

Summary of Authority Monitoring Report (AMR) 2019-2021

- The AMR covers the two monitoring years of 2019/20 and 2020/21.
- The purpose of the AMR is to monitor the implementation of the Local Plan policies and their effectiveness against a number of monitoring framework indicators.

Strategic Housing Land Availability Assessment (SHLAA)

- The purpose of a SHLAA is to identify and assess land and buildings that may have the potential to be developed future housing. The SHLAA was first monitored in the 2014/15 AMR and continues to be monitored and updated with each AMR.
- As of March 2020 there was a supply of 38 deliverable sites with a capacity for 109 dwellings. There were an additional 22 sites with a yield of 179 dwellings that are developable and a further 56 sites with a yield of 242 dwellings that are suitable but not available.
- As of March 2021 there was a supply of 40 deliverable sites with a capacity for 97 dwellings. There were an additional 22 sites with a yield of 179 dwellings that are developable and a further 58 sites with a yield of 244 dwellings that are suitable but not available.

Exmoor National Park Self-Build Register

- The Self-Build Register has been in place since December 2014 and was divided into two parts in April 2018 to enable a local connection test to be included.
- As of October 2019 there were 41 individuals on part 2 of the register and 1 group. On part 1 of the register, which is for people with a local connection, there were 8 individuals and no groups.
- As of October 2020 there were 43 individuals on part 2 of the register and 1 group. On part 1 of the register, which is for people with a local connection, there were 11 individuals and no groups.

Local Plan Policies

General Policies

Major Development

- In 2019/20 there were no major development applications approved in the National Park.
- In 2020/21, 1 major development application was approved in the National Park for two glamping shepherds huts and facilities in Selworthy.

Residential Development Statistics

	Net dwelling completions	Number of dwellings under construction	Number of dwellings with extant planning permission not yet started
2019/20	9	49	52
2020/21	30	71	24

Brownfield Land Development

- In 2019/20, 76% of completed dwellings were located on previously developed land, all were located within named settlements.
- In 2020/21, 21% of completed dwellings were located on previously developed land, all were located within named settlements.

Dwellings delivered through Conversion, Change of Use and Subdivision

- In 2019/20, 4 dwellings were delivered through conversion/change of use in settlements.
- In 2020/21, 3 dwellings were delivered through conversion/change of use in settlements.
- No dwellings were delivered through conversion/change of use in the open countryside in either 2019/20 or 2020/21.
- In 2019/20, 6 dwellings were delivered through subdivision in settlements.
- In 2020/21, 4 dwellings were delivered through subdivision in settlements.
- No dwellings were delivered through subdivision in the open countryside in 2019/20.
- In 2020/21, 1 dwelling was delivered through subdivision in the open countryside.

Securing Planning Benefits

- Planning benefits, also known as planning contributions or agreements are published once a year in an Infrastructure Funding Statement (IFS). An IFS is required to be published on an annual basis by the December following the end of the monitoring year. The IFS 2019-20 reports on s106 agreements which were signed during the period of 1st April 2019-31st March 2020. During this year, no s106s were signed from which contributions are due. One s106 was signed during the monitoring year that related to occupancy restrictions on an extended family dwelling.

Other Monitoring Indicators

Within this section it was not possible to monitor the following indicators:

- Proportion of employment completed at: Local Service Centres, Village and Porlock Weir and Open Countryside
- Dwelling density of completed sites

Conserving and Enhancing Exmoor

Protecting Exmoor's landscape and seascape character

- In 2019/20, 9 applications were refused on landscape grounds.
- In 2020/21, 9 applications were refused on landscape grounds.

Note: An application can be refused on a number of different grounds and various grounds for refusal are featured within the AMR. In total, 24 applications were refused in 2019/20 and 29 were refused in 2020/21.

Traditional Hedgerow Removal

- In 2019/20, 15 metres of hedgerow were agreed to be removed under Hedgerow Removal Notices.
- In 2020/21, 4 metres of hedgerow was agreed to be removed under Hedgerow Removal Notices.

Tree Preservation Orders

- The AMR monitors tree preservation orders made following Section 211 Notices within conservation areas. No such orders were made in either 2019/20 or 2020/21.

Protecting Exmoor's Dark Night Sky

- In 2019/20, 88 lighting conditions were attached to planning permissions in the National Park.
- In 2020/21, 69 lighting conditions were attached to planning permissions in the National Park.

Biodiversity and Green Infrastructure

- In 2019/20, 3 applications were refused for reasons of harm to protected/important species.
- In 2020/21, 1 application was refused for reasons of harm to protected/important species.

