

8.10 Planning Statement

Background

A planning statement is required with the initial submission of an application. It gives the opportunity for applicants to set out their case to demonstrate compliance with planning and other policies and also allows the public, Parish Councils, officers and members to understand the planning case which is being made. The statement needs to be proportionate to the development proposal under consideration

The Exmoor National Park Local Plan has been the subject of much public consultation prior to their adoption. The Planning Act requires that decisions be made in accordance with the policies of the Development Plan unless material considerations indicate otherwise. The analysis of compliance with policies of the Development Plan is therefore crucial to the determination of applications. The Local Plan can be viewed at the National Park Authority website under the Planning Policy section

In addition, the National Park Authority is preparing a new Local Plan, referred to as the draft or emerging Local Plan. This Plan sets out Exmoor National Park Authority's spatial vision and over-arching objectives, incorporating broad aims for development and use of land within Exmoor National Park, which take account of environmental, economic and social issues, as well as wise use of resources. This Local Plan, once adopted, will supersede all the saved policies of the current adopted Local Plan and in the meantime is a material consideration in the determination of planning applications.

The emerging Local Plan can be viewed at the National Park Authority website under the Planning Policy section.

Applicants are asked to ensure that they are familiar with the various planning policies, particularly those in the Local Plan. There are both general planning policies such as LNC1 (National Park Policy) and CBS12 (General Development Principles) which will be applicable to all applications and certain policies, such as, H12 (House Extensions) and RT10 (Domestic Equestrian Proposals) which will be relevant to specific applications. The planning statement should look at each of the relevant policies and explain how the proposals have been designed and/or adapted to meet the policy requirements.

For development proposals in Lynton and Lynmouth Parish, a planning statement will need to consider the policies under the Lyn Plan, which is the neighbourhood plan for that area. The Lyn Plan can be viewed at the National Park Authority website under the Planning Policy section and 'neighbourhood plans'.

The National Planning Policy Framework provides important advice on planning matters that should be addressed in any submission.

Requirements

The planning statement should identify the context and need for a proposed development and includes an assessment of how the proposed development accords with relevant national and local planning policies. It may also include details of consultations with the local planning authority and wider community/statutory consultees undertaken prior to submission.