

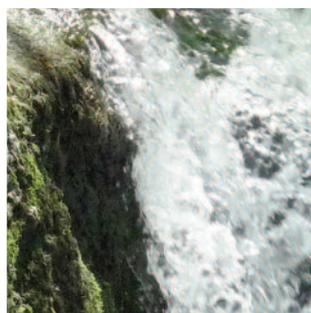
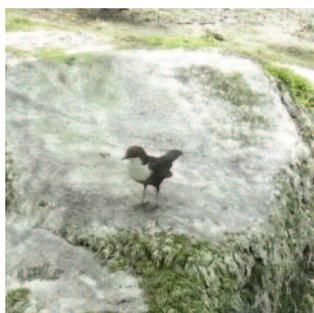
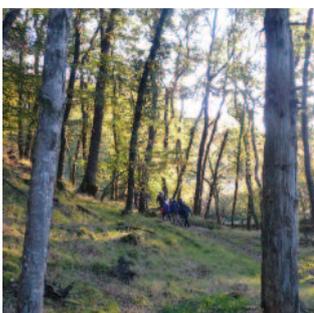
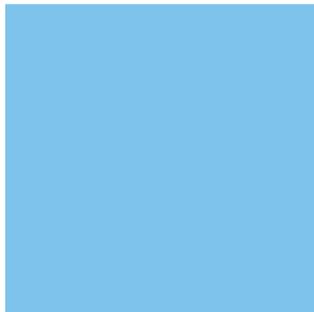
EXMOOR
NATIONAL PARK

Local Development Framework

YOUR FUTURE EXMOOR EVENTS

Sustainability Appraisal Summary

July 2011



CONTENTS

INTRODUCTION	2
SUSTAINABILITY APPRAISAL APPROACH.....	3
NATURAL ENVIRONMENT.....	5
CULTURAL ENVIRONMENT.....	7
CLIMATE CHANGE & NATURAL RESOURCES.....	10
SETTLEMENTS.....	12
HOUSING.....	14
ECONOMY & EMPLOYMENT.....	17
TRANSPORT & INFRASTRUCTURE.....	21
NEXT STEPS.....	22

Sustainability Appraisal Summary of Your Future Exmoor 2010

INTRODUCTION:

During January to March 2010 the National Park Authority held a series of 21 community engagement events entitled 'Your Future Exmoor'. These events followed three scoping workshops held with representatives of stakeholder organisations during December 2008 and January 2009 that scoped the range of issues and options facing the National Park in terms of land use and development. The outcomes helped to develop the issues, options and questions which were displayed at the 'Your Future Exmoor' events.

Nearly 1,000 people attended the 21 'Your Future Exmoor' events. Everyone that came along to an event was met by a member of the Authority staff and the format of the event was explained. People could express their views in a variety of ways and spend as much or as little time as they wished depending on which topics they were interested in.

The format of each event consisted of a number of display boards divided into seven different topics or themes were placed around the hall. Each topic included a number of issues with various options. People were invited to show which options they agreed or disagreed with by sticking pins into the boards and were also encouraged to make suggestions on issues and options or others' comments on post-it notes.

The participative elements of the engagement events also included a series of flags which represented a number of specific themes for each topic, such as a flag to indicate that a mobile phone signal was needed in a particular location, or to identify an important community service. The flags could be placed in maps of the settlement, parish and National Park.

For each community engagement event, two versions of the feedback reports were produced for the parishes within the National Park. A full copy of all the results and comments was sent to Parish and Town Councils and summary reports were made available to the local community in local services such as shops and pubs. Both versions continue to be available to communities on the National Park website under the Your Future Exmoor banner.

SUSTAINABILITY APPRAISAL APPROACH:

In depth analysis of the events and the material available for comment has shown that there is a gap in the range of ‘issues and options’ presented. The key strategic approach needs to be presented, along with the most important issues facing the National Park - each with a range of options which are ‘reasonable alternatives’ and are ‘genuinely implementable’.

The issues put forward through the Your Future Exmoor events did not generally have a series of options which could be described as ‘mutually exclusive’. The options were often a menu of potential actions where in many cases a person could select two or three actions to carry forward as components of a policy. Some of these options also would be more deferrable to future Supplementary Planning Documents (SPDs) such as detailed options on sustainable construction and design.

However, this does not undermine the valuable information gained through the 21 events, this data remains valid and significant when developing policies – and some of the more detailed data will be important for the more detailed development management policies which tend to be criteria based. The Your Future Exmoor information will also identify the most important issues from which to generate strategic spatial options that are ‘reasonable alternatives’ for further consultation – such as the broad location and balance of development across the National Park.

This commentary covers the issues and options presented at the events under the key topic headings in terms of their overall sustainability. This is not a detailed Sustainability Appraisal as the format of the Your Future Exmoor events does not require such in depth analysis on these ‘options’ (or potential actions) as they are not, in the main, considered to be ‘reasonable alternatives’ as specified in the Strategic Environmental Assessment (SEA) Directive.

