

11. EXMOOR'S SETTLEMENTS

Objective 11. *To enable Exmoor's communities and partnerships to plan development in their neighbourhoods to help meet their needs and aspirations while conserving the special qualities of the National Park.*

Partnership Plan Priority C1: *Support community led initiatives that help to meet local needs.*

- 11.1. This section of the Local Plan sets out information that applies to defined settlements within the National Park (GP4 Spatial Strategy). For each settlement there is an inset map⁴⁶⁹ and written statement. The written statement outlines the key aspects of each settlement in relation to its setting, built environment and local services. Where they have been prepared, parish and other community-led plans have also been taken into account.
- 11.2. The inset maps associated with each settlement identify particular areas or features that are important for social or environmental reasons, which are needed to interpret and apply Local Plan policies at a settlement level including areas at risk of flooding, wildlife designations and Conservation Areas.

SUPPORTING LOCAL COMMUNITIES

PURPOSE OF THE POLICY

- 11.3. Policy ES-S1 positively supports local communities that wish to progress community-led initiatives through advice and support provided by the National Park Authority and other relevant partners and organisations to help identify and plan for their priorities that will help to sustain and enhance Exmoor's settlements in the longer term.

NATIONAL POLICY CONTEXT

- 11.4. National policy states that Local Plans are key to delivering sustainable development that reflects the vision and aspirations of local communities and also provides a framework to enable local people to produce their own distinctive plans for their neighbourhood or parish area.
- 11.5. Core planning principles include empowering local people to shape their surroundings with succinct local and neighbourhood plans and supporting community-led initiatives for renewable and low carbon energy.
- 11.6. The National Parks' Circular⁴⁷⁰ vision particularly identifies the communities of the National Parks taking an active part in decisions about their future in terms of transforming to a low carbon society and sustainable living. Progress towards achieving the vision can be made through National Park Authorities and key partners together fostering and maintaining vibrant, healthy and productive living and working communities. Resident communities are acknowledged as having the awareness of the special value of their own locality and should be encouraged to take an increasingly active role in decision making.

CONTEXT

- 11.7. The 21 'Your Future Exmoor' (YFE) consultation events held in towns and villages across Exmoor during 2010 gave communities the opportunity to raise issues in relation to their parish and settlement and to particularly highlight what they valued. Some common issues raised by communities through the YFE events included the importance of local services, reducing unnecessary signage and light pollution, provision of affordable housing for local communities, and the lack of mobile phone and broadband coverage. Where these more general issues relate to development and land use, they are addressed through relevant policies in the Local Plan and actions set out in the Partnership Plan.

⁴⁶⁹ The inset maps for each settlement will form part of the Exmoor National Park Proposals [Policy Planning] Map.

⁴⁷⁰ English National Parks and the Broads – UK Government Vision and Circular 2010 DEFRA

- 11.8. It is recognised that the issues raised at the ‘YFE’ events are derived from the time these consultations took place and that subsequent community projects and priorities could arise during the lifetime of the Local Plan. Communities may wish to address such issues, through a project, parish plan or the preparation of a planning document.
- 11.9. The Partnership Plan includes a strategic activity under Priority C1, for partners “to support and work with Exmoor’s communities to plan for and achieve their aspirations”. Therefore proposals for projects or plans that communities would like to progress can be addressed through the Partnership Plan. This is a practical and positive means of identifying and progressing community aspirations that can be revised as new projects/plans come forward, and enable progress with existing projects to be monitored.
- 11.10. Support and advice may include working with communities to help bring forward development that accords with the policies set out in the Local Plan. Suitable tools could include parish plans, supplementary planning documents (SPDs) or Area Action Plans for larger projects. The Authority also has a duty to support Neighbourhood Planning including the preparation of Neighbourhood Plans or Neighbourhood Development Orders, to address specific issues within a community.

ES-S1 SUPPORTING LOCAL COMMUNITIES

- 1. Where Parish and Town Councils and local communities have identified priorities and plans for the development they need to sustain their settlements over the longer term, the Authority will provide advice and support to help them be achieved.**
- 2. Advice will include whether any plans or projects would require a ‘test of likely significance’ under the Habitats Regulations 2010 for potential effects on the integrity of features within or outside designated Special Areas of Conservation.**

LOCAL SERVICE CENTRES

DULVERTON

See inset map 1

SETTING

- 11.11. Dulverton lies on the southern boundary of the National Park within the incised wooded valley landscape character area of the River Barle. The Barle valley broadens considerably and much of the town has a gently sloping south and west facing aspect with some areas at risk of flooding. The main A396 route lies a mile to the east with the B3222 passing directly through the town via the High Street and the B3223, leading off from Fore Street towards Winsford Hill.
- 11.12. The surrounding woodland areas are important for wildlife particularly Burrige Woods that are internationally designated for their wildlife importance. There are a number of trees within and adjoining the settlement that are protected through Tree Preservation Orders. The parkland setting of Pixton House also has a number of veteran trees, which are important to the landscape setting of the town.

BUILT ENVIRONMENT

- 11.13. The inherent character of Dulverton is that of a long established small market town. The conservation area was designated in 1994 and includes most of the earlier pre-19th century settlement. Dulverton retained its compact plan with the main concentration of buildings in Fore Street, High Street and Bank Square and adjoining lanes until the early 20th century.
- 11.14. The post-war development of housing estates to the east of the historic settlement has in effect doubled the size of the built-up area. The pattern of development bears very little resemblance to the historic core, and it is visually separated by small fields, either side of the well-used Abbot's Way footpath which forms a link between the old and new parts of the settlement. A number of local affordable homes have been developed in Dulverton including twelve homes at Allers View.



Fore Street, Dulverton

LOCAL SERVICES

- 11.15. Dulverton provides a wide range services and facilities for the local community and surrounding communities within and outside the National Park. The centre of the settlement has a variety of shops, tearooms and restaurants, in addition to a hotel, pubs and a number of offices. The town is an important visitor destination for those visiting or staying on Exmoor, and there are several shops and facilities to cater for their needs. The number of shops,

businesses and community facilities is therefore considered to be relatively high compared to other settlements of this size outside the National Park⁴⁷¹.

- 11.16. All Saints First School and Dulverton Middle School are both located within the eastern part of the settlement, which includes the Dulverton Children's Centre and Kids'R'Us facilities. Fishers Mead Community Centre and the new Dulverton Medical Centre are also located in this area; accessed from Jury Road (B3222) via Amory Road and Barnsclose.
- 11.17. Dulverton is relatively well served by public transport with regular bus services to Tiverton, Minehead, Taunton and Barnstaple - however there is no hourly service or many services available in the evenings or on Sundays.

DULVERTON PARISH PLAN

- 11.18. Dulverton Parish Plan results were published in 2010 which expressed the views of residents under a series of topic headings. Many of the issues raised through the parish plan (and the YFE) consultation have been resolved or are in the process of being resolved. A number of projects that have been completed include the provision of allotments and refurbishment of the Barnsclose playground.

POTENTIAL COMMUNITY PROJECT

- 11.19. The Town Council has highlighted the need to safeguard land for use as a cemetery as the existing cemetery is nearing capacity. This area is shown as a 'community safeguarding area on the Dulverton Inset Map 1, and will be safeguarded from other forms of development under policy HC-S7 Local Commercial Services and Community Facilities.

ES-D1 DULVERTON COMMUNITY SAFEGUARDING AREA

Land adjacent to the cemetery in Dulverton, as shown on Inset Map 1, is allocated for an extension to the existing cemetery.

⁴⁷¹ Further detailed analysis for retail and leisure uses in Dulverton can be found in the Quantitative Needs Assessment – West Somerset Council & Exmoor National Park Authority 2011

DUNSTER

SETTING

- 11.20. The parish of Dunster lies partly within the National Park boundary. The main settlement is Dunster situated on the A396 close to the junction with the A39. The settlement known as Dunster Marsh is located to the north east of the A39 outside the National Park boundary within the local planning area of West Somerset Council.
- 11.21. Dunster occupies a unique landscape setting within the Avill Valley, surrounded by the wooded hills of Grabbist and Gallox Hill including the historic park and gardens associated with the castle which are a designated heritage asset. The setting of the village is dominated by Dunster Castle on its elevated site while the Yarn Market is an important landmark in the High Street.

BUILT ENVIRONMENT

- 11.22. Dunster is regarded as one of the finest examples of a medieval settlement in the country. Pevsner, in the “Buildings of England” series describes Dunster as “unsurpassed in Somerset amongst small towns”. The settlement has a notable history dating from the early 10th century.
- 11.23. The Conservation Area was designated in 1973, and further revised in 1980; it includes the historic core of the settlement which is based on the medieval street pattern and burgage plots around the Castle, church and priory. Due to the historic importance of the settlement it is not surprising that there are 120 listed buildings including four Grade I and six Grade II*. Dunster Castle is a Grade I Listed Building owned by the National Trust since 1976. Other prominent Grade I listed historic buildings are the Priory Church of St George and the Yarn Market. Many houses are small cottages that are either built of stone, some with slate hanging or rendered and roofed using materials such as thatch, natural slate or clay tiles.
- 11.24. Some limited post-war development has taken place on the fringes or as infill. The former garage/car showroom complex adjacent to Dunster Steep is now collectively termed as Dunster Visitor Centre and comprises a number of retail outlets and the National Park Centre. One of the most notable successes for the settlement was the restoration of the Tithe Barn to provide a community facility for meetings and events. Other enhancements include village signs and heritage trail and the footpath linking the Dunster Steep car park to Gallox Bridge (see the Dunster Action Plan for further details).
- 11.25. The main A396 tourist route through the village has significant traffic impacts on the historic character of the settlement. The levels of traffic during peak holiday periods can cause some localised congestion, particularly either side of the traffic lights that limit the traffic to one-way through Church Street. Ben Hamilton-Baillie Associates carried out a detailed analysis and prepared proposals in the future design and maintenance of Dunster’s streets and spaces in 2009⁴⁷². The improved pedestrian walkway, through re-setting the cobbled frontage and incorporating smooth linear paving strips along the eastern side of the High Street, was one of the recommendations in this analysis.

LOCAL SERVICES

- 11.26. As a renowned historic village tourism industry is the mainstay of the local economy⁴⁷³. Dunster is a popular tourist destination and there are several shops, cafés and restaurants in the village which cater for visitors. Key community facilities include Dunster First School, the GP surgery, Post Office, Dunster Tithe Barn, and the Memorial Hall. Recreation areas include the children’s play area, the allotments, and Dolland’s Meadow recreation field.
- 11.27. Dunster is well-served by public transport, with daily services travelling through the village, and at Dunster Steep on the A39. People can easily access Minehead and other towns including Taunton and Tiverton.

⁴⁷² Dunster: Reconciling Place and Movement in an Historic Village – Ben Hamilton-Baillie Associates Ltd (2009)

⁴⁷³ Further detailed analysis for retail and leisure uses in Dunster can be found in the Quantitative Needs Assessment – West Somerset Council & Exmoor National Park Authority 2011



Dunster Castle overlooking the High Street with the Yarn Market in the foreground

DUNSTER ACTION PLAN

11.28. The Dunster Working Group is a partnership of local authorities, voluntary organisations and businesses that seek to enhance the environmental quality, economic viability and social well-being for Dunster Village and the surrounding area. As a result of extensive consultation the Dunster Action Plan⁴⁷⁴ presents a range of enhancement projects for the village, including detailed analysis and proposals by Ben Hamilton-Baillie Associates relating to future design, management and maintenance of streets and the public realm.

