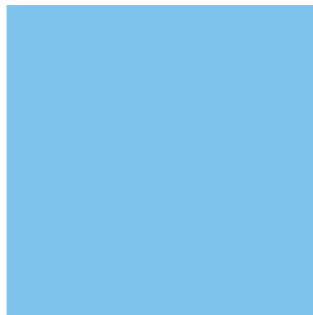
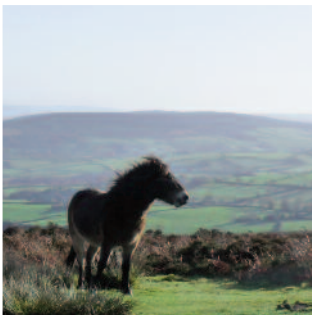
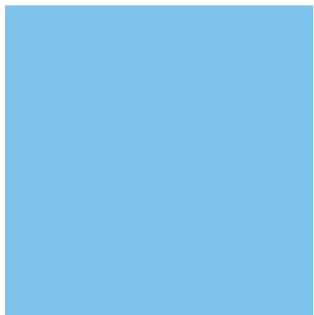


Local Development Framework:

Local Plan Options

November 2011



LOCAL PLAN OPTIONS

A New Local Plan for Exmoor National Park

The National Park Authority is preparing a new [Local Plan](#) that will guide future development and land use priorities in the National Park.

We are asking for your views on some options for two important parts of the plan:

- where new development should be located in the National Park; and
- how affordable housing can be delivered.

We are also asking for your views about the policy approach to a number of specific development issues in the Local Plan including local housing and the re-use of buildings.

The Options have been tested against a set of sustainability objectives. An assessment of the impacts on internationally important wildlife sites has also been carried out (as required under the Habitats Regulations). You can view this appraisal along with the other consultation documents on the website. Please contact the National Park offices for a printed copy if you are not able to view the document online.

The results of the consultation will inform the preparation of what is known as the 'preferred strategy' for the Local Plan, which will be consulted on along with all the new [Local Plan](#) policies, later in 2012.

Tell us what you think

This consultation will run during December 2011 and January 2012. Please complete the separate questionnaire and return to us, or answer the questions online via the website at www.exmoor-nationalpark.gov.uk/consultation.

1 LOCAL PLAN OPTIONS - LOCATIONS FOR NEW DEVELOPMENT

This section considers Options for *where* new development should go within the National Park. New development can include buildings for employment, community uses and housing. Currently, new build development, (other than that essential for agriculture or forestry), is only allowed in those settlements named in the Local Plan.

Settlement Option A would continue the current approach to allow for new build development in all towns and villages listed in the Plan. This would include: *Allerford, Barbrook, Bridgetown/Exton, Brendon, Brompton Regis, Challacombe, Dulverton, Dunster, Exford, Luccombe, Luxborough, Lynton and Lynmouth, Monksilver, Parracombe, Porlock, Roadwater, Simonsbath, Timberscombe, Winsford, Withypool, Wheddon Cross/ Cutcombe and Wootton Courtenay.*

Settlement Option B would allow for new build development only in those towns and villages where there is a school, a regular bus service which runs 5+ times a week and a shop. This would include: *Cutcombe/Wheddon Cross, Dulverton, Dunster, Exford, Lynton and Lynmouth, Parracombe, Porlock and Timberscombe.*

Settlement OPTION C would allow for new build development in all towns and villages in Option A, AND those settlements with a shop and/or pub and/or village hall. This would include the additional settlements of: *Hawkridge, Twitchen, Heasley Mill, Martinhoe, Countisbury, Rockford, Oare, Porlock Weir, West Porlock, Selworthy, Withycombe.*

All the Options assume that the approach to identifying settlements where new development should be located will need to take account of the *scale* of development appropriate to particular settlements, and where there is *capacity* for development. It should be noted that, generally, if fewer settlements are identified as being allowed to have new build development, then the overall level of development in the National Park is likely to be lower. The Options take account of the services and facilities available in each settlement. Details are given in Annex A for the main settlements currently listed in the Local Plan. Details of the services and facilities available in smaller settlements are given in Annex B. Further studies on landscape capacity would need to be undertaken if any additional settlements are identified as having the potential to be listed in the Local Plan.

