

# Exmoor National Park

## Authority Monitoring Report 2017-2019



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## THE CONTENT OF THE AUTHORITY MONITORING REPORT

The Authority Monitoring Report (AMR) is organised into the following sections:

- **Part 1** sets out **Headline Information** over the last two years;
- **Part 2** provides the **Legal and Policy Context** for the Authority Monitoring Report
- **Part 3** sets out a **Profile** of Exmoor National Park;
- **Part 4** sets out some **Key Issues and Challenges**;
- **Part 5** summarises the position in respect of the Authority's Local Development Scheme **Implementation**;
- **Part 6** considers the effectiveness of the Authority's **Local Plan Policies**; and
- **Part 7** summarises how the Authority's **Development Management** service is performing.

An **Appendix** contains the 2017-2018 and 2018-2019 **Monitoring Data** , for the indicators referred to in Section 11 of the adopted Local Plan 2011-2031.

## **1 HEADLINE INFORMATION 2017-2018 AND 2018-2019**

### **ADOPTION OF THE NEW LOCAL PLAN 2011-2031**

- 1.1 The Exmoor National Park Local Plan 2011-2031 was formally adopted by the Authority Committee in July 2017.
- 1.2 The key policy aims of the adopted Exmoor National Park Local Plan 2011-2031 are well-established, particularly in relation to provision of local needs affordable housing; promotion of sustainable development; and the fostering of social and economic well-being of local communities. The strategic priorities of the Local Plan 2011-2031 seek to advance these objectives by:
  - Promoting sustainable development which enables communities and businesses to thrive, while conserving and enhancing Exmoor's special qualities.
  - Supporting communities to help meet identified local needs including affordable housing, community services and facilities, improving accessibility and responding to climate change.
  - Enabling a diverse and resilient economy through locally generated growth and sustainable development.
  - Encouraging understanding and enjoyment of the National Park through tourism development which is compatible with the quiet enjoyment of Exmoor's special qualities.

### **ADOPTION OF THE NATIONAL PARK LANDSCAPE CHARACTER ASSESSMENT SUPPLEMENTARY PLANNING DOCUMENT (SPD) 2018**

- 1.3 The Exmoor National Park Landscape Character Assessment (Supplementary Planning Document (LCA SPD) was adopted by the Authority Committee as on 1<sup>st</sup> May 2018. This document provides a comprehensive update to the 2007 Exmoor National Park LCA; it also provides more detailed guidance on the policies relating to landscape character in the adopted Local Plan 2011-2031. The LCA SPD is both a celebration and an analysis of the diverse and distinctive landscapes of Exmoor.

## **POLICY IMPLEMENTATION AND MONITORING**

### **Affordable Housing**

- 1.4 As in recent years, the restricted public funding for social rented and Affordable Rented housing,<sup>1</sup> as well as changes to national housing planning policy, have impeded the delivery of affordable housing in 2017-2018 and 2018-2019.
- 1.5 During the monitoring period, four affordable homes were completed; although in 2018/19, 25 were under construction. A further two affordable units had the benefit of planning permission, but construction had yet to start.<sup>2</sup>

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<sup>1</sup> As defined in the National Planning Policy Framework Annex 2

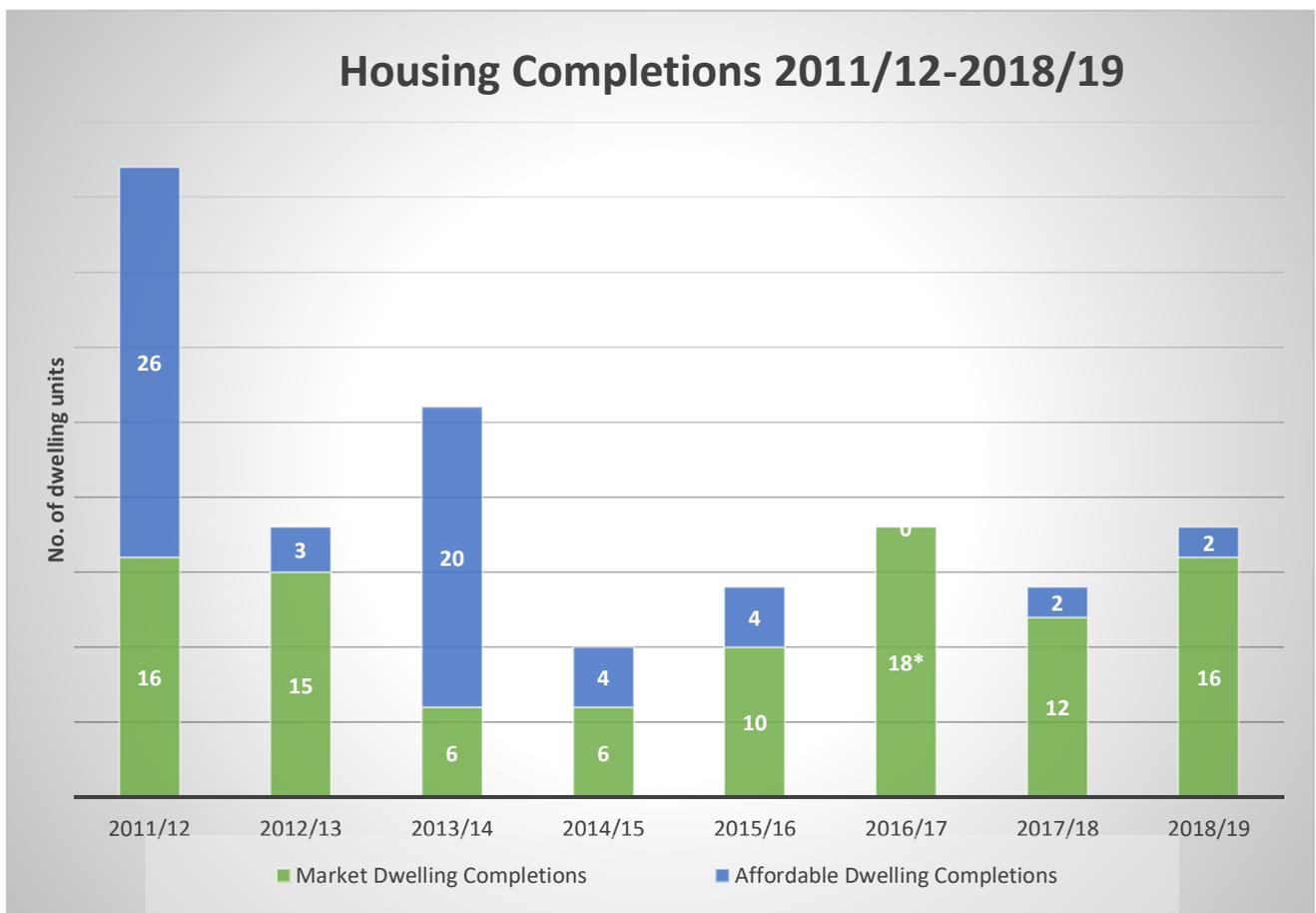
<sup>2</sup> This relates to the status of construction during the monitoring period. Planning consents may have been issued outside the monitoring period.

**Table 1.1 Housing Completions 2017/2018-2018/2019**

\* All figures are net completions

	Affordable Housing completed	Affordable Housing under construction	Affordable Housing with planning permission not started	Other housing <sup>3</sup> completed	Other housing under construction	Other housing with planning permission not started
<b>2017/18*</b>	2	15	18	12	26	26
<b>2018/19*</b>	2	25	2	16	27	54

**Figure 1.1 Housing Completions 2011-2019**



1.6 Within the category shown as “other housing” are rural worker dwellings, extended family dwellings and succession farm dwellings. One of the key themes in the Local Plan is to provide for housing for rural workers in agriculture, forestry or other land-based enterprises; to enable succession farming on established farm businesses; and for extended family members with a local connection. During 2017/18 and 2018/19, there were 7 completions of these dwellings. Two rural worker dwellings were under construction in 2018-2019.

<sup>3</sup> Includes Open market, Principal Residence, Extended Family, staff accommodation, Rural Worker & succession farm dwellings and holiday lets.

**Table 1.2 Rural Worker and Extended Family Dwellings**

	Rural Worker Dwelling Completions	Extended Family Dwelling Completions	Succession Farm Dwelling Completions	Rural Worker Dwellings under construction	Extended Family dwelling under construction
2017/18	0	1	1	4	1
2018/19	2	3	0	2	1

- 1.7 In 2017/18 two and, in 2018/19, four certificates of Lawful Existing Use or Development (CLEUD) were issued to regularise previously unauthorised development as dwellings. This compares with seven in 2016/17 and one in 2013/14.

### Renewable Energy

- 1.8 Four applications for renewable energy technologies or associate infrastructure<sup>4</sup> were approved during 2017/2018; and a further two in 2018/2019. The number of renewable energy applications peaked in 2011/12 following introduction of the national 'Feed in Tariff' payment scheme (FIT) in 2010. Since then, the number of proposals has decreased in response to government reductions to FIT payments, including further significant cuts to renewable energy subsidies introduced from January 2016.

### Economic Development

- 1.9 During the year **2017-2018** the Authority permitted the following numbers of economic development proposals:

**Table 1.3 New Economic Development Approved 2017/18**

	Local Service Centres	Villages and Porlock Weir	Open Countryside
<b>Changes of use to A/B Use Classes</b>	2	1	3
	Named Settlements		
<b>New Employment Floorspace</b>	3		0
<b>Live/Work Units</b>	4		
<b>New Agricultural and Forestry Buildings</b>	26		
<b>Tourism Related</b>	7		
<b>Camping Barns</b>	1		

<sup>4</sup> Some technologies can be installed through permitted development rights - a class of development that is automatically granted planning permission by the Government

1.10 During the year **2018-2019** the Authority permitted the following numbers of economic development proposals:

**Table 1.4 New Economic Development Approved 2018/19**

	Local Service Centres	Villages and Porlock Weir	Open Countryside
<b>Changes of use to A/B Use Classes</b>	0	0	1
	Named Settlements		
<b>New Employment Floorspace</b>	0		0
<b>Live/Work Units</b>	0		
<b>New Agricultural and Forestry Buildings</b>	15		
<b>Tourism Related</b>	0		
<b>Camping Barns</b>	0		

1.11 These figures show the primary economic development on Exmoor is related to new establishments in the tourism-related sector and new agricultural buildings.

## 2 THE LEGAL AND POLICY CONTEXT FOR THE AUTHORITY MONITORING REPORT

- 2.1 The purposes of National Park designation were established in the National Parks and Access to the Countryside Act 1949, amended by the Environment Act 1995, to:
1. Conserve and enhance the natural beauty, wildlife and cultural heritage (of the National Parks); and
  2. Promote opportunities for the understanding and enjoyment of the special qualities (of the National Parks) by the public.
- 2.2 In addition, in pursuing the statutory purposes, the National Park Authority has a statutory duty to seek to foster the economic and social well-being of local communities. In order 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.
- 2.3 The National Park Authority has a general power to do anything which is calculated to facilitate, or is conducive to, the accomplishment of National Park purposes.
- 2.4 The Authority is the sole planning authority for the area of the Exmoor National Park (including planning for minerals and waste) but does not have the range of responsibilities of District and County Councils and is known as a 'single purpose' authority. The District and County Councils remain responsible for important functions within the National Park area including housing, traffic and transport, education, social services and economic development.
- 2.5 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<sup>5</sup>. 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.
- 2.6 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.
- 2.7 Progress to meet the Vision focusses on the achievement of key outcomes:
- A renewed focus on achieving National Park Purposes.
  - Leading the way in adapting to and mitigating climate change.
  - Securing a diverse and healthy natural environment, enhanced cultural heritage and inspiring lifelong behaviour change towards sustainable living and enjoyment of the countryside.
  - Fostering and maintaining vibrant, healthy and productive living and working communities.
  - Working in partnership to maximise the benefits delivered.

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<sup>5</sup> English National Parks and the Broads: UK Government Vision and Circular 2010 [English national parks and the broads: UK government vision and circular 2010 - GOV.UK](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/342222/english-national-parks-and-the-broads-uk-government-vision-and-circular-2010.pdf)

2.8 The Department for Environment, Food & Rural Affairs' 8-point plan sets out how it intends to protect, promote and enhance National Parks in England until 2020<sup>6</sup>. The plan sets out ambitions to be delivered by Government and the 10 National Parks in England during the course of the Parliament, focussing on 8 themes:

Inspiring Natural Environments

- Connect young people with nature
- Create thriving natural environments

Drivers of the Rural Economy

- National Parks driving growth in international tourism
- Deliver new apprenticeships in National Parks
- Promote the best of British food from National Parks

National Treasures

- Everyone's National Parks
- Landscape and heritage in National Parks
- Health and wellbeing in National Parks

2.9 These aims have subsequently been incorporated into the Government's 25-Year Environment Plan<sup>7</sup>. This also instigated a review of Protected Landscapes, led by Julian Glover.

2.10 The Authority Monitoring Report (AMR) is intended by the Government to monitor whether policies in Local Development Documents are being implemented and are effective. Information is collected which relates to indicators in the plan. It also needs to summarise progress on preparing Local Development Documents according to the timetable set out in the Authority's Local Development Scheme, including details of any Neighbourhood Plans and Community Infrastructure Levy,<sup>8</sup> and reports any activity relating to the duty to cooperate.

2.11 These requirements, including what information a report must contain, are set out in the Town and Country Planning Regulations 2012. and the Localism Act 2011. although they can include other information.<sup>9</sup> This information should be made available publicly.

2.12 A Monitoring Report must contain the following:

- The title of the Local Plan or supplementary planning documents specified in the Local Development Scheme.
- The stage the document has reached in its preparation
- Any reasons for a delay in the timetable for preparation

It must also identify if policies are not being implemented; and numbers of net additional dwellings or affordable dwellings if a particular number is referred to in policies

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<sup>6</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/509916/national-parks-8-point-plan-for-england-2016-to-2020.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/509916/national-parks-8-point-plan-for-england-2016-to-2020.pdf)

<sup>7</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/693158/25-year-environment-plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf)

<sup>8</sup> The Authority does not have a Community Infrastructure Levy

<sup>9</sup> Town and Country Planning (Local Planning) (England) Regulations 2012 part 8; paragraph 34.

- 2.13 The Development Plan for the area of the Exmoor National Park Authority comprises the Local Plan 2011-2031, which includes Mineral and Waste policies; and the Lynton and Lynmouth Neighbourhood Plan 2013-2028.
- 2.14 An Exmoor National Park Landscape Character Assessment was adopted as a Supplementary Planning Document (SPD) in May 2018; and at the time of writing, public consultation is underway in connection with draft Rural Worker and Succession Farm Dwelling Guidance, to be also adopted as an SPD.

### 3 A PROFILE OF EXMOOR NATIONAL PARK

3.1 There are nine special qualities identified for the National Park<sup>10</sup>; these are:

- Open moorland, remoteness, wildness and tranquillity
- Distinct and diverse landscapes
- Timeless landscapes and dark skies
- A mosaic of habitats and diversity of wildlife
- A complex and rich historic landscape
- A deeply rural community and local traditions
- A farmed landscape
- An exceptional rights of way network
- A landscape that provides inspiration and enjoyment

3.2 Approximately two thirds of Exmoor National Park lies in Somerset, within West Somerset<sup>11</sup> (and one third in Devon within North Devon District).

3.3 A total of about 27% of the National Park is moorland (18,711 ha); the majority of this is designated as Section 3 moor and heath (16,591 ha) which are areas of natural beauty considered particularly important to conserve. 83% of moorland is designated as nationally important Sites of Special Scientific Interest; and 57% of this designated as Exmoor Heaths Special Area of Conservation in recognition of its international importance. 94% of the moorland is access land giving people a right of access on foot (17,595 ha).

The Exmoor and Quantock Oakwoods SAC includes a range of habitats but in particular, it is designated for extensive tracts of old sessile oak woods in conjunction with heath, which support mosses, ferns and lichens and populations of fritillary butterflies.

3.4 There are relatively few developments that detract from the landscape despite new developments, although there is potential for cumulative impacts in some areas e.g. along the A39 corridor. Inappropriate scale and massing of developments also potentially impact the landscape. Increasingly, development outside Exmoor can impact on views to and from the National Park and its setting. Exmoor was designated the first International Dark Sky Reserve in Europe in 2011.

3.5 Exmoor's less-intensively used farmland is valuable for wildlife. The remaining small areas of unimproved meadows and pastures support a great variety of wild plants including the scarce mountain pansy and adder's tongue and moonwort ferns. Unploughed grassland supports ant hills of the yellow meadow ant, butterflies, the scarce hornet robber fly and rare waxcap fungi, plus bats, which feed on the insects.

Boundary features such field margins, hedgerows, hedge banks and verges, are an important farmland habitat supporting wild plants and shelter and nest sites for birds, mammals and invertebrates.