- In 2019/20, 54 approved developments had provision for protected/important species.
- In 2020/21, 47 approved developments had provision for protected/important species.

- In 2019/20, 58 approved development incorporated green infrastructure provisions.
- In 2020/21, 57 approved developments incorporated green infrastructure provisions.

DEFRA Licences

- In 2019/20, 13 DEFRA licences were applied for associated with development approved in the National Park.
- In 2020/21, 17 DEFRA licences were applied for associated with development approved in the National Park.

Condition of SSSI Habitats

- In 2019/20 the condition of SSSIs was as follows:
 - Favourable: 15.32%
 - Unfavourable recovering: 80.88%
 - Unfavourable declining: 0.56%

- No SSSIs were re-assessed during the monitoring year. A new SSSI was designated at Pinkworthy and Driver Farm which is reflected within the figures below.

- In 2020/21 the condition of SSSIs was as follows:
 - Favourable: 15.45%
 - Unfavourable recovering: 80.70%
 - Unfavourable declining: 0.58%

Conservation Area Enhancement Schemes

- No conservation area enhancement schemes were undertaken in either 2019/20 or 2020/21.

Scheduled Monuments

- During 2019-21, 1 scheduled monument was affected by development. Dunster Castle was subject to the following:
 - Proposed Change of Use to provide a café to include the siting of a Portakabin for use as cooking and preparation space to serve a proposed indoor seating and serving area within part of the stable building, for a temporary 12 month period.
 - Listed building consent for the re-setting of steps and installation of handrail to steps on South Terrace together with the installation of handrail to external door of crypt.
 - Proposed conversion of existing underground store to form new toilet.
 - Listed Building Consent for proposed repairs of walls and windows (Retrospective)
 - Proposed retention of Portakabin approved under planning permission ref. 6/10/19/111, which is otherwise required to be removed by 1st November 2020, to extend the period for the siting and use of the Portakabin until 30 September 2021. (An extension to the consent for change of use of the Stable Block for indoor seating is not required).
- No applications were refused for harm to the setting or significance of a scheduled monument in either 2019/20 or 2020/21.

Heritage Assets

- In 2019/20, 2 applications were refused due to adverse impacts on heritage assets and/or their settings.
- In 2020/21, 4 applications were refused due to adverse impacts on heritage assets and/or their settings.
- No heritage assets were removed from 'at risk' registers as a result of development in either 2019/20 or 2020/21.

Listed Buildings

- In 2019/20, 2 applications were refused due to adverse impacts on listed buildings.
- In 2020/21, 5 applications were refused due to adverse impacts on listed buildings.
- A survey of listed buildings during 2019/20 showed 47 listed buildings were on the 'at risk' register, representing 6.3% of all listed buildings.

Historic Parks and Gardens

- No applications were refused due to adverse impact on Historic Parks or Gardens in 2019/20.
- In 2020/21, 1 application was refused due to adverse impact on Historic Parks or Gardens.

Conversions of Traditional Buildings

- In 2019/20, 4 applications were permitted for conversions of traditional buildings to different use classes. Two of these were in Local Service Centres and two were in the open countryside.
- In 2020/21, 2 applications were permitted for conversions of traditional buildings to different use classes, both of which were in the open countryside.
- No applications were refused for conversions of traditional buildings to different use classes in 2019/20.
- In 2020/21, 3 applications were refused for conversions of traditional buildings to different use classes. One of these was in Villages/Porlock Weir and two were in the open countryside.

Conversions of Non-Traditional Buildings

- No conversions of non-traditional buildings to different use classes were permitted or refused in 2019/20 and 2020/21.

Design

- In 2019/20, 4 applications were refused on design grounds.
- In 2020/21, 8 applications were refused on design grounds.

Traditional Roof Materials

- In 2019/20, 83% of new residential buildings were roofed in traditional materials. One new residential building that was not traditionally roofed was built with a green roof, incorporating native species.
- In 2020/21, 100% of new residential buildings were roofed in traditional materials.

Sustainable Drainage

- In 2019/20, 2 developments were approved that incorporated Sustainable Drainage Measures.
- In 2020/21, no developments were approved that incorporated Sustainable Drainage Measures.

Advertisements and Road Signs

- No applications were refused for changes/additions to adverts and road signs in either 2019/20 or 2020/21.

Shopfronts

- In 2019/20, no applications were refused for changes to shopfronts.
- In 2020/21, 1 application was refused for changes to shopfronts.