| | SETTLEMENT OPTION A | SETTLEMENT OPTION B | SETTLEMENT OPTION C |
|------|--|---|--|
| Pros | <p>Allows development (including to address housing need) in a range of communities, which could help meet the requirements of those communities.</p> <p>Enables access to local services in the listed settlements without increasing the need to travel.</p> <p>Could help strengthen the community in the listed settlements.</p> | <p>Would imply the expansion of these centres and could enhance them as centres for services and facilities for the National Park as a whole.</p> <p>New development could support local services in the listed settlements without increasing the need to travel for people in those communities.</p> <p>New development could help strengthen the community in the listed settlements.</p> <p>The character, landscape and open space of other settlements would not be affected by new build development in.</p> | <p>Could potentially increase the land available for new development.</p> <p>Would allow for development in a range of communities, which could address the needs of those communities including housing needs through new build housing as well as through the reuse of existing buildings.</p> <p>Could increase support for local services in the listed settlements.</p> <p>Could help strengthen the community in the listed settlements.</p> <p>Would allow the relocation of buildings to adapt to flood risk in those settlements at risk.</p> |
| Cons | <p>Housing needs through new build would not be addressed in other non-listed settlements (though reuse of buildings for local needs affordable housing could be allowed for).</p> <p>New build development would only be allowed in other non-listed settlements through permitted development rights and in specific circumstances such as for agriculture or forestry or for farm diversification for example.</p> <p>Although all development would be subject to safeguards in policies, proposals would have the potential to impact on landscape, open space and the character of those settlements</p> | <p>Would limit the overall availability of land for new development.</p> <p>Pressures for new build development would be focused in fewer settlements.</p> <p>Would prevent new build housing in settlements that are not listed, where currently new build affordable housing is allowed.</p> <p>New build development would only be allowed in other settlements (including some where such development is currently allowed) through permitted development rights and in specific circumstances such as for agriculture, forestry or farm diversification.</p> | <p>Although any development would be subject to safeguards in policies, proposals would have the potential to impact on landscape, open space and the character of those settlements.</p> |

2. OPTIONS - HOUSING IN EXMOOR NATIONAL PARK

Background and Policy on Affordable Housing within the National Park

Policies within Exmoor National Park require all new build housing to be affordable to meet local needs. This has ensured that housing land has remained affordable to build new affordable housing for local communities. **Since 2005, 66 new local need affordable homes have been given planning permission with a further 19 permitted in principle.** Of these, 61 are built or underway. Some of this housing is rented through housing associations, others are owner occupied with a requirement that they should always be lived in by people in local affordable need.

Evidence, including the results of consultation, shows that there is **still a need for affordable housing to meet the needs of local communities and a desire that this should remain a priority.** A 2008 survey indicated 130 households were in housing need while recent evidence indicates a higher figure. However, **suitable housing land in Exmoor's towns and villages is in short supply** due to steep land, flood risk and landscape considerations **and looking long term, there will come a point where suitable housing sites will run out.** Evidence suggests that, on greenfield land within the Exmoor settlements listed in the current Local Plan, there is a potential capacity for a maximum of 234 new houses with potential for a further 99 possible only with great care to avoid harm to the landscape. Additionally there is a need to plan for the housing needs of an ageing population and to consider working age people some of whom may not need affordable housing.

The need for affordable housing, and the finite supply of suitable housing land, show why Exmoor's buildings and potential housing sites must be used wisely to conserve Exmoor's landscape and to enable the housing needs of local communities to be addressed in the longer term. As a result of positive planning policies and the efforts of partners, new affordable housing has been achieved through the reuse of existing buildings and on greenfield sites. However, there will come a point where suitable housing sites will run out. To conserve greenfield land it is therefore important that the best use is made of previously developed (brownfield) land and existing buildings. This includes:

- reusing brownfield sites where available
- Bringing empty homes back into use;

- Maximising opportunities for reusing buildings for affordable housing including from holiday lets. A charitable trust, 'Caractacus Housing' and has bought, extended or built affordable homes to let to local people in the National Park.
- Ensuring local people are given preference over others in housing need when re-letting ex-local authority housing and other housing association affordable properties in the National Park.
- Giving consideration to realistic levels of public grant funding being made in National Parks for the purchase of existing open market housing as it comes up for sale in communities where there is a need for affordable housing,.

