




# Proposed Main Modifications CONSULTATION

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## Exmoor National Park Local Plan 2011-2031 - Proposed Main Modifications

The modifications below are expressed in the conventional form of ~~striketrough~~ for deletions and underlining for additions of text.

The page numbers and paragraph numbering below refer to the Publication Draft version of the Local Plan [PDLP], and do not take account of the deletion or addition of text.

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
SECTION 3: GENERAL POLICIES				
MM1	14	After para. 3.3	<p><u>Exmoor National Park’s special qualities are:</u></p> <ul style="list-style-type: none"> <li>• <u>Large areas of open moorland providing a sense of remoteness, wildness and tranquillity rare in southern Britain</u></li> <li>• <u>A distinct and diverse landscape of softly rounded hills and ridges, with heather and grass moors, spectacular coast, deeply incised wooded valleys, high sea cliffs, fast flowing streams, traditional upland farms and characteristic beech hedgebanks</u></li> <li>• <u>A timeless landscape mostly free from intrusive development, with striking views inside and out of the National Park, and where the natural beauty of Exmoor and its dark night skies can be appreciated</u></li> <li>• <u>A mosaic of habitats supporting a great diversity of wildlife including herds of wild red deer, rich lichen communities, rare fritillary butterflies, bats, and other species uncommon in southern Britain</u></li> <li>• <u>A complex and rich historic landscape that reflects how people have lived in, used and enjoyed Exmoor over the past 8000 years, including prehistoric landscapes and monuments such as burial mounds on ridges and discrete stone settings, ancient farmsteads, hamlets, picturesque villages and historic estates</u></li> <li>• <u>A deeply rural community closely linked to the land with strong local traditions and ways of life</u></li> <li>• <u>A farmed landscape with locally distinctive breeds such as Red Devon cattle; Devon Closewool, and Exmoor Horn sheep; and herds of free living Exmoor ponies</u></li> </ul>	To insert the ‘special qualities’ as defined by the Authority in the Exmoor National Park Partnership Plan – to reflect the special qualities referred to in the statutory purposes.

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<ul style="list-style-type: none"> <li>• <u>An exceptional rights of way network, with paths that are often rugged and narrow in character, along with extensive areas of open country and permitted access, providing superb opportunities for walking, riding and cycling</u></li> <li>• <u>A landscape that provides inspiration and enjoyment to visitors and residents alike</u></li> </ul>	
MM2	17	Paras. 3.19 – 3.20	<p><del>3.19 The paragraph below sets out four principles to underpin opportunities for the enhancement of the National Park and reflecting the first statutory purpose. It takes forward objectives in the Plan including to:</del></p> <ul style="list-style-type: none"> <li><del>a) ensure that Exmoor’s moorlands remain open, remote and relatively wild in character; that views are preserved;</del></li> <li><del>b) conserve and enhance Exmoor’s landscapes as living working landscapes that remain predominately free from intrusive developments;</del></li> <li><del>c) ensure that the built tradition, character, distinctiveness and historic character of Exmoor’s settlements, buildings, farmsteads, landscapes, archaeological sites and monuments is conserved and enhanced and that the cultural heritage of Exmoor is protected through the careful management of development.</del></li> </ul> <p>3.20 Principles for the enhancement of the National Park:</p> <ul style="list-style-type: none"> <li><del>a) opportunities for enhancing the special qualities and valued features of the National Park should be identified and responded to.</del></li> <li><del>b) proposals to enhance the National Park should demonstrate a significant overall benefit to the natural beauty, wildlife and cultural heritage, including the historic environment, of the area and should not undermine the achievement of other Plan Policies.</del></li> <li><del>c) opportunities should be taken to enhance the National Park by the treatment or removal of intrusive structures or features in a way which conserves the special qualities or valued features of the site and its surroundings.</del></li> <li><del>d) opportunities which arise for the enhancement of natural resources, land (including contaminated land and the removal of pollutants) and access/transport should be taken.</del></li> </ul>	Remove text which repeats Plan objectives and introduces principles which do not have policy status.

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
MM3	19	Para. 3.26	<p>The National Park Authority will therefore consider whether a proposed development is deemed to be ‘major’ on a case by case basis taking into account the potential impacts of the proposed development on: <del>the National Park and in its local context</del></p> <p>a) <u>the local context – this should include taking into account the nature and sensitivity of the site, including landscape character and the size and form of any local settlements, as well as the degree of change over time in terms of the level and scale of past development; and</u></p> <p>b) <u>the potential harm to the natural beauty, wildlife and cultural heritage of the National Park by reason of its scale, character and nature. The decision will not be on the basis of likely impact after that harm is reduced through mitigation. The extent to which harm could be moderated will be considered as part of the assessment process.</u></p>	Introduction of text to explain ‘major development’ in the context of paragraph 116 of the National Planning Policy Framework (NPPF)
MM4	20	Policy GP2	<p><b>GP2 MAJOR DEVELOPMENT</b></p> <ol style="list-style-type: none"> <li>1. <b>In the context of the National Park, major development is defined as development which has the potential to have a significant adverse impact on the National Park and its special qualities due to its scale, character and nature.</b></li> <li>2. <b>In securing National Park purposes and responding to the National Park’s duty to foster the social and economic wellbeing of its communities, applications for major development will not be permitted except in exceptional circumstances <del>and only then following the most rigorous examination</del>; where applicants can demonstrate that they are in the public interest.</b></li> <li>3. <b>Proposals for major development will need to demonstrate:</b> <ol style="list-style-type: none"> <li>a) <b>the need for the development, including in terms of any national considerations;</b></li> <li>b) <b>the impact of permitting it, or refusing it, upon the local economy and local communities and the extent to which it will provide a significant net benefit to the National Park;</b></li> <li>c) <b>the cost of, and scope for, developing elsewhere outside the National Park, or meeting the need for it in some other way;</b></li> </ol> </li> </ol>	Points of clarification

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p>d) that there are no significant effects on proposed or designated European sites for nature conservation both within their boundaries and in areas that ecologically support the conservation objectives of the site;</p> <p>e) any detrimental effect on the natural and historic environment, the landscape, and recreational opportunities, <del>including</del> <u>taking into account</u> the National Park's special qualities, and the extent to which <del>it</del> <u>any such effect</u> could be moderated (through applying the avoidance, mitigation and compensation sequence of tests set out in clause 4 of this policy);</p> <p>f) that the cumulative impact of the development when viewed with other proposals and types of development is acceptable; and</p> <p>g) the scope for adequate restoration of the land once the use has ceased.</p> <p>4. Where the tests of clause 3 have been met, then every effort to avoid adverse effects will be required. Where adverse effects cannot be avoided, appropriate steps must be taken to minimise harm through mitigation measures. Appropriate and practicable compensation will be expected for any unavoidable effects that cannot be mitigated.</p>	
SECTION 4: CONSERVING AND ENHANCING EXMOOR				
MM5	36	Para. 4.27	<p>While often development can, <del>and</del> with care be accommodated in the landscape, other developments can potentially have unacceptable adverse impacts on landscape character and visual amenity due to their scale, massing, siting, materials, colour or arrangement and therefore could appear to be incongruous within Exmoor's landscape. Potential impacts will vary on a case by case basis according <u>to</u> the type of development and the sensitivity of the surrounding landscape. Some of these effects may be minimised by addressing the particular landscape or visual amenity issues raised by a proposed development. <u>Environmental Impact Assessments (EIA) should also include Landscape and Visual Impact Assessments (LVIA). However, where an EIA is not required, applications which are considered to be significant in terms of scale and/or impact should provide a LVIA. Applicants will be advised at a pre-application stage whether a LVIA is likely to be required.</u></p>	To include reference to Landscape and Visual Impact Assessments.



REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
MM6	37	Policy CE-S1	<p><b>CE-S1 – LANDSCAPE <u>AND SEASCAPE</u> CHARACTER</b></p> <ol style="list-style-type: none"> <li>1. The high quality, diverse and distinct landscapes and seascapes of Exmoor National Park will be conserved and enhanced.</li> <li>2. Development should be informed by and complement the distinctive characteristics of the: <ol style="list-style-type: none"> <li>a) <del>Landscape Character Types</del> and areas identified in the Exmoor National Park Landscape Character Assessment (<del>LCA</del>); and</li> <li>b) <u>Seascape character areas and types identified in the North Devon and Exmoor Seascape Character Assessment.</u></li> </ol> </li> <li>3. Development proposals should also have regard to, and be appropriate in terms of impact with the conservation of significant landscape and seascape attributes, including: <ol style="list-style-type: none"> <li>a) <u>Section 3 Land;</u></li> <li>b) <u>Heritage Coast;</u></li> <li>c) <u>Landscape setting of Exmoor’s settlements;</u></li> <li>d) <u>Historic field patterns and boundary features;</u></li> <li>e) <u>Important trees, tree groups and orchards.</u></li> </ol> </li> <li>4. Opportunities to conserve, enhance and restore important landscapes, <u>seascapes</u> and <u>their landscape characteristics as identified in the LCA</u>, including minimising existing visual detractions, will be encouraged.</li> </ol>	To incorporate seascapes and the Seascape Character Assessment within the policy.
MM7	38	Policy CE-D1	<p><b>CE-D1 PROTECTING EXMOOR’S LANDSCAPES AND SEASCAPES</b></p> <ol style="list-style-type: none"> <li>1. Development will be permitted where it can be demonstrated that it is compatible with the conservation and enhancement of Exmoor’s landscapes and seascapes through ensuring that: <ol style="list-style-type: none"> <li>a) the visual impact of the development in its immediate and wider setting is minimised through high quality design that reflects local landscape character with particular regard to scale, siting, materials, and colour; and</li> <li>b) the cumulative and/or sequential landscape and visual effects of development do not detract from the natural beauty of the National Park and the experience of tranquillity.</li> </ol> </li> </ol>	To include reference to Landscape and Visual Impact Assessments.

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p>2. Within Exmoor’s Heritage Coast development should be appropriate to the coastal location and conserve the undeveloped nature of the coast consistent with Heritage Coast purposes.</p> <p>3. Landscaping schemes should reinforce local landscape or seascape character and where these are required, conditions will be attached to protect important landscape characteristics and elements and whether appropriate replacement or additional landscape elements will be required.</p> <p>4. Proposals which are <del>considered to be</del> significant in terms of scale and/or impact should provide a <del>professional landscape appraisal</del> <u>Landscape and Visual Impact Assessment</u> as part of the application submission.</p>	
MM8	51	Policy CE-S3	<p><b>CE-S3 BIODIVERSITY AND GREEN INFRASTRUCTURE</b></p> <p>1. The conservation and enhancement of wildlife, habitats and sites of geological interest within the National Park will be given great weight.</p> <p>2. Development delivery, management agreements and positive initiatives will conserve, restore and re-create priority habitats and conserve and increase priority species identified for Exmoor in the Exmoor Wildlife Research and Monitoring Framework (or successor publication).</p> <p>3. Sites designated for their international, national or local importance, <u>priority habitats, priority or protected species, ancient woodland, and <del>or</del> veteran trees</u> will be protected from development likely to have direct or indirect adverse effects <u>including on their conservation objectives including notified features, and ecological functioning of cited habitats and species. Protection will be commensurate with their status, giving appropriate weight to their importance, in accordance with the following principles:</u></p> <p>a) <u>Development in, or likely to have an adverse effect on, the conservation objectives of internationally designated sites either directly or indirectly, including on features outside the designated site which support the ecological functioning of cited habitats and species, or on the integrity of the special interest of nationally designated sites, will not be permitted.</u></p>	<p>Consistency with the NPPF</p> <p>Minor wording changes in relation to ecological networks</p>

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p><b><u>b) Development likely to cause harm to legally protected species, or lead to the loss of or damage to their habitats, will not be permitted unless this can be mitigated or then offset so that local populations are at least maintained.</u></b></p> <p><b><u>c) Development likely to adversely affect local sites designated for their wildlife will not be permitted, unless it can be demonstrated that the need for, and benefits of, the development clearly outweigh the loss of biodiversity and this can be mitigated against and compensated for elsewhere.</u></b></p> <p><b><u>d) Development likely to adversely affect priority species and habitats must be avoided wherever possible (subject to the legal tests afforded to them) unless the need for, and the benefits of the development are exceptional and clearly outweigh the loss of biodiversity and this can be mitigated against and compensated for elsewhere.</u></b></p> <p><b><u>e) Development resulting in the loss or deterioration of irreplaceable ancient woodland (including ancient semi-natural woodland and plantations on ancient woodland sites) and veteran trees, will not be permitted unless the need for and the benefits of the development are wholly exceptional and clearly outweigh the loss of biodiversity.</u></b></p> <p><b>4. Regionally important geological sites (RIGS) will be safeguarded for their geological and geomorphological interest.</b></p> <p><b>5. Where, in exceptional circumstances, the wider sustainability benefits of the development are considered to outweigh the harm to habitats, species or the geological interest of sites, then measures will be required to first avoid such impacts, and if they cannot be avoided, then to mitigate <del>damage</del> <u>harm</u> and provide appropriate compensatory measures.</b></p> <p><b>6. The enhancement of biodiversity and creation of multi-functional green infrastructure networks at a variety of spatial scales, including cross-boundary connectivity to areas adjacent to the National Park, that help support ecosystem services will be encouraged.</b></p> <p><b>7. Opportunities will be promoted for habitat management, restoration, expansion that strengthens the resilience of the ecological network, and enables habitats and species adapt to climate change or to mitigate the effects of climate change.</b></p>	