Minerals and Quarries

- No quarries for local building materials were permitted in either 2019/20 or 2020/21.
- No other mineral applications were permitted in either 2019/20 or 2020/21.

Other Monitoring Indicators

Within this section it was not possible to monitor the following indicators:

- Area of orchards lost
- Area of orchards created
- Change in area of Section 3 moor and heath as a result of development
- % of Local Wildlife Sites in good condition
- Change in area of priority habitats as a result of development
- Number of historic sites on the Historic Environment Record affected by development

Responding to Climate Change and Managing Resources

Flood Risk and Coastal Change

- In 2019/20, 1 application was refused on the grounds of flood risk or coastal change.
- No applications were refused on the grounds of flood risk or coastal change in 2020/21.
- No buildings were lost and/or replaced due to coastal change in either 2019/20 or 2020/21.
- In 2019/20, 28 developments were granted permission in Flood Risk Zones 2 and 3.
- In 2020/21, 16 developments were granted permission in Flood Risk Zones 2 and 3.

Porlock Weir Coastal Change Management Area (CCMA)

- No applications were received for replacement buildings within the Porlock Weir CCMA in either 2019/20 or 2020/21.

Ecological River Status

- As of 2019, 51.4% of monitored watercourses had a high or good ecological status. Surveys are conducted on a 3-yearly basis. An update to the results on monitored watercourses on Exmoor is expected in the next AMR.

Water Storage Facilities

- In 2019/20, no water storage facilities were approved.
- In 2020/21, 2 water storage facilities were approved.

Approved Renewable Energy Development

2019-20 Location	Energy Type			
	Wind	Solar	Hydro	Biomass
Named Settlement		2		
Open Countryside				1

2020-21 Location	Energy Type			
	Wind	Solar	Hydro	Biomass
Named Settlement				
Open Countryside		1		2

Recycling Facilities

- There is 1 recycling facility within the National Park. No further recycling facilities have been developed during the monitoring period.

Water Pollution

- In 2019/20 there were 15 pollution incidents recorded within the National Park.
- In 2020/21 there were 13 pollution incidents recorded within the National Park.
- Pollution incidents are categorised from 1-4. All events above were either category 3 'minor environmental impact' or 4 'minimal'.

Achieving a Thriving Community

Housing Statistics

2019/20 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	8	27	22	0	52
Total	9		49		52	

2020/21 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.	20	10	9	62	0	24
Total	30		71		24	

Location and Tenure of New Affordable Housing

		2019-20	2020-21
Local Service Centres	Social rent		6
	Affordable rent		6
	Intermediate owned		6
Villages & Porlock Weir	Social rent		
	Affordable rent		
	Intermediate owned	1	2
Open Countryside	Social rent		
	Affordable rent		
	Intermediate owned		
Total Completions		1	20

Size of New Affordable Housing

2019/20	1-Bed	2-Bed	3-Bed
Flat			
Terraced			
Semi-detached			
Detached			1
Total	0	0	1

2020/21	1-Bed	2-Bed	3-Bed
Flat			
Terraced	9	4	4
Semi-detached			2
Detached		1	
Total	9	5	6

Private Rent Levels

- The most recent available data on average private rent levels is £647 per month as of 2018/19.

Ratio of House Prices and Income

- The ratio of average house prices to average household income has fluctuated in recent years, as outlined in the table below¹. This ratio is based upon an average household income of £28,000², and then compared to the average house price in each year.

	2017-18	2018-19	2019-20	2020-21
Exmoor	£270,000	£293,250	£258,750	£327,500
SW England	£240,000	£230,000	£230,000	£245,000
West Somerset	£230,000	£238,250	£230,000	£234,995
North Devon	£230,000	£232,000	£247,500	£249,975
Exmoor: income to house price ratio	-	10:1	9:1	12:1

District Council Housing Register

	Number of households on housing register	
	2019-20	2020-21
Somerset West and Taunton	170	124
North Devon	96	115

Parish Housing Need Surveys

- In 2019/20 there were 8 up-to-date parish housing need surveys and in 2020/21 there were 7 up-to-date parish housing need surveys.
- Since 2016, 7 parish housing need survey reports have been prepared covering a total of 24 parishes in or partly in the National Park.

Housing Need Circumstances

- In both 2019/20 and 2020/21, 100% of those in housing need were in need due to unsuitable accommodation.

Principal Residence Housing

- No principal residence dwellings were completed in either 2019/20 or 2020/21.

Extended Family Dwellings

- No extended family dwellings were completed in either 2019/20 or 2020/21.