11.29. The vision for the plan is:

“Dunster will be the best medieval village in England that meets the future needs of the whole community, fosters a thriving economy and provides a welcome for visitors while conserving its unique natural and historic environment”

⁴⁷⁴ A Draft Action Plan for Dunster 2012 to 2014

LYNTON & LYNMOUTH

See inset map 3/3a

SETTING

- 11.30. Lynton, Lynmouth and Lynbridge are considered together as one settlement (Lynton & Lynmouth) with a range of services and facilities serving the local and wider community. Barbrook is a separate village within the parish distinct from Lynton and Lynmouth.
- 11.31. Lynton & Lynmouth is situated on the coast with the settlement of Lynton situated in a cliff-top position around 150 metres above Lynmouth. Lynton is approached by road via the B3234 from Lynmouth or Barbrook, which links with the A39. The steep gradients of Countisbury Hill on the A39 and on the B3234 from Lynmouth tend to emphasize a sense of seclusion.
- 11.32. The settlement area is defined by its densely wooded setting within the high wooded coast and combes landscape character area. Much of this woodland is protected for its landscape significance and the woodland in the East Lyn valley towards Watersmeet is also internationally designated for its ecological importance⁴⁷⁵.
- 11.33. Lynton is the larger of the two settlements, and unlike other Exmoor settlements, is of more recent origin mainly resulting from a period of rapid development from the late 19th to early 20th century. This was influenced by the development of the Lynton to Barnstaple narrow gauge railway and the construction of the Cliff Railway between the two settlements. The Lynton to Barnstaple railway closed in the 1930s, but a short section has been reopened at the former Woody Bay Station in 2004, as a tourist attraction, with long term plans to reinstate the full length of the former railway.
- 11.34. Lynmouth has a small harbour, and is situated at the confluence of the East Lyn and West Lyn rivers. It is renowned for the catastrophic flood in 1952 which resulted in loss of life and the destruction of many buildings. Resulting changes led to the realignment of part of the river and the construction of Lyndale Bridge and Riverside Road. A hydro-electric power plant is situated at Glen Lyn on the River West Lyn and an experimental marine tidal turbine generator was sited off the coast from Lynmouth from 2003 – 2007. Lynmouth is part of the South West Marine Energy Park and there are plans to deploy a full scale tidal power generator in 2014⁴⁷⁶.

BUILT ENVIRONMENT

- 11.35. The Lynmouth Conservation Area was designated in 1973 and includes; the original fishing settlement around the harbour and the mainly 19th century development along the West Lyn and on the slopes above the main village. The Lynton Conservation Area was designated later, in 1986 and includes the historic pre-nineteenth century core and the area dating from the settlements' expansion in the Victorian era.
- 11.36. Modern development has generally occurred in Lynton as the coast and deep valley settings of Lynmouth are significant constraints in relation to considering new development. Many residential dwellings have been provided through change of use of existing buildings such as hotels or on other brownfield sites such as the Castle Heights development. A number of local affordable homes have been provided including eight units of local affordable housing in Burvill Street through the redevelopment of the Hobbs Yard and the adjacent chapel.

LOCAL SERVICES

- 11.37. Many of the well established local businesses in Lynton and Lynmouth are related to the tourism and service sector which provide employment opportunities for people in the local area - hotels being the largest employer. There are also a wide range of community services and facilities present, including the health centre and primary school, which have been sustained due to the relative isolation and consequent high level of self-containment of the settlement⁴⁷⁷.

⁴⁷⁵ Exmoor & Quantocks Oakwoods Special Area of Conservation

⁴⁷⁶ <http://www.pulsetidal.com/pulse-tidal-plans-commercial-demonstration-at-lynmouth.html>

⁴⁷⁷ Further detailed analysis for retail and leisure uses in Lynton & Lynmouth can be found in the Quantitative Needs Assessment – West Somerset Council & Exmoor National Park Authority 2011

- 11.38. The town is served by a regular Monday to Saturday bus service which enables members of the community to access a wider range of services and facilities at Barnstaple. There is an additional seasonal service which runs between Minehead and Ilfracombe via Lynton & Lynmouth. The Ilfracombe Ring & Ride Scheme is a community transport scheme that operates within a number of towns and rural locations including Lynton & Lynmouth.

LYNTON & LYNMOUTH NEIGHBOURHOOD PLAN

PURPOSE OF THE POLICY

- 11.39. Due to the particular circumstances relating to the timing and preparation of The Lyn Plan (Lynton & Lynmouth Neighbourhood Plan) and to ensure that the policies within the neighbourhood plan are not invalidated by the policies in this plan⁴⁷⁸ should a conflict between policies arise, a statement regarding its status is included in policy ES-S2 Lynton & Lynmouth Neighbourhood Plan.

NATIONAL POLICY CONTEXT

- 11.40. National policy gives communities power to develop a shared vision for their neighbourhood or parish to deliver the sustainable development they need through neighbourhood planning. Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan and when it is brought into force the policies it contains will take precedence over existing non-strategic policies⁴⁷⁹.
- 11.41. Neighbourhoods (parishes) should plan positively to support local development to shape and direct development in their area outside the strategic elements of the Local Plan⁴⁸⁰.

CONTEXT

- 11.42. The Lyn & Exmoor Community Plan was produced in 2006 and set out the vision and priorities for Lynton & Lynmouth and surrounding parishes (Brendon & Countisbury, Martinhoe, Parracombe, & Challacombe). The Localism Act introduced new powers for neighbourhood planning to enable communities to prepare Neighbourhood Development Plans. The Government introduced Neighbourhood Plan Vanguards Scheme whereby Lynton and Lynmouth Town Council, with the support of other partners, were successful in their bid to become one of the first areas to trial neighbourhood planning. The Neighbourhood Plan process enables Lynton & Lynmouth Town Council and the wider community to build on previous engagement with the local community on the strategy and detail for the types of development needed for the long term sustainable future of the parish.
- 11.43. The Lyn Plan (Lynton & Lynmouth Neighbourhood Plan) has reached an advanced stage and contains a range of policies relating to development and land use within the parish. It has been prepared to ensure that it is in general conformity with those policies considered to be strategic within the Exmoor National Park Local Plan 2001-2011 and in conjunction with the preparation of this Local Plan. It is considered therefore, that the policies in the Lyn Plan will also be in general conformity with the strategic policies in this Local Plan.
- 11.44. The neighbourhood plan will be brought into force as part of the development plan for the area if over half those voting in the referendum have voted in favour of the plan. If the neighbourhood plan is successful it will become part of the development plan prior to the adoption of this Local Plan.

⁴⁷⁸ Planning & Compulsory Purchase Act 2004 Section 38(5) – if to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published (as the case may be).

⁴⁷⁹ National Planning Policy Framework (DCLG 2012) – paras 183-185

⁴⁸⁰ National Planning Policy Framework (DCLG 2012) – para 16

ES-S2 LYNTON & LYNMOUTH NEIGHBOURHOOD PLAN

- 1. Development proposals within Lynton & Lynmouth parish shall be determined in accordance with the Lynton & Lynmouth Neighbourhood Plan 2013 – 2028 and the strategic policies of the Local Plan. Development management policies in the Local Plan will only be given greater weight where the Neighbourhood Plan is silent, indeterminate or out of date.**
- 2. Should a conflict arise between development management policies in the Local Plan and the policies in the Neighbourhood Plan, the conflict will be resolved in favour of the Neighbourhood Plan until the end of the plan period in 2028 or until it is reviewed, whichever is earlier, unless it is considered that the proposal would otherwise have a detrimental impact on the achievement of National Park purposes.**

PORLOCK

See inset map 4

SETTING

- 11.45. Porlock is located near the coast and sits at the point where the low farmed landscape of the Vale of Porlock meets the high wooded coastal landscape character of Worthy Wood and Hawkcombe. The steep hill-sides of Bossington Hill form a backdrop to flat fields extending to Porlock shingle-ridge and saltmarsh and the Bristol Channel.
- 11.46. Porlock is located between Minehead six miles to the east and Lynton, about fifteen miles to the west. The A39 passes through the village and up Porlock Hill, with a 1 in 4 gradient and sharp hairpin bends that can act as a barrier to some traffic. The privately owned toll road provides an alternative route avoiding Porlock Hill. Traffic congestion through the centre of Porlock, is considered a problem and mainly experienced during the peak holiday period.

BUILT ENVIRONMENT

- 11.47. Porlock has a conservation area that was designated in 1984 and extended in 1987. It includes much of the historic pre-19th century settlement. There are a number of 18th century and earlier cottages with characteristic front projecting stacks. Much building and re-building occurred late in the 19th century and into the early 20th century. Within the conservation area are 10 listed building entries. The majority are grade II listed, although the Parish Church and Doverhay Manor are grade I and grade II* listed respectively. The protection of the conservation area and the built heritage of the parish are considered to be important locally.
- 11.48. On the flatter land to the north of the village lies a substantial area of post-war housing with newer housing built in 1970s-1980s on the eastern side of the village.

LOCAL SERVICES

- 11.49. Porlock has a wide range of services and facilities that serve the local population and surrounding communities. Porlock, similar to other local service centres, is a popular tourist destination and there are a range of businesses which are supported by the local community and visitors to the settlement. The Porlock Visitor Centre works to promote the local area and Exmoor as a whole.
- 11.50. The community services and facilities in the village include St Dubricius First School, the medical practice, village hall, recreation ground, pharmacy, convenience stores, Post Office, fire station, petrol station, and places of worship. Porlock also has a variety of shops, guest houses, hotels and cafés – many of which are located on the High Street⁴⁸¹.
- 11.51. There is a daily bus service which links Porlock to the coastal town of Minehead which lies just outside the National Park boundary and provides a wide range of services and facilities, including additional public transport links to further afield. A seasonal bus service from Minehead to Lynmouth passes through the village and also operates on a daily basis.

PORLOCK VALE PARISH PLAN

- 11.52. The Porlock Vale Parish Plan “Shaping Our Future” was published following extensive community consultation – this plan identified a wide range of issues that were reviewed to inform a series of actions defined as Priority 1 or 2. Priorities that are linked to planning and land use included more affordable homes for local families, improved footpath access and cycle route creation. A scheme providing 15 affordable homes for local people has been subsequently developed at Villes Lane.

⁴⁸¹ Further detailed analysis for retail and leisure uses in Porlock can be found in the Quantitative Needs Assessment – West Somerset Council & Exmoor National Park Authority 2011

VILLAGES

BARBROOK

SETTING

- 11.53. The settlement of Barbrook is within the parish of Lynton and Lynmouth. The village lies on the junction of the B3234 and the A39 approximately 1 mile south from the larger settlement Lynton & Lynmouth. The character and form of the village are influenced by its valley setting. Additionally, the main roads that pass through Barbrook and the level of traffic, particularly during the peak holiday season, has an impact.
- 11.54. Barbrook has an impressive landscape setting within densely wooded valleys that form a backdrop to the village. Some areas of the surrounding woodlands are protected by tree preservation orders (TPOs), or are local wildlife sites or identified as woodland whose natural beauty is particularly important to conserve (Section 3 woodland⁴⁸²). Land to the north side of Dean Steep is a Site of Special Scientific Interest (SSSI) that was notified due to its geological significance and includes the former quarry area.

BUILT ENVIRONMENT

- 11.55. There are a number of small traditional cottages grouped around the A39 and West Lyn River. The settlement has expanded along the A39 towards Dean Steep and the B3234 towards Lynton due to a considerable level of post-war development continuing to the 1980s. Some of this post-war development replaced buildings lost during the 1952 flood disaster.

