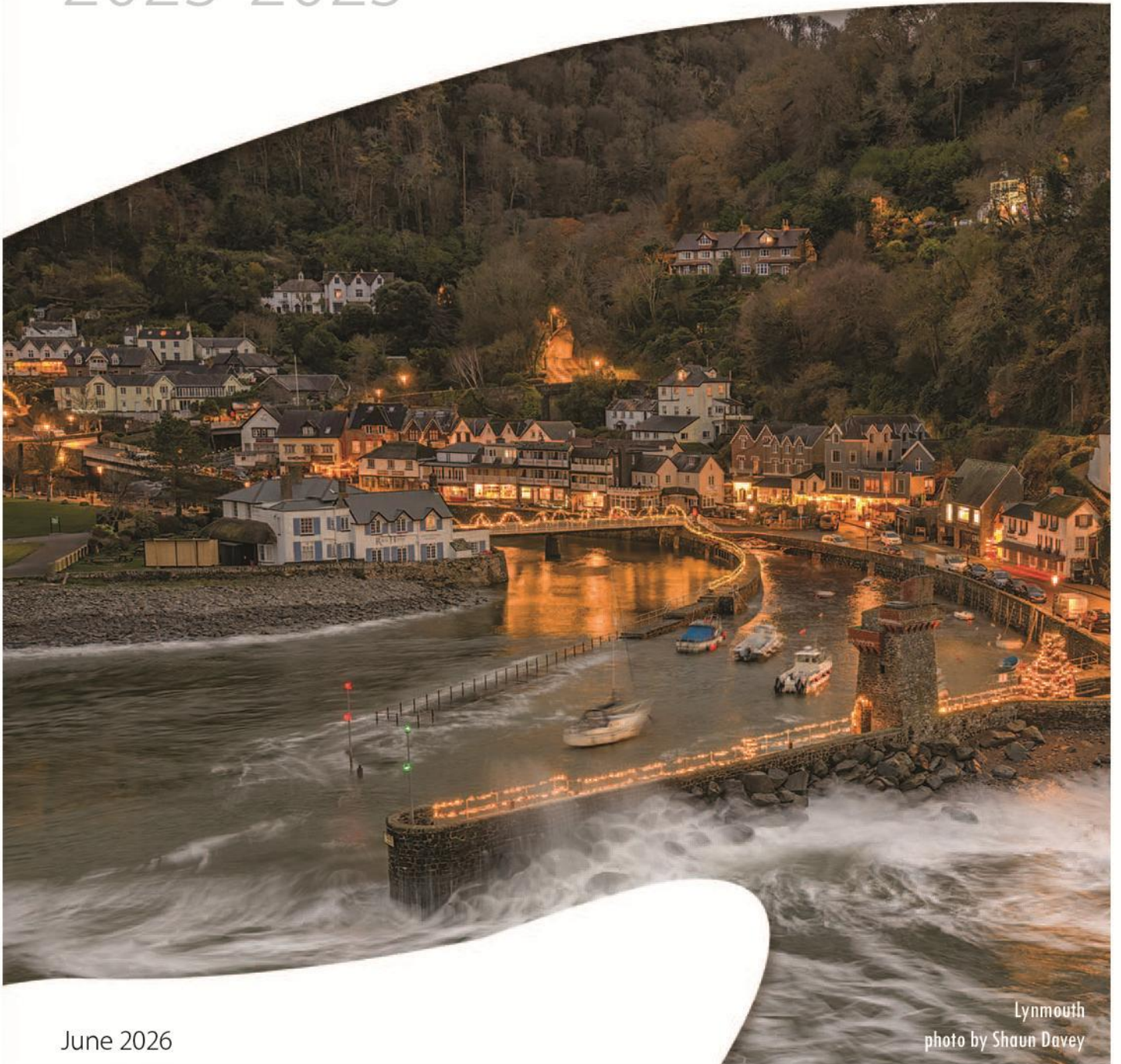


Exmoor National Park

Authority Monitoring Report

2023-2025



If you have any queries relating to the Authority Monitoring Report, please contact:

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1 HEADLINE INFORMATION 2023-24 AND 2024-25

1.1 Exmoor is a deeply rural area so the number of planning applications submitted each year, particularly major applications, is relatively low. As such, not all policies will be implemented in any given year and the number of applications submitted relevant to a specific policy are often low and will vary year-to-year. This AMR has been refined in comparison to previous versions and where it is not possible to report on a monitoring indicator or there is no information currently available, these have not been included at this time. A full list of all monitoring indicators is included in the appendix. A general summary of key monitoring areas since the adoption of the Local Plan is provided below.

HOUSING

1.2 Between 2023-25, 6 affordable homes were completed and 6 were under construction at the end of 2024-25, as shown.

Table 1.1: Affordable Housing Completions, Under Construction and Not Yet Started 2023-25

	2023-24	2024-25
Affordable dwellings with extant planning permission not yet started	7	13
Affordable dwellings under construction	9	6
Affordable dwelling completions	5	1

1.3 Table 1.2 includes ‘other’ housing that does not fall within the definition of affordable housing such as rural worker dwellings, extended family dwellings, succession farm dwellings, open market, principal residence, staff accommodation and holiday lets. The total number of housing completions, under construction and those not yet started are set out in table 1.2 below.

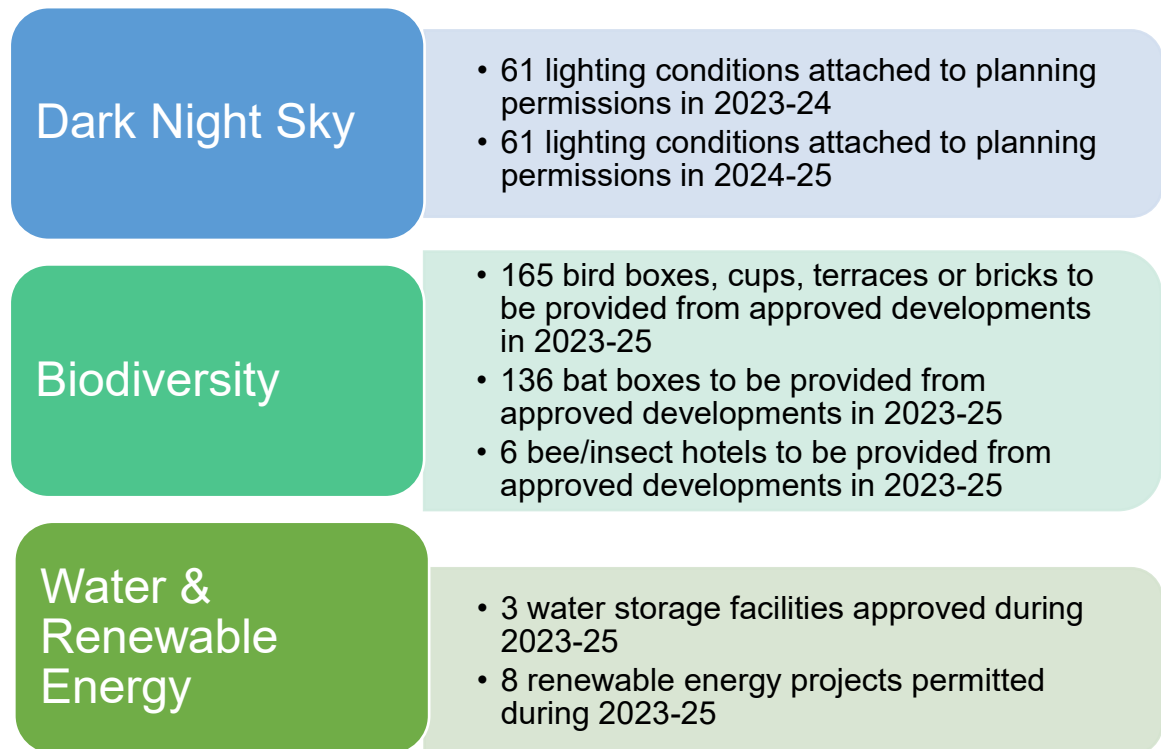
Table 1.2: Housing Completions, Under Construction and Not Yet Started 2023-25

	2023-24	2024-25
Number of dwellings with extant planning permission not yet started	27	33
Number of dwellings under construction	36	20
Net dwelling completions	38	17

ENVIRONMENT

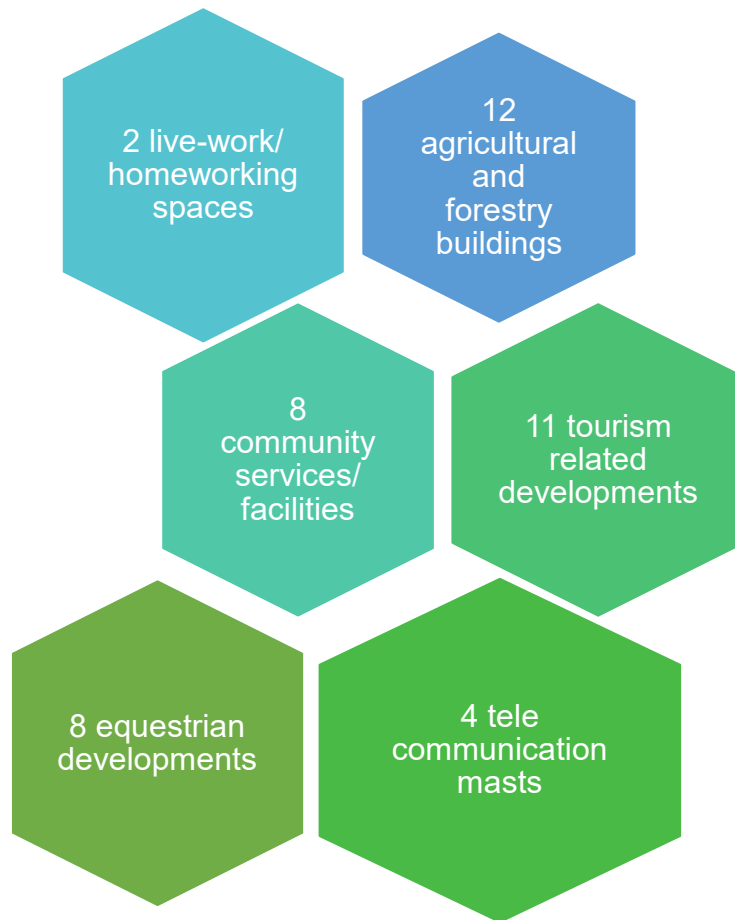
- 1.4 The policies of the Local Plan ensure that development conserves and enhances the natural beauty, wildlife and cultural heritage of the National Park. This includes protection of Exmoor's dark night sky and since the adoption of the Local Plan in 2017, 611 lighting conditions have been attached to planning permissions. Across the monitoring period, a total of 138 approved developments incorporated green infrastructure including provision for wildlife such as hedgehogs, bees, birds, bats and reptiles.
- 1.5 It is appropriate in some cases to refuse development in order to conserve heritage assets and their settings. A small number of applications were refused during 2023-25 due to adverse impacts on heritage assets and listed buildings.

Figure 1.1: Environment Headline Information 2023-25



ECONOMY

Figure 1.2: Economy Based Developments Approved 2023-25



2 BACKGROUND AND CONTEXT OF THE AUTHORITY MONITORING REPORT

- 2.1 The Authority Monitoring Report (AMR) is required to be produced by Local Planning Authorities in accordance with The Localism Act 2011¹. This report relates to the monitoring periods of 1st April 2023 to 31st March 2024 and 1st April 2024 to 31st March 2025 for Exmoor National Park Authority.
- 2.2 The intention of an AMR is to monitor whether policies in Local Development Documents are being implemented and if they are effective. The report must set out the progress made on preparing documents according to the Local Development Scheme and timetable, including any Neighbourhood Plans and activities relating to the Duty to Co-operate. A report on Community Infrastructure Levy (CIL) must also be made, however Exmoor National Park Authority are not a CIL charging authority.
- 2.3 Exmoor National Park was designated in 1954 under the National Park and Access to the Countryside Act 1949. The purposes of a National Park under this Act, and as amended by the Environment Act 1995 are to:
- a. Conserve and enhance the natural beauty, wildlife and cultural heritage (of the National Parks); and
 - b. Promote opportunities for the understanding and enjoyment of the special qualities (of the National Parks) by the public.
- 2.4 In addition to pursuing the statutory purposes, the National Park Authority has a duty to seek to foster the economic and social well-being of local communities. To carry out this duty, National Park Authorities are expected to co-operate with local authorities and public bodies whose functions include the promotion of economic or social development within the area of the National Park.
- 2.5 The Authority is the sole planning authority for the area of Exmoor National Park but does not have the range of responsibilities of Unitary, District or County Councils. Somerset Council, North Devon District and Devon County Councils remain responsible for important functions within the National Park area including housing, traffic and transport, education, social services and economic development.
- 2.6 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It provides guidance for local planning authorities, both in drawing up plans and as a material consideration in determining applications, with reference to the National Parks Vision and Circular. The NPPF includes confirmation that great weight should be given to the conservation of the landscape and scenic beauty in National Parks, which have the highest status of protection, and that the conservation of wildlife and cultural heritage are important considerations.

¹ Town and Country Planning (Local Planning) (England) Regulations 2012. Part 8, Paragraph 34.

2.7 The 2010 National Parks Vision and Circular sets out national policy for English National Parks and the Broads; the Vision to 2030 guides long-term planning and decision-making including preparation of Local Plans.

3 LOCAL DEVELOPMENT SCHEME PROGRESS

Local Development Scheme (LDS)

- 3.1. The LDS is a three-year timetable setting out key milestones for local plans and other local development documents. The Exmoor National Park LDS was agreed by members of the Authority in March 2025 and is a statement of the Authority's programme for the preparation and review of local plan documents.
- 3.2. Legislation requires that a review of the Local Plan is completed within 5 years of adoption to establish whether the plan and its policies remain effective. The review was completed in June 2022 and included a review of evidence, implementation, changes to policy and guidance and a review of housing need and delivery. Details of the review process and evidence are set out on the Authority's website.
- 3.3. The LDS as published in March 2025 sets out key milestones in the Local Plan review process, though it is noted that at the time of publication there was uncertainty regarding the plan-making system at a national level due to forthcoming changes in the planning system and the Levelling Up and Regeneration Act 2023.
- 3.4. The Local Plan is monitored through a series of indicators. The Authority is required to monitor affordable housing permissions, as well as consideration of affordable housing need and the delivery of affordable housing.