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<sup>10</sup> [Special qualities in Exmoor: National Parks UK](#)

<sup>11</sup> From April 2019, West Somerset District Council was amalgamated into a new Somerset West & Taunton Council

- 3.6 Exmoor's population of just over 10,000 has declined since 2001<sup>12</sup> and has a higher than average proportion of people in older age groups. The majority of Exmoor is a sparse rural area - defined as 'rural hamlets or isolated dwellings in a sparse setting', or 'rural village in a sparse setting'. Only three settlements have populations of over 1,000 people (Dulverton, Porlock, and Lynton & Lynmouth) which fulfil an important role as local service centres.
- 3.7 Exmoor's house prices are substantially higher than regional and national averages, driven by demand from in-migration and second home ownership. The disparity between household incomes and house prices means there is an affordability gap with the ratio of average house price to average household income being 10:1. It also has one of the highest levels in the country of second homes and holiday homes (19% of the housing stock). Consequently, the majority of properties are well beyond the means of many local people in housing need, especially first-time buyers and families needing larger accommodation.
- 3.8 Exmoor has a 'working age' population of approximately 7,700 people<sup>13</sup>. The dominant sectors are Farming and Forestry, Retail, and Accommodation and Food Services<sup>14</sup>. Rates of economically inactivity are slightly higher than average as a result of high numbers of retired people. Given the deeply rural nature of local communities, there are high levels of people working at or from home (37%). Around 91% of working age people both live and work within the National Park, representing a high degree of self-containment. There are relatively low levels of unemployment. Over three-quarters of businesses employ fewer than 10 people. Tourism and Sightseeing is a very popular general recreation activity on Exmoor, with particularly popular areas at, for example, North Hill, Haddon Hill and Tarr Steps. Exmoor welcomes more than 1.3 million visitors each year, equating to around 2.15 million visitor days. The value of tourism to the local economy is nearly £115 million.<sup>15</sup>
- 3.9 Table 3.1 below provides an overview and the context of the National Park and contains some of the most recent census data for the National Park released by the Office of National Statistics (ONS).

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<sup>12</sup> ONS 2017 Mid-Year Estimates.

<sup>13</sup> ONS 2011 Census

<sup>14</sup> ONS 2011 Census

<sup>15</sup> [http://www.exmoor-nationalpark.gov.uk/data/assets/pdf\\_file/0016/1017331/State-of-the-Park-summary-for-Partnership-Plan-consultation.pdf](http://www.exmoor-nationalpark.gov.uk/data/assets/pdf_file/0016/1017331/State-of-the-Park-summary-for-Partnership-Plan-consultation.pdf)

**Table 3.1 Exmoor National Park Profile**

	INDICATOR	RESULT	SOURCE
<b>AREA</b>	Total Park area	692.8 sq. km	OS\Designation maps
	Somerset	491.9 sq. km	
	Devon	200.9 sq. km	
	Parishes totally / partly in the National Park	43	
<b>POPULATION</b>	Population	<b>10,210</b>	<b>ONS - derived from 2011 Census</b> (2017 mid-term estimates)
	Age 0-14	<b>1,176</b>	<b>ONS - 2011 Census</b>
	Age 15-74	<b>7,721</b>	
	Age 75+	<b>1,376</b>	
	Population Density	<b>0.1 per hectare</b> / 15 per square km	
<b>HOUSING</b>	<b>Dwelling Type:</b>		<b>ONS 2011 Census</b>
	Detached	<b>47.2%</b> (49.1%)	
	Semi-detached	<b>25.6%</b> (25.9%)	
	Terraced	<b>16.4%</b> (16.3%)	
	Flat/Maisonette	<b>10.3%</b> (8.4%)	
	Mobile home/caravan	<b>0.4%</b> (0.4%)	
	Households with at least one usual resident	<b>80.8% - 4678</b> (86.3% - 4896)	
	Household spaces	<b>5789</b> (5675) <sup>16</sup>	
	Household spaces not used as main residence	<b>19.2%</b> (13.7%)	
	<b>Household Tenure</b>		
	Owner occupied (including shared ownership)	<b>66.4%</b> (68.3%)	
	Private rented (private landlord or letting agency)	<b>13.6%</b> (11.7%)	
	Social Rented (other and local authority)	<b>14%</b> (12.8%)	
	Other private rented/ Living rent free	<b>6%</b> (7.5%)	
	Average household size	<b>2.1</b> (2.2) residents per occupied household	
	Quality of housing stock	Unknown – data held by districts	
Total no. of dwellings	5787		
<b>HOUSING</b>	<b>Household Composition</b>		<b>ONS - 2011 Census</b>
	Single person households	Aged over 65: <b>17.7%</b> (19.2%)	
		Other: <b>13.7%</b> (12.38%)	
	Households without the sole use of one family (student hostels, residential homes etc.)	With dependent children: (1.61%)	
		All students: (0%)	
		All over 65: (0.86%)	
		Other: (3.41%)	
Family households	All over 65: <b>15.1%</b> (14.77%)		

<sup>16</sup> A household space is the space taken by one household, including that of just one person. Shared dwellings may accommodate a number of households. A dwelling is a self-contained unit of accommodation which may include one or more household spaces.

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	INDICATOR	RESULT	SOURCE	
HEALTH & WELL-BEING	Married couple households	No children: <b>18.7%</b> (17.26%)	Index of Multiple Deprivation (2015) IMD Ranking <sup>17</sup>  <b>Source: National Statistics 2013-15</b> (National Statistics 2012-14)	
		With dependent children: <b>10.0%</b> (12.77%)		
		All children not dependent: <b>5.5%</b> (4.66%)		
	Cohabiting couple households	No children: <b>4.6%</b> (4.41%)		
		With dependent children: <b>2.9%</b> (2.96%)		
		All children not dependent: <b>0.4%</b> (0.22%)		
	Lone parent households	With dependent children: <b>3.5%</b> (3.29%)		
	Other household types	All children not dependent: <b>2.4%</b> (2.21%)		
	Deprivation Lowest IMD rank	<b>5.3%</b>		West Somerset (Dulverton & District) 10,284
	Highest IMD rank	West Somerset (Dunster & Timberscombe) 13,796		
Life Expectancy at birth	North Devon: Male <b>79.6</b> (79.6) years Female <b>83.4</b> (83.4) years	West Somerset: Male <b>80.5</b> (80.3) years Female <b>85.0</b> (85.3) years		
	Households with at least one person with a long-term health problem or disability		<b>28.2%</b> (35.4%)	
ECONOMY	Total unemployment - % of population aged 16 – 64 claiming out of work benefits (June 2017)	2.1% (0.6%) – Somerset West & Taunton 1.7% (0.9%) - North Devon  2% (1.2%) - South West	Source: ONS/ Nomis (2018)	
	Average Household earnings per annum: Exmoor LSOAs	£33,934		
TRANSPORT	Commuting mode: All usual residents 16-74	<u>Driving a car or van or passenger in a car or van:</u> North Devon 38.3% West Somerset 33.6% <b>Exmoor National Park: 45.6%*</b> (50.5%)	ONS - derived from 2011 Census – method of travel to work  *All usual residents aged 16 or over in employment the week before the 2011 Census, living in Exmoor National Park (2001 Census)	
		<u>Work at or from home:</u> North Devon: 16.9% West Somerset: 25.3% <b>Exmoor National Park: 37%*</b> (31%)		
		<u>By bicycle or on foot:</u> North Devon: 10.8% West Somerset: 8.5% <b>Exmoor National Park: 11.9%*</b> (14%)		
Commuting distance	<b>kms on average:</b> North Devon: 15.4 West Somerset 18.9 <b>Exmoor National Park:</b> 48.9% of journeys to work are 10km or less 7.7% of journeys are 60km and over	ONS - derived from 2011 Census – commuting distance		
TRANSPORT	Annual Average Daily Traffic Flows		(County Council Highway Departments - 2018)  See pages 46-48 for further information	
	<b>2016</b>	<b>Annual Average</b>		<b>August Average</b>
	A39 Lynton 2 way	2897		4142
	A39 Culbone Stables	1380		1730
	A396 Aville Farm	2680		3070
	A396 North of Dunster	3990		4570
	B3190 Raleghs Cross	1950		2500
	B3223 Red Deer Farm	1126		1610
B3223 North of Simonsbath	410	620		

<sup>17</sup> IMD Ranking: 1 = most deprived area, 32844 = least deprived area, 16422 = mid-point

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	INDICATOR	RESULT		SOURCE	
	B3224 Goosemoor	1410	1790		
	B3224 West of Wheddon Cross	1450	2120		
	B3358 West of Simonsbath	530	800		
EDUCATION	Average GCSE Attainment 8 Score	Somerset: <b>44.7</b>		Source: GOV.UK 2018	
		Devon: <b>45.6</b>			
EDUCATION	Working age people with NVQ level 3+ as % of total working age population	Somerset West & Taunton: <b>53%</b>		Nomis Labour Market Profiles 2018	
		North Devon: <b>56.1%</b>			
ENVIRONMENT	Special Areas of Conservation	106.70 sq. km (Exmoor Heaths)		Source: Natural England and the Section 3 Conservation Map.	
		15.81 sq. km (Exmoor Oakwoods)			
	SSSIs	193.70 sq. km			
	National Nature Reserves	17.22 sq. km			
	Section 3 coast/foreshore	7.85 sq. km			
	Section 3 moorland	169.11 sq. km			
	Section 3 woodland	49.84 sq. km			
	% area protected by a designation		100% (National Park)		
	Air Quality - No Air Quality Management Areas exist for the National Park area. North Devon District Council declared an AQMA for part of Braunton. Mid Devon District Council declared AQMAs for Crediton and Cullompton <sup>18</sup> .				
	River Quality - There were <b>37 pollution events</b> recorded within the National Park during the monitoring period 2018-19; a rise from <b>24</b> in 2017-18. (Source: Environment Agency)				
HERITAGE	Scheduled Monuments	202		Source: Historic England and Historic Environment Record	
	Conservation Areas	16			
	Grade 1 Listed Buildings	20			
	Grade II* Listed Buildings	54			
	Grade II Listed Buildings	668			
	Historic Parks & Gardens	2			
LEISURE	Public Footpaths / Bridleways	446 km / 483 km		Source: Definitive Map / GIS	
	Restricted Byway and Byway Open to All Traffic	62 km			
	Access Land	17,914 ha			
	Permitted paths	376 km			
	Path 'open and easy to use' score	93% (2018/19) 96% (2017/18); 96% (2016/17) 93% (2015/16); 90% (2014/15); 86% (2013/14)		Indicator uses a nationally recognised methodology	
	Visitor days/year	1.96 million (2012) 1.96 million (2013) 2.04 million (2014) 2.14 million (2015) 2.15 million (2016) <b>2.29 million (2017)</b>		Source: STEAM <sup>19</sup> Data Reports	

<sup>18</sup> <https://uk-air.defra.gov.uk/aqma/maps>

<sup>19</sup> The Scarborough Tourism Economic Activity Monitor (STEAM) has been selected as the preferred monitoring model, given that it is based on locally derived tourism data, and this has now been adopted by a number of National Park Authorities across the UK.

## 4 KEY ISSUES AND CHALLENGES

### THE UK EUROPEAN UNION MEMBERSHIP REFERENDUM

- 4.1 On 23 June 2016, the referendum was held to decide whether the UK should leave or remain in the European Union. With 51.9% of people who voted in the referendum supporting the leave campaign, the intention was that the UK would leave the European Union. On 29 March 2017, the UK government invoked Article 50 of the Treaty on European Union and began what was intended to be the 2-year process of negotiating the terms of the UK's exit from; and its future relationship with the EU. The deadline was extended several times, and at the time of writing the intention is for the UK to leave the EU at the end of January 2020.
- 4.2 Of particular relevance to National Parks will be environmental regulation and future development mechanisms to protect the natural environment; and the UK government's approach to sustainable land management and farming, once the Common Agricultural Policy is no longer applicable to UK farmers.
- 4.3 Funding sources such as the LEADER programme may also no longer be available to the UK and may or may not be replaced by national funding mechanisms, which could have an impact on rural economies and communities, such as those in National Parks.
- 4.4 The National Parks England (NPE) Business Plan 2018/19-2020/21<sup>20</sup> recognises the importance of grasping "*the opportunities that Brexit provides for more effective delivery of National Park purposes, as well as having an understanding of what the risks are*". NPE aims to focus on how the process of Brexit is being handled and ensure that National Park Authorities have a voice in relation to new arrangements that come forward. A particular priority will be farming, which is recognised to underpin the landscape of National Parks and the state of nature.
- 4.5 NPE established a 'Future of Farming Group' which has developed a vision<sup>21</sup> for the National Parks of England, to be recognised and celebrated as living, working landscapes where sustainable farming systems deliver a wide range of public benefits and the farmers and land managers doing this work are fairly rewarded for these services. Exmoor National Park is one of a number of areas undertaking 'trials to inform development of a new environmental land management scheme post-Brexit.
- 4.6 It is recognised that negotiation of the UK's exit from the European Union is likely to have considerable impact on the availability of civil service resources, which in turn may have an impact on the implementation and timetable of other legislation relevant to National Park Authorities, including in relation to national changes to the planning system.

### EXMOOR RURAL HOUSING NETWORK

- 4.7 The Exmoor Rural Housing Project 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

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<sup>20</sup> [https://www.nationalparksengland.org.uk/\\_data/assets/pdf\\_file/0006/1238235/NPE-Business-Plan-2018-19-2020-21.pdf](https://www.nationalparksengland.org.uk/_data/assets/pdf_file/0006/1238235/NPE-Business-Plan-2018-19-2020-21.pdf)

<sup>21</sup> Farming in the English National Parks; Ideas from the National Parks England Task and Finish Group on the Future of Farming

affordable homes for people in local housing need. The key factors affecting proposals being brought forward are considered to be changes to national housing policy and reduced government funding for affordable housing; particularly social rented housing.

- 4.8 The aim of the Exmoor Rural Housing Network is to share information and develop a locally managed and delivered programme for the wider Exmoor area to help deliver local needs housing in perpetuity.
- 4.9 From June 2016 to the end of March 2019, a Network coordinator was appointed from Devon Communities Together (an independent charity with extensive experience of community development work). The coordinator worked with local communities and interest groups, community land trusts and landowners, to identify those in housing need in the Exmoor area, as well as their specific housing requirements; and to seek development opportunities that could meet those needs. A new Network coordinator is due to be appointed in 2020, along with additional rural housing enabling support funded via the West Somerset Community Housing Fund.

### **LOCAL ENTERPRISE PARTNERSHIPS**

- 4.10 The Heart of the South West Local Enterprise Partnership (Hot SW LEP) is an economic alliance covering the areas of Devon, Somerset, Torbay and Plymouth and is one of 39 Local Enterprise Partnerships (LEPs) established to identify local economic priorities and to help deliver government objectives for economic growth and job creation.
- 4.11 Under the NPPF, local planning authorities should work with LEPs towards delivery of sustainable development. In 2015, National Parks England published '*National Parks – Open for Business - an offer to the Local Enterprise Partnerships from National Park Authorities in England*<sup>22</sup>'; setting out how National Park Authorities can support the aims of Local Enterprise Partnerships. Working with the Hot SW LEP, Dartmoor and Exmoor National Park Authorities produced an Economic Prospectus<sup>23</sup>, detailing work already undertaken by the two Authorities to support growth and aspirations for future economic potential and investment opportunities to help continue the delivery of sustainable rural growth.
- 4.12 Hot SW LEP, having benefited from two earlier Growth Deal rounds, submitted bids to government proposing a range of economically crucial investments of just over £400m for a third Growth Deal announced in July 2016. This includes a range of projects to help boost growth in local economies and improve transport links.
- 4.13 Following the EU referendum in June 2016, the Hot SW LEP set up a Brexit Opportunities and Resilience Group to gather evidence on the opportunities and risks of the UK's exit from the European Union across Devon and Somerset.
- 4.14 In 2018, the Heart of the South West LEP published its Productivity Strategy 'Stepping up to the Challenge'. This is a Productivity Plan to guide the long-term growth aspirations of the area and this is a key strategic document for engaging with government and communities on future prosperity. Its ambition is to double the size of the economy in the region over 20 years through improved productivity, so that all parts of the south-west become more prosperous; and people have a better quality of life and higher living standards.

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<sup>22</sup> [http://www.nationalparksengland.org.uk/\\_data/assets/pdf\\_file/0019/525700/National-Parks-Open-for-Business-An-Offer-from-National-Parks-England-to-Local-Enterprise-Partnerships.pdf](http://www.nationalparksengland.org.uk/_data/assets/pdf_file/0019/525700/National-Parks-Open-for-Business-An-Offer-from-National-Parks-England-to-Local-Enterprise-Partnerships.pdf)

<sup>23</sup> <http://www.exmoor-nationalpark.gov.uk/living-and-working/business-and-economy>

4.15 The strategy has three key themes:

- Business Leadership and Ideas - Significantly improving the productivity of existing businesses in both urban and rural areas; Capitalising on competitive advantages; attracting additional, high value, business; and supporting and encourage a more equal distribution and take up of opportunities.
- Housing, Connectivity and infrastructure - Creating vibrant places that are attractive to skilled people and new investment, with infrastructure to support productivity and inclusive growth.
- Employment, Skills and Learning - Developing, attracting and retaining a highly skilled and adaptable workforce; enhancing education, skills and learning; and opportunities to improve the economic potential of the workforce.

### **EXMOOR PARK NATIONAL PARK PARTNERSHIP PLAN 2018-2023**

4.16 The National Park Authority has a duty to prepare a National Park Management Plan under Section 66(1) of the Environment Act 1995; and to review the plan every five years. National planning guidance identifies that National Park Management Plans underpin partnership working and the delivery of designation objectives. Although not part of the development plan, management plans provide evidence and principles which can be taken into account in the Local Plan and any neighbourhood plans. They may also be material considerations in making decisions relating to individual planning applications<sup>24</sup>.