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p>8. Green infrastructure that incorporates measures to enhance biodiversity, including <del>matrix</del> <u>dispersal</u> areas identified within the ecological network, should be provided as an integral part of new development.</p>	
MM9	57	Policy CE-S4	<p><b>CE-S4 CULTURAL HERITAGE AND HISTORIC ENVIRONMENT</b></p> <ol style="list-style-type: none"> <li>1. Exmoor National Park’s local distinctiveness, cultural heritage, and historic environment, will be conserved and enhanced to ensure that present and future generations can increase their knowledge, awareness and enjoyment of these special qualities.</li> <li>2. <del>H-Development proposals affecting heritage assets (identified on the Exmoor National Park Historic Environment Record) and their settings, will be considered in a manner appropriate to their significance including:</del> <ol style="list-style-type: none"> <li>a) designated conservation areas, scheduled monuments, listed buildings, and registered historic parks and gardens; and</li> <li><del>b) non-designated heritage assets that are of equivalent significance to scheduled monuments, including those that may be discovered in the future;</del></li> <li>b) <del>c)</del> locally important historic sites and features, <del>and</del> <u>including</u> <del>(d)</del> Principal Archaeological Landscapes.</li> </ol> </li> <li>3. Development proposals should make a positive contribution to the local distinctiveness of the historic environment and ensure that the character, special interest, integrity, and significance of any affected heritage asset and its setting is conserved <del>and</del> <u>or</u> enhanced.</li> <li>4. Development proposals likely to affect heritage assets <u>and/or the setting of heritage assets</u> should be supported by a desk-based assessment <u>appropriate to their significance.</u> <del>and</del> <u>In appropriate certain cases,</u> developers will be required to arrange for archaeological <del>field</del> <u>or historic building</u> evaluations – these should be prepared in accordance with the Conduct of Archaeological Work and Historic Building Recording within Exmoor National Park (Annex 1).</li> <li>5. Where development proposals <del>are likely to cause</del> <u>will lead to substantial harm to, or total loss of significance of, a designated heritage asset,</u> <del>significant harm to or</del></li> </ol>	Consistency with the NPPF

REF	PDL P PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p><del>loss of designated heritage assets or assets of national significance, permission will be refused.</del></p> <p>6. Adverse impacts on locally important heritage assets <u>and/or their settings</u> should be avoided. Where proposals are likely to cause <u>substantial</u> harm to or loss <del>to</del> <u>of</u> locally important assets, permission will only be granted in exceptional circumstances where the public benefit outweighs the asset's historic or archaeological interest, <u>having regard to the scale of any harm or loss and the significance of the heritage asset.</u> The features of interest should be preserved in situ, but where this is not justifiable or feasible, provision must be made for appropriate preservation by record.</p> <p>7. Development proposals should positively reinforce the historic character of Exmoor's settlements through reflecting the traditional vernacular architecture and enhancing local distinctiveness.</p>	
MM10	60	Policy CE-D3	<p><b>CE-D3 CONSERVING HERITAGE ASSETS</b></p> <p><b>1. Conservation Areas</b></p> <p>Development proposals affecting Conservation Areas should ensure that:</p> <ul style="list-style-type: none"> <li>a) the character <del>and</del> <u>or</u> appearance of the area are preserved or enhanced;</li> <li>b) they deliver high quality design and incorporate materials that reflect the scale, architectural quality and detailing of the area.</li> </ul> <p><b>2. Principal Archaeological Landscapes</b></p> <p>Development proposals affecting Principal Archaeological Landscapes (PALs) should be well related to existing development and of a scale and form that will not cause unacceptable adverse effects on the significance, integrity or context of the PAL as a whole or its individual components.</p> <p><b>3. Heritage Assets and their Settings</b></p> <p>Development proposals affecting a heritage asset and its setting should demonstrate:</p> <ul style="list-style-type: none"> <li>a) a positive contribution to the setting through sensitive design and siting;</li> </ul>	Points of clarification

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p>b) the promotion of the understanding and enjoyment of the heritage asset and its setting or better reveal its significance and appreciation of the setting; and</p> <p>c) avoidance of unacceptable adverse <u>effects</u> and cumulative visual effects that would impact on the setting.</p> <p><b>4. Heritage Assets and Climate Change</b></p> <p>Development proposals affecting heritage assets that are required to adapt to, or mitigate the effects of, climate change will be permitted where it can be demonstrated that:</p> <p>a) measures to adapt to climate change will safeguard the heritage asset over the longer term, and conserve their special interest; or</p> <p>b) measures to mitigate the effects of climate change will not harm the special interest or appearance of the heritage asset.</p> <p><b>5. Redundant Heritage Assets and Assets at Risk</b></p> <p>a) development proposals that seek to bring heritage assets, that are redundant or at risk, into a viable use in ways that are consistent with their long term conservation will be encouraged; and</p> <p>b) proposals should be consistent with policy CE-S4 Cultural Heritage and Historic Environment and CE-S5 Principles for the Conversion or Structural Alteration of Existing Buildings to ensure they continue to positively enhance local character and distinctiveness.</p>	
MM11	62	Para. 4.121	<p>Where a traditional building is regarded as structurally <u>unsound</u> <del>unsatisfactory</del> for conversion, <del>i.e. if or would require</del> substantial reconstruction, extension or alteration <del>is proposed or where the building is derelict, has no roof or is structurally unsound</del>; the proposal will be classified as a ‘new build’ rather than ‘conversion’ and will need to accord with the relevant policies set out in this Local Plan. Such proposals should still seek to retain the embodied energy in the building and the historic fabric of the structure. It may be preferable for some ruined buildings to remain <u>as ruins</u> with</p>	Points of clarification regarding the structural condition of buildings.

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			measures in place to stabilise their structure where they are of landscape or historic value.	
MM12	63	Para. 4.125A	<p><u>4.125A In terms of the conversion of buildings to a residential use, it is recognised that the floorspace of existing buildings will occasionally be larger than the required gross internal area for certain occupancy restrictions (HC-S2 A Balanced Housing Stock). Where the proposed gross internal area exceeds the policy requirement, the application should demonstrate how the following points have been considered:</u></p> <ul style="list-style-type: none"> <li>a) <u>The desirability of converting all the existing structure in terms of achieving conservation and enhancement of the building and its setting.</u></li> <li>b) <u>Whether the building can be converted to more than one dwelling unit.</u></li> <li>c) <u>Whether part of the building can remain unconverted, or used as ancillary storage/garaging to ensure the habitable space does not exceed the required gross internal area.</u></li> </ul> <p><u>For any dwelling with a floor space restriction, but particularly local affordable dwellings, any increase in the gross internal area should be reasonable in relation to the policy requirement, as the size of the dwelling will have a substantial bearing on its value and affordability over the longer term.</u></p>	New paragraph to clarify the approach for converting an existing building to a residential use (where a floorspace restriction is required).
MM13	65	Policy CE-S5	<p><b>CE-S5 PRINCIPLES FOR THE CONVERSION OR STRUCTURAL ALTERATION OF EXISTING BUILDINGS.</b></p> <p><b>1. The conversion or structural alteration of any existing building will be permitted where the proposal:</b></p> <ul style="list-style-type: none"> <li>a) <b>accords with the relevant policies in this Plan in terms of the intended use;</b></li> <li>b) <b>clearly demonstrates that the building is capable of conversion without substantial reconstruction;</b></li> <li>c) <b>is suitable for the existing building in terms of the intended use and the intensity of that use, in relation to its capacity, structure and character without substantial alteration; where the conversion of a building relates to a change of use to a dwelling, sufficient curtilage space should be provided</b></li> </ul>	Points of clarification.

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p>where the delineation of this space would not individually or cumulatively result in harm to the character of the building or its setting; and</p> <p>d) <u>maintains or replaces any existing bat and barn owl roosts</u> <del>are maintained or replaced.</del></p> <p>2. In addition to clause 1, proposals for the conversion or structural alteration of traditional buildings, should also:</p> <p>a) ensure the historic fabric, and architectural interest of the building and its setting including the retention of existing traditional and historic features are conserved and enhanced; <u>and</u></p> <p>b) reflect the character and significance of the building and conserve its traditional appearance through sensitive design and the use of traditional materials, detailing and construction principles, <del>and</del></p> <p>3. <del>3.</del> <u>Conditions will be attached to remove permitted development rights granted by the General Permitted Development Order 1995 to ensure the character and appearance of traditional buildings are conserved.</u></p> <p>4. <del>3.</del> In addition to clause 1, proposals for the conversion or structural alteration of non-traditional buildings, will only be <del>considered</del> <u>permitted</u> if traditional buildings are demonstrated to be incompatible with the intended use or no such buildings are present, and where:</p> <p>a) the building is of permanent and substantial construction; and</p> <p>b) <del>measures to provide</del> environmental and visual enhancement to the building <u>and/or its setting are incorporated into the proposals where necessary to deliver an overall acceptable scheme.</u></p>	
MM14	69	Paras. 4.153 – 4.154	4.153 The treatment of individual design elements is of critical importance to a successful overall design and should be considered once the character of an area has been assessed and key principles of scale, massing and form have been addressed. The use of materials and detailing of elements such as doors and windows will have a significant bearing on how well a new development complements its surroundings. The National Park Authority will seek to ensure	Points of clarification regarding materials



REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p>that such detailing will enhance the design of the development in a style and arrangement which contributes to and strengthens the local character. The National Park Authority expects that windows and doors should be constructed of timber since this is <del>a</del> both a traditional and sustainable material which has the potential to be grown locally. Timber detailing (windows, doors, weatherboards etc.) when in hardwood or pre-treated, can <u>also</u> be repaired and have a long lifespan. There are examples of wooden windows on Exmoor which have lasted for well over 100 years. Metal-framed windows may be considered where it is clearly part of the local character of the area or reflects the elements of an original building to be replaced.</p> <p>4.154 Some building materials are not considered appropriate in the National Park for aesthetic <del>and environmental</del> reasons, <u>meaning that they can appear incongruous when used in traditional buildings or historic settings and can erode the character and appearance of the building, local area or street scene. For example, as well as the surface finish, some uPVC window and conservatory designs can also have much thicker, unmoulded frames than timber, and the designs and detailing (applied glazing bars, joints, non-traditional forms of openings and/or wider frames for opening elements in comparison with the fixed panes) are for the most part limited in terms of being effective replacements for traditional timber designs. The Authority wishes to see the use of timber for window frames as the primary approach to fenestration. However, uPVC window frame / conservatory design has improved and some products now have a closer resemblance to the character, profile and appearance of a traditional timber window. Such Alternative materials may be considered in <del>exceptional</del> <u>certain</u> circumstances for non-traditional buildings in areas outside Conservation Areas (e.g. <del>in the case of</del> some minor extensions to, <u>or replacement windows in, post-war/non-traditional buildings</u>) where existing materials <u>and the age, form and setting of the building may indicate such consideration</u>). <u>Particular attention will paid to the fenestration of the principal elevation of any building as well as any elevations which are publicly visible. It will be necessary to demonstrate that a non-timber window or</u></u></p>	

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<u>conservatory would have the same high quality appearance as a traditional timber one - that the design and form has a character and appearance that complements the building: the frame and glazing bars are slim; each pane is individually glazed; the openings operate in a traditional form (including sliding sashes where that form of window is proposed); and the frame and glazing bars have appropriate mouldings. The design must be of the highest quality and the proposal will not where it can be demonstrated that there will be no adversely impact on local character or heritage assets and their settings (CE-S4), and the design is of the highest quality.</u>	
MM15	70	Para. 4.162	Policy CE-S6 applies to all types of development ( <u>new build and conversions</u> ) except agricultural and forestry buildings; the design aspects of which will be considered under policy SE-S4 (Agricultural and Forestry Development). In relation to the conversion of existing buildings proposals should <u>also</u> accord with the principles set out in policy CE-S5.	
MM16	71	Policy CE-S6	<p><b>CE-S6 DESIGN AND SUSTAINABLE CONSTRUCTION PRINCIPLES</b></p> <p><b>1. Development proposals should deliver high quality sustainable designs that conserve and enhance the local identity and distinctiveness of Exmoor’s built and historic environment and landscape character and in doing so applicants will be expected to demonstrate the following design principles:</b></p> <p><b>a) All <u>new build</u> development should positively contribute to its setting in terms of siting, massing, scale, height, orientation, density and layout.</b></p> <p><b>b) The materials and design elements of a <u>new building or conversion of an existing building</u>, should complement the local context through the use of traditional and natural sustainable building materials. The use of locally-sourced sustainable building materials will be encouraged.</b></p> <p><b>c) Design should reinforce landscape character and the positive arrangement of landscape features through planting and landscaping schemes, boundary treatments, and surfacing. Existing features such as trees, hedges and stone</b></p>	<p>Modifications to clause 1 reflect that the policy refers to conversions and new build development.</p> <p>Modifications to clauses 2 and 3 to reflect new Government policy and guidance.</p>

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p>walls should be retained particularly where they are characteristic of the streetscape and/or the local area.</p> <p>d) Design should have regard to health and well-being and ensure that sufficient public and/or private space is provided or available, and footpaths and cycleways are incorporated where appropriate.</p> <p>e) The design and layout of <del>new</del> development should have regard to improving safety, inclusivity and accessibility for those who live, work and visit there.</p> <p>f) The layout and design of new streets and associated infrastructure, required as part of <u>new build</u> development proposals, should respond to local character and the scale, and proportions of the historic street pattern. Opportunities for streets to be used as social spaces will be encouraged.</p> <p>g) The use and activity of the <del>new</del> development should not detrimentally affect the amenities of surrounding properties and occupiers including overlooking, loss of daylight, overbearing appearance, or other adverse environmental impacts.</p> <p><del>2. Proposals for new development should also demonstrate how they will incorporate sustainable construction methods that:</del></p> <p><del>a) promote the sustainable use of resources;</del></p> <p><del>b) reduce carbon emissions by improving or generating energy efficiencies including through renewable and low carbon technologies (CC-S5)</del></p> <p><del>c) Future proof against climate change impacts in accordance with CC-S1; and</del></p> <p><del>d) Provide adequate storage for recycling waste.</del></p> <p><u>2. To incorporate sustainable construction methods, proposals should:</u></p> <p><u>a) promote the sustainable use of resources;</u></p> <p><u>b) provide adequate access to and storage for recycling waste; and</u></p> <p><u>c) future proof against climate change impacts, including flood risk, in accordance with CC-S1.</u></p>	