Delivery and Finance for Affordable Housing through Housing Associations

Previously high levels of grant funding have been provided for local affordable housing and have helped to fund affordable housing provision within Exmoor National Park. However, government spending cuts have reduced the funding available for housing associations and this will limit if not halt new affordable housing by housing associations in the foreseeable future. Alternative means of funding affordable housing therefore need to be sought if it is to continue to be provided by housing associations in the foreseeable future.

Questions and Options on Housing

This section of the consultation deals with housing in the National Park. Below are set out definitions for terminology used in the questions and the four housing options below.

Definitions:

Affordable housing to address local needs = housing for people who can demonstrate that they are in housing need, have a local connection through living in the National Park for 10 years or more or working in the National Park or needing to live close to their place of work), and are unable to afford housing on the open market. These homes can be rented e.g through a housing association or owner occupied e.g self build with a local tie for future purchasers

Local Housing = housing only for local people who have lived in the National Park for 10 years or more but who may not need affordable housing e.g. an elderly person who wishes to downsize or, a couple/family in a flat who wish to move to a family home. A local tie would be likely to reduce the value of the home compared to an open market home. Some other National Parks allow for this kind of housing.

Local Worker Housing= housing only for people who need to work in the National Park but who may not qualify as being in affordable housing need.

Open market housing = housing which has no occupancy restriction or legal tie and that can be bought by anyone (i.e. the majority of existing housing within the National Park).

Questions on Local Housing

The consultation seeks your views on the principle of a new tier of 'local housing'. Agreeing with this would imply that you agree with a change of policy to allow for such a tier of housing. The table below sets out pros and cons to help you in coming to a view on these questions and for the Housing Options A-D below.

| | Local Housing | Local Worker Housing |
|------|--|---|
| Pros | Would enable local people (who don't qualify for affordable housing) to provide for their needs e.g. to downsize | Could help businesses attract employees who might not otherwise afford to live here |
| Cons | <p>May prevent development of affordable housing including for those wishing to do self build affordable housing, as sites would be taken up for local housing</p> <p>Could result in more housing being built overall and using up suitable housing land sooner</p> | <p>Housing might still be lived in by former local worker even if they subsequently had a job elsewhere</p> <p>Could result in more housing being built overall and using up suitable housing land sooner</p> |

Options for Delivery of Affordable Housing

A priority for the National Park Authority is the provision of affordable housing to meet local needs. The four housing options below set out different approaches to delivery of affordable housing. Please refer to the explanation below on the different options which we would like your views on.

- **Housing Option A - As now, continue to require all new build to be for affordable housing to address local needs.** This approach applies to single new affordable homes (e.g. for self builds) as well as for a group of houses on a site (most often rented by Housing Associations).
- **Housing Option B - Require all new housing to be affordable housing but also, where required, allow for local housing to help fund the affordable housing through cross subsidy.** This option would allow for local housing in some circumstances as well as affordable local needs housing to help fund the affordable housing. *(Please refer to the definitions for clarification).*
- **Housing Option C - Require all new housing to be affordable housing but also, where required, allow for local housing and open market housing to help fund the affordable housing through cross subsidy.** *(Please refer to the definitions for clarification.)* This option would allow for local housing and open market housing in some circumstances to help fund the affordable local needs housing.
- **Housing Option D - Require all new housing to be affordable housing but also, where required, allow for open market housing to help fund the affordable housing through cross subsidy.** *(Please refer to the definitions for clarification.)* This option would allow for open market housing in some circumstances to help fund the affordable housing as well as affordable local needs housing (but not local non affordable housing)

In all cases, the options are assumed to include a requirement that public housing grant would always be sought to provide for affordable housing. Additionally any new housing would be subject to other policy considerations including there being suitable land available and that there are housing sites available that, if built, on would be less likely to harm the landscape.