4.17 This Authority published its Partnership Plan in April 2018. This brings together the ambitions of its partners in a collective vision for Exmoor. It describes how it hopes to work with all those who love and care for Exmoor, whether they live there, work there or come to enjoy its beautiful landscape, wildlife and heritage. It recognises the importance of the natural and cultural capital and it responds to the Government's agenda for National Parks, which emphasises the importance of connecting young people with nature, sustainable land management, international tourism, local food, heritage, landscape, health and well-being. It supports the aspirations set out in the Government's 25 Year Plan for the Environment.

4.18 It's main Vision is to:

- Maintain and enhance the distinct and diverse landscape;
- Increase the extent of wildlife habitats;
- Enhanced knowledge of the historic environment and cultural heritage;
- Ensure natural resources are used sustainably;
- Achieve a carbon-neutral National Park;
- Increased public awareness and enjoyment;
- A continuity in connection between communities and the land; and
- Ensuring a strong diverse and resilient economy.

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<sup>24</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/landscape/>

## 5 LOCAL DEVELOPMENT SCHEME IMPLEMENTATION

### LOCAL DEVELOPMENT SCHEME (LDS)

- 5.1 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 revised during 2016/17 to document the final stages of the emerging Local Plan 2011- 2031 and its submission to the Secretary of State for examination. The Local Plan 2011- 2031 has subsequently been adopted in July 2017 and an updated LDS will be prepared for approval by the Authority before the end of 2019.
- 5.2 Policy M1-S1 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.
- 5.3 A Review of the Plan is legally required within five years of adoption and this should therefore have been completed by July 2022 to ascertain the need for a Local Plan review. In the meantime, data and evidence will need to be collected to update that which was used in the preparation of the current Local Plan, which will in turn help to inform the extent of any Review.
- 5.4 The National Park Authority published its **Brownfield Land Register** in December 2017.
- 5.5 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 and to have regard to those registers in carrying out their functions; and to publicise its register.
- 5.6 The **Exmoor National Park Self-Build Register** has been in place **since** December 2014 and it is updated continually. On 3 April 2018, the National Park Authority agreed to the division of its Self-Build Register into two parts to enable a local connection test to be included as part of the eligibility criteria.
- 5.7 A local connection test has been applied for entry onto part 1 of the Register since 26 October 2018. An individual is eligible for entry in Part 1 of the Exmoor National Park register if they meet the necessary requirements and have a local connection to the area. The local eligibility tests are based on the Local Plan local occupancy criteria for affordable housing:
- An individual who has lived permanently in the National Park and been on the electoral roll for at least 10 continuous years in the last 30 years; and/or
  - has a permanent job in Exmoor National Park; and
  - wants their own self-or custom build home in Exmoor National Park to occupy as their sole or main residence.

Or, for the purposes of the register:

- is a member of the regular armed forces<sup>25</sup> or an individual who has left the service for a period of 10 years or less.
- 5.8 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 as well as information on how forms will be managed and details of how to apply 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.
- 5.9 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 identified settlements and smaller rural communities for people to self/custom build their own home including those people entered on Part 1 of the Register and the NPA provides pre-application advice to assist with the process.
- 5.10 At 30 October 2018, there were 40 individuals on part 2 of the register and 1 group. While on part one of the register, following the introduction of a local eligibility test, there were 4 individuals: and 0 groups.
- 5.11 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.
- 5.12 The Authority's current **Infrastructure Delivery Plan** was published in June 2015 and this will also be updated as necessary before any decision to proceed to a formal Review of the Local Plan is made.

## **STATEMENT OF COMMUNITY INVOLVEMENT**

- 5.13 The Statement of Community Involvement (SCI)<sup>26</sup> 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. The SCI was formally adopted by the Authority in November 2015. The Act requires that a review of SCIs be completed every five years. The Exmoor National Park SCI will therefore need to be reviewed, any further work completed, and a revised SCI adopted by November 2020.

## **EXMOOR NATIONAL PARK LOCAL PLAN 2011-2031**

- 5.14 The NPPF requires that Local Plans set out the 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:

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<sup>25</sup> as set out in Section 374 of the Armed Forces Act 2006 (as amended)

<sup>26</sup> [http://www.exmoor-nationalpark.gov.uk/data/assets/pdf\\_file/0009/753822/CE19-ENPA-2015-Statement-of-Community-Involvement-2015.pdf](http://www.exmoor-nationalpark.gov.uk/data/assets/pdf_file/0009/753822/CE19-ENPA-2015-Statement-of-Community-Involvement-2015.pdf)

- ensuring sustainable development which enables communities and businesses to thrive, whilst conserving and enhancing the National Park's special qualities;
- 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.

- 5.15 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.
- 5.16 There is emphasis on local needs affordable housing and support for the wider community through specialist housing, extended family housing, rural workers' housing and housing to assist succession farming and principal residence housing. The policies aim to encourage a balanced housing stock with a mix of sizes, types and tenure and there is policy support for the retention of existing local services/facilities and the provision of new ones.
- 5.17 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.
- 5.18 The understanding and enjoyment of the National Park is supported through policies that provide for a range of holiday 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.

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

### **LYNTON & LYNMOUTH NEIGHBOURHOOD PLAN: THE 'LYN PLAN'**

- 5.19 The Lyn Plan 2013-2028 was adopted in December 2013 (the first neighbourhood plan in a National Park following the introduction of neighbourhood planning by the Localism Act 2011). The Lyn 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.

- 5.20 The Lyn Plan must be in general conformity with higher level plans and should have regard to the National Planning Policy Framework. Now in force, the Lyn Plan forms part of the development plan for Lynton & Lynmouth parish, together with the Exmoor National Park Local Plan.



Hydroelectric facility at Glen Lyn Gorge

- 5.21 The Lyn Plan supports the development of two types of housing: affordable housing and 'principal residence' housing (new housing which has to be used as the principal residence of the household living in it, but without any price controls or any local connection requirement). Principal residence housing is supported only in order to provide cross subsidy for affordable housing or other development directly benefitting the community. The Plan does not support the development of open market housing without any restrictions on occupation, and which could therefore be used as a second or holiday home.

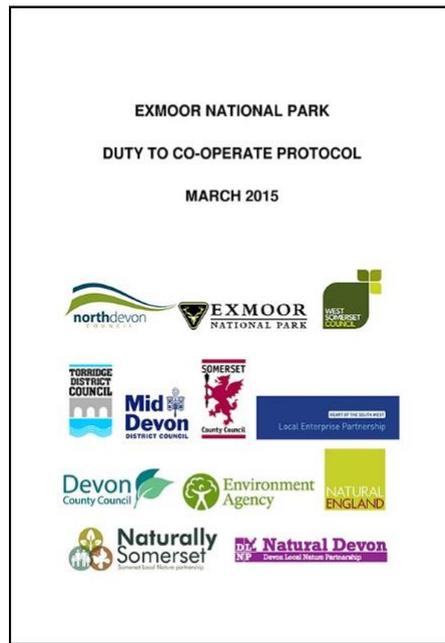
### **DUTY TO COOPERATE**

- 5.22 The Duty to Cooperate (DtC) was introduced by the Localism Act 2011.<sup>27</sup> 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 Authority's statutory purposes.
- 5.23 An 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.
- 5.24 Compliance with the DtC continued as the Draft Local Plan was prepared for submission to the Secretary of State. A Duty to Cooperate Statement was submitted

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<sup>27</sup> The Duty to Co-operate is enshrined in law through Section 33A of the Planning and Compulsory Purchase Act 2004 (inserted by Section 110 of the Localism Act 2011). It is also included in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).

Exmoor National Park Authority Monitoring Report 2017-2019  
with the Local Plan and when examining the Plan against the test of soundness, the Inspector was satisfied that the Plan demonstrated effective joint working to meet strategic cross boundary priorities.



- 5.25 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 addressing changes in the planning system and the potential implications for protected landscapes.
- 5.26 During the past two years, officers undertook the following DtC activities:

**Table 5.1 – Duty to Cooperate activities**

<b>Exmoor Area Panel</b>	Updates July and September 2018; and January/ March 2019
<b>Draft Marine Plan Representations</b>	Comments sent April 2017 and March 2018. Comments sent on First and second iterations Aug 2018 and March 2019
<b>Shoreline Management Plan Group Meetings</b>	8/10/2018 14/01/2019
<b>Strategic Housing Network</b>	Somerset Strategic Housing Framework Launch Event July 2017; Commented on Draft Strategy; Authority decision to support the Framework 01/05/2018
<b>Somerset Strategic Planning Officers Group</b>	Quarterly meetings 2017, 2018, 2019
<b>West Somerset Affordable Housing Group</b>	13/07/2017, 09/01/2019 and due 03/07/2019
<b>Duty to Cooperate Meetings</b>	20/11/2017, 21/06/2018, 10/07/2018 and due 04/07/2019

<b>Energy Minerals Working Group</b>	Memorandum of Understanding July 2017
<b>Greater Exeter Strategic Plan</b>	Issues consultation 07/04/2017
<b>Devon Local Aggregate Assessment</b>	Consultation April 2017
<b>Devon Residual Waste Management Plan</b>	Consultation May 2017

## **STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)**

- 5.27 The role of the Strategic Housing Land Availability Assessments (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 ‘call for sites’.
- 5.28 The original SHLAA findings are set out in Section 5 of the main SHLAA Report 2014. The Report indicated a supply of 45 deliverable sites with capacity for 249 dwellings across the National Park. This included 20 sites with planning permission (not yet completed) for 44 dwellings, and a further 25 promoted sites, which could yield 205 dwellings.
- 5.29 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.
- 5.30 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, the circumstances for the National Park, as explained above, 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.
- 5.31 The updates to the NPPF in July 2018 and again in February 2019 led to a change in the definition of deliverable sites, which has a bearing on how the SHLAA sites for the National Park are defined. The definition in the NPPF glossary states:

***Deliverable:*** *To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

*a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be*

*delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).  
b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*

- 5.32 Within the National Park, this means the only sites that can be defined as ‘deliverable’, are those which have extant planning permission. Previously, sites that were promoted by landowners and assessed as both suitable and available for housing development, have been included in the ‘deliverable’ category. However, these sites are now defined as ‘developable’ and represent a longer-term supply of housing sites.
- 5.33 This key change in definition requires a substantive amendment to the presentation of information for the SHLAA for the period ending 31<sup>st</sup> March 2019 as set out in Table 5.2 below, in addition to the general monitoring requirements:
- A. progress with delivery of development on allocated and sites with planning permission;
  - B. planning applications that have been submitted or approved on sites and broad locations identified by the assessment;
  - C. progress that has been made in removing constraints on development and whether a site is now considered to be deliverable or developable;
  - D. unforeseen constraints that have emerged which now mean a site is no longer deliverable or developable, and how these could be addressed;
  - E. whether the windfall allowance (where justified) is coming forward as expected or may need to be adjusted.
- 5.34 The Number of Deliverable and Suitable but not Available Sites and Dwellings for the Years 2017-18 and 2018-19 are summarised in Table 5.2.

**Table 5.2 – Summary of Deliverable and Suitable but Not Available sites; 2017-18 and 2018-19**

	2017- 18		2018-19	
	Sites	Dwellings	Sites	Dwellings
<b>Deliverable (Suitable and Available)</b>	<b>64</b>	<b>258</b>	<b>42</b>	<b>106</b>
<b>Suitable/ Not Available</b>	<b>52</b>	<b>237</b>	<b>52</b>	<b>237</b>

- 5.35 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 2018**, this has resulted in a supply of **64 deliverable sites** (suitable and available) with capacity for **258 dwellings** across the National Park.<sup>28</sup> This includes 40 sites with planning permission to deliver 79 dwellings, and a further 22 promoted sites, which could yield up to 179 dwellings. This

<sup>28</sup> The figure of 258 includes a 15% discount applied to sites with planning permission where development has not started, to reflect the possibility that not all the sites may be developed (79 units with 15% discount = 64 units)

represents an increase on 2016/17 monitoring of deliverable sites that recorded 55 sites and 226 dwellings.

- 5.36 The number of '**suitable but not available sites**' (developable sites) increased from the last monitoring year with **52 sites** with a yield of **237 dwellings** considered to be developable (previously 49 sites/226 dwellings). Developable sites in the Exmoor National Park context are those sites that are considered suitable but are not currently available as they have not been formally promoted by landowners but could come forward to meet local needs affordable housing as and when these needs are identified, nor do they have an extant planning permission for residential development.
- 5.37 **At the end of March 2019**, the NPPF change to the definition of 'deliverable' results in a supply of **42 deliverable sites** (suitable and available) with capacity for **106 dwellings** across the National Park.<sup>29</sup>
- 5.38 In addition, there were **22** 'developable sites' with a yield of **179 dwellings**, and a further **52 sites** with a yield of **237 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 needs affordable housing as and when these needs are identified.
- 5.39 Developable sites in the Exmoor National Park context are those sites that are considered suitable but are not currently available as they have not been formally promoted by landowners but could come forward to meet local needs affordable housing as and when these needs are identified, nor do they have an extant planning permission for residential development.
- 5.40 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 implication is that fewer dwellings are considered to be delivered in the first five years from April 2019.
- 5.41 The SHLAA will continue to be updated through the AMR.

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<sup>29</sup> The figure of 106 includes a 15% discount applied to sites with planning permission where development has not started, to reflect the possibility that not all the sites may be developed (42 units with 15% discount = 36 units)

## 6 EFFECTIVENESS OF LOCAL PLAN POLICIES

- 6.1 This section of the AMR monitors the policies of the adopted Local Plan through a range of selected indicators – set out in Chapter 11 of the Local Plan<sup>30</sup> - and which aim to inform the effectiveness of the policies within each section of the Local Plan. The data collected in relation to these indicators is set out in the Appendix to this Report. This is the Authority's first Monitoring Report since the adoption of the 2011-2031 Local Plan and many of these Indicators have not previously been monitored.

### GENERAL POLICIES

- 6.2 The Local Plan contains five General Policies, which apply to all development proposals within Exmoor National Park. These policies should be read in conjunction with the other policies in the Plan. All the General Policies are strategic policies – this means they are high-level policies which aim to achieve the vision, objectives and strategic priorities of the Plan.



- 6.3 Policy **GP1 - ACHIEVING NATIONAL PARK PURPOSES AND SUSTAINABLE DEVELOPMENT** incorporates the statutory National Park Purposes as set out in paragraph 2.1 of this report.
- And the National Park Authority's legal duty "to seek to foster the social and economic well-being of local communities".
- 6.4 There are no separate indicators for this Policy as these are covered by those relating to other Policies in the Plan.
- 6.5 Policy **GP2 - MAJOR DEVELOPMENT** reflects the Government's longstanding view that major development should not take place in National Parks except in exceptional circumstances and where it is in the public interest. The definition of 'major development' in National Parks is different to that defined nationally and the Policy states that major development is defined as 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.

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<sup>30</sup> Local Plan Chapter 11 – Monitoring and Implementation Framework

- 6.6** As set out in Paragraphs 7.5 and 7.6 of this Report, the Authority approved nine major developments in 2017/18 and two in 2018/19. Two major applications were refused in 2017/18, but not for reasons associated with this policy.
- 6.7** Policy **GP3 - SPATIAL STRATEGY** sets out the most appropriate locations for development in the National Park. Exmoor's settlements have been categorised based on their range and type of services and facilities and the area they serve; and as a result, some have been identified as 'named settlements' which are referred to as either Local Service Centres or Villages and Porlock Weir. The policy directs development to these named settlements. The remaining parts of the National Park are defined as Open Countryside.
- 6.8** The location of new residential development in the National Park for the periods 2017/18 and 2018/19 is summarised in the tables below. These figures suggest that most has or will take place in the named settlements, in accordance with the Local Plan's Spatial Strategy.<sup>31</sup> However they also indicate a significant proportion of new houses outside settlements reflecting the deeply rural nature of the area and the need to provide for new housing such as rural workers housing to support farming and land management in the National Park. Additionally, they include the reuse of buildings for housing, e.g. holiday lets and extended family dwellings, as well as the subdivision or replacement of existing housing.

**Table 6.1 New Residential Development 2017/18**

2017/18	Completed	Under Construction	Not Started	Totals
Local Service Centre	5	20	22	46
Village	3	17	2	22
Porlock Weir	0	0	0	0
Open Countryside	7	10	23	40
<b>Totals</b>	15	47	47	108

**Table 6.2 New Residential Development 2018/19**

2018/19	Completed	Under Construction	Not Started	Totals
Local Service Centre	1	29	38	68
Village	4	17	3	24
Porlock Weir	0	0	0	0
Open Countryside	15	15	19	49
<b>Totals</b>	20	61	60	141

- 6.9** Policy **GP4 - THE EFFICIENT USE OF LAND AND BUILDINGS** encourages the redevelopment of brownfield land through the reuse and/or redevelopment of buildings. It also includes criteria to guide the density of new housing development and protect the best and most versatile agricultural land. Unfortunately, information on whether a development site is brownfield is not currently monitored and this may need to be reviewed in the future.