The Draft SA Scoping Report was consulted upon during November and December 2010 – following the consultation period, the SA Scoping Report was amended with regard to the responses made and published on the Authority website. The agreed sustainability objectives which will be used to determine the sustainability of the strategic options and the policies within the Core Strategy and Development Management Policies development plan document (DPD) are as follows:

Sustainability Objectives
SO1: To minimise air pollution (including green house gas emissions) and water pollution and ensure air and water quality is maintained or improved.
SO2: To conserve and enhance biodiversity and to protect, conserve and enhance all habitats and species.
SO3: To minimise and manage the risk of all forms of flooding.
SO4: To minimise the impacts of climate change on Exmoor's communities and habitats.
SO5: To minimise the net emissions of carbon dioxide and other greenhouse gases into the atmosphere and to minimise Exmoor's contribution to global climate change.
SO6: To promote and support thriving and inclusive communities, health and wellbeing.
SO7: To promote and support appropriate, sustainable economic growth, particularly of the key business sectors of tourism, agriculture and other land based industries and small businesses.
SO8: To maintain and enhance the quality of the built environment.
SO9: To help ensure that National Park-communities have access to appropriate, good quality, sustainable, affordable housing.
SO10: To promote sustainable forms of development and sustainable use of natural resources.
SO11: To reduce all forms of waste production and promote reuse and recycling and minimise the risk of contaminated land.
SO12: To protect, maintain and enhance the special qualities of the Exmoor National Park's landscape character.
SO13: To protect and/or enhance coastal areas.
SO14: Encourage travel by sustainable means of transport and provide access to services, whilst recognising the need to travel by private modes of transport in a dispersed rural area such as Exmoor.

NATURAL ENVIRONMENT:

The Natural Environment section comprised four key issues which had regard to landscape impact, tranquillity, conserving wildlife and the undeveloped coast. The issues were complemented by structured questions and/or menus of potential actions - the outcomes of which could be used as evidence to inform forthcoming policies.

Topic	Issue	Questions/Actions/Options
NATURAL ENVIRONMENT	1. HOW TO MANAGE THE IMPACT OF 'MAN-MADE' STRUCTURES ON THE EXMOOR LANDSCAPE?	Consultees were asked to remark on a variety of man made structures - whether there were 'too many', 'about right' or 'happy to see more'.
	1. HOW TO KEEP EXMOOR WILD, TRANQUIL AND REMOTE AND PROTECT ITS 'DARK SKY'?	Consultees were asked how light or noise pollution should be controlled/managed in the National Park.
	2. HOW TO CONSERVE EXMOOR'S IMPORTANT WILDLIFE AND ALLOW IT TO ADAPT TO CLIMATE CHANGE	a. As now, protect, improve and increase existing wildlife sites.
		b. Extend and link existing wildlife areas specifically to enable wildlife to adapt to climate change.
		c. As now, avoid harm to wildlife habitats or if the importance of the development overrides the harm, ensure it is minimised and compensation is provided.
	3. HOW TO CONSERVE THE UNSPOILT CHARACTER OF EXMOOR'S COAST?	a. As now, on the coast, only allow for development in existing settlements.
		b. Resist harmful development on the coast needed by structures out at sea e.g. electricity cabling/substations from marine renewable energy schemes.

The first two issues within the Natural Environment theme were question-based and helped to generate information regarding the impact of man-made structures on Exmoor's landscape and the impact of light and noise pollution on tranquillity. The information provided has generated a degree of consensus in relation to the policy approach for: landscape, particular types of development in the open countryside, and the importance of Exmoor's dark sky. These questions will help to reinforce the sustainability objective to protect, maintain and enhance the special qualities of the Exmoor National Park's landscape character (SO12).

In relation to the third issue, the series of actions presented are not mutually exclusive, and more than one could easily be selected and incorporated into a policy. All the actions would reinforce the sustainability objectives that relate to conserving and enhancing biodiversity and minimising the impacts of climate change on habitats (SO2 and SO4). However, the three actions listed and the corresponding results do

provide a high level of consensus in relation to the level of protection and conservation that should be promoted through forthcoming policies.

The final issue in this section has two distinct options/actions in relation to how to protect and enhance Exmoor's coast. The policy actions refer to different development scenarios. Action a. reinforces sustainability objectives SO12 and SO13 for the protection and enhancement of Exmoor's coast and corresponding landscape character, by aiming to concentrate development in existing settlements. However action b. relates to both SO12 and SO13, but also conflicts with S05 which seeks to minimise net emissions of carbon dioxide and other green house gases. Forthcoming policy approaches should be mindful of the need to mitigate against climate change whilst reinforcing the need to protect the coastal landscape.

CULTURAL ENVIRONMENT:

The Cultural Environment theme addressed six significant issues relating to Exmoor’s settlement character, historic buildings and archaeology, whilst also addressing specific areas relating to sustainable building design, local distinctiveness and sourcing new building stone.

