avoid the most sensitive landscapes; c) do not compromise the natural beauty, wildlife, cultural heritage or historic environment of the National Park, or lessen the enjoyment of its special qualities, either on their own, or in a combination with other schemes; d) do not adversely affect habitat quality or the maintenance of wildlife populations; e) provide environmental enhancement or community benefits wherever possible; f) conserve the amenity of the area including in relation to landscape and visual impact, tranquillity, access and recreation, air and water quality, noise, dust, odour and traffic generation; and g) make provision for the removal of the facilities and reinstatement of the site, should it cease to be operational. 2. Proposals for large-scale, commercial renewable energy development that does not meet the criteria in (1) above, will not be permitted.

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<p>SD5, ref 138, pages 60-61</p> <p>EX6, ref 26, pages 22-23</p> <p>Para 5.95, page 103, PDLP</p>	<p>Whilst the National Park Authority is supportive of renewable energy, wind turbines are, by their very nature, often intrusive in the landscape. The Exmoor National Park Landscape Character Assessment (LCA) identified intrusive development as one of the main threats to landscape character. The LCA recognises that Exmoor National Park <i>“is small in extent and as such is fragile in relation to change – not least small cumulative issues that, collectively, can have a significant impact on the landscape”</i>. The Exmoor National Park Partnership Plan 2012-17²⁰⁹ recognises that wind turbines can, individually and cumulatively, erode the unspoilt, uncluttered nature of the landscape and they can have a detrimental impact on tranquillity²¹⁰. The potential for exploiting the wind resource in Exmoor is therefore likely to be limited by the need to ensure that turbines do not detract from the statutory purposes to conserve the natural beauty, wildlife and cultural heritage of the National Park. Some landscapes, such as moor and heath, including in coastal locations, are so sensitive to intrusive development from vertical structures due to their open vistas and wild character, that it may not be acceptable to have any turbines. <u>Areas not considered to be suitable for wind energy development are Landscape Character Types A: High Coastal Heaths and D: Open Moorland as shown in on Policies Map 24 5-2.</u> However, in other landscape types in the National Park, it may be possible for individual small scale wind turbines that are similar in scale to existing buildings and trees, against a backdrop or suitably screened and in an appropriate colour, to be assimilated into the landscape.</p>
<p>SD5, ref 141, pages 62-63</p> <p>EX6, ref 26, pages 22-23</p> <p>Policy CC-D3, page 104, PDLP</p>	<p>CC-D3 SMALL SCALE WIND TURBINES</p> <p>1. Proposals for individual wind turbines serving individual properties of groups of properties will only be permitted where they are small scale and:</p> <ul style="list-style-type: none"> a) <u>Are sited within suitable areas of the National Park, excluding Landscape Character Types A: High Coastal Heaths and D: Open Moorland as shown on the Policies Map;</u> a) b) are appropriate in scale to the property being served, with a maximum height of 20m to rotor tip; b) c) there is no unacceptable landscape or visual impact including cumulative impacts; and any residual impacts are minimised by locating the turbine close to any associated development or features and by screening and colour of the turbine; e) d) there is no unacceptable adverse impact on tranquillity or amenity including the effects of shadow flicker and noise on nearby properties or access routes; d) e) the location does not conflict with the use of the area for recreation and access, and public safety is not compromised; and e) f) access to the site for construction and maintenance can be provided without damage to rural roads or historic bridges and fords.

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<p>SD5, ref 142, page 63</p> <p>EX6, ref 26, pages 22-23</p> <p>Para 5.100, page 104, PDLP</p>	<p>Small-scale freestanding solar arrays that are well screened in enclosed gardens or closely linked to existing buildings with no or minimal visual impact may be preferable to visually intrusive roof mounted panels. There may also be some circumstances where ground mounted solar arrays to serve groups of properties, community buildings, such as village halls, agricultural properties or other businesses are acceptable, where these are well screened within existing building complexes or by other landscape features such as hedgerows, walls or trees, and do not detract from any architectural or historic interest. However, freestanding arrays should be sensitively sited to avoid impacts on wildlife and land of high ecological interest. <u>Given the sensitivity of Landscape Character Types A: High Coastal Heaths and D: Open Moorland as shown in on Policies Map 24 5.2 these are not considered to be suitable locations for freestanding solar arrays.</u> Applicants should highlight the benefits of a ground-mounted array in comparison to a roof-mounted array in these cases. Proposals should consider the potential impacts on the issues listed for renewable energy development (CC-S5), paragraphs 5.65 to 5.94, and provide relevant information to support the application. Flood Risk implications should also be considered (CC-D1).</p>
<p>SD5, ref 143, pages 63-64</p> <p>EX6, ref 26, pages 22-23</p> <p>Policy CC-D4, page 105, PDLP</p>	<p>CC-D4 FREESTANDING SOLAR ARRAYS</p> <p>1. Small scale freestanding solar arrays to serve the needs of individual properties, groups of properties, community buildings such as village halls, agricultural properties or other businesses will be permitted where:</p> <ul style="list-style-type: none"> a) <u>They are sited within suitable areas of the National Park, excluding Landscape Character Types A: High Coastal Heaths and D: Open Moorland as shown on the Policies Map;</u> b) they are appropriate in scale and in proportion to the size of the property they are intended to serve; c) they are suitably sited and screened to avoid any intrusive visual or landscape impact, and where they are clearly associated with the buildings or properties that they are intended to serve; d) they are sensitively sited to avoid impacts on wildlife and land of high ecological interest; e) the design, colour and choice of materials minimises any visual impact; and f) they do not detract from the <u>harm the significance and setting of listed buildings or other heritage assets, or cause damage to archaeological interests.</u> <p>2. Proposals for ground mounted solar arrays that are sited in isolation away from existing built forms will not be permitted.</p>

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<p>SD5, ref 151, page 66-68</p> <p>Policy CC-S6, page 109, PDLP</p>	<p>CC-S6 WASTE MANAGEMENT</p> <ol style="list-style-type: none"> 1. The National Park Authority will work with the waste collection and disposal authorities, partner organisations and local communities to promote sustainable management of waste through the waste hierarchy. 2. Large scale waste facilities, including landfill sites and specialised processing plants, will not be permitted in the National Park. 3. Construction and demolition waste should be minimised and must be managed and re-used on site where there will be no harmful impacts. Where re-use on site may result in an environmental risk to biodiversity, the historic environment (such as archaeology or setting of a heritage asset), local communities or the water environment, appropriate off-site waste management or disposal will be required. 4. Applications for all major developments (for 10 or more dwellings or buildings greater than 1000sqm <u>as defined in the Development Management Procedure Order</u>) must demonstrate how the construction and operational phases of the development will be consistent with the principles of sustainable waste management through a waste audit. 5. Waste facilities for small scale reuse, recycling, and composting will only be permitted to meet the identified needs of, and serve individual local communities, where they do not include importation of waste from outside that community. Community waste facilities should be well-related to settlements, in accordance with GP3 Spatial Strategy, to avoid the need to travel, any unacceptable adverse impact on local communities and the amenity, landscape, wildlife and cultural heritage of the National Park. 6. Small scale anaerobic digesters and waste management facilities on farms will only be permitted where they source feedstock and waste from within the National Park and/or from parishes adjoining the National Park. Farm facilities should be suitably located on the farm to avoid impacts on the natural and cultural environment and traffic generation. Proposals for anaerobic digesters should also accord with policy CC-S5 (low carbon and renewable energy development). 7. Proposals relating to waste water and sewage facilities for storage and disposal should ensure that such infrastructure is appropriate in terms of its location, scale and design to avoid adverse impacts on the National Park and surrounding area (policy CC-D5). 8. The National Park Authority will require the appropriate restoration and after-use of waste sites, through the application of appropriate conditions where necessary, based upon conservation and enhancement of landscape character, geodiversity and biodiversity, the historic environment and quiet enjoyment of the National Park.

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<p>MM1.5 ENPA Statement Session 1 (item 1.10)</p> <p>Policy CC-D5, page 113, PDLP</p>	<p><u>CC-D5 SEWERAGE CAPACITY AND SEWAGE DISPOSAL</u></p> <p>1. Development proposals for, or which require new or extended sewage infrastructure, will be permitted where it can be demonstrated that the facility will pose no unacceptable harm to public health, amenity or environmental quality. The following criteria must also be satisfied:</p> <ul style="list-style-type: none"> a) the appropriate location, scale and design of the infrastructure (CE-S6); b) the use of necessary mitigation measures (including climate change resilience measures), to avoid impacts on surrounding areas including noise, air, soil and water pollution, odour, litter, visual intrusion, and other disturbances; and c) connection to a public mains sewer, where available and physically possible. Where existing capacity is insufficient, proposals should contribute to an integrated and adequate network of this is not the case, proposals for non- mains sewage should first consider a combined sewage treatment system installation, sufficient to meet the needs of existing and proposed development, or if this is not feasible, a system incorporating septic tank(s). Proposals which require non-mains sewerage must demonstrate that the proposal cannot be connected to a public mains sewer. <p>2. Satisfactory arrangements should be made to ensure the public sewerage infrastructure can appropriately manage the additional required capacity of the proposal before the development is occupied or activated.</p> <p>3. Development proposals which exceed the capacity of private sewerage infrastructure or which do not otherwise include satisfactory arrangements consistent with the requirements of this policy will not be permitted. For development proposals that require new or extended private sewerage infrastructure, this must be provided before the development is occupied or activated to ensure current sewerage capacity is not exceeded.</p> <p>4. Regularly occupied development such as residential buildings will not be permitted in locations likely to be unacceptably affected by the proximity of sewerage infrastructure.</p>

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<p>SD5, ref 197, page 84</p> <p>Further proposed change as a result of discussion during Session 3</p>	<p>The estimate of local affordable housing need in the National Park 2011-2031 is 306 units. This does not take into account affordable housing completions since 2011. The approach to housing delivery in this Plan is therefore to provide positively for housing, working with estimates of housing provision through a rural exceptions approach and without a target, to deliver locally needed affordable homes housing up to the point at which the National Park</p>