Brownfield Register

- 3.5. The National Park Authority published its Brownfield Land Register in December 2017, which is updated as and when new information on eligible sites becomes available.

Self-Build and Custom Housebuilding Register

- 3.6. Since April 2016, the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) has placed a number of obligations on all relevant authorities. These include to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to build their own homes, to have regard to those registers in carrying out their functions; and to publicise its register. The Exmoor National Park Self-Build Register has been in place since December 2014, and it is updated on an ongoing basis.
- 3.7. Details about the Exmoor National Park Self-Build Register are publicised on the Authority's website which includes information on how to apply to be entered on the register, how forms will be managed and details of how to be removed from the register. The register has been publicised through articles in local parish publications and the NPA newspaper, display boards, leaflets and through local groups, forums and networks.

- 3.8. The self and custom build policy HC-D6 in the adopted Exmoor National Park Local Plan enables people in local affordable housing need to build their own housing within the National Park either through new build or the conversion of existing buildings based on a rural exceptions site approach. This provides a range of opportunities in named settlements and smaller rural communities for people to self/custom build their own home including those people entered on Part 1 of the Register. Part 1 of the register requires evidence of a local connection, but it cannot consider affordable need. However, although Part 1 of the register may include some entries which are not eligible for local affordable housing, individuals could potentially meet requirements for other forms of locally needed housing such as extended family housing through conversions and rural or succession farm dwellings on farmsteads, which can also be self/custom build housing. The NPA provides pre-application advice to assist with the process.
- 3.9. As of October 2023, there were 4 individuals on part 2 of the register and no groups. On part 1 of the register, which is for people with a local connection, there were 10 individuals and no groups.
- 3.10. As of 30 October 2024, there were 2 individuals on part 2 of the register and no groups. On part 1 of the register, which is for people with a local connection, there were 9 individuals and no groups.
- 3.11. It is considered that, as the local eligibility tests for entry on Part 1 of the Self Build and Custom Build Register are in line with adopted Local Plan policy, they remain appropriate and that they are still achieving their desired effect.
- 3.12. The Authority's Infrastructure Delivery Plan was published in June 2015 and this will be updated as necessary.

Statement of Community Involvement

- 3.13. The Statement of Community Involvement (SCI) is a key document which sets out how the Authority will consult stakeholders and the local community on the preparation of local development documents and planning applications for Exmoor National Park. Previous SCIs were published in 2015 and 2020. The current SCI was formally adopted by the Authority in December 2022².

Exmoor National Park Local Plan 2011-2031

- 3.14. The NPPF requires that Local Plans set out strategic priorities for the area and these should include strategic policies to deliver the homes and jobs needed; and to conserve and enhance the environment, including the landscape. The strategic priorities of the Local Plan include:
- ensuring sustainable development which enables communities and businesses to thrive, whilst conserving and enhancing the National Park's special qualities;

² [Statement-of-Community-Involvement-2022.pdf](#)

- supporting and empowering communities to help meet identified local needs, prioritising the delivery of affordable housing, safeguarding community services and facilities, improving accessibility where possible, and responding to climate change;
- enabling a diverse and resilient local economy through locally generated growth and sustainable development; and
- encouraging understanding and enjoyment of the National Park through recreation and tourism development compatible with the quiet enjoyment of Exmoor's special qualities.

3.15. The Local Plan promotes sustainable development through making the best use of existing land and buildings; focusing new development in settlements; encouraging high quality design and sustainable construction; and protecting the open countryside.

3.16. There is emphasis on addressing the housing needs of the local community through accessible, extended family, rural worker and succession farm housing with the priority being local need affordable housing. Plan policies aim to encourage a balanced housing stock with a mix of sizes, types and tenures and there is policy support for the retention of existing and provision of new local services/facilities.

3.17. The plan seeks to foster a diverse and resilient local economy through flexibility for business development, including home-based businesses, agricultural and forestry development, and providing for the roll-out of broadband and mobile phone infrastructure.

3.18. The understanding and enjoyment of the National Park is supported through policies that provide for a range of visitor accommodation, safeguarding the rights of way and access network, and ensuring that development related to outdoor recreation is compatible with the quiet enjoyment of Exmoor's special qualities.

3.19. The Exmoor National Park Local Plan was adopted by the Authority in July 2017.

Neighbourhood planning: The Lyn Plan 2013-2028

3.20. The Lyn Plan 2013-2028, adopted in 2013 was the first neighbourhood plan in a National Park. The Plan aims to promote sustainable development and growth to meet the needs of local people, businesses and visitors, and to underpin and add to the assets valued by the community. The adoption of the Exmoor National Park Local Plan in 2017 meant most policies in the Lyn Plan were superseded since, legally, the most recently adopted plan takes precedence. However, there are several policies which are additional to the Exmoor National Park Local Plan and these, together with the Exmoor Local Plan, form part of the development plan and its policies are considered when determining planning proposals in Lynton and Lynmouth parish. The remainder are a material consideration in decision making.

4 DUTY TO COOPERATE

- 4.1. The Duty to Cooperate (DtC) was introduced by the Localism Act 2011. It requires a local planning authority to engage constructively, actively, and on an ongoing basis with relevant or prescribed bodies in order to maximise the effectiveness of development plan preparation and strategic matters. Section 11A of the 1949 National Parks and Access to the Countryside Act requires relevant authorities (including public bodies), in exercising or performing any of their functions within a National Park, to have regard to the National Park statutory purposes.
- 4.2. The Exmoor-wide DtC Protocol sets out how the prescribed bodies and other partner organisations will work together on strategic issues requiring co-operation. The Protocol forms the basis for discussing strategic priorities, evaluating options to address cross-boundary issues and agreeing outcomes wherever possible, but ultimately respects the individual identities and interests of its signatory organisations.
- 4.3. The sharing of experiences and discussion of common issues with other National Park Authorities through the National Parks Policy Officer Group (NPPOG) also provides an important source of information and experience in relation to planning in protected landscapes.
- 4.4. During the past two years, officers undertook the following DtC activities:

Table 4.1: Duty to Cooperate Activities

Devon and Cornwall Planning Officers Group	Meeting in 2024
Duty to Cooperate Meetings	2024 and 2025, Exmoor Duty to co-operate meetings with Somerset Council, and North Devon and Torridge Councils
North Devon Council/Torridge District Council	Meetings throughout 2024 and 2025 to discuss cross-boundary and Authority matters and opportunities for co-operation
Somerset County Council	Regular meetings with the Rural Housing Enabler to discuss affordable housing in Exmoor National Park (Somerset) Regular partnership meeting to discuss cross-authority matters including affordable housing and joint working opportunities Co-operated with the Council to input into the Somerset Local Aggregates Assessment
Exmoor Rural Housing Network	Attended a number of meetings throughout the monitoring period, including providing updates on affordable housing

	<p>and affordability. The Exmoor Rural Housing Network was established in 2014 in response to a significant fall in the number of proposals for affordable housing in the National Park coming forward, despite there being Local Plan policies to support the delivery of affordable homes for people in local housing need. The aim of the network is to share information and develop a locally managed and delivered programme for the wider Exmoor area to help deliver local needs housing.</p>
<p>Coastal matters</p>	<p>Shoreline management plan meeting with partners and stakeholders</p>

5 STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENTS (SHLAA)

- 5.1. The role of the Strategic Housing Land Availability Assessment (SHLAA) is to identify and assess land and buildings that might have the potential to deliver future housing development. The process seeks to ensure that future decisions relating to the provision of housing are based on sound evidence of deliverability. The Authority published its first SHLAA report in December 2014 following site assessments and review by an independent SHLAA Panel convened by the Authority. The SHLAA was first monitored in the 2014/15 AMR and continues to be monitored within subsequent AMRs to identify whether there is a need for a review or a 'call for sites'.
- 5.2. In terms of assessment review of the SHLAA, planning practice guidance is focused on the five-year land supply to provide an indication of whether there are sufficient sites available to meet the housing requirement set out in adopted strategic policies. However, as the Local Plan approach to housing delivery in the National Park is focused on homes to meet local affordable housing need on a rural exception site basis without allocations, there is no five-year land supply requirement for the Authority to demonstrate. Instead, the circumstances for the National Park, are to demonstrate a suitable supply of deliverable sites that will help to address an identified local housing need. The Local Plan sets out an indicative figure of affordable housing units needed in the National Park (2011-31) of 238 units. Recent evidence, which informed the Five-Year Review of the Local Plan, shows a revised need for 196 units 2011-31.
- 5.3. Within the National Park, the only sites that can be defined as 'deliverable', are those which have extant planning permission.
- 5.4. The sites that are included in the SHLAA are defined as follows:
 - Deliverable – sites which have been granted planning permission and the permission has not expired.
 - Developable – sites which are considered suitable and have been formally promoted by landowners but are not available as they do not have extant planning permission.
 - Suitable but not available – sites which are considered suitable but have not been formally promoted by landowners, or previously had planning permission which has now expired.
- 5.5. Monitoring of the SHLAA has been undertaken to provide an update at the end of each financial year based on an analysis of planning permissions for dwellings and dwelling completion data. As of the end of March 2024, this has resulted in a supply of 44 deliverable sites (suitable and available) with capacity for 87 dwellings across the National Park, and at the end of March 2025, a supply of 41 deliverable sites with a capacity for 80 dwellings.

5.6. The Number of Deliverable, Developable and Suitable but not Available Sites and Dwellings for the Years 2023-24 and 2024-25 are summarised in Table 5.1.

Table 5.1 Summary of Deliverable, Developable and Suitable sites 2023-2025

	2023-24		2024-25	
	Sites	Dwellings	Sites	Dwellings
Deliverable (Suitable and available)	44	87	41	80
Developable	20	152	20	152
Suitable but not Available	55	234	55	232

5.7. Additionally, as of March 2024, there were 20 ‘developable sites’ with a yield of 152 dwellings, and a further 55 sites with a yield of 234 dwellings which are considered to be ‘suitable but not available’. These sites do not have extant planning permission for residential development but could come forward to meet local need affordable housing as and when these needs are identified through a rural exceptions sites approach. In March 2025 the supply was 20 developable sites with a yield of 152 dwellings, and 55 suitable but not available sites with a yield of 232 dwellings.

5.8. Deliverable sites are more likely to be completed within the first five years, with the remaining ones considered more likely to come forward in the longer term. The SHLAA will continue to be updated through the AMR.

6 MONITORING AND EFFECTIVENESS OF LOCAL PLAN POLICIES

GENERAL POLICIES

6.1. The Local Plan contains five General Policies that apply to all development proposals within Exmoor National Park. They are high-level policies that aim to achieve the vision, objectives and strategic policies of the Plan and should be read in conjunction with the other Plan policies.

Major Developments

6.2. Major development is only permitted within the National Park in exceptional circumstances where it is in the public interest and is not detrimental to the National Park Purposes. Major development within the context of the National Park is 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. In 2023-24, 1 major development application was approved in the National Park for river restoration works near Trentishoe. No major development applications were approved in 2024-25.

New residential development statistics

6.3. The settlements on Exmoor have been categorised based on the range and type of facilities in the area they serve. Those that are defined as 'named settlements' are either Local Service Centres, Villages or Porlock Weir with the remaining areas of the National Park being defined as Open Countryside. The location of new residential development that completed, is under construction, or is yet to commence, is summarised in the tables below.

Table 6.1 Residential development on Exmoor 2023-24

2023-24	Completed	Under Construction	Not Started
Local Service Centre	32	23	16
Villages & Porlock Weir	1	4	16
Open Countryside	10	18	2
Total	43	45	34

Table 6.2 Residential development on Exmoor 2024-25

2024-25	Completed	Under Construction	Not Started
Local Service Centre	4	8	29
Villages & Porlock Weir	5	3	15
Open Countryside	9	15	2
Total	18	26	46

Efficient use of land and buildings

Development on brownfield sites

6.4. Development on Exmoor that redevelops brownfield land through the appropriate reuse or redevelopment of buildings is encouraged. In 2023-24, 91% of completed dwellings were located on previously developed land, and in 2024-25 this figure was 83%.

Conversions

6.5. Existing buildings on Exmoor are an important resource and where they may no longer be required for their intended use, they may be suitable for conversion. Additionally, policies provide flexibility for the subdivision of existing dwellings to address housing needs by providing smaller and, potentially therefore, lower priced homes on Exmoor. The number of dwellings that have been delivered through conversion, change of use or subdivision are set out in the table below.

Table 6.3: Dwellings delivered through conversion, change of use and subdivision 2023-25

		Dwellings	
		2023-24	2024-25
Settlements	Conversion/change of use	31	8
	Subdivision	0	0
Open Countryside	Conversion/ change of use	6	6
	Subdivision	0	1

Securing planning benefits

Number of S106s signed during monitoring years and contributions due from them

6.6. Planning benefits, also known as planning contributions or agreements, are published once a year in an Infrastructure Funding Statement (IFS). The IFS 2024-25 reports on section 106 (s106) agreements which were signed during the period of 1st April 2024-31st March 2025. During this year, four s106s were signed which secured affordable housing contributions. The total affordable housing provision to be delivered through these agreements is 4 dwellings.

CONSERVING AND ENHANCING EXMOOR

6.7. The conserving and enhancing section of the Local Plan ensures development conserves and enhances the natural beauty, wildlife and cultural heritage of the National Park and includes policies on landscape, dark skies, biodiversity and green infrastructure.

