

EX11. The bulk of the so-called AFFORDABLE housing in this list goes to Dulverton, Cutcombe or Porlock. A lot of the most recent ones have proved unaffordable to incomes of Exmoor working inhabitants whose incomes are mainly from a variety of seasonal work, lambing and calving, hedge laying, forestry and various sorts of tourism connected activities, hotels, riding, shooting and fishing. This means the local inhabitants have to budget carefully, but it is the way it has always been done. There were no problems when council Houses were available to local families in need of homes and whose parents moved into Council bungalows to make room for the young families.

These present large housing areas which have local housing give priority to families from Taunton or even Bristol who don't like living in the country, and then go back and are replaced with the same. Local young couples don't stand a chance.

The roads from the centre of the moor to these houses are narrow, steep and in bad condition and are expensive to drive to and from work daily. Planning must be given for cheaper forms of housing for these people otherwise Exmoor will die.

EX12. The price of houses on Exmoor is 39% higher than the regional average. The regional average of the South West is only second only to London and the South East of England.

The ENP survey says housing prices have dropped. Well they are not living where we are. Cottages fetch from £350,000 to £450,000. They state 1,000 more houses will be needed by 2031 but if Hinkley Point goes ahead they will need 2,000 in the next couple of years and Hinkley workers will have the salaries to pay for them, so if brown field sites become available they will fetch a premium. Please note the attached Economic PROSPECTUS for Dartmoor and Exmoor below.

EX14. Conversions. When these are done they are usually converted up to "holiday let" standards. This means they are rarely affordable to local inhabitants. Recently a change has been made in the Planning and houses that were previously holiday homes can now be let to local people, and vice versa. But there hangs a problem the National Park Planners regularly allow ties connected to buildings planned etc., to be so-called "SELF MONITORED" which does not work it simply passes the buck. Particularly in cases like this.

EX15. Affordable housing Self Build. Lets take the example of the two wooden houses built about 7 years ago on the edge of the village of Cutcombe which were showcased on the front of a housing pamphlet at that time.

It is alleged that a man who had built up a nice little repair business wanted to put up a cheap house next to it for security and a small farmer wanted to do the same nearby for a farm worker. It is alleged that they had to go through fire and brimstone to get their planning. Every time we addressed the Authority Planners we begged for a level playing field but we have never had one.

There are 2 semidetached self build plots still available on the Wheddon Cross Housing estate. They are £20,000 each. They are so small you couldn't keep rabbits in them with virtually no land to walk around them, stuck right out on the end beside the cattle market, they are an insult. They are still unsold after 10 years.

EX16. Principal Residence dwellings. There is an excellent way to make sure they stay that way. Instead of second homes having reduced rates and Council Tax they should be charged 5 times the full rate and this should be put into a fund to help make homes affordable to local working inhabitants.

EX17. Brown field sites. Yes building on these is fine as long as they are not closing down viable businesses simply to make a killing on building plots.

nic potential

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communities, which, in turn, contributes to wider regional growth.
 to help develop opportunities for growth.

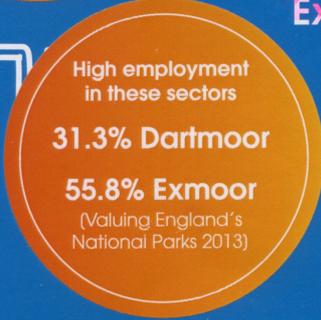
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Support for key sectors

(such as farming, food and tourism)

There is a need to invest in the development of skills, productivity and 'making the connections' eg linking farming, food and tourism.

This investment is not just about grants or loans or access to advice. It also needs to be in the form of facilitation-investing in a resource that helps businesses 'make the connection' and promote collaborative action. Locally based schemes (such as the two Hill Farm Projects) have a proven record of project delivery in remote rural areas - they can help the LEP 'reach parts that other initiatives can not reach'.



Household income lower than regional average,
Dartmoor 2%
Exmoor 15%

House prices higher than regional average,
Dartmoor +27%
Exmoor +39%

2% unemployment
4,473 employed in tourism sector

Average **92%** of planning applications approved

Only National Parks to be in Government 'vanguard' self-build pilot, supporting local housing need

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Sustain the resource

There needs to be an investment in managing the National Park resource - the environment, access to it and its promotion.

Without this continued investment the resource will degrade and the opportunities for sustainable rural growth considerably reduced. Investment in managing the resource is not an optional extra it is an essential foundation for future growth.