LOCAL SERVICES

- 11.56. Although the Post Office closed through the last round of closures in 2008, there is a petrol filling station and shop at Cherry Bridge in the centre of the village. The petrol station is the closest such facility for some distance and is an important local service for the wider community as well as for visitors to the National Park. There is also a plant nursery on the edge of the village.
- 11.57. The village has access to public transport via the year-round, daily bus service from Lynton & Lynmouth to Barnstaple. As for Lynton & Lynmouth, Barbrook also benefits from the seasonal service which runs between Minehead and Ilfracombe and the Ilfracombe Ring & Ride community car scheme.

LYNTON & LYNMOUTH NEIGHBOURHOOD PLAN

- 11.58. Barbrook is also part of the Neighbourhood Plan Vanguard Scheme whereby Lynton and Lynmouth Town Council, with the support of others partners, were successful in their bid to become one of the first areas to trial Neighbourhood Planning. This process enables the Town Council and wider community to build on previous engagement with the local community on both strategy and detail for the development needed for the long term sustainable future of the parish (see Policy ES-S2 above).

⁴⁸² Wildlife and Countryside (Amendment) Act 1985 Section 3

BRENDON

SETTING

- 11.59. Brendon is a small village situated in the East Lyn valley, some four miles east of Lynton & Lynmouth, within the North Devon area of the National Park. The village is immediately surrounded by permanent pasture, but set within landscape of a high coastal woodland combes. Brendon is accessed via a number of minor roads leading off the A39 and B3223.
- 11.60. Due to its riverside setting a considerable area of the village is within an area at risk of flooding, including local amenities. Mill Wood to the west of the village is an internationally designated habitat – part of the Exmoor and Quantocks Oakwoods Special Area of Conservation.



Cottages in Brendon

BUILT ENVIRONMENT

- 11.61. The village is linear in form due to the steep valley sides and riverside setting, and development tends to front directly on to the road. Grey sandstone, white painted stone buildings with slate roofs are the principal building materials of the traditional cottages, farms and farm buildings. Leeford Bridge and the bridge immediately to the south are both grade II listed structures as is Hall Farmhouse at the edge of the settlement. Modern development has centred around the area of Leeford Green and is predominantly large detached dwellings set back from the road.

LOCAL SERVICES

- 11.62. Brendon is popular with tourists due to its attractive moorland and valley setting particularly in relation to the 'Doone Valley' from Malmsmead following Badgworthy Water upstream. Tourism is essential to the local economy with several local businesses reliant on visitors to the area, including the Staghunters Inn Hotel, guest houses and B&Bs in the village.
- 11.63. There is no public transport serving the local community although the parish is within the Ilfracombe and District Ring and Ride community transport scheme.

BRIDGETOWN & EXTON

SETTING

- 11.64. The adjoining settlements of Bridgetown and Exton are the two main settlements in Exton parish and are generally considered as one community. For this reason they are identified as one settlement within the Local Plan. The A396 is one of the main tourist routes in the National Park and passes directly through Bridgetown.
- 11.65. Bridgetown and Exton lie in the incised, wooded Exe Valley, interspersed with improved pasture that defines much of the floodplain landscape. Bridgetown Wood and Rabbit Wood are designated local wildlife sites.



Week Lane, Bridgetown

BUILT ENVIRONMENT

- 11.66. The settlement of Bridgetown is linear in form as it follows the river valley and is largely aligned with the main road. Due to its proximity to the River Exe, a number of buildings are at risk of flooding. Exton is a more tightly knit group of traditional buildings that includes the parish church, on the steep hillside north-east of Bridgetown. Due to its topography and built form there are some issues with access and parking.
- 11.67. Many of the traditional buildings within the settlements are exposed stone or rendered stone with slate roofs. Most modern development has been located in Bridgetown, as infill development along the A396 and to the west of the River Exe.

LOCAL SERVICES

- 11.68. Community facilities within Bridgetown include the pub, cricket ground and the recently refurbished village hall. There is also a camping and caravan site in the village located next to the River Exe. A regular bus service, between Minehead and Tiverton, serves the settlements 6 days a week.

BROMPTON REGIS

SETTING

11.69. The settlement of Brompton Regis lies five miles east of Dulverton on the Brendon Hills. It is surrounded by rolling farmland with wooded valleys to the south and west and views across to Haddon Hill. The village is served by a network of single track roads leading off to the B3190 and B3224. The road from Heathpoult Cross to Machine Cross, less than a mile to the west, is also part of the local freight route that links with the B3224 and B3190. Wimbleball Lake lies two miles to the east and is a key visitor attraction for the area.

BUILT ENVIRONMENT

11.70. Much of the historic core of Brompton Regis is clustered around the listed Grade II* parish church of St Mary. These older buildings are cottages built of rendered stone which would formerly have been lime-washed and roofed in local slate.

11.71. More modern housing development such as Brompton Meadows and Haddon Close has taken place along the main approach roads to the village.

LOCAL SERVICES

11.72. The area of open land to the south of the George Inn is an important feature and amenity area for the community. Key community facilities are the public house and the village hall which also hosts the village shop and once a week the mobile Post Office. The former Post Office and Village Shop discontinued trading in 2008 due to the round of Post Office closures and now operates as a B&B.

11.73. There is no regular daily bus service calling at Brompton Regis. A single bus service runs from Dulverton to Minehead via Brompton Regis, once a week. Brompton Parish Lifts is a community car scheme that provides a valuable transport service for those unable to access private transport.



Sanctuary Cottage and The Old Post Office, Brompton Regis

CHALLACOMBE

SETTING

11.74. Challacombe lies in the shallow valley of the upper reaches of the Bray River, surrounded by permanent pasture which extends out to high moorland. It is accessed via the B3358 which is one of the main transport routes that pass through the National Park. Several properties that are sited close to the minor road following the river are within an area at risk of flooding. A local wildlife site also adjoins the settlement to the rear of Home Place on Barton Plantation fields.

BUILT ENVIRONMENT

11.75. The dispersed pattern of the settlement includes buildings each side of the B3358 along Bickfont Hill to Barton Gate, and those extending along the river valley towards Challacombe Bridge. Many of the buildings in the village are traditional cottages with rendered stone or cob walls with slate roofs. The historic core of the village includes much of the built development within the valley setting; the footbridge near Town Farm is a grade II listed structure and is the only listing within the main settlement. More modern development has been limited and includes some post-war terraced housing at the top of Bickfont Hill and some detached residences close to the main settlement grouping.

11.76. The church, a farm and two cottages are located at Barton Town which is over a mile away from the main settlement close to the National Park boundary.



The ford at Challacombe

LOCAL SERVICES

11.77. The main community services in the village are the Post Office & Stores and the Black Venus Inn. The local economy is dependant on farming and tourism with a number of holiday lets (one including a health spa) and a small camp site in the village.

11.78. There is no bus service for Challacombe. The nearest access point for a bus service is over two miles away at Friendship Cross. There is a ring and ride community transport scheme available for residents which do have access to private transport.

CUTCOMBE & WHEDDON CROSS

SETTING

- 11.79. Cutcombe and Wheddon Cross are the settlements in the parish of Cutcombe. Due to their proximity they are generally considered to be one settlement and are identified as such for the Local Plan.
- 11.80. The village lies within a farmed landscape of permanent pasture land enclosed by hedgebanks. The landscape setting of the settlements is strongly influenced by the incised wooded valleys surrounding the settlement, and the open moorland of Dunkery Hill. At a height of approximately 300 metres, the settlement is very prominent in the landscape and is visible from several miles away, including from Dunkery Beacon.

BUILT ENVIRONMENT

- 11.81. The historic core of the settlement centres on the Grade II* St John's Church and Codecombe House in Cutcombe, whilst older properties in Wheddon Cross have developed around the crossroads of the A396 and B3224. The main traffic problem experienced is congestion around the crossroads particularly in relation to where the roads narrow between buildings which immediately front the road. Congestion most frequently occurs during the peak tourist season due to the volume of traffic experienced on the main transport routes, and when large vehicles meet.
- 11.82. There has been considerable post-war development in both Cutcombe and Wheddon Cross. A development of 25 new homes on the former Livestock Market site included 12 affordable homes to meet local housing need.

LOCAL SERVICES

- 11.83. For a village of this size, there is a relatively wide range of facilities and services including Cutcombe First School, the petrol station with a shop and Post Office, recreation facilities, pub, and the Moorland Hall. There is a regular bus service that runs 6 days a week between Minehead and Tiverton.
- 11.84. Agriculture is an important part of the local economy and character of the parish, with a local livestock market at the centre of Wheddon Cross which is important both locally and for the farming community of the National Park. There are a number of businesses within the village that serve the local community and tourists. Many of the businesses, including light industry, provide a range of employment opportunities for people in the local area. Recent business opportunities have been provided through the development of business units as part of the redevelopment of the livestock market.

POTENTIAL COMMUNITY PROJECT

- 11.85. Cutcombe First School occupies a particularly restricted site. Traffic hazard problems exist and there are staff parking difficulties. It is proposed that part of the adjacent field is safeguarded to extend the school site in due course. The school also requires land for playing field use.

ES-D2 CUTCOMBE & WHEDDON CROSS COMMUNITY SAFEGUARDING AREA

Land to the North of Cutcombe First School, as shown on Inset Map 10, is allocated for an extension to the school site and school playing field.

EXFORD

SETTING

- 11.86. Exford is located in the centre of the National Park and lies on the B3224, one of the main tourist routes through Exmoor. The settlement is located on a crossing of the River Exe where the valley widens and tributary streams join the river. There are a few residential and business premises lying close to the river that are within an area of flood risk.
- 11.87. The village green is the main recreation and amenity area in Exford that is popular with the community and visitors alike, providing an open setting in the centre of the village.

BUILT ENVIRONMENT

- 11.88. Exford has two distinct focal points, the village green and the bridge, and much of the historic settlement is centred on these features. Many of the buildings in the centre of the village are traditional cottages of stone or rendered stone walls roofed with slate or thatch.
- 11.89. Post-war development has generally taken place along the approach roads of Church Hill and Park Street. A development of 9 homes to meet local affordable housing need at Westcott Mead, was completed in 2009 and is located at the top of Church Hill.

LOCAL SERVICES

- 11.90. Exford has a number of community services and facilities and still retains a separate Post Office which together with the Exmoor Stores are two of the main community services in the village. Other facilities include Exford First School, the memorial hall, two pubs (within the hotels), the social club, the cricket ground, and the church.



Park Street, Exford

- 11.91. Although tourism is important to the local economy, the village also provides jobs in other sectors, including farming, hunting and game shooting. There are a variety of local businesses in the village which provide employment in the local area including hotels, motor vehicle repair garages, and a livery yard.
- 11.92. Exford has a limited regular bus service. The Minehead to Tiverton service runs daily from Monday to Saturday and serves Exford twice in each direction to Minehead.

LUXBOROUGH

SETTING

- 11.93. Luxborough lies in a deep valley in the Brendon Hills, accessed by a network of narrow lanes leading off the A39, A396 and B3224. The landscape character is defined by wooded and farmed hills with the main area of settlement nestled in the valley bottom.
- 11.94. Although regarded as one community, the settlement of Luxborough comprises of three separate hamlets: Churchtown, Kingsbridge and Pooltown.
- a) Churchtown is a collection of farms and cottages centred on St Mary's Church.
 - b) Kingsbridge is within the valley of the Washford River and includes a number of small cottages, The Royal Oak Inn and the village hall.
 - c) Pooltown is a small cluster of cottages and farms along the valley from Kingsbridge.

BUILT ENVIRONMENT

- 11.95. Many of the older cottages in Luxborough are built of local rubble stone – some exposed stone walls and others pink or white stone and render, roofed in Treborough slate or thatch. These materials reflect the local geology and provide a locally distinctive village character. The main settlement of Kingsbridge experienced a significant level of new housing during the 1980s and 1990s, and a small development of affordable homes was built in Pooltown during this period.



