

1.0 Introduction

The Exmoor National Park is a working and living community where development is necessary to ensure that the needs of the community, businesses and visitors are met. The Local Plan sets out a range of policies that allow development to take place and the Local Planning Authority permit approximately 95% of the applications which are submitted.

The planning policies seek to ensure that development is of the right scale, directed to appropriate locations and conserves and enhances the character and appearance of the National Park. Development proposals should be of a high quality so that the special qualities of the National Park are maintained.

Additional national advice and information can be found within the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG). The National Park Authority is the sole Planning Authority for the area and deals with approximately 360 applications per annum.

The Town & Country Planning (Development Management Procedure) (England) Order 2015 requires that every Local Planning Authority publishes a list of requirements to be used when validating planning and related applications ensuring that correct information is submitted to be able to determine the application.

All Local Planning Authorities are required to produce a list and are encouraged to review it on a frequent basis whilst bearing in mind a proportionate approach to the nature and scale of development in line with paragraph 193 of the NPPF. Authorities are required to review their published local validation list and revise and republish the list on a two-yearly cycle.

With an appropriate level of information submitted at the outset, consultees in the process such as Parish Council, neighbours and other bodies such as the Environment Agency will have a greater understanding and are more likely to be supportive. This should lead to swifter decision making. Applications that are not controversial and comply with the planning policies can be made a delegated decision rather than one that needs to be presented for consideration to the monthly meeting of the Authority.

Pre- Application Advice: Planning Officers are happy to look at draft proposals prior to submission. Weekly planning surgeries are run at Porlock Lovelace Centre (10am – midday on Mondays) and Lynton Town Hall (10am-midday on Wednesdays). No appointment is needed to attend these surgeries but any information which can be sent through in advance will assist planning officers to research and advise. Draft proposals can also be sent in to Exmoor House by post or e-mail and officers are happy to then meet in the office or on site as appropriate.

Exmoor National Park Authority
Requirements for the Submission of Planning and Other Applications

If there are queries regarding the level of information that is required with your submission then please contact the Development Management Section of the National Park Authority.

For national planning guidance please see the details on the planning portal www.planningportal.gov.uk/ and for details of the Exmoor National Park Local Plan please see www.exmoor-nationalpark.gov.uk/ldf.htm