Landscape & seascape character and protecting Exmoor's landscape and seascapes

Table 6.4: Landscape & Seascape Character and Hedgerow Removal Applications

Local Plan Indicator	2023-24	2024-25
Number of applications refused on seascape/landscape grounds in each year	7	9
Length of traditional hedgerows lost (approved via Hedgerow Removal Notices)	4m	3m

Number of tree preservation orders made following Section 211 Notices within conservation areas in the National Park

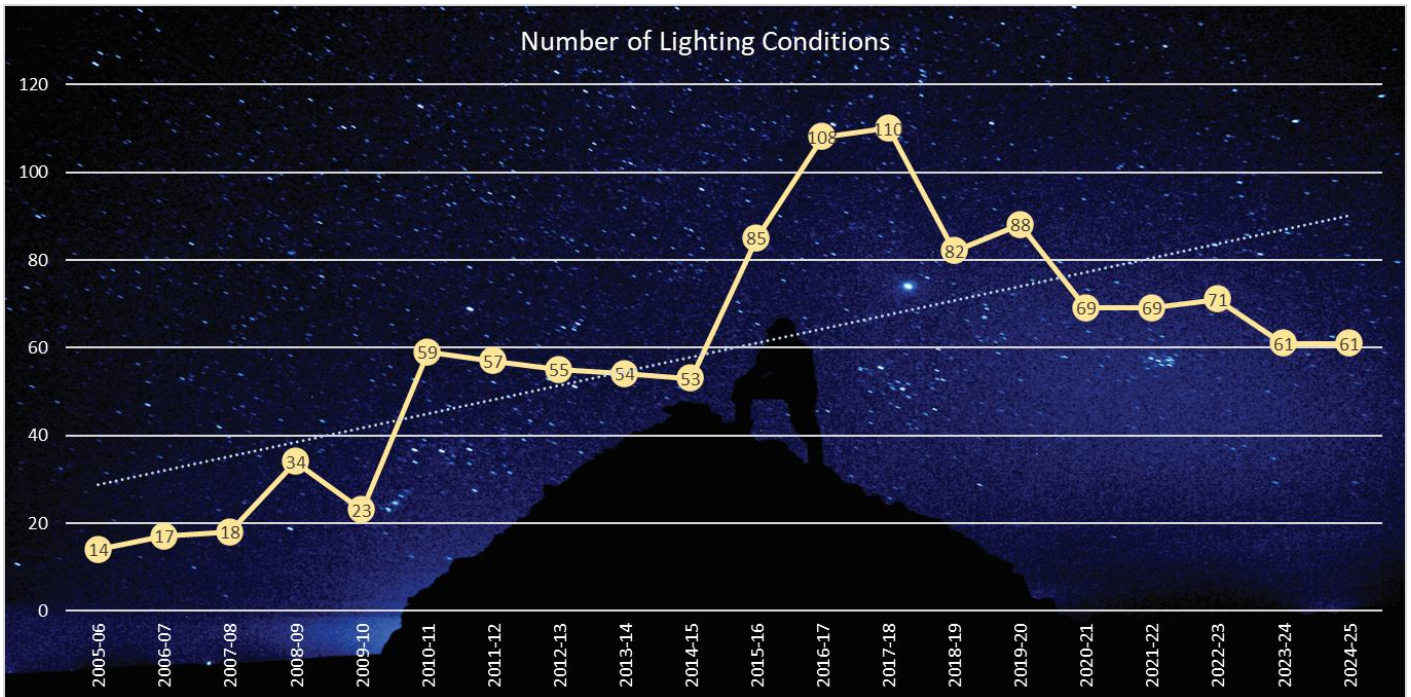
6.8. 0 tree preservation orders were made following Section 211 Notices within conservation areas during both 2023-24 and 2024-25.

Protecting Exmoor's Dark Night Sky

Planning permissions with lighting conditions attached

6.9. In 2011 Exmoor was designated as the first International Dark Sky Reserve in Europe. The Local Plan aims to protect the Dark Sky Reserve status through minimising light pollution and ensuring that development proposals include good lighting management and design. Figure 6.1 shows the number of occasions since 2006 where lighting conditions were attached to planning permissions. Since the adoption of the Local Plan in 2017, 611 lighting conditions have been attached to planning permissions.

Figure 6.1 Lighting Conditions attached to Planning Permissions 2005-2025



Biodiversity & Green Infrastructure and Green Infrastructure Provision

Table 6.5: Applications Relating to the Protection and Provision of Protected/Important Species

Local Plan Indicator	2023-24	2024-25
Number of applications refused for wildlife harm to protected/important species	6	4
Number of developments with provision for protected/important species	44	40

6.10. As well as protecting against harmful development, it is important to encourage development that includes provisions for protected and important species. Such provisions include bat mitigation and compensation strategies, exploratory inspections for reptiles and amphibians, works outside of nesting seasons and ecologist inspections prior to works commencing.

Number of applications for a DEFRA licence

6.11. In 2023-24, 16 DEFRA licences, and in 2024-25, 14 DEFRA licences were applied for associated with development approved in the National Park.

Condition of SSSIs

Table 6.6: % of broad habitats in SSSIs in favourable, unfavourable recovering or unfavourable declining condition

	Favourable	Unfavourable recovering	Unfavourable declining
2023-24	28.9%	23.3%	4.44%

Number of developments incorporating green infrastructure provisions

6.12. Green infrastructure within development proposals allows for wildlife provision to be integrated into the development. In 2023-24, 75 approved developments incorporated green infrastructure provisions, whilst a further 63 approved development incorporated provisions in 2024-25.

6.13. The total number of green infrastructure provisions to be provided under proposals approved from 2023-25 are detailed in Table 6.7 below.

Table 6.7 Green Infrastructure from 2023-25

Type of provision	2023-24	2024-25
Bird boxes, cups, terraces or bricks	93	72
Bat boxes/tubes	64	72
New hedgerow/bank	6	7
Bat access cavity, tiles or lofts	19	41
Bat roost	5	1
Bird flight aperture	1	0
Trees	32	10
Log pile	4	1
Wildflower area	1	2
Bee brick	1	4
Bee or insect hotel	5	1
Hedgehog house	1	0

Cultural Heritage and Historic Environment & Conserving Heritage Assets

6.14. New development that affects Exmoor's heritage assets and their settings is considered in a way that is appropriate to their significance. Development that takes opportunities to conserve them and positively contribute to Exmoor's historic environment is encouraged.

Table 6.8 Historic Environment Monitoring

Local Plan Indicator	2023-24	2024-25
Number of applications refused for harm to setting or significance of a scheduled monument	0	0
Number of applications refused due to adverse impacts on heritage assets and/or their settings	1	5
Number of applications refused due to adverse impact on historic parks or gardens	0	0
Number of applications refused due to adverse impact on listed buildings	0	3
Number of heritage assets removed from 'at risk' registers as a result of development	1	1
Number of conservation area enhancement schemes undertaken	0	0

Number of scheduled monuments affected by development

6.15. During 2023-25, no scheduled monuments were affected by development.

Conversion or Structural Alteration of Existing Buildings

Table 6.9 Conversions of existing buildings

Local Plan Indicator	2023-24	2024-25
Applications permitted for conversions of traditional buildings to different use classes	6	7
Applications refused for conversions of traditional buildings to different use classes	2	2
Applications permitted for conversions of non-traditional buildings to different use classes	1	0

Local Plan Indicator	2023-24	2024-25
Applications refused for conversions of non-traditional buildings to different use classes	0	0

Design and Sustainable Construction Principles

Applications refused on design grounds

6.16. Design and sustainable construction principles ensure that development proposals achieve high quality sustainable design that reflects and compliments Exmoor's landscape character and historic environment. In 2023-24, 7 applications were refused on design grounds, and 6 applications were refused in 2024-25.

% of new buildings roofed in traditional materials

6.17. Materials play an important role in the overall success of design and are key in ensuring that development conserves and enhances the National Park. Policy requires traditional and natural sustainable materials to be used and encourages local sourcing. In 2023-24, 77% of new residential buildings were roofed in traditional materials, whilst 100% were in 2024-25.

Number of developments incorporating Sustainable Drainage Measures

6.18. In 2023-24, 1 development was approved that incorporated Sustainable Drainage Measures, through a harvesting system for water re-cycling. In 2024-25 two developments were approved that incorporated Sustainable Drainage Measures, in the form of rainwater harvesting tanks.

Advertisements and Road Signs

Applications refused for changes/additions to adverts and road signs

6.19. Adverts and road signs are to be appropriately designed to ensure they do not have adverse landscape impacts, and are to be provided jointly with other businesses, collectively for the community, or provided on a business building or well-related to it. 0 applications were refused for changes/additions to adverts and road signs in both 2023-24 and 2024-25.

Shopfronts

Applications refused for changes to shopfronts

6.20. Traditional shopfronts are important features within the built heritage of Exmoor's settlements and new or replacement shopfronts should be of a high standard to ensure the character and appearance of the building and street is conserved. 0 applications for changes to shopfronts were refused in 2023-24, while 1 was refused in 2024-25.

Minerals Policies

- 6.21. Exmoor National Park Authority is the minerals planning authority for the National Park and is responsible for any mineral and associated development. Policy provides for small-scale extraction of stone for building or roofing through the re-working of former quarries or new small-scale quarries, to ensure opportunities are available for local building stone to repair traditional buildings, or for new development.
- 6.22. Other types of mineral extraction such as exploration, extraction and processing are not permitted unless in exceptional circumstances. Interim Development Orders were granted between 1943-1948 for the extraction of minerals prior to full planning controls being introduced in 1948. The registration of such granted quarries was required by 24 March 1992 and only one site, Barlynch, was registered. Policy criteria states that the quarry cannot recommence working without approval of a scheme of operating and restoration conditions.

Number of quarries for local building materials permitted

- 6.23. No quarries for local building materials were permitted in 2023-24 or 2024-25.

Number of other mineral applications permitted

- 6.24. No other mineral applications were permitted in 2023-24 or 2024-25.

RESPONDING TO CLIMATE CHANGE AND MANAGING RESOURCES

Climate Change, Flood Risk and Coastal Development

Applications refused on flood risk grounds or coastal change

6.25. In 2023-25, 2 applications were refused on the grounds of flood risk or coastal change.

Number of buildings lost and/or replaced due to coastal change

6.26. No buildings were lost and/or replaced due to coastal change in either 2023-24 or 2024-25.

Number of developments granted in Flood Risk Zones 2 + 3

6.27. The management of flood risk is approached through a sequential risk-based approach to avoid and wherever possible reduce the risk of flooding, accounting for the location of the development and the impacts of climate change. In 2023-24, 10 developments were granted permission in Flood Risk Zones 2 and 3, and 13 developments were granted permission in 2024-25.

6.28. The developments permitted were minor in nature and largely involved land or buildings that were already in use. Each development considered the risk of flooding, with the reasons for approval including:

- Environment Agency do not object to the development
- Development does not increase flood risk
- Development has suitable mitigation measures to safeguard against flooding over its lifetime

Porlock Weir CCMA & Replacement Development from CCMA

Applications received for replacement buildings within the CCMA

6.29. No applications were received for replacement buildings within the Porlock Weir CCMA in either 2023-24 or 2024-25.

Water Conservation and Renewable Energy

% of rivers with good/high ecological status

6.30. As of 2022, 55.9% of monitored watercourses have a high or good ecological status. Updated classifications for 2025 have not yet been published and will be reported upon in the next AMR.

Applications approved for new water storage facilities

6.31. There are enabling opportunities for water storage on farms and criteria for development proposals to conserve water resources through incorporating water conservation measures. Three water storage facilities were approved in 2023-25 for rainwater harvesting.

Low Carbon and Renewable Energy, Small-Scale Wind and Solar

6.32. Small-scale renewable technologies that meet domestic, community or business energy needs are supported in principle where relevant criteria are met. Small-scale renewable energy such as solar roof panels are often permitted development so are not included in the below figures.

Table 6.10 Number of renewable energy/energy projects permitted by type, size and location 2023-24

2023-24 Location	Energy Type			
	Wind	Solar	Hydro	Biomass
Named Settlement		1		
Open Countryside		3		

Table 6.11 Number of renewable energy/energy projects permitted by type, size and location 2024-25

2024-25 Location	Energy Type			
	Wind	Solar	Hydro	Biomass
Named Settlement				
Open Countryside		4		

Waste, Resource Management and Pollution

Number of recorded water pollution events

6.33. The Local Plan seeks to ensure that development proposals do not contribute to pollution through air, soil, water, light and noise. Pollution incidents are monitored by the Environment Agency and are categorised from 1-4 with category 1 being the most serious. The water pollution incidences were recorded in 2023-25 are shown in Table 6.12. Due to the extent of waterbodies and the radius of these areas, some locations are just outside of the National Park³.

Table 6.12 Number of Environment Agency water pollution incidents 2023-25

	2023-24	2024-25
Category 1	0	0
Category 2	0	2
Category 3	5	7
Category 4	8	4

³ [Exe Main Operational Catchment | Catchment Data Explorer](#)

ACHIEVING A THRIVING COMMUNITY

Housing

- 6.34. The Local Plan includes a range of policies that aim to address the housing needs of local communities, with a focus on local affordable homes. The principal housing need on Exmoor is for affordable homes for local people who live and work in the area. There is no provision for open market housing on Exmoor except where it has a principal residence condition and it is essential to help deliver local affordable homes, or it is housing explicitly provided for in the Local Plan because it is needed by local communities such as housing for land based businesses with a rural worker occupancy tie. A principal residence condition ensures any market dwelling is a person's sole or principal residence and is not occupied as a second home or holiday home.
- 6.35. The net number of dwellings completed in the National Park across the 2023-25 monitoring period is summarised in the below tables. The category shown as 'other' housing includes rural worker dwellings, extended family dwellings, succession farm dwellings, open market, principal residence, staff accommodation and holiday lets.

Table 6.13 Net Housing Figures for 2023-24

2023-24 Net Housing Figures

	Affordable Housing completed	Other housing completed	Affordable Housing under construction	Other housing under construction	Affordable Housing not commenced	Other housing not commenced
No.	5	38	9	36	7	27
Total	43		45		34	

Table 6.14 Net Housing Figures for 2024-25

2024-25 Net Housing Figures

	Affordable Housing completed	Other housing completed	Affordable Housing under construction	Other housing under construction	Affordable Housing not commenced	Other housing not commenced
No.	1	17	6	20	13	33
Total	18		26		46	

Table 6.15 Housing Completions 2023-25

Local Plan Indicator	2023-24	2024-25
Number of principal residence dwellings completed	28	6
Number of extended family dwellings completed	0	1

Local Plan Indicator	2023-24	2024-25
Number of custom/self-build dwellings completed in rural communities	6	2
Number of rural land-based worker dwellings completed	3	1
Number of succession farm dwellings completed	1	0

6.36. The provision of housing on Exmoor aims to meet the needs of all sections of the local community through housing that is of an appropriate size, type and tenure. All affordable housing granted permission in the National Park is subject to an occupancy tie through a legal agreement to ensure the occupants have a local connection and are in housing need. The tables below summarise the size, type and tenure of affordable housing completed on Exmoor from 2023-25.

