



**EXMOOR NATIONAL PARK LOCAL PLAN 2011-2031
EXAMINATION HEARINGS
STATEMENT OF COMMON GROUND BETWEEN
EXMOOR NATIONAL PARK AUTHORITY AND THE
CROWN ESTATE**

**EXMOOR NATIONAL PARK LOCAL PLAN 2011 - 2031
EXAMINATION
JUNE 2016**

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Carol Carder

Subject: FW: Exmoor NP Local plan - Statement of Common Ground

From: Steve Briggs [mailto:SBriggs@savills.com]
Sent: 19 July 2016 07:55
To: Clare Reid
Subject: Exmoor NP Local plan - Statement of Common Ground

Claire

Further to our recent correspondence I can confirm that The Crown Estate is in agreement with the points set out in the SoCG and in particular with the points set out in table 3.4 therein.

With kind regards

Steve

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**EXMOOR NATIONAL PARK LOCAL PLAN 2011-2031
EXAMINATION HEARINGS
STATEMENT OF COMMON GROUND BETWEEN EXMOOR NATIONAL
PARK AUTHORITY AND THE CROWN ESTATE**

1. DATE OF HEARING

- 1.1. Commencing 12th July 2016
- 1.2. The Statement of Common Ground is relevant to Hearing Sessions 1 and 2.

2. INTRODUCTION

- 2.1. The purpose of the Statement of Common Ground is to establish the main areas of agreement, before the hearing sessions are held for the Exmoor National Park Local Plan Examination.
- 2.2. The Statement has been prepared jointly between the parties consisting of Exmoor National Park Authority (“the Authority”) and The Crown Estate, and sets out the confirmed points of agreement between the Authority and The Crown Estate with regard to the submitted Exmoor National Park Local Plan 2011-2031.
- 2.3. The Statement is provided without prejudice to other matters of detail that parties may wish to raise during the hearings.

3. BACKGROUND

- 3.1. This statement addresses the objections raised by The Crown Estate (ID 0067) in response to the consultation on the Exmoor National Park Publication Draft Local Plan (June – July 2016) with regard to the following policies:
 - CC-S5 WASTE MANAGEMENT
 - SE-S3 - BUSINESS DEVELOPMENT IN THE OPEN COUNTRYSIDE
 - SE-D1 - Home Based Businesses
 - RT-S1 - RECREATION AND TOURISM

[Link to representation](#)

3.2. The relevant objections raised by The Crown Estate can be summarised as follows:

Policy/Paragraph	Representation Number and Summary of Representation
<p>CC-S6 WASTE MANAGEMENT</p>	<p>0067/08 The Crown Estate are concerned that the restriction of allowable sources of waste for anaerobic digestion from local sources is unworkable and would restrict the viability of such schemes. The policy is not flexible in terms of changing conditions in the availability of waste or energy markets may have on viability. It is considered that this test is too restrictive, difficult to manage and enforce in practice.</p>
<p>SE-S3 - BUSINESS DEVELOPMENT IN THE OPEN COUNTRYSIDE</p>	<p>0067/17 The Crown Estate would encourage the amendment of the policy so it is less restrictive by not constraining new build to be solely within Local Service Centres and Villages. To enable strong rural communities and reduce the out-migration of young people TCE consider that businesses are viable in the rural areas of the Park and would allow for circumstances where new build development is appropriate, or the location/relocation of a business in a building not well related to other built forms. TCE particularly notes the importance of farm diversification opportunities that help to sustain existing farm enterprises and creates new jobs for local residents.</p>
<p>SE-D1 - Home Based Businesses</p>	<p>0067/18 The Crown Estate considers that the policy is considered unsound and limited in scope. No consideration is given to converting existing buildings to live-work arrangements, and the benefits of such an approach are held no higher than domestic dwellings - this is considered to be a missed opportunity and does not reflect the growing number of people working from home which is a significant factor in the local economy. The conversion of rural buildings to live-work units is considered to offer a range of benefits to the economy and environment, and reduce the need to travel by car. This type of development is supported by the NPPF (para. 21).</p>
<p>RT-S1 - RECREATION AND TOURISM</p>	<p>0067/19 The Crown Estate consider the policy to be unsound due to a lack of clarity regarding emphasis placed on 'quiet enjoyment' and 'experience of tranquillity' which gives the impression that any activity that does not fall into this category will be refused - TCE question how these developments be categorised. It is recommended that these terms are defined and consider the economic benefits of tourist activities such as the Dunster Forest scheme.</p>

3.3. The Authority considered the objections raised by The Crown Estate and set out the response and actions proposed in [SD4 Issues Raised by Respondents](#)

Statement of Common Ground: Exmoor National Park Authority and The Crown Estate [and Exmoor National Park Authority Response](#). The specific amendments proposed to the Plan are included within [SD5 Schedule of Proposed Changes](#) ; both documents were submitted to the Secretary of State with the Publication Draft Local Plan (PDLP) for examination.

Matters Subject to Agreement

3.4. The proposed changes to the PDLP in response to the objections raised by The Crown Estate are set out in the following table and are considered to be matters which are subject of agreement within this Statement of Common Ground.