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<b><u>3. Proposals that reduce carbon emissions by improving or generating energy efficiencies above those required by Building Regulations, including through renewable and low carbon technologies (CC-S5), will be encouraged.</u></b>	
MM17	74	Policy CE-D5	<p><b>CE-D5 ADVERTISEMENTS AND PRIVATE ROAD SIGNS</b></p> <p><b>1. Advertisements, and private road signs will only be permitted where it can be demonstrated that in the interests of amenity:</b></p> <p><b>a) the proposal represents a joint or / community advertisement or sign; or (b) the advertisement is located on, or is well related to the building that is used for the business or attraction; and</b></p> <p><b>b) e) there will be no adverse individual, cumulative, or sequential impact on landscape character and local distinctiveness of the locality; and</b></p> <p><b>c) d) the size, scale, colour and siting are appropriate and the materials and design are of a high standard which conserve or enhance the character and appearance of the area.</b></p> <p><b>2. The proposal should have no detrimental impact on public safety.</b></p> <p><b>3. Opportunities to enhance existing buildings or the landscape through consolidating, redesigning or removing existing advertisements / signage will be encouraged.</b></p>	Points of clarification
MM18	77-78	Para. 4180	<p><b>MINERALS SAFEGUARDING AREAS</b></p> <p><del>In accordance with Government policy<sup>151</sup>, t</del> The National Park Authority has <u>not</u> defined Minerals Safeguarding Areas<sup>151</sup>, which are known locations of specific minerals resources of local and national importance, <del>and are identified to ensure that they are not needlessly sterilised by non-mineral development, whilst not creating a presumption that resources defined will be worked. However, there is no presumption that applications to extract the mineral resources defined in Minerals Safeguarding Areas will be granted permission. Neither does a Minerals Safeguarding Area automatically preclude other forms of development. What it does, is draw attention to the presence of important mineral resources and make sure that they are adequately and effectively considered in land use planning decisions. Within the National Park the</del></p>	Text modified to reflect the proposed deletion of Policy CE-S8 (see below).

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p><del>safeguarded minerals</del> are sources of <u>the local resource of building stone as are identified in the Building Stone Atlas of Somerset and Exmoor<sup>152</sup> and <del>include</del> consist of a large number of small derelict building stone quarries. While a few of these derelict quarries may retain the appearance of a quarry, many others will have been reclaimed by vegetation or in-filled. Policy CE-S8 will be applied in all decisions where an application for non-mineral development is proposed within defined Minerals Safeguarding Areas (see Map 4.3). In the National Park, the need for minerals safeguarding is not considered to be as significant as it is in locations with higher expectations of mineral working and general development. Since new development in the National Park is extremely limited and the demand for local building stone is low, there is very little risk of sterilising the available mineral resource given the extent of the resource across the National Park.</u></p>	
MM19	78	Policy CE-S8	<p><del><b>CE-S8 MINERAL SAFEGUARDING AREAS</b></del></p> <p><del><b>1. Development proposals for non-mineral development within minerals safeguarding areas will be permitted where it will not compromise the future extraction of important building stone at existing or former quarries unless:</b></del></p> <p><del><b>a) the mineral can be extracted satisfactorily prior to the development taking place; or</b></del></p> <p><del><b>b) the development is of a temporary nature, can be completed and the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed; or</b></del></p> <p><del><b>c) there is an overriding need for the development.</b></del></p>	Policy proposed to be deleted since the demand for local building stone is low, there is very little risk of sterilising the available building stone resource given the extent across the National Park.
MM20	79	Policy CE-S9	<p><del><b>CE-S9 MAJOR MINERAL EXTRACTION DEVELOPMENT</b></del></p> <p><del><b>1. Proposals for large-scale mineral extraction development, other than that permitted by policies CE-S7 and CE-D7, will not be permitted in the National Park unless in exceptional circumstances. Such proposals will be considered against the major development tests set out in policy GP2: major development, and should be and where they are demonstrated to be in the public interest</b></del></p>	Modifications to ensure the policy has regard to all types of mineral development in the National Park (other than the small-

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p><del>before being allowed to proceed</del> <u>in accordance with the tests set out in policy GP2 Major Development.</u></p> <p>2. If the tests for major development are met, the development and all restoration will be subject to a planning obligation to ensure:</p> <p>a) the development should be carried out to high environmental standards and respond to the local landscape character including its natural topography;</p> <p>b) ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source, and establish appropriate noise limits for extraction in proximity to noise sensitive properties;</p> <p>c) any waste materials from <del>extraction</del> <u>the mineral development</u> will be re-used or recycled <u>consistent with CC-S6 Waste</u>; and</p> <p>d) a scheme for restoration and after-use of the site should be submitted with the application to ensure it will be carried out to high environmental standards based upon conservation and enhancement of landscape character, geodiversity and biodiversity, and the historic environment.</p>	scale extraction of building stone CE-S7).
MM21	79	Policy CE-D7	<p><b>CE-D7 INTERIM DEVELOPMENT ORDER PERMISSIONS</b></p> <p>1. Interim Development Order permissions will be subject to an environmental impact assessment that will determine a set of comprehensive conditions in order to mitigate and control any adverse impact on the National Park’s landscape, wildlife, geodiversity, cultural heritage, other special qualities, its enjoyment, <u>or the health and amenity of local communities</u>, <del>of Exmoor</del> and to ensure satisfactory restoration and after-care of the site. Particular regard will be paid to:</p> <p>a) the visual impact on the landscape;</p> <p>b) the potential effect on ecological, archaeological and historical features;</p>	Proposed modification to ensure consistency with the policy criteria in CE-S7.

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			<p>c) the potential effect on the amenity of local communities or visitors in terms of noise, disturbance, and pollution (including light and dust) and the quiet enjoyment of the National Park;</p> <p>d) the potential impact on the recreational use of the area;</p> <p>e) hours of operation; and</p> <p>f) access, traffic generation and highway safety.</p>	
<b>SECTION 5: RESPONDING TO CLIMATE CHANGE AND MANAGING RESOURCES</b>				
MM22	89	Policy CC-S2	<p><b>CC-S2 COASTAL DEVELOPMENT</b></p> <p>1. Proposals for development should avoid areas at risk from coastal change, ensure they are compatible with the latest Shoreline Management Plan and available coastal vulnerability data, and where necessary undertake a vulnerability assessment. Development that would increase the risk of coastal erosion will not be permitted.</p> <p>2. Development will be permitted at the coast only where it has been demonstrated that it:</p> <ul style="list-style-type: none"> <li>a) is located in a named settlement (GP3) or requires a coastal location;</li> <li>b) is not within an area identified at risk of coastal change including Coastal Change Management Areas unless it is essential infrastructure or sea defences which clearly require such a location and there are no alternative solutions;</li> <li>c) is appropriate to the setting and character of the coastline (CE-S1, CE-D1) and does not adversely affect coastal interests including coastal biodiversity and heritage assets; and</li> <li>d) does not increase risk to life or property, or affect the natural coastal processes at any part of the coastline both within and outside of the National Park.</li> </ul>	Modification to include cross-reference to policy CE-D1.

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
MM23	102	Policy CC-S5	<p><b>CC-S5 LOW CARBON AND RENEWABLE ENERGY DEVELOPMENT</b></p> <p><b>1. Development proposals for small scale renewable energy schemes that assist in contributing towards reducing greenhouse gas emissions and moving towards a carbon neutral National Park will be <del>supported</del> <u>permitted</u> where they:</b></p> <ul style="list-style-type: none"> <li><b>a) contribute towards meeting domestic, community or business energy needs within the National Park;</b></li> <li><b>b) are compatible with the landscape and seascape character of the locality and avoid the most sensitive landscapes;</b></li> <li><b>c) do not compromise the natural beauty, wildlife, cultural heritage or historic environment of the National Park, or lessen the enjoyment of its special qualities, either on their own, or in a combination with other schemes;</b></li> <li><b>d) do not adversely affect habitat quality or the maintenance of wildlife populations;</b></li> <li><b>e) provide environmental enhancement or community benefits wherever possible;</b></li> <li><b>f) conserve the amenity of the area including in relation to landscape and visual impact, tranquillity, access and recreation, air and water quality, noise, dust, odour and traffic generation; and</b></li> <li><b>g) make provision for the removal of the facilities and reinstatement of the site, should it cease to be operational.</b></li> </ul> <p><b>2. Proposals for <del>large scale, commercial</del> renewable energy development <u>that do not meet the criteria in (1) above</u>, will not be permitted.</b></p>	Points of clarification.



REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
MM24	103	Para. 5.98	<p>In order to judge whether the potential impacts of a proposal are likely to be acceptable, applicants should consider the impacts of the wind turbine along with any required infrastructure, such as road access, on site-tracks, turbine foundations, hard standings, anemometer masts, a construction compound, electrical cabling and an electrical sub-station and control building. Some of these features are permanent and others are required only in the construction phase and as such are temporary. Applications should include any necessary supporting information regarding the assessment of impacts on landscape, wildlife, cultural heritage, historic environment and other resources as set out under the issues to be considered in proposals for renewable energy development (CC-S5) paragraphs 5.65 to 5.94. <u>Applicants will be expected to demonstrate that, following consultation, the planning impacts identified by affected local communities and 'communities of interest' such as users of the National Park have been fully addressed and therefore the proposal has their backing<sup>x</sup>. Proposals within any areas of search allocated in a Neighbourhood Plan will be considered to have the backing of that local community.</u></p> <p><i>Insert footnote:</i></p> <p><sup>x</sup> <u>House of Commons (2015) Written Statement (HCWS42) made by Secretary of State for Communities and Local Government on 18 June 2015. Local Planning (wind energy development)</u></p>	To comply with the Written Ministerial Statement on wind energy development 18 June 2015
MM25	104	Policy CC-D3	<p><b>CC-D3 SMALL SCALE WIND TURBINES</b></p> <p><b>1. Proposals for individual wind turbines serving individual properties of groups of properties will only be permitted where <del>they are small scale</del> and:</b></p> <p><b>a) <u>they are sited within suitable areas of the National Park, excluding Landscape Character Types A: High Coastal Heaths and D: Open Moorland as shown on the Policies Map;</u></b></p> <p><b>b) <del>a) they are</del> appropriate in scale to the property being served, with a maximum height of 20m to rotor tip;</b></p>	To comply with the Written Ministerial Statement on wind energy development 18 June 2015

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			<p><b>c) b) there is no unacceptable landscape or visual impact including cumulative impacts; and any residual impacts are minimised by locating the turbine close to any associated development or features and by screening and colour of the turbine;</b></p> <p><b>d) e) there is no unacceptable adverse impact on tranquillity or amenity including the effects of shadow flicker and noise on nearby properties or access routes;</b></p> <p><b>e) d) the location does not conflict with the use of the area for recreation and access, and public safety is not compromised; and</b></p> <p><b>f) e) access to the site for construction and maintenance can be provided without damage to rural roads or historic bridges and fords.</b></p>	
MM26	105	Policy CC-D4	<p><b>CC-D4 FREESTANDING SOLAR ARRAYS</b></p> <p><b>1. Small scale freestanding solar arrays to serve the needs of individual properties, groups of properties, community buildings such as village halls, agricultural properties or other businesses will be permitted where:</b></p> <p><b>a) <u>they are sited within suitable areas of the National Park, excluding Landscape Character Types A: High Coastal Heaths and D: Open Moorland as shown on the Policies Map;</u></b></p> <p><b>b) they are appropriate in scale and in proportion to the size of the property they are intended to serve;</b></p> <p><b>c) they are suitably sited and screened to avoid any intrusive visual or landscape impact, and where they are clearly associated with the buildings or properties that they are intended to serve;</b></p> <p><b>d) they are sensitively sited to avoid impacts on wildlife and land of high ecological interest;</b></p> <p><b>e) the design, colour and choice of materials minimises any visual impact; and</b></p> <p><b>f) they do not detract from the <u>harm the significance and setting of listed buildings or other heritage assets, or cause damage to archaeological interests.</u></b></p>	For consistency with proposed modification to Policy CC-D3 (above).