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<p>Para. 6.31, page 126, PDLP</p>	<p>would be harmed. <u>The indicative figure estimate of affordable housing units needed in the National Park 2011-2031 for this Local Plan is 336 units.</u> <i>[split to create new paragraph 6.31A]</i></p> <p>6.31A This approach is appropriate in a remote rural area, given the small size of Exmoor’s settlements, landscape sensitivity and capacity, <u>and SHLAA supply and is consistent with National Park purposes, national policy and guidance and the duty to local communities and national policy and guidance.</u></p>
<p>MM3.1 ENPA Statement Session 3 (item 3.3 and 3.7)</p> <p>SD5, ref 222, pages 94-95</p> <p>EX6, refs 28-30, pages 23-24</p> <p>Further changes proposed to clause 2 as a result of discussion during Session 3</p> <p>Policy HC-S1, page 132, PDLP</p>	<p>HC-S1 HOUSING</p> <p>1. The purpose of housing development will be to address the housing needs of local communities. The principal community identified need is for affordable housing with local occupancy ties. Exceptionally, new housing <u>development</u> will be <u>acceptable permitted</u> where it addresses an identified local housing need for:</p> <p>a) affordable homes that remain affordable in perpetuity and which will be occupied by local persons in proven housing need in accordance with the local occupancy definition in HC-S3.</p> <p>b) <u>homes for</u> rural workers in agriculture, forestry or other rural land based enterprises with a proven essential, functional need in accordance with HC-D7 or HC-D8 and HC-D89 or to enable succession farming on established farm businesses in accordance with HC-D7 or HC-D8 and HCD910.</p> <p>c) specialist housing for older people and other vulnerable members of the community, in accordance with HC-D3 which will be occupied by local persons in perpetuity; or</p> <p>c) d) an “eExtended fFamily dwelling”, in accordance with HC-D4, which will be occupied by local persons in perpetuity.</p> <p>2. <u>Accessible and adaptable housing for older people and other vulnerable members of the community, will be occupied by local persons in perpetuity, and will only be considered where it <u>meets an identified need and will help to deliver cross subsidise an identified need for local affordable housing as part of a wider housing scheme, and in accordance with HC-D3.</u></u></p> <p>3. 2.Consistent with an exceptions approach to housing, provision will not be made for housing solely to meet open market demand and housing land will not be allocated in the development plan. 3.‘Principal rResidence’ market housing will only be considered where:</p> <p><u>a) it is essential to deliver an identified need for local need affordable housing <u>in Local Service Centres or Villages</u> and in accordance with Policy HC-S4; or</u></p> <p><u>b) The proposal relates to a Vacant Building in a Local Service Centre or Village (HC-Dx).</u></p> <p>4. ‘Principal residence’ market housing<u>Clause 3 b) above and Policy HC-Dx of this Plan</u> will only be considered <u>apply</u> as long as government guidance on planning obligations relating to thresholds for affordable housing vacant buildings credit is extant. If the guidance changes, <u>policy HC-Dx</u></p>

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	<p>and clause 3 b) above, this provision will no longer apply and 100% affordable housing will be sought.</p> <p>a) — through the change of use of existing buildings or the redevelopment of a ‘vacant building’ (including provisions for commuted sums towards local needs affordable housing in the National Park); and</p> <p>b) — only within Local Service Centres and Villages.</p>
<p>SD5 ref 223, pages 95-96</p> <p>Text Box, page 133, PDLP</p>	<p>Text Box</p> <p>Government guidance on planning obligations, inserted into the PPG, is in force at the time of the drafting of this Local Plan. It sets out minimum thresholds for the size of housing developments where affordable housing can be sought and introduces a vacant buildings credit. The thresholds for National Parks can be set at 5 dwellings or fewer. The guidance is clear that rural exceptions sites are excluded from this change.</p> <p>While this guidance is in force only, as a variation to HC D1, applicants will be able to change the use of existing non-residential buildings or redevelop vacant buildings to dwellings in Local Service Centres or Villages (see Policy GP3). In such cases the following thresholds will apply:</p> <ul style="list-style-type: none"> — where the existing building is only able to accommodate up to 5 dwelling units or fewer, and/or have a maximum combined gross floorspace not exceeding 500m²; or — where the existing building is only able to accommodate between 6 and 10 dwelling units, and/or have a maximum combined gross floorspace not exceeding 1000m². From units 6-10, the National Park Authority will expect that a financial contribution will be provided towards the provision of local needs affordable housing in the National Park. — where the existing building is able to accommodate 11 dwelling units (or more), and/or has a maximum combined gross floorspace greater than 1000m², the National Park Authority will expect any housing to be on site and for units 11 and above to meet a local affordable need in accordance with Policy HC D1. <p>The guidance also applies to the change of use or redevelopment of non-residential vacant buildings to housing under the ‘vacant buildings credit’. The guidance specifies that the gross floorspace of housing achieved through the demolition of an existing vacant building and its redevelopment for housing should be no greater than the existing gross floorspace of the existing vacant buildings. Housing which would exceed the gross floorspace will be expected to address an identified local need (clause 1 of HC D2);</p> <p>In all these cases, new housing whether through the change of use of an existing building or the redevelopment of a vacant building will be expected to be principal residence housing (see HC S4) and be in line with HC S2. Changes of use to housing should also accord with CE S5 and conditions will be attached to planning permissions to remove permitted development rights (see HC S2 and CE S5).</p>

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<p>MM 3.2 ENPA Statement Session 3 (item 3.7)</p> <p>EX6, section 2, pages 8-9</p>	<p><u>POLICY HC-DX VACANT BUILDINGS IN SETTLEMENTS</u></p> <p><u>1. Exceptionally, Principal Residence market housing may be considered through the change of use or redevelopment of an existing Vacant Building where:</u></p> <p><u>a) the proposal accords with Policy HC-S1 clause 3 b) and 4;</u></p> <p><u>b) sufficient evidence is provided to demonstrate that the building can be considered to be Vacant through meeting the following tests:</u></p> <p><u>i) that it is not abandoned,</u></p> <p><u>ii) it has been unoccupied, without content and has been marketed for a minimum of 3 years;</u></p> <p><u>iii) it is not an agricultural building or previously developed land without a building; and</u></p> <p><u>iv) it can be demonstrated that the building has not been made vacant for the sole purpose of re-development and there has been no intent to leave the building empty or cause it to become empty in order to circumvent affordable housing requirements. Extant or recently expired planning permissions applying to the building for the same or similar development will be taken into account in considering proposals;</u></p> <p><u>v) the building is within a Local Service Centre or Village; and vi) clear and robust evidence demonstrates that no affordable housing can be provided on site or as part of the development for viability reasons. In such cases, provision for a commuted sum towards local need affordable housing in the National Park will be sought commensurate with an agreed and robust viability assessment.</u></p> <p><u>2. Proposals for the change of use of a Vacant Building will only be considered where:</u></p> <p><u>a) the existing building is able to accommodate two or more dwelling units of 93sqm floorspace in size (HC-D1);</u></p> <p><u>b) the existing building(s) is considered to be worthy of conservation and it does not have an adverse impact on the character and visual amenity of the area; and</u></p> <p><u>c) they will accord with CE-S5.</u></p>

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	<p><u>3. Proposals for the redevelopment of a ‘Vacant Building’ will only be considered where:</u></p> <p><u>a) the existing building is not a traditional building, is not listed or considered to be of historic or architectural importance worthy of conservation and it has an adverse impact on the character and visual amenity of the area;</u></p> <p><u>b) the redevelopment proposal will achieve demonstrable environmental enhancement of the building and its locality; and</u></p> <p><u>c) the gross floorspace of the Principal Residence housing achieved will be no greater than the existing gross floorspace of the existing Vacant Building(s). Housing which would exceed the gross floorspace will be required to meet an identified local affordable need in accordance with Plan policies.</u></p>
<p>SD5, ref 230, page 100-101</p> <p>Para. 6.65 – 6.66, page 134-135, PDLP</p> <p>Session 6 discussion – change to include reasoned justification regarding where permitted development rights for extensions may be removed.</p>	<p>6.65 Permitted development rights granted by the Town and Country Planning (General Permitted Development) Order 2015, will be removed <u>to ensure that dwellings do not exceed 93 sqm in size and, where the net internal floorspace limitation will not be exceeded this will</u> to enable the National Park Authority to assess the impact of increasing the size <u>and on the affordability of any extensions on these dwellings on an individual basis and in the case of subdivisions, to assess the cumulative impact of successive extensions.</u></p> <p>Applications for extensions will be assessed against Policy HC-D15D14. 6.66 The principal community need identified by Policy HC-S1 is housing affordable to local people in perpetuity. Policy HC-S3 ensures that this will be secured through requiring applicants to enter into a legal agreement (in the form of a planning obligation under Section 106 of the Town and Country Planning Act 1990). The National Park Authority considers that obligations provide greater certainty in securing housing for local needs and ensures that in any change of occupation, the new occupant is aware of the restriction. In respect of the conversion of buildings <u>and subdivisions</u>, the additional reason for withdrawing permitted development rights is to protect the character and appearance of the building.</p> <p><u>(NEW) 6.66 Additionally, permitted development rights may be withdrawn for extensions to dwellings proposed to be subdivided (HC-D13), to protect the character and appearance of the existing building, or where the existing dwelling has already been extended up to the 35% threshold (policy HC-D14 Residential Extensions) before an application for subdivision is made, or to ensure that any new dwelling created through the subdivision, if below 93sqm gross internal area, would not exceed this size (this is to ensure that a stock of smaller more affordable dwellings contributes to the overall mix of dwellings sizes across the National Park).</u></p>