Topic	Issue	Questions/Actions/Options
CULTURAL ENVIRONMENT	2. SETTLEMENTS: HOW TO CONSERVE THE CHARACTER OF EXMOOR'S SETTLEMENTS	a. Increase protection given to buildings in conservation areas by introducing a requirement for planning permission for some minor changes.
		b. As now, work together with communities to support enhancement of settlements as opportunities arise.
		c. Develop a programme of enhancements for all settlements.
		d. Develop a programme of enhancements for just conservation areas.
	3. HISTORIC BUILDINGS: HOW TO CONSERVE AND ENHANCE EXMOORS HISTORIC BUILDINGS	a. Produce design guidance on new building renovations, repairs and extensions, including traditional building techniques.
		b. Work with owners to enhance historic buildings by putting back traditional features.
		c. As now, provide advice on works to historic buildings.
		d. Set up a 'local list' of important, unlisted buildings to ensure they are given more protection.
	4. SUSTAINBLE BUILDING DESIGN - HOW TO ENCOURAGE THE USE OF SUSTAINABLE BUILDING DESIGNS	a. Only allow traditional/local materials and do not allow for other materials.
		b. Allow sustainable building materials even if they are not traditional in appearance.
		c. As now, allow for a modern interpretation of traditional Exmoor building designs using natural materials.
		d. As now, follow Building Regulations and encourage energy efficiency measures and renewables in developments.
		e. Require developments to meet certain energy efficiency standards above current building regulations.
		f. Require developments (over a certain size) to have a percentage of energy coming from renewable sources.
		g. Require an energy audit for each proposed building.
5. ARCHAEOLOGY: HOW TO PROTECT ARCHAEOLOGICAL SITES, MONUMENTS, BUILDINGS, HISTORIC LANDSCAPES AND SETTLEMENTS WHICH ARE OFTEN AT RISK OF DAMAGE OR DESTRUCTION?	No options provided – consultees were asked to identify archaeological features they would like to see protected.	

Topic	Issue	Questions/Actions/Options
	6. LOCAL BUILDING STONE - HOW TO ENABLE ENOUGH LOCAL BUILDING STONE FOR THE NATIONAL PARK WHILE GUARDING AGAINST HARM FROM QUARRYING ON EXMOOR?	a. As now, allow the reopening of former quarries to enable small scale working of building stone for use only within the National Park.
		b. Allow the opening of new small scale stone quarries to provide building stone for use only within the National Park.
		c. Do not allow any quarrying for building stone and rely on stone from quarries outside of the National Park.
	7. LOCAL DISTINCTIVENESS: ENSURING NEW BUILDINGS FIT WITH TRADITIONAL EXMOOR DESIGNS.	No options provided – consultees were asked to make suggestions for appropriate building materials and design elements.

The first two issues related to the protection and enhancement of settlement character and historic buildings, and both issues were complemented by a series of actions where people could indicate their support or disagreement. The actions listed for these issues reinforce SO8, to maintain and enhance the quality of the built environment, and provide either a series of disparate actions to address the issue or a series of actions which strengthen a particular policy approach. Although the actions may be considered sustainable they may not all be realistic or achievable (i.e. develop a programme of enhancements for all settlements).

Issue 3 presented a series of actions relating to sustainable building design – these were split between materials and design categories. Those relating to materials could be considered ‘policy options’ as there are a range of alternatives to address a specific issue. Although a, b and c would all positively reinforce SO10, to promote sustainable forms of development and sustainable use of natural resources, only a and c are likely to support objectives SO8 and SO12 to conserve and enhance Exmoor’s built environment and landscape character. However, it should also be considered whether or not option a. could be regarded as a reasonable alternative as there would need to be evidence of an adequate supply of local, traditional materials available. Option a. therefore may negatively impact on SO9 - access to appropriate, good quality, sustainable, affordable housing, and in conclusion it would appear that option c. would be the most sustainable approach for this section.

In terms of the policy actions relating to design – these were actions which provided a series of policy approaches to incorporating energy efficiency measures and renewable energy technologies with the aim to improve the sustainability of future development. Actions d. to f. all help to meet objective SO10 in promoting sustainable forms of development, and SO5 in minimising net emissions of green house gases to the atmosphere – although some actions are more prescriptive and

therefore may have a greater influence on outcomes. However, these actions should be balanced in terms of meeting objective SO8 and SO12 – to maintain and enhance the quality of the built environment and Exmoor’s landscape character.

Issue 4 related to the protection of archaeological assets and generally gave communities the opportunity to identify assets which have not been recorded on the Historic Environment Record and improve the local evidence that will be used to inform this particular policy area.

The options listed under Issue 5 presented three reasonable alternatives to providing local building stone within the National Park – these options balance the need to have a supply of local building stone with the protection of Exmoor’s special qualities. All three options underpin objectives SO8 and SO10 which seek to maintain the quality of the built environment and promote the sustainable use of natural resources. Options a. and b. specifically utilise natural, local and traditional building stone and positively reinforce objective SO12 – the enhancement of landscape character. Where option c. would protect the landscape from any form of small-scale quarrying (i.e. reopening existing quarries or new quarries) it would also increase the distance materials would have to be transported and would not adequately reflect local character –having a negative impact on SO5, SO8 and SO10 in terms of minimising the emission of green house gases, enhancing the built environment, and promoting sustainable forms of development.

Issue 6 did not present any options or policy actions but asked consultees if they agreed with the Authority’s current approach to promoting local distinctiveness through ensuring that design materials and landscaping fits with the local traditional character. Communities were also asked to suggest appropriate materials and design elements for Exmoor to assist in producing a policy approach which reflects the views of the public and objectives to conserve and enhance the built environment and landscape character (SO8 and SO12 respectively).

CLIMATE CHANGE & NATURAL RESOURCES:

This theme addressed issues with regard to the mitigation of the causes of climate change and adaptation to the effects of climate change – including addressing the issue of appropriate renewable energy technologies on Exmoor. Issues and associated policy actions also relate to the impacts of waste and pollution.