Custom and Self-Build Housing

- One self-build dwelling was completed in 2019/20 as a local needs dwelling in Challacombe
- One self-build dwelling was completed in 2020/21 as a local needs dwelling in Luxborough.

Rural Worker Dwellings

- No rural worker dwellings were completed in either 2019/20 or 2020/21.

Succession Farm Dwellings

¹ Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

² [Housing Topic Paper \(exmoor-nationalpark.gov.uk\)](https://www.exmoor-nationalpark.gov.uk/Housing-Topic-Paper)

- No succession farm dwellings were completed in either 2019/20 or 2020/21.

Temporary Caravans

- No temporary residential caravans were approved or refused in either 2019/20 or 2020/21.

Residential Extensions

- In 2019/20, 46 residential extensions were approved and 3 were refused.
- In 2020/21, 36 residential extensions were approved and 4 were refused.

Refused Replacement Dwellings

- No replacement dwelling applications were refused in 2019/20.
- One replacement dwelling application was refused in 2020/21, representing 20% of all replacement dwelling applications decided during that year.

Community Services and Facilities

Distance of Communities from Key Local Services

Lower Super Output Area (LSOA)	Post Office	Food Shop	GP Surgery	Primary School	IMD Ranking 2019 ³	IMD Ranking 2015 ⁴
Dulverton and District E01029328	1.485	1.468	1.974	1.995	9685	10,284
Old Cleeve E01029335	2.532	2.589	6.362	4.708	10163	11,850
Exmoor & Quarme E01029338	1.624	4.699	10.895	5.270	9267	11,162
Porlock & District E01029336	1.088	1.502	1.667	1.836	13027	13,594
Parracombe/Trentishoe/Martinhoe pt. Combe Martin E01020100	3.450	0.919	3.233	2.249	10462	11,603
Dunster & Timberscombe E 01029325	1.042	3.306	4.068	0.769	9081	13,796
Lynton and Lynmouth E01020126	1.762	1.006	1.742	1.495	10194	12,584
Notes	Population weighted average road distance to a specific service					
	2019 IMD Ranking: 1 – most deprived 32,844 – least deprived					

[English indices of deprivation 2019 - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

Community Services and Facilities – Gained and Lost

	2019/20		2020/21	
	Gain	Loss	Gain	Loss
Shops	2			
Financial and Professional Services	1			1
Restaurants and Cafes	1		1	
Drinking Establishments	1			
Hot Food Takeaways				
Non-Residential Institutions			1	1
Assembly and Leisure				
Other/Sui Generis	1		2	

Important Visual Amenity Space

- The total area of important local space is 45.16 ha.

Residential Institutions

- No new residential institutions were permitted in either 2019/20 or 2020/21.

³ Department for Communities and Local Government, Indices of Deprivation 2019

⁴ Department for Communities and Local Government, Indices of Deprivation 2015

Achieving a Sustainable Economy

New Employment Premises – Gained or Lost

Indicator		2019-20	2020-21
New employment premises created (sqm)	Named settlements	0	1 (88sqm)
	Open countryside	1 (55sqm)	2 (1532sqm)
Employment premises lost (sqm)	Named settlements	0	0
	Open countryside	0	0

Homeworking

- During the monitoring period of 2019-21 a total of six live-work/homeworking spaces were permitted, totalling 154.8sqm. Since the adoption of the Local Plan a total of ten live-work/homeworking spaces have been permitted.

Agricultural and Forestry Buildings

- In 2019/20, 19 agricultural and forestry buildings were permitted, totalling 5943.2sqm.
- In 2020/21, 15 agricultural and forestry buildings were permitted, totalling 3803.77sqm.
- A further 8 planning permissions in 2019/20 and a further 4 in 2020/21 were recorded under General Development Orders (GDOs) where prior approval was approved or not required.
- 1 application for an agricultural building was refused in 2019/20, representing 5% of all decided applications.
- 5 applications for agricultural buildings were refused in 2020/21, representing 25% of all decided applications.
- Since the adoption of the Local Plan a total of 75 agricultural and forestry buildings have been permitted.

Agricultural and Forestry Tracks

- A total of 295.2m of agricultural and forestry tracks were approved during 2020-21 through 2 applications. In addition, 3 applications in 2019-20 were recorded as General Development Orders, totalling over 1,144m.

Other Monitoring Indicators

Within this section it was not possible to monitor the following indicators:

- Number of farming businesses in agri-environment schemes

Achieving Enjoyment for All

Tourism

- During 2019-2021, 7 applications were approved for tourism related development
- No developments related to tourism were refused during 2019-2021.