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<p>MM3.3 ENPA Statement Session 3 (items 3.9 and 3.10)</p> <p>SD5, ref 232, pages 101-102</p> <p>Policy HC-S2, page 135, PDLP</p> <p>EX13 Further-Changes Proposed to HC-S2 and HC-D3, and changes discussed at, Hearing Statement Session 3</p> <p>Change in clause 8 regarding removal of permitted development rights as a result of discussion held in Session 6 to ensure consistency with proposed changes in HC-D14 Subdivision of Existing Dwellings (SD5, ref 336, page 146-7)</p>	<p>HC-S2 A BALANCED LOCAL HOUSING STOCK</p> <ol style="list-style-type: none"> 1. Having regard to the existing housing stock in the locality, A All new residential development will contribute towards the creation of sustainable, balanced, and inclusive Exmoor communities by ensuring that having regard to the existing housing stock in the locality, providing through the a mix of new dwellings housing, that (in terms of size, type and tenure), addresses new housing provision that will meet the local needs of present and future generations. through: a) H having regard to the existing housing stock in the locality, ensuring that new housing provision will, through the mix of new dwellings in terms of size, type and tenure, having regard to the existing housing stock in the locality and meet the needs of Exmoor's communities, and 2. New housing will offer a good standard of accommodation by being constructed to be neither too large nor too small and using flexible nationally described space standards that enable dwellings to be adapted to the needs of people over their lifetime. 3. All new build housing developments will be encouraged to be constructed in accordance with Building Regulations Requirement M4(2) for accessible and adaptable dwellings or successor regulations. In new build developments of 5 or more dwellings, a minimum of 20% will be required to meet this standard. 4. Wheelchair user dwellings will be encouraged to be constructed in accordance with Building Regulations Requirement M4(3) (or successor regulations) and will be encouraged where a specific local need for a wheelchair adaptable or accessible dwelling is identified. 5. b) For local need affordable dwellings permitted under HC-S1 and HC-D1, or HC-D2, HC-D5, HC-D6, or HC-D67, the dwelling(s) will be affordable by size and type to local people and will remain so in perpetuity. 6. For private owner occupied local need affordable dwellings, including custom/self-build, specialist and accessible and adaptable housing (HC-D3), 'eExtended fFamily dwellings' (HC-D4) and 'sSuccession fFarm dDwellings' (HC-D910), the net floorspace gross internal area will be 930 square metres or less. 7. For local need affordable housing controlled through a Registered Provider, a gross internal area greater than 93 square metres may be permitted only where there is a proven need for a larger dwelling. 8. c) Where permission is granted for: <ol style="list-style-type: none"> a) dwellings created through subdivisions and dwellings of up to 930sqm, including those created through subdivisions, a condition will be attached removing permitted development rights in respect of extensions, or b) dwellings created through subdivisions (HC-D14) (including those up to 93sqm) a condition may be attached removing permitted development rights in respect of extensions to ensure that dwellings do not exceed 90sqm in size.

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	<p>9. Where permission is granted for employment uses as part of a proposal, a condition may be attached tying the occupation of the dwelling to the operation of the business <u>space</u>.</p>
<p>SD5, ref 240, page 105</p> <p>Further changes proposed during Session 6 discussion regarding HC-S3 and 'Exmoor Worker' definition</p> <p>Para. 6.77, page 137, PDLP</p>	<p>6.77 As well as residency requirements, the definition of local connection includes 'Exmoor Workers' and people who <u>carry out work, which is remunerated in some way from either being employed or self-employed, and that work is of value to the National Park and its communities. They should also demonstrate a</u> need to live close to their place of work within the Pparish(es) parish or its adjoining parishes to be able to carry out that work effectively. Evidence from the applicant on the security of their jobs and the value of their work to the National Park and its communities, will <u>also</u> be assessed. The National Park Authority intends to produce a supplementary planning document to provide guidance on application of this clause of the policy including what constitutes an 'Exmoor worker'.</p>
<p>SD5, ref 246, page 106</p> <p>Policy HC-S3 and changes discussed at Hearing Session 3</p> <p>Further changes proposed during Session 6 discussion regarding HC-S3 and 'Exmoor Worker' definition</p> <p>Policy HC-S3, page 139, PDLP</p>	<p>HC-S3 LOCAL OCCUPANCY CRITERIA FOR AFFORDABLE HOUSING</p> <p>1. New local need affordable housing will be occupied by a person(s) (and their dependents) with a proven housing need who cannot afford (to rent or buy) accommodation in the locality and who meets one or more of the following definitions:</p> <p>a) has a minimum period of 10 years permanent residence in the parish or an adjoining parish and who is forming an independent household or is currently homeless or living in otherwise unsatisfactory accommodation;</p> <p>b) has a minimum period of a total of 10 years permanent residence within parishes within the National Park and who can demonstrate a clear link with a parish or its adjoining parish and is forming an independent household or is currently homeless or living in otherwise unsatisfactory accommodation;</p> <p>c) is not now resident in the parish or an adjoining parish but with a local connection with the parish including a period of permanent residence of 10 years or more within the last 30 years;</p> <p>d) has an essential need to live close to another person who has a minimum of 10 years permanent and continuous residence in the parish or an adjoining parish, the essential need arising from proven age or medical reasons; or</p> <p>e) needs to live close to their place of work or meets the requirements of an Exmoor worker in the parish or an adjoining parish.</p> <p style="padding-left: 40px;">i) <u>carries out paid work which is of value to the National Park and its communities; and</u></p>

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	<p style="text-align: center;"><u>ii) needs to live in the parish or adjoining parish in order to carry out that work effectively.</u></p> <p><u>2.</u> A planning obligation will be secured to ensure that occupancy of the dwelling(s) is confined to persons in local <u>affordable</u> housing need in perpetuity.</p> <p><u>3.</u> The definition of local <u>affordable</u> need shall initially be based on criteria 1 above. Where there are no local people meeting criteria 1 and properties are vacant, a cascade approach will apply and the planning obligation will allow <u>the dwelling to be occupied by:</u></p> <ul style="list-style-type: none"> <u>a)</u> other local persons with a minimum period of 5 years permanent and continuous residence in the parish or an adjoining parish to qualify; <u>b)</u> Where properties become vacant and there is no-one meeting criteria 1 above, or the 5 year residency qualification, the final stage of the cascade will allow <u>other local persons with strong local ties living in the relevant district council area of the National Park; and</u> <u>c)</u> where there is no-one living in the relevant district council area of the National Park, other local persons with strong local ties living in the National Park as a whole. <p><u>4.</u> b) will ensure <u>For</u> privately owned dwellings, that the planning obligation will ensure that the occupancy cascade will not go wider than the National Park area unless for those subsequent occupants who qualify under clauses 1(c), 1(d) or 1(e) above; <u>or.</u></p> <p>5. a) For <u>d</u> Dwelling(s) owned or controlled by a registered provider (including housing associations) <u>the planning obligation will ensure that the dwelling may</u> to be occupied by other local persons with strong local ties to the remaining District Council area outside the National Park; or</p> <p>2. will ensure for privately owned dwellings, that the occupancy cascade will not go wider than the National Park area unless for those subsequent occupants who qualify under clauses 1(c), 1(d) or 1(e) above.</p>

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<p>EX6, ref 31, page 24</p> <p>Further changes proposed as a result of discussion during Hearing Session 3.</p> <p>Additional change to introduce clause 2 to state a condition will be attached to any Principal Residence dwelling.</p>	<p>HC-S4 PRINCIPAL RESIDENCE HOUSING</p> <p>1. Any <u>new</u> market housing <u>development</u> will be '<u>Principal Residence</u>' housing and will only be permitted, through the change of use of non-residential buildings to housing in settlements, and/or <u>where it is</u> required to enable the delivery of affordable housing to meet local needs in accordance with policy HC-S1 (Housing), clause 3 <u>a) or b)</u> and in accordance with:</p> <p>a) HC-D1 (conversions to dwellings in settlements); b) HC-D2 (new build dwellings in settlements); <u>c) HC-D3 (Accessible and Adaptable housing for Exmoor's Communities)</u> <u>d) RT-D3 (safeguarding serviced accommodation) and HC-D6 (the change of use of serviced accommodation to housing);</u> <u>e) HC-D134 (subdivisions of existing dwellings).</u></p> <p>2. <u>Where permission is granted for a Principal Residence market dwelling, a condition will be attached to ensure that the occupancy of the dwelling(s) is confined to a person's sole or P-principal or Main residence.</u></p>
<p>SD5, ref 258, page 111-114</p> <p>Policy HC-D1 and subsequent proposed changes as a result of discussion during Hearing Session 3</p> <p>Policy HC-D1, page 143, PDLP</p>	<p>HC-D1 CONVERSIONS TO DWELLINGS IN SETTLEMENTS</p> <p>1. Within the named settlements, the change of use of a non-residential building(s) to a dwelling(s) will be permitted where: a) the building is well related to existing buildings, and the proposal conserves or enhances the character of the settlement and the building in accordance with CE-S5; and where:</p> <p>b) the proposal meets the requirements of CE-S5;</p> <p><u>a) c) there is a proven local need for the dwelling(s) which will meet an affordable local need, and the intended occupants meet the requirements of the local need occupancy criteria which will be secured in perpetuity through a planning obligation in accordance with HC-S3; and</u></p> <p><u>b) d) the dwelling(s) will be affordable by size and type to local people and will remain so in perpetuity in accordance with HC-S2.</u></p> <p>2. Proposals for 'extended family dwellings, will accord with criteria 1 (a) and (b) above, be occupied by a person who meets the definition of 'extended family' and be in accordance with HC-D4.</p> <p>2. 3.The intention will remain the provision of 100% <u>local need</u> affordable housing to meet an identified local need and the change of use of a non-residential building to residential will address an identified local affordable need. <u>Where the building is able to accommodate more than one dwelling unit, and an element of Principal Residence housing is proposed, the following tests will also apply:</u></p> <p>a) it is an element of principal residence market housing in accordance with HC-S4;</p> <p><u>a) b) it is clearly and robustly demonstrated that it <u>an element of Principal Residence market housing (HC-S4)</u> is required to enable delivery of <u>local need</u> affordable housing (<u>HC-S3</u>) which cannot be made financially viable without it;</u></p>

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	<p>c) the building is able to accommodate more than one dwelling unit; b) d) it is within a Local Service Centre or a Village <u>named settlement</u> (GP3);</p> <p>c) e) it is the minimum number of pPrincipal rResidence market houses required to support the delivery of the required affordable housing to maximise the proportion of affordable homes within viability constraints; d) the affordable dwellings will be occupied by a person(s) with a proven housing need in accordance with HC-S3;</p> <p>d) g) in terms of size and type, the affordable housing and mix of pPrincipal rResidence market housing, is in accordance with Policy HC-S2; e) h) the affordable housing and pPrincipal rResidence market housing will be indistinguishable and will be fully integrated on the development site; and</p> <p>f) i) the affordable housing will be provided broadly in-step with the pPrincipal rResidence housing as development progresses; unless g) <u>the building is in a Local Service Centre or Village, it is accepted to be Vacant and proposed 'Principal Residence' housing through the change of use of a 'Vacant Building(s)' accords with HC-S1 clauses 3b) and 4 and Policy HC-Dx.</u></p> <p>h) j) it is 'Principal Residence' housing in accordance with HC-S1 clause 4. 3. 4. The National Park Authority will ensure that, whether through a single permission or incremental permissions, the number of affordable dwellings created is that which would have been required if the scheme had been constructed as a single development having regard to the planning unit and previous permissions since the adoption of the March 2005 Local Plan. In the case of the creation of one or more dwellings from a single previous planning unit (whether at once or over a period of time), the development should contribute the maximum number of local need affordable homes consistent with this policy. or in accordance with HC-S1, clause 4.</p> <p>4. 5. Where there is reason to believe that the proposal is formulated with a view to circumventing or mitigating affordable housing requirements, including where the National Park Authority considers that a building is able to accommodate more than one dwelling units, its capacity will be re-calculated.</p> <p>5. 6. Where a scheme would provide more affordable homes than are needed in the parish and the adjacent parishes, now and in the near future a financial contribution will be required towards affordable housing needed elsewhere in the National Park in accordance with Policy GP5.</p> <p>6. 7. Proposals for accessible and adaptable specialist housing will be permitted where they accord with HC-D3.</p> <p>8. Where permission is granted condition(s) will be attached removing permitted development rights in accordance with HC-S2 and CE-S5.</p>