Topic	Issue	Questions/Actions/Options
CLIMATE CHANGE & NATURAL RESOURCES	1. HOW TO ACHIEVE THE NATIONAL PARK MANAGEMENT PLAN TARGET FOR THE NATIONAL PARK TO BE CARBON NEUTRAL BY 2025?	a. Encourage the use of sustainable construction methods for new buildings. b. Encourage the use of sustainable construction methods for existing buildings (re-using buildings). c. Minimise energy use from vehicles by reducing the need to travel by: providing housing for local communities, encouraging home working and retaining services in communities. d. Encouraging local resources, materials and products. e. As now, ensure development is close to existing services. f. Maximise the potential for carbon sinks to reduce green house gases and flood risk.
	2. HOW TO REDUCE THE DEPENDENCY OF EXMOOR'S COMMUNITIES AND VISITORS ON FOSSIL FUELS FOR MOST OF THEIR ELECTRICITY AND HEAT GENERATION?	a. Require an audit/evaluation for new development which shows: how it can minimise energy use, options for renewable technologies and the potential for reducing greenhouse gas while conserving Exmoor's character. b. Ensure renewable energy technologies and the additional infrastructure requires such as power lines to turbines (including at sea) do not harm the National Park. Consultees were also asked to select which type and scale of renewable energy technology was appropriate on Exmoor - a further question asked whether large scale wind turbines would be appropriate.
	3. HOW TO ADAPT TO CHANGING WEATHER PATTERNS INCLUDING MORE EXTREME WEATHER CAUSED BY CLIMATE CHANGE.	a. Locating, adapting and designing new development to cope with the effects of more extreme weather. b. Ensuring development is located outside existing or future flood risk areas (coast and rivers). c. Encouraging the use of grey water recycling. d. Encouraging the use of sustainable drainage systems and porous surfacing in new development.
	4. HOW TO PLAN FOR THE EFFECTS OF CLIMATE CHANGE AND SEA LEVEL RISE ON THE COAST?	a. Improve understanding of the likely effects of climate change on the coast by joint research and planning for areas at risk. b. Do not allow any development in areas at risk of coastal change. c. Allow temporary business uses (recreation/tourism) in areas currently in use but at risk of future flooding/coastal change.

Topic	Issue	Questions/Actions/Options
	5. HOW TO REDUCE THE VOLUME OF WASTE DISPOSAL THROUGH LANDFILL?	a. Provide for public facilities to meet the need to reuse, recycle and compost materials. b. Ensure the design of new development includes storage facilities for recycling and composting. c. Encourage the flexible design of buildings so they can be adapted to different uses over their lifetime rather than replaced. d. Re-use existing buildings to reduce the need for new materials, reuse building materials, and reuse construction waste.
	6. HOW TO REDUCE THE RISK OF POLLUTION TO MAINTAIN EXMOOR'S HIGH AIR AND WATER QUALITY, DARK SKIES AND TRANQUILLITY AND PROTECT SOILS AND WILDLIFE?	a. Work with others to avoid and address pollution sources within the National Park such as vehicle emissions, agricultural and other run-off, light and noise pollution. b. Work with others to avoid and address pollution sources outside the National Park such as vehicle emissions, agricultural and other run-off, light and noise pollution.

Issue 1 presents a range of policy approaches which would help Exmoor National Park become 'carbon neutral' and meet sustainability objectives SO4, SO5 and SO10 – to minimise the impacts of climate change on communities, to minimise the net emissions of green house gases, and to promote sustainable forms of development. These approaches are not mutually exclusive, and could easily be combined into one overarching policy – however it does distinguish the more favourable approaches which have received more support from the community.

The two actions listed under Issue 2 aim to reduce the Exmoor's community's dependency on fossil fuels through requiring an energy audit and ensuring that infrastructure required from marine renewable technologies do not harm the National Park – however these are two discrete policy actions which can be applied as part of a wider policy approach. Both actions are repeated elsewhere – action a. under the Cultural Environment theme, and action b. under the Natural Environment theme. Further questions related to the type and scale of renewable energy technology would be appropriate in the National Park – this evidence is significant in terms of generating appropriate strategic policy options for renewable energy on Exmoor.

Issues 3 and 4 suggest a number of policy actions to adapt to changing weather patterns and sea level rise. As with previous approaches all are sustainable and would have a direct benefit in relation to objectives SO3 and SO4 - to minimise and manage the impacts of flooding and climate change on Exmoor's communities.

Actions listed under Issue 5 consider a number of policy approaches to reduce the volume of waste disposal through landfill, including site waste from developments. All the approaches can be considered to be realistic and reasonable and could be

included in a waste policy – these actions particularly support objective SO11 to reduce all forms of waste production and to promote reuse and recycling.

Two approaches regarding how to reduce various forms of pollution listed under Issue 6 are not considered to be mutually exclusive – however they both reinforce objective SO1 and SO12 – to minimise air and water pollution, and to protect and enhance landscape character.

SETTLEMENTS:

The Settlements topic includes four issues which relate to: the location of new development, accessibility, community services and facilities, and the provision/availability of green space.