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			<p>2. Proposals for ground mounted solar arrays that are sited in isolation away from existing built forms will not be permitted.</p>	
MM27	113	Policy CC-D5	<p><b>CC-D5 SEWERAGE CAPACITY AND SEWAGE DISPOSAL</b></p> <p>1. Development proposals for, or which require new or extended sewerage infrastructure, will be permitted where it can be demonstrated that the facility will pose no unacceptable harm to public health, amenity or environmental quality. The following criteria must also be satisfied:</p> <p>a) the appropriate location, scale and design of the infrastructure (CE-S6);</p> <p>b) the use of necessary mitigation measures (including climate change resilience measures), to avoid impacts on surrounding areas including noise, air, soil and water pollution, odour, litter, visual intrusion, and other disturbances; and</p> <p>c) connection to a public mains sewer, where available and physically possible. <del>Where existing capacity is insufficient, proposals should contribute to an integrated and adequate network of</del> <u>this is not the case, proposals for non-mains sewerage should first consider a combined sewage treatment system installation, sufficient to meet the needs of existing and proposed development, or if this is not feasible, a system incorporating septic tank(s).</u> Proposals which require non-mains sewerage must demonstrate that the proposal cannot be connected to a public mains sewer.</p> <p>2. Satisfactory arrangements should be made to ensure the public sewerage infrastructure can appropriately manage the additional required capacity of the proposal before the development is occupied or activated.</p> <p>3. Development proposals which exceed the capacity of private sewerage infrastructure or which do not otherwise include satisfactory arrangements consistent with the requirements of this policy will not be permitted. For development proposals that require new or extended private sewerage infrastructure, this must be provided before the development is occupied or activated to ensure current sewerage capacity is not exceeded.</p>	<p>To ensure that the policy intention is clear with regard to non-mains sewerage systems.</p>

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			<p>4. Regularly occupied development such as residential buildings will not be permitted in locations likely to be unacceptably affected by the proximity of sewerage infrastructure.</p>	
SECTION 6: ACHIEVING A THRIVING COMMUNITY				
MM28	132	Policy HC-S1	<p><b>HC-S1 HOUSING</b></p> <p>1. The purpose of housing development will be to address the housing needs of local communities. The principal community identified need is for affordable housing with local occupancy ties. Exceptionally, new housing <u>development</u> will be <u>acceptable permitted</u> where it addresses an identified local housing need for:</p> <p>a) <del>a</del> Affordable homes that remain affordable in perpetuity and which will be occupied by local persons in proven housing need in accordance with the local occupancy definition in HC-S3;<sub>2</sub></p> <p>b) <u>Homes for</u> rural workers in agriculture, forestry or other rural land based enterprises with a proven essential, functional need in accordance with <del>HC-D7 or HC-D8</del> and HC-D9 or to enable succession farming on established farm businesses in accordance with <del>HC-D7 or HC-D8</del> and HC-D10;<sub>2</sub></p> <p><del>c) specialist housing for older people and other vulnerable members of the community, in accordance with HC-D3 which will be occupied by local persons in perpetuity; or</del></p> <p>c) <del>d) a</del> An “<u>e</u>Extended <u>f</u>Family dwelling”, in accordance with HC-D4, which will be occupied by local persons in perpetuity.</p> <p>2. <u>Accessible and adaptable housing for older people and other vulnerable members of the community will be permitted where:</u></p> <p><u>a) it meets an identified need for accessible and adaptable affordable housing in accordance with clause 1(a) above; or</u></p> <p><u>b) it will cross-subsidise at least two units of local need affordable housing, as part of a wider new-build housing development, or will cross-subsidise at least one</u></p>	<p>Clause 1: points of clarification.</p> <p>Clause 2: new clause to reflect the change in terminology introduced by the Government’s introduction of new Technical Housing Standards</p> <p>Clauses 3 &amp; 4: to reflect planning practice guidance (PPG) in relation to vacant building credit.</p>

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			<p><u>unit of local need affordable housing as part of a wider housing conversion scheme (HC-S2, HC-D3).</u></p> <p>3. <del>2.</del>Consistent with an exceptions approach to housing, provision will not be made for housing solely to meet open market demand and housing land will not be allocated in the development plan. <del>3.</del>‘Principal <u>Residence</u>’ market housing will only be <del>considered</del> <u>permitted</u> where:</p> <p>a) it is essential to deliver <del>an identified need for</del> local need affordable housing <u>in a Local Service Centre or Village to meet an essential need and it accords</u> <del>and in accordance with Policy HC-S4;</del> or</p> <p>b) <u>the proposal relates to a Vacant Building in a Local Service Centre or Village (HC-Dx).</u></p> <p>4. <del>‘Principal residence’ market housing</del> <u>Clause 3 b) above and Policy HC-Dx of this Plan will only be considered</u> <del>apply</del> as long as government guidance on planning obligations relating to <u>thresholds for affordable housing-vacant buildings credit</u> is extant; <del>If the guidance changes, policy HC-Dx and clause 3 b) above will be reviewed.</del></p> <p>a) <del>through the change of use of existing buildings or the redevelopment of a ‘vacant building’ (including provisions for commuted sums towards local needs affordable housing in the National Park); and</del></p> <p>b) <del>only within Local Service Centres and Villages.</del></p> <p><del>If the guidance changes, this provision will no longer apply and 100% affordable housing will be sought.</del></p>	
MM29	133	Text Box	<p><b>Text Box</b></p> <p><del>Government guidance on planning obligations, inserted into the PPG, is in force at the time of the drafting of this Local Plan. It sets out minimum thresholds for the size of housing developments where affordable housing can be sought and introduces a vacant buildings credit. The thresholds for National Parks can be set at 5 dwellings or fewer. The guidance is clear that rural exceptions sites are excluded from this change.</del></p>	Text box deleted to reflect judgement on R (on the application of West Berkshire District Council and Reading Borough Council) v Secretary of State for

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p><del>While this guidance is in force only, as a variation to HC D1, applicants will be able to change the use of existing non-residential buildings or redevelop vacant buildings to dwellings in Local Service Centres or Villages (see Policy GP3) In such cases the following thresholds will apply:</del></p> <ul style="list-style-type: none"> <li><del>• where the existing building is only able to accommodate up to 5 dwelling units or fewer, and/or have a maximum combined gross floorspace not exceeding 500m<sup>2</sup>; or</del></li> <li><del>• where the existing building is only able to accommodate between 6 and 10 dwelling units, and/or have a maximum combined gross floorspace not exceeding 1000m<sup>2</sup>. From units 6-10, the National Park Authority will expect that a financial contribution will be provided towards the provision of local needs affordable housing in the National Park.</del></li> <li><del>• where the existing building is able to accommodate 11 dwelling units (or more), and/or has a maximum combined gross floorspace greater than 1000m<sup>2</sup>, the National Park Authority will expect any housing to be on site and for units 11 and above to meet a local affordable need in accordance with Policy HC D1.</del></li> </ul> <p><del>The guidance also applies to the change of use or redevelopment of non-residential vacant buildings to housing under the ‘vacant buildings credit’. The guidance specifies that the gross floorspace of housing achieved through the demolition of an existing vacant building and its redevelopment for housing should be no greater than the existing gross floorspace of the existing vacant buildings. Housing which would exceed the gross floorspace will be expected to address an identified local need (clause 1 of HC D2);</del></p> <p><del>In all these cases, new housing whether through the change of use of an existing building or the redevelopment of a vacant building will be expected to be principal residence housing (see HC S4) and be in line with HC S2. Changes of use to housing should also accord with CE S5 and conditions will be attached to planning permissions to remove permitted development rights (see HC S2 and CE S5).</del></p>	<p>Communities and Local Government [2015] - that the evidence and local circumstances justify the proposed approach in the Local Plan and the thresholds for affordable housing in the PPG do not apply.</p>

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
MM30	133	Policy HC-DX (to be inserted after policy HC-S1)	<p><b><u>POLICY HC-DX VACANT BUILDINGS IN SETTLEMENTS</u></b></p> <p><b><u>1. Exceptionally, Principal Residence market housing may be permitted through the change of use or redevelopment of an existing Vacant Building where:</u></b></p> <p><b><u>a) the proposal accords with Policy HC-S1 clause 3 b) and 4;</u></b></p> <p><b><u>b) sufficient evidence is provided to demonstrate that the building can be considered to be Vacant through meeting the following tests:</u></b></p> <p><b><u>i) it is not abandoned;</u></b></p> <p><b><u>ii) it has been unoccupied, without content and has been marketed for a minimum of 3 years;</u></b></p> <p><b><u>iii) it is not an agricultural building or previously developed land without a building;</u></b></p> <p><b><u>iv) it can be demonstrated that the building has not been made vacant for the sole purpose of re-development and there has been no intent to leave the building empty or cause it to become empty in order to circumvent affordable housing requirements. Extant or recently expired planning permissions applying to the building for the same or similar development will be taken into account in considering proposals;</u></b></p> <p><b><u>v) the building is within a Local Service Centre or Village; and</u></b></p> <p><b><u>vi) clear and robust evidence demonstrates that no affordable housing can be provided on site or as part of the development for viability reasons. In such cases, provision for a commuted sum towards local need affordable housing in the National Park will be sought commensurate with an agreed and robust viability assessment.</u></b></p> <p><b><u>2. Proposals for the change of use of a Vacant Building to Principal Residence market housing will only be permitted where:</u></b></p> <p><b><u>a) the existing building is able to accommodate two or more dwelling units of 93sqm floorspace in size (HC-D1);</u></b></p>	To reflect planning practice guidance (PPG) in relation to vacant building credit in the context of the approach to housing in the National Park.

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			<p>b) <u>the existing building(s) is considered to be worthy of conservation and it does not have an adverse impact on the character and visual amenity of the area; and</u></p> <p>c) <u>they will accord with CE-S5.</u></p> <p>3. <u>Proposals for the redevelopment of a Vacant Building for Principal Residence market housing will only be permitted where:</u></p> <p>a) <u>the existing building is not a traditional building, is not listed or considered to be of historic or architectural importance worthy of conservation and it has an adverse impact on the character and visual amenity of the area;</u></p> <p>b) <u>the redevelopment proposal will achieve demonstrable environmental enhancement of the building and its locality; and</u></p> <p>c) <u>the gross floorspace of the Principal Residence housing achieved will be no greater than the existing gross floorspace of the existing Vacant Building(s). Housing which would exceed the gross floorspace will be required to meet an identified local affordable need in accordance with Plan policies.</u></p>	
MM31	135	Policy HC-S2	<p><b>HC-S2 A BALANCED LOCAL HOUSING STOCK</b></p> <p>1. <u>Having regard to the existing housing stock in the locality, A-all new residential development will contribute towards the creation of sustainable, balanced, and inclusive Exmoor communities by ensuring a mix of dwellings (in terms of size, type and tenure), providing housing that addresses that will meet the local needs of present and future generations, through:</u></p> <p>a) <u>Hhaving regard to the existing housing stock in the locality, ensuring that new housing provision will, through the mix of new dwellings in terms of size, type and tenure, meet the needs of Exmoor’s communities, and</u></p> <p>2. <u>New housing will offer a good standard of accommodation by being constructed to be neither too large nor too small and using flexible standards that enable dwellings to be adapted to the needs of people over their lifetime.</u></p>	<p>To reflect the change to the PPG introduced by the Government’s introduction of new Technical Housing Standards.</p> <p>Other points of clarification regarding dwelling size.</p>



REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p>3. <u>All new build housing developments will be encouraged to be constructed in accordance with Building Regulations Requirement M4(2) for accessible and adaptable dwellings or successor regulations. In new build developments of 5 or more dwellings, a minimum of 20% will be required to meet this standard.</u></p> <p>4. <u>Wheelchair user dwellings will be encouraged to be constructed in accordance with Building Regulations Requirement M4(3) (or successor regulations) and will be encouraged where a specific local need for a wheelchair adaptable or accessible dwelling is identified.</u></p> <p>5. <del>b)</del> For local need affordable dwellings permitted under HC-S1 and HC-D1, or HC-D2, HC-D5, <del>HC-D6</del>, or HC-D7, the dwelling(s) will be affordable by size and type to local people and will remain so in perpetuity.</p> <p>6. For <del>private owner occupied</del> local need <u>affordable dwellings, including custom/self-build (HC-D5), specialist accessible and adaptable housing for Exmoor's communities (HC-D3), 'eExtended fFamily dwellings' (HC-D4) and 'sSuccession fFarm dDwellings' (HC-D10), the net floorspace gross internal area will be 90 93 square metres or less.</u></p> <p>7. <u>For local need affordable housing controlled through a Registered Provider, a gross internal area greater than 93 square metres may be permitted only where there is a proven need for a larger dwelling.</u></p> <p>8. <del>e)</del> Where permission is granted for:</p> <p style="padding-left: 40px;">a) <del>dwellings of up to 90 93sqm, including those created through subdivisions, a condition will be attached removing permitted development rights in respect of extensions; or</del></p> <p style="padding-left: 40px;">b) <u>dwellings created through subdivisions (HC-D14) (including those up to 93sqm) a condition may be attached removing permitted development rights in respect of extensions to ensure that dwellings do not exceed 90sqm in size.</u></p>	

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p>9. Where permission is granted for employment uses as part of a proposal, a condition may be attached tying the occupation of the dwelling to the operation of the business <u>space</u>.</p>	
MM32	139	Policy HC-S3	<p><b>HC-S3 LOCAL OCCUPANCY CRITERIA <u>FOR AFFORDABLE HOUSING</u></b></p> <p>1. New local need affordable housing will be occupied by a person(s) (and their dependents) with a proven housing need who cannot afford (to rent or buy) accommodation in the locality and who meets one or more of the following definitions:</p> <ul style="list-style-type: none"> <li>a) has a minimum period of 10 years permanent residence in the parish or an adjoining parish and who is forming an independent household or is currently homeless or living in otherwise unsatisfactory accommodation;</li> <li>b) has a minimum period of a total of 10 years permanent residence within parishes within the National Park and who can demonstrate a clear link with a parish or its adjoining parish and is forming an independent household or is currently homeless or living in otherwise unsatisfactory accommodation;</li> <li>c) is not now resident in the parish or an adjoining parish but with a local connection with the parish including a period of permanent residence of 10 years or more within the last 30 years;</li> <li>d) has an essential need to live close to another person who has a minimum of 10 years permanent and continuous residence in the parish or an adjoining parish, the essential need arising from proven age or medical reasons; or</li> <li>e) <del>needs to live close to their place of work or meets the requirements of an Exmoor worker in the parish or an adjoining parish.</del> <ul style="list-style-type: none"> <li>i) <u>carries out paid work which is of value to the National Park and its communities; and</u></li> <li>ii) <u>needs to live in the parish or adjoining parish in order to carry out that work effectively.</u></li> </ul> </li> </ul>	<p>To ensure the policy includes the criteria for a 'work' connection, and the cascade criteria for vacant local affordable dwellings.</p>

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p>2. A planning obligation will be secured to ensure that occupancy of the dwelling(s) is confined to persons in local <u>affordable</u> housing need in perpetuity.</p> <p>3. The definition of local <u>affordable</u> need shall initially be based on <del>criteria</del> <u>criteria criterion 1</u> above. Where there are no local people meeting <del>criteria</del> <u>criteria criterion 1</u> and properties are vacant, a cascade approach will apply and the planning obligation will allow <u>the dwelling to be occupied by:</u></p> <p>a) other local persons with a minimum period of 5 years permanent and continuous residence in the parish or an adjoining parish <del>to qualify;</del></p> <p>b) <del>Where properties become vacant and there is no-one meeting criteria 1 above, or the 5 year residency qualification, the final stage of the cascade will allow</del> <u>other local persons with strong local ties living in the relevant district council area of the National Park; and</u></p> <p>c) <u>where there is no-one living in the relevant district council area of the National Park, other local persons with strong local ties living in the National Park as a whole.</u></p> <p>4. <del>3.b)</del> <u>For privately owned dwellings, that the planning obligation will ensure that</u> the occupancy cascade will not go wider than the National Park area unless for those subsequent occupants who qualify under clauses 1(c), 1(d) or 1(e) above; <u>or.</u></p> <p>5. <del>3.a)</del> <u>For dwelling(s) owned or controlled by a registered provider (including housing associations) the planning obligation will ensure that the dwelling may</u> <del>to</del> be occupied by other local persons with strong local ties to the remaining District Council area outside the National Park; <del>or</del></p>	
MM33	140	Policy HC-S4	<p><b>HC-S4 PRINCIPAL RESIDENCE HOUSING</b></p> <p>1. Any <u>new</u> market housing <u>development</u> will be '<u>Principal Residence</u>' housing and will only be permitted, through the change of use of non-residential buildings to housing in settlements, and/or <u>where it is required to enable the delivery of</u></p>	Points of clarification and consistency with other proposed main modifications.