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<p>SD5, ref 264, page 116</p> <p>Para. 6.106, page 145, PDLP</p>	<p>In terms of Clause 2 a) (ii) of Policy HC-D2, ENPA will expect that any market ('Principal Residence') housing to fund affordable housing proposed in Local Service Centres or Villages will be less than the number of affordable dwellings. This applies the approach set out in the NPPF that planning authorities should consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs. The timing and delivery of the affordable and pPrincipal rResidence housing will be secured through the planning approval.</p>
<p>SD5, ref 267, pages 117-118</p> <p>Further proposed changes as a result of discussion during Session 3</p> <p>Policy HC-D2, page 146, PDLP</p>	<p>HC-D2 NEW BUILD DWELLINGS IN SETTLEMENTS</p> <ol style="list-style-type: none"> 1. New build housing development will be permitted in named settlements where: <ol style="list-style-type: none"> a) the site is well related to existing buildings and any development would conserve or enhance the character of the traditional settlement pattern and the character and appearance of the site and its surroundings; and b) it will meet an affordable local need, there is a proven local need for the dwelling(s) and that need cannot be met within the existing housing stock, or from sites/buildings already with planning permission; c) the intended occupants meet the <u>local need occupancy criteria</u> requirements of the <u>local need occupancy criteria</u> which will be secured in perpetuity through a planning obligation in accordance with HC-S3; and d) the dwelling(s) will be affordable by size and type to local people and will remain so in perpetuity in accordance with HC-S2; 2. All new build housing must address an identified local need and be affordable with occupation restricted to local people in perpetuity unless, in the named Local Service Centres and Villages, a) F for reasons of financial viability, ENPA is satisfied that it can be clearly and robustly demonstrated that: <ol style="list-style-type: none"> i) An element of pPrincipal rResidence market housing (HC-S4) is required to enable delivery of the <u>local need</u> affordable housing which cannot be made financially viable without it. The affordable housing will be owned or controlled by a Registered Provider (including Housing Associations) or a community land trust. The intention will remain the provision of 100% affordable housing to meet an identified local need. ii) It is the minimum number of pPrincipal rResidence houses required to support the delivery of the required affordable housing. iii) The affordable dwellings will be occupied by a person(s) with a proven housing need in accordance with the local occupancy definition in HC-S3 and will otherwise accord with this Policy. iv) In terms of size and type, the <u>affordable housing and</u> mix of pPrincipal rResidence market housing is in accordance with HC-S2;

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	<p>d) v) tThe affordable housing and pPrincipal rResidence housing are indistinguishable and fully integrated on the development site; and</p> <p>e) v) i The affordable housing will be provided broadly in-step with the pPrincipal rResidence housing as development progresses. or-unless</p> <p>f) <u>the building is in a Local Service Centre or Village, is accepted to be Vacant and proposed 'Principal Residence' housing through the redevelopment of a 'Vacant Building(s)' will be in accordance with HC-S1 clauses 3b) and 4 and Policy HC-Dx.</u></p> <p>g) f) It is 'Principal Residence' housing through the redevelopment of a 'Vacant Building(s)' in accordance with HC-S1 clause 4 only. In such cases, for a building to be considered as Vacant, applicants will need to demonstrate that it is not abandoned and that it has been unoccupied and without content for a minimum of 3 years.</p> <p>3. Proposals for specialist <u>accessible and adaptable</u> housing will be permitted where they accord with HC-D3.</p> <p>4. Where permission is granted for local need or 'principal residence' dwellings or specialist <u>adaptable and accessible</u> housing of up to 930sqm floorspace, a condition will be attached removing permitted development rights in accordance with HC-S2.</p>
<p>MM3.4 ENPA Statement Session 3 (item 3.13)</p> <p>SD5, ref 286, pages 125-126</p> <p>EX13 Further Changes Proposed to HC-S2 and HC-D3.</p> <p>Policy HC-D3, page 150, PDLP</p>	<p>HC-D3 <u>ACCESSIBLE AND ADAPTABLE</u> SPECIALIST HOUSING FOR EXMOOR'S COMMUNITIES</p> <p>1. Proposals which address an identified local need or requirement for specialist housing <u>accessible and adaptable homes</u> for older people and/or other vulnerable members of the community who <u>have an established local connection, and</u> require care and assistance homes that can be adapted to meet their needs over their lifetime, will be <u>encouraged, permitted where:</u></p> <p>a) it cannot be provided within the existing housing stock, including through the appropriate subdivision and adaptation of existing dwellings in accordance with HC-D14 or from sites/buildings already with planning permission;</p> <p>2. Proposals will be permitted where:</p> <p>a) b) they are in accordance with clause 2 of HC-S1, as enabling development in schemes to help deliver proposals for more than one dwelling unit of local needs affordable housing and any pPrincipal rResidence market housing provide for an identified need or requirement for specialist accessible and adaptable housing permitted in accordance with HC-D1 or HC-D2; and where: and where they accord with HC-D1 or HC-D2 as appropriate.</p> <p>b) <u>the dwelling size is in accords-ance</u> with HC-S2;</p> <p>c) i) it <u>they</u> will be integrated into the local community to enable access to required services and facilities; <u>and</u></p>

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	<p>d) it should be they are constructed to at least in accordance with Building Regulations Requirement M4(2) (accessible and adaptable dwellings) or M4(3) (wheelchair user dwellings) successor regulations unless a specific need for a wheelchair adaptable or accessible dwelling is identified; in such cases the dwelling proposals should be constructed in accordance and they accord with Policy HC-S2, clauses 4 or 5 as appropriate. Building Regulations Requirement M4(3) (wheelchair user dwellings) or successor regulations; and</p> <p>ii) it is built to standards and to a size in accordance with HC-S2</p> <p>iii) subdivision, adaptation or conversion work accords with CE-S5.</p> <p>3. A planning obligation will be secured to ensure that the occupancy of specialist <u>accessible and adaptable</u> housing is confined in perpetuity to a local person (and their dependents) who has a minimum period of a total of 10 years permanent residence within parishes in the National Park <u>and where permission is granted, a Principal Residence Occupancy condition will be attached in accordance with HC-S4.</u></p> <p>4. Where permission is granted a condition will be attached removing permitted development rights in accordance with HC-S2.</p> <p>4. The planning obligation will allow, where properties become vacant, and where no person in need of specialist accessible and adaptable housing, can be found to occupy a property, other persons with a local affordable housing need consistent with HC-S3 to occupy the dwelling.</p> <p>5. The provision of specialist accommodation offering care <u>and assistance</u> through a residential institution, should be in accordance with HC-S7.</p>
<p>SD5, ref 299, pages 132-134</p> <p>Policy HC-D6, Page 154, PDLP</p>	<p>HC-D6 THE CHANGE OF USE OF SERVICED ACCOMMODATION TO HOUSING</p> <p>1. Proposals for the change of use of serviced accommodation to dwelling(s) will only be considered where the requirements in RT-D3 are satisfied. The intention, through the change of use will remain the provision of 100% affordable housing to meet an identified local need.</p> <p>2. In the Local Service Centres and Villages, proposals will accord with HC-D1.</p> <p>3. Outside the Local Service Centres and Villages, an element of principal residence market housing in accordance with HC-S4 may only be permitted where:</p> <p>a) the proposal meets the requirements of CE-S5;</p> <p>b) it is clearly and robustly demonstrated that it is required to enable delivery of affordable housing which cannot be made financially viable without it;</p> <p>c) the building is able to accommodate more than one dwelling unit;</p> <p>d) it is the minimum number of principal residence market houses required to support the delivery of the required affordable housing</p>

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	<p>and to maximise the proportion of affordable homes within viability constraints;</p> <p>d) the affordable dwellings will be occupied by a person(s) with a proven housing need in accordance with HC S3;</p> <p>e) in terms of size and type, the affordable dwellings and the mix of principal residence market housing is in accordance with HC S2;</p> <p>f) the affordable housing and principal residence market housing will be indistinguishable and will be fully integrated on the development site; and</p> <p>g) the affordable housing will be provided broadly in step with the principal residence housing as development progresses.</p> <p>1. The National Park Authority will ensure that, whether through a single permission or incremental permissions, the number of affordable dwellings created is that which would have been required if the scheme had been constructed as a single development having regard to the planning unit and previous permissions since the adoption of the March 2005 Local Plan. In the case of the creation of more than one dwelling from a single previous planning unit (whether at once or over a period of time) the development should contribute the maximum number of local need affordable homes consistent with this policy.</p> <p>2. Where there is reason to believe that the proposal is formulated with a view to circumventing or mitigating affordable housing requirements, including where the National Park Authority considers that a building is able to accommodate more than one dwelling unit, its capacity will be re-calculated.</p> <p>3. Where a scheme would provide more affordable homes than are needed in the parish and the adjacent parishes, now and in the near future, a financial contribution will be required towards affordable housing needed elsewhere in the National Park in accordance with GP5. Any housing which may be permitted to deliver the required affordable housing should be principal residence housing (HC S4) and will be the minimum number required to support the delivery of the affordable housing.</p> <p>4. Where permission is granted, condition(s) will be attached removing permitted development rights in accordance with HC S2 and CE S5.</p>
<p>EX6, ref 32, page 24</p> <p>Para 6.127, page 150, PDLP</p>	<p>Amend Text to read “Clause 2 of the policy requires the occupants to be ‘immediate family’ as a direct descendent or antecedent i.e. children, grandchildren, great grandchildren, parents, grandparents or great grandparents.</p>
<p>SD5, ref 304, page 135</p> <p>Para. 6.140, page 155, PDLP</p> <p>Amendment relating to discussion in</p>	<p>Policy HC-D9 <u>D8</u> sets out criteria for assessing applications for housing in the open countryside for rural workers in agriculture, forestry or other rural land based enterprises. Proposals for both the conversion of existing buildings to dwellings (HC-D7 <u>D6</u>) or proposals for new build housing (Policy HC-D8 <u>D7</u>) for rural workers will need to accord with Policy HC-D9 <u>D8</u> or for sSuccession fFarm workers policy HC-D10 <u>D9</u>. A rural worker in agriculture, forestry or other land based rural enterprise operating in the locality will need to be a</p>