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<sup>31</sup> Gross figures

- 6.10** Policy **GP5 - SECURING PLANNING BENEFITS** includes criteria for the use of planning obligations; these are legal agreements to make development acceptable. However, the National Park Authority is not, for example, the highway, housing or education authority; and most of the developments approved are generally of small scale with limited impact on infrastructure. The majority of Section 106 agreements relate to the provision of affordable housing.
- 6.11** The National Park Authority is the planning authority for the area, but not the highways or education authority. The scale of new development is also generally not of a scale to have such a significant impact on infrastructure as to require mitigation through financial contributions from developers through Section 106 agreements. Most obligations secured relate to affordable housing. Three planning obligations were secured in 2017-18; and three in 2018/19.

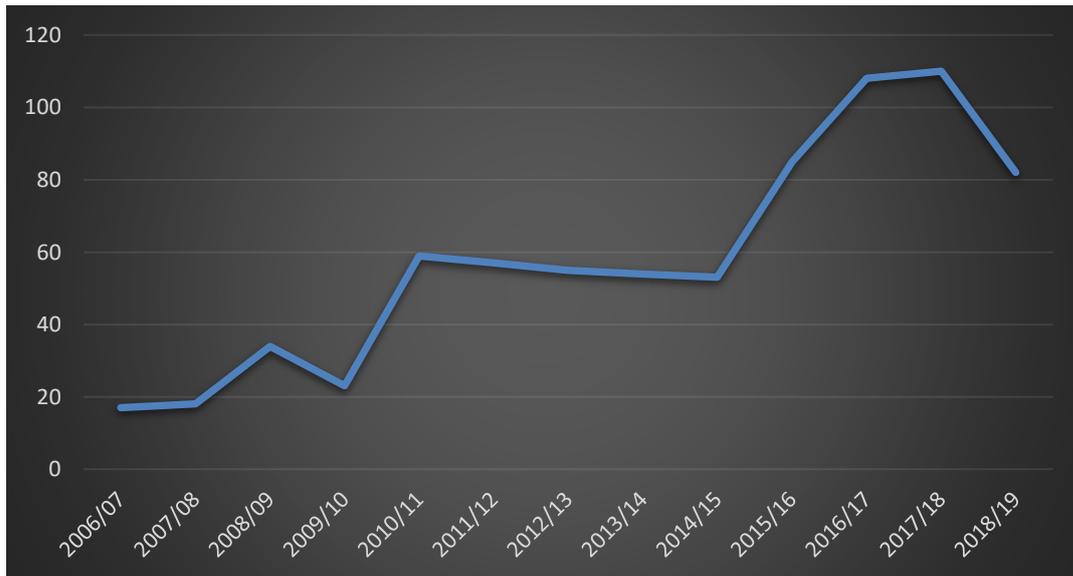
## **CONSERVING AND ENHANCING EXMOOR**

- 6.12** This Section of the Local Plan includes a series of policies which ensure development proposals conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park, including through the design of new buildings and the small-scale extraction of building stone.
- 6.13** The aim of Policies **CE-S1 - LANDSCAPE & SEASCAPE CHARACTER** and **CE-D1 PROTECTING EXMOOR'S LANDSCAPES AND SEASCAPES** is to make sure that new development is informed by Exmoor's landscape or seascape character e. **Six** applications were refused in 2017/18 and **nine** in 2018/19 on landscape grounds. The removal of a total of 192m of traditional hedgerows was agreed over the total period through the approval of Hedgerow Removal Notices. The adoption of the Landscape Character Supplementary Planning Document in May 2018 is of considerable assistance in implementing these policies.



- 6.14** In 2011, the International Dark Sky Association designated Exmoor as the first International Dark Sky Reserve in Europe. Policy **CE-S2 - PROTECTING EXMOOR'S DARK NIGHT SKY** aims to protect the Dark Sky Reserve status of the National Park and minimise light pollution by ensuring that development proposals include good lighting management and design. Figure 6.1 sets out the number of occasions since 2011 that conditions were attached to permissions to meet these aims with the number generally climbing over this period, although it fell slightly in 2018/19.

**Figure 6.1 Number of Permissions in the National Park with Lighting Conditions attached**



- 6.15 Policy CE-S3 - BIODIVERSITY AND GREEN INFRASTRUCTURE** ensures that Exmoor’s designated wildlife sites, wildlife species, habitats and sites of geological interest are protected from development which may cause harm; and that habitats and species are not lost overall. **Policy CE-D2 - GREEN INFRASTRUCTURE PROVISION** requires development proposals to integrate elements of green infrastructure that can make provision for wildlife. No applications have been refused on grounds of harm to habitats or wildlife over the monitoring periods, although conditions are often attached to permissions requiring mitigation or improvement of habitats. Unfortunately, information on the amount of green infrastructure provided has not been monitored to date, although conditions are often attached in this regard.
- 6.16 Policies CE-S4 - CULTURAL HERITAGE AND HISTORIC ENVIRONMENT and CE-D3 CONSERVING HERITAGE ASSETS** seek to ensure that new development that affects Exmoor’s heritage assets and their settings will be considered in a way that is appropriate to their significance; and encourages opportunities to conserve them and make a positive contribution to Exmoor’s historic environment. Five applications in 2017/18 were refused due to harm to heritage assets and two in 2018/19.



- 6.17 Policy **CE-S5 - CONVERSION OR STRUCTURAL ALTERATION OF EXISTING BUILDINGS** provides the key principles for the conversion of traditional and non-traditional buildings. Existing buildings are an important resource on Exmoor, some of which are no longer required for their intended use. Any building should be structurally suitable for conversion and the proposed use or activity without the need for significant reconstruction or alteration. For traditional buildings, proposals should retain as much of the original building and its features as possible using traditional building materials and techniques. The number of such conversions of traditional buildings approved each year is modest as set out in the Monitoring Framework; the highest number by far is for the conversion of traditional farm buildings, either in the Open Countryside or in settlements, to dwellings. There have been three conversions approved for other uses over the period 2017-2019. There have been six conversions to Use Classes A, B or D of non-traditional buildings approved over the same period.
- 6.18 Policy **CE-S6 - DESIGN AND SUSTAINABLE CONSTRUCTION PRINCIPLES** sets out key principles to ensure that development proposals achieve high quality sustainable design that reflects and complements Exmoor's landscape character and its built and historic environment. Ten applications were refused on design grounds in 2017/18 and six in 2018/19.
- 6.19 Materials play an important role in the overall success of design and are key in ensuring that development conserves and enhances the National Park, therefore the policy requires traditional materials and natural sustainable materials, including from local sources where this is possible. In 2017/18, 50% of new residential buildings were roofed in traditional materials, whilst in 2018/19, this figure was 100%.
- 6.20 Policy **CE-D4 - EXTENSIONS TO BUILDINGS** includes design criteria for new additions or extensions to ensure they complement the existing form and character of the area. There are no related indicators in the Monitoring Framework, but residential extensions form a relatively large proportion of the applications that are generally submitted each year.
- 6.21 Policy **CE-D5 ADVERTISEMENTS AND ROAD SIGNS** seeks to ensure that adverts and private road signs are provided jointly with other businesses, collectively for the community, or are provided on a business building or well-related to it. The policy also requires such signs to be appropriately designed to ensure they do not have adverse impacts on landscape character and local distinctiveness. Over the period 2017 to 2019, no applications for changes or additions to adverts or signage were refused.
- 6.22 Traditional shopfronts are important features within the built heritage of Exmoor's settlements. Policy **CE-D6 - SHOPFRONTS** seeks to ensure the retention and restoration of traditional shopfronts. New or replacement shopfronts should be of a high standard to ensure the character and appearance of the building and the street is conserved. Over 2017 to 2019 no applications for changes to shopfronts were refused.
- 6.23 **MINERALS POLICIES** - Exmoor National Park Authority is the minerals planning authority for the National Park and is therefore responsible for any development associated with mineral development. Policy **CE-S7 - SMALL SCALE WORKING OR RE-WORKING FOR BUILDING AND ROOFING STONE** provides for the small-scale extraction of stone for building and roofing materials within the National Park, either through the re-working of former quarries or working of new small-scale quarries. The policy ensures that opportunities are available for local building stone for new development or the repair of traditional buildings. Policy **CE-S8 - MINERAL DEVELOPMENT** does not permit other types of mineral extraction in the National Park, such as exploration, extraction and processing unless in exceptional circumstances. In such cases, this would need to meet the policy tests for GP2 Major

Development. Interim Development Orders were granted between 1943 and 1948 for the extraction of minerals prior to full planning controls introduced in 1948. Registration of such quarries granted Interim Development Orders was required by 24 March 1992, or otherwise they would lapse. Only one site (at Barlynch) was ever registered. Policy **CE-D5 - INTERIM DEVELOPMENT ORDERS** sets the criteria for such circumstances, and no working of this quarry can recommence without approval of a scheme of operating and restoration conditions. Over the period 2017 to 2019, no applications for quarries or other mineral works were permitted.

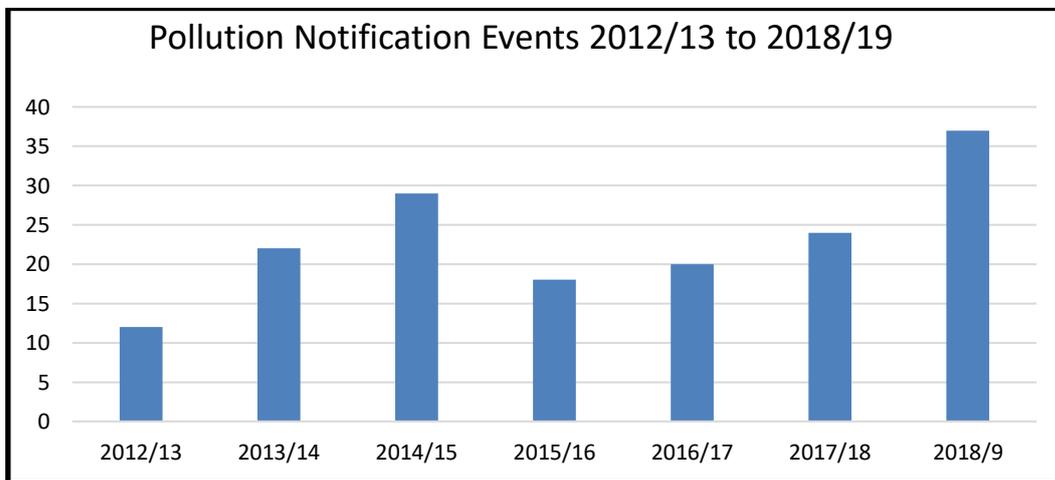
## **RESPONDING TO CLIMATE CHANGE AND MANAGING RESOURCES**

- 6.24 The Local Plan can only influence development and land use aspects of adapting to the impacts of climate change and mitigation measures. Policy **CC-S1 - CLIMATE CHANGE MITIGATION AND ADAPTATION** encourages proposals to address climate change issues in terms of mitigating its impacts through reducing greenhouse gas emissions. Policy **CC-D1 - FLOOD RISK** sets out the National Park's approach to managing flood risk from all sources; and applies a sequential, risk-based approach to the location of development to avoid and where possible, reduce, flood risk, taking account of the impacts of climate change. Policy **CC-S2 - COASTAL DEVELOPMENT** requires proposals for new development on the coast to be located in a named settlement or where it needs to be in a coastal location. Development proposals should avoid areas known to be at risk of coastal change. In 2018/19, one application was refused on the grounds of flood risk, with none in 2017/18.
- 6.25 Policy **CC-S3 - PORLOCK WEIR COASTAL CHANGE MANAGEMENT AREA** designates a coastal change management area (CCMA) at Porlock Weir to enable this community to adapt to coastal change, such as erosion, sea level rise and increased flood risk. Policy **CC-S4 - REPLACEMENT DEVELOPMENT FROM COASTAL CHANGE MANAGEMENT AREAS** guides the replacement of development at risk of coastal change within Porlock Weir CCMA. Replacement development must be important to the community, be of a similar size and scale, and ensure measures are in place for the appropriate management of the existing development. Over the period 2017 to 2019, no applications for replacement buildings in the CCMA were received.
- 6.26 Policy **CC-D2 - WATER CONSERVATION** provides the criteria for development proposals to conserve water resources on Exmoor, through incorporating water conservation measures into development. There are enabling opportunities for water storage on farms, whilst preventing proposals which would lead to increased demand for water where existing supplies are inadequate. In 2018/19, **52%** of the monitored rivers in the National Park were assessed as having a good or high ecological status under the Water Framework Directive. No new water storage facilities were granted planning permission.
- 6.27 The Authority is supportive, in principle, of small-scale renewable energy technologies, which meet domestic, community or business energy needs. A range of renewable energy technologies may be possible including hydro, small-scale wind, wood fuel, solar panels and combined heat and power systems. **CC-S5 - LOW CARBON AND RENEWABLE ENERGY DEVELOPMENT** sets out a range of criteria for small-scale renewable energy schemes. Policy **CC-D3 - SMALL SCALE WIND TURBINES** provides further detailed criteria for small-scale wind turbines; and Policy **CC-D4 FREESTANDING SOLAR ARRAYS** enables small-scale freestanding solar arrays that are suitably sited in well-screened locations. In 2017/18, three renewable energy schemes were permitted, with two in 2018/19. None were refused in either period.



6.28 **WASTE AND RESOURCE MANAGEMENT POLICIES.** Exmoor National Park Authority is the waste planning authority for the National Park and is therefore responsible for any development associated with waste management. Policy **CC-S6 - WASTE MANAGEMENT** acknowledges the value of very small-scale facilities for local communities for reuse, recycling or community composting, providing there is no adverse impact on local communities or the National Park. Policy **CC-D5 - SEWERAGE CAPACITY AND SEWAGE DISPOSAL** sets out the criteria for new or extended sewerage infrastructure to address capacity issues for both public and private types of sewage disposal. Policy **CC-S7 - POLLUTION** seeks to ensure that development proposals do not contribute to various types of pollution, including those affecting air, soil, water, light and noise. The number of recorded water pollution incidents on Exmoor since 2012 is shown in the table below:

**Figure 6.2 Pollution Events 2012 to 2019**



**ACHIEVING A THRIVING COMMUNITY**

6.29 The Local Plan includes a range of policies that aim to address the housing needs of local communities within the National Park, with a focus on local affordable homes. Other types of housing include rural worker and succession farm dwellings to sustain rural land-based businesses over the longer term accessible and adaptable homes for Exmoor’s communities and extended family dwellings. This section also enables the provision of local community services and facilities and safeguards against their loss.

**HOUSING**

- 6.30 Policy **HC-S1 - HOUSING** is the over-arching policy for housing in the Local Plan and sets out the key aims for housing – these are to address the housing needs of the National Park’s local communities. 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 in the National Park. The only exception is for market housing with a Principal Residence condition where it will help to deliver local affordable homes; or if Policy HC-D1 (see below) applies.
- 6.31 The net number of dwellings completed in the National Park since the beginning of the Local Plan period is summarised in the following table and is also shown in Figure 1.1 of the Headline Indicators Section of this report.

**Table 6.3 Net Housing Figures 2017/2018 and 2018/2019**

2017/18 Net Housing Figures						
	Affordable Housing completed	Other housing <sup>32</sup> completed	Affordable Housing under construction	Other housing under construction	Affordable Housing with planning permission not started	Other housing with planning permission not started
<b>No.</b>	2	12	15	26	18	26
<b>Total</b>	<b>14</b>		<b>41</b>		<b>44</b>	
2018/19 Net Housing Figures						
	Affordable Housing completed	Other housing completed	Affordable Housing under construction	Other housing under construction	Affordable Housing with planning permission not started	Other housing with planning permission not started
<b>No.</b>	2	16	25	27	2	54
<b>Total</b>	<b>18</b>		<b>52</b>		<b>56</b>	

The figures suggest a general fall in numbers of new dwellings since the beginning of the Local Plan period, although the rate of new building appears to have remained relatively stable for the past four years.

- 6.32 Policy **HC-S2 - A BALANCED HOUSING STOCK** aims to meet the needs of all sections of the local community through the provision of housing of the appropriate size, type; and tenure ('type' is whether it is a flat or terraced/ semi-detached/ detached housing and tenure refers to how dwellings are legally occupied such as owned or rented). The tables below summarise the numbers, type and sizes of the affordable housing granted permission for the periods 2017/18 and 2018/19. The figures demonstrate a reasonable variety of types and size of dwellings to meet the

<sup>32</sup> Includes Open market, Principal Residence, Extended Family, staff accommodation, Rural Worker & succession farm dwellings and holiday lets.

needs of communities, but information on the different types of tenure is not currently monitored or available.