Topic	Issue	Questions/Actions/Options
SETTLEMENTS	1. HOW TO DECIDE THE MOST SUITABLE LOCATIONS FOR NEW DEVELOPMENT TO ENSURE THE SELF-SUFFICIENCY OF EXMOOR'S COMMUNITIES?	a. As now, identify a settlement order of 3 larger settlements and 18 villages, to show where development such as affordable housing will be allowed, with some more flexibility in the 3 larger settlements.
		b. Treat all identified settlements equally to allow for development appropriate to the size, character and need of each settlement and its parish.
	2. HOW TO ACCESS NEARBY TOWNS FOR EMPLOYMENT AND SERVICES THAT ARE NOT AVAILABLE LOCALLY?	No options provided – consultees were asked where they accessed different types of services and facilities.
	3. HOW TO AVOID THE LOSS OF AND MAZIMISE THE ACCESSIBILITY OF EXMOOR'S COMMUNITY SERVICES AND FACILITIES?	a. As now, protect community services and facilities against change of use unless a replacement service is provided nearby or the service is proven to be unworkable.
		b. As now, where shops and facilities such as post-offices are at risk of closing, support mixed or flexible use of buildings or existing businesses to continue the service.
		c. Make sure new facilities such as village halls are designed so other services can also be provided.
		d. As now, allow new development in all settlements.
		e. Only allow new development in those settlements with public transport links and/or a wide range of services and facilities.
	4. HOW TO PROVIDE THE RIGHT AMOUNT AND TYPES OF GREEN SPACE WITHIN LOCAL COMMUNITIES?	No options provided – consultees were asked whether they thought there was adequate provision of different forms of green space in their communities.

Issue 1 lists two options which relate to the spatial distribution of development within the National Park. Although these options are mutually exclusive and appear to be realistic and achievable, it is considered that further evidence work should be undertaken to inform options for the delivery of affordable housing and the landscape capacity of settlements before further consulting specifically on strategic options for the location of development. The results from the Your Future Exmoor events will also help to inform this additional consultation stage. Both options aim to reinforce objectives SO6 and SO9; to promote and support thriving and inclusive communities and ensure communities have access to appropriate, good quality, sustainable, affordable housing.

The accessibility of services and employment was addressed under Issue 2 where communities were asked where they accessed such facilities and work. Consultees were also asked how often they used the internet to purchase goods. This information provided evidence of the use of services and facilities in settlements by the wider community and the importance of surrounding market and coastal towns for employment and some key services such as leisure and retail.

A number of policy approaches listed under Issue 3 aim to address the loss of community services and facilities in Exmoor's communities. The first three actions (a, b and c) are sustainable approaches which could form a combined policy approach to address this particular issue – all reinforce objective SO6, to promote and support thriving and inclusive communities; and SO14 to encourage travel by sustainable means and provide access to services. Option d. and e. however can be considered as policy options relating to the location of new development, however they slightly contradict those options which are listed under Issue 1. Whilst both options could meet objective SO6 to promote and support thriving and inclusive communities, the approach of option e. may also undermine the sustainability of those thriving communities which only have a small number of services and no public transport.

Issue 4 addresses the amount and types of green space available in communities – the question asked, specifically concerns a number of different types of green space, and provided key data to inform the wider policy approach to open space provision. A further question also related to planning contributions towards public space. The information generated will help to reinforce objective SO6 – specifically promoting and supporting health and wellbeing.

HOUSING:

This theme has regard to a number of issues relating to housing development within the National Park, particularly with regard to: local need and occupancy criteria for affordable housing, addressing housing needs of local communities, managing the design of new housing and consideration of low-impact sustainable housing solutions.

Topic	Issue	Questions/Actions/Options
HOUSING	1. OF THOSE IN HOUSING NEED, WHO SHOULD HAVE ACCESS TO 'LOCAL NEEDS AFFORDABLE HOUSING'?	a. As now, residents who have lived in a parish/adjoining parish for a continuous 10 year period.
		b. As now, residents who have lived in a parish/adjoining parish for 10 years in the last 20 (to enable people to move back).
		c. As now, a person in housing Need who due to age/medical reasons cares for a person who has lived in the parish/adjoining parish for a continuous 10 year period.
		d. As now, a person in housing need, who needs care due to age or medical reasons and whose carer/dependent has lived for a continuous 10 year period in the parish/adjoining parish.
		e. As now, people who need to live close to a place of work and whose work within the National Park is of value to Exmoor's communities.
		f. Residents living anywhere in the National Park who have done so for a continuous 10 year period.
		g. People who live outside the National Park but in a parish split by the National Park boundary and have done so for 10 or more continuous years.
	2. HOW TO ENSURE THAT THE HOUSING NEEDS OF LOCAL COMMUNITIES INCLUDING AN AGEING POPULATION ARE MET WITHIN EXMOOR NATIONAL PARK?	a. Open market (non affordable) housing for anyone.
	b. Affordable housing for anyone.	
	c. Affordable housing for local people only.	
	Meeting the needs of an ageing population (SUB-ISSUE)	a. As now, allow new health facilities and nursing homes.
		b. As now, provide for affordable housing for carers to live near elderly or disabled relatives with a local connection to enable them to stay in their own homes.
		c. As now, provide for affordable housing for elderly or disabled relatives to live near their carers with a local connection.
d. Allow the change of use of buildings (annexes) close to the main house for elderly or disabled people.		