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<p>Session 6 regarding the definition of a rural worker.</p>	<p>worker who is engaged in actual physical work, actively contributing to the management of the land, and justifying the need for a new home in that location. This is because non-physical work, although it may be associated with the business, can be achieved away from the enterprise and such cases will not meet the exceptional tests needed to justify a new home in the open countryside (see Annex 2 to this Plan). Proposals for housing for workers in the open countryside who are not employed in agriculture, forestry or other rural land based enterprises will be considered through the reuse of existing buildings for local need affordable housing in accordance with Policy HC-D7 <u>D6</u> and the local occupancy criteria in Policy HC-S3 clause 1 e) where they need to live close to their place of work or they meet the criteria of an Exmoor worker. The definition of an Exmoor worker and further guidance will be set out in the Exmoor Housing SPD.</p>
<p>SD5, ref 315, page 138-9</p> <p>Policy HC-D7, page 160, PDLP</p> <p>Change to address discussion in Session 6 regarding consistency of policy wording in relation to the size of the dwelling.</p>	<p>HC-D7<u>8</u> NEW BUILD DWELLINGS IN THE OPEN COUNTRYSIDE</p> <ol style="list-style-type: none"> 1. New dwelling(s) in the open countryside will only be permitted where: <ol style="list-style-type: none"> a) the accommodation is designed to meet a proven need for a rural worker in accordance with HC-D8<u>9</u> or succession farm worker in accordance with HC-D9<u>10</u> that cannot be met: <ol style="list-style-type: none"> i. within the existing housing stock including through the subdivision of an existing dwelling, from sites/buildings already with planning permission; or ii. through the provision of a temporary residential caravan in accordance with HC-D10<u>11</u>; or iii. the conversion/change of use of an existing building in accordance with CE-S5 and HC-D6<u>7</u>; b) the dwelling is well related to existing buildings on the holding such that the dwelling and farm buildings operate as a single entity; and c) the design and layout of the development meet the requirements of CE-S6 and the net floorspace <u>gross internal area size</u> will be in <u>accordance</u> with HC-D6 <u>D8</u> or HC-S2 as appropriate. 2. Where permission is granted a condition will be attached removing permitted development rights in respect of extensions. 3. Where permission is granted for a new dwelling on an agricultural or forestry holding that has an existing dwelling(s) under the control of the applicant which needs to be used in connection with the enterprise, a condition will be attached to ensure that the occupancy of any existing dwelling(s) is also limited to persons able to demonstrate a proven essential need for that accommodation.
<p>SD5, ref 316, pages 139-140</p> <p>EX6, ref 35, pages 25-26</p>	<p>HC-D8<u>9</u> RURAL WORKERS</p> <ol style="list-style-type: none"> 1. New housing to meet the needs of rural workers in the open countryside will only be permitted in accordance with HC-D6<u>7</u> or HC-D7<u>8</u> and where:

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<p>Policy HC-D9, page 158, PDLP</p>	<p>a) it is justified by a proven essential functional need for a full time rural worker in agriculture, forestry or other rural land based enterprises to live permanently at or near their place of work;</p> <p>b) in the case of agriculture or other rural land based enterprises, the business is proven to be financially viable in the long term, it is extensive in nature, the land management activity contributes to the conservation or enhancement of the natural beauty and wildlife of the National Park and is in accordance with the tests set out in Annex 2 of this Plan;</p> <p>c) where the need for a dwelling is proven, a planning condition will be attached to ensure that occupancy of the dwelling(s) is confined to a rural worker in agriculture, forestry or <u>another rural land based rural land</u> enterprise operating in the locality and in accordance with clause 1. a) above; and</p> <p>d) the net floorspace <u>gross internal area</u> will be 903sqm or less unless the Authority is satisfied it is demonstrated that a larger dwelling is required in which case, the size of the dwelling will be commensurate with the needs of the holding, it can be sustained by the farm business and it would be affordable for the essential need in perpetuity.</p>

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<p>SD5, ref 320, page 142-3</p> <p>Policy HC-D10, page 160, PDLP</p> <p>Change to address discussion in Session 6 regarding consistency of policy wording in relation to the size of the dwelling.</p>	<p>HC-D910 SUCCESSION FARMING – SECOND DWELLINGS ON ESTABLISHED FARMS</p> <p>1. New housing to meet the needs of succession farmers in the open countryside will be in accordance with HC-D67 or HC-D78. A new second dwelling <u>on a single farm holding</u> within the open countryside will only be permitted where:</p> <p>a) the accommodation is designed to meet an existing proven functional need for an additional 0.5 or more of a full time agricultural worker to live permanently at their place of work on an established enterprise;</p> <p>b) the business is proven to be financially viable in the long term, it is extensive in nature and where the farming activity contributes to the conservation or enhancement of the natural beauty and wildlife of the National Park and is in accordance with the tests set out in Annex 2 of this Plan;</p> <p>c) a planning obligation will require that there are secure and legally binding arrangements in place to demonstrate that:</p> <p style="padding-left: 40px;">i. the farm business is jointly held; or</p> <p style="padding-left: 40px;">ii. management of the farm business has been transferred to a person younger than the person currently responsible for management; or</p>

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	<p style="text-align: center;">iii.that transfer of management will take place on planning permission being granted for the dwelling;</p> <p>d) the need cannot be met in any other way including through the re-organisation of labour responsibilities;</p> <p>e) the design and layout of the development meet the requirements of Policy CE-S6 and the net floorspace <u>gross internal area size will be in accordance</u> with HC-S2; and</p> <p>f) a planning condition is attached to ensure that occupancy of the dwelling(s) is confined to rural workers in accordance with Policy HC-D89.</p> <p>2. The policy will apply only to a single additional succession farm dwelling to be attached to an established farm after adoption of this Plan. Permission will not be granted for subsequent succession farm dwellings on the holding.</p>
<p>Change proposed as a result of discussion during Session 6.</p> <p>Para. 6.169, page 165, PDLP</p>	<p>6.169 This policy only applies to existing residential dwellings (Use Class C3) at the time of adoption of the Local Plan. A condition will <u>may</u> be attached to any planning permission removing any permitted development rights granted for extensions by the Town and Country Planning (General Permitted Development) Order 2015, to help retain a range of smaller, lower cost dwelling units (HC-S2), <u>or to protect the character and appearance of the building, or where the existing dwelling has already extended up to the 35% threshold (policy HC-D14 Residential Extensions) before an application for subdivision is made. Proposals for extensions that would take subdivided dwellings above 90sqm will not normally be permitted.</u> For existing dwellings with no occupancy tie the new dwelling unit created through the subdivision of the property will be a principal residence dwelling in accordance with policy HC-S4 Principal Residence Housing.</p>

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<p>SD5, ref 335, page 146-7</p> <p>Policy HC-D14, page 166, PDL P</p> <p>Session 6 discussion –change to clause regarding where permitted development rights for extensions may be removed.</p>	<p>HC-D134 SUBDIVISION OF EXISTING DWELLINGS</p> <ol style="list-style-type: none"> 1. Proposals for the subdivision of existing residential dwellings will be permitted where: <ol style="list-style-type: none"> a) there would be no adverse impact on the character of the area, amenity of neighbouring occupiers, or highway safety; b) any necessary alterations will not adversely affect buildings of historic and/or architectural merit (CE-S4, CE-D3); and c) any additional units created will be pPrincipal rResidence housing and subject to a condition limiting its occupancy to a person as their only or principal home (HC-S4). 2. Where a property has a local affordable occupancy tie, any subdivision would require that the new unit(s) created would retain the same occupancy restriction. 3. Proposals to subdivide a dwelling with a rural worker or succession farming occupancy tie will only be permitted where: <ol style="list-style-type: none"> a) the additional unit(s) created will be occupied in accordance with HC-S3 Local Occupancy Criteria; or b) the additional unit(s) created will be occupied in accordance with the requirements for HC-D89 Rural Workers Dwelling or HC-D910 Succession Farming. 4. <u>Where permission is granted a condition will may be attached removing permitted development rights in accordance with HC-S2.</u>
<p>AM3.1</p> <p>ENPA Statement Session 3 (item 3.21)</p> <p>SD5, ref 336, page 147</p> <p>Further changes discussed at Hearing Session 3</p> <p>Para. 6.178, page 166, PDL P</p>	<p>6.178 Extensions for dwellings that are subject to an occupancy tie to ensure they meet the local community's need for affordable (or more affordable housing) will <u>be very carefully considered</u> not be permitted where <u>they would result in a dwelling exceeding 9093sqm net internal floorspace gross internal area.</u> <u>The need for an extension will be considered taking account of Nationally Described Space Standards and the effect on the affordability of the dwelling in the longer term.</u> This is because such homes have been permitted to provide an opportunity for local people, <u>who would otherwise be</u> unable to afford to buy a home on the open market, to build their own owner-occupied homes. Together with the local need occupancy tie, the size of these dwellings ensures that these homes <u>they</u> remain more affordable for local people in perpetuity.</p>
<p>SD5, ref 339, page 147-148</p> <p>Policy HC-D15, page 167, PDL P</p>	<p>HC-D145 RESIDENTIAL EXTENSIONS</p> <ol style="list-style-type: none"> 1. Proposals for residential extensions will be permitted where they: <ol style="list-style-type: none"> a) accord with the principles set out in CE-S6 Design and Sustainable Construction Principles and CE-D4 Extensions; b) ensure there is sufficient space within the existing curtilage to accommodate the extension without resulting in overdevelopment of the site or adversely impacting on residential amenity space and parking provision; c) are not disproportionate to the original dwelling and in any case do not increase the external floorspace of the original dwelling by more than