Table 6.16 New Affordable Housing by Location and Tenure 2023-25

		2023-24	2024-25
Local Service Centres	Social rent		
	Affordable rent	4	
	Intermediate owned		
Villages & Porlock Weir	Social rent		1
	Affordable rent		
	Intermediate owned		
Open Countryside	Social rent	1	
	Affordable rent		
	Intermediate owned		
Total Completions		5	1

Table 6.17 Size of New Affordable Housing in 2023-24

2023-24	1-Bed	2-Bed	3-Bed
Flat		1	
Terraced			
Semi-detached	2	1	
Detached			1
Total	2	2	1

Table 6.18 Size of New Affordable Housing in 2024-25

2024-25	1-Bed	2-Bed	3-Bed
Flat			
Terraced			
Semi-detached			
Detached			1
Total	0	0	1

House prices, rents and incomes

6.37. A recent report on local need affordable housing assessments in Exmoor National Park included updated information on property sales⁴. This data has been updated to reflect property sales from 2022-24 as shown in table 6.19.

Table 6.19 Property sales from 2022-24 by type

Dwelling Type	Lower Quartile	Median	Upper Quartile	Total Sales
Detached	£390,000	£500,000	£695,000	161
Semi-detached	£275,000	£325,000	£435,000	63
Terraced	£222,000	£277,500	£325,000	98
Flat	£170,250	£222,500	£300,000	33
Total	£275,000	£365,000	£500,000	355

Number of households on District Councils' housing registers

6.38. The number of households on North Devon Council's and Somerset Council's housing registers are detailed below. The number of people registered fluctuates at any given point in time, and the below figures are taken annually in March and January for Somerset and North Devon respectively.

Table 6.20 Housing Registers in Somerset and North Devon

	2023-24	2024-25
Somerset	470	668
North Devon	93	121

NB: The above figures include parishes that are partly within the National Park and therefore will include households that are located outside of the boundary. Households may have a preference or stated local connection to a given parish, but this may not be verified at the point of registration.

Number of up-to-date parish housing need surveys

6.39. In 2023-24 there were 6 parish housing need survey reports and in 2024-25, there were 4 parish housing need survey reports that were up to 5 years old.⁵ Since 2016, 6 parish housing need survey reports have been prepared covering a total of 24 parishes in or partly in the National Park.

Temporary Caravans

6.40. Residential and other temporary dwellings are permitted on Exmoor only where they relate to new rural land-based businesses, for a temporary period of time to enable the establishment of a viable business. No applications for temporary residential caravans were approved or refused in 2023-24 and 2024-25.

⁴ [Exmoor-affordable-housing-study-Final-version-27-Apr-23-FINAL.pdf](#)

⁵ This includes a survey report for the 'Rural Alliance' group of parishes which, other than Challacombe and Brayford (parish is partly in the National Park), are outside Exmoor National Park

Residential Extensions and Outbuildings

6.41. Residential extensions on Exmoor should be proportionate to the size of the existing dwelling, be well sited and designed and should not reduce the level of amenity space around the dwelling to an unacceptable level. The majority of applications for residential extensions from 2023-2025 were approved. In 2023-24, 34 residential extensions were approved and 7 were refused and in 2024-25, 29 residential extensions were approved and 6 were refused.

Replacement Dwellings

6.42. Replacement dwellings may be permitted in circumstances where the existing building adversely affects the landscape or built character of the area. Three applications relating to two proposed replacement dwellings were refused in 2024-25.

COMMUNITY SERVICES AND FACILITIES

6.43. The Local Plan provides a bespoke approach to planning for community services and facilities on Exmoor. Despite the size of its rural communities, Exmoor retains a relatively wide range of services. Community facilities and services are important in helping to meet the daily needs of local communities, as well as benefitting visitors to the National Park. Named settlements provide opportunities for development to be closer to services and jobs, whilst maintaining a range of local services and facilities. Local Plan community policies seek to ensure that existing services and facilities are safeguarded and can be improved as needed. New provision through reusing existing buildings is encouraged, the overarching aim is to ensure that communities are sustained over the longer term.

Local Commercial Services and Community Facilities

6.44. The Local Plan enables the provision of local commercial services in named settlements through the conversion of existing buildings, extending existing premises and permitting new development. The indices of deprivation measure relative levels of deprivation in 33,755 small areas of neighbourhoods in England, known as lower super output areas (LSOA's). The indices can be used to identify deprived neighbourhoods and relatively compare areas, but cannot quantify how deprived a neighbourhood is or measure absolute change in deprivation over time. The most recent data was published in 2024.

Table 6.21 Indices of Deprivation 2015-2024

Lower Super Output Area (LSOA)	IMD Ranking 2024⁶	IMD Ranking 2019⁷	IMD Ranking 2015⁸
Dulverton and District E01029328	8200	9685	10,284
Old Cleeve E01029335	11083	10163	11,850
Exmoor & Quarme E01029338	10685	9267	11,162
Porlock & District E01029336	9093	13027	13,594
Parracombe/Trentishoe/Martinhoe pt. Combe Martin E01020100	10800	10462	11,603
Dunster & Timberscombe E 01029325	11665	9081	13,796
Lynton and Lynmouth E01020126	12013	10194	12,584
Notes			
	2024 IMD Ranking: 1 – most deprived 33,755 – least deprived		

⁶ Ministry of Housing, Community and Local Government, English Indices of Deprivation 2024 [English indices of deprivation 2024 - GOV.UK](https://www.gov.uk/government/statistics/english-indices-of-deprivation-2024)

⁷ Department for Communities and Local Government, Indices of Deprivation 2019 [English indices of deprivation 2019 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019)

⁸ Department for Communities and Local Government, Indices of Deprivation 2015

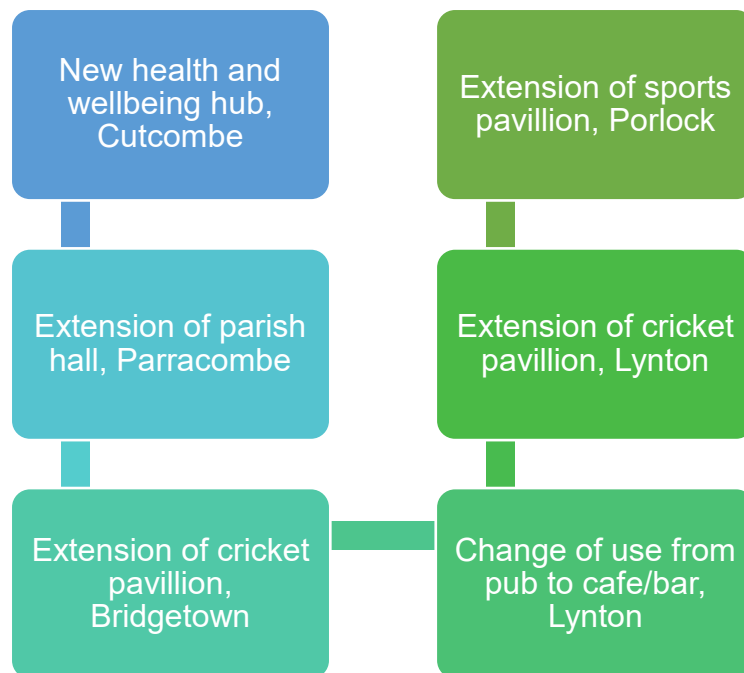
Safeguarding Local Services and Community Facilities

- 6.45. It is important that the existing local services and facilities within the rural settlements on Exmoor are retained for those that live and work in or visit the National Park.
- 6.46. The Town and County Planning (Use Classes) Order categorises land and buildings by different uses. A change of use occurs when land or buildings change to a different use, which can occur within the same use class or from one use class to another. A change of use leading to the loss of a community service or facility will not be permitted in the National Park unless it can be shown that certain tests are met including the service or facility is no longer needed, or a replacement service has been provided.
- 6.47. Applications involving community services or facilities that have been approved throughout the monitoring period are outlined in the table below, with descriptive examples of these summarised in the boxes thereafter. Some changes of use are permitted through General Permitted Development Order and instances of these are excluded from the below figures.

Table 6.22 Community Services and Facilities Gained and Lost 2023-25

	2023-24		2024-25	
	Gain	Loss	Gain	Loss
Class E (shops, financial/professional services, restaurants and cafes)	1	2	2	1
Class F1 (libraries, museums, churches, public halls)	0	0	1	0
Class F2 (Community hall/meeting place, indoor and outdoor swimming, small shop)	0	0	3	0
Sui Generis (drinking establishments, takeaways, and other)	0	1	0	1
Total	1	3	6	2

Figure 6.2 A selection of community services and facilities permitted from 2023-25



Important Visual Amenity Space

6.48. Land which has visual amenity value within or adjoining settlements is protected, as it is recognised that these areas hold significance as green spaces and also to the setting of buildings and character of the settlement. The total area of important local space is 45.16 ha.

Residential Institutions

6.49. The Local Plan provides for the conversion and change of use of existing buildings on Exmoor to residential institutions, including to residential care and nursing homes. No new residential institutions were permitted in either 2023-24 or 2024-25.

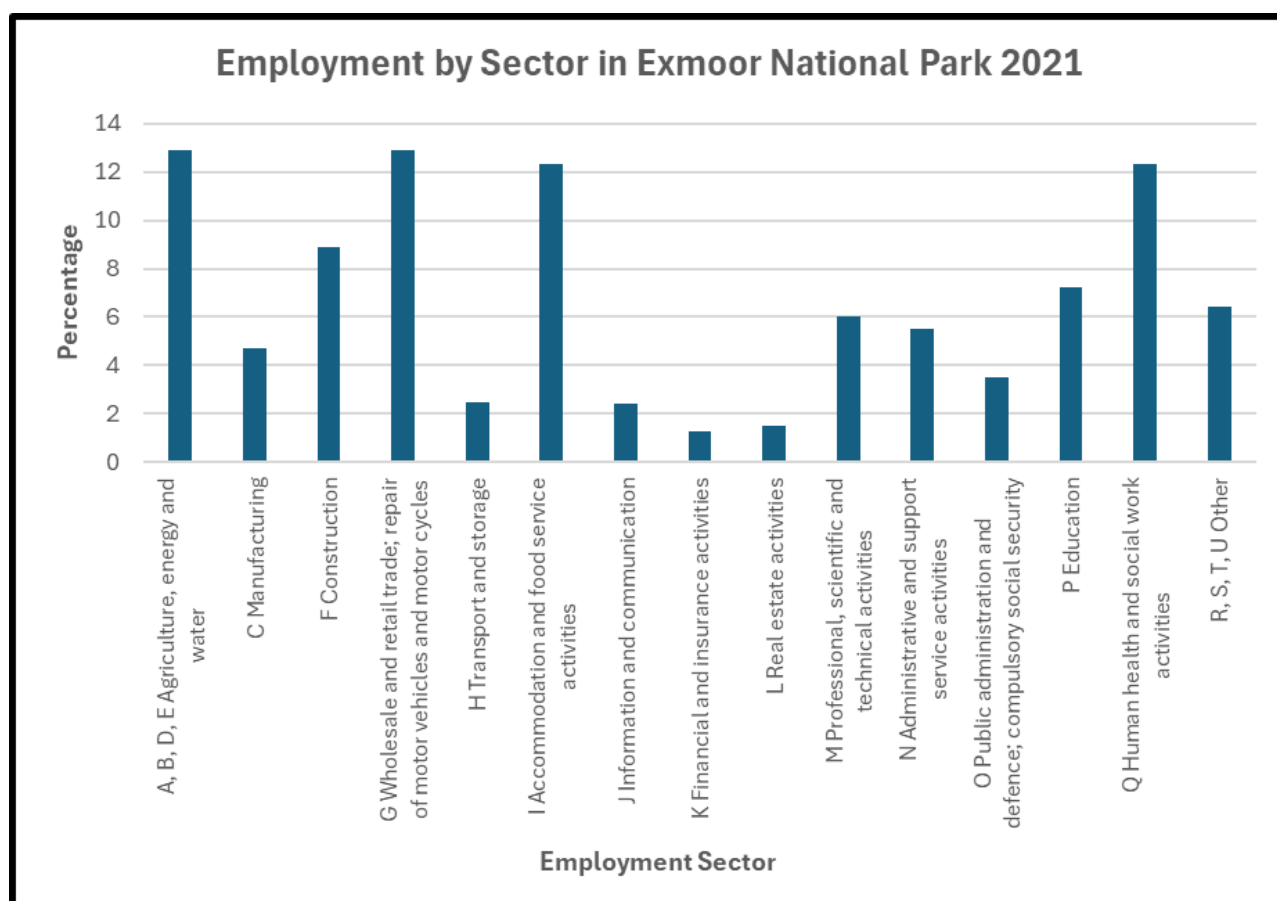
ACHIEVING A SUSTAINABLE ECONOMY

6.50. The Local Plan policies ensure new business are able to develop in sustainable locations and existing businesses are enabled to grow. The policies include a focus on home-based businesses and entrepreneurship as well as new agricultural and forestry development.

Sustainable Exmoor Economy

6.51. Appropriate new business and employment development is encouraged in the National Park where it addresses the needs of the local communities and aids in strengthening and diversifying the economy. The main employment types by sector are summarised in Figure 6.3. This information is based on the 2021 Census.

Figure 6.3 Employment by Sector in Exmoor National Park



Business Development in Settlements and Open Countryside

6.52. The Local Plan states that business development should be located within or adjoining named settlements and consideration should first be given to reusing existing traditional or non-traditional buildings or previously developed sites. Opportunities can be provided for business development in the open countryside through the extension of existing sites and buildings, or through reusing existing traditional buildings in hamlets and farmsteads where there is an existing dwelling.

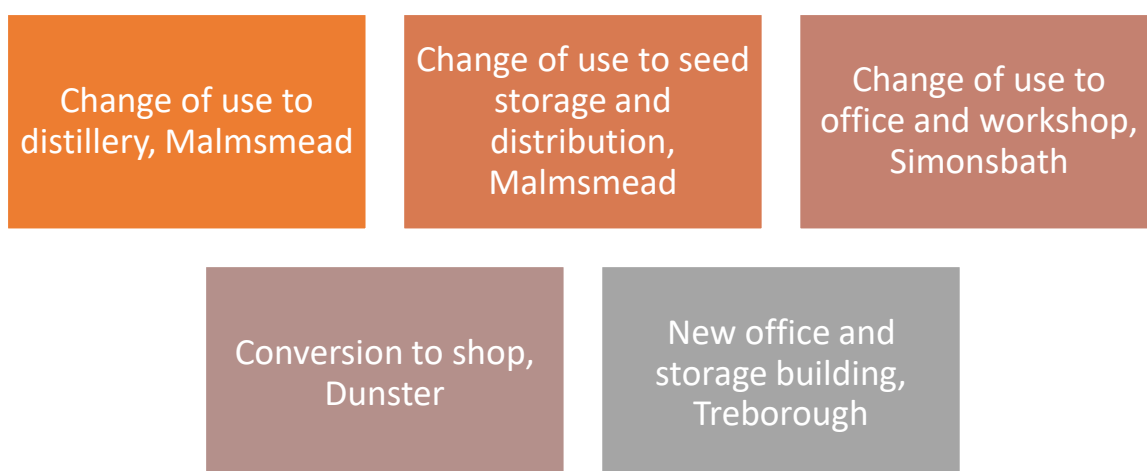
6.53. The creation and loss of employment premises is summarised in the table below.