**Table 6.4 Affordable Housing Approved by size and type 2017/18 and 2018/19**

2017/ 2018	1 – Bed	2 – Bed	3 - Bed
Flat			
Terraced	8 - 48m <sup>2</sup>	4 - 62m <sup>2</sup>	4 - 84m <sup>2</sup>
Semi-Detached			2 - 84m <sup>2</sup>
Detached		1 - 89m <sup>2</sup>	1 - 87m <sup>2</sup>
<b>Total</b>	8	5	7

2018/2019	1 - Bed	2 – Bed	3 - Bed
Flat	2 - 54m <sup>2</sup>	1 – 72m <sup>2</sup>	
Terraced			
Semi-Detached		1 - 95m <sup>2</sup>	
Detached			
<b>Total</b>	2	1	

- 6.33 Policy **HC-S3 - LOCAL OCCUPANCY CRITERIA FOR AFFORDABLE HOUSING:** sets out the local occupancy criteria that new occupants must comply with in order to live in ('occupy') new affordable housing in the National Park. All affordable housing granted permission in the National Park is subject to an occupancy tie through a legal agreement to ensure that occupants are those with a local connection and housing need. Agreements also include provisions a or 'cascade', reducing the length of previous residency and then widening the area to which the connection applies if suitable occupants can't be found within a specific time scale. This should ensure that affordable housing does not remain vacant.
- 6.34 A Principal Residence condition ensures that any market dwelling is a person's sole or principal residence and not occupied as a holiday home or second home. Policy **HC-S4 - PRINCIPAL RESIDENCE HOUSING** sets out the circumstances that would enable the delivery of Principal Residence market housing – where it is needed to enable the provision of local affordable housing for either new build or conversion schemes. During the period 2017/18, no dwellings were completed as Principal Residences out of a total of 14 net dwelling completions, whilst this figure was four out of a net total of 18 during 2018/19.
- 6.35 Policy **HC-D2 - CONVERSIONS TO DWELLINGS IN SETTLEMENTS** sets out the requirements for the conversion of existing buildings within the named settlements to dwellings.
- 6.36 The focus of Policy **HC-D3 - NEW BUILD DWELLINGS IN SETTLEMENTS** is to ensure that new build housing development within the named settlements is to meet the affordable housing needs of the local community.

- 6.37 Policy **HC-D4 - ACCESSIBLE AND ADAPTABLE HOUSING FOR EXMOOR'S COMMUNITIES** sets out the criteria for accessible and adaptable housing to meet the needs of households over their lifetime. It responds to the need for such housing for older and more vulnerable people with a 10-year local connection. However, at the present time, the numbers of dwellings approved with these features are not monitored.
- 6.38 Policy **HC-D5 - EXTENDED FAMILY DWELLINGS CRITERIA** enables the provision of homes for close family through the conversion of existing buildings, either on farmsteads (within a group of buildings where there is already a dwelling), or within the curtilage of existing dwellings in the named settlements. One Extended Family dwelling was completed during 2017/18; and three during 2018/19, through the conversion of a property. An additional dwelling was under construction in 2018/19.
- 6.39 Policy **HC-D6 - CUSTOM/SELF BUILD HOUSING** encourages custom and/or self-build housing (i.e. a builder contracted by a homeowner to create a 'custom built' home or self-build where private individuals build their own home), where this meets a local affordable housing need. During 2017/18 and 2018/19 no custom self-build dwellings were completed.



- 6.40 Policy **HC-D7 - CONVERSIONS TO DWELLINGS IN THE OPEN COUNTRYSIDE** enables the change of use and conversion of buildings in the open countryside to dwellings in the following circumstances:
- The need for the dwelling(s) cannot be met within the existing stock or from those with planning permission or through the extension and/or subdivision of an existing dwelling.
  - For local affordable housing through the conversion of an existing building on a farmstead (i.e. within a group of buildings where there is already a dwelling), or in a hamlet.
  - Provision of Extended Family dwellings (HC-D5) through the conversion of an existing building on a farmstead i.e. within a group of buildings where there is already a dwelling.
  - For rural worker or succession farm dwellings where the building closely relates to existing buildings on the farm holding (policies HC-D9 and HC-D10).

- 6.41 During 2017/18, one such conversion in Open Countryside was completed; two were under construction; and two granted permission but not started. During the period 2018/19, four conversions were completed in the National Park, one was under construction; and two had been granted permission but not been started.
- 6.42 National policy is clear that new homes in the countryside are exceptional. Policies **HC-D8 - NEW BUILD DWELLINGS IN THE OPEN COUNTRYSIDE** and **HC-D9 – RURAL WORKERS** set out the tests for new build homes in the open countryside; this ensures that they meet a proven essential need for rural workers in land-based businesses such as agriculture and forestry. During 2017/18, no Rural Worker dwellings were completed; whilst in 2018/19, two were completed and a further two were under construction.
- 6.43 Policy **HC-D10 -SUCCESSION FARMING – SECOND DWELLINGS ON ESTABLISHED FARMS** sets out the measures to ensure that the requirement for a new dwelling in the open countryside is justified and the need for the dwelling cannot be met in any other way (e.g. through conversion of an existing building or purchasing a dwelling nearby). During 2017/18, one Succession Farm Dwelling and in 2018/19, none were completed.
- 6.44 The National Park Authority consulted on a Draft Rural Worker and Succession Farm Guidance before adopting it as a Supplementary Planning Document (SPD). The Draft SPD intends to assist those who are seeking to provide a rural worker or succession farm worker’s dwelling. It expands on the provisions of the adopted Local Plan Policies HC-D9 and HC-D10. These Policies require development of this nature to meet certain functional and financial tests and the guidance explains in more detail how these issues should be addressed. It also explains size requirements and provides advice on location, siting and design considerations.
- 6.45 Policy **HC-D11 - RESIDENTIAL CARAVANS** allows for residential caravans or other temporary dwellings only where they relate to new rural land-based businesses – this would be for a temporary period to enable the establishment of a viable business. Neither during 2017/18 nor during 2018/19, were any temporary caravans either refused or granted consent; under construction or completed.
- 6.46 Policy **HC-D12 - REPLACEMENT OF RURAL WORKERS OCCUPANCY CONDITIONS:** This policy enables the replacement of an occupancy tie for a rural worker with a legal agreement limiting the occupancy to a local person in affordable housing need, if there is no long-term need for a rural worker dwelling in the locality. Neither during 2017/18 nor during 2018/19 were any such agreements used.
- 6.47 Policy **HC-D13 - REPLACEMENT OF HOLIDAY OCCUPANCY CONDITIONS AND EXTENDED FAMILY OCCUPANCY TIES** provides flexibility to change the occupancy of some types of holiday lets and Extended Family dwellings. Neither during 2017/18 nor during 2018/19, were any such developments granted consent, under construction or completed where this Policy was necessary to use.
- 6.48 The subdivision of existing dwellings is a flexible way to help address Exmoor’s long-term housing needs, by providing for smaller and therefore more affordable homes within the National Park. Policy **HC-D14 - SUBDIVISION OF EXISTING DWELLINGS** outlines the considerations in such proposals. In 2017/18, one subdivision to three dwellings was completed; and in 2018/19, one was completed for three Extended Family dwellings and one to provide a Principal Residence dwelling.
- 6.49 Policies **HC-D15 - RESIDENTIAL EXTENSIONS AND HC- D16 OUTBUILDINGS** aim to ensure that extensions or outbuildings are proportionate to the size of the dwelling they are associated with, they are well sited and designed; and do not reduce the level

of amenity space (garden and/or parking areas) around the dwelling to an unacceptable level. Extensions should not increase the floorspace of the existing dwelling by more than 35%. During 2017/18, 17 residential extensions were approved; and during 2018/19, there were 29, with two further ones having been refused.

- 6.50 Policy **HC-D17 - REPLACEMENT DWELLINGS** permits replacement dwellings in circumstances where the existing building adversely affects the landscape or built character of the area. No replacement dwellings were refused in either 2017/18 or 2018/19.
- 6.51 In planning for traveller accommodation in the National Park, the approach is to work collaboratively with neighbouring local housing authorities to seek to establish and positively address the accommodation needs of traveller communities at sites outside the National Park. Evidence shows there is no demonstrable need within the National Park for delivering transit/permanent traveller pitches or sites, but Policy **HC-S5 - TRAVELLING COMMUNITIES** summarises the considerations that would apply for small proposals in exceptional circumstances.

### **COMMUNITY SERVICES AND FACILITIES**

- 6.52 Policy **HC-S6 - LOCAL COMMERCIAL SERVICES & COMMUNITY FACILITIES** aims to help communities across the National Park continue to thrive and benefit visitors by enabling the provision of local commercial services and community facilities. This includes a range of uses including local commercial services such as shops, post offices, pubs, restaurants, and banks; and community facilities such as schools, libraries, public open spaces, community halls, and places of worship. The focus of the policy is the improvement of existing services and facilities and encouraging new provision through using existing buildings. Policy **HC-D18 - LOCAL COMMERCIAL SERVICE PROVISION** enables the provision of local commercial services such as shops, cafes, pubs and takeaways across the National Park in the named settlements; this is through conversions of existing buildings, extensions to existing premises, or new build development. The most recent information on the distance of communities from key services was published by the then Department for Communities and Local Government in 2015.<sup>33</sup>
- 6.53 The English Indices of Multiple Deprivation 2015 updated the previous indices released in 2010 and are based broadly on the same methodology. The indices measure relative levels of deprivation in 32,844 small areas or neighbourhoods known as Lower-layer Super Output Areas (LSOAs) in England.<sup>34</sup> The areas are ranked, with '1' being the most deprived. Most of the data used in the Indices of Deprivation 2015 relates to the tax year 2012/13.
- 6.54 While higher scores were generally recorded in relation to some domains, including crime, health, employment, education and skills, many of the LSOAs in the National Park continue to be in the lowest 20% rankings in relation to barriers to housing and services. Based on the 2015 IMD, the following Table sets out the distance of households from key services and illustrates that LSOA Exmoor & Quarme, which covers the parishes of Exford, Simonsbath, Withypool, Winsford, Cutcombe and Brompton Regis, is the furthest LSOA from the key services listed.

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<sup>33</sup> Department for Communities and Local Government, Indices of Deprivation 2015

<sup>34</sup> **LSOAs** (Lower-layer Super Output Areas) are small areas designed to be of a similar population size, with an average of approximately 1,500 residents or 650 households.

**Table 6.5 Distance of Communities from Key Local Services**

Lower Super Output Area (LSOA)	Post Office	Food Shop	GP surgery	Primary School	IMD Ranking 2015 <sup>35</sup>	IMD Ranking 2010 <sup>36</sup>
Dulverton and District E01029328	1.558	1.685	2.056	2.039	<b>10,284</b>	11,903
Old Cleeve E01029335	2.545	2.553	3.994	4.948	<b>11,850</b>	11,291
Exmoor & Quarme E01029338	1.622	5.529	11.846	5.663	<b>11,162</b>	12,410
Porlock & District E01029336	1.145	1.626	2.019	1.889	<b>13,594</b>	12,609
Parracombe/ Trentishoe/Martinhoe/ pt. Combe Martin E01020100	1.571	0.998	9.455	2.288	<b>11,603</b>	12,796
Dunster & Timberscombe E01029325	0.382	2.279	4.238	0.837	<b>13,796</b>	14,562
Lynnton and Lynmouth E01020126	1.721	1.191	1.673	1.505	<b>12,584</b>	17,506
NOTES	<i>Population weighted average road distance to a specific service</i>					
	<b>2015 IMD Ranking:</b> <b>1 = most deprived area</b> <b>32482 = least deprived area</b> <b>16241 = mid-point</b>					

- 6.55 In Exmoor's rural settlements, it is important to retain existing local services and facilities for those who live, work and visit the National Park. For this reason, Policy **HC-D19 -SAFEGUARDING LOCAL SERVICES AND COMMUNITY FACILITIES** states that a change of use will not be permitted unless it can be shown that the service or facility is no longer needed, or a replacement service has been provided.
- 6.56 The change of use of community services over the past two years has been minimal and can be summarised in the table below. Some changes of use are permitted through the General Permitted Development Order and the figures in the table exclude any instances of these.

<sup>35</sup> Department for Communities and Local Government, Indices of Deprivation 2015

<sup>36</sup> Department for Communities and Local Government, indices of Deprivation 2010

**Table 6.6 Community Uses – Gains and Losses**

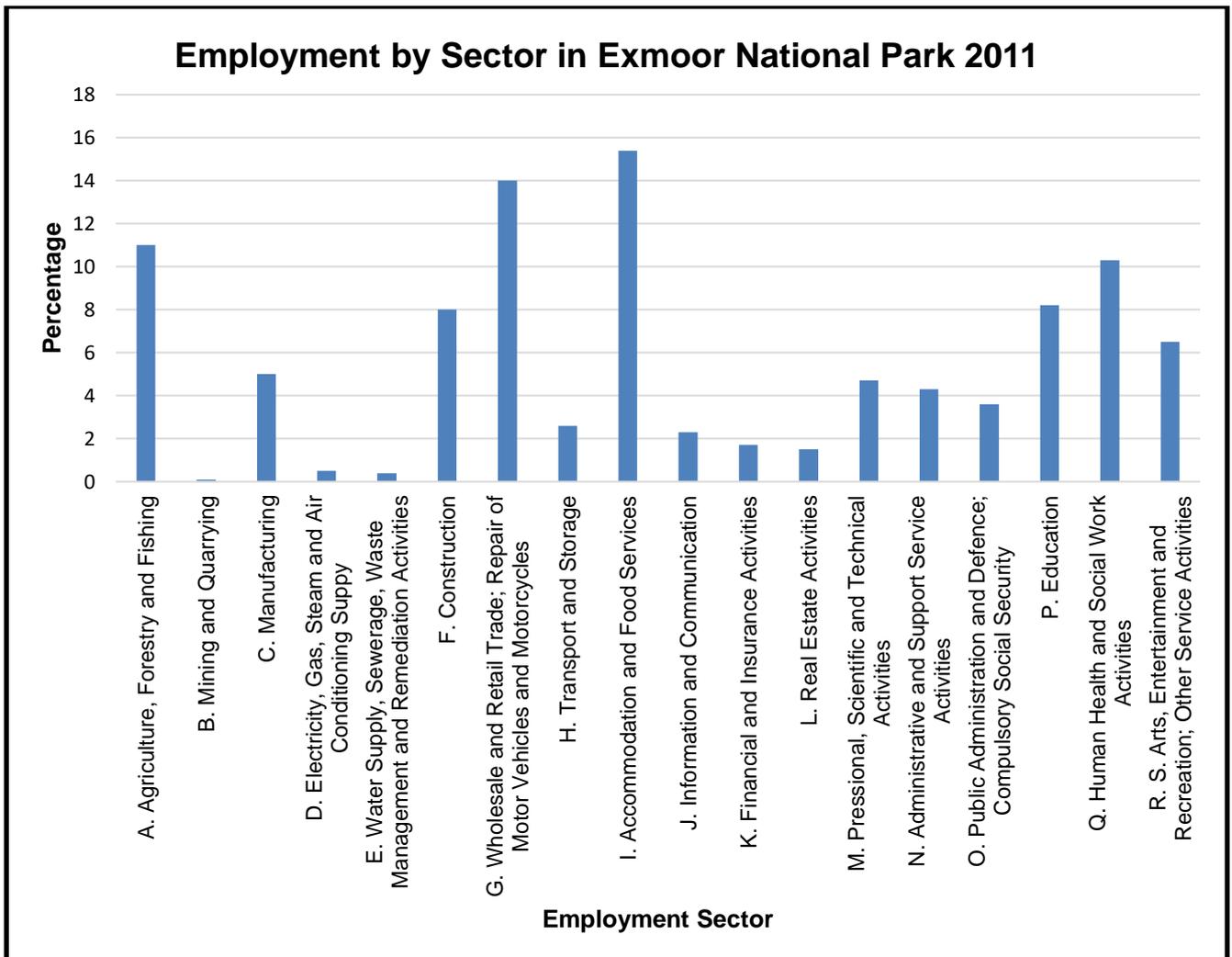
	2017/18		2018/19	
	Gain	Loss	Gain	Loss
Shops	3			3
Financial and Professional Services				
Restaurants and Cafes			1	
Drinking Establishments		1		
Hot Food Takeaways				
Non-Residential Institutions			1	2
Assembly and Leisure	1			1
Other/ Sui Generis		2	1	

- 6.57 Policy **HC-D20 - IMPORTANT VISUAL AMENITY SPACE** protects land of visual amenity value within and adjoining settlements, through recognising the significance of these green areas have to the setting of buildings and their importance to the character of a settlement. In 2019, the total area of Important Local Space in the National Park is 45.16ha.
- 6.58 Policy **HC-S7 RESIDENTIAL INSTITUTIONS** supports the conversion and change of use of existing buildings across the National Park to residential institutions. It includes residential care homes and nursing homes that could help address a local need for specialist accommodation. During 2017/18 and 2018/19, no such institutions were granted consent.

### **ACHIEVING A SUSTAINABLE ECONOMY**

- 6.59 Policies in the Local Plan ensure that new businesses can develop in sustainable locations and existing businesses are able to grow. An innovative and flexible policy also provides for home-based businesses and encourages entrepreneurship. This section also sets the policy requirements for new agricultural and forestry development.
- 6.60 Policy **SE-S1 - A SUSTAINABLE EXMOOR ECONOMY** states that a range of appropriate new business and employment development is encouraged where it will address the needs of the National Park's local communities; and strengthen and diversify the Exmoor economy. Existing employment land and buildings will be protected.
- 6.61 Figure 6.3 below summarises the percentage employment types by sector in the National Park (2011 Census). The main areas of employment are in Accommodation and Food Services, Retail, Agriculture and Health related activities. There is relatively little manufacturing, technical professional and financial services employment, for example.