Visitor Accommodation

Indicator	2019-20	2020-21
Number and floor area (sqm) of serviced accommodation units permitted	0	1 (238sqm)
Number and floor area (sqm) of serviced accommodation units lost	2 (608.4sqm)	1 (80sqm)
Number and floor area (sqm) of non-serviced accommodation permitted	2 (216sqm)	6 (1351.3sqm)
Number and floor area (sqm) of non-serviced accommodation lost	4 (546.3sqm)	0

- In 2019/20, 2 applications were approved for the change of use of serviced accommodation to housing.
- In 2020/21, 1 application was approved for the change of use of serviced accommodation to housing.
- No applications were refused for the change of use of serviced accommodation to housing in either 2019/20 or 2020/21.

Staff Accommodation

- No staff accommodation was approved or refused in either 2019/20 or 2020/21.

Camping and Glamping Accommodation

Indicator	2019-20	2020-21
Number of tented campsites proposals approved	0	0
Number of tented campsites proposals refused	0	0
Number of camping barn proposals permitted	0	0
Number of camping barn proposals refused	1	0
Number of proposals for certificated caravan sites approved	0	0
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	0	1
Number of alternative camping accommodation proposals refused	0	0

Recreation

Shooting and Equestrian Related Developments

Indicator	2019-20	2020-21
Number and area of developments for shooting purposes permitted	1 (390sqm)	2 (21sqm)
Number and area of developments for shooting purposes refused	0	0
Number of equestrian developments permitted	7	3
Number of equestrian developments refused	2	0

Access Land and Rights of Way

- No public rights of way have been created, lost, replaced or diverted as a result of development. However, changes to rights of way on Exmoor, including those through Highways England, are generally conducted outside of the planning system.

Achieving Accessibility For All

Transport Infrastructure

- There are 13 settlements served by a daily bus service (excluding Sundays, bank holidays and summer-only service) within the Devon area of the National Park.

Transport and Accessibility Requirements

- One application permitted in each of the monitoring years had a transport assessment/statement, travel plan or AQA.

Daily and Annual Traffic Flows

	2019		2020	
	Annual Average	August Average	Annual Average	August Average
A39 Lynton 2 Way	2911	3985	2399	4291
A399 to Ilfracombe	3182	5148	2499	5405
A39 Culbone Stables	1380	1640	1060	1560
A396 Aville Farm	2970	2920	2020	2770
A396 North of Dunster	4420	4340	3400	4120
B3190 Raleighs Cross	1840	2380	1420	2260
B3223 Red Deer Farm	1180	1630	910	1550
B3223 North of Simonsbath	370	590	280	260
B3224 Goosemoor	1470	1770	1130	1680
B3224 West of Wheddon Cross	1590	720	1410	680
B3358 West of Simonsbath	470	760	360	720

Collision on Exmoor's Roads*

Collision Type	2019/20	2020/21
Slight	17	10
Serious	6	3
Fatal	2	0
Total	25	13

*The provided data includes collisions up to the end of 2020. As the monitoring year runs until the end of March, any collisions which may have occurred from January-March 2021 are not included in the above figures.

Parking Provision

- Nine applications were approved in 2019-20 and twelve in 2020-21 that include car, motorcycle, cycle or disabled parking provision within the development.

Electricity and Communications Network

- In 2019/20 one 10m mast was approved in Porlock. This was later subject to a revised application for the mast to be composed entirely of steel, rather than part timber and part aluminium. This revised application was approved in March 2020.
- In 2020/21, 5 masts were approved across the National Park:
 - A 11m high mast near Martinhoe for the emergency service network

- A 11.97m high mast near Lynmouth for the emergency service network
- A 12m high mast near Ashcombe for the emergency service network
- A 11.2m high mast near Wootton Courtenay that was previously in place under emergency provision, but was approved for retention as long-term coverage
- A 12m high mast near Dunster to increase emergency service network
- Additionally, at the end of the 2020/21 monitoring period, a further application for a 15m telecom mast was under consideration (6/40/19/101).

Fixed Line Transmission Infrastructure

- No new power lines or utilities were undergrounded in either the 2019/20 or 2020/21 monitoring periods.

Supporting Local Communities

- 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.

Other Monitoring Indicators

Within this section it was not possible to monitor the following indicators:

- Number of settlements with a daily bus service within the Somerset area of the National Park.
- Area of permanent and temporary car parking gained.
- Area of permanent and temporary car parking lost.
- Proportion of new dwellings accessible by public or community transport services.