Topic	Issue	Questions/Actions/Options
		e. As now, allow the subdivision of houses in settlements to open market housing but in the open countryside make sure the additional home can only be lived in by a local person in need of affordable housing.
		f. Allow for the sub-division of houses anywhere in the National Park but do not require the additional home to be affordable for local people. This could allow a carer to live in the additional home created.
	3. HOW TO MANAGE THE SIZE AND DESIGN OF NEW SELF BUILD HOUSING SO THAT IT IS ADAPTABLE TO CHANGING NEEDS AND IS SMALL ENOUGH TO BE AFFORDABLE?	a. As now, encourage the creation of smaller homes from larger ones through sub-division and, outside settlements, require that any additional homes are affordable for local communities.
		b. Encourage the creation of smaller homes from larger ones through sub-division and not require that these smaller, newly created homes are affordable.
		c. As now, ensure the size of new build homes is no larger than 90 square metres to ensure they remain more affordable in the long term.
		d. As now, require planning permission for extensions/additional buildings in the garden of local affordable homes to ensure they remain more affordable.
		e. Ensure all new homes are designed so they can be adapted to suit people's changing needs over their lifetimes.
	4. HOW TO ALLOW FOR MORE SUSTAINABLE AND SELF SUFFICIENT LIFESTYLES THROUGH LOW-IMPACT LAND BASED COMMUNITIES OUTSIDE SETTLEMENTS.	a. As now, allow new-build local affordable housing within or next to settlements - people who would like to live self-sufficiently may qualify.
		b. As now, allow conversions of existing buildings on farmsteads or within hamlets to affordable housing for local people - people who would like to live self-sufficiently may qualify.

Issue 1 addressed the local connection criteria for local need affordable housing within the National Park – this was a list of potential criteria, many of which are used under the current policy approach with some additional broader criteria. These criteria are specific details of a narrow policy line and aim to meet sustainability objectives S06 and SO9, to help promote and support thriving and inclusive communities, and to help ensure communities have access to appropriate, affordable housing. Further questions posed under this specific issue were addressing the length of time and specific area a person should have lived in to qualify for local affordable housing – these questions slightly contradicted the criteria listed under the issue, but were able to provide a greater level of detail to reinforce this particular policy approach.

Issue 2 presented three mutually exclusive housing options to meet the housing needs of Exmoor's communities. However, it can be argued that options a. and b. are not reasonable, realistic or implementable – and would contradict national planning guidance aims in PPS3 (Housing) and PPS7 (Sustainable Development in Rural Areas) if housing development purely followed these approaches. Further evidence work on local housing need and site viability will be undertaken to inform strategic policy options for the delivery of local affordable housing within the National Park – there will be an additional stage of consultation to give views on these strategic options and these options will in turn undergo a sustainability appraisal.

A further sub-section to Issue 2 provides a number of approaches to meeting the housing needs of older people within the National Park – these actions are inclusive and sustainable and aim to meet objectives SO6 and SO9 as described above.

Issue 3 specifically addressed the design and adaptability of new housing within Exmoor with a number of approaches put forward, including: sub-division of existing properties, controlling the size of new affordable homes and ensuring homes are adaptable to lifestyle changes. These actions are specific policy criteria and/or actions where more than one approach may be utilised – they also meet the sustainability objectives SO6 and SO9.

The final issue within this theme aimed to address low-impact housing developments through existing approaches to local affordable housing. These approaches meet objective SO6, and also reinforce objective SO12, the protection of landscape character.

ECONOMY & EMPLOYMENT:

This policy theme addressed a number of issues relating to improving employment opportunities on Exmoor with specific issues regarding farming, home-working and tourism.

Topic	Issue	Options
ECONOMY & EMPLOYMENT	1. HOW TO INCREASE THE WORKING AGE POPULATION AND IMPROVE EMPLOYMENT OPPORTUNITIES?	a. As now, prioritise small and more affordable homes to suit the needs of people of working age who would otherwise be unable to stay or return to Exmoor.
		b. As now, protect existing businesses such as offices, workshops, industrial uses, storage facilities, hotels, shops, pubs and restaurants.
		c. As now, allow farm diversification businesses that support existing farms to help people stay in work.
		d. Help people stay on or return to Exmoor by encouraging a greater variety of businesses, including more skilled/highly paid work and those which will help Exmoor be more self sufficient i.e. providing local services and products.
		e. Work with others to ensure there are adequate facilities close to the National Park to serve Exmoor's businesses where they cannot be located within Exmoor.
	2. HOW TO MAINTAIN A POSITIVE RELATIONSHIP BETWEEN THE LOCAL ECONOMY AND EXMOOR'S LANDSCAPE AND WILDLIFE?	a. As now, encourage land and buildings for businesses which do not harm Exmoor.
		b. As now, allow new workshops and stores through conversions or new-build facilities in settlements.
		c. As now, allow new farm and farm diversification buildings without proving a need for the buildings.
		d. Only allow new farm and farm diversification buildings where their need can be proven.
		e. Only allow new farm diversification that reuses traditional farm buildings.
		f. As now, allow new farm diversification that reuses existing traditional farm buildings wherever possible but does allow for the reuse of modern buildings.
		g. Require the same standard of building design for new farm and forestry buildings as currently required for other types of development e.g. using natural and traditional materials.
		h. As now, allow for more modern materials for farm and forestry buildings and 'off the peg' designs e.g. for farm sheds.
		i. Revise guidance to help ensure the design of new farm and forestry development fits in with the local landscape.