**Figure 6.3 Employment by Sector in Exmoor National Park**



- 6.62 Policy **SE-S2 - BUSINESS DEVELOPMENT IN SETTLEMENTS** states that business development should be located within or adjoining the named settlements. In all cases, consideration should first be given to the reuse of existing traditional buildings or, if no suitable building exists, then the reuse of non-traditional buildings or previously developed sites. Policy **SE-S3 - BUSINESS DEVELOPMENT IN THE OPEN COUNTRYSIDE** provides opportunities for business development in the open countryside, through the extension of existing employment sites or buildings. It also allows for the reuse of existing traditional buildings in farmsteads or hamlets where there is an existing dwelling.
- 6.63 There is a finite supply of employment land in the National Park and limited greenfield land for development in and adjoining settlements; and Policy **SE-D2 - SAFEGUARDING EXISTING EMPLOYMENT LAND AND BUILDINGS** therefore aims to safeguard existing employment sites and premises from a change of use.
- 6.64 The number of applications for changes in employment premises over the past two years has been minimal and can be summarised in the table below:

**Table 6.7 Employment Uses – Gains and Losses**

	2017/18				2018/19				
	Named Settlements		Open Countryside		Named Settlements		Open Countryside		
	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	
Office	2 (~50m <sup>2</sup> )								
Research and Development									
Light Industry						1 (116m <sup>2</sup> )			
General Industry									
Storage and Distribution		1 (66m <sup>2</sup> )							
Other/ Sui Generis	1 (166m <sup>2</sup> )								

6.65 Policy **SE-D1 - HOME BASED BUSINESSES** aims to encourage entrepreneurship through a flexible approach to the provision of home-based business space. This can be achieved through:

- using an existing area of a home,
- a small extension,
- the conversion of existing buildings within the curtilage or in certain circumstances, well-related to the dwelling, or
- new small-scale outbuildings within the curtilage.

As stated in paragraph 3.7, the proportion of people on Exmoor working from home is relatively high (37%). There were four homeworking spaces permitted in 2017/18 (with a total area of 85m<sup>2</sup>), although none in 2018/19.

6.66 The use of land and existing buildings for agricultural or forestry purposes does not require planning permission. For certain buildings or structures, it may be necessary to obtain prior approval from the Authority, relating to siting, design and external appearance, before carrying out permitted development. Policy **E-S4 AGRICULTURAL AND FORESTRY DEVELOPMENT** states that consideration should be given to the functional need of the proposal and its size and scale relative to the need; and its siting, design and landscaping. The development and any associated activity should avoid adverse impacts on landscape, wildlife, other environmental considerations, the amenity of neighbouring properties and occupiers and cultural heritage.

6.67 A relatively high number of proposals for agricultural buildings continue to be permitted, with 26 in 2017/18 and 15 in 2018/19, with three and two respectively being refused over the same two periods. A number of agriculture and forestry tracks have also been approved, with 865m being approved in 2017/18 and 520m in 2018/19.

## **ACHIEVING ENJOYMENT FOR ALL**

- 6.68 These policies of the Local Plan underpin opportunities for understanding and enjoying the National Park and its special qualities by providing for a range of visitor accommodation and recreation facilities. This section also includes policies to safeguard the route of former railways and sets out tests for the reinstatement of the Lynton & Barnstaple Railway.
- 6.69 Policy **RT-S1- RECREATION AND TOURISM** aims to ensure that recreation and tourism development will provide opportunities to enhance the understanding and enjoyment of the National Park for people living in, working or visiting Exmoor. This will be achieved by enabling appropriate tourism and recreation developments that contribute to the local economy and support health and wellbeing. Seven tourism-related developments were permitted in 2017/18, with none refused. There were no such applications in 2018/19.



### ***VISITOR ACCOMMODATION***

- 6.70 Serviced accommodation such as hotels and guesthouses can be provided through the change of use and conversion of existing buildings, as long as the traditional character of the building(s) is conserved or enhanced and they do not require significant alteration or extension. Policy **RT-D1 - SERVICED ACCOMMODATION** seeks to ensure that there are no adverse effects on road safety and local amenity. No such accommodation was permitted in either 2017/18 or 2018/19. There seems to be more of a trend towards the provision of camping barns and holiday lets.
- 6.71 Hotels and guesthouses on Exmoor are nevertheless important to the local economy and some hotels provide social and community facilities such as a public bar. Policy **RT-D3 - SAFEGUARDING SERVICED ACCOMMODATION** enables existing hotels to change to another employment use, including residential institutions (e.g. nursing homes). In all other circumstances, unless criteria including that it was originally a single dwelling can be met, before the change of use of a part or an entire hotel will be considered, proposals will need to show that the business cannot be made viable over the longer term and it has been marketed at a reasonable value for a minimum of 12 months. The loss of three serviced accommodation properties was permitted in 2018/19, most notably the Tors Hotel in Lynmouth and its redevelopment for flats. There were no such permissions in 2017/18.
- 6.72 Policy **RT-D4 - NON-SERVICED ACCOMMODATION** relates to self-catering holiday lets, which are a popular form of visitor accommodation in the National Park. It enables

the change of use and sensitive conversion of existing buildings to self-catering accommodation in the following circumstances:

- to create additional units on an existing self-catering complex (where there are already two or more holiday lets);
- through the change of use of a hotel that is no longer viable;
- the reuse of a redundant building associated with a hotel/guesthouse premises; or
- the conversion of a building within/well-related to an existing building group that is associated with the diversification of a rural land-based business.

The policy also enables small-scale extensions to existing holiday lets where this would not harm the historic character of the existing building. No new-build holiday lets may be permitted. Conversions to two holiday lets were permitted in 2017/18 and seven in 2018/19.

- 6.73 Policy **RT-D2 - STAFF ACCOMMODATION** permits the provision of staff accommodation through the conversion of a building within the curtilage of the premises or, where this is not possible, a small-scale extension to the existing hotel. If the staff accommodation is no longer needed, it can change use to guest accommodation, or the occupancy can change to a holiday let or a local affordable dwelling. There were no such permissions in either 2017/18 or 2018/19.
- 6.74 Policy **RT-D5 - TENTED CAMPSITES** supports small-scale campsites where they are sensitively sited near a named settlement, hamlet or farmstead and there is safe access. The site should not adversely affect the landscape, wildlife or amenity. No such campsites were applied for in either 2017/18 or 2018/19.
- 6.75 Policy **RT-D6 - CAMPING BARNs** enables the provision of camping barns through the sensitive conversion of traditional buildings. They must be within existing building groups where there is an existing dwelling (named settlements, hamlets and farmsteads) and where utilities and services can usually be provided without harmful impacts on the building and its setting. Camping barns may also be provided through the conversion of isolated traditional barns or buildings if they are close to public rights of way and/or access land and no new access or alterations to the outside/ surroundings of the building are required. In 2017/18, one such camping barn was permitted, with two in 2018/19.
- 6.76 Policy **RT-D7 - CERTIFICATED AND TOURING CARAVAN SITES** states that small-scale certificated caravan sites (up to 5 touring caravans) will be supported where they are close to farmsteads, hamlets or settlements in well-screened locations with good access and not in areas of flood risk – such sites are certificated by certain camping and caravan organisations. No applications were received for touring caravan sites in either 2017/18 or 2018/19.
- 6.77 Having regard to Policy **RT-D8 - STATIC CARAVAN SITES**, new static caravan sites, chalet developments or an extension/increase in pitches to existing sites are not permitted in the National Park due to their adverse landscape impacts in terms of the colour and materials of such structures, their siting, and uniform layout. Indeed, none have been approved between 2017/18 and 2018/19.
- 6.78 Policy **RT-D9 ALTERNATIVE CAMPING ACCOMMODATION** supports a diversity of well-designed visitor accommodation including structures such as timber camping pods, micro-lodges, traditional Romany caravans, shepherd huts, tree houses, yurts, wigwams and tepees. Such structures should be low impact and have limited physical connection to the ground so that they can be easily moved or dismantled. Proposals

for this type of accommodation should be small-scale; in locations where they support the diversification of hotel businesses, self-catering complexes, camping/caravan sites or rural land-based businesses; and they should be sensitively sited. One such proposal was approved in 2017/18 and in 2018/19. Two were refused in 2018/19.

## **RECREATION**

- 6.79 Policy **RT-D10 RECREATIONAL DEVELOPMENT** enables recreational development that supports a sustainable local economy. Such proposals are encouraged to reuse existing buildings where possible and be located within or adjoining the named settlements. Proposals should be sensitive and appropriate to their location and there should be adequate access and parking which should be accommodated unobtrusively. The Monitoring Framework includes reference to the number of developments for shooting purposes, but no applications have been received in the period 2017 to 2019.
- 6.80 Owning and riding horses are traditional and popular activities on Exmoor. Policy **RT-D11 - EQUESTRIAN DEVELOPMENT** applies to a wide range of horse-related development including stables, exercise arenas, indoor riding schools and the change of use of agricultural land to equestrian/recreational use. The reuse of existing buildings is encouraged, and development should be sensitively sited, so it is well related to existing buildings. Proposals for stabling and shelters should be close to the existing dwelling. Three equestrian developments were approved in 2017/18; and five in 2018/19; whilst two were refused for not meeting the requirements of the Policy.
- 6.81 Policy **RT-D12 - ACCESS LAND AND RIGHTS OF WAY** defines access land and public rights of way as the 'access network'. The policy seeks to safeguard this valuable network and ensures that development proposals will not adversely affect it. There have been no new Rights of Way; or any lost, diverted or replaced as a result of development between 2017/18 and 2018/19.
- 6.82 Policy **RT-D13 - SAFEGUARDING LAND ALONG FORMER RAILWAYS** seeks to safeguard the historic former railway routes of the West Somerset Mineral Line and the Lynton & Barnstaple Railway from development that would prevent their use as an expansion of the access network (rights of way), or would prevent the reinstatement of the Lynton & Barnstaple Railway. Strategic Policy **RT-S2 - REINSTATEMENT OF THE LYNTON AND BARNSTAPLE RAILWAY** sets out the requirements that any proposals would need to meet to reinstate the former Lynton & Barnstaple Railway that closed in 1935. Proposals are required to replicate the former narrow gauge railway and, in the first instance to reuse existing buildings, including original buildings associated with the railway. Planning permission has now been granted for the reinstatement of part of the route to Blackmoor Gate<sup>37</sup>. (A further planning application submitted to North Devon District Council, extending the railway route to Wistlandpound Reservoir has also been granted permission). Further permissions have been granted for a public car park at Blackmoor Gate<sup>38</sup>, an interpretation building, toilets, temporary car park<sup>39</sup>; and an engine shed, railway sidings and workshop<sup>40</sup>.

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<sup>37</sup> Planning Application Reference 62/50/16/001

<sup>38</sup> Planning Application Reference 62/50/16/003

<sup>39</sup> Planning Application Reference 62/50/16/004

<sup>40</sup> Planning Application Reference 62/50/16/002

## ACHIEVING ACCESSIBILITY FOR ALL

- 6.83 Policies in this section of the Local Plan ensure that development proposals incorporate the requirements for sustainable transport, road safety, traffic management and parking provision, while conserving the National Park. Policies encourage electricity and telecommunication networks (e.g. mobile phone and broadband coverage) whilst ensuring that the high-quality landscapes of the National Park are conserved and enhanced.



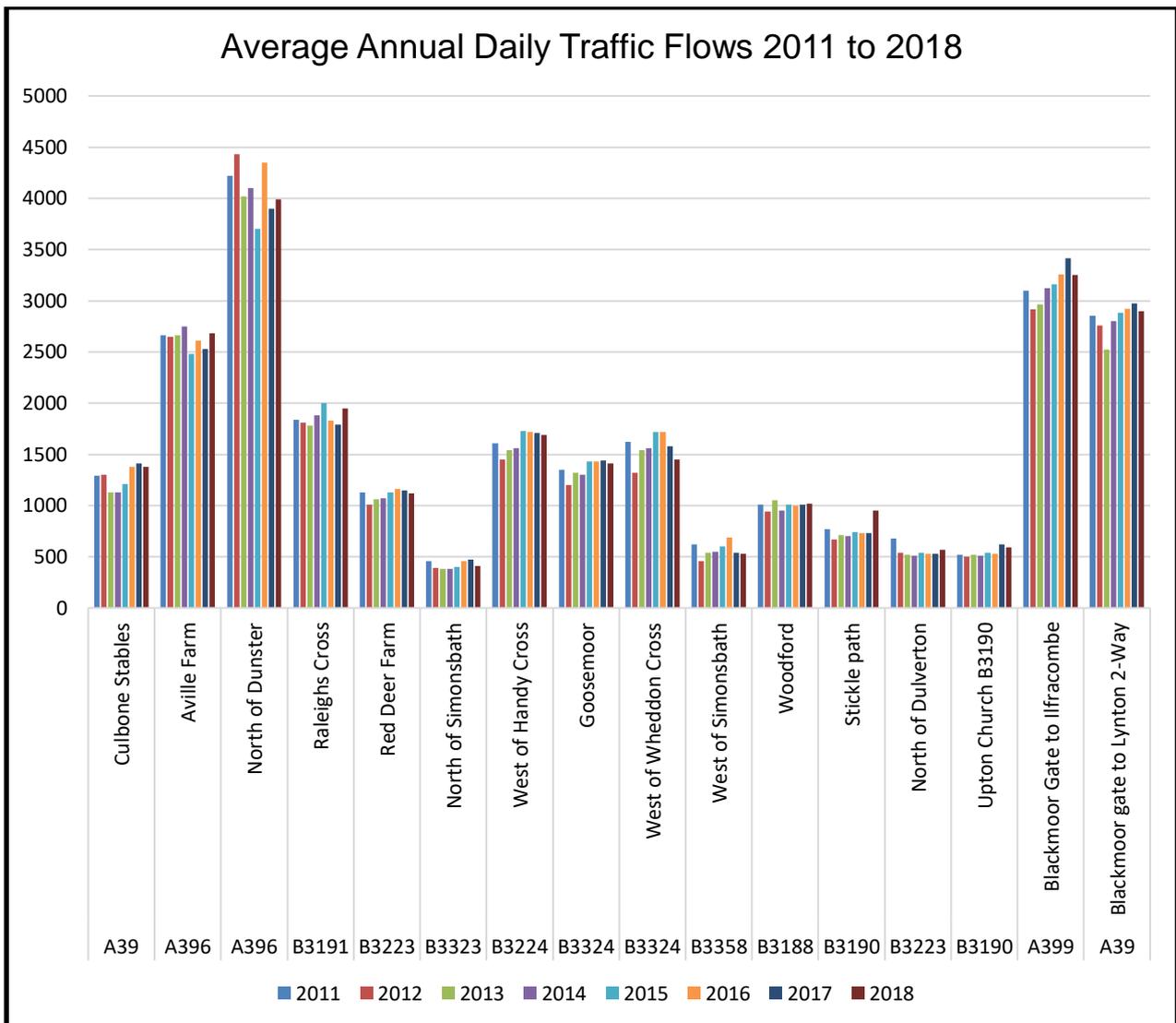
- 6.84 The Local Plan recognises that, due to the rural nature of Exmoor, the majority of people will continue to rely on a car to access jobs, services and facilities; however, the key aim is to locate most development within the named settlements to help these settlements maintain a level of self-sufficiency without leading to a severe increase in traffic movements. Policy **AC-S1- SUSTAINABLE TRANSPORT** states that the National Park Authority will work with the Highways and Transport Authorities, and transport providers to encourage sustainable transport for residents and visitors such as public and community transport services, and provision for walking, cycling and horse riding in addition to other forms of low carbon travel.
- 6.85 In 2017/18, 76% of new dwellings approved were in locations accessible to public transport (i.e. within 400m of a bus stop), whilst in 2018/19, this figure was 94%.
- 6.86 Many of Exmoor's roads, bridges and fords are historic and attractive features in their own right. Hedgerows, trees, fingerposts, traditional bus shelters and other roadside features also add to the character of Exmoor's road network. Policy **AC-S2 - TRANSPORT INFRASTRUCTURE** sets out how the National Park Authority will work with others to ensure that works to roads and associated infrastructure reflect local character and retain existing infrastructure wherever possible.
- 6.87 As of March 2019, bus routes served 13 of the settlements on Exmoor, excluding summer-only services.

- 6.88 New roads are considered inappropriate in the National Park except where they would result in substantial environmental gain or community benefit. Consideration of works to roads and associated infrastructure includes taking account of road safety interests, particularly for non-motorised modes of transport and the capacity and function of the road network.
- 6.89 In terms of new development, Policy **AC-D1 -TRANSPORT AND ACCESSIBILITY REQUIREMENTS** ensures that proposals take account of accessibility, particularly in relation to sustainable transport such as foot and cycle paths, cycle parking and storage, rights of way improvements or linkages and electric charging points. If development is likely to generate significant levels of traffic, then a Transport Assessment or Statement will need to be prepared and a Travel Plan to deliver sustainable transport.
- 6.90 The Monitoring Framework includes an Indicator of the number of applications permitted with Transport Assessments, Statements, Travel Plans or Air Quality Assessments, but this information is not currently monitored.
- 6.91 Policy **AC-D2 TRAFFIC AND ROAD SAFETY CONSIDERATIONS** seeks to ensure that the capacity of the road network will be taken into account to ensure that the capacity roads serving a development will be adequate for traffic generated by it. Development with a likely unacceptable level of traffic will not be permitted.
- 6.92 The Exmoor Route Network consists of A Roads, B Roads and other key access roads. In terms of freight movements, a small section of the A399 that passes through the North Devon part of the National Park is identified as a County Freight Route, whilst other roads across Exmoor are identified as Local Freight Routes. The Local Plan Policies Map shows the routes that together make up the Exmoor Route Network. Policy **AC-S3 - TRAFFIC MANAGEMENT AND PARKING** states that the approach to traffic management on Exmoor will take into account the needs of all users including pedestrians, walkers, cyclists, horse-riders and disabled people, including through the provision of alternative routes to avoid busy roads, safer crossing points, and use of shared surfaces where appropriate.
- 6.93 Parking provision will not be permitted to meet peak parking demand – such demand may have local solutions including through temporary overflow parking. A new public car park would be provided at Blackmoor Gate to serve the extension to the Lynton and Barnstaple Railway when implemented<sup>41</sup>.
- 6.94 The following charts illustrate the average daily traffic flows on the main transport routes within the National Park. The roads with the highest average daily traffic in the National Park are principal routes including the A396 and A39. August traffic flows continue to be substantially higher than average annual daily flows, particularly on the A39 and A399, resulting in some congestion experienced in settlements during these peak periods, such as Dunster and Porlock.