Table 6.23 Employment Gains and Losses from 2023-25

		2023-24	2024-25
New employment premises created (sqm)	Named settlements	0	1 (40sqm)
	Open countryside	0	5 (431.32sqm)
Employment premises lost (sqm)	Named settlements	0	1 (24sqm)
	Open countryside	0	0

6.54. Employment premises include the uses of office, research & development, light industry, general industry, storage & distribution and sui generis. Some of the new employment premises were created during the monitoring period are shown in figure 6.4.

Figure 6.4 New employment and business created 2023-25



Home Based Businesses

6.55. Entrepreneurship is encouraged on Exmoor through a flexible approach to home-based business spaces, which can be provided for in an existing area of the home, a small extension or within the curtilage of the home through existing buildings or new small-scale outbuildings. Planning permission is not always required for home-working, such as where this is ancillary to the residential use.

6.56. During the monitoring period of 2023-25 for live-work/home-working proposals that required planning permission, two live-work/homeworking spaces was permitted totalling 35.66sqm. Since the adoption of the Local Plan a total of 15 live-

work/homeworking spaces have been permitted. The monitoring indicator applies to both live-work/homeworking spaces and therefore it can include live-work units and / or home-based business planning permissions.

Agricultural and Forestry Development

6.57. Planning permission is not required when using land and existing buildings for agricultural or forestry purposes, however for certain buildings or structures it may be necessary to obtain prior approval from the Authority in relation to siting, design and external appearance, prior to carrying out the development. Agricultural and forestry development and associated activities should avoid adverse landscape, wildlife, cultural heritage and environmental impacts and consider the amenity of neighbouring properties and occupiers.

Table 6.24: Agricultural and Forestry Development 2023-25

Local Plan Indicator	2023-24	2024-25
Number and area (sqm) of agricultural and forestry buildings permitted	3 (1,026)	9 (1,548.9)
Number/% of applications for agricultural buildings refused	1 (25%)*	3 (25%)
Length of agricultural and forestry tracks permitted	75m	0m

*Note: this application was allowed at a later date under appeal

6.58. The buildings approved during 2023-25 ranged from a 64 sqm barn near Roadwater to a 820 sqm livestock and agricultural machinery building near Kentisbury. In addition, a further 1 planning permission in 2023-24 and a further 9 permissions in 2024-25 were recorded under General Development Orders (GDOs) where prior approval was not required. Since the adoption of the Local Plan a total of 128 agricultural and forestry buildings have been permitted.

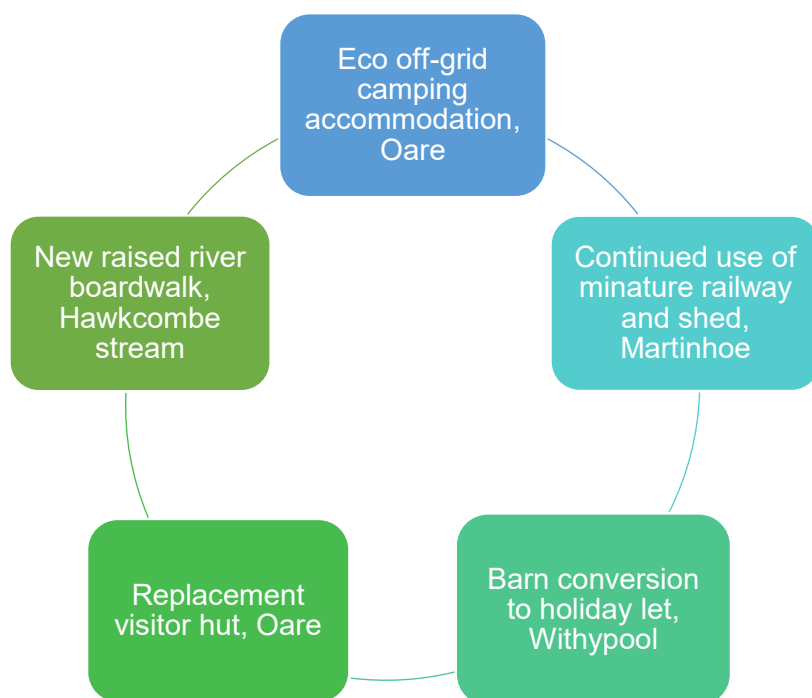
6.59. A total of 75m of agricultural and forestry tracks were approved during 2023-25 through 1 application. In addition, 2 applications were recorded as GDOs in 2024-25, totalling 1,026m.

ACHIEVING ENJOYMENT FOR ALL

Recreation and Tourism

6.60. Recreation and tourism development on Exmoor provides opportunities to enhance the understanding and enjoyment of the National Park for those living and working in or visiting Exmoor. The Local Plan enables appropriate developments that contribute to the local economy and support health and wellbeing. A total of 11 applications were approved for tourism related development across 2023-25. 6 developments related to tourism were refused across the same period.

Figure 6.5 A selection of tourism related developments approved from 2023-25



Visitor Accommodation

6.61. Serviced accommodation includes hotels and guest houses whereas non-serviced accommodation relates to self-catering holiday lets. Serviced accommodation can be provided on Exmoor through converting or changing the use of existing buildings, provided the traditional character of the building is conserved and enhanced and significant alterations or extensions are not required. The trend towards the provision of non-serviced accommodation rather than serviced accommodation continues to be seen over this monitoring period.

6.62. Hotels and guesthouses across Exmoor are an important resource and the Local Plan recognises that it may be appropriate to enable existing hotels to change to another employment use such as residential institutions. In all other circumstances, unless criteria including that it was originally a single dwelling can be met, proposals need to demonstrate the business is not viable in the long term. Across both monitoring periods, 3 units of serviced accommodation were lost, all of which were the change of use of a hotel or guest house to a residential dwelling.

6.63. The table below summarises serviced and non-serviced accommodation that has been permitted or lost/refused over the monitoring period.

Table 6.25 Serviced and Non-Serviced Accommodation Gained or Lost/Refused 2023-25

	2023-24	2024-25
Number and floor area (sqm) of serviced accommodation units permitted	3 (409sqm)	1 (280sqm)
Number and floor area (sqm) of serviced accommodation units lost	3 (1,070sqm)	0
Number and floor area (sqm) of non-serviced accommodation permitted	5 (515.9sqm)	3 (250.16sqm)
Number and floor area (sqm) of non-serviced accommodation refused	4 (315.7sqm)	3 (416.61sqm)

Staff Accommodation

6.64. Staff accommodation may be permitted through the conversion of a building within the existing premises curtilage, or through a small-scale extension. In 2023-24, 1 unit of staff accommodation was approved of 65sqm, and 1 permission was refused. No permissions were approved or refused during 2024-25.

Camping and Glamping accommodation

6.65. A range of policies in the Local Plan are directed towards campsites, caravans and other alternative camping accommodation. These policies seek to achieve sensitively sited development that does not adversely affect the landscape, wildlife or amenity. Certain types of development are required to be located close to public rights of way or to existing hamlets, farmsteads or settlements. The below figures show that policies have enabled a relatively low number of camping accommodation, although they do not include 'pop up' campsites that are permitted to operate for a limited number of days per year.

Table 6.26 Camping Development Gained or Lost 2023-25

Indicator	2023-24	2024-25
Number of tented campsites proposals approved	0	0
Number of tented campsites proposals refused	0	0
Number of camping barn proposals permitted	0	1
Number of camping barn proposals refused	0	0

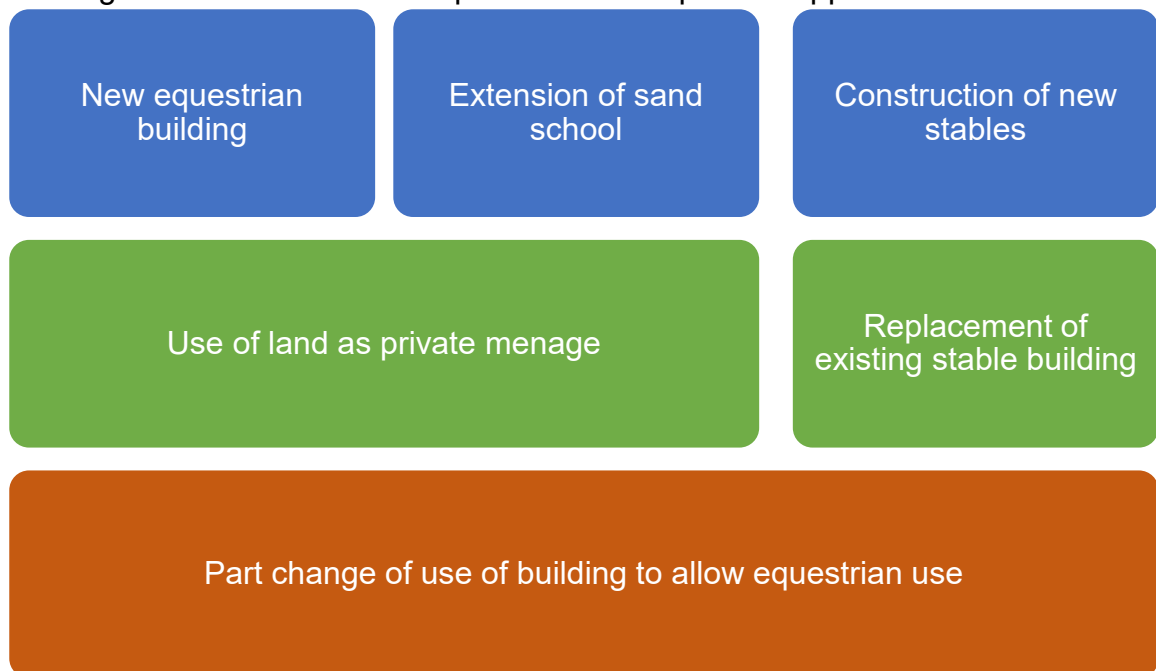
Indicator	2023-24	2024-25
Number of applications for conversion of static caravan sites to chalet developments or alternative camping sites permitted	0	0
Number of alternative camping accommodation proposals permitted	1	1
Number of alternative camping accommodation proposals refused	1	1

RECREATION

Recreational Development

- 6.66. Recreational development is enabled in the National Park where it supports a sustainable local economy. The reuse of existing buildings is encouraged, along with developments being sited within or adjoining named settlements. No developments were either approved or refused relating to shooting purposes during 2023-25, however some activity associated with game shooting are not developments that require planning permission.
- 6.67. Horse riding is a traditional and popular activity on Exmoor and the Local Plan includes specific policies to enable appropriate equestrian related development including stabling, exercising and schooling. Such development should be sensitively located and close to existing buildings or dwellings, where relevant. Across 2023-25, 8 equestrian related developments were permitted and 0 were refused.

Figure 6.6 A selection of equestrian developments approved from 2023-25



Access Land and Rights of Way

- 6.68. The Local Plan seeks to safeguard the access network across Exmoor and ensures any development will not adversely affect it. No public rights of way have been created, lost or diverted as a result of development. However, changes to rights of way on Exmoor are generally conducted outside of the planning system.

Safeguarding Land Along Former Railways & Reinstatement of Lynton-Barnstaple Railway

6.69. Three applications relating to railway works at Woody Bay Station were approved during 2023-25:

- Proposed continued use of Rolling Stock Shed, Water Tank and Miniature Railway Facilities, as approved under previous applications
- Proposed variation of condition to extend hours of operation
- Proposed erection of carriage protection shelter

ACHIEVING ACCESSIBILITY FOR ALL

6.70. Where it is appropriate or required, it is important that development proposals incorporate sustainable transport measures and consider road safety, traffic management and parking provisions.

Transport and Accessibility Requirements

6.71. Development proposals are required to take account of accessibility and sustainable development, particularly where relevant for foot and cycle paths, cycle parking and rights of way. Developments that generate significant amounts of movement should provide a travel plan and be supported by a transport statement or assessment. No applications that were permitted in 2023-25 had a transport assessment/statement, travel plan or AQA.

Traffic Management and Parking

6.72. Traffic management on Exmoor takes into account the needs of all road users including pedestrians, cyclists, horse-riders and people with disabilities. This includes the provision of alternative quieter routes, safer crossing points and shared surface uses where appropriate. The Exmoor Route Network includes both A and B roads as well as other key access roads. A small section of the A399 that passes through the National Park in Devon is classed as a Country Freight Route, whilst other roads across Exmoor are identified as Local Freight Routes.

6.73. The following three charts illustrate the daily average traffic flows and August traffic flows on the main transport routes within the National Park. The figures show traffic flows have increased in some locations, which may be attributed to resumed travel activities following the coronavirus pandemic. Not all locations have traffic data due to equipment malfunction.