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	<p>35% (taking into account any extensions provided through permitted development rights); and</p> <p>d) ensure the maintenance or replacement of any bat and barn owl roosts that may be present.</p> <p>2. Residential extensions will not be permitted in the following circumstances:</p> <p>a) for dwellings where the size is restricted the proposed extension would exceed the net internal floorspace limitation – including local need affordable dwellings, extended family dwellings, succession farming dwellings, rural land-based worker dwellings and specialist housing for older people;</p> <p>a) b) for temporary dwellings, or</p> <p>b) c) for dwellings that are unauthorised or immune from enforcement action – including those dwellings which have had the benefit of a Certificate of Lawful Use or Development <u>where they would not otherwise comply with policies in the Local Plan.</u></p> <p>3. Extensions to residential curtilages will only be permitted where it can be demonstrated that it will not adversely affect visual amenity, the setting of the residential building, and the surrounding landscape, <u>biodiversity</u> and/or settlement character of the area.</p>
<p>EX6, ref 36, page 26</p> <p>Policy HC-S6, page 176, PDL P</p>	<p>HC-S6 LOCAL COMMERCIAL SERVICES AND COMMUNITY FACILITIES</p> <p>1. The National Park Authority will work with constituent local authorities, parish and town councils and communities to ensure that Exmoor’s communities are sustained, the economy strengthened, and the needs of visitors addressed.</p> <p>2. The provision of new or extended local commercial services and community facilities will be supported where it can be demonstrated that they:</p> <p>a) will benefit the local resident community and the needs of visitors; and</p> <p>b) are of a scale and location appropriate to the community they serve.</p> <p>3. For new developments or extensions to existing premises, preference will first be given to the reuse of existing traditional buildings (CE-S5). The re-use of non-traditional buildings (CE-S5), will be considered if enhancement of the built and natural environment can be achieved.</p> <p>4. New build developments should be located within <u>Local Service Centres and Villages the named settlements</u> or, for community facilities where no suitable site exists, are well-related to these settlements. Proposals specifically for new build and ancillary local commercial services should be in accordance with policy HC-D18 Local Commercial Service Provision.</p> <p>5. Proposals enabling the enhancement of existing services and facilities, or the flexible use of new or existing buildings to allow a range of community services or facilities to take place on site will be encouraged – where this applies to an existing service the sharing of facilities should support the retention of the primary use.</p>

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	<ol style="list-style-type: none"> 6. The provision of publicly accessible green space within or adjoining the named settlements will be supported. 7. Local commercial services and community facilities will be safeguarded in accordance with policy HC-D19. 8. Important visual amenity space identified within and adjoining the settlements will be protected in accordance with policy HC-D20.
<p>EX6, Ref 37, page 26</p> <p>Policy HC-S7, page 186, PDLP</p>	<p>HC-S7 RESIDENTIAL INSTITUTIONS</p> <ol style="list-style-type: none"> 1. Proposals for new residential institutions will be supported where they meet the following principles: <ol style="list-style-type: none"> a) they re-use existing buildings without the need for significant extension and accord with policies relating to the conversion or structural alteration of buildings (policy CE-S5); b) they seek to mitigate climate change effects and adapt to its impacts, including avoiding areas at risk of flooding; c) the design and layout of access and parking requirements are compatible with landscape character and built heritage; d) traffic generation can be accommodated by the local road network without adversely affecting road safety and capacity - if it considered that the proposal would have significant transport implications a transport assessment or statement will be required; and e) the use does not compromise local amenity. 2. Regard should be had to location and the level of services and facilities that may be required to support the proposed use. 3. Proposals which encourage the understanding and enjoyment of the National Park and its special qualities will be encouraged. 4. Small scale extensions to existing residential institutions will be permitted where they accord with policy CE-D4.
<p>SD5, ref 348, page 151-152</p> <p>Policy HC-D17, page 170, PDLP</p>	<p>HC-D167 REPLACEMENT DWELLINGS</p> <ol style="list-style-type: none"> 1. Proposals for the erection of a replacement dwelling will be permitted where the existing dwelling: <ol style="list-style-type: none"> a) is not listed or considered to be of historic or architectural importance worthy of conservation; b) has an adverse impact on the character and visual amenity of the area; and c) the residential use has not been abandoned. 2. The proposed replacement dwelling should: <ol style="list-style-type: none"> a) be sited on or close to the footprint of the existing dwelling, unless alternative siting would provide benefits for landscape, wildlife or cultural heritage ; b) be no larger in size than the original dwelling or 90 93 square metres net internal floorspace gross internal area, whichever is the larger; c) reflect the massing and scale of the original dwelling; and

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	<p>d) accord with the design and sustainable construction requirements of policy CE-S6.</p> <p>3. Where permission is granted, conditions will be attached to:</p> <p>a) remove permitted development rights granted by the Town and Country Planning (General Permitted Development) Order 2015 in respect of extensions on dwellings of less than 90 <u>93</u> square metres to ensure they do not exceed this size; and</p> <p>b) ensure that the existing dwelling is demolished and removed from the site prior to or within 3 months of the replacement dwelling first being occupied.</p>

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<p>MM2.1 ENPA Statement Session 2 (item SD5, ref 363, page 157</p> <p>Further changes proposed from Hearing Session 2</p> <p>Policy SE-S2, page 192, PDLP</p>	<p>SE-S2 BUSINESS DEVELOPMENT IN SETTLEMENTS</p> <p>1. In the named settlements proposals for business development or extensions to existing businesses should accord with policy SE-S1 and be located within the settlement or where no suitable buildings/sites are available, well-related to existing buildings.</p> <p>2. Proposals will be permitted where:</p> <p>a) they reuse existing traditional buildings wherever possible, in a way that maintains and/or enhances their character; or where no suitable buildings are available;</p> <p>b) <u>where no suitable traditional buildings are available</u> they reuse non-traditional buildings, or previously developed sites, and <u>provide enhancement of the built environment where opportunities arise is incorporated into proposals where necessary to deliver an overall acceptable scheme;</u></p> <p>c) <u>where this cannot be achieved</u> a replacement of a non-traditional building, or a new site/building may be permitted.</p> <p>3. In addition to clause 1, any proposals for new build development in Porlock Weir, other than extensions to existing premises, should be:</p> <p>a) small-scale to reflect the form and character of the of the settlement; and</p> <p>b) compatible with industries associated with the settlement.</p>
<p>MM2.3 ENPA Statement Session 2 (item 2.3)</p> <p>Policy SE-S2, page 192, PDLP</p>	<p><u>4. Where permission is granted for new B1 uses a condition will be attached to remove permitted development rights in respect of temporary changes of use, use as a state funded school, or a registered nursery.</u></p>

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<p>MM2.2 ENPA Statement Session 2 (item 2.2)</p> <p>SD5, ref 369, page 160-162</p> <p>Further proposed changes as a result of discussion during Session 2.</p> <p>Policy SE-S3, page 194, PDLP</p>	<p>SE-S3 BUSINESS DEVELOPMENT IN THE OPEN COUNTRYSIDE</p> <ol style="list-style-type: none"> 1. Business development will be permitted for the change of use and conversion of an existing traditional building that is well-related to an existing group of buildings on a farmstead or in a hamlet where there is an existing dwelling, in accordance with policies SE-S1 and CE-S5. 2. Proposals for extensions to existing business sites or buildings that are well related to an existing group of buildings on a farmstead or in a hamlet where there is an existing dwelling will be permitted in accordance with SE-S1 and where the scale and appearance of the development are compatible with local landscape character. 3. Additionally, proposals for the diversification of existing agricultural, or other primary businesses responsible for land management, through the reuse/change of use of an existing non-traditional building for business development may be permitted where the following will be achieved: <ol style="list-style-type: none"> a) they are well-related to an existing group of buildings on the farmstead and accord with policy CE-S5; b) it can be demonstrated that the agricultural use of the existing building(s) to be re-used is redundant; c) the proposed business development supports an existing agricultural or other primary business responsible for land management and does not conflict with the existing farming or land management activity; and d) where proposals relate to the change of use of an existing building from an agricultural use to a business use (use classes B1, B2, B8 or sui generis), a condition may <u>will</u> be attached to the permission to enable the building to be used for the purposes of agriculture or the permitted business use. 4. The erection of new business premises in the open countryside will not only be permitted <u>for the redevelopment of existing employment sites, where existing buildings are replaced with no significant increase in size, and opportunities for enhancement are responded to is, achieved to the site and/or its setting is incorporated into the proposals where necessary to deliver an overall acceptable scheme, which are is consistent with local landscape character.</u> 5. Business use in buildings which stand alone or which do not relate well to existing buildings and are not part of a farm group or hamlet will not be permitted.
<p>MM2.4 ENPA Statement Session 2 (item 2.3)</p> <p>Policy SE-S3, page 194, PDLP</p>	<p><u>6. Where permission is granted for new B1 uses a condition will be attached to remove permitted development rights in respect of temporary changes of use, use as a state funded school, or a registered nursery.</u></p>

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<p>SD5, ref 372, page 163</p> <p>Policy SE-D1, page 195, PDLP</p>	<p>SE-D1 HOME BASED BUSINESSES</p> <ol style="list-style-type: none"> 1. The use of part of a residential property, a small scale extension, the use of ancillary buildings where they are well related to existing buildings or, where no suitable buildings exist new outbuildings within the domestic curtilage, for a small scale home based business will be permitted where: <ol style="list-style-type: none"> a) there is no unacceptable adverse impact on the landscape or the amenity of the area or on the occupiers of neighbouring properties; and b) where an extension is proposed the development accords with Policy HC-D145 Residential Extensions. 2. Where necessary, conditions will be attached to any granting of planning permission including to: <ol style="list-style-type: none"> a) control the use to avoid or minimise any potential adverse impacts; b) remove permitted development rights to protect the character and appearance of the building; c) ensure any new development may only be occupied in association with the dwelling and cannot be let or disposed of separately from that dwelling; and d) allow, where appropriate, the business use to cease and revert to an ancillary domestic use without the need for further planning permission. 3. Proposals for live-work units should be in accordance with the housing policies in this Plan <u>and designed so the employment space can be used independently of the living accommodation.</u>
<p>Further proposed changes as a result of discussion during Session 4 - text to support SE-S4 (clause 2 and new clause 4 below)</p> <p>Para. 7.58, page 199-200, PDLP</p>	<p>7.58 The Authority will consider attaching a condition to appropriate planning permissions requiring the removal of a building if it is no longer needed for agricultural purposes. Where new agricultural buildings with a floorspace of 500sqm or less are granted planning consent, permitted development rights may be withdrawn in respect of changes of use of agricultural buildings and any land within its curtilage to alternative uses. <u>Such conditions may be appropriate where buildings are situated in isolated locations, away from the main farm holding. This is to ensure that any impacts of buildings in the open countryside are minimised.</u></p> <p>This is consistent with the designation of the area as a National Park, where development plan policies do not provide for new buildings in the open countryside are only permitted under exceptional circumstances and for agricultural or forestry needs as set out in Policy SE-S4.</p>
<p>MM2.5</p> <p>ENPA Statement Session 2 (item 2.10)</p> <p>EX6, ref 39 [changes to clauses 1. d), e) and f)], page 27</p>	<p>SE-S4 AGRICULTURAL AND FORESTRY DEVELOPMENT</p> <ol style="list-style-type: none"> 1. Permission will be granted for new or replacement buildings, tracks and structures or extensions required for agriculture or forestry purposes where: <ol style="list-style-type: none"> a) it can be demonstrated there is a functional need for the extension, building, structure or track and its size and scale is commensurate with the demonstrated need;