Topic	Issue	Options
	3. WHERE IS THE MOST APPROPRIATE LOCATION FOR NEW/EXTENDED BUSINESS PREMISES TO REDUCE THE NEED TO TRAVEL AND NOT HARM THE LOCAL LANDSCAPE?	a. New- Build Premises: As now, only allow new-build business premises within or next to any settlements.
		b. New- Build Premises: Only allow new-build premises within or next to settlements with a wide range of facilities.
		c. Conversion to Business Use: As now, allow for the change of use of existing buildings to business use in any location (apart from isolated buildings).
		d. Extension of Premises: As now, allow the extension of existing buildings in any location.
		e. Extension of Premises: Allow the extension of existing business premises only within or next to settlements.
		f. Allocating Land for Business Use: As now, do not allocate land/buildings but maintain a more flexible approach to the location of future business uses.
		g. Allocating Land for Business Use: Allocate land/buildings for future business use.
	4. HOW TO SUPPORT HOME WORKERS AND THE SELF-EMPLOYED ON EXMOOR?	a. As now, allow home working in houses or converted related outbuildings in any location.
		b. Only allow extensions to homes and new outbuildings for the purposes of home working within or next to settlements.
		c. As now, allow some small extensions to homes and new outbuildings within the garden or close to the property for the purposes of home working in any location.
		d. Encourage facilities for home workers to meet and share resources e.g. office/ meeting space and IT equipment.
	5. HOW TO INCREASE TOURISM'S CONTRIBUTION TO THE LOCAL ECONOMY AND EMPLOYMENT WITHOUT HARMING EXMOOR'S LANDSCAPE AND WILDLIFE?	a. Support tourism providers in providing year-round facilities (such as restaurants, cafes etc).
		b. Encourage recreation and education facilities to promote the quiet enjoyment of Exmoor by a variety of people.
		c. Encourage facilities that enable local producers to supply Exmoor's tourism businesses and visitors.
		d. As now, permit game shooting (i.e. in the low season) where it will not harm tranquillity, public safety or access rights.
	6. WHERE SHOULD NEW SELF-CATERING VISITOR ACCOMMODATION BE LOCATED?	a. As now, allow for holiday lets on farms through the reuse of existing buildings only as part of farm diversification schemes.
		b. As now, allow for holiday lets in Dulverton, Lynton & Lynmouth and Porlock through the reuse of existing buildings.
		c. Allow existing hotels/guesthouses/ B&Bs to convert part of their businesses to holiday lets.

Topic	Issue	Options
	SUB-ISSUE: Where the owner wishes to - what are the best alternative use(s) for under-occupied self catering visitor accommodation?	a. Allow holiday lets to become affordable housing for local communities, and be able to change back to holiday lets in the future.
		b. As now, allow holiday lets to become affordable housing for local communities but require planning permission to switch back to holiday lets.
		c. Wherever possible find an appropriate alternative business use.
	7. WHERE SHOULD NEW HOTELS AND GUEST HOUSES BE LOCATED (through the conversion of existing buildings)?	a. Lynton & Lynmouth, Dulverton and Porlock
		b. Villages
		c. Anywhere in the National Park
	8. WHAT ARE APPROPRIATE USES FOR UNVIABLE HOTELS /GUESTHOUSES?	a. Holiday lets
		b. Other employment uses
		c. Community uses
		d. Affordable housing
		e. A mix of affordable housing and open market housing
		f. A mix of the above depending on viability and location
9. HOW TO ACCOMMODATE STAFF NEEDED BY HOTELS?	a. As now, do not make any specific provision.	
	b. Allow hotels to accommodate staff within their existing premises.	
	c. Allow hotels to be extended for the purposes of staff accommodation.	

Several discrete policy actions were outlined under Issue 1 to address how to improve employment opportunities in the National Park, all of which would help to meet sustainability objective SO7, to promote and support appropriate, sustainable economic growth. Action a. would also reinforce sustainability objective SO9, to ensure that communities have access to affordable housing.

Issue 2 highlights a number of policy actions and options to address how to maintain a positive relationship between the local economy and Exmoor’s natural environment. Actions a. and b. are positive approaches which support sustainability objectives SO7 and SO10 – to support sustainable economic growth and to promote sustainable forms of development and use of resources. There are two pairs of options which relate to farm diversification – all these options promote SO7 (as outlined above) but vary in the flexibility of approach and therefore the level of impact they may have on this issue and in meeting the sustainability objective.

The final three policy approaches listed under Issue 2 relate to the design of modern farm/forestry buildings – these are specific and detailed approaches which will help to inform development management policy and future supplementary planning documents such as a Design Guide. They also underpin SO8 and SO12 – to protect

and enhance the quality of the built environment and the special qualities of Exmoor's landscape character.

The third issue relates to the appropriate location for new business premises – the detailed approaches listed underneath were split into new-build development, conversions, extensions and allocating land. As with previous approaches – each individual action reinforces sustainability objective SO7; however some approaches would have a greater or lesser impact, and would have to be balanced against other objectives such as SO6, SO8 and SO12 (promoting thriving and inclusive communities, maintaining and enhancing the built environment and Exmoor's landscape character).

A number of detailed approaches were put forward to support home-workers and the self-employed under Issue 4 – these approaches would support objective SO7 particularly in relation to supporting small businesses, but also objectives SO6, SO8 and SO12 that promote thriving and inclusive communities and protect and enhance the built environment and landscape character.