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p>affordable housing to meet local needs in accordance with policy HC-S1 (Housing), clause 3 <u>a) or b)</u> and in accordance with:</p> <p>a) HC-D1 (conversions to dwellings in settlements);</p> <p>b) HC-D2 (new build dwellings in settlements);</p> <p><u>c) HC-D3 (Accessible and Adaptable housing for Exmoor’s Communities)</u></p> <p><u>d) RT-D3 (safeguarding serviced accommodation) and HC-D6 (the change of use of serviced accommodation to housing); or</u></p> <p><u>e) HC-D14 (subdivisions of existing dwellings).</u></p> <p>2. <u>Where permission is granted for a Principal Residence market dwelling, a condition will be attached to ensure that the occupancy of the dwelling(s) is confined to a person’s sole or principal residence.</u></p>	
MM34	143	Policy HC-D1	<p><b>HC-D1 CONVERSIONS TO DWELLINGS IN SETTLEMENTS</b></p> <p>1. Within the named settlements, the change of use of a non-residential building(s) to a dwelling(s) will be permitted where: <del>a) the building is well related to existing buildings, and the proposal conserves or enhances the character of the settlement and accords with CE-S5; and where: b) the proposal meets the requirements of CE-S5;</del></p> <p><u>a) there is a proven local need for the dwelling(s) which will meet an affordable local need, and the intended occupants meet the requirements of the local need occupancy criteria which will be secured in perpetuity through a planning obligation in accordance with HC-S3; and</u></p> <p><u>b) the dwelling(s) will be affordable by size and type to local people and will remain so in perpetuity in accordance with HC-S2.</u></p> <p><del>2. Proposals for ‘extended family dwellings, will accord with criteria 1 (a) and (b) above, be occupied by a person who meets the definition of ‘extended family’ and be in accordance with HC-D4.</del></p> <p><u>2. The intention will remain the provision of 100% local need affordable housing to meet an identified local need and the change of use of a non-residential building to</u></p>	<p>To simplify the policy and avoid repetition through reducing the number of clauses.</p> <p>To ensure the policy is consistent with proposed main modifications in other housing policies.</p>

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p>residential will address an identified local affordable need <del>unless</del>. <u>Where the building is able to accommodate more than one dwelling unit, and an element of Principal Residence housing is proposed, the following tests will also apply:</u></p> <p><del>a) it is an element of principal residence market housing in accordance with HC-S4;</del></p> <p><u>a) <del>b)</del> it is clearly and robustly demonstrated that <del>it</del> <u>an element of Principal Residence market housing (HC-S4)</u> is required to enable delivery of <u>local need affordable housing (HC-S3)</u> which cannot be made financially viable without it;</u></p> <p><del>c) the building is able to accommodate more than one dwelling unit;</del></p> <p><u>b) <del>d)</del> it is within a <u>Local Service Centre or a Village named settlement (GP3);</u></u></p> <p><del>c) e) it is the minimum number of <del>p</del>Principal <del>r</del>Residence market <del>houses</del> <u>dwellings</u> required to support the delivery of the required affordable housing <del>to</del> <u>and will</u> maximise the proportion of affordable homes within viability constraints;</del></p> <p><del>f) the affordable dwellings will be occupied by a person(s) with a proven housing need in accordance with HC-S3;</del></p> <p><u>d) <del>g)</del> in terms of size and type, the <u>affordable housing and mix of <del>p</del>Principal <del>r</del>Residence market housing,</u> is in accordance with Policy HC-S2;</u></p> <p><del>e) <del>h)</del> the affordable housing and <del>p</del>Principal <del>r</del>Residence market housing will be indistinguishable and will be fully integrated on the development site; and</del></p> <p><del>f) <del>i)</del> the affordable housing will be provided broadly in-step with the <del>p</del>Principal <del>r</del>Residence housing as development progresses; <del>or unless</del></del></p> <p><u>g) <u>the building is in a Local Service Centre or Village, it is accepted to be Vacant and proposed Principal Residence housing through the change of use of a Vacant Building(s) accords with HC-S1 clauses 3b) and 4 and Policy HC-Dx.</u></u></p> <p><del>j) it is 'Principal Residence' housing in accordance with HC-S1 clause 4.</del></p> <p><u>3. 4. The National Park Authority will ensure that, whether through a single permission or incremental permissions, the number of affordable dwellings created is that which would have been required if the scheme had been constructed as a single development having regard to the planning unit and previous permissions since the adoption of the March 2005 Local Plan. In the case</u></p>	

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			<p>of the creation of one or more dwellings from a single previous planning unit (whether at once or over a period of time), the development should contribute the maximum number of local need affordable homes consistent with this policy. <del>or in accordance with HC-S1, clause 4.</del></p> <p><del>4.</del> <del>5.</del> Where there is reason to believe that the proposal is formulated with a view to circumventing or mitigating affordable housing requirements, including where the National Park Authority considers that a building is able to accommodate more than one dwelling units, its capacity will be re-calculated.</p> <p><del>5.</del> <del>6.</del> Where a scheme would provide more affordable homes than are needed in the parish and the adjacent parishes, now and in the near future a financial contribution will be required towards affordable housing needed elsewhere in the National Park in accordance with Policy GP5.</p> <p><del>6.</del> <del>7.</del> Proposals for <u>accessible and adaptable</u> <del>specialist</del> housing will be permitted where they accord with HC-<del>D3</del><u>S1</u>.</p> <p><del>8.</del> <del>Where permission is granted condition(s) will be attached removing permitted development rights in accordance with HC-S2 and CE-S5.</del></p>	
MM35	146	Policy HC-D2	<p><b>HC-D2 NEW BUILD DWELLINGS IN SETTLEMENTS</b></p> <p>1. New build housing development will be permitted in named settlements where: <del>a)</del> the site is well related to existing buildings and any development would conserve or enhance the character of the traditional settlement pattern and the character and appearance of the site and its surroundings; <u>and</u></p> <p><u>a)</u> <del>b)</del> it will meet an affordable local need, <u>and</u> there is a proven local need for the dwelling(s) <del>and</del> that <del>need</del> cannot be met within the existing housing stock, or from sites/buildings already with planning permission;</p> <p><u>b)</u> <del>c)</del> the intended occupants meet the <del>requirements of the local need occupancy criteria</del> <u>requirements which will be secured in perpetuity through a planning obligation</u> in accordance with HC-S3; and</p> <p><u>c)</u> <del>d)</del> the dwelling(s) will be affordable by size and type to local people and will remain so in perpetuity in accordance with HC-S2; <del>;</del></p>	<p>To simplify the policy and avoid repetition through reducing the number of clauses and to ensure the policy is consistent with proposed main modifications in other housing policies.</p> <p>Clause 2.a): Clarification to ensure that cross-subsidy by Principal Residence</p>

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p>2. All new build housing must address an identified local need and be affordable with occupation restricted to local people in perpetuity unless, in the named Local Service Centres and Villages, <del>where:</del> <del>a) F</del> for reasons of financial viability, <del>ENPA is satisfied that</del> it can be clearly and robustly demonstrated that:</p> <p>a) <del>i) An element of pPrincipal rResidence market housing (HC-S4) is required to enable delivery of more than one unit of local need affordable housing which cannot be made financially viable without it. The affordable housing will be owned or controlled by a Registered Provider (including Housing Associations) or a community land trust. The intention will remain the provision of 100% affordable housing to meet an identified local need.</del></p> <p>b) <del>ii) It is the minimum number of pPrincipal rResidence houses required to support the delivery of the required affordable housing.</del></p> <p><del>iii) The affordable dwellings will be occupied by a person(s) with a proven housing need in accordance with the local occupancy definition in HC-S3 and will otherwise accord with this Policy.</del></p> <p>c) <del>iv) In terms of size and type, the affordable housing and mix of pPrincipal rResidence market housing is in accordance with HC-S2;</del></p> <p>d) <del>v) tThe affordable housing and pPrincipal rResidence housing are indistinguishable and fully integrated on the development site; and</del></p> <p>e) <del>vi) The affordable housing will be provided broadly in-step with the pPrincipal rResidence housing as development progresses;</del></p> <p><del>or unless</del></p> <p><u>f) the building is in a Local Service Centre or Village, is accepted to be Vacant and proposed Principal Residence housing through the redevelopment of a Vacant Building(s) will be in accordance with HC-S1 clauses 3b) and 4 and Policy HC-Dx.</u></p> <p><del>f) It is 'Principal Residence' housing through the redevelopment of a 'Vacant Building(s)' in accordance with HC-S1 clause 4 only. In such cases, for a building to be considered as Vacant, applicants will need to demonstrate that it is not</del></p>	<p>housing will enable the delivery of more than one unit of local need affordable housing – as proposals for single new build dwellings in settlements will only be permitted where the dwelling meets a local need for affordable housing and does not require cross-subsidy – consistent with Policy HC-D5 Custom / Self Build Local Need Housing. This equates to what would have been required by the original Publication Draft Local Plan policy but ensures the intention of this clause is clear.</p> <p>Modification to clause 2.a) to delete reference to 'housing owned or controlled by a Registered</p>

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			<p><del>abandoned and that it has been unoccupied and without content for a minimum of 3 years.</del></p> <p>3. Proposals for <del>specialist</del> <u>accessible and adaptable</u> housing will be permitted where they accord with <del>HC-D3</del><u>S1</u>.</p> <p>4. Where permission is granted for local need <del>or 'principal residence' dwellings or specialist</del> <u>adaptable and accessible</u> housing of up to <del>90</del> <u>93</u>sqm floorspace, a condition will be attached removing permitted development rights in accordance with HC-S2.</p>	<p>Provider or a community land trust' to ensure there is sufficient flexibility to enable the delivery of affordable housing.</p>
MM36	150	Policy HC-D3	<p><del>HC-D3 ACCESSIBLE AND ADAPTABLE SPECIALIST HOUSING FOR EXMOOR'S COMMUNITIES</del></p> <p>1. Proposals <del>which address an identified local need or requirement for specialist housing</del> <u>accessible and adaptable homes</u> for older people and/or other vulnerable members of the community who <u>have an established local connection, and require care and assistance homes that can be adapted to meet their needs over their lifetime, will be encouraged. permitted where:</u></p> <p>a) <del>it cannot be provided within the existing housing stock, including through the appropriate subdivision and adaptation of existing dwellings in accordance with HC-D14 or from sites/buildings already with planning permission;</del></p> <p>2. <del>b) p</del><u>Proposals for will be permitted where:</u></p> <p>a) <u>they are in accordance with clause 2 of HC-S1, more than one dwelling unit of local needs affordable housing and any principal residence market housing provide for an identified need or requirement for specialist housing permitted in accordance with HC-D1 or HC-D2; and where and with HC-D1 or HC-D2 as appropriate.</u></p> <p>b) <u>the dwelling size is in accords with HC-S2;</u></p> <p>c) <del>it</del> <u>they</u> will be integrated into the local community to enable access to required services and facilities;</p> <p>d) <u>they are constructed in accordance with Building Regulations Requirement M4(2) (accessible and adaptable dwellings) or M4(3) (wheelchair user</u></p>	<p>To reflect the change to the PPG introduced by the Government's introduction of new Technical Housing Standards.</p>