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<p>Further proposed changes as a result of discussion during Session 2</p> <p>Policy SE-S4, page 200, PDLP</p>	<p>b) the building, track or structure is designed for the purposes of agriculture or forestry;</p> <p>c) in the case of new buildings, the site is related physically and functionally to existing buildings associated with the business;</p> <p>d) <u>they buildings, tracks or structures</u> are sited appropriately in the context of local topography and of an appropriate design that responds to and reinforces landscape character in terms of size, scale, massing, layout, external appearance and materials – if a landscaping scheme is required it should be in accordance with policy CE-D1;</p> <p>e) <u>they proposals</u> do not generate a level of activity or otherwise detrimentally affect the amenity of surrounding properties and occupiers including through loss of daylight, overbearing appearance, or conflict with neighbouring land uses;</p> <p>f) appropriate measures are taken to ensure <u>proposals</u> do not, including through the level of activity, have an adverse impact on biodiversity and</p> <p>2. The National Park Authority will consider attaching a condition to any planning permission to require the removal of agricultural or forestry buildings when they are no longer required and the reinstatement of the land.</p> <p>3. New isolated buildings will not be permitted unless it can be demonstrated that there are exceptional circumstances relating to an overriding functional need for a more isolated location, and where</p> <p>a) they do not replace existing agricultural buildings that have been subdivided away from the holding; and</p> <p>b) <u>they are not as a result of an intensification of farming practices, such that could adversely affect the management of the traditional landscape character of the National Park.</u> it is not as a result of a change in farming practice.</p> <p>4. <u>Where new agricultural buildings with a floorspace of 500sqm or less are granted planning consent, permitted development rights may be withdrawn in respect of changes of use of agricultural buildings and any land within its curtilage to alternative uses.</u></p>

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<p>SD5, ref 383, pages 167-168</p> <p>Further proposed changes as a result of discussion during Session 5 (item 5.1)</p>	<p>RT-S1 RECREATION AND TOURISM</p> <p>1. Opportunities to provide a high quality, inclusive visitor experience on Exmoor through a diverse range of recreation and tourism facilities that actively enhance the understanding and enjoyment of the National Park’s special qualities will be encouraged <u>in accordance with the following principles:-</u></p> <p>2. Development proposals should demonstrate that:</p>

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<p>Policy RT-S1, page 204, PDLP</p>	<ul style="list-style-type: none"> a) They underpin <u>are compatible with</u> the quiet enjoyment of the National Park. There are no unacceptable adverse effects on the natural and historic environment either individually or cumulatively through levels of activity or use. b) They contribute towards a sustainable future for Exmoor’s local economy and communities. c) They support the improved health and wellbeing of people living, working and visiting Exmoor through the benefits of recreation and experience of tranquillity. d) They ensure appropriate and safe access by the road network and where possible by walking, cycling, horse-riding and public transport. e) They safeguard the existing access network, including public rights of way, and access land; and provide enhancements where opportunities arise (RT-D12). f) They respond to opportunities to improve the quality and viability of existing recreation and tourism businesses, through appropriate restoration, extension, expansion or diversification. g) They are of a scale compatible with their location and setting, in accordance with the relevant development management policy considerations for tourism and recreation (policies RT-D1 to RT-D12).
<p>SD5, ref 386, pages 169-170</p> <p>Policy RT-D2, page 207, PDLP</p>	<p>RT-D2 STAFF ACCOMMODATION</p> <ol style="list-style-type: none"> 1. Proposals for staff accommodation will only be permitted where it can be demonstrated that such accommodation is not available in the locality or cannot be provided within the existing hotel, guesthouse or hostel. Where this need cannot be met provision for staff accommodation will be permitted through: <ul style="list-style-type: none"> a) the change of use and conversion of existing buildings that are within the curtilage in accordance with CE-S5, or where this is not possible; or b) <u>where this is not possible</u>, a small-scale extension to the hotel or guesthouse as a self-contained annexe. 2. Staff accommodation will be tied through a condition or planning obligation to the existing premises, to ensure that it cannot be sold separately or occupied as a separate accommodation unit – other than for staff or owners. 3. Where there is evidence that the need for staff/owner accommodation is no longer required, the following uses will be considered: <ul style="list-style-type: none"> a) a local occupancy tie to meet local affordable housing needs (HC-S1); b) non-serviced holiday-let (RT-D4); or c) extension of guest accommodation.

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	<p>4. No further extension will be permitted for staff accommodation on premises where the previous staff accommodation has been lost to other uses.</p>
<p>SD5, ref 389, pages 170-171</p> <p>Further proposed changes as a result of discussion during Session 5 (item 5.2)</p> <p>Policy RT-D3, page 209, PDLP</p>	<p>RT-D3 SAFEGUARDING SERVICED ACCOMMODATION</p> <p>1. Development proposals that would involve the loss of existing serviced accommodation will only be permitted where:</p> <p>a) other employment uses are to be created in the existing building; or</p> <p>b) <u>the building is to become a Principal Residence dwelling (HC-S4) and evidence clearly demonstrates the use can change to a pPrincipal rResidence dwelling</u> where:</p> <p>i) the use was formerly a single residential dwelling on 1st July 1948 or built as a single residential dwelling subsequently;</p> <p>ii) there has been no excessive alteration or extension; and</p> <p>iii) the existing use does not provide an additional community service or function; or</p> <p>c) <u>they accord with Clauses 2 and 3 below.</u></p> <p>2. Where clause 1 does not apply, proposals relating to the change of use of serviced accommodation should be demonstrate that the current use of the building as serviced accommodation cannot be continued or made viable in the longer term and the property has been marketed as a going concern at a reasonable value for a minimum period of 12 months. An independent valuation of the building will be required.</p> <p>3. Where it is demonstrated that the serviced accommodation is <u>no</u> longer viable (clause 2), proposals for change of use should be compatible with the cultural heritage of the existing building, local character and amenity and in accordance with the following:</p> <p>a) Changes that will be considered acceptable in principle include:</p> <p>i) Change of use to self-catering apartments.</p> <p>ii) Change of use to provide community services or facilities.</p> <p>iii) A mixed use development, based on the uses listed above including employment use.</p> <p>b) Proposals for the change of use to residential dwellings will only be considered where the requirements of this policy are met and clause 3(a) cannot be achieved. Proposals should accord with HC-D6 Change of Use of Serviced Accommodation to Housing <u>the tests set out in clause 2 of policy HC-D1.</u></p> <p>c) In relation to 3 (a) and (b), opportunities for the partial change of use of the building or complex that supplements the existing serviced accommodation will be encouraged.</p>
<p>SD5, ref 393, pages 172-173</p> <p>EX6, ref 40, page 27</p>	<p>RT-D4 NON-SERVICED ACCOMMODATION</p> <p>1. Proposals for the change of use and conversion of buildings to non-serviced accommodation will be permitted where they:</p>

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<p>Further proposed changes as a result of discussion during Session 5 (item 5.3)</p> <p>Policy RT-D4. page 212, PDLP</p>	<ul style="list-style-type: none"> a) create additional unit(s) on an existing self-catering complex; b) accord with RT-D3 Safeguarding Serviced Accommodation clause 3a); c) reuse a redundant building associated with a hotel/guesthouse premises; or d) relate to the diversification of a rural land-based business, <u>where the building is well-related to an existing grouping of buildings.</u> <p>2. Proposals should also meet the following principles:</p> <ul style="list-style-type: none"> a) the character and appearance of the building and its setting is conserved, and where they accord with policies on landscape character, cultural heritage and design (CE-S1, CE-S4 and CE-S6); b) <u>where the proposal involves the change of changing the use of traditional farm buildings, the entire range conversion of <u>all</u> such buildings within a farmstead, will not be permitted <u>in order to be converted to</u> protect the historic character and significance of the buildings collectively (CE-S5);</u> c) the design and layout of access and parking requirements are compatible with landscape character and built heritage, and the local road network has capacity to service the accommodation without adversely affecting road safety; and d) there are no adverse impacts on tranquillity and local amenity. <p>3. Small scale extensions and alterations will be permitted to improve the quality and viability of existing non-serviced accommodation; where it would not adversely affect the historic character of the existing building. No new build units of holiday-let accommodation will be permitted.</p> <p>4. Where a non-serviced accommodation unit is no longer needed or viable, a proposal to replace the holiday occupancy condition of the unit with an agreement limiting occupancy to meet a local affordable need for housing or housing for extended families will be considered in accordance with policy HC-D123. In respect of changes to business or community use, proposals should accord with the relevant policies in the plan.</p>
<p>SD5, ref 395, pages 174-175</p> <p>Policy RT-D6, page 214, PDLP</p>	<p>RT-D6 CAMPING BARNs</p> <p>1. Proposals for the change of use and necessary alteration of a traditional building to a camping barn or hostel accommodation will be permitted where it complements the historic character and appearance of the building, biodiversity interests, and its setting within the landscape.</p> <p>2. Where the existing building is <u>located: in a farmstead or hamlet in close association with an existing dwelling, or in a named settlement:</u></p> <ul style="list-style-type: none"> a) <u>in a farmstead or hamlet in close association with an existing dwelling,</u> parking and access arrangements should be incorporated within the hamlet/farmstead <u>building group</u> without detrimentally impacting on landscape character and visual amenity; or b) <u>in a named settlement,</u> parking and access arrangements in a settlement are consistent with policies AC-D1 and AC-S3, and c) utility and service supplies will be routed underground.

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	<p>3. The change of use and conversion of a traditional barn or building in an isolated location to provide basic shelter in a camping barn (stone tent) with limited facilities for walkers, will be permitted where it can be demonstrated that:</p> <ul style="list-style-type: none"> a) the building can be managed effectively without new access provision; b) the proposal does not involve alterations to the external fabric and surroundings of the building that would materially affect the character or appearance of the building and its setting; c) the building is well related to the rights of way network or access land; and d) any bat and barn owl roosts that may be present are maintained or replaced.