In addressing how to increase tourism's contribution to the local economy under Issue 5, a number of policy actions were proposed as part of the consultation process. These actions were not mutually exclusive and reinforce the objective SO7 to promote and support appropriate economic growth of key business sectors such as tourism, agriculture and other land-based industries.

Issues 6, 7 and 8 addressed a number of policy approaches in relation to the provision of holiday accommodation (both serviced and non-serviced) as well as the change of use of such visitor accommodation. For those approaches relating to the location of new visitor accommodation – a range of actions were put forward which would support objective SO7 to greater or lesser degrees – the location of such development would also require a balance with objectives SO6, SO8 and SO12. Consultees could select a number of proposed uses for unviable or underused visitor accommodation – the sustainability objectives supported would therefore vary on the type of use selected.

Issue 9 also relates to tourism and specifically proposes options to accommodate staff needed by hotels which vary in levels of flexibility, but would support objective SO7 – however option c. may negatively impact on SO8, to maintain and enhance the quality of the built environment.

TRANSPORT & INFRASTRUCTURE:

The final topic in the Your Future Exmoor consultation addressed a number of issues relating to transport and infrastructure, including: improving sustainable transport opportunities and infrastructure, traffic issues, provision of utility services and improving accessibility to information technology communications.

Topic	Issue	Questions/Actions/Options
TRANSPORT & INFRASTRUCTURE	1. HOW TO IMPROVE PUBLIC TRANSPORT AND OPPORTUNITIES FOR SAFE WALKING, CYCLING AND HORSE-RIDING AS AN ALTERNATIVE TO CAR TRAVEL?	a. Encourage county councils and transport providers to try to retain, improve and promote greater use of existing public and community transport.
		b. Work with others to link rights of way e.g. footpaths, bridleways, and cycle routes with public transport including across the National Park boundary.
		c. As now, ensure new development and other opportunities provide for pedestrians, cyclists and horse-riders e.g. cycle parking or new footpaths/cycleways.
	2. HOW TO REDUCE TRAFFIC CONGESTION, HIGH TRAFFIC SPEEDS AND MANAGE DEMAND FOR PARKING SPACE IN PEAK PERIODS?	a. Work with highways authorities and others to address traffic congestion, speed and parking within settlements while not increasing unnecessary signage.
		b. As now, set parking standards which reflect national guidance on maximum car parking standards and require cycle parking in new development.
		c. Reflect local circumstances in setting the level of car and cycle parking in new developments.
		d. As now, do not provide for peak public car parking need, but seek other solutions such as seasonal park and ride (e.g. on edge of the National Park) and temporary overflow parking.
	3. HOW TO ENSURE ESSENTIAL UTILITIES AND INFRASTRUCTURE (ROADS, ELECTRICITY SUPPLY, PHONE MASTS, SEWAGE WORKS ETC) IS PROVIDED IN A WAY THAT DOES NOT HARM EXMOOR'S LANDSCAPE?	a. As now, ensure new electricity line supplies to conversions to be underground.
		b. Ensure all new electricity lines are underground.
		c. As now, allow new masts (e.g. phone masts) to be located and designed so Exmoor's landscape is not harmed e.g. require masts to be designed to mimic features such as trees or use existing structures.
		d. As now, ensure adequate water and sewage infrastructure is provided including the extension of sewage treatment plants.
		e. Work with highways authorities to minimise road infrastructure and signage and ensure it is appropriately designed and sited.
	4. HOW TO ENSURE THAT ALL COMMUNITIES IN THE NATIONAL PARK HAVE ACCESS TO BROADBAND TECHNOLOGY AND ENHANCED MOBILE PHONE COVERAGE?	a. As now, seek complete coverage of the National Park and improve the quality and speed of links.

The first issue under this theme lists three approaches to improve public transport and other sustainable methods of transport – these discrete actions could form a combined policy approach that would reinforce objectives SO14 and SO5, to encourage travel by sustainable means of transport and to minimise the net emissions of greenhouse gases.

Issue 2 has regard to a number of actions that are set out to address traffic congestion and pressure for parking. These approaches support objective SO14 which recognises the need to travel by private car in a dispersed rural area such as Exmoor, but are balanced with SO6 and SO8 that promote thriving communities and maintain the quality of the built environment. However it should be recognised that policy option c. may have the potential to negatively impact on SO8.

Several actions were put forward to address the provision of essential utility services in the National Park particularly in terms of minimising their landscape impact and therefore meet objective SO12 to protect the special qualities of Exmoor's landscape character. Action d. particularly reinforces objective SO1 to minimise water pollution and ensure water quality is maintained and improved.

The final issue addressed access to broadband technology and mobile phone coverage in the National Park – only one action was proposed which was to seek complete coverage of the National Park and improve service quality. This action supports a number of objectives including SO6 and SO7 - to promote and support thriving and inclusive communities, and sustainable economic growth for key business sectors.

NEXT STEPS:

Following the detailed Your Future Exmoor consultation exercise, a further consultation stage will be undertaken before the draft plan is made available for comment, which will present the key strategic issues facing the National Park and a range of options to address them. The options presented will be informed by evidence constituting facts, research and people's views – including data collated from the Your Future Exmoor events and other consultation data.

The options will be mutually exclusive and present realistic and implementable solutions to key issues such as the location of new development in the National Park, the delivery of affordable housing and renewable energy provision. This consultation stage will also require a Sustainability Appraisal (including strategic environmental assessment) and Habitats Regulations Assessment.