Agreeing with Option B, C or D, would imply a policy change from provision for only affordable housing to address local need to provision for local housing and/or open market housing to subsidise affordable housing.

| | HOUSING OPTION A | HOUSING OPTION B | HOUSING OPTION C | HOUSING OPTION D |
|-------------|---|--|---|---|
| Pros | <p>Ensures that the limited supply of suitable land is only used for the most needed (affordable) housing.</p> <p>Consistent with the purpose to conserve and enhance the natural beauty of the National Park (by minimising the development of greenfield sites). Links with the National Park duty for the social and economic wellbeing of the <u>local</u> community (by allowing only for affordable housing which is proven to be needed by the local community).</p> <p>Requiring all new housing to be for local affordable needs ensures that land values remain lower and more affordable so enabling housing associations and individuals to buy land specifically for affordable housing.</p> | <p>Helps to address the needs of the wider local community through other new build non-affordable local housing such as an elderly person in a family sized home who wishes to downsize. Could be seen to link with the duty of the National Park to further the social and economic wellbeing of the <u>local</u> community.</p> <p>Evidence indicates that local housing could help provide contributions to help deliver affordable homes for local communities.</p> <p>A local tie would be likely to reduce the value of such a home compared to an open market home.</p> | <p>Provides for new local need affordable homes and other new build non-affordable housing market housing such as an elderly person in a family sized home who wishes to downsize.</p> <p>Evidence indicates that local and open market housing can provide contributions to help deliver affordable homes for local communities. Would provide more flexibility for cross subsidy, for affordable housing.</p> <p>A locally tied home would be likely to reduce the value of the home compared to an open market home though this would not be the case for open market housing.</p> | <p>Evidence indicates that open market housing can provide contributions to help fund affordable homes for local communities.</p> |

| | HOUSING OPTION A | HOUSING OPTION B | HOUSING OPTION C | HOUSING OPTION D |
|-------------|---|--|--|---|
| Cons | <p>In the foreseeable future, delivery of affordable housing is likely to be very limited or potentially halted if housing grant remains at current levels due to reductions in Government housing grant - although grant levels may change over the lifetime of the plan</p> | <p>Allowing for new local (non affordable) housing. to cross subsidise affordable housing would require more housing in a development and therefore more housing in total and so use up more of the limited sites/land suitable for housing in the National Park.</p> <p>Allowing for local needs housing to cross subsidise affordable housing could limit the ability of housing associations and individuals to buy land specifically for affordable housing.</p> | <p>Allowing for new local (non affordable) housing and open market housing to cross subsidise affordable housing would require more housing in a development and therefore more housing in total and so use up more of the limited sites/land suitable for housing in the National Park.</p> <p>Open market housing could cater for demand from outside the area and not necessarily the requirements of the local community.</p> <p>Requiring local needs housing to cross subsidise affordable housing could limit the ability of housing associations and individuals to acquire land specifically for affordable housing</p> | <p>Allowing for open market housing to cross subsidise affordable housing would require more housing in a development and therefore more housing in total and so use up more of the limited sites/land suitable for housing in the National Park.</p> <p>Open market housing could cater for demand from outside the area and not necessarily the requirements of the local community.</p> <p>Requiring local needs housing to cross subsidise affordable housing could limit the ability of housing associations and individuals to acquire land specifically for affordable housing</p> |

3. ADDITIONAL POLICY ISSUES

The consultation asks some additional questions about the policy approach to different issues in the Local Plan. The tables below illustrate the pros and cons of each approach, to help inform your answers.

| Housing for Local needs | Pros | Cons |
|--|---|---|
| <p>Is there a need for local housing on single plots within Exmoor’s settlements? i.e. to provide for the needs of an individual and possibly their family through allowing a single dwelling on a plot of land, which would meet their specific needs.</p> | <p>Would enable local people (who don’t qualify for affordable housing) to provide for their needs e.g. to downsize</p> | <p>May prevent development of affordable housing as sites would be taken up for local housing</p> <p>It may be more difficult to attain sites for those wishing to do self build affordable housing</p> |
| <p>Would you support housing for people who need to live close to their work in the National Park even if the employee moved jobs outside the local area but retained the house?</p> | <p>Could help businesses attract employees who might not otherwise find suitable housing near work</p> | <p>Housing could still be lived in by worker even if they subsequently had a job elsewhere</p> <p>Could use up suitable housing land (including for affordable housing) sooner</p> |