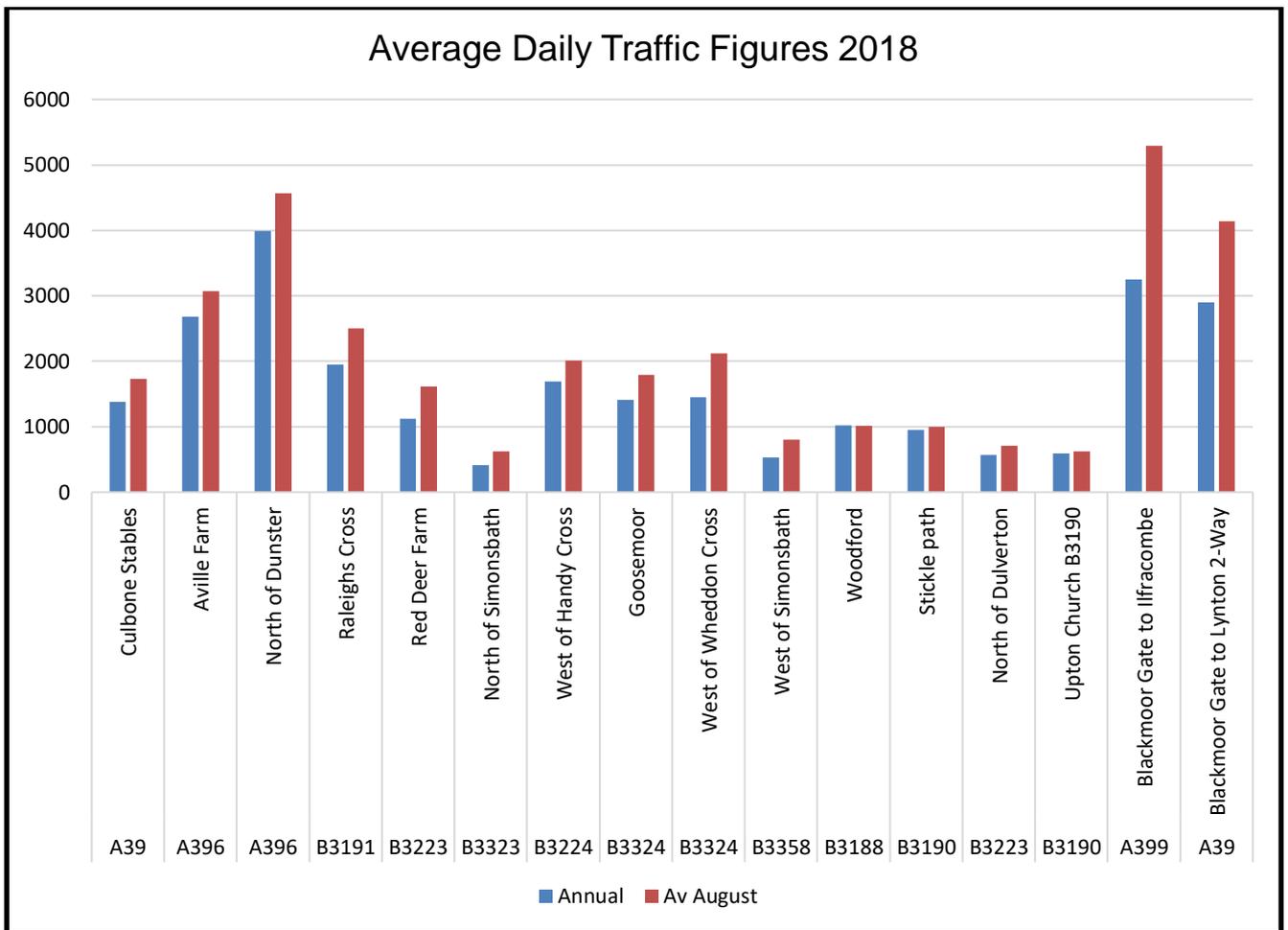
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<sup>41</sup> Ref 62/50/16/004

**Figure 6.4 Average Annual Traffic Flows**

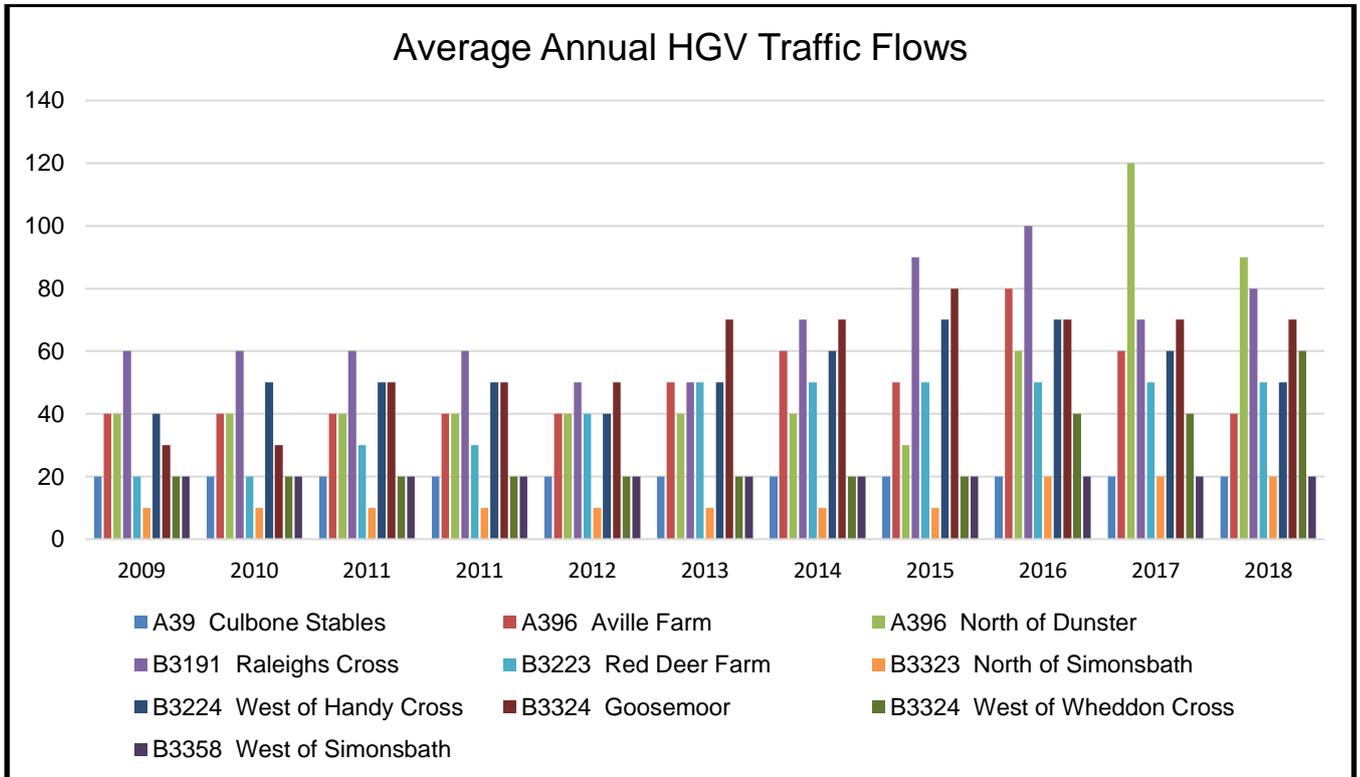


**Figure 6.5 Average Daily Traffic Figures 2018 - Annual Compared with August Flows**



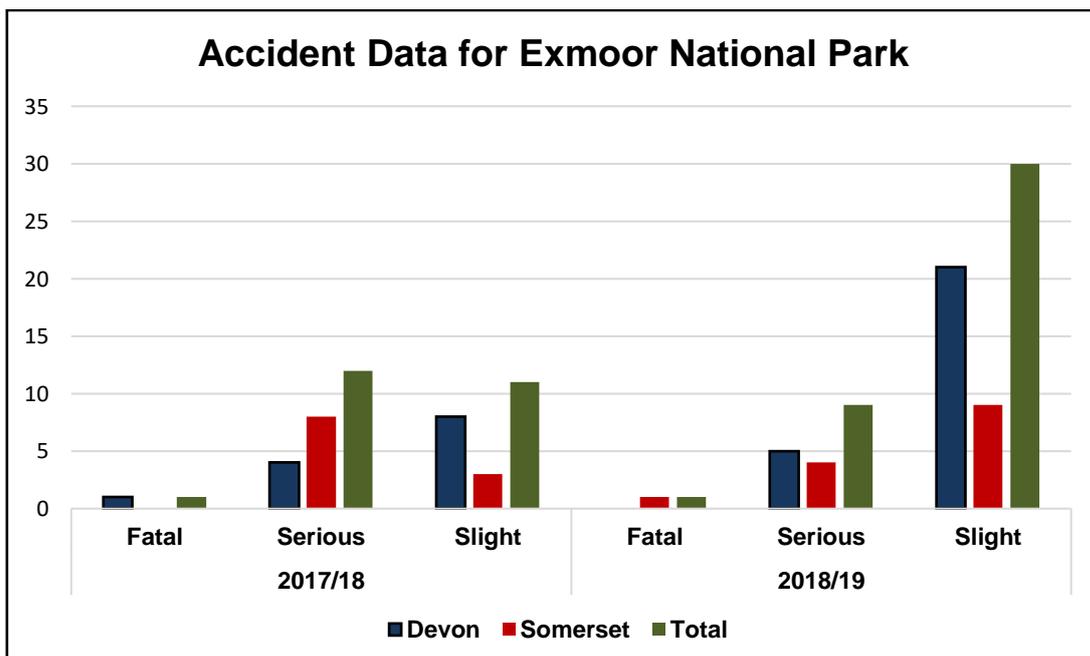
6.95 The Average Annual HGV traffic flows on routes across Exmoor are shown in the following chart (Figure 6.6). Data is not available for all the routes indicated in the previous charts.

**Figure 6.6 Average Annual HGV Traffic Flows**



6.96 The number of recorded accidents across the National Park in 2017/18 and 2018/19 is summarised in Figure 6.7. There appears to have been a significant rise over the two-year period, with the severest being within the area of the National Park in Devon.

**Figure 6.7 Accident Data for Exmoor National Park**



- 6.97 Policy **AC-D3 - PARKING PROVISION AND STANDARDS** provides a guide to parking standards for cars, motorcycles, cycles and disabled parking provision in new developments. Parking provision should be well designed, integrated and take account of environmental constraints. The Monitoring Framework has an indicator of planning permissions with car, motorcycle, cycle and disabled parking provision in the development, but these figures are not currently monitored.
- 6.98 Policy **AC-D4 - TEMPORARY PARKING** enables temporary overflow parking solutions where there would be no adverse impact on the local environment and/or the amenity of local communities. Temporary parking at Blackmoor Gate was approved during 2017/18 to serve the Lynton and Barnstaple Railway Line whilst a permanent car park was being provided<sup>42</sup>.
- 6.99 The communications infrastructure in the National Park needs to be fit for purpose so that it remains a viable place for businesses and communities to thrive. It is likely that a mix of communication technologies will play a role in providing improved and superfast broadband in remote rural areas. This will help provide benefits across Exmoor for individuals to access services, opportunities to enhance existing businesses, enable new businesses to start up and give greater flexibility for people to work from home. Policy **AC-S4 - ELECTRICITY AND COMMUNICATIONS NETWORKS** is a strategic policy, which encourages improvements to the electricity and telecommunications networks (fixed lines, masts and satellite antennae); particularly in terms of improving access to high-speed broadband, that will help sustain Exmoor's communities and the local economy, and reduce the need to travel by car.
- 6.100 Nine new masts were permitted in 2017/18, in connection with the Connecting Exmoor and Dartmoor project, but this number dropped to just one in 2018/19 as the project came close to completion.
- 6.101 Policy **AC-D5 - RADIO AND MOBILE TELECOMMUNICATIONS INFRASTRUCTURE** provides tests for telecommunication masts and associated equipment to extend the coverage of the mobile phone network across Exmoor, by seeking to share existing infrastructure in the first instance before considering other sites. The policy includes safeguards to ensure that impacts on landscape, wildlife, the historic environment, visual amenity and the amenity of nearby residents and visitors are effectively minimised through effective siting and high-quality design. As stated above, the Connecting Exmoor and Dartmoor broadband project has now been completed.
- 6.102 Policy **AC-D6 - FIXED LINE TRANSMISSION INFRASTRUCTURE** applies to the network of overhead transmission lines and poles known as fixed electricity and telephone lines. The policy approach aims to ensure that all new transmission lines, including service lines to individual properties and developments, are routed underground except in cases where this could harm wildlife or important landscape and historic features. The Monitoring Framework has an indicator of the number of new power lines/ utilities undergrounded, but this is not currently monitored.
- 6.103 Policy **AC-D7 - SATELLITE ANTENNAE** applies in those circumstances where planning permission is required for the installation of satellite antennae and fixed wireless access equipment (for broadband). The installation of this type of equipment

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<sup>42</sup> Ref 62/50/16/004

should be carefully sited and avoid harm to historic buildings, landscape or settlement character. In 2017/18, a 15m mast was refused consent because of the significant harm detracting from the character and appearance of the area.

## **EXMOOR'S SETTLEMENTS**

- 6.104 This section contains a description of the named settlements, which are locations where new build development can take place. Policies support local communities to achieve priorities and plans for appropriate development to sustain their settlements and safeguard areas for community facilities.
- 6.105 Policy **ES-S1 - SUPPORTING LOCAL COMMUNITIES** aims to support local communities that have identified priorities and plans for development they need for their settlements over the longer term. The National Park Authority will provide advice and support to help achieve these aims. At the time of writing, on-going support is being given to Parracombe Parish Council in developing a Community Land Trust and Cutcombe and surrounding parishes in seeking to address local housing need.
- 6.106 Policy **ES-D1 - CUTCOMBE AND WHEDDON CROSS COMMUNITY SAFEGUARDING AREA** safeguards land to the north of Cutcombe First School for an extension to the school site
- 6.107 Policy **ES-D2 - DULVERTON COMMUNITY SAFEGUARDING AREA** safeguards land for an extension to the existing cemetery.

## **MONITORING AND IMPLEMENTATION FRAMEWORK**

- 6.108 This part of the Local Plan explains the monitoring of the Plan and its policies through a series of indicators. The plan also contains a policy that sets out the monitoring and review process for the provision of affordable housing in the National Park. As stated in paragraph 5.2 of this report, Policy **M1-S1 – MONITORING AND IMPLEMENTATION** 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.

## **CONCLUSIONS ON POLICY PERFORMANCE**

- 6.109 As a result of the deeply rural nature of Exmoor National Park, the total number of planning applications submitted each year is relatively low; and the level of major applications submitted minimal. However, to meet statutory National Park purposes, given the character of the National Park and the level of public interest in most development of any scale, it is important to have a planning policy framework in place able to meet a wide variety of circumstances and which relate to an extensive range of proposals. This is the first AMR to be produced following the adoption of the new Local Plan, with a wholly new set of Monitoring Indicators which have not been used before.
- 6.110 Given the relatively low number of applications, not all policies will have been implemented in a given year, it is nevertheless important to include policies as they may be crucial in consideration of future applications. While numbers of applications are often low and vary from year-to-year the indicators allow monitoring of trends which will be important in undertaking a review of the Local Plan.
- 6.111 Development Management case officers will often refer to policies as being relevant to the consideration of a planning application in their delegated or Committee reports, but

because a proposal may accord with a particular policy, or the proposal has been amended including following pre-application advice to ensure it is consistent, the use of that policy will not currently be monitored, even though it may be listed in the Decision Notice as being relevant. Applications which have been refused because they are contrary to a policy and where policies referred to in the Decision Notice , can be monitored more easily. However, as can be noted from the Monitoring Framework Indicator outcomes in the Appendix to this report, the numbers of cases recorded is often so low that few conclusions can be drawn in one or two years other than that a Policy is being implemented. The National Park Authority will consider ways the monitoring of the use of Local Plan Policies could be refined in the future.