Figure 6.7 Average Annual Traffic Flows 2023-2025

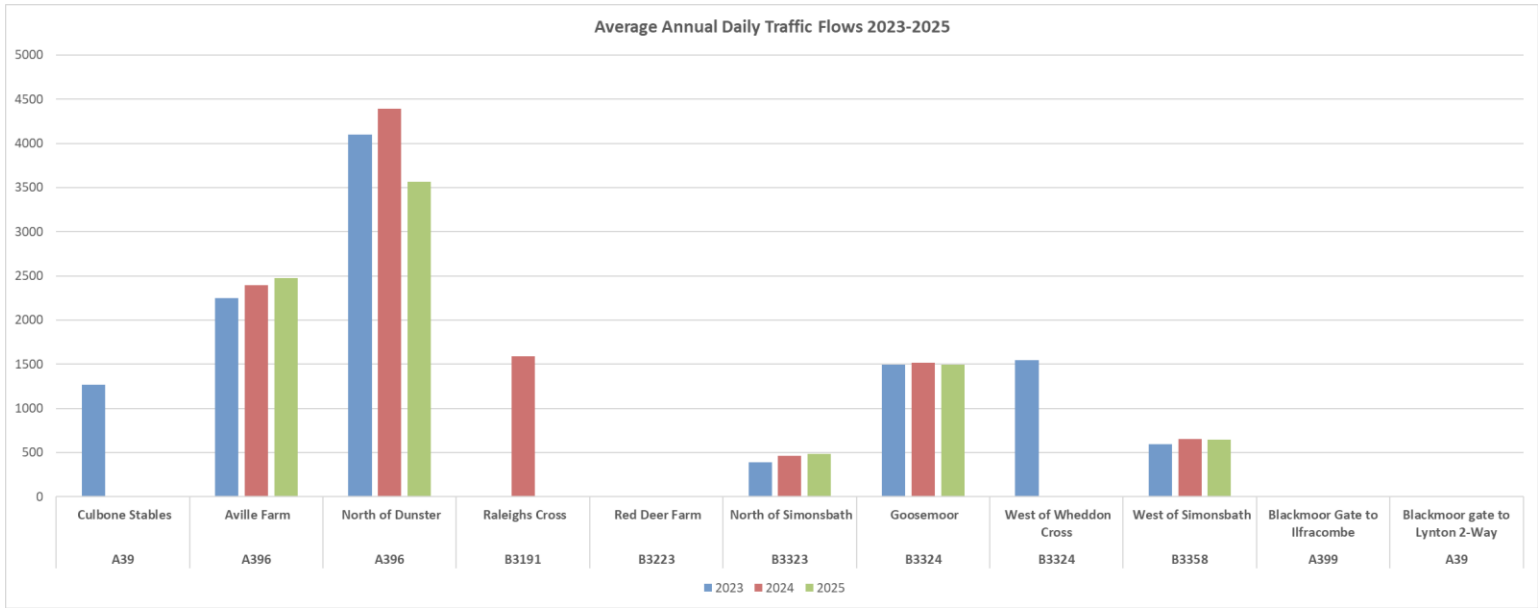


Figure 6.8 Average Daily Traffic Figures and August Flows 2023

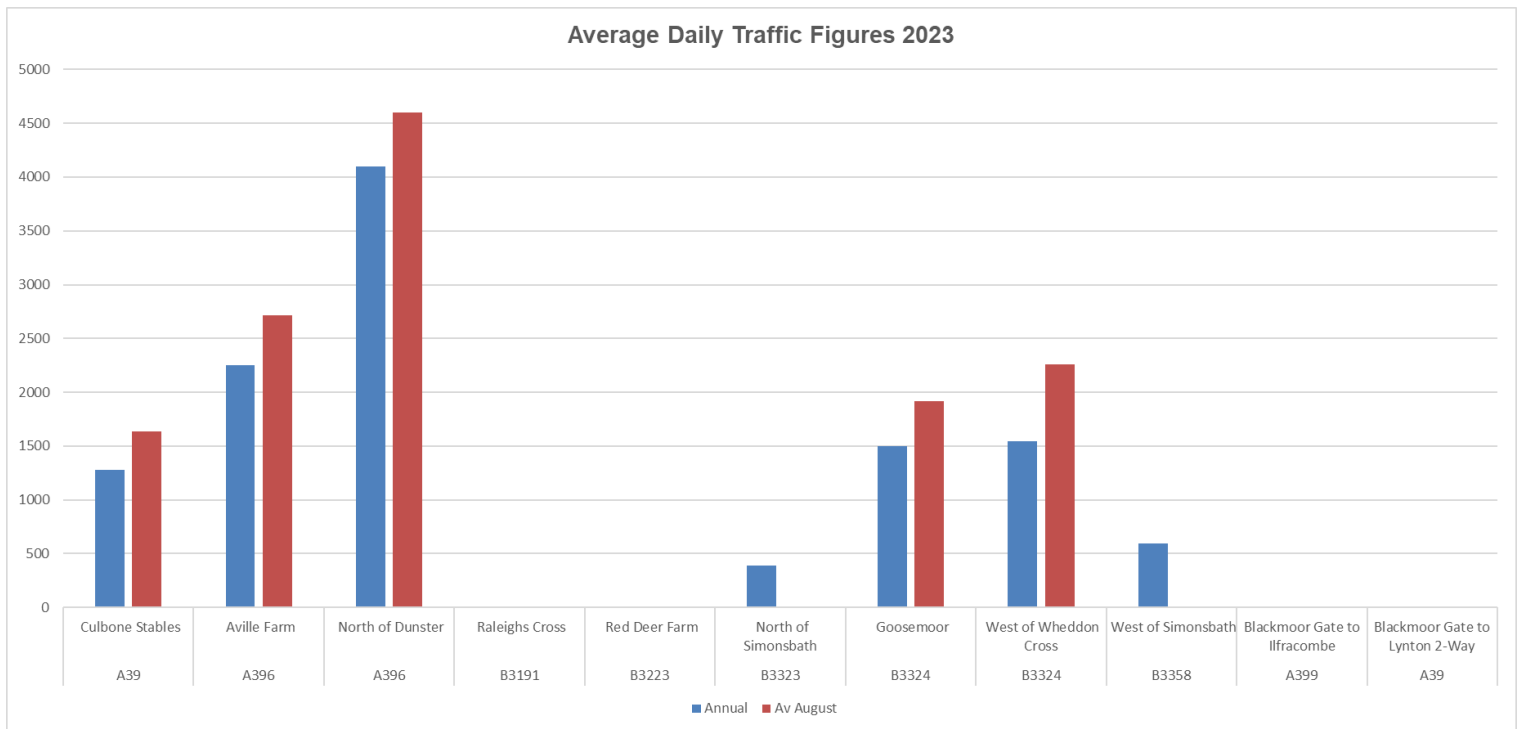
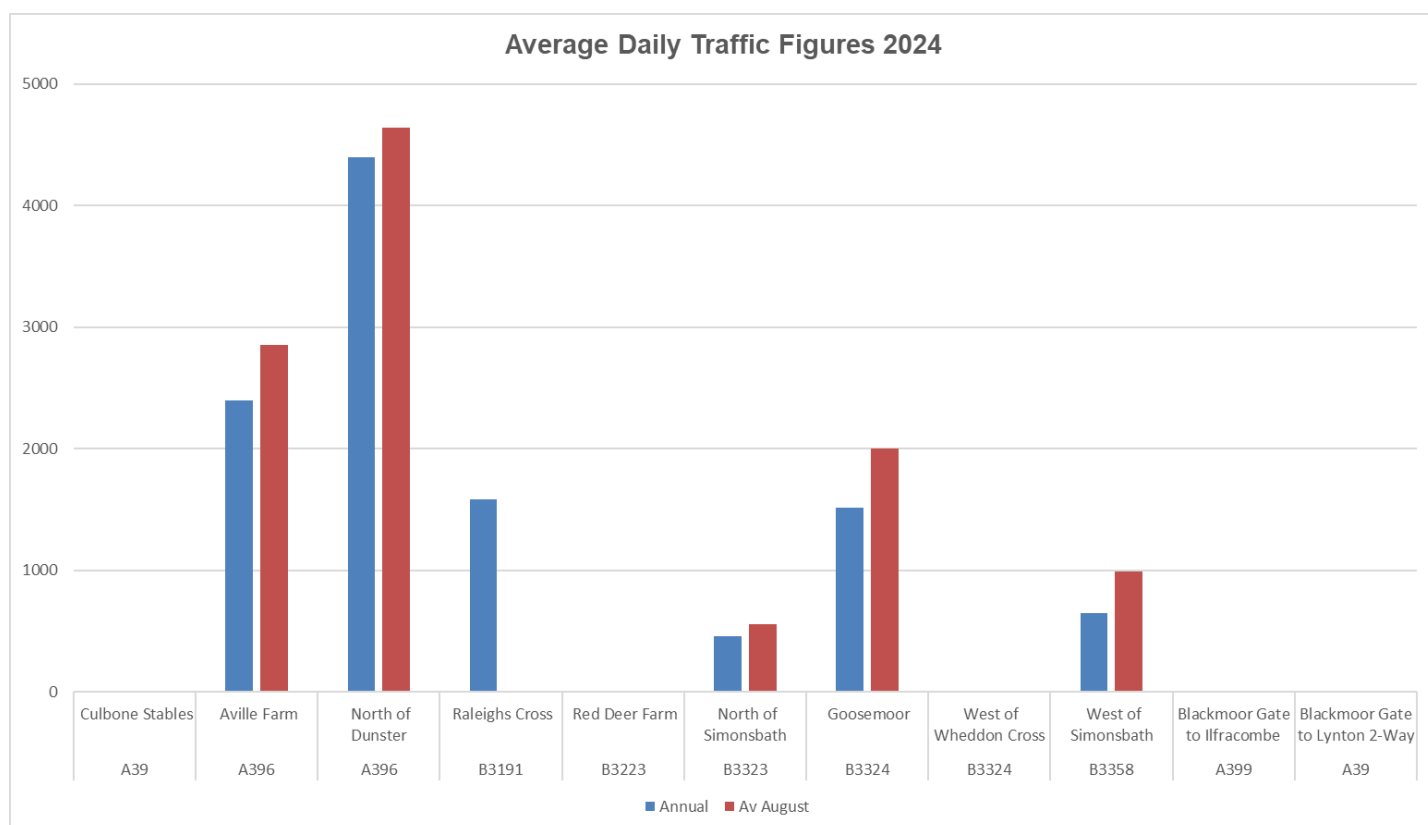


Figure 6.9 Average Daily Traffic Figures and August Flows 2024



Collisions on Exmoor's Roads

Table 6.27 Number and Severity of Collisions on Exmoor's Roads 2023-25

Collision Type	2023-24	2024-25
Slight	19	18
Serious	2	4
Fatal	1	2
Total	22	24

6.74. The provided data includes collisions up to the end of 2024 for Devon, and up to March 2025 for Somerset. As the monitoring year runs until the end of March, any collisions which may have occurred from January-March 2025 in Devon are not included in the above figures.

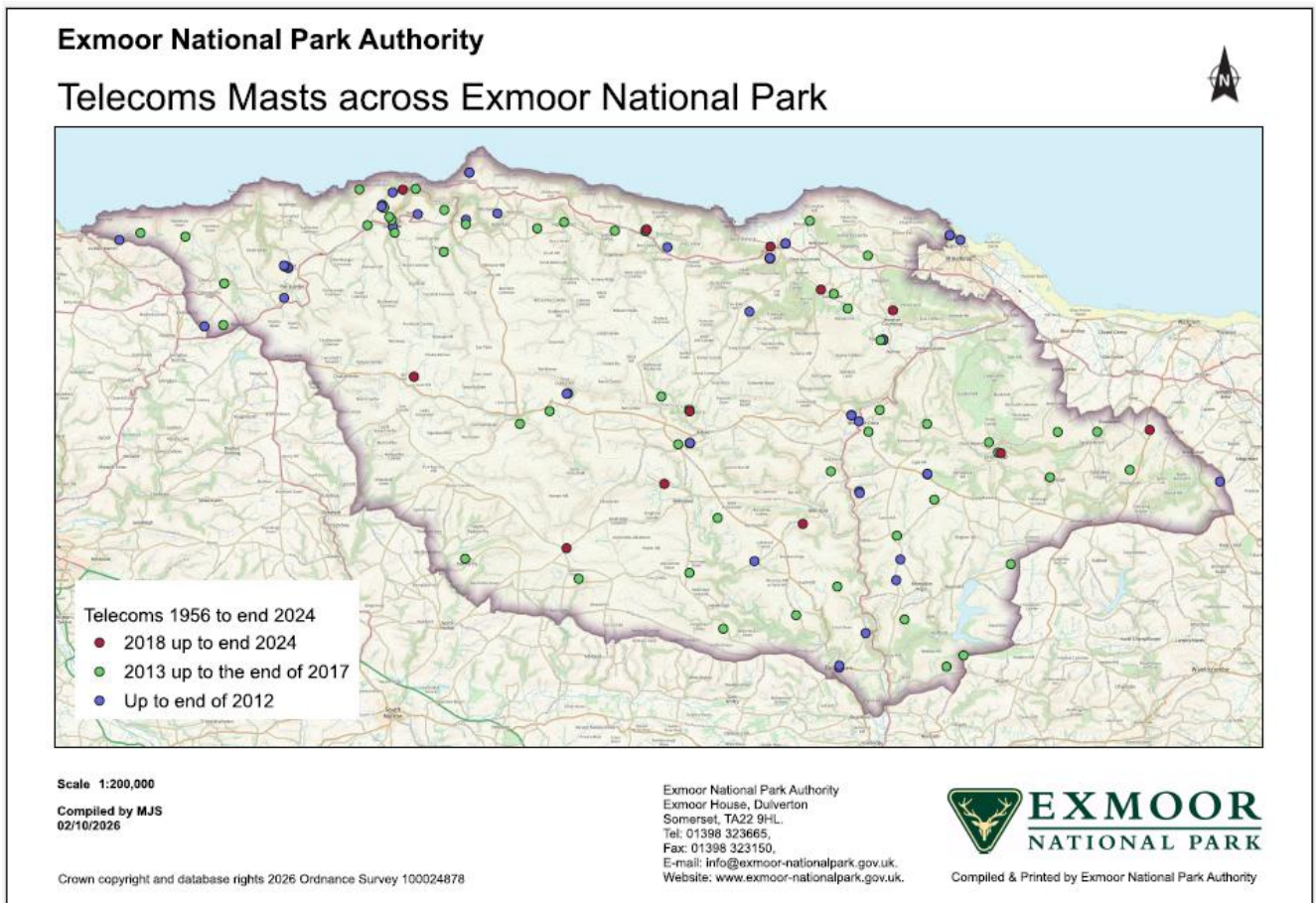
Parking Provision and Standards

6.75. The Local Plan provides a guide to provisions for car, motorcycle, cycle and disabled parking standards that should be well integrated and designed. In 2023-24, 5 applications were approved that included car, motorcycle, cycle or disabled parking provision, with a further 3 being approved in 2024-25.