Re-use of existing buildings

Not all housing needs on Exmoor will be provided by new build, and the re-use of existing buildings will be an important part of providing homes in the future. At the moment, any change of use of existing buildings to housing must be for affordable housing (except for change of use from a non-residential building to a single dwelling in one of the three rural settlements of Dulverton, Porlock, and Lynton/Lynmouth). However there are some circumstances where affordable housing may not be appropriate but allowing the change of use could bring other benefits.

| In reusing existing buildings, affordable housing to meet a local need should be required unless: | Pros | Cons |
|--|---|--|
| i) Affordable housing is not viable but the reuse could achieve the conservation and/or enhancement of important historic or listed buildings | Could provide some flexibility in reusing historic or listed buildings to enable them to be reused and safeguarded when not enough revenue would be achieved from affordable housing. | Would require viability assessments to support proposals for reuse. |
| ii) The building is not suitable for conversion or subdivision for affordable housing for conservation or historic reasons, but the reuse could achieve the conservation and/or enhancement of important historic or listed buildings. | Could provide some flexibility to enable conservation or enhancement where sufficient finance would not be raised from affordable housing. | Would require viability assessments to support proposals for reuse. |
| iii) A proposal would provide more affordable homes than are needed | Could enable some flexibility in cases where the need for affordable housing in the area has been met or would be exceeded. | None identified |
| iv) Conversion of a building to local need affordable housing is not viable | Could enable reuse of buildings e.g a barn, where the costs of conversion to affordable housing would be prohibitive. | Once the building is converted for non-affordable housing, the potential for affordable housing is lost. |

Conservation/Enhancement in Settlements

There may be some circumstances where redevelopment of a previously developed brownfield site is needed, but the provision of affordable housing is not viable. Allowing local housing or open market housing in these circumstances could deliver conservation or enhancement of the settlement in question.

| | Pros | Cons |
|--|---|--|
| Where there is a need to reuse brownfield land to achieve conservation and/or enhancement in towns and villages (and affordable housing would not be viable), should other kinds of housing (ie local or open market) be considered in principle? | Could provide some flexibility in to enable conservation and enhancement of settlements in line with National Park objectives where sufficient finance would not be raised from affordable housing. | Once the site is developed for non-affordable housing, the potential for affordable housing is lost. |

Financial contributions

| | Pros | Cons |
|---|--|---|
| If you agree with any of the incidences above would you support, in principle, and subject to viability, the collection of a financial contribution from a developer to help fund affordable housing including new build or the purchase of existing homes elsewhere in the National Park? | Would enable some financial contributions to be collected, where viable, for use in delivering affordable housing elsewhere and could therefore be a means of cross subsidy without building on greenfield land. | Would require viability assessments to support proposals for reuse. |

Farmsteads

At previous Your Future Exmoor consultation events, the following approaches were supported with regard to farmsteads:

- the re-use of existing buildings to holiday lets,
- local need affordable housing on farmsteads and in hamlets, and
- annexes in buildings close to the main house for elderly or disabled people.

Current policy also allows for the reuse of buildings to homes where there is a proven need for an agricultural or forestry worker. A further consideration is succession farming whereby an existing suitable building in the farm group could be used for housing for a farmer from that holding i.e. a younger family member could then live in the main farmhouse and the retiring farmer could remain living on the farm.

| | Pros | Cons |
|---|---|---|
| <p>On farmsteads where there is an existing house should the reuse of an existing suitable and solidly built building be allowed as a home for a farmer who has retired or is retiring from that farm unit to enable ‘succession farming’?</p> <p>Consideration would need to be given to defining a genuine farming operation, an established farming period and a minimum size of farm unit with development tied to the main farm holding</p> | <p>Would enable ‘succession farming’ e.g. to allow a younger family member to live in the main farmhouse and the retiring farmer to remain living on the farm</p> | <p>Once the building is converted for non-affordable housing, the potential for affordable housing is lost.</p> |