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			<p><u>dwelling(s) regulations and they accord with Policy HC-S2, clauses 3 or 4 as appropriate; and</u></p> <p><del>ii) it is built to standards and to a size in accordance with HC-S2; and</del></p> <p><u>e) <del>iii) subdivision,</del> adaptation or conversion work accords with CE-S5.</u></p> <p><u>3. 2. A planning obligation will be secured to ensure that the occupancy of <del>specialist accessible and adaptable</del> housing is confined in perpetuity to a local person (and their dependents) who has a minimum period of a total of 10 years permanent residence within parishes in the National Park <u>and where permission is granted, a Principal Residence Occupancy condition will be attached in accordance with HC-S4.</u></u></p> <p><u>4. 3. Where permission is granted a condition will be attached removing permitted development rights in accordance with HC-S2.</u></p> <p><del>4. The planning obligation will allow, where properties become vacant, and where no person in need of specialist housing, can be found to occupy a property, other persons with a local affordable housing need consistent with HC-S3 to occupy the dwelling.</del></p> <p><u>5. The provision of specialist accommodation offering care <u>and assistance</u> through a residential institution, should be in accordance with HC-S7.</u></p>	
MM37	154	Policy HC-D6	<p><del><b>HC-D6 THE CHANGE OF USE OF SERVICED ACCOMMODATION TO HOUSING</b></del></p> <p><del>1. Proposals for the change of use of serviced accommodation to dwelling(s) will only be considered where the requirements in RT-D3 are satisfied. The intention, through the change of use will remain the provision of 100% affordable housing to meet an identified local need.</del></p> <p><del>2. In the Local Service Centres and Villages, proposals will accord with HC-D1.</del></p> <p><del>3. Outside the Local Service Centres and Villages, an element of principal residence market housing in accordance with HC-S4 may only be permitted where:</del></p> <p><del>a) the proposal meets the requirements of CE-S5;</del></p>	The change of use of serviced accommodation will be considered against policy RT-D3 Safeguarding Serviced Accommodation

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			<p><del>b) it is clearly and robustly demonstrated that it is required to enable delivery of affordable housing which cannot be made financially viable without it;</del></p> <p><del>c) the building is able to accommodate more than one dwelling unit;</del></p> <p><del>d) it is the minimum number of principal residence market houses required to support the delivery of the required affordable housing and to maximise the proportion of affordable homes within viability constraints;</del></p> <p><del>d) the affordable dwellings will be occupied by a person(s) with a proven housing need in accordance with HC-S3;</del></p> <p><del>e) in terms of size and type, the affordable dwellings and the mix of principal residence market housing is in accordance with HC-S2;</del></p> <p><del>f) the affordable housing and principal residence market housing will be indistinguishable and will be fully integrated on the development site; and</del></p> <p><del>g) the affordable housing will be provided broadly in step with the principal residence housing as development progresses.</del></p> <p><del>4. The National Park Authority will ensure that, whether through a single permission or incremental permissions, the number of affordable dwellings created is that which would have been required if the scheme had been constructed as a single development having regard to the planning unit and previous permissions since the adoption of the March 2005 Local Plan. In the case of the creation of more than one dwelling from a single previous planning unit (whether at once or over a period of time) the development should contribute the maximum number of local need affordable homes consistent with this policy.</del></p> <p><del>5. Where there is reason to believe that the proposal is formulated with a view to circumventing or mitigating affordable housing requirements, including where the National Park Authority considers that a building is able to accommodate more than one dwelling unit, its capacity will be re-calculated.</del></p> <p><del>6. Where a scheme would provide more affordable homes than are needed in the parish and the adjacent parishes, now and in the near future, a financial contribution will be required towards affordable housing needed elsewhere in the</del></p>	

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			<p><del>National Park in accordance with GP5. Any housing which may be permitted to deliver the required affordable housing should be principal residence housing (HC-S4) and will be the minimum number required to support the delivery of the affordable housing.</del></p> <p><del>7. Where permission is granted, condition(s) will be attached removing permitted development rights in accordance with HC-S2 and CE-S5.</del></p>	
MM38	158	Policy HC-D9	<p><b>HC-D9 RURAL WORKERS</b></p> <p><b>1. New housing to meet the needs of rural workers in the open countryside will only be permitted in accordance with HC-D7 or HC-D8 and where:</b></p> <p><b>a) it is justified by a proven essential functional need for a full time rural worker in agriculture, forestry or other rural land based enterprises to live permanently at or near their place of work;</b></p> <p><b>b) in the case of agriculture or other rural land based enterprises, the business is proven to be financially viable in the long term, it is extensive in nature, the land management activity contributes to the conservation or enhancement of the natural beauty and wildlife of the National Park and is in accordance with the tests set out in Annex 2 of this Plan;</b></p> <p><b>c) where the need for a dwelling is proven, a planning condition will be attached to ensure that occupancy of the dwelling(s) is confined to a rural worker in agriculture, forestry or <u>another rural</u> land based <del>rural land</del> enterprise operating in the locality <del>and in accordance with clause 1. a) above</del>; and</b></p> <p><b>d) the <del>net floorspace</del> <u>gross internal area</u> will be <del>90</del> <u>93</u>sqm or less unless <del>the Authority is satisfied</del> <u>it is demonstrated</u> that a larger dwelling is required in which case, the size of the dwelling will be commensurate with the needs of the holding, it can be sustained by the farm business and it would be affordable for the essential need in perpetuity.</b></p>	Points of clarification. Clause 1.d) - to reflect a change to the dwelling size in relation to Nationally Described Space Standards (Technical Housing Standards).

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MM39	166	Policy HC-D14	<p><b>HC-D14 SUBDIVISION OF EXISTING DWELLINGS</b></p> <ol style="list-style-type: none"> <li>1. <b>Proposals for the subdivision of existing residential dwellings will be permitted where:</b> <ol style="list-style-type: none"> <li>a) <b>there would be no adverse impact on the character of the area, amenity of neighbouring occupiers, or highway safety;</b></li> <li>b) <b>any necessary alterations will not adversely affect buildings of historic and/or architectural merit (CE-S4, CE-D3); and</b></li> <li>c) <b>any additional units created will be <del>p</del>Principal <del>r</del>Residence housing and subject to a condition limiting <del>its</del> occupancy to a person as their only or principal home (HC-S4).</b></li> </ol> </li> <li>2. <b>Where a property has a local affordable occupancy tie, any subdivision would require that the new unit(s) created would retain the same occupancy restriction.</b></li> <li>3. <b>Proposals to subdivide a dwelling with a rural worker or succession farming occupancy tie will only be permitted where:</b> <ol style="list-style-type: none"> <li>a) <b>the additional unit(s) created will be occupied in accordance with HC-S3 Local Occupancy Criteria; or</b></li> <li>b) <b>the additional unit(s) created will be occupied in accordance with the requirements for HC-D9 Rural Workers Dwelling or HC-D10 Succession Farming.</b></li> </ol> </li> <li>4. <b><u>Where permission is granted a condition may be attached removing permitted development rights in accordance with HC-S2.</u></b></li> </ol>	Additional clause 4 to ensure consistency with the reasoned justification.
MM40	167	Policy HC-D15	<p><b>HC-D15 RESIDENTIAL EXTENSIONS</b></p> <ol style="list-style-type: none"> <li>1. <b>Proposals for residential extensions will be permitted where they:</b> <ol style="list-style-type: none"> <li>a) <b>accord with the principles set out in CE-S6 Design and Sustainable Construction Principles and CE-D4 Extensions;</b></li> <li>b) <b>ensure there is sufficient space within the existing curtilage to accommodate the extension without resulting in overdevelopment of the site or adversely impacting on residential amenity space and parking provision;</b></li> </ol> </li> </ol>	In response to issues raised through the consultation and examination hearing sessions.

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			<p>c) are not disproportionate to the original dwelling and in any case do not increase the external floorspace of the original dwelling by more than 35% (taking into account any extensions provided through permitted development rights); and</p> <p>d) ensure the maintenance or replacement of any bat and barn owl roosts that may be present.</p> <p>2. Residential extensions will not be permitted <u>for temporary dwellings</u>. <del>in the following circumstances:</del></p> <p><del>a) for dwellings where the size is restricted the proposed extension would exceed the net internal floorspace limitation – including local need affordable dwellings, extended family dwellings, succession farming dwellings, rural land-based worker dwellings and specialist housing for older people;</del></p> <p><del>b) for temporary dwellings, or</del></p> <p><del>c) for dwellings that are unauthorised or immune from enforcement action – including those dwellings which have had the benefit of a Certificate of Lawful Use or Development.</del></p> <p>3. Extensions to residential curtilages will only be permitted where it can be demonstrated that it will not adversely affect visual amenity, the setting of the residential building, and the surrounding landscape, <u>biodiversity</u> and/or settlement character of the area.</p>	

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
MM41	176	Policy HC-S6	<p><b>HC-S6 LOCAL COMMERCIAL SERVICES AND COMMUNITY FACILITIES</b></p> <ol style="list-style-type: none"> <li>1. The National Park Authority will work with constituent local authorities, parish and town councils and communities to ensure that Exmoor’s communities are sustained, the economy strengthened, and the needs of visitors addressed.</li> <li>2. The provision of new or extended local commercial services and community facilities will be supported where it can be demonstrated that they: <ol style="list-style-type: none"> <li>a) will benefit the local resident community and the needs of visitors; and</li> <li>b) are of a scale and location appropriate to the community they serve.</li> </ol> </li> <li>3. For new developments or extensions to existing premises, preference will first be given to the reuse of existing traditional buildings (CE-S5). The re-use of non-traditional buildings (CE-S5), will be considered if enhancement of the built and natural environment can be achieved.</li> <li>4. New build developments should be located within <del>Local Service Centres and Villages</del> <u>the named settlements</u> or, for community facilities where no suitable site exists, <del>are</del> <u>should be</u> well-related to these settlements. Proposals specifically for new build and ancillary local commercial services should be in accordance with policy HC-D18 Local Commercial Service Provision.</li> <li>5. Proposals enabling the enhancement of existing services and facilities, or the flexible use of new or existing buildings to allow a range of community services or facilities to take place on site will be encouraged – where this applies to an existing service the sharing of facilities should support the retention of the primary use.</li> <li>6. The provision of publicly accessible green space within or adjoining the named settlements will be supported.</li> <li>7. Local commercial services and community facilities will be safeguarded in accordance with policy HC-D19.</li> <li>8. Important visual amenity space identified within and adjoining the settlements will be protected in accordance with policy HC-D20.</li> </ol>	For reasons of consistency with other policies in the Plan.

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
SECTION 7: ACHIEVING A SUSTAINABLE ECONOMY				
MM42	192	Policy SE-S2	<p><b>SE-S2 BUSINESS DEVELOPMENT IN SETTLEMENTS</b></p> <p><b>1. In the named settlements proposals for business development or extensions to existing businesses should accord with policy SE-S1 and be located within the settlement or where no suitable buildings/sites are available, well-related to existing buildings.</b></p> <p><b>2. Proposals will be permitted where:</b></p> <p>a) <b>they reuse existing traditional buildings wherever possible, in a way that maintains and/or enhances their character; <del>or where no suitable buildings are available;</del></b></p> <p>b) <b><u>where no suitable traditional buildings are available they reuse non-traditional buildings, or previously developed sites, and proposals achieve enhancement of the built environment is incorporated into proposals where necessary to deliver an overall acceptable scheme; or where this cannot be achieved;</u></b></p> <p>c) <b><u>where this cannot be achieved a replacement of a non-traditional building, or a new site/building may be permitted.</u></b></p> <p><b>3. In addition to clause 1, any proposals for new build development in Porlock Weir, other than extensions to existing premises, should be:</b></p> <p>a) <b>small-scale to reflect the form and character of the <del>of the</del> settlement; and</b></p> <p>b) <b>compatible with industries associated with the settlement.</b></p> <p><b>4. <u>Where permission is granted for new B1 uses a condition will be attached to remove permitted development rights in respect of temporary changes of use, use as a state funded school, or a registered nursery.</u></b></p>	For clarification, and consistency with the supporting text.
MM43	192	Insert new paragraphs after para. 7.26	<p><u>Policy SE-S3 aims to provide diversification opportunities for rural land-based businesses which are businesses that manage the land extensively in a way that conserves and enhances the National Park’s special qualities. These can be defined as farming enterprises based on primary food production, rural estates, forestry, mixed enterprises (e.g. with equestrian activities and/or game shooting) and other businesses that manage</u></p>	Insertion of text to provide explanation of rural land-based businesses in the context of

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p><u>the land for conservation and/or recreation, which have benefits for health and well-being. Rural land-based businesses must also have a need to be located in the open countryside due to the nature of their operations.</u></p> <p><u>In terms of diversification proposals e.g. for conversions to holiday lets (RT-D4), provision of alternative camping accommodation (RT-D9), or the conversion of buildings for business development (which do not benefit from permitted development rights) a rural land-based business should provide at least full time employment for at least one member of staff. A small-holding that is a hobby farm as a lifestyle choice, which does not directly provide employment for one full-time equivalent person is unlikely to be considered for such diversification opportunities.</u></p> <p><u>Where there may be difficulties in determining whether a proposal for diversification of a 'rural land-based business' the applicant will need to demonstrate that the land-based business is a viable concern that generates sufficient income to diversify, or provide a business plan to show how the land-based enterprise can continue to be viable through diversification proposals.</u></p>	diversification proposals.
MM44	194	Policy SE-S3	<p><b>SE-S3 BUSINESS DEVELOPMENT IN THE OPEN COUNTRYSIDE</b></p> <ol style="list-style-type: none"> <li><b>1. Business development will be permitted for the change of use and conversion of an existing traditional building that is well-related to an existing group of buildings on a farmstead or in a hamlet where there is an existing dwelling, in accordance with policies SE-S1 and CE-S5.</b></li> <li><b>2. Proposals for extensions to existing business sites or buildings that are well related to an existing group of buildings on a farmstead or in a hamlet where there is an existing dwelling will be permitted in accordance with SE-S1 and where the scale and appearance of the development are compatible with local landscape character.</b></li> <li><b>3. Additionally, proposals for the diversification of existing agricultural, or other primary businesses responsible for land management, through the reuse/change of use of an existing non-traditional building for business development may be permitted where the following will be achieved:</b></li> </ol>	For consistency with the reasoned justification and to ensure the policy is clear in relation to the redevelopment of existing employment sites in the open countryside.



REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p>a) they are well-related to an existing group of buildings on the farmstead and accord with policy CE-S5;</p> <p><del>b) it can be demonstrated that the agricultural use of the existing building(s) to be re-used is redundant;</del></p> <p><u>b) e) the proposed business development supports an existing agricultural or other primary business responsible for land management and does not conflict with the existing farming or land management activity; and</u></p> <p><u>c) d) where proposals relate to the change of use of an existing building from an agricultural use to a business use (use classes B1, B2, B8 or sui generis), a condition <del>may</del> <u>will</u> be attached to the permission to enable the building to be used for the purposes of agriculture or the permitted business use;</u> <u>and</u></p> <p><u>d) a condition will be attached removing permitted development rights for the erection of new farm buildings on the holding.</u></p> <p>4. The erection of new business premises in the open countryside will <del>not</del> <u>only</u> be permitted <u>for the redevelopment of existing employment sites, where existing buildings are replaced with no significant increase in size, and enhancement to the site and/or its setting is incorporated into the proposals where necessary to deliver an overall acceptable scheme, which is consistent with local landscape character.</u></p> <p>5. Business use in buildings which stand alone or which do not relate well to existing buildings and are not part of a farm group or hamlet will not be permitted.</p> <p>6. <u>Where permission is granted for new B1 uses a condition will be attached to remove permitted development rights in respect of temporary changes of use, use as a state funded school, or a registered nursery.</u></p>	
MM45	195	Policy SE-D1	<p><b>SE-D1 HOME BASED BUSINESSES</b></p> <p>1. The use of part of a residential property, a small scale extension, the use of ancillary buildings where they are well related to existing buildings or, where no suitable</p>	Clarification regarding live-work arrangements.

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p><b>buildings exist new outbuildings within the domestic curtilage, for a <del>small-scale</del> home based business will be permitted where:</b></p> <p><b>a) there is no unacceptable adverse impact on the landscape or the amenity of the area or on the occupiers of neighbouring properties; and</b></p> <p><b>b) where an extension is proposed the development accords with Policy HC-D15 Residential Extensions.</b></p> <p><b>2. Where necessary, conditions will be attached to any granting of planning permission including to:</b></p> <p><b>a) control the use to avoid or minimise any potential adverse impacts;</b></p> <p><b>b) remove permitted development rights to protect the character and appearance of the building;</b></p> <p><b>c) ensure any new development may only be occupied in association with the dwelling and cannot be let or disposed of separately from that dwelling; and</b></p> <p><b>d) allow, where appropriate, the business use to cease and revert to an ancillary domestic use without the need for further planning permission.</b></p> <p><b>3. Proposals for live-work units should be in accordance with the housing policies in this Plan <u>and designed so the employment space can be used independently of the living accommodation.</u></b></p>	
MM46	197	Para. 7.40	<p>If the Authority is satisfied that the site and/or buildings are no longer viable in employment use, the owner/applicant will be required to maintain <del>an enhanced level of</del> employment generating uses on the remaining part of the site/in the building (i.e. at the same level as on the whole site but on/in a smaller area) or alternative provision will need to be provided on another suitable site(s)/building(s) under the control of the applicant; a planning condition or obligation will be used to ensure that the alternative provision is secured at an appropriate time in relation to the redevelopment of the site or building.</p>	<p>To ensure the reasoned justification is consistent with policy SE-D2</p>

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
MM47	200	Policy SE-S4	<p><b>SE-S4 AGRICULTURAL AND FORESTRY DEVELOPMENT</b></p> <p><b>1. Permission will be granted for new or replacement buildings, tracks and structures or extensions required for agriculture or forestry purposes where:</b></p> <ul style="list-style-type: none"> <li><b>a) it can be demonstrated there is a functional need for the extension, building, structure or track and its size and scale is commensurate with the demonstrated need;</b></li> <li><b>b) the building, track or structure is designed for the purposes of agriculture or forestry;</b></li> <li><b>c) in the case of new buildings, the site is related physically and functionally to existing buildings associated with the business;</b></li> <li><b>d) <del>they</del> <u>buildings, tracks or structures</u> are sited appropriately in the context of local topography and of an appropriate design that responds to and reinforces landscape character in terms of size, scale, massing, layout, external appearance and materials – if a landscaping scheme is required it should be in accordance with policy CE-D1;</b></li> <li><b>e) <del>the</del> <u>proposals</u> do not generate a level of activity or otherwise detrimentally affect the amenity of surrounding properties and occupiers including through loss of daylight, overbearing appearance, or conflict with neighbouring land uses;</b></li> <li><b>f) appropriate measures are taken to ensure <u>proposals</u> do not, including through the level of activity, have an adverse impact on biodiversity and</b></li> <li><b>g) it can be demonstrated that opportunities have been taken for:</b> <ul style="list-style-type: none"> <li><b>i) the integration of passive design and sustainable construction methods to improve energy efficiency;</b></li> <li><b>ii) the integration of appropriate renewable energy technologies to reduce carbon emissions in accordance with CC-S5; and</b></li> <li><b>iii) minimising surface water run-off to avoid impacts on water quality (CC-D1).</b></li> </ul> </li> </ul>	Points of clarification and consistency with the reasoned justification.

REF	PDL P PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p><del>2. The National Park Authority will consider attaching a condition to any planning permission to require the removal of agricultural or forestry buildings when they are no longer required and the reinstatement of the land.</del></p> <p><del>2.</del> <b>3.</b> New isolated buildings will not be permitted unless it can be demonstrated that there are exceptional circumstances relating to an overriding functional need for a more isolated location, and where</p> <p>a) they do not replace existing agricultural buildings that have been subdivided away from the holding; and</p> <p>b) <del>it is not as a result of the requirement for them does not result from a change in</del> <u>of farming practices, such that could adversely affect the management of the traditional landscape character of the National Park.</u></p> <p><b>3.</b> <u>Where new agricultural buildings with a floorspace of 500sqm or less are granted planning consent, permitted development rights may be withdrawn in respect of changes of use of agricultural buildings and any land within its curtilage to alternative uses.</u></p>	

REF	PDL P PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
SECTION 8: ACHIEVING ENJOYMENT FOR ALL				
MM48	204	Policy RT-S1	<p><b>RT-S1 RECREATION AND TOURISM</b></p> <p><b>1. Opportunities to provide a high quality, inclusive visitor experience on Exmoor through a diverse range of recreation and tourism facilities that actively enhance the understanding and enjoyment of the National Park’s special qualities will be encouraged <u>in accordance with the following principles:-</u></b></p> <p><del><b>2. Development proposals should demonstrate that:</b></del></p> <p><b>a) They <del>underpin</del> <u>are compatible with</u> the quiet enjoyment of the National Park. There are no unacceptable adverse effects on the natural and historic environment either individually or cumulatively through levels of activity or use.</b></p> <p><b>b) They contribute towards a sustainable future for Exmoor’s local economy and communities.</b></p> <p><b>c) They support the improved health and wellbeing of people living, working and visiting Exmoor through the benefits of recreation and experience of tranquillity.</b></p> <p><b>d) They ensure appropriate and safe access by the road network and where possible by walking, cycling, horse-riding and public transport.</b></p> <p><b>e) They safeguard the existing access network, including public rights of way, and access land; and provide enhancements where opportunities arise (RT-D12).</b></p> <p><b>f) They respond to opportunities to improve the quality and viability of existing recreation and tourism businesses, through appropriate restoration, extension, expansion or diversification.</b></p> <p><b>g) They are of a scale compatible with their location and setting, in accordance with the relevant development management policy considerations for tourism and recreation (policies RT-D1 to RT-D12).</b></p>	Points of clarification.

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
MM49	209	Policy RT-D3	<p><b>RT-D3 SAFEGUARDING SERVICED ACCOMMODATION</b></p> <p><b>1. Development proposals that would involve the loss of existing serviced accommodation will only be permitted where:</b></p> <p><b>a) other employment uses are to be created in the existing building; or</b></p> <p><b>b) <u>the building is to become a Principal Residence dwelling (HC-S4) and evidence clearly demonstrates the use can change to a principal residence dwelling (HC-S4) that where:</u></b></p> <p><b>i) <del>the use was formerly a single residential dwelling on 1<sup>st</sup> July 1948 or the building was originally built as a single residential dwelling subsequently;</del></b></p> <p><b>ii) there has been no excessive alteration or extension; and</b></p> <p><b>iii) the existing use does not provide an additional community service or function; or,</b></p> <p><b>c) <u>they accord with clauses 2 and 3 below.</u></b></p> <p><b>2. Where clauses 1 a) and b) does not apply, proposals relating to the change of use of serviced accommodation should be demonstrate that the current use of the building as serviced accommodation cannot be continued or made viable in the longer term and the property has been marketed as a going concern at a reasonable value for a minimum period of 12 months. An independent valuation of the building will be required.</b></p> <p><b>3. Where it is demonstrated that the serviced accommodation is <u>no</u> longer viable (clause 2), proposals for change of use should be compatible with the cultural heritage of the existing building, local character and amenity and in accordance with the following:</b></p> <p><b>a) Changes that will be considered acceptable in principle include:</b></p> <p><b>i) Change of use to self-catering apartments.</b></p> <p><b>ii) Change of use to provide community services or facilities.</b></p>	Points of clarification, and to remove the date from clause 1.b)i).

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p>iii) A mixed use development, based on the uses listed above including employment use.</p> <p>b) Proposals for the change of use to residential dwellings will only be considered where the requirements of this policy are met and clause 3(a) cannot be achieved. Proposals should accord with <del>HC-D6 Change of Use of Serviced Accommodation to Housing</del> <u>the tests set out in clause 2 of policy HC-D1.</u></p> <p>c) In relation to 3 (a) and (b), opportunities for the partial change of use of the building or complex that supplements the existing serviced accommodation will be encouraged.</p>	
MM50	212	Policy RT-D4	<p><b>RT-D4 NON-SERVICED ACCOMMODATION</b></p> <p>1. Proposals for the change of use and conversion of buildings to non-serviced accommodation will be permitted where they:</p> <p>a) create additional unit(s) on an existing self-catering complex;</p> <p>b) accord with RT-D3 Safeguarding Serviced Accommodation clause 3a);</p> <p>c) reuse a redundant building associated with a hotel/guesthouse premises; or</p> <p>d) relate to the diversification of a rural land-based business, <u>where the building is well-related to an existing grouping of buildings.</u></p> <p>2. Proposals should also meet the following principles:</p> <p>a) the character and appearance of the building and its setting is conserved, and where they accord with policies on landscape character, cultural heritage and design (<u>CE-S1, CE-S4 and CE-S6</u>);</p> <p>b) <u>where the proposal involves the change of</u> <del>changing the</del> use of traditional farm buildings, the <del>entire range</del> <u>conversion of all</u> such buildings within a farmstead, will not be permitted <u>in order to be converted to</u> <del>be converted to</del> protect the historic character and significance of the buildings collectively (CE-S5);</p> <p>c) the design and layout of access and parking requirements are compatible with landscape character and built heritage, and the local road network has</p>	Points of clarification.

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p>capacity to service the accommodation without adversely affecting road safety; and</p> <p>d) there are no adverse impacts on tranquillity and local amenity.</p> <p>3. Small scale extensions and alterations will be permitted to improve the quality and viability of existing non-serviced accommodation; where it would not adversely affect the historic character of the existing building. No new build units of holiday-let accommodation will be permitted.</p> <p>4. Where a non-serviced accommodation unit is no longer needed or viable, a proposal to replace the holiday occupancy condition of the unit with an agreement limiting occupancy to meet a local affordable need for housing or housing for extended families will be considered in accordance with policy HC-D13. In respect of changes to business or community use, proposals should accord with the relevant policies in the plan.</p>	
MM51	214	Policy RT-D6	<p><b>RT-D6 CAMPING BARNS</b></p> <p>1. Proposals for the change of use and necessary alteration of a traditional building to a camping barn or hostel accommodation will be permitted where it complements the historic character and appearance of the building, biodiversity interests, and its setting within the landscape.</p> <p>2. Where the existing building is <u>located: in a farmstead or hamlet in close association with an existing dwelling, or in a named settlement:</u></p> <p>a) <u>in a farmstead or hamlet in close association with an existing dwelling,</u> parking and access arrangements should be incorporated within the <del>hamlet/farmstead</del> <u>building group</u> without detrimentally impacting on landscape character and visual amenity; or</p> <p>b) <u>in a named settlement,</u> parking and access arrangements <del>in a settlement</del> are consistent with policies AC-D1 and AC-S3,<del> and</del></p> <p>c) <del>utility and service supplies will be routed underground.</del></p>	Points of clarification and to reduce the number of clauses where other policy requirements will apply.



REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p>3. The change of use and conversion of a traditional barn or building in an isolated location to provide basic shelter in a camping barn (stone tent) with limited facilities for walkers, will be permitted where it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>a) the building can be managed effectively without new access provision;</li> <li>b) the proposal does not involve alterations to the external fabric and surroundings of the building that would materially affect the character or appearance of the building and its setting;</li> <li>a) the building is well related to the rights of way network or access land; and</li> <li>b) any bat and barn owl roosts that may be present are maintained or replaced.</li> </ul>	
MM52	231	Policy RT-S2	<p><b>RT-S2 REINSTATEMENT OF THE LYNTON AND BARNSTAPLE RAILWAY</b></p> <p>1. Proposals for the reinstatement of the Lynton and Barnstaple Railway should be in accordance with the following criteria:</p> <ul style="list-style-type: none"> <li>a) the proposal should seek to reinstate and replicate the former narrow gauge railway including the line of the original route and the siting, design, appearance, and materials of the associated structures or buildings;</li> <li>b) any additional new development over and above the original historic former railway should provide demonstrable evidence that it is essential for the operation of the reinstated former railway or is a restoration of a historic feature and that there are no alternative solutions which would reasonably meet the need for the development in any other way;</li> <li>c) reinstatement proposals should: <ul style="list-style-type: none"> <li>i) Seek to re-use the original buildings associated with the former railway.</li> <li>ii) Where it can be demonstrated that the re-use of the original buildings cannot be achieved, existing buildings in suitable proximity to the reinstatement proposal may be considered.</li> <li>iii) New buildings will only be considered where it can be demonstrated that there are no existing buildings suitable for re-use.</li> </ul> </li> </ul>	New criterion relating to safeguarding biodiversity and geodiversity.