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<p>SD5, ref 408, pages 178-179</p> <p>Policy AC-S2, page 235, PDLP</p>	<p>AC-S2 TRANSPORT INFRASTRUCTURE</p> <ol style="list-style-type: none"> 1. Exmoor National Park Authority will work with highways authorities and local communities to ensure that works to highways and transport infrastructure including traditional fords and bridges, road maintenance and improvement schemes, parking or new access roads, signage and street furniture reflect local character and: <ol style="list-style-type: none"> a) Are designed and constructed to conserve and enhance the natural beauty of the National Park, using materials and finishes that are appropriate to the character of the local landscape and built environment. b) Maintain and, where possible, enhance the rural character of roads. c) Retain (or if this is not possible, replace like for like) existing traditional street furniture and highways signage such as fingerposts, milestones, cast iron signs or other features important to the character of the area. d) Incorporate wildlife enhancements and landscaping schemes including green infrastructure where appropriate. e) Minimise disturbance and damage during maintenance or construction. f) Minimise lighting (CE-S2), highways signage and reduce clutter. g) Take account of road safety interests particularly for non- motorised modes of transport, and the capacity and function of the road network. h) Increase future resilience of transport infrastructure at risk from climate change and extreme weather events through the use of sustainable drainage systems. 2. 1. Upgrading of existing routes designed solely to accommodate high traffic speeds will not be supported. 3. 2. New roads and significant road widening are not considered to be appropriate in the National Park context, except where they would result in substantial environmental gain or community benefit.
<p>SD5, ref 413, pages 182-183</p> <p>Policy AC-S3, page 240, PDLP</p>	<p>AC-S3 TRAFFIC MANAGEMENT AND PARKING</p> <ol style="list-style-type: none"> 1. The approach to traffic management on Exmoor will take into account the needs of all users including pedestrians, walkers, cyclists, horse-riders, and disabled people, including through the provision of alternative routes to avoid busy roads, safer crossing points, and use of shared surfaces where appropriate. 2. The Exmoor Route Network, as shown on the policies map, will form the framework for traffic and freight management in the National Park. 3. Replacement of existing car parking (lost through development or coastal change), or the creation of small scale new facilities will be permitted where: (a) this enables opportunities to enhance public understanding and enjoyment of the National Park; or (b) <u>this would relieve</u> traffic and parking pressure elsewhere in the locality; <u>including adverse impacts</u>

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	<p><u>arising from parking on the highway. and Such provision should also ensure that:</u></p> <ul style="list-style-type: none"> a) (c) there is good accessibility, and there would be no material harm to the character and appearance of the locality or views from publicly accessible locations; and b) (d) it is well designed in accordance with the criteria set out in policy AC-S2(1). <p>4. In the National Park there is a presumption against providing for peak parking demand. The National Park Authority will work with highways authorities, Town and Parish Councils and local communities to identify local solutions to congestion and parking issues in keeping with landscape character, providing for community needs and utilising temporary solutions for peak parking where necessary and appropriate (AC-D4).</p> <p>5. Proposals for new development should make adequate provision for parking in accordance with AC-D3.</p>
<p>SD5, ref 421, pages 185-186</p> <p>Policy AC-D5, page 248, PDLP</p>	<p>AC-D5 RADIO AND MOBILE TELECOMMUNICATIONS INFRASTRUCTURE</p> <ul style="list-style-type: none"> 1. Proposals for radio and mobile telecommunications development will be permitted where they first seek to share existing infrastructure, there is capacity in landscape terms, and no increase in height of existing masts is required. 2. Where it can be demonstrated that (1) is not possible, apparatus will be sited on existing masts or other features such as buildings or other structures, to minimise adverse effects on landscape character. 3. Where it can be demonstrated that (1) and (2) are not possible, the apparatus shall be sited and designed to ensure that it has an acceptable appearance in the landscape including through camouflage as a natural or traditional feature. 4. In determining all proposals: <ul style="list-style-type: none"> a) the highest standards of design will be sought in terms of colour, dimensions, construction and overall shape to minimise any visual impact; b) there will be no unacceptable cumulative or sequential visual impact with other vertical structures in the landscape; c) there will be no <u>unacceptable</u> adverse effects on sensitive habitats and wildlife <u>or the historic environment</u>; d) if on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building; e) the amenity of nearby residents and visitors are not adversely affected; and f) opportunities for enhancement of the landscape including consolidation of any existing telecommunications infrastructure will be sought.

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	A condition will be attached to any planning consent to ensure that there will be ongoing management in place where trees are essential in providing amelioration to visual impacts including as camouflage to antenna within trees.
<p>Changes proposed as a result of discussion during Session 5 (item 5.6).</p> <p>Para 9.28, page 240, PDLP</p>	<p>Policy AC-D3 guides parking provision in developments – the principle will be to minimise parking taking into account environmental constraints. Table 9.1 <i>Guide to Parking Standards</i> lists optimum levels of provision and is intended to guide applicants regarding the levels of car, cycle, motorcycle parking and parking for disabled people¹. The parking standards reflect the rural nature of the National Park, and that many people will be dependent on access to a car. Car parking standards include any garages or car ports provided. However, developments in more sustainable locations that are well served by public transport or have good walking and cycling links will be considered appropriate for lower levels of car parking provision. There may be circumstances such as change of use, or new development in restricted locations where it is not possible to accommodate parking. In order to enable otherwise appropriate development, the National Park Authority will take into account the proximity of public parking (including on- road parking) and public transport when considering applications. Applicants will be expected to provide clear evidence to justify higher car parking provision. Proposals for higher levels of cycle parking will be favourably considered.</p>
<p>Proposed changes as a result of discussion during Session 5 (item 5.7).</p> <p>Policy AC-S4, page 247, PDLP</p>	<p>AC-S4 ELECTRICITY AND COMMUNICATIONS NETWORKS</p> <ol style="list-style-type: none"> 1. Development to improve the accessibility and standard of the electricity and telecommunications networks will be encouraged in order to contribute to thriving communities and businesses, and climate change mitigation. Great weight will be given to ensuring that the National Park and its special qualities are conserved and enhanced. 2. Proposals will be supported where: <ol style="list-style-type: none"> a) the location, siting, scale and design of structures will not cause any unacceptable adverse impacts on the landscape and/or seascape character, visual amenity, biodiversity and cultural heritage of the National Park; b) co-operative working with partner organisations and utility operators has been demonstrated, to facilitate the sharing, utilisation and consolidation of existing communications infrastructure in rolling out new or improved communication technologies; and c) provision is made for the removal of apparatus and reinstatement of land when the apparatus becomes redundant. 3. Proposals for Major and nationally significant transmission infrastructure including high voltage pylon transmission lines,

¹ The parking standards in Table 9.1 are based on the Somerset County Council Parking Standards (Zone C), adapted to reflect the lower levels and sizes of development that are more typical in the National Park, and applied across the whole National Park.

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	substations and other above ground structures from large scale offshore renewable energy schemes will be <u>considered in accordance with resisted</u> (GP2 Major Development).
<p>SD5, ref 423, pages 186-187</p> <p>Policy AC-D6, page 251, PDLP</p>	<p>AC-D6 FIXED LINE TRANSMISSION INFRASTRUCTURE</p> <ol style="list-style-type: none"> 1. Proposals for new transmission lines will only be permitted where they <u>first seek to be</u> are routed underground, unless they <u>this</u> will conflict with policies CE-S1 Landscape and Seascape Character, CE-S3 Biodiversity and Green Infrastructure, CE-S4 Cultural Heritage and Historic Environment. 2. <u>Where it can be demonstrated that (1) is not possible, other means of providing the service with minimal environmental impact should be considered (CC-S5 Low Carbon and Renewable Energy Development, CE-D7 Satellite Antennae).</u> and the need for the service cannot be met in any other way. 3. <u>Where it can be demonstrated that (1) and (2) are not possible</u> in this circumstance, proposals for overhead lines may only be permitted where the visual impact is minimised by selecting the least obtrusive route and where it will not cross any moorland or open landscapes, or break the skyline. 4. 2- Proposals relating to low voltage electrical cabling from renewable energy technologies (CC-S5) will only be permitted where: <ol style="list-style-type: none"> a) they will be routed underground; b) they will not adversely affect landscape and seascape character, biodiversity, cultural heritage or recreational use of the coast; and c) there is adequate infrastructure to connect cabling nearby that does not require substantial modification or upgrading, or where any modification /upgrading to existing infrastructure is minimal and will not have any unacceptable impact. 5. 3-Development pP Proposals that <u>include require</u> electricity or telecommunication service lines to new development will be expected to provide underground routing subject to policies CE-S1, CE-S3 and CE-S4.

REF	MODIFICATION
SECTION 13: Annex 2 - Rural Land Based Worker Dwellings	
<p>Above paragraph 13.8, page 323, PDLP</p> <p>Change discussed at Hearing Session 6</p>	<p>Add sub heading '<u>Functional and Financial Tests</u>' after Heading 'Permanent Rural Land Based Worker Dwellings'.</p>

REF	MODIFICATION
SECTION 15: Glossary	
Session 4 (agenda item 4.7) – proposed change to include definition of farmsteads in the Glossary	<u>Farmstead: a clear grouping of farm buildings with an existing dwelling.</u>
Session 4 (agenda item 4.7) – proposed change to include definition of farmsteads in the Glossary	<u>Hamlet: an established, closely grouped number of dwellings within a contiguous built form, and separate from other named settlements.</u>
EX6, ref 33, page 25 – proposed change to include a definition of ‘rural communities’ which reflects the definition given in para. 3.43 of the PDLP	<u>Rural communities: Small rural communities which are not identified in the spatial strategy, but have an established, closely grouped number of dwellings within a contiguous built form, and are separate from other named settlements, plus service provision in the form of a shop, pub or community meeting place/hall.</u>
Session 6 – proposed change to include this definition of ‘rural worker’ in the Glossary (as set out in para. 6.140 of the PDLP).	<u>Rural worker: A rural worker in agriculture, forestry or other land-based rural enterprise operating in the locality will need to be a worker who is engaged in actual physical work, actively contributing to the management of the land.</u> People whose place of work is located within the countryside, typically comprising full time agricultural workers, forestry workers and other involved in rural land-based enterprises.