Electricity and Communications Networks, Radio and Mobile Telecommunications Infrastructure

- 6.76. The Local Plan provides for electricity and telecommunication networks recognising the importance of an effective communication network for the rural communities on Exmoor, where it will not cause unacceptable adverse impacts on the landscape of the National Park. Communications infrastructure needs to be fit for purpose to enable businesses and communities to thrive. Improvements that will help sustain communities and the local economy are encouraged. Measures such as mast-sharing, the use of existing buildings/structures and sympathetic design and camouflage of new infrastructure are required to ensure developments will not have an unacceptable adverse impact on the National Park. The below developments were approved from 2023-25:
- In 2023-24, 2 masts were approved across the National Park:
 - A 15m high mast near Dunster for emergency services network coverage
 - A 25m high mast near Twitchen for improved rural coverage
 - In 2024-25, 2 masts were approved across the National Park:
 - An 8m high mast near Exford for improved mobile connectivity
 - A 25m high mast near Porlock for improved rural coverage under the Shared Rural Network (SRN)
- 6.77. One application for the extension an existing structure was permitted in 2023-24 to increase the height of a mast near Winsford from 15m to 17.4m
- 6.78. The extent of telecom masts across Exmoor can be seen in the following figure, categorised by the year they were permitted.

Figure 6.10 Map of Telecom Masts across Exmoor National Park



Fixed Line Transmission Infrastructure

6.79. No new power lines or utilities were undergrounded in either 2023-24 or 2024-25 that required planning permission.

EXMOOR'S SETTLEMENTS

- 6.80. The National Park Authority provides advice to support and achieve the aims of Policy ES-S1 and throughout the monitoring period advice was given to Parracombe CLT and the 8 Parishes Affordable Housing Working Group.

MONITORING AND IMPLEMENTATION FRAMEWORK

- 6.81. The Local Plan is monitored through a series of indicators, including a monitoring and review process for the provision of affordable housing in the National Park. The Authority is required to monitor both affordable housing need and the delivery of affordable housing through Policy M1-S1.
- 6.82. Policy M1-S1 clause 1, of the Local Plan states that the National Park Authority will complete a review of the indicative affordable housing need figure for the Plan period (238), on the basis of the latest available evidence, by no later than 31 December 2020. 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 the Plan, a full or partial review of the Plan will be undertaken to take account of this change.
- 6.83. As part of evidence collated for Local Plan 5-Year Review completed in 2022,⁹ the Authority commissioned updated evidence on local affordable housing need. The updated affordable housing need figure for the whole plan period of 2011-2031 decreased from 238 (an average of 12 dwellings per year) to 194 dwellings, or nearly 10 affordable dwellings per year. Consequently, a local plan review was not triggered by the change in evidence for the Local Plan indicative affordable housing need figure.

2023/24 Monitoring of Policy M1-S1, Clause 2

- 6.84. Monitoring figures for housing (Table 6.28) are used to assess whether Policy M1-S1 requirements have been met. Table 6.28 for 2023/24 shows that the total number of affordable homes permitted in the last three years was 13 dwellings compared with 10% of the 238 indicative affordable housing need figure for the plan period of 24 dwellings or 10% of the updated 194 figure of 19 dwellings (row 12/13). The number of affordable homes permitted during the three years (April 2021 – March 2024) is not sufficient to meet the 10% indicative affordable housing need figure as set out in Policy M1-S1 (or the updated 10% affordable dwellings figure).

If, at any time over a previous 3-year period, 10% (24 (or 19) dwellings) has not been permitted, further clauses of policy M1-S1 apply:

- a) cumulative delivery since 2011 meets / exceeds the total of the average annualised figure of affordable housing need to date;
- 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. “Existing levels of provision” means the existing affordable housing stock as well as the number of affordable dwellings “under construction” or with planning permission but where construction has not yet started (the number of households in affordable housing need

⁹ The Exmoor National Park Local Plan 5-year review was conducted to establish whether the plan and policies remained effective. Based on the evidence the Authority concluded that a Local Plan review was not needed at that time. Details of the review process and evidence are set out on the Authority’s website.

compared to the number of affordable homes in the “pipeline” and turnover in Exmoor’s existing stock of affordable housing.

- 6.85. Monitoring against clause 2 a) of Policy M1-S1 set out in Table 6.28 shows that the total affordable housing completions 2011 to 2024 (88) (row 5) is not high enough to meet affordable housing need of 156 (row 2) or the updated figure of 130 (row 4). Monitoring against Clause 2b of the Policy is therefore required.
- 6.86. Monitoring against clause 2b) of Policy M1-S1 set out in Table 6.28 shows that surveys indicate a current affordable housing need of 53 households (row 10). Affordable housing that is “in the pipeline” i.e. under construction (row 6) and extant permissions (row 7) added to the number of lets/relets (row 8) totals 41 (row 9). While Registered Provider (RP) and Caractacus Housing lets and relets are included in the M1-S1 monitoring calculations, the number of private affordable dwelling completions (e.g. affordable self-build homes not delivered by a RP/Caractacus Housing) is also an important component of affordable housing provision (row 8a) but has not previously been included despite, in some years, having been a significant proportion (or all) of the total affordable completions (row 5).
- 6.87. Without private affordable completions, the total existing provision of 41 (row 9) is less than the total housing need of 53 from housing need surveys (row 10). A review of the reasons for the level of delivery would be triggered through Policy M1-S1. However, a more complete picture of the total existing provision (existing affordable housing stock) is given by including private (non-RP/Caractacus Housing) affordable housing completions (row 9a). Monitoring of this total existing affordable housing stock of 68 including private affordable housing indicates that a review of the reasons for the level of delivery is not triggered through Policy M1-S1.

Table 6.28: Policy M1-S1 Monitoring 2023-24

Years 1 st April to 31 st March	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/ 23	2023/ 24	Totals
1. Total Local Plan Need (2011-2031)														238
2. Cumulative Local Plan Need (11.9 per annum rounded to 12)	12	24	36	48	60	72	84	96	108	120	132	144	156	156

Years 1st April to 31st March	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/ 23	2023/ 24	Totals
3. Total Local Plan Need (2011-2031 updated figure)														194
4. Cumulative Local Plan Need 2011-31 (rounded to 10)	10	20	30	40	50	60	70	80	90	100	110	120	130	130
5. Affordable Housing Completions	26	3	20	4	4	0	2	2	1	20	0	1	5	88
6. Under Construction													9	
7. Extant Permission													7	
8. Lets/Re-lets													25	
<i>8a. Private existing affordable housing stock completions (subset row 5)*</i>	3	3	4	4	0	0	2	2	1	2	0	1	5	27
9. Total Existing Provision														41
<i>9a. Total existing provision including private affordable completions*</i>														68
10. Local Need Housing Survey														53

Years 1 st April to 31 st March	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/ 23	2023/ 24	Totals
Reports (complete d 2016- date)														
11. Cumulative Permissio ns Past Three Years											1	4	8	13
12.	10% Local Plan Affordable Housing Indicative Figure (238=24)													
13.	10% Local Plan Affordable Housing Indicative Figure (194=19)													

2024/25 Monitoring of Policy M1-S1, Clause 2

6.88. Monitoring figures for housing are used to assess whether Policy M1-S1 requirements have been met. Table 6.29 for 2024/25 shows that the total number of affordable homes permitted in the three years April 2022 – March 2025 was 16 dwellings (row 11) compared with 10% of the 238 indicative affordable housing need figure for the plan period of 24 dwellings or 10% of the updated 194 figure of 19 dwellings (rows 12 & 13). The number of affordable dwellings permitted during the three years is not sufficient to meet the 10% indicative affordable housing need figure as set out in Policy M1-S1. If, at any time over a previous 3-year period, 10% (24 (or 19) dwellings) has not been permitted, further clauses of policy M1-S1 apply:

- a) cumulative delivery since 2011 meets / exceeds the total of the average annualised figure of affordable housing need to date;
- 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. “Existing levels of provision” means the existing affordable housing stock as well as the number of affordable dwellings “under construction” or with planning permission but where construction has not yet started (the number of households in affordable housing need compared to the number of affordable homes in the “pipeline” and turnover in Exmoor’s existing stock of affordable housing).

6.89. Monitoring against clause 2 a) of Policy M1-S1 set out in Table 6.29 shows that the total affordable housing completions 2011 to 2023 (89) (row 5) is not high enough to

meet affordable housing need of 168 (row 2) or the updated figure of 140 (row 4). Monitoring against Clause 2b of the Policy is therefore required.

- 6.90. Monitoring against clause 2b) of Policy M1-S1 set out in Table 6.29 shows that surveys indicate a current affordable housing need of 53 households (row 10). Affordable housing that is “in the pipeline” i.e. under construction (row 6) and extant permissions (row 7) added to the number of lets/relets (row 8) totals 53 (row 9). The total number of ‘pipeline’ affordable housing (row 9) and the total housing need from housing need surveys (row 10) are both 53, demonstrating the monitoring shows a review of the reasons for the level of delivery is not triggered through Policy M1-S1.
- 6.91. Without private affordable completions, the total existing provision of 53 (row 9) is the same as the total housing need of 53 from housing need surveys (row 10). Further to this, a more complete picture of the total existing provision (existing affordable housing stock) is given by including private (non-RP/Caractacus Housing) affordable housing completions (row 9a). Monitoring of this total existing affordable housing stock of 81 including private affordable housing indicates that a review of the reasons for the level of delivery is not triggered through Policy M1-S1.

Table 6.29 Policy M1-S1 Monitoring 2024-25

Years 1 st April to 31 st March	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Totals
1. Total Local Plan Need (2011-2031)															238
2. Cumulative Local Plan Need (11.9 per annum rounded to 12)	12	24	36	48	60	72	84	96	108	120	132	144	156	168	168
3. Total Local Plan Need (2011-2031 updated figure)															194
4. Cumulative Local Plan Need 2011-31 (rounded to 10)	10	20	30	40	50	60	70	80	90	100	110	120	130	140	140
5. Affordable Housing Completions	26	3	20	4	4	0	2	2	1	20	0	1	5	1	89
6. Under Construction														6	
7. Extant Permission														13	
8. Lets/Re-lets														34	34
<i>8a. Private existing affordable housing stock (subset row 5)*</i>	3	3	4	4	0	0	2	2	1	2	0	1	5	1	28

Years 1 st April to 31 st March	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Totals
9. Total Existing Provision															53
<i>9a. Total existing provision including private affordable completions*</i>															<i>81</i>
10. Local Need Housing Survey Reports (completed 2016-date)															53
11. Cumulative Permissions Past Three Years												4	8	4	16
12.	10% Local Plan Affordable Housing Indicative Figure (238=24)														
13.	10% Local Plan Affordable Housing Indicative Figure (194=19)														

*Rows in italics included from 2021/22 AMR to provide a more complete picture of affordable housing stock

7 THE DEVELOPMENT MANAGEMENT SERVICE

PLANNING STATISTICS

7.1. During 2023-24, 279 planning applications were received and in 2024-25 this was 257 applications. A total of 273 applications were determined in 2023-24 and 292 in 2024-25. Planning fee income fluctuates as the number of applications received changes year to year.

Table 7.1 Planning Fees and Application Received 2005-2025

	Total Fee's Received	No. of Applications Received
2005-06	£61,588	311
2006-07	£57,262	350
2007-08	£55,478	385
2008-09	£58,747	250
2009-10	£73,078	282
2010-11	£75,903	317
2011-12	£71,898	329
2012-13	£74,625	306
2013-14	£61,785	352
2014-15	£68,492	259
2015-16	£101,473	248
2016-17	£95,170	320
2017-18	£69,038	332
2018-19	£79,268	334
2019-20	£81,918	344
2020-21	£89,288	355
2021-22	£112,224	420
2022-23	£76,860	394
2023-24	£61,722	279
2024-25	£71,920.50	257

TYPES OF DEVELOPMENT

7.2. The majority of planning applications received by the Authority are classified as:

- Major –
 - 10 or more dwellings, schemes for housing of more than 0.5ha or;
 - more than 1000sqm, sites more than 1 ha.
- Minor – for example small numbers of dwellings or business development.
- Other – householder development, change of use and listed building consent.

Table 7.2 Applications determined in 2023-2025

	2023-24	2024-25
Major	1	0
Minor	90	56
Other	182	236

Table 7.3 Applications determined in line with the National Target time limit

Application Type	Percentage	
	2023/24	2024/25
% Major Applications within 13 weeks or agreed time limit (target 60%)	100%	n/a
% Minor Applications within 8 weeks or agreed time limit (target 70%)	82%	86%
% Other Applications within 8 weeks or agreed time (target 80%)	85%	88%

7.3. The proportion of approvals during 2023-24 (90%) and 2024-25 (91%) continues to be high, reflecting time by Officers discussing schemes, including through pre-application advice.

APPEALS

7.4. 2 appeals were decided by the Planning Inspectorate during the 2023-24 monitoring year. In one of these appeals the Inspector upheld the decision of the Authority and dismissed the appeal.

7.4 Appeals in 2023-24

Application Reference	Appeal Type	Site Address	Appeal Decision	Appeal Decision Date
6/35/21/102	Full	Little Acres, Brendon Hill, Treborough, TA23 0LG	Dismissed	02/06/2023
62/41/22/001	Full	Manor Farm, Lynton, Devon, EX35 6LD	Allowed	08/03/2024

7.5. 2 appeals were decided by the Planning Inspectorate during the 2024-25 monitoring year. In one of these appeals the Inspector upheld the decision of the Authority and dismissed the appeal.