Cottages at Pooltown, Luxborough

LOCAL SERVICES

- 11.96. One of the most important features of Luxborough is the area of open land between Kingsbridge and Pooltown. This land is used for informal recreation, and provides views into and out of the two hamlets, as well as maintaining open space between them. The key community facilities are the Royal Oak Inn, the village hall and recreation area which are in Kingsbridge; and the church at Churchtown.
- 11.97. With several farms in the parish, agriculture is important to the local economy. Game-shooting is also an important local business, particularly through the autumn/winter months and is a popular form of farm and forestry diversification.
- 11.98. There are limited bus services to the village with a service running on Mondays and Fridays from Luxborough (Kingsbridge) to Minehead.

MONKSILVER

SETTING

- 11.99. Monksilver lies on the very eastern edge of Exmoor National Park. The National Park boundary splits both the parish and the village along the B3188. For planning purposes, therefore, part of Monksilver village lies within the National Park and part within West Somerset District Council's area.
- 11.100. Monksilver lies at the foot of the Brendon Hills within an area of predominantly arable land and permanent pasture. Front Street is adjacent to the stream that flows through the settlement; as a result a number of properties are within an area at risk of flooding.



Wayside Cottage, High Street, Monksilver

BUILT ENVIRONMENT

- 11.101. The village is small and the buildings are tightly knit, characterised by colour-washed, thatch or slate cottages. There are several listed buildings including the Grade I Church of All Saints and the Grade II Notley Arms and its 19th century outbuildings, which were formerly the stables and have planning consent to convert to ancillary visitor accommodation.
- 11.102. There has been some small-scale post-war development that includes housing at Pond Orchard and Sunny Bank to the north of the church.

LOCAL SERVICES

- 11.103. The Notley Arms public house, the church and village hall are the main community facilities in Monksilver. The EMN (Elworthy, Monksilver and Nettlecombe) Hall is located just outside the National Park boundary and is a well-used modern facility for the three neighbouring parishes of Elworthy, Monksilver and Nettlecombe and a popular venue for artists and musicians.
- 11.104. There are no bus services in Monksilver. There are however, community transport and demand responsive transport schemes that serve the Monksilver area.

PARRACOMBE

SETTING

- 11.105. The settlement of Parracombe includes the hamlets of Bodley, Prisonford and Churchtown that together with the main village are considered as one community. Parracombe is within the North Devon area of the National Park and is bypassed by the A39 main tourist route. It lies in the upper Heddon Valley within a landscape characterised by small and medium sized fields enclosed by hedgerows.
- 11.106. The Scheduled Ancient Monument of Holwell Castle to the south of the village is a striking local landmark consisting of the earthworks of a motte and bailey of medieval origins⁴⁸³. The site and the surrounding area is also a local wildlife site. The dismantled railway line of the Lynton and Barnstaple Railway that closed in 1935 is identified on the Historic Environment Record. The former route passes through the village at Prisonford (see policies CPx Safeguarding Former Railways and CPx Reinstatement of the Lynton & Barnstaple Railway).
- 11.107. The valley bottom and land along the Heddon River and its tributaries are at risk from flooding; the 1952 and 1960 floods caused considerable flood damage in the village. There are a number of properties within areas at greater risk from flooding, particularly those close to Parracombe Bridge.

BUILT ENVIRONMENT

- 11.108. Distinctive features of Parracombe include the steep roads and narrow, twisting lanes together with the high density of the buildings around Parracombe Bridge and along Parracombe Lane. A conservation area was designated for the whole of Parracombe in 1997. This area includes a number of listed buildings and structures including the Grade I listed 12th century St Petrock's Church.
- 11.109. Post-war development has taken place at various locations in the village including detached dwellings along the lane at Pencombe Rocks, Bodley Lane and the area around Prisonford and Churchtown. Some small terraces of former local authority housing were also developed along Bodley Lane. There has been no further development of local affordable housing since this time.

LOCAL SERVICES

- 11.110. Within the village there are a number of community facilities such as the primary school (part of the West Exmoor Federation together with Lynton and Kentisbury primary schools), Village Stores and Post Office, the Coronation Playing Field, the village hall and the Fox & Goose Inn.
- 11.111. The village is well-served by public transport. The main daily service from Barnstaple to Lynton and Lynmouth stops at Heddon Bridge with more than 5 services per day. The Lynmouth to Ilfracombe service is a daily seasonal service that also stops in Parracombe (April to October).
- 11.112. There are occasional traffic problems either through speed or congestion due to the narrow lanes. A 20mph speed restriction is in place from the lower end of Leys Lane through to Parracombe Lane.

⁴⁸³ Exmoor National Park Historic Environment Record

ROADWATER

SETTING

- 11.113. Roadwater lies in the narrow valley of the Washford River, along the road linking the neighbouring village of Luxborough with the A39 at Washford. The landscape setting has influenced the strong linear pattern of the village, with buildings situated each side of the road for nearly a mile.
- 11.114. As the settlement is nestled in the valley bottom, a considerable number of properties are located within an area at risk of flooding. Harpers Wood is a local wildlife site that lies adjacent to the recreation ground.

BUILT ENVIRONMENT

- 11.115. The use of building materials reflects the underlying geology with exposed red sandstone, pink and white painted stone and render, and slate roofs. The southern end of the settlement contains the main grouping of traditional buildings that typify the use of local materials.
- 11.116. One of the key characteristics of Roadwater is the former West Somerset Mineral Railway, dating from the 19th century. Many buildings and features associated with the railway and dating from this era remain intact, including the old Roadwater station and the Methodist Church, and are important to the cultural identity of the village. Other buildings such as forges, mills and farm buildings connected with other long standing industries are also significant to the overall character of Roadwater.
- 11.117. Post war development, including buildings at the northern end of the village, tends not to have been built in a distinctive local style. However, one of the most recent residential developments, built at the end of the 1990s at Watersmeet Close on the Old Nurseries site, used locally distinctive materials including natural stone walls and slate roofs.
- 11.118. A significant issue raised by the local community concerns the degradation of Roadwater's appearance and character through the cumulative impact of the loss characteristic boundary features and garden space, to accommodate off-street parking. Particular consideration will be given to the conservation or enhancement of such boundary features and private amenity space in determining planning proposals likely to affect the coherence and character of the streetscape.

LOCAL SERVICES

- 11.119. Roadwater is one of the few villages on Exmoor which still has a petrol filling station and garage. Other community services include the Post Office & Village Stores, village hall, a pub and the recreation ground. There is also some light industry which includes the Singer Instruments factory located in the centre of the village, which has recently extended its premises.
- 11.120. The village is served by a limited bus service that runs twice a week from Roadwater to Minehead.

SIMONSBATH

SETTING

- 11.121. Simonsbath is the most isolated settlement in the National Park located on the junction of the B3223 and B3358 at a crossing of the River Barle and is surrounded by high moorland. The main character of Simonsbath lies in its open nature and the views out to the surrounding landscape.
- 11.122. The landscape and built character of the parish was greatly influenced by the Knight family during the 19th century through a programme of draining, ploughing and fertilising to improve the moorland soils on a large scale. The Knight family built a number of farms in the parish and introduced new working practices.
- 11.123. The River Barle and the adjoining flood plain areas are designated as a SSSI as the river is of very high quality and has hardly been modified at all by pollution, water abstraction or river engineering. Although Simonsbath lies in a valley setting, no properties are within areas at risk of flooding. Birch Cleave woods are a prominent landscape feature and provides a sense of enclosure to the settlement – this woodland is protected by a Tree Preservation Order. Ashcombe Plantation to the north of Simonsbath is a local wildlife site and an important designed landscape formerly associated with Simonsbath House.

BUILT ENVIRONMENT

- 11.124. A small group of buildings form the central core of the settlement although the pattern of the settlement is generally dispersed along the main approach roads. The 17th century Grade II listed Simonsbath House Hotel is the most dominant building in the village. The Simonsbath Sawmill, owned by the National Park Authority, was renovated with the support of Heritage Lottery funding, including reinstatement of the leat and weir.
- 11.125. Many of the dwellings were built for farm workers to manage the Knight estate and subsequently the Fortescue estate. Subsequent ownership of the estate has resulted in some fragmentation with several properties becoming privately owned rather than tied-housing. There has been very little modern development in the settlement and has generally occurred as infill.

LOCAL SERVICES

- 11.126. The village is a popular base for walking and touring and tourism is one of the mainstays of the local economy. Businesses in the village include the Simonsbath House Hotel and outdoor recreation centre, Exmoor Forest Inn and hotel, Boevey's tearooms and a small shop (formerly a pottery).
- 11.127. There are no regular bus services passing through the village, but demand responsive community transport is available from Monday to Saturday for those without access to other forms of transport.

TIMBERSCOMBE

SETTING

- 11.128. Timberscombe is compact in form, situated either side of the Timberscombe Stream at the head of the Avill valley and includes the hamlet of Cowbridge to the east. The settlement lies within the landscape character area of the Farmed and Settled Vale but its setting is also strongly influenced by the surrounding Plantation Hills to the north and east, and the farmed and wooded Brendon Hills to the south.
- 11.129. Some properties within the centre of the village where the valley widens are located in an area at risk of flooding

BUILT ENVIRONMENT

- 11.130. The central area of the village has complex, narrow street pattern, part of which was formerly the main route through the village. These streets are fronted by the tightly packed houses of the historic village centre around the Grade I listed Church of St Petrock. The traditional buildings in Timberscombe are built of local red sandstone with Treborough slate roofs.
- 11.131. There has been a significant level of post-war housing development that has expanded the settlement, but retained its nucleated pattern. The most recent housing was developed in the 1980s that included 18 affordable homes for rent at Vicarage Close. The level of development since this time has been relatively minor.
- 11.132. A short by-pass was constructed in the 1980s to improve traffic flow through the village on the A396, one of the main tourist routes through Exmoor.

LOCAL SERVICES

- 11.133. Timberscombe has several local facilities including: Timberscombe First School, Post Office, church, chapel, village hall and pub. The majority of the local economy is based on agriculture and tourism with a number of self-catering holiday lets and complexes within the settlement including Duddings and Knowle Manor. The play area, playing field and cricket ground are important recreation areas for the village.
- 11.134. As Timberscombe is located on one of the main routes (A396) through the National Park, there are a number of buses which serve the village; the main daily service is between Minehead and Tiverton.

TIMBERSCOMBE COMMUNITY LED PARISH PLAN

- 11.135. A parish plan has been published following extensive engagement with parishioners to help shape the long term future for the parish. The parish plan includes an Action Plan to help address issues highlighted through consultation. Actions that are related to planning and land-use include the future provision of parking in the village, protecting local services such as the Post Office, provision of a village shop, and ensuring suitable housing provision. Addressing street lighting and allotment provision are also actions raised that reflect those issues raised through the Your Future Exmoor consultation.

WINSFORD

SETTING

- 11.136. Winsford, in common with many Exmoor villages has a wooded valley setting and originates from an ancient river crossing, where the Winn Brook meets the River Exe. The settlement has developed from the historic core along the converging lanes that creates a spacious character. The settlement is situated off the main road network just a mile and a half west of the A396.
- 11.137. Similar to other settlements that have a valley setting, there are a number of properties within an area at risk of flooding, particularly those that lie adjacent to the River Exe and Winn Brook. Berry Cleeve Wood is a local wildlife site and important upland oak habitat that lies close to the village and strongly influences the landscape setting of the village.