ANNEX A – Overview of the Services & Facilities in Exmoor’s Main Settlements

The table below is an extract from the Exmoor National Park Settlement Analysis Report 2011 which provides an overview of the services and facilities in the settlements listed in the current Local Plan.

| Settlement | Bus (days per week) | Daily bus >5 X a day | Community Transport | Primary / First School | Middle School | Place of Worship | Village/Town Hall | Post Office** | Convenience Store | Public House | Petrol Filling Station | Police Station | Fire Station | Doctors Surgery | Dentist Surgery | Sports Recreation Area | Children’s Play Area | Public Toilets | Public Car Park | Library | Mobile Library | Bank | Information Centre | IT Centre/Facility | Recycling Facility |
|--------------------------|---------------------|----------------------|---------------------|------------------------|---------------|------------------|-------------------|---------------|-------------------|--------------|------------------------|----------------|--------------|-----------------|-----------------|------------------------|----------------------|----------------|-----------------|---------|----------------|------|--------------------|--------------------|--------------------|
| Allerford | 6 | ✓ | ✓ | | | | ✓ | ✓ | ✓ | ✓ | | | | | | ✓ | ✓ | ✓ | ✓ | | | | | | ✓ |
| Barbrook | 6 | ✓ | ✓ | | | ✓ | ✓ | | ✓ | | ✓ | | | | | | | | | | | | | | |
| Brendon | 0 | | | | | ✓ | ✓ | | | ✓ | | | | | | ✓ | ✓ | ✓ | ✓ | | | | | | |
| Bridgetown / Exton | 6 | ✓ | | | | ✓ | ✓ | | | ✓ | | | | | | ✓ | | | | | | | | | |
| Brompton Regis | 1 | | ✓ | | | ✓ | ✓ | ✓ | ✓ | ✓ | | | | | | ✓ | ✓ | | | | ✓ | | | | ✓ |
| Challacombe | 0 | | | | | ✓ | | ✓ | ✓ | ✓ | | | | | | | | | | | ✓ | | | | |
| Cutcombe / Wheddon Cross | 6 | ✓ | | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | | | ✓ | ✓ | ✓ | ✓ | | ✓ | | | | |
| Dulverton | 6 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ |

| Settlement | Bus (days per week) | Daily bus >5 X a day | Community Transport | Primary / First School | Middle School | Place of Worship | Village/Town Hall | Post Office** | Convenience Store | Public House | Petrol Filling Station | Police Station | Fire Station | Doctors Surgery | Dentist Surgery | Sports Recreation Area | Children's Play Area | Public Toilets | Public Car Park | Library | Mobile Library | Bank | Information Centre | IT Centre/Facility | Recycling Facility |
|------------------------------|---------------------|----------------------|---------------------|------------------------|---------------|------------------|-------------------|---------------|-------------------|--------------|------------------------|----------------|--------------|-----------------|-----------------|------------------------|----------------------|----------------|-----------------|---------|----------------|------|--------------------|--------------------|--------------------|
| Dunster | 6 | ✓ | | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | | | | ✓ | | ✓ | ✓ | ✓ | ✓ | | | | ✓ | | ✓ |
| Exford | 6 | | | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | | | | | | ✓ | ✓ | ✓ | ✓ | | ✓ | | | | ✓ |
| Luccombe | 5 | | ✓ | | | ✓ | ✓ | | | | | | | | | | | | | | | | | | |
| Luxborough | 6 | | | | | ✓ | ✓ | | | ✓ | | | | | | ✓ | ✓ | | ✓ | | ✓ | | | | |
| Lynton & Lynmouth | 6 | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ | |
| Monksilver | 2 | | | | | ✓ | ✓ | | | ✓ | | | | | | | | | | | ✓ | | | | |
| Parracombe | 6 | ✓ | | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | | | | | | ✓ | ✓ | ✓ | | | ✓ | | | | |
| Porlock | 6 | | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | ✓ | ✓ | | ✓ | ✓ | ✓ | ✓ | ✓ | | | ✓ | ✓ | ✓ |
| Roadwater | 5 | | | | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | | | ✓ | ✓ | ✓ | | | ✓ | | | | |
| Simonsbath | 0 | | | | | ✓ | | | | ✓ | | | | | | | | ✓ | ✓ | | | | | | |
| Timberscombe | 6 | ✓ | | ✓ | | ✓ | ✓ | ✓ | | ✓ | | | | | | ✓ | ✓ | | | | ✓ | | | | |