Table 7.5 Appeals in 2024-25

Application Reference	Appeal Type	Site Address	Appeal Decision	Appeal Decision Date
GDO 23/07	Prior Approval	B3223, Nr Simonsbath, TA24 7JX	Dismissed	02/04/2024
6/3/23/008	Full	Land adj to Bidgoods, Bury, Dulverton, Somerset. TA22 9ND	Allowed	27/09/2024

APPENDIX 1 – LOCAL PLAN MONITORING FRAMEWORK
INDICATOR

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2023/24	2024/25
		Note - n/a applies where the indicator is not currently monitored; or because the information is not currently available		
GP1	Covered by multiple indicators under CE-S1, CE-S2, CE-S3, CE-S4, RT-S1			
GP2	Number of major developments approved within the National Park		1	0
GP2	Area (ha) of major developments approved within the National Park		4.6	0
GP3	Proportion of dwellings completed at: Local Service Centres,	Housing Land Availability	74%	22%
	Villages and Porlock Weir	Housing Land Availability	2%	28%
GP3	Proportion of employment completed at: Local Service Centres,		n/a	n/a
	Villages and Porlock Weir		n/a	n/a
GP4	Dwelling density of completed sites		n/a	n/a
GP4, HC-D2, HC-D5, HC-D14	Number and proportion of dwellings delivered through:			
	conversion/change of use in settlements	Housing Land Availability	31	8
	conversion/change of use in the open countryside	Housing Land Availability	6	6
	subdivision in settlements	Housing Land Availability	0	0
	subdivision in the open countryside	Housing Land Availability	0	1
GP5	Number of planning obligations secured		4	4

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2023/24	2024/25
CE-S1 CE-D1	Area of orchard created or lost as a result of development		n/a	n/a
	Number of tree preservation orders made following Section 211 Notices within conservation areas in the National Park		0	0
	Change in area of Section 3 moor and heath as a result of development		n/a	n/a
	Number of planning applications refused on landscape grounds		7	9
	Contextual indicator: Length of traditional hedgerow lost	Hedge Removal Notices	4m	3m
CE-S2	Number of lighting conditions attached to permissions within the National Park		61	61
CE-S3	Contextual Indicator % of broad habitats in SSSIs in: (i) favourable condition		28.9%	-
	(ii) unfavourable recovering condition		23.3%	-
	(iii) unfavourable declining condition		4.44%	-
	% Local Wildlife Sites in good condition		n/a	n/a
	Change in area of priority habitats as a result of development		n/a	n/a
	Number and proportion of applications refused for reasons of harm to protected/important species		6	4
	Number of developments with provision for protected/important species.		44	40
	Number of applications for a DEFRA licence		16	14
CE-D2	Number of developments incorporating green infrastructure provision (including enhancements for wildlife)		75	63

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2023/24	2024/25
CE-S4 RT-D13	Number of conservation area enhancement schemes undertaken		0	0
	Number of scheduled monuments affected by development		0	0
	Number of applications refused for reasons of harm to the setting or significance of a scheduled monument		0	0
	Number of sites on the Historic Environment Record affected by development		n/a	n/a
	Number of applications refused due to adverse impacts on heritage assets and/or their settings		1	5
CE-D3	Contextual Indicator: Number of listed buildings on the 'at risk' register	Heritage at Risk Register	46	45
	Contextual Indicator: % of listed buildings on the 'at risk' register	(Total 745)	6.15%	6%
	Number of heritage assets removed from 'at risk' registers as a result of development		1	1
CE-S4 CE-D3	Number of applications refused due to adverse impact on historic parks or gardens		0	0
	Number of applications refused due to adverse impact on listed buildings		0	3
CE-S5 HC-D2 HC-D5 HC-D7 HC-S7 SE-S2	Number of applications permitted for conversions of traditional buildings to different use classes in:			
	Local Service Centres		1	0
	villages and Porlock Weir		2	1
	Open Countryside		3	6
	Number of applications refused for conversions of traditional buildings		0	1

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2023/24	2024/25
SE-S3	to different use classes in Local Service Centres			
	villages and Porlock Weir		1	0
	Open Countryside		1	1
	Number of applications permitted for conversions of non-traditional buildings to different use classes in Local Service Centres		0	0
	villages and Porlock Weir		0	0
	Open Countryside		1	0
	Number of applications refused for conversions of non-traditional buildings to different use classes in Local Service Centres		0	0
	villages and Porlock Weir		0	0
	Open Countryside		0	0
CE-S6	Percentage of new residential buildings roofed in traditional materials		77%	100%
	Number of planning applications refused on design grounds		7	6
CE-S6 CC-D1	Number of developments incorporating Sustainable Drainage Measures		1	2
CE-D5	Number of applications for changes/additions to adverts/signage refused		0	0
CE-D6	Number of applications for changes/additions to shop frontage refused		0	1
CE-S7	Number of quarries for local building materials permitted		0	0

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2023/24	2024/25
CE-S8 CE-D7	Number of other mineral applications permitted		0	0
CC-S1 CC-D1 CC-S2 CC-S3	Number of applications refused on the grounds of flood risk or coastal change		1	1
	Number of developments (granted permission) located in Flood Risk Zones 2 and 3		10	13
CC-S1 CC-S5 CC-D3 CC-D4	Number of renewable energy/energy conservation projects permitted by type, size and location (total)		4	4
	WIND ENERGY - total number		-	-
	Named Settlement		-	-
	Open Countryside		-	-
	SOLAR ENERGY - total number		-	-
	Named Settlement		1	-
	Open Countryside		3	4
	HYDRO ENERGY - total number		-	-
	Named Settlement		-	-
	Open Countryside		-	-
	BIOMASS (including wood fuel and anaerobic digestion) - total number		-	-
	Named Settlement		-	-
	Open Countryside		-	-
CC-S3 CC-S4	Number of buildings lost and/or replaced due to coastal change		0	0
CC-D2	Number of water storage facilities permitted		1	2

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2023/24	2024/25
CC-S6	Contextual Indicator: Number of recycling facilities		1	1
CC-S7 CC-D2 CC-D5	Contextual Indicator: Percentage of monitored rivers achieving 'good' or 'high' ecological status (under the Water Framework Directive)	Environment Agency	55.9%	55.9%
CC-S7 CC-D2 CC-D5	Number of recorded water pollution incidents on Exmoor	Environment Agency	13	13
HC-S1 GP4	Percentage of completed dwellings on previously developed land (total)	Housing Land Availability	91%	83%
HC-D2 HC-D3	Percentage of housing completions located on previously developed land (settlements)	Housing Land Availability	82%	53%
HC-D5 HC-D7	Percentage of housing completions located on previously developed land (open countryside)	Housing Land Availability	18%	47%
HC-S1	Gross dwelling completions	Housing Land Availability	49	18
	Net dwelling completions	Housing Land Availability	43	18
HC-S1	Number of dwellings under construction	Housing Land Availability	45	26
	Number of dwellings with extant planning permission not yet started	Housing Land Availability	34	46
HC-S1 HC-S3 HC-D2	Proportion of new housing meeting community's need for affordable housing by location, development type and occupancy		5	1
HC-D3 HC-D4	Local Service Centres (total number)		4	-
	Social rent		-	-
	Affordable Rent		4	-

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2023/24	2024/25
HC-D6	Intermediate Owned (including self-build, shared ownership and discounted sale)		-	-
	Villages and Porlock Weir (total number)		-	1
	Social rent		-	1
	Affordable Rent		-	-
	Intermediate Owned (including self-build, shared ownership and discounted sale)		-	-
	Open Countryside (total number)		1	-
	Social rent		1	-
	Affordable Rent		-	-
	Intermediate Owned (including self-build, shared ownership and discounted sale)		-	-
HC-S2	Affordable housing provision by type and size of dwelling	See Separate Tables	-	-
	Contextual Indicator: Average private rent levels	See Separate Tables	-	-
	Contextual Indicator: Ratio of average house prices to average household income	See Separate Tables	-	-
	Contextual Indicator: Changes in house price relative to national, regional and county averages	See Separate Tables	-	-
	Exmoor		-	-
	SW England		-	-
	West Somerset		-	-
	North Devon		-	-
HC-S3	Contextual Indicator: Number of up-to-date parish housing need surveys		6	4

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2023/24	2024/25
	(count parishes separately for joint surveys)			
HC-S4	Contextual Indicator: Number of households on District Councils' housing registers	District Councils	NDDC – 93 SWT - 470	NDDC – 121 SWT - 668
HC-S4	Number of Principal Residence dwellings completed as:	Housing Land Availability		
	Change of use of hotels/guest houses to a single dwelling	Housing Land Availability	0	1
	Subdivision of dwellings	Housing Land Availability	0	0
	Conversion/change of use of other buildings in settlements (including hotels where more than one dwelling is provided)	Housing Land Availability	27	5
	Enabling development to deliver affordable housing (e.g. cross subsidy)	Housing Land Availability	0	0
HC-D4 HC-S2 HC-S1	Number of adaptable and accessible dwellings completed (i.e. M4(2) optional building regs)		0	0
HC-D4	Percentage of those in housing need due to unsuitable accommodation		n/a	n/a
HC-D5	Number of Extended Family dwellings completed	Housing Land Availability	0	1
HC-D6	Number of custom/self-build dwellings completed in rural communities	Housing Land Availability	6	2
HC-D2 RT-D3	Number of applications approved for the change of use of serviced accommodation to housing		3	0
	Number of applications refused for the change of use of serviced accommodation to housing		0	0

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2023/24	2024/25
HC-D8 HC-D9	Number of rural land-based worker dwellings completed (e.g. agricultural worker dwellings)		3	1
HC-D10	Number of succession farm dwellings completed		1	0
HC-D11	Applications for temporary residential caravans approved		0	0
	Applications for temporary residential caravans refused		0	0
HC-D15	Applications for residential extensions approved		34	29
	Applications for residential extensions refused		7	6
HC-D17	Number and proportion of planning applications for replacement dwellings refused		1 (100%)	2 (100%)
HC-S6 HC-D18	Distance of households from key services	Indices of Multiple Deprivation 2024	See separate table	
HC-S6 HC-D18 HC-D19	Creation and loss of community services and facilities		-	-
	Gained (total)		1	6
	Class E		1	2
	Class F1		-	1
	Class F2		-	3
	Sui Generis		-	-
	Loss (total)		3	2
	Class E		2	1
	Class F1		-	-
	Class F2		-	-

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2023/24	2024/25
	Sui Generis		1	1
HC-D20	Contextual Indicator: Area of Important Open Space (Visual Amenity) within settlements	QGIS	45.16ha	45.16ha
HC-S7	Number of residential institutions permitted		0	0
SE-S1 SE-S2 SE-S3	Proportion (area in sqm) of new employment premises created by location and use class		-	-
	Named settlements:		-	1 (40sqm)
	Open countryside		-	5 (431.32 sqm)
SE-S1 SE-S2 SE-S3 SE-D2	Proportion (area in sqm) of employment premises lost by location and use class:		-	1
	Named settlements:		-	1 (24sqm)
	Open countryside		-	-
SE-S1	Contextual Indicator - Claimant count: Number of residents claiming Jobseekers Allowance		n/a	n/a
SE-S1	Contextual Indicator - Employment by industry sector	2021 Census - see separate table	-	-
SE-D1	Number of live-work units/homeworking spaces permitted		0	2
SE-D1	Area (sqm) of live-work units/homeworking spaces permitted		-	35.66sqm
SE-D1	Contextual Indicator - Percentage of people aged 16+ in employment who are self-employed		n/a	n/a
SE-S4	Number of agricultural and forestry buildings permitted		3	9

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2023/24	2024/25
	Area (sqm) of agricultural and forestry buildings permitted		1,026sqm	1,548.9sqm
	Length of agricultural and forestry tracks permitted		75m	0m
	Number and proportion of applications for agricultural buildings refused		1 (25%)	3 (25%)
SE-S4	Contextual Indicator - Number of farming businesses in agri-environment schemes		n/a	n/a
RT-S1	Number and proportion of applications for tourism related development permitted		8	3
	Number and proportion of applications for tourism related development refused		5	1
RT-D1	Number of serviced accommodation units permitted		3	1
	Floor area (sqm) of serviced accommodation permitted		409sqm	280sqm
RT-D2	Number of serviced accommodation units lost		3	0
	Floor area (sqm) of serviced accommodation lost		1,070sqm	-
	Number of staff accommodation permitted		1	0
	Floor Area of staff accommodation permitted		65sqm	-
	Number of staff accommodation refused		1	0
	Floor Area of staff accommodation refused		-	-
RT-D4	Number of non-serviced accommodation permitted		5	3

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2023/24	2024/25
	Floor area of non-serviced accommodation permitted		515.9sqm	250.16sqm
	Number of non-serviced accommodation refused		4	3
	Floor area of non-serviced accommodation refused		315.7sqm	416.61sqm
RT-D5 RT-D9	Number of proposals for tented campsites permitted		0	0
	Number of proposals for tented campsites refused		0	0
RT-D6	Number of proposals for camping barns permitted		0	1
	Number of proposals for camping barns refused		0	0
RT-D7	Number of proposals for certificated caravan sites approved		0	0
RT-D8	Number of applications for conversion of static caravan sites to chalet developments or alternative camping sites permitted		0	0
	Proportion of units on static caravan sites approved for conversion from static caravans to chalet units or alternative camping units permitted		0	0
RT-D9	Number of alternative camping accommodation proposals permitted		1	1
	Number of alternative camping accommodation proposals refused		1	1
RT-D10	Number of developments for shooting purposes permitted		0	0
	Number of developments for shooting purposes refused		0	0
	Area of developments for shooting purposes permitted		0	0

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2023/24	2024/25
	Area of developments for shooting purposes refused		0	0
RT-D11	Number of equestrian developments permitted		2	6
	Number of equestrian developments refused		0	0
RT-D12	Length of Public Rights of Way (PRoW) lost		0	0
	Length of PRoW diverted		0	0
	Length of PRoW replaced		0	0
	Length of new PRoW		0	0
AC-S1	Average Annual daily volume - all traffic	See Separate Table	-	-
	Average August daily volume -all traffic	See Separate Table	-	-
	Average Annual daily volume - HGVs	See Separate Table	-	-
	Average August daily volume - HGVs	See Separate Table	-	-
	Proportion of new dwellings accessible by public or community transport services		n/a	n/a
	Number of settlements with a daily bus service (Excluding Sundays and Bank Holidays)	Excluding Summer-only services	n/a	n/a
AC-S2, AC-D3	Numbers of accidents on roads in Exmoor	See Separate Table	-	-
	Number of people killed or seriously injured	See Separate Table	-	-
AC-S3, AC-D2, AC-D4	Average Annual daily volume - all traffic	See Separate Table	-	-
	Average August daily volume -all traffic	See Separate Table	-	-
	Average Annual daily volume - HGVs	See Separate Table	-	-
	Average August daily volume - HGVs	See Separate Table	-	-

Local Plan and Sustainability Indicators (AMR)		Source (AGILE unless stated otherwise)	2023/24	2024/25
	Number of permissions with car, motorcycle, cycle and disabled parking provision in development		5	3
	Area of permanent and temporary car parking gained		n/a	n/a
	Area of permanent and temporary car parking lost		n/a	n/a
AC-S4, AC-D5, AC-D6, AC-D7	Number of new masts permitted		2	2
	Number extensions to existing structures permitted		1	0
	Number of new power lines /utilities undergrounded		0	0
AC-D1	Number of applications permitted with Transport Assessment or Statement, Travel Plan or Air Quality Assessment		0	0
	Proportion of new dwellings accessible by public or community transport services		n/a	n/a
	Numbers of collisions on roads in Exmoor	See Separate Table	-	-
	Number of people killed or seriously injured	See Separate Table	-	-
ES-S1	Advice provided to communities: Number of Parish/Town Councils seeking advice from the National Park Authority about Local Community Plans, Neighbourhood Plans or Community Projects		2	2