BUILT ENVIRONMENT

- 11.138. The character of the historic centre of the settlement has remained largely unaltered, and includes groups of stone or rendered cottages, roofed with thatch or slate centred on the river crossings including a number of stone bridges and the ford. There are several listed buildings in the village including the Grade I Church of St Mary Magdalene. Recent enhancement projects in the village include the bridge to the village green, extension and refurbishment of the village hall, and enhancement of the area around the war memorial.
- 11.139. Post-war development has generally occurred along the radial routes that converge in the village centre with some infill. The most recent significant development was the construction of six affordable homes at Darby's Knap in the 1990s, on the edge of the village adjacent to Edbrooke Road. Some further local affordable homes more have recently been provided along Ash Lane by Caractacus, a local housing charity.

LOCAL SERVICES

- 11.140. The village has a number of community services and facilities which include the village hall, Post Office and village shop, pub, vehicle repair garage and church. The village school closed in 1995, and subsequently became the Exmoor Community Computer Centre; permission has recently been granted to allow the change of use to a local needs affordable dwelling. There are also several open spaces in Winsford important for recreation such as the village green, tennis courts and the sports field.
- 11.141. Winsford is a popular destination for visitors with tourism sector being particularly significant for the local economy - businesses in the village include tearooms, hotels and B&B establishments.
- 11.142. There is limited public transport serving the village. The Minehead to Tiverton bus service operates Monday to Saturday, which enables residents to travel to Minehead. However, this service only extends to Winsford twice a day.

WITHYPOOL

SETTING

- 11.143. Withypool is situated in the Barle Valley a mile west of the B3223. It has a remote upland character with enclosed farmland on the valley sides extending out to the south and west to the open moorland of Withypool Common.
- 11.144. Although the settlement has developed around the crossing of the River Barle, there are only a few properties within areas of high flood risk and are those located close to New Bridge and at the confluence of Pennycombe Water and the River Barle along Sparrow Lane. The River Barle is a SSSI and Withypool Common is part of the Exmoor Heaths Special Area of Conservation which is a European wildlife designation in addition to a SSSI designation. The land to the east of Fir Tree farm is a local wildlife site.

BUILT ENVIRONMENT

- 11.145. Traditional buildings are generally stone and render walls with slate roofs and are grouped to the north of the river, closely following the contours of the hillside. Post war development has generally occurred to the south of the river and on infill sites within the village. Affordable housing provision has extended up the hill past Fir Tree Farm to the edge of Withypool Common. The area between the car park and the River Barle is an important amenity area for visitors to Withypool.



Withypool cottages and the River Barle

LOCAL SERVICES

- 11.146. Local community services and facilities in Withypool include the Post Office and Shop, church and village hall. The tearoom and The Royal Oak Inn are examples of businesses in the village which cater for visitors as well as the local population.
- 11.147. There are no regular bus services passing through the village, but the West Somerset SLINKY demand responsive bus service is available from Monday to Saturday.

WOOTTON COURTENAY

SETTING

- 11.148. Wootton Courtenay is situated on the lower slopes of Wootton Common, with a south facing aspect overlooking the Avill valley which runs towards Dunkery Beacon. The settlement lies within the high vale character area of the farmed and settled vale landscape and is particularly characterised by the undulating landform and small fields bounded by hedgerows. A number of narrow winding lanes connect the village to the main A39 and A396 routes lying to the north and south of the settlement.
- 11.149. The lower part of the village has a few properties within an area at greater risk of flooding.

BUILT ENVIRONMENT

- 11.150. The older, historic centre of the settlement has a diverse pattern of informal building groups including some main groupings around the Grade I listed All Saints Church at the main village centre, and the lower village around the stream crossing Wootton Courtenay. This central part of the village was designated a Conservation Area in December 1994 and includes most of the 19th century and earlier settlement. There are a number of listed buildings and structures within the conservation area including the grade I listed Church of All Saints that dates from the 13th century.
- 11.151. The traditional building forms are natural stone, render, slate and thatch cottages fronting narrow lanes with natural stone paving and cobbled areas. Another important local feature is the high red sandstone boundary walls that provide a sense of enclosure to the historic settlement core. More recent development is generally lower density consisting of detached dwellings within large curtilages along the approach roads. This form of ribbon development has created a more linear settlement form.



The Old Rectory at the centre of Wootton Courtenay

LOCAL SERVICES

- 11.152. Community services and facilities in the village include: The Villagers Shop and Post Office, village hall, church and recreation ground. There are a few local businesses in and around Wootton Courtenay, including: the vehicle repair garage, and the Dunkery Beacon Hotel.
- 11.153. Wootton Courtenay has one bus service which runs once a week to Minehead, serving the villages of Luccombe, Wootton Courtenay and Dunster.

RURAL COMMUNITIES

ALLERFORD

SETTING

- 11.154. Allerford is the largest settlement in the parish of Selworthy & Minehead Without and is situated within the Vale of Porlock, close to the A39 and a mile to the east of Porlock. To the north and east of the village are the steep wooded slopes of Allerford Plantation flanking Bossington Hill.
- 11.155. Allerford is within the Holnicote Estate, formerly the Exmoor seat of the historic of the Acland family and now in the ownership of the National Trust. The relatively low-lying, level topography means that the majority of the settlement and surrounding land is within an area at risk of flooding⁴⁸⁴ and also lies within a groundwater protection zone. The area of flood risk severely limits the potential for new development in the settlement.

BUILT ENVIRONMENT

- 11.156. Allerford has a linear form with buildings fronting the narrow road that passes through the village towards Bossington. The majority of cottages are roofed in natural slate or Bridgwater tiles, and walls are either exposed stone rubble or lime render. A local authority housing development was added to the western edge of the settlement in the 1930s; however there has been very little development since this date. There are also several orchards within and adjoining the village which are mainly remnants of much larger expanses that existed up to the first part of the 20th century.
- 11.157. A conservation area was designated in 1984 and takes in the 19th century boundary of the original settlement including the small community of Brandish Street. A considerable number of cottages within the conservation area date from the 16th and 17th century, and display characteristic local vernacular features. The medieval packhorse bridge is a characteristic feature of Allerford; it is Grade II* listed and a scheduled ancient monument. Very limited new development has taken place in recent years.

LOCAL SERVICES

- 11.158. Allerford has the main community services in the parish which include the village hall, shop & Post Office and Allerford Club & Reading Room. The local economy is based around agriculture and tourism with the Rural Life Museum and Victorian School open to the public, and the operational blacksmith's forge.
- 11.159. There is a daily bus service to Porlock and Minehead which can be accessed on the A39 at Allerford Turn. Some services also run via Allerford to Bossington Green.

PORLOCK VALE PARISH PLAN

- 11.160. The Porlock Vale Parish Plan "Shaping Our Future" was published following extensive community consultation and includes the parishes of Porlock and Selworthy & Minehead Without. This plan identified a wide range of issues that were reviewed to inform a series of actions defined as Priority 1 or 2. Priorities that are linked to planning and land use included more affordable homes for local families, improved footpath access and cycle route creation.

⁴⁸⁴ Flood zone 3 – an area with a 1% (1 in 100) or greater chance of flooding each year

COUNTISBURY

SETTING

11.161. Countisbury is situated on Countisbury Hill approximately 1 ½ miles east of Lynton & Lynmouth in the parish of Countisbury. The settlement is split by the main A39 tourist route through Exmoor which is particularly busy through the main summer months. Countisbury lies close to the high coastal heaths and rights of way network, including the South West Coast Path.

BUILT ENVIRONMENT

11.162. There are very few houses in the settlement, and most of the parish population⁴⁸⁵ (66 in 2001 census) are located on outlying farmsteads. The settlement is dominated by the Blue Ball Inn and the associated car park on the opposite side of the main road. The Grade II* listed Church of St John the Baptist is an 18th/19th century rebuilding of an earlier church and is set back from the main road.

LOCAL SERVICES

11.163. The church is set back from the main road and the Blue Ball Inn which lies directly south of the A39 with the car park on the opposite side of the road.

11.164. The resident population will rely on the close proximity of neighbouring town, Lynton & Lynmouth, as many community services and facilities are within a reasonable distance. Due to this proximity and the location on the main A39 this settlement is very accessible. Public transport provision is year round with more frequent bus services during the main tourist season.



The Blue Ball Inn – Countisbury

⁴⁸⁵ Countisbury is a separate parish, but joins with neighbouring parish Brendon to share parish council responsibilities. Consultation took place in December 2011 for a proposed merger between Brendon & Countisbury to become a single civil parish.

HAWKRIDGE

SETTING

11.165. Hawkridge is a small isolated moorland settlement in the parish of Withypool & Hawkridge, accessed by single track narrow lanes four miles south of Withypool. The settlement has a community of just over 40 people (including outlying farmsteads). The settlement lies on a ridge of land within the Enclosed Farmed Hills with Commons landscape character type which is significantly influenced by the Incised Wooded Valleys of the Barle landscape directly to the north and south of Hawkridge.

BUILT ENVIRONMENT

- 11.166. There are a few cottages and the farmsteads East Hollowcombe and West Hollowcombe are directly associated with the settlement
- 11.167. St Giles Church is a Grade II* listed building, with a Norman south doorway and 14th century chancel and tower⁴⁸⁶; the building was restored in 1878. The village hall was built in 1938⁴⁸⁷ and has a small car park.

LOCAL SERVICES

- 11.168. St Giles Church and the village hall are the main community services; the hall is used for parish council meetings and community events. There is also a small workshop where antlers are mounted or worked into objects for sale.
- 11.169. The Hawkridge Revel and Gymkhana is held every August Bank Holiday, and continues to be a popular event for the wider Exmoor community. There is a strong sense of community in Hawkridge with events held in the village hall to engage both local people and those in the surrounding area. A community website provides information about the settlement and events for both local people and those who wish to visit Hawkridge.



Broad Lane - Hawkridge

⁴⁸⁶ Heritage Gateway website: <http://www.heritagegateway.org.uk/gateway/>

⁴⁸⁷ <http://discoverhawkridgeexmoor.com>

HEASLEY MILL

SETTING

11.170. Heasley Mill is located in the parish of North Molton and lies on the southern boundary of the National Park within the Incised Wooded Valleys of the River Mole landscape character area, which is characterised by its mix of farmland and woodland, particularly the coniferous plantation of Long Wood. The majority of the settlement is within the National Park; however a few of the dwellings to the south of the settlement lie within the area North Devon Council is responsible for in terms of planning. The eastern edge of the settlement lies within in area at risk of flooding.

BUILT ENVIRONMENT

11.171. The settlement was strongly associated with mining during the 19th century, although its name derives from an ancient mill – a four-storey woollen mill was also built in the late 18th century but was later demolished⁴⁸⁸. Today farming continues to have a strong community association, and more recently game-bird shooting.

11.172. The settlement is characterised by a number of stone and white rendered properties with slate roofs. Heasley House Hotel is situated in the centre of the settlement with a number of dwellings clustered around the cross roads. The old Methodist Chapel was redundant for a number of years, and has been granted permission to change the use to provide a local need affordable home.

LOCAL SERVICES

11.173. Heasley Mill still has a village hall (formerly the old school) with a substantial car park. There are a number of events held in the village hall throughout the year, and the annual fete and duck race is held during the summer.



Heasley Mill

⁴⁸⁸ http://commons.wikimedia.org/wiki/File:North_Molton,_Heasley_Mill_-_geograph.org.uk_-_248827.jpg

KENTISBURY

SETTING

- 11.174. Kentisbury Parish is partly within the North Devon area of the National Park. There are three distinct settlement groupings that form a dispersed settlement pattern within the parish at:
- Kentisbury (split by the National Park boundary),
 - Kentisbury Ford and
 - Patchole.
- 11.175. The settlement at Kentisbury consists of The Barton farm complex, the church and a small number of cottages to the west of the National Park boundary. The primary school and village hall lie a short distance to the south towards Kentisbury Ford.
- 11.176. The area of settlement within the National Park lies within the northern area of the Enclosed Farmed Hills with Commons landscape character type which is characterised by permanent pasture enclosed predominantly by beech hedge banks.