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p>d) new infrastructure, buildings and structures should complement the character of the original railway;</p> <p>e) the proposal should respond to landscape character and ensure landscaping is appropriate to the site and character of the area and having regard to traditional features of the former railway (CE-S1);</p> <p>f) <u>the proposal should safeguard wildlife, habitats and sites of geological interest (CE-S3);</u></p> <p>g) <del>f</del>) sustainable construction methods should be used, unless they compromise the historical accuracy and appearance of the former railway;</p> <p>h) <del>g</del>) the proposal should accord with AC-D1 and provide a travel plan to incorporate measures to enable safe access by walking, cycling and public transport that will help to minimise traffic generation and the need for parking;</p> <p>i) <del>h</del>) parking provision should be in accordance with policies AC-S3 and AC-D2; and</p> <p>j) <del>i</del>) provision of temporary overflow parking to help address peak parking demand should accord with AC-D3.</p>	
<b>SECTION 9: ACHIEVING ACCESS FOR ALL</b>				
MM53	240	Policy AC-S3	<p><b>AC-S3 TRAFFIC MANAGEMENT AND PARKING</b></p> <ol style="list-style-type: none"> <li>1. The approach to traffic management on Exmoor will take into account the needs of all users including pedestrians, walkers, cyclists, horse-riders, and disabled people, including through the provision of alternative routes to avoid busy roads, safer crossing points, and use of shared surfaces where appropriate.</li> <li>2. The Exmoor Route Network, as shown on the policies map, will form the framework for traffic and freight management in the National Park.</li> <li>3. Replacement of existing car parking (lost through development or coastal change), or the creation of small scale new facilities will be permitted where: <del>(a)</del> this enables opportunities to enhance public understanding and enjoyment of the</li> </ol>	Points of clarification

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p>National Park, <del>or (b) this would</del> <u>relieves</u> traffic and parking pressure elsewhere in the locality, <del>and including adverse impacts arising from parking on the highway.</del> <u>and Such provision should also ensure that:</u></p> <ul style="list-style-type: none"> <li>a) <del>e)</del> there is good accessibility, and there would be no material harm to the character and appearance of the locality or views from publicly accessible locations; and</li> <li>b) <del>d)</del> it is well designed in accordance with the criteria set out in policy AC-S2(1).</li> </ul> <p>4. In the National Park there is a presumption against providing for peak parking demand. The National Park Authority will work with highways authorities, Town and Parish Councils and local communities to identify local solutions to congestion and parking issues in keeping with landscape character, providing for community needs and utilising temporary solutions for peak parking where necessary and appropriate (AC-D4).</p> <p>5. Proposals for new development should make adequate provision for parking in accordance with AC-D3.</p>	
MM54	240	Para. 9.28	<p>Policy AC-D3 guides parking provision in developments – the principle will be to minimise parking taking into account environmental constraints. Table 9.1 <i>Guide to Parking Standards</i> <del>lists optimum</del> <u>is intended to guide</u> levels of provision and <del>is intended to guide applicants regarding the levels of</del> <u>for</u> car, cycle, motorcycle parking and parking for disabled people<sup>1</sup>. The parking standards reflect the rural nature of the National Park, and that many people will be dependent on access to a car. Car parking standards include any garages or car ports provided. However, developments in more sustainable locations that are well served by public transport or have good walking and cycling links</p>	Points of clarification in relation to parking provision.

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

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			<p>will be considered appropriate for lower levels of car parking provision. There may be circumstances such as change of use, or new development in restricted locations where it is not possible to accommodate parking. In order to enable otherwise appropriate development, the National Park Authority will take into account the proximity of public parking (including on- road parking) and public transport when considering applications. <del>Applicants will be expected to provide clear evidence to justify higher car parking provision.</del> <u>Proposals for a higher level of car parking provision should be supported by robust evidence.</u> Proposals for higher levels of cycle parking will be favourably considered.</p>	
MM55	247	Policy AC-S4	<p><b>AC-S4 ELECTRICITY AND COMMUNICATIONS NETWORKS</b></p> <ol style="list-style-type: none"> <li><b>1. Development to improve the accessibility and standard of the electricity and telecommunications networks will be encouraged in order to contribute to thriving communities and businesses, and climate change mitigation. Great weight will be given to ensuring that the National Park and its special qualities are conserved and enhanced.</b></li> <li><b>2. Proposals will be supported where:</b> <ol style="list-style-type: none"> <li><b>a) the location, siting, scale and design of structures will not cause any unacceptable adverse impacts on the landscape and/or seascape character, visual amenity, biodiversity and cultural heritage of the National Park;</b></li> <li><b>b) co-operative working with partner organisations and utility operators has been demonstrated, to facilitate the sharing, utilisation and consolidation of existing communications infrastructure in rolling out new or improved communication technologies; and</b></li> <li><b>c) provision is made for the removal of apparatus and reinstatement of land when the apparatus becomes redundant.</b></li> </ol> </li> <li><b>3. <u>Proposals for M-major and nationally significant transmission infrastructure including high voltage pylon transmission lines, substations and other above ground structures from large scale offshore renewable energy schemes will be considered in accordance with resisted (GP2 Major Development).</u></b></li> </ol>	Points of clarification regarding major development proposals.

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
MM56	248	Policy AC-D5	<p><b>AC-D5 RADIO AND MOBILE TELECOMMUNICATIONS INFRASTRUCTURE</b></p> <ol style="list-style-type: none"> <li><b>1. Proposals for radio and mobile telecommunications development will be permitted where they first seek to share existing infrastructure, there is capacity in landscape terms, and no increase in height of existing masts is required.</b></li> <li><b>2. Where it can be demonstrated that (1) is not possible, apparatus will be sited on existing masts or other features such as buildings or other structures, to minimise adverse effects on landscape character.</b></li> <li><b>3. Where it can be demonstrated that (1) and (2) are not possible, the apparatus shall be sited and designed to ensure that it has an acceptable appearance in the landscape including through camouflage as a natural or traditional feature.</b></li> <li><b>4. In determining all proposals:</b> <ol style="list-style-type: none"> <li><b>a) the highest standards of design will be sought in terms of colour, dimensions, construction and overall shape to minimise any visual impact;</b></li> <li><b>b) there will be no unacceptable cumulative or sequential visual impact with other vertical structures in the landscape;</b></li> <li><b>c) there will be no <u>unacceptable</u> adverse effects on sensitive habitats and wildlife or the historic environment;</b></li> <li><b>d) if on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building;</b></li> <li><b>e) the amenity of nearby residents and visitors are not adversely affected; and</b></li> <li><b>f) opportunities for enhancement of the landscape including consolidation of any existing telecommunications infrastructure will be sought.</b></li> </ol> </li> <li><b>5. A condition will be attached to any planning consent to ensure that there will be ongoing management in place where trees are essential in providing amelioration to visual impacts including as camouflage to antenna within trees.</b></li> </ol>	In response to consultation representations.

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
MM57	251	Policy AC-D6	<p><b>AC-D6 FIXED LINE TRANSMISSION INFRASTRUCTURE</b></p> <ol style="list-style-type: none"> <li>1. <del>Proposals for new transmission lines will only be permitted where they first seek to be are routed underground, unless they this will conflict with policies CE-S1 Landscape and Seascape Character, CE-S3 Biodiversity and Green Infrastructure, CE-S4 Cultural Heritage and Historic Environment and the need for the service cannot be met in any other way.</del></li> <li>2. <u>Where it can be demonstrated that (1) is not possible, other means of providing the service with minimal environmental impact should be considered (CC-S5 Low Carbon and Renewable Energy Development, CE-D7 Satellite Antennae).</u> <del>and the need for the service cannot be met in any other way.</del></li> <li>3. <u>Where it can be demonstrated that (1) and (2) are not possible</u> <del>In this circumstance,</del> proposals for overhead lines may only be permitted where the visual impact is minimised by selecting the least obtrusive route and where it will not cross any moorland or open landscapes, or break the skyline.</li> <li>4. <del>2</del> Proposals relating to low voltage electrical cabling from renewable energy technologies (CC-S5) will only be permitted where: <ol style="list-style-type: none"> <li>a) they will be routed underground;</li> <li>b) they will not adversely affect landscape and seascape character, biodiversity, cultural heritage or recreational use of the coast; and</li> <li>c) there is adequate infrastructure to connect cabling nearby that does not require substantial modification or upgrading, or where any modification /upgrading to existing infrastructure is minimal and will not have any unacceptable impact.</li> </ol> </li> <li>5. <del>3. Development p</del> Proposals that <u>include require</u> electricity or telecommunication service lines to new development will be expected to provide underground routing subject to policies CE-S1, CE-S3 and CE-S4.</li> </ol>	To introduce a sequential approach for fixed line infrastructure proposals.

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
SECTION 10: EXMOOR'S SETTLEMENTS				
MM58	279	Policy ES-S2	<p><del><b>ES-S2 LYNTON &amp; LYNMOUTH NEIGHBOURHOOD PLAN</b></del></p> <p><del><b>1. Development proposals within Lynton &amp; Lynmouth parish shall be determined in accordance with the Lynton &amp; Lynmouth Neighbourhood Plan 2013 – 2028 and the strategic policies of the Local Plan.</b></del></p> <p><del><b>2. Development management policies in the Local Plan will only be given greater weight in the following circumstances:</b></del></p> <p><del><b>a) where the neighbourhood plan is silent, indeterminate or out of date; and</b></del></p> <p><del><b>b) using RT-D3 safeguarding serviced accommodation to determine related proposals for the change of use of serviced accommodation within the Neighbourhood Plan area (over-riding the Lyn Plan policy E2 Change of Use of Hotels &amp; Guesthouses).</b></del></p> <p><del><b>3. 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.</b></del></p>	Policy ES-S2 conflicts with the legal principle that a policy in a development plan cannot disapply a statutory provision. Nor can it prescribe the circumstances in which a decision-maker must give greater weight to one given set of development plan policies than to another
SECTION 11: MONITORING AND IMPLEMENTATION FRAMEWORK				
MM59	302	<p>After para. 11.3 – insert new paragraph 11.3A</p> <p>After new para. 11.3A and before</p>	<p><u>11.3A Particular attention will be paid to monitoring both the indicative level of need for affordable housing and the number of affordable dwellings permitted each year. This reflects the priority which the Plan gives to providing affordable housing to meet local needs. Policy MI-S1 sets out the indicators that will be used to determine whether affordable housing need is being met and the process for determining whether a review of the Plan may be needed.</u></p> <p><u>11.3B Reflecting experience of rural affordable housing delivery, in applying policy M1-S1 the National Park Authority will have regard to:</u></p>	Reasoned justification for an additional policy on monitoring and review of affordable housing need and provision.

REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
		Policy M1-S1, insert new para 11.3B	<p>a) <u>the cumulative number of affordable dwellings that have been permitted since the start of the plan period;</u></p> <p>b) <u>affordable dwellings under construction and completions since the start of the plan period; and</u></p> <p>c) <u>Evidence from parish household surveys on the level of affordable housing need in the National Park.</u></p> <p><u>Experience of providing for affordable housing on Exmoor shows that up to date parish household need surveys are the most accurate way of assessing affordable housing need for parishes within the National Park to enable housing to be delivered where it is needed. Following a needs led approach, such surveys will in practice be the basis for assessing planning applications for affordable local need housing (see para 6.35 (as amended by para 6.35 to 6.36 of Further Proposed Changes to Section 6). If monitoring shows that affordable housing delivery is below the threshold set out in the policy, evidence from up to date parish housing need surveys will be assessed. If this also indicates that there is a shortfall in the delivery against proven need then it will help to decide to trigger a review.</u></p>	
MM60	302	Insert after para. 11.3	<p><b><u>MI-S1 MONITORING AND REVIEW OF AFFORDABLE HOUSING NEED AND PROVISION</u></b></p> <p><b><u>1. The Authority will complete a review of the indicative affordable housing need figure for the Plan period set out in paragraph 6.31 of the Plan, on the basis of the latest available evidence, by no later than 31 December 2020 and at intervals of no more than five years thereafter. If any review shows that there has been an increase of more than 20% in the indicative affordable housing need figure compared with the figure in paragraph 6.31 of the Plan, a full or partial review of the Plan will be undertaken to take account of this change.</u></b></p> <p><b><u>2. If in any continuous three-year monitoring period the total number of affordable dwellings permitted in those three years is less than 10% of the indicative affordable housing need figure for the Plan period as a whole set out in</u></b></p>	Additional policy on monitoring and review of affordable housing need and provision.



REF	PDLP PAGE	POLICY/ PARAGRAPH	PROPOSED MAIN MODIFICATION	REASON
			<p><u>paragraph 6.31 of the Plan, the Authority will carry out a review of the reasons for this in consultation with local stakeholders unless:</u></p> <p><u>a) cumulative delivery since 2011 meets or exceeds the total of the average annualised figure of affordable housing need to date; or</u></p> <p><u>b) evidence from up to date parish housing need surveys shows that existing levels of provision are sufficient to meet local needs for affordable housing.</u></p> <p><u>3. If a review is triggered in accordance with clause 2 of this policy and it indicates that changes to the Plan are needed to increase delivery of affordable housing to meet local needs, a full or partial review of the Plan will be undertaken to take forward the necessary changes.</u></p>	