| Settlement | Bus (days per week) | Daily bus >5 X a day | Community Transport | Primary / First School | Middle School | Place of Worship | Village/Town Hall | Post Office** | Convenience Store | Public House | Petrol Filling Station | Police Station | Fire Station | Doctors Surgery | Dentist Surgery | Sports Recreation Area | Children's Play Area | Public Toilets | Public Car Park | Library | Mobile Library | Bank | Information Centre | IT Centre/Facility | Recycling Facility |
|--------------------------|---------------------|----------------------|---------------------|------------------------|---------------|------------------|-------------------|---------------|-------------------|--------------|------------------------|----------------|--------------|-----------------|-----------------|------------------------|----------------------|----------------|-----------------|---------|----------------|------|--------------------|--------------------|--------------------|
| Winsford | 6 | | | | | ✓ | ✓ | ✓ | ✓ | ✓ | | | | | | ✓ | ✓ | ✓ | ✓ | | ✓ | | | ✓ | |
| Withypool | 1 | | | | | ✓ | ✓ | ✓ | ✓ | ✓ | | | | | | | | ✓ | ✓ | | | | | | |
| Wootton Courtenay | 5 | | | | | ✓ | ✓ | ✓ | ✓ | | | | | | | ✓ | | | | | ✓ | | | | |

Please note that some facilities/services may be provided on the same premises.

* West Somerset and North Devon Councils also provide doorstep recycling collections

**Post Offices now offer some limited banking facilities for certain banks (i.e. cash withdrawal and paying-in services)

ANNEX B - Overview of the Services & Facilities in Exmoor's Smaller Settlements

The 2 tables below provide an overview of the services and facilities in Exmoor's smaller settlements, which has been used to inform the choice of potential additional settlements for Settlement Option C.

| Smaller Settlements LDF Analysis | Houses | | | Community Services | | | | | Businesses | | | |
|----------------------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------|-----------------------------|-------------------------------------|-------------------------------------|
| | 1 - 10 dwellings | 11 - 20 dwellings | 21-30 dwellings | Church / Chapel | Village Hall | Community Events | Mobile Library | Public House | A Class - Shops, Cafes & Restaurants | B Class - offices, industry | C Class - hotels and guest houses | Other |
| Hawkridge | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Twitchen | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Heasley Mill | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Kentisbury / Kentisbury Town | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Trentishoe | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Martinhoe | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Countisbury | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | <input type="checkbox"/> |
| Rockford | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | | | | | | | | | | | | |
|------------------|---|---|---|---|---|---|---|---|---|---|---|---|
| Oare | ✓ | ☐ | ☐ | ✓ | ☐ | ☐ | ✓ | ☐ | ✓ | ☐ | ☐ | ☐ |
| Porlock Weir | ☐ | ☐ | ✓ | ✓ | ☐ | ☐ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| West Porlock | ☐ | ☐ | ✓ | ☐ | ☐ | ☐ | ✓ | ☐ | ☐ | ☐ | ☐ | ✓ |
| Bossington | ☐ | ☐ | ✓ | ✓ | ☐ | ☐ | ✓ | ☐ | ☐ | ☐ | ☐ | ✓ |
| Selworthy | ☐ | ✓ | ☐ | ✓ | ☐ | ☐ | ✓ | ☐ | ✓ | ☐ | ✓ | ☐ |
| Tivington | ☐ | ✓ | ☐ | ✓ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ✓ | ☐ |
| Withycombe | ☐ | ☐ | ✓ | ✓ | ✓ | ✓ | ✓ | ☐ | ☐ | ☐ | ☐ | ☐ |
| Rodhuish | ☐ | ✓ | ☐ | ✓ | ☐ | ☐ | ✓ | ☐ | ☐ | ✓ | ☐ | ☐ |
| Nettlecombe | ✓ | ☐ | ☐ | ✓ | ✓ | ✓ | ☐ | ☐ | ☐ | ☐ | ☐ | ✓ |
| Leighland Chapel | ✓ | ☐ | ☐ | ✓ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |
| Treborough | ✓ | ☐ | ☐ | ✓ | ☐ | ☐ | ✓ | ☐ | ☐ | ☐ | ☐ | ☐ |
| Elworthy | ✓ | ☐ | ☐ | ✓ | ✓ | ☐ | ✓ | ☐ | ☐ | ☐ | ☐ | ☐ |
| Bury | ☐ | ☐ | ✓ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |

(shaded boxes indicate shared facilities or that facilities are located outside the National Park boundary)

| Smaller Settlements LDF Analysis | Comments | West Somerset or North Devon Local Plan policies |
|---|---|---|
| Hawkridge | C-Use Class - Self-catering holiday lets. Community Events - Hawkridge Revel, Hawkridge Film Society and Hawkridge Open Gardens. Has a community website. | N/A |
| Twitchen | Mostly within the National Park boundary. There is a church and village hall within the settlement. | N/A |
| Heasley Mill | Has a car park beside the village hall - 9 dwellings inside the ENP boundary and 5 outside. Chapel is redundant | Classed as countryside - only agricultural workers dwellings or those for staff in rural based industries permitted. Agricultural development and re-use of buildings in the countryside. |
| Kentisbury / Kentisbury Town | Only Barton Farm and the Church are inside the ENP boundary. The school, village hall and garage are located outside the National Park and not within Kentisbury Town. Has a community website. | Classed as countryside - only agricultural workers dwellings or those for staff in rural based industries permitted. Agricultural development and re-use of buildings in the countryside. Only Kentisbury Ford is recognised as a rural settlement. |
| Trentishoe | C-Use Class - a number of self-catering holiday lets. Has a joint village hall facility with Kentisbury. | N/A |

| | | |
|---------------------|--|--|
| Martinhoe | C-Use Class - Old Rectory Hotel and self-catering cottages | N/A |
| Countisbury | | N/A |
| Rockford | | N/A |
| Oare | Malmsmead shop and tearooms - although in Brendon parish are considered to be well-related to Oare. | N/A |
| Porlock Weir | B-Use Class - workshops, A-Use Class shops, hotel and restaurant. Also has a harbour and car park. Possibly over 30 dwellings | N/A |
| West Porlock | C-Use Class - West Porlock Hotel. Porlock Martial Fitness Club held in The Hut, West Porlock. | N/A |
| Bossington | Mostly within floodzones 2 and 3. Has a visitors car park, public toilets and Bossington Birds of Prey Centre. Parish hall in Allerford. | N/A |
| Selworthy | A-Use Class - National Trust shop and Periwinkle Tearooms - parish hall is located in Allerford. Selworthy Farm B&B | N/A |
| Tivington | Settlement taken from south of Venniford Cross to St Leonards Church. Clements Cottage B&B | N/A |
| Withycombe | Withycombe has around 13 houses within the ENP boundary but the village (estimated 50+ dwellings) with a village hall and church. | Withycombe designated a 'small village' in the WS Local Plan - residential development to meet local needs only - the priority for infill, conversions and |

| | | |
|-------------------------|---|---|
| | | redevelopment of PDL. |
| Rodhuish | Hamlet is split by the National Park boundary. Approximately 8 dwellings within ENP and 6 outside (of which 3 are farms) | Not a designated settlement within the West Somerset Local Plan - therefore in policy terms this area is countryside. |
| Nettlecombe | Joint village hall facility with Monksilver and Elworthy. Has Nettlecombe Field Studies Centre. Event - Nettlecombe Fete | N/A |
| Leighland Chapel | 10 dwellings surround St Giles Church | N/A |
| Treborough | Very small settlement with 5-6 houses | N/A |
| Elworthy | Joint village hall facility with Monksilver and Nettlecombe | N/A |
| Bury | A relatively substantial group of houses with no community facilities - the chapel was converted in the 1980s | N/A |
| Battleton | Currently not identified as part of the main settlement of Dulverton. Split by the National Park boundary. Has a relatively substantial number of houses. | |