Kentisbury – view to The Barton and Church of St Thomas

BUILT ENVIRONMENT

- 11.177. The Church of St Thomas is a Grade II* listed building with 6 gravestones which are Grade II. The Barton or Kentisbury Barton is a farm complex that lies directly adjacent to the church and includes the Grade II listed farmhouse. The farm was previously owned by Devon County Council and leased as two tenancies until it was sold as a whole in 2010 to one of the existing tenants⁴⁸⁹.

LOCAL SERVICES

- 11.178. There are a number of local services and facilities including the church at Kentisbury (within the National Park), shop and Post Office situated by a vehicle repair garage slightly north of Kentisbury Ford, and the village hall and primary school located between Kentisbury and Kentisbury Ford.

⁴⁸⁹<http://www.devon.gov.uk/loadtrimdocument?url=&filename=CX/09/93.CMR&rn=10/WD2071&dg=Public>

LUCCOMBE

SETTING

- 11.179. The settlement of Luccombe is a small, linear village lying in a wooded valley at the foot of Luccombe Hill below Dunkery Beacon. The local landscape character is influenced by the distinctive landform variation of a series of interconnected rounded hills or knolls. The surrounding woodland combined with veteran hedgerow trees and in-field trees and small pockets of orchard make for a well-treed landscape character.
- 11.180. Local wildlife sites surround the village, including Luccombe Plantation and the Holnicote Estate. The National Trust has owned the Holnicote Estate since 1944 and this includes a number of dwellings in the village.
- 11.181. Luccombe can only be reached by a series of winding single track lanes; this and its setting contribute to its sense of remoteness although the village is only three miles from Porlock, four miles from Minehead and just over a mile from the A39 main tourist route.

BUILT ENVIRONMENT

- 11.182. Luccombe is a good example of a traditional village and is typical of other settlements in the Vale of Porlock. Cottages and farm groups mainly dating from the 17th century lie along the two main streets. Many are lime-washed with thatched roofs and retain traditional vernacular detailing.
- 11.183. A conservation area was designated in 1984 which includes most of the village. Within the conservation area are 17 listed buildings, all of which are Grade II except the Grade I Parish Church and the Grade II* remains of the churchyard cross. The village green, high stone boundary walls and the leat adjoining the lanes are important features contributing to the character of the village.
- 11.184. Some modern infill developments have taken place within the settlement and are generally detached dwellings within sizeable curtilages. A small local affordable housing scheme completed during the 1990s successfully reflects the local vernacular.

LOCAL SERVICES

- 11.185. The village hall and Parish Church are the only community facilities within Luccombe. There is a limited bus service to Minehead which runs once a week serving Luccombe, Wootton Courtenay and Dunster.



Cottages fronting Stoney Lane in Luccombe

MARTINHOE

SETTING

11.186. Martinhoe is a small settlement within the parish of Martinhoe, wholly in the North Devon area of the National Park. It is accessed by single track narrow lanes off the main A39, approximately 4 miles west of Lynton. The settlement lies within the landscape character area of the Enclosed Farmed Hills with Commons – the northern area is strongly influenced by its proximity to Exmoor's coastline with views along the coast and out to sea.



Church of St Martin - Martinhoe

BUILT ENVIRONMENT

11.187. The settlement consists of a number of cottages, Town Farm which has several traditional buildings, and the Old Rectory Hotel and self-catering cottages. The parish is sparsely populated with only 57 occupied households in the 2011 census – although there were only 87 dwellings in the parish a high percentage of these were second/holiday homes 34.5% - almost double the National Park average of around 19%.

LOCAL SERVICES

11.188. Community facilities include the church and Hannington Hall (a community meeting room). The settlement has no bus service or mobile library, and residents are mainly reliant on Lynton & Lynmouth for local services. A ring and ride community transport scheme also extends to the parish.

OARE / MALMSMEAD

SETTING

- 11.189. Oare is a small dispersed settlement of farmsteads and individual dwellings within the parish of Oare and the closely associated building group at Malmsmead on the edge of Brendon & Countisbury parish are wholly within the National Park. The settlement is located on small single track roads, set in a deep valley south of the main A39 – these roads are well-used by tourists in the summer as the area is popular for walking, and its association with the novel Lorna Doone by R.D Blackmore has increased the particular interest in this valley community.
- 11.190. The settlement lies within the High Wooded Coast, Combes and Cleave landscape character type which is defined by deeply incised narrow combe valleys and dense woodland. Oare and Malmsmead are within the Lyn landscape character area where the land use and cover are more varied being both wooded and farmed with the moorland fringe evident.

BUILT ENVIRONMENT

- 11.191. Although Oare is dispersed along the valley bottom between Oareford and Malmsmead, there are two main settlement clusters: one is predominantly around the historic core of St Mary's Church and Oare Manor, with Oare Bridge, Oare House and the Rectory directly to the north, and another cluster at Malmsmead with a group of buildings incorporating the old village hall/field centre, Oaremead and the Old Rectory on the opposite side of Oare Water to Malmsmead.
- 11.192. There are a number of listed buildings in the settlement including the church (Grade II*) and Lorna Doone Farm and Farmhouse, Oare Bridge and Malmsmead Bridge which are Grade II. Both bridges are also scheduled monuments.



Malmsmead Bridge and Ford with Lorna Doone Farm in the background

LOCAL SERVICES

- 11.193. There is a shop and tea room at Malmsmead which lies in the adjacent parish of Brendon; however its location implies a stronger link with the community of Oare. A demand responsive transport service is available to serve residents that cannot access other forms of transport.

SELWORTHY

SETTING

- 11.194. The settlement of Selworthy lies within Selworthy & Minehead Without parish within the West Somerset area of the National Park. This historic settlement is part of the Holnicote Estate and a number of the properties and majority of the surrounding land is owned by the National Trust; however there are a few properties and plots of land within and adjoining the village which are in private ownership.
- 11.195. Selworthy is within the landscape low-lying, undulating character area of the Farmed and Settled Vale, situated on the contrasting areas of the high vale that form the foothills to the more elevated and pronounced High Wooded Coast, Combes and Cleaves landscape character type immediately to the north.

BUILT ENVIRONMENT

- 11.196. A Conservation Area which includes the entire 19th century boundary of the settlement was designated in 1984 and includes 19 listed buildings and structures and the historic farmstead of Selworthy Farm.
- 11.197. Selworthy is a picturesque settlement defined by the informal arrangement of loosely grouped buildings – particularly the group of thatched and cream rendered cottages bordering Selworthy Green and the white-washed Grade I listed church. The setting of Selworthy and its traditional vernacular style of the cottages and the relative absence of modern buildings make this settlement a popular destination for tourists.



Selworthy Green

LOCAL SERVICES

- 11.198. In addition to the church, there is a tearoom and National Trust gift shop within the settlement. Other local services can be accessed at Allerford, Porlock or Minehead. There is a regular daily bus service less than 1km from the settlement to Porlock or Minehead on the A39.

TWITCHEN

SETTING

- 11.199. The settlement of Twitchen is located in the parish of Twitchen partly within the North Devon area of the National Park, around a junction of narrow single track lanes. The settlement is set within the southern landscape character area of the Enclosed Farmed Hills and Commons which is strongly influenced by the open moorland beyond Cussacombe Common to the east.
- 11.200. Twitchen, in common with many other settlements within this landscape character typology is situated away from the areas of highest ground within an adjacent valley.

BUILT ENVIRONMENT

- 11.201. The main settlement core is focussed on the church and old school with the smaller area of Twitchen Mill to the south.
- 11.202. The settlement has the Church of St Peter (Grade II), a small village hall, the farmsteads of Higher House and Lower House and a few cottages. Twitchen Mill Cottage was formerly a chapel with attached manse and is Grade II listed.

LOCAL SERVICES

- 11.203. Apart from the church and village hall, most local services and facilities will be accessed in the nearby village of North Molton which is 4 miles to the west, outside the National Park boundary. There is no public transport serving Twitchen.



Twitchen from Cussacombe Common

WEST PORLOCK

SETTING

- 11.204. West Porlock is small nucleated settlement situated between the settlements of Porlock and Porlock Weir (see separate settlement profiles). West Porlock is located within a narrow band of the Farmed and Settled Vale landscape character type that has a strong visual connection to the surrounding landscapes of the High Wooded Coast, Combes and Cleaves and the Low Farmed Coast and Marsh which lie immediately to the south and north of the settlement.
- 11.205. The woodland to the south and west of the settlement is protected by a tree preservation order (TPO) and the settlement is located within the area designated as Heritage Coast.

BUILT ENVIRONMENT

- 11.206. The settlement is predominantly residential dwellings mostly clustered on the south of side of the B3225 road. The former West Porlock Hotel has recently closed and reverted to a residential property. There are a few heritage assets within the settlement and The Forge complex of buildings are particularly noted as locally important⁴⁹⁰.

LOCAL SERVICES

- 11.207. There is a small village hall associated with the settlement and Porlock Weir that was originally an army building from the First World War. It is located within the woods near Porlockford and was much used in the past for social events, and is currently undergoing refurbishment. Most local services and facilities will be accessed at Porlock with a bus service also linking the settlement to Porlock and Minehead.



West Porlock along B3225

⁴⁹⁰ Features of particular value raised by Porlock Parish Council (April 2013)

WITHYCOMBE

SETTING

- 11.208. Withycombe is located within a parish of the same name on the north eastern edge of the National Park. The National Park boundary passes through the village with only a few residential properties along West Street within the National Park boundary. The main built area of the settlement is within the local planning authority area of West Somerset Council and policies within the West Somerset Council development plan will apply.
- 11.209. The edge of Withycombe within the National Park lies within the landscape character area of the Wooded and Farmed Hills with Combes which is characterised by rolling hillsides with a clear pattern of field enclosure and significant woodland cover.



West Street, Withycombe

BUILT ENVIRONMENT

- 11.210. The settlement is accessed via a narrow single track lane half a mile from the A39. A mill stream runs through the village, and the history of a former corn mill is evident with the properties Old Mill House, Mill House and Withycombe Mill forming a small terrace in Mill Street.
- 11.211. The use of building materials reflects the underlying geology and provides a locally distinctive built character, with exposed red sandstone and white painted stone and render. There are a number of heritage assets within the settlement as a whole including the Grade I Church of St Nicholas (outside the National Park boundary) and Tudor Cottage (Grade II).

LOCAL SERVICES

- 11.212. Local facilities include the church and the memorial hall – other local services can be accessed at Carhampton. A regular bus service stops at Court Place Lane on the A39 within walking distance from Withycombe.

PORLOCK WEIR

SETTING

- 11.213. Porlock Weir is a small coastal community within the parish of Porlock, which lies wholly within the West Somerset area of the National Park. The settlement is accessed via the B3225 road 1.5 miles west of Porlock – this is a no through road, apart from the privately owned Worthy Toll Road that provides an alternative route to the 1:4 Porlock Hill along the A39. The surrounding area is part of the Worthy [Porlock Manor] estate – this pattern of land ownership has had an unbroken succession of estate landlords that dates from Saxon times. This has enabled a conservative approach to land management to be maintained that is not uncommon with large landowners⁴⁹¹.
- 11.214. Porlock Weir is situated within two distinct landscape character types of the Low Farmed Coast and Marsh where the main area of the settlement lies close to the coast and the High Wooded Coast, Combes and Cleaves that includes the higher settlement area along Chapel Lane and out towards Worthy. The shingle ridge along the coast is an important geomorphological feature and is also designated as a Site of Special Scientific Interest.