REF	Policy/ Paragraph	Proposed Change	Justification
	CC-S6 Waste Management	No Change proposed.	The policy was amended following comments from the Crown Estate on the Draft Local Plan consultation (November – December 2013) which required that waste facilities (including anaerobic digestors) would only be permitted to serve the needs of individual local communities and did not allow waste to be imported from outside that community. The Publication draft Local Plan (SD1) provides flexibility regarding the area where feedstock for anaerobic digestors can be sourced - this has been extended to the whole of the National Park and parishes adjoining the National Park. This is felt to provide sufficient scope for feedstock to be sourced locally to the National Park, without generating significant road miles in the transportation of materials which would counteract the sustainability of dealing with waste locally. Having no restrictions in place may result in adverse traffic safety and environmental issues, in particular the generation of significant numbers of lorry movements transporting materials to the National Park would not be consistent with National Park purposes. Conversely, utilising feedstock from sources within or adjoining

Statement of Common Ground: Exmoor National Park Authority and The Crown Estate

REF	Policy/ Paragraph	Proposed Change	Justification
			the National Park improves sustainability
368	Page 193, insert a new paragraph after 7.31	<p><u>7.31A To help safeguard existing employment sites in the open countryside (not including agricultural or forestry land or buildings), sites may be redeveloped for new business uses (B use classes) where there are existing buildings on a site that have been directly utilised by employees as employment premises, and where the new buildings do not significantly increase the floorspace above that of the employment buildings to be replaced. New buildings should be sited on the footprint of existing buildings unless other locations on the site would help provide enhancement to the setting or benefit wildlife. Proposals should be of a high standard of design (policy CE-S6), and provide an enhancement of the site consistent with landscape character. Traffic and road safety interests should also be addressed.</u></p>	Change to the text ensures that the policy intention is clear in relation to the redevelopment of existing employment sites in the open countryside.
369	Page 194, policy SE-S3	<p>SE-S3 BUSINESS DEVELOPMENT IN THE OPEN COUNTRYSIDE</p> <p>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.</p> <p>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</p>	Change to clause 4 ensures that the policy is clear in relation to the redevelopment of existing employment sites in the open countryside and responds to representation numbers 0015/05 and 0067/17.

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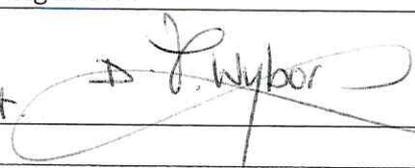
REF	Policy/ Paragraph	Proposed Change	Justification
		<p>hamlet where there is an existing dwelling will be permitted in accordance with SE-S1 and where the scale and appearance of the development are compatible with local landscape character.</p> <p>3. Additionally, proposals for the diversification of existing agricultural, or other primary businesses responsible for land management, through the re-use/change of use of an existing non-traditional building for business development may be permitted where the following will be achieved:</p> <p>a) they are well-related to an existing group of buildings on the farmstead and accord with policy CE-S5;</p> <p>b) it can be demonstrated that the agricultural use of the existing building(s) to be re-used is redundant;</p> <p>c) the proposed business development supports an existing agricultural or other primary business responsible for land management and does not conflict with the existing farming or land management activity; and</p> <p>d) where proposals relate to the change of use of an existing building from an agricultural use to a business use (use classes B1, B2, B8 or sui generis), a condition may <u>will</u> be attached to the permission to enable the building to be used for the purposes of agriculture or the permitted business use.</p> <p>4. The erection of new business premises in the open countryside will not <u>only</u> be permitted <u>for the redevelopment of existing</u></p>	

Statement of Common Ground: Exmoor National Park Authority and The Crown Estate

REF	Policy/ Paragraph	Proposed Change	Justification
		<p><u>employment sites, where existing buildings are replaced with no significant increase in size, and enhancement is achieved.</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>	
371	Page 195, para. 7.37	<p>LIVE-WORK OPPORTUNITIES Within Local Service Centres and Villages there is the potential for conversions and new build market housing to enable the delivery of affordable housing – this may provide opportunities for live-work arrangements for both affordable and market housing where such needs exist. In the open countryside the conversion of existing buildings enables the provision of extended family dwellings (on farmsteads) and local affordable homes (in hamlets and on farmsteads), whilst the conversion of additional buildings or the same building(s) to business space is also acceptable; such an approach would be conducive to a live-work arrangement. Similar schemes have been already been provided in the National Park. Proposals for ‘live-work’ units should be in accordance with housing policies in Section 6.</p> <p><i>[insert new paragraph]</i> <u>7.37A Primarily, live-work arrangements will only be suitable where the location is considered to be acceptable for housing development (see Section 6 Achieving a Thriving Community). In all cases live-work arrangements should be</u></p>	Amendment in response to representation number 0067/18 to provide additional clarification regarding live-work arrangements

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REF	Policy/ Paragraph	Proposed Change	Justification
		<p><u>designed so that the work space can be used independently of the dwelling space – this offers some flexibility for future employment opportunities, so it is not necessarily restricted to the occupants of the associated dwelling.</u></p>	
381	Page 203, para. 8.12	<p>Tranquillity is one of Exmoor’s special qualities; providing an experience of calm in an area protected for its high quality landscapes. It is important for people’s health, well-being and improving quality of life; and also significant for Exmoor’s economy, as people come here to escape the noise disturbance and visual intrusion experienced in more urban areas. This does not imply no noise generation at all, but there are some recreational pursuits such as motorised sporting activities and clay-pigeon shooting grounds that are considered to be inappropriate in the National Park as they have the potential to have an adverse effect on the quiet enjoyment of others (<u>including neighbouring properties and users of nearby public rights of way and access land</u>) through exposure to <u>unacceptable levels of noise disturbance</u> that may be sustained for significant periods of the day, throughout the year (<u>see paragraph 5.51 and CC-S7 Pollution</u>). Impacts on landscape character and tranquillity, through intensity of activity, noise, and overall scale will be key considerations in determining whether proposals for recreation and tourism developments are acceptable.</p>	Point of clarification regarding the experience of tranquillity and noise pollution in response to representation number 0067/19

Signed on behalf of Exmoor National Park Authority		
Name and Position	Signature	Date
David Wybor Head of Planning & Sustainable Development		14/7/16.

Signed on behalf of The Crown Estate		
Name and Position	Signature	Date
Director (Planning) Savills		13.07.16