BUILT ENVIRONMENT

- 11.215. The settlement has ancient origins evolving around the harbour on the Bristol Channel coast, and has in former times been referred to as Porlock Quay. The settlement has operated as a small port for centuries; the present harbour dates from the early-mid 19th century.
- 11.216. A conservation area encompassing the whole settlement, foreshore, surrounding fields, and the small grouping of buildings at Worthy was designated in 1973. The harbour and surrounding buildings such as Pieces of Eight, Bottom Ship, Turkey Island and Gibraltar Cottages, and Lane Head are considered to be of particular value; as are the old lime kilns⁴⁹².

LOCAL SERVICES

- 11.217. The settlement has a range of services and facilities including the church, convenience store, pub and a range of other businesses including shops, cafés and the Anchor Hotel. There is also a public car park and toilets which highlight the significance of tourism to Porlock Weir. The Hut (village hall) at Porlockford is a facility shared between West Porlock and Porlock Weir, being situated almost equidistant between the two settlements.

COASTAL CHANGE

- 11.218. Porlock Weir's coastal location is likely to become a particular issue for certain areas of the settlement in the future, due to the fact that future coastal defence provision will be unlikely to attract public funds, and the retention of defences would potentially impact on the wider coastal area. The North Devon and Somerset Coastal Advisory Group are responsible for producing a Shoreline Management Plan from Anchor Point to Hartland Point. This plan sets out the approach to future coastal management and has proposed that there will be a move towards no active intervention with currently defended areas facing increased risk of flooding and erosion in the medium to long term due to rising sea levels and increased exposure to wave activity⁴⁹³.
- 11.219. It is recommended that measures are put in place to manage the risk of coastal change at Porlock Weir to mitigate the displacement of people and loss of property and facilities. The Somerset Coastal Change Pathfinder project has assisted coastal communities who are most at risk from sea level rise to help them adapt to coastal change. The work undertaken has helped to raise awareness and build resilience in the community in relation to identifying likely risks of increased coastal flooding and future scenarios for the settlement⁴⁹⁴. Properties close to the shore are most at risk from coastal change and further work with the community

⁴⁹¹ Porlock Weir Conservation Area Character Appraisal 2004

⁴⁹² Highlighted by Porlock Parish Council (April 2013)

⁴⁹³ Draft Shoreline Management Plan 2010 Hartland Point to Anchor Head

⁴⁹⁴ Somerset Coastal Change Pathfinder <http://www.somersetcoastalchange.org.uk/>

will be necessary to address options for relocation (Policy CC-S2 Responding to Coastal Change).



Porlock Weir – Turkey Island Cottages

TABLE 11.1 SETTLEMENT SERVICES & FACILITIES OVERVIEW

| SETTLEMENT | Parish Population (2001) | Bus (days per week) | Daily bus >5 X a day | Community Transport | Primary / First School | Middle School | Place of Worship | Village/Town Hall | Post Office | Convenience Store | Other retail premises | Public House | Petrol Filling Station | Police Station | Fire Station | Doctors Surgery | Dentist Surgery | Sports/Recreation Area | Children's Play Area | Public Toilets | Public Car Park | Library | Mobile Library | Bank | Information Centre | IT Centre/Facility | Recycling Facility |
|------------------------------|--------------------------------|---------------------|----------------------|---------------------|------------------------|---------------|------------------|-------------------|-------------|-------------------|-----------------------|--------------|------------------------|----------------|--------------|-----------------|-----------------|------------------------|----------------------|----------------|-----------------|---------|----------------|------|--------------------|--------------------|--------------------|
| LOCAL SERVICE CENTRES | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dulverton | 1408 | 6 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ |
| Dunster | 585 (817) | 6 | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | | ✓ | | ✓ | ✓ | ✓ | ✓ | | | | ✓ | | ✓ |
| Porlock | 1440 ⁴⁹⁵ | 6 | | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | | | ✓ | ✓ | ✓ |
| Lynton & Lynmouth | 1441 | 6 | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | |
| VILLAGES | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Allerford | 477 | 6 | ✓ | ✓ | | | | ✓ | ✓ | ✓ | | ✓ | | | | | | ✓ | ✓ | ✓ | ✓ | | | | | | ✓ |
| Barbrook | 150 ⁴⁹⁶ | 6 | ✓ | ✓ | | | ✓ | ✓ | | ✓ | | | ✓ | | | | | | | | | | | | | | |
| Brendon | 206 ⁴⁹⁷ | 0 | | ✓ | | | ✓ | ✓ | | | | ✓ | | | | | | ✓ | ✓ | ✓ | ✓ | | | | | | |
| Bridgetown / Exton | 243 | 6 | ✓ | ✓ | | | ✓ | ✓ | | | | ✓ | | | | | | ✓ | | | | | | | | | |
| Brompton Regis | 449 | 1 | | ✓ | | | ✓ | ✓ | ✓ | ✓ | | ✓ | | | | | | ✓ | ✓ | | | | ✓ | | | | ✓ |
| Challacombe | 141 | 0 | ✓ | | | | ✓ | | ✓ | ✓ | | ✓ | | | | | | | | | | | ✓ | | | | |

⁴⁹⁵ Includes the parish of Oare (population 75 in 2001)

⁴⁹⁶ Estimated population based on number of households multiplied by average household number

⁴⁹⁷ Population for Brendon & Countisbury parishes (population of Brendon Parish 159 in 2001)

| SETTLEMENT | Parish Population (2001) | Bus (days per week) | Daily bus >5 X a day | Community Transport | Primary / First School | Middle School | Place of Worship | Village/Town Hall | Post Office | Convenience Store | Other retail premises | Public House | Petrol Filling Station | Police Station | Fire Station | Doctors Surgery | Dentist Surgery | Sports/Recreation Area | Children's Play Area | Public Toilets | Public Car Park | Library | Mobile Library | Bank | Information Centre | IT Centre/Facility | Recycling Facility |
|--------------------------|--------------------------------|---------------------|----------------------|---------------------|------------------------|---------------|------------------|-------------------|-------------|-------------------|-----------------------|--------------|------------------------|----------------|--------------|-----------------|-----------------|------------------------|----------------------|----------------|-----------------|---------|----------------|------|--------------------|--------------------|--------------------|
| Cutcombe / Wheddon Cross | 361 | 6 | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | | | ✓ | ✓ | ✓ | ✓ | | ✓ | | | | |
| Exford | 405 | 6 | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | | | | ✓ | ✓ | ✓ | ✓ | | ✓ | | | | ✓ |
| Luxborough | 237 ⁴⁹⁸ | 2 | ✓ | ✓ | | | ✓ | ✓ | | | | ✓ | | | | | | ✓ | ✓ | | ✓ | | ✓ | | | | |
| Monksilver | 73 (113) | 0 | ✓ | ✓ | | | ✓ | ✓ | | | | ✓ | | | | | | | | | | | ✓ | | | | |
| Parracombe | 293 | 6 | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ | | ✓ | | | | | | ✓ | ✓ | ✓ | | | ✓ | | | | |
| Roadwater | 550 (1672) | 2 | ✓ | ✓ | | | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | | | | | ✓ | ✓ | ✓ | | | ✓ | | | | |
| Simonsbath | 156 | 0 | ✓ | ✓ | | | ✓ | | | | ✓ | ✓ | | | | | | | | ✓ | ✓ | | | | | | |
| Timberscombe | 402 | 6 | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | | | ✓ | | | | | | ✓ | ✓ | | | | ✓ | | | | |
| Winsford | 321 | 6 | ✓ | ✓ | | | ✓ | ✓ | ✓ | ✓ | | ✓ | | | | | | ✓ | ✓ | ✓ | ✓ | | ✓ | | | ✓ | |
| Withypool | 201 | 0 | ✓ | ✓ | | | ✓ | ✓ | ✓ | ✓ | | ✓ | | | | | | | | ✓ | ✓ | | | | | | |
| Wootton Courtenay | 264 | 1 | ✓ | ✓ | | | ✓ | ✓ | ✓ | ✓ | | | | | | | | ✓ | | | | | ✓ | | | | |

⁴⁹⁸ Population combined with Treborough parish whose population was 42 in 2001.

| SETTLEMENT | Parish Population (2001) | Bus (days per week) | Daily bus >5 X a day | Community Transport | Primary / First School | Middle School | Place of Worship | Village/Town Hall | Post Office | Convenience Store | Other retail premises | Public House | Petrol Filling Station | Police Station | Fire Station | Doctors Surgery | Dentist Surgery | Sports/Recreation Area | Children's Play Area | Public Toilets | Public Car Park | Library | Mobile Library | Bank | Information Centre | IT Centre/Facility | Recycling Facility | |
|--------------------------|--------------------------|---------------------|----------------------|---------------------|------------------------|---------------|------------------|-------------------|-------------|-------------------|-----------------------|--------------|------------------------|----------------|--------------|-----------------|-----------------|------------------------|----------------------|----------------|-----------------|---------|----------------|------|--------------------|--------------------|--------------------|--|
| RURAL COMMUNITIES | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Countisbury | 66 ⁴⁹⁹ | 6 | ✓ | ✓ | | | ✓ | | | | | ✓ | | | | | | | | | | | | | | | | |
| Hawkridge | P ⁵⁰⁰ | 0 | ✓ | ✓ | | | ✓ | ✓ | | | | | | | | | | | | | | | | | | | | |
| Heasley Mill | P | 0 | | | | | | ✓ | | | | | | | | | | | | | | | | | | | | |
| Martinhoe | 159 ⁵⁰¹ | 0 | ✓ | ✓ | | | ✓ | ✓ | | | | | | | | | | | | | | | | | | | | |
| Kentisbury | P | 6 | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ | | | ✓ | | | | | | | | | | ✓ | | | | | |
| Luccombe | 157 | 1 | ✓ | ✓ | | | ✓ | ✓ | | | | | | | | | | | | | | | | | | | | |
| Oare/ Malmsmead | 75 ⁵⁰² | 0 | ✓ | ✓ | | | ✓ | | | | ✓ | | | | | | | | | | | | | | | | | |
| Selworthy | P | 6 ₅₀₃ | ✓ | ✓ | | | ✓ | | | | ✓ | | | | | | | | | ✓ | ✓ | | | | | | | |
| Twitchen | 70 ⁵⁰⁴ | 0 | | | | | ✓ | ✓ | | | | | | | | | | | | | | | | | | | | |

⁴⁹⁹ 2001 Census data only available

⁵⁰⁰ P – means that the population is included as part of the parish population for the larger settlement in the parish e.g. Selworthy & Minehead Without parish population included under Allerford – there is no separate population for Selworthy.

⁵⁰¹ Includes population for Trentishoe parish which was recorded as 42 in the 2001 census

⁵⁰² 2001 Census data only available

⁵⁰³ Within 1km of the bus stop on the A39

⁵⁰⁴ 2001 Census data only available

| SETTLEMENT | Parish Population (2001) | Bus (days per week) | Daily bus >5 X a day | Community Transport | Primary / First School | Middle School | Place of Worship | Village/Town Hall | Post Office | Convenience Store | Other retail premises | Public House | Petrol Filling Station | Police Station | Fire Station | Doctors Surgery | Dentist Surgery | Sports/Recreation Area | Children's Play Area | Public Toilets | Public Car Park | Library | Mobile Library | Bank | Information Centre | IT Centre/Facility | Recycling Facility |
|-----------------------------|--------------------------------|---------------------|----------------------|---------------------|------------------------|---------------|------------------|-------------------|-------------|-------------------|-----------------------|--------------|------------------------|----------------|--------------|-----------------|-----------------|------------------------|----------------------|----------------|-----------------|---------|----------------|------|--------------------|--------------------|--------------------|
| West Porlock ⁵⁰⁵ | P | 6 | | ✓ | | | | ✓ | | | | | | | | | | | | | | | | | | | |
| Withycombe | 299 ⁵⁰⁶ | 6 27 | ✓ | ✓ | | | ✓ | ✓ | | | | | | | | | | | | | | | ✓ | | | | |
| Porlock Weir ¹⁹ | P | 6 | | ✓ | | | ✓ | ✓ | | ✓ | ✓ | ✓ | | | | | | | | ✓ | ✓ | | | | | | |

⁵⁰⁵ Porlock Weir and West Porlock share a community meeting place – known as Porlockford Village Hall or The Hut

⁵⁰⁶ Population of the whole parish – only part of the settlement lies within the National Park boundary.

SETTLEMENT ANALYSIS

- 11.220. Some community facilities and services listed in Table 11.1, such as a convenience store and post office are commonly found within a single premises, particularly in the villages. In addition Post Offices also provide some limited banking facilities for certain banks (i.e. cash withdrawal and paying-in services).
- 11.221. Although there are a number of settlements that are not served by a regular public transport– there are alternative options for those without access to other suitable modes of transport to be able to travel. Within the West Somerset area of the National Park, parishes are served by demand responsive transport (The Slinky Bus) pre-booked door to door bus service for people who are unable to access public transport, where public transport is not available and for those without access to other suitable transport for their journey. There are also alternative community car/transport schemes and a shopping bus that also serve some communities within the National Park. Within the North Devon area of the National Park community transport schemes also cover some parishes within the National Park where people are unable to access other forms of transport including public transport to serve their needs. Go North Devon provides transport services to the parish of Kentisbury and the Ilfracombe & District Community Transport Scheme provides a ring and ride service for other parishes including Brendon & Countisbury, Lynton & Lynmouth, Martinhoe, Parracombe and Challacombe.
- 11.222. The recycling facilities within some settlements are supplemented by both North Devon and West Somerset district councils which provide weekly doorstep recycling collections.
- 11.223. The estimated population within the settlements of Barbrook, Dunster, Monksilver and Roadwater are based on approximate number of households within the settlement (within the National Park boundary) multiplied by the average household occupancy for the whole parish.
- 11.224. Table 11.2 provides a summary of the overall capacity each settlement has for additional small scale housing developments over the long term based on the Landscape Sensitivity Study 2012. The capacity gives a figure of the number of dwelling units each settlement could accommodate on greenfield sites within areas of low and medium landscape sensitivity. This does not reflect the potential each settlement may have to reuse or redevelop brownfield sites (previously developed land) including buildings. Policy GP4 Spatial Strategy sets out the sequential test for sites which requires that opportunities to develop previously developed land and buildings should be considered before developing greenfield land.
- 11.225. Table 11.2 also provides an estimate of local housing need based on a Park-wide survey in 2008 undertaken by the National Park Authority and the Exmoor, North Devon and West Somerset Rural Housing Project. However, in some settlements a significant proportion of local affordable housing need will have been met by more recent affordable housing developments – where relevant this information has been provided in the footnotes.

TABLE 11.2 SETTLEMENT CAPACITY

| SETTLEMENT | Capacity for small scale housing development on greenfield sites within and adjoining named settlements in terms of landscape sensitivity ⁵⁰⁷ | Estimated capacity - number of units | Estimate of local (parish) affordable housing need |
|------------------------------|--|--------------------------------------|--|
| LOCAL SERVICE CENTRES | | | |
| Dulverton | The long-term capacity for housing development in Dulverton is moderate to low. Therefore it is considered that there is capacity to address the housing needs of the parish over the longer term, and some need in its adjoining parishes. | 26 | 12 ⁵⁰⁸ |
| Dunster | Dunster has low overall capacity for future housing development due to the high landscape value associated with the settlement, and therefore it is considered that it will only be able to address the housing needs of the parish over the longer term. | 21 | 8 |
| Porlock | Moderate overall capacity for future housing development has been identified in Porlock. The capacity available for new build housing in Porlock over the longer term may be sufficient to address the needs of the parish and those adjoining parishes where capacity is low. | 47 | 18 ⁵⁰⁹ |
| Lynton & Lynmouth | Lynton & Lynmouth has moderate capacity for housing over the long term. In conjunction with Barbrook the capacity for new-build housing development on greenfield sites may be able to address the needs of the parish and some need in its adjoining parishes that have low capacity. Lynton & Lynmouth is considered to have greater opportunities for brownfield development compared with other locations. | 12 | 18 |
| VILLAGES | | | |
| Allerford | Allerford has a low capacity for future housing development. Due to the constraints and low capacity for new build housing development it is considered that, over the long term, Allerford will only be able to address the needs of the parish. | 13 | 6 |
| Barbrook | Barbrook has a moderate capacity for future housing. In conjunction with Lynton & Lynmouth the capacity for new-build housing development on greenfield sites may be able to address the needs of the parish and some need in its adjoining parishes that have limited capacity. | 10 | See Lynton |
| Brendon | Brendon has moderate capacity for future housing development and may be able to address the needs of the parish and its adjoining parishes – specifically Oare and Exmoor where capacity is limited. | 20 | 6 |
| Bridgetown / Exton | Bridgetown and Exton have a moderate capacity for housing development and may be able to address the housing needs of the parish and need that may arise in its adjoining parishes. | 21 | 2 |

⁵⁰⁷ Exmoor National Park Landscape Sensitivity Study 2012

⁵⁰⁸ A significant proportion of local housing need has been met through the development of 12 social rented homes completed in 2011

⁵⁰⁹ A significant proportion of local housing need will be met through the development of 12 affordable rented and 3 shared ownership homes due to be completed in 2013.

| SETTLEMENT | Capacity for small scale housing development on greenfield sites within and adjoining named settlements in terms of landscape sensitivity ⁵⁰⁷ | Estimated capacity - number of units | Estimate of local (parish) affordable housing need |
|---------------------------------|---|--------------------------------------|--|
| Brompton Regis | Brompton Regis, in terms of its size, has a moderate capacity for future housing development. Over the long term it is considered that this available capacity will predominantly help to address the needs of the parish and potentially some need arising from its adjoining parishes with low capacity. | 11 | 3 |
| Challacombe | Challacombe has a very low capacity for future housing development. Therefore, it is likely that Challacombe will only be able to address its own needs for affordable housing over the long term. | 5 | 0 |
| Cutcombe / Wheddon Cross | Both Cutcombe and Wheddon Cross were assessed as having moderate capacity for future housing development. There is potential capacity to accommodate new build development to address local needs in the parish and additional need that may arise in its adjoining parishes particularly where future capacity is limited. | 21 | 5 ⁵¹⁰ |
| Exford | Exford has moderate capacity for future housing development and therefore is considered to be able to address the local need for housing arising in the parish and those adjoining parishes where capacity is limited. | 20 | 12 ⁵¹¹ |
| Luxborough | There is low capacity for future housing development in Luxborough, and it will therefore only be able to address its own needs for affordable housing over the long term. | 6 | 1 |
| Monksilver | There is low capacity for future housing development for the area of Monksilver within the National Park, and therefore is considered to be able to only address its own parish housing needs over the longer term. However there may be additional capacity in the area of Monksilver outside the National Park which could mean that there would be some ability to address needs arising in those adjoining parishes without a defined settlement. | 5 | 0 |
| Parracombe | Parracombe has moderate capacity for future housing development and is considered may be able to address the local affordable housing need arising in its parish and those adjoining parishes, where capacity is low or where there is no defined settlement in particular. | 23 | 4 |
| Roadwater | The future capacity for housing development in Roadwater is assessed as moderate and therefore may address the housing needs of the parish (within the National Park) over the longer term and those adjoining parishes with low capacity or no defined settlement. | 18 | 3 |
| Simonsbath | Simonsbath has very low capacity to accommodate further housing development. Due to its limited capacity it is likely that Simonsbath will only be able to address its own needs for local affordable housing. | 3 | 4 |

⁵¹⁰ A significant proportion of local housing need met through development of 10 social rented homes in 2011

⁵¹¹ A significant proportion of local housing need met through development of 9 social rented homes in 2009

| SETTLEMENT | Capacity for small scale housing development on greenfield sites within and adjoining named settlements in terms of landscape sensitivity ⁵⁰⁷ | Estimated capacity - number of units | Estimate of local (parish) affordable housing need |
|----------------------------|--|--------------------------------------|--|
| Timberscombe | Timberscombe has a moderate capacity in terms of future housing development, although flood constraints may reduce this capacity. Therefore it is considered that Timberscombe will only be able to address its own needs for local affordable housing over the long term. | 17 | 7 |
| Winsford | There is low capacity for future housing development in Winsford. The potential capacity to accommodate new build housing development in the village, suggests that it may address its own needs for local affordable housing and that of its adjoining parishes where capacity is low. | 20 | 6 ⁵¹² |
| Withypool | Withypool has low future capacity for housing development. Due to its limited capacity it is likely that Withypool will only be able to address its own needs for local affordable housing over the long term. | 6 | 4 |
| Wootton Courtenay | Wootton Courtenay has moderate capacity for future housing development. Due to its limited capacity it may only be able to address its own needs for affordable housing over the long term. | 6 | 4 |
| RURAL COMMUNITIES | | | |
| Countisbury | Landscape sensitivity analysis not undertaken for this settlement. It is considered that policy safeguards will ensure that the level of development/growth is proportionate to the settlement size and will not harm the landscape character or local environment (GP4 Spatial Strategy). | - | X ⁵¹³ |
| Hawkridge | As above (see Countisbury) | - | X ⁵¹⁴ |
| Heasley Mill | As above (see Countisbury) | - | 1 ⁵¹⁵ |
| Martinhoe | As above (see Countisbury) | - | 1 |
| Kentisbury | As above (see Countisbury) | - | 2 |
| Luccombe | Luccombe has very low capacity for future housing development. It is therefore likely that Luccombe will only be able to address its own needs of affordable housing over the long term. | 2 | 1 |
| Oare/ Malmsmead | As above (see Countisbury) | - | 1 |

⁵¹² One intermediate affordable home permitted

⁵¹³ Need incorporated within housing need figures for Brendon

⁵¹⁴ Need incorporated within parish housing need figures for Withypool

⁵¹⁵ Reflects housing need for the area of North Molton parish within the National Park – one intermediate affordable home permitted.

| SETTLEMENT | Capacity for small scale housing development on greenfield sites within and adjoining named settlements in terms of landscape sensitivity ⁵⁰⁷ | Estimated capacity - number of units | Estimate of local (parish) affordable housing need |
|--------------|--|--------------------------------------|--|
| Selworthy | As above (see Countisbury) | - | X ⁵¹⁶ |
| Twitchen | As above (see Countisbury) | - | 0 |
| West Porlock | As above (see Countisbury) | - | X ⁵¹⁷ |
| Withycombe | As above (see Countisbury) | - | 1 |
| Porlock Weir | As above (see Countisbury) | - | X ⁵¹⁸ |

⁵¹⁶ Need incorporated within housing need figures for Selworthy & Minehead Without parish as a whole (see Allerford)

⁵¹⁷ Need incorporated within housing need figures for Porlock parish as a whole (see Porlock)

⁵¹⁸ Need incorporated within housing need figures for Porlock parish as a whole (see Porlock)