## 7 THE DEVELOPMENT MANAGEMENT SERVICE

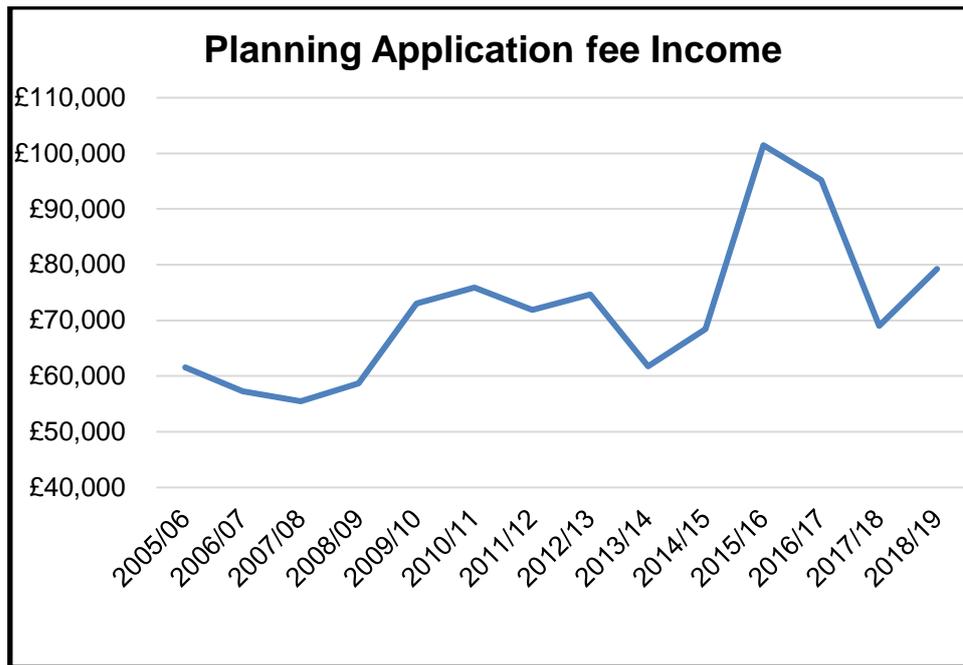
### PLANNING STATISTICS

- 7.1 During 2017/2018 the Development Management Team received 332 planning applications and during 2018/19, this number was 334 applications. It determined 242 applications during 2017/18 and 221 during 2018/19. An analysis of the number of applications received in each monitoring year from 2005/06 should take account of changes to the way that planning applications are counted by statistical returns to the Ministry of Housing, Communities and Local Government which means that certain types of application determined by the Authority are no longer included in the reporting (e.g. certificates of lawful use, notifications, and applications for non-material minor amendments).
- 7.2 The period of 2017- 2019 saw a fairly consistent number of applications submitted but planning fee income continues to fluctuate as the scale of developments proposed also changes from year to year.

**Table 7.1 – Planning Fee Income**

	£	No. of Applications Received
<b>2005/06</b>	£61,588	311
<b>2006/07</b>	£57,262	350
<b>2007/08</b>	£55,478	385
<b>2008/09</b>	£58,747	250
<b>2009/10</b>	£73,078	282
<b>2010/11</b>	£75,903	317
<b>2011/12</b>	£71,898	329
<b>2012/13</b>	£74,625	306
<b>2013/14</b>	£61,785	352
<b>2014/15</b>	£68,492	259
<b>2015/16</b>	£101,473	248
<b>2016/17</b>	£95,170	320
<b>2017/18</b>	£69,038	332
<b>2018/19</b>	£79,268	334

**Figure 7.1 Planning Application Fee Income**



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

**major** - e.g. In the context of the National Parks, these are defined as 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.

**minor** - e.g. small numbers of dwellings or business development, or

**other** - e.g. householder development, change of use, and listed building consent.

### **MAJOR DEVELOPMENTS**

7.4 The criteria relating to the scale of major development for planning applications is determined nationally and usually means the development of 10 dwellings or more; provision of non-residential building(s) with a floorspace of 1000m<sup>2</sup> or more; development on a site of 1 hectare or more; minerals and waste development; or the winning or working of minerals.<sup>43</sup>

7.5 During 2017/18, the Authority approved 9 major applications:

- The erection of 18 dwellings (now to be provided as affordable housing) at Barnes Mead Close in Dulverton.
- A system for the disposal of agricultural waste at Blackmoor Gate livestock market.
- The temporary use of Beacon Down highways depot at Parracombe as a materials recycling centre.
- The installation of two buried sewer pipes serving properties in Bury, Dulverton.

<sup>43</sup> The Town and Country Planning (Development Management Procedure) (England) Order 2010 section (2)

- The conversion of two managers' accommodation to additional living accommodation for the main dwelling at Twitchen Farm, Challacombe.
- The change of use to a new home-based works space at Throat Farm, Luxborough.

7.6 During 2018/19, the Authority approved two major applications:

- The redevelopment of the existing Tors Hotel at Lynmouth to 31 apartments, together with three previously converted apartments.
- The extension and conversion of the farmhouse and agricultural buildings to a lodge/ hotel with staff accommodation at Duredon Farm, Simonsbath.

**Table 7.2 Number of Planning Applications Determined 2017-2019**

	2017/18	2018/19
<b>Major</b>	9	2
<b>Minor</b>	108	93
<b>Other</b>	125	126

7.7 The proportion of applications approved during 2017/18 continued to be high (about 95%); and in 2018/19 (about 92%) reflecting time spent by Officers in pre-application discussions with potential applicants, including regular planning surgeries held at Lynton and Porlock.

**Table 7.3 – Development Management National Targets**

APPLICATION TYPE	PERCENTAGE	
	2017/18	2018/19
% Major Applications within 13 weeks <sup>44</sup> or agreed time limit (target 60%)	90%	50%
% Minor applications within 8 weeks or agreed time limit (target 70%)	93.5%	91.4%
% Other Applications within 8 weeks or agreed time (target 80%)	92.8%	82.5%

7.8 However, in addition to the definition of major development above, in a National Park context, major development is also defined as 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. Between 2017/18 and 2018/19 the following applications were approved which met this National Park major development definition.

- The reinstatement of part of the Lynton and Barnstaple Railway line.
- The provision of 162 car parking spaces at Blackmoor Gate.
- The erection of an engine shed and railway sidings; and change of use of a barn to a railway workshop at Kentisbury.

<sup>44</sup> Statutory period for determining applications extends to 16 weeks if an application is subject to an Environmental Impact Assessment.

- 7.9 The Planning Performance Guarantee came into force on 1 October 2013<sup>45</sup> and was introduced by the government as a mechanism for monitoring the planning service being delivered. Since then, local planning authority performance tables have been published based on the speed (i.e. determined within the statutory determination period) and the quality of planning decisions (i.e. the extent to which decisions are overturned at appeal) in relation to major applications.
- 7.10 A planning authority may be designated as poorly performing if it fails to achieve the percentage threshold for applications determined within the statutory determination period or exceeds the percentage threshold for applications overturned at appeal.
- 7.11 For the past two years to the end of March 2019, the Authority's monitoring results as published by DCLG were as follows:

**Table 7.4 Performance against National Targets**

Measure and Type of Application	Total Number of Applications 2017-2019	Performance		Threshold
		2017/18	2018/19	
Speed of major development	12 applications determined	90% determined in 13 weeks or extension of time agreement	50% determined in 13 weeks or extension of time agreement	<b>13 weeks 60%</b>
Quality of major development	12 major development applications determined	No Appeals - 0%	No Appeals - 0%	<b>10%</b>
Speed of non-major development	452 applications determined	93.5%	91.4%	<b>8 Weeks 70%</b>
Quality of non-major development	452 applications determined	3 overturned on appeal – 0.66%	1 overturned on appeal – 0.22%	<b>10%</b>

- 7.12 Although the determination of major applications in 2018/19 appears low, there were only two such applications, and only one went beyond an agreed time. The performance in dealing with non-major applications has been consistently very high for the past two years.
- 7.13 The total number of appeals has been very low, and the proportion of decisions overturned at appeal is almost zero, suggesting a good quality of decision-making by the Authority.

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**APPEALS**

7.14 Five appeals were lodged with the Planning Inspectorate during the **2017/18** monitoring year. In two instances the Inspector upheld the decision of the Authority and dismissed the appeal.

**Table 7.5 Appeals 2017/18**

Application No. Appeal No.	Parish & Appeal Details	Proposal / Breach	Appeal Type	Inspector's Decision
62/11/16/010 APP/F9498/W/17/3170650	<b>Brendon/ Countisbury</b> - Proposed conversion of former stable, hayloft and groom's quarters to create a 2-bedroom dwelling.	Against Refusal of Permission	Written Representation	Allowed 29/11/17
62/11/16/011 APP/F9498/X/17/3170649	<b>Brendon/ Countisbury</b> - Lawful development certificate for existing use of the cottage as a dwelling house. As per additional information 03.10.16.	Against Refusal of Certificate of Lawfulness	Written Representation	Allowed 29/11/17
GDO 17/01 APP/F9498/W/17/3173435	<b>Treborough</b> - Prior notification for proposed agricultural storage building (18m x 12.4m)	Against Refusal of Permission	Written Representation	Allowed 22/09/17
GDO 17/12 APP/F9498/W/18/3192939	<b>Old Cleeve</b> - Land at the Mineral Line Roadwater (field no. 0668), Roadwater	Against Refusal of Permission	Written Representation	Dismissed 31/1/17
GDO 17/27 APP/F9498/W/18/3194603	<b>Challacombe</b> - Bray Meads, Challacombe, Devon	Against Refusal of Permission	Written Representation	Dismissed 4/06/18

7.15 Five appeals were also lodged with the Planning Inspectorate during the **2018/19** monitoring year. In four instances the Inspector upheld the decision of the Authority and dismissed the appeal.

**Table 7.6 Appeals 2018/19**

Application No. Appeal No.	Parish & Appeal Details	Proposal / Breach	Appeal Type	Inspector's Decision
62/41/17/015 APP/F9498/X/17/3191549	<b>Lynton and Lynmouth</b> - Lawful Development Certificate for the existing unrestricted use as a dwelling (in breach of agricultural occupancy condition). As per additional information dated 24.07.17 and 27.11.17.	Against Refusal of Certificate of Lawfulness	Written Representation	Dismissed 14/12/2018

Exmoor National Park Authority Monitoring Report 2017-2019

Application No. Appeal No.	Parish & Appeal Details	Proposal / Breach	Appeal Type	Inspector's Decision
62/41/17/028 APP/F9498/W/18/3201815	<b>Lynton and Lynmouth</b> - Proposed variation of condition 11 (The holiday lets hereby approved as part of this permission shall not be used otherwise than for the provision of short let holiday accommodation. The properties shall not be occupied as a permanent dwelling and shall not be occupied by any person for a period exceeding 28 days in any calendar year. The owner or operator shall maintain a register of occupants for each calendar year. This shall be made available on request for inspection by any duly authorised officer of the Local Planning Authority)	Against Refusal of Permission	Written Representation	Dismissed 7/02/19
62/41/17/029 APP/F9498/W/18/3201814	<b>Lynton and Lynmouth</b> - Proposed variation of condition 8 (the holiday lets hereby approved as part of this permission shall not be used otherwise than for the provision of short let holiday accommodation. The properties shall not be occupied as a permanent dwelling and shall not be occupied by any person for a period exceeding 28 days in any calendar year. The owner or operator shall maintain a register of occupants for each calendar year. This shall be made available on request for inspection by any duly authorised officer of the Local Planning Authority)	Against Refusal of Permission	Written Representation	Dismissed 7/02/19
62/11/17/006 APP/F9498/W/18/3212754	<b>Brendon/ Countisbury</b> - Proposed change of use of agricultural building to three extended family dwellings. Retrospective.	Against Conditions Imposed	Written Representation	Dismissed 5/04/19
6/9/18/109 APP/F9498/D/18/3213967	<b>Dulverton</b> - Proposed erection of a rear dormer extension to the dwelling.	Against Refusal of Permission	Written Representation	Allowed 5/04/19

## **CHANGES TO THE PLANNING SYSTEM**

- 7.16 A revised **National Planning Policy Framework (NPPF)** and associated **Planning Practice Guidance** were published in February 2019. Some key changes from that originally published in 2012 included the following:
- A 'Standard Methodology' for assessing Housing Need was introduced, based on the 2014 (since revised to 2016) household forecast data and local affordability. However, this does not apply in the National Park and the focus of the Exmoor Local Plan is on the delivery of local needs affordable housing.
  - The definition of 'deliverable' sites has been amended to clarify that major development sites with only outline consent should not be considered deliverable within the next five years.
  - The introduction of a 'Housing Delivery Test', based on delivered housing against identified over the past three years, although again, the National Park Authority is not subject to this.
  - The introduction of a requirement that the viability of a local plan should be tested prior to adoption, rather than dealing with the viability of developments at the stage of determination of planning applications. A Viability Assessment was carried out to inform preparation of the now adopted Local Plan.
  - An increased emphasis on the Duty to Cooperate and the need to produce a Statement of Common Ground in the plan-making process. This would apply to the National Park Authority in reviewing its Local Plan.
- 7.17 The **General Permitted Development Order** has been revised on several occasions over the past few years. These revisions have often sought to increase the supply of housing, allow more flexibility in town centre uses; and relate to householder permitted development rights. At the time of writing this report, the most recent changes in May 2019 that apply in the National Park allow the temporary conversion of shops and other high street premises to community uses. The previous change in 2018 that applies within the National Park increased the size of agricultural buildings permitted, subject to the Authority's prior approval, from 465m<sup>2</sup> to 1000m<sup>2</sup>.

## **APPENDIX 1 – LOCAL PLAN MONITORING FRAMEWORK INDICATORS**

Local Plan and Sustainability Indicators (AMR)		Source (PACS unless stated otherwise)	2017/18	2018/19
		Note - n/a applies where the indicator is not currently monitored; or because the information is not currently available		
<b>GP1</b>	Covered by multiple indicators under CE-S1, CE-S2, CE-S3, CE-S4, RT-S1		/	/
<b>GP2</b>	CE-S2, CE-S3, CE-S4, RT-S1		9	2
<b>GP2</b>	Area (ha) of major developments approved within the National Park		17.432	3.779
<b>GP3</b>	Proportion of dwellings completed at: Local Service Centres,		35%	0
	Villages and Porlock Weir		21%	29%
<b>GP3</b>	Proportion of employment completed at: Local Service Centres,		n/a	n/a
	Villages and Porlock Weir		n/a	n/a
<b>GP4</b>	Dwelling density of completed sites		n/a	n/a
<b>GP4, HC-D2, HC-D5, HC-D14</b>	Number and proportion of dwellings delivered through:		/	/
	conversion/change of use in settlements	Housing Land Availability	6 40%	3 15%
	conversion/change of use in the open countryside	Housing Land Availability	6 40%	11 55%
	subdivision in settlements	Housing Land Availability	1 7%	0
	subdivision in the open countryside	Housing Land Availability	0	1 5%
<b>GP5</b>	Number of planning obligations secured		3	3
<b>CE-S1 CE-D1</b>	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		6	9
	Contextual indicator: Length of traditional hedgerow lost	Hedge Removal Notices	81m	30m
<b>CE-S2</b>	Number of lighting conditions attached to permissions within the National Park		110	82
<b>CE-S3</b>	Contextual Indicator % of broad habitats in SSSIs in: (i) favourable condition		n/a	15.32
	(ii) unfavourable recovering condition		n/a	80.89

Local Plan and Sustainability Indicators (AMR)		Source (PACS unless stated otherwise)	2017/18	2018/19
	(iii) unfavourable declining condition		n/a	0.58
	% Local Wildlife Sites in good condition		n/a	n/a
	Change in area of priority habitats as a result of development			
	Number and proportion of applications refused for reasons of harm to protected/important species		0	0
	Number of developments with provision for protected/important species.		36	42
	Number of applications for a DEFRA licence		12	11
<b>CE-D2</b>	Number of developments incorporating green infrastructure provision (including enhancements for wildlife)		n/a	n/a
<b>CE-S4 RT-D13</b>	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		5	2
<b>CE-D3</b>	Contextual Indicator: Number of listed buildings on the 'at risk' register	Heritage at Risk Register	27	33
	Contextual Indicator: % of listed buildings on the 'at risk' register	(Total 745)	3.60%	4.40%
	Number of heritage assets removed from 'at risk' registers as a result of development		0	0
<b>CE-S4 CE-D3</b>	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		2	1
<b>CE-S5 HC-D2 HC-D5 HC-D7 HC-S7 SE-S2 SE-S3</b>	Number of applications permitted for conversions of traditional buildings to different use classes in Local Service Centres ( <b>total number</b> )		2	0
	A use class		1	0
	B use class		1	0
	C use class		0	0
	D use class		0	0
	Sui Generis		0	0

Local Plan and Sustainability Indicators (AMR)	Source (PACS unless stated otherwise)	2017/18	2018/19
villages and Porlock Weir <b>(total number)</b>		<b>1</b>	<b>2</b>
A use class		0	0
B use class		0	0
C use class		<b>1</b>	<b>2</b>
D use class		0	0
Sui Generis		0	0
Open Countryside <b>(total number)</b>		<b>7</b>	<b>6</b>
A use class		0	0
B use class		0	0
C use class		<b>6</b>	<b>6</b>
D use class		0	0
Sui Generis		<b>1</b>	0
Number of applications refused for conversions of traditional buildings to different use classes in Local Service Centres <b>(total number)</b>		<b>0</b>	<b>0</b>
A use class		0	0
B use class		0	0
C use class		0	0
D use class		0	0
Sui Generis		0	0
villages and Porlock Weir <b>(total number)</b>		<b>0</b>	<b>0</b>
A use class		0	0
B use class		0	0
C use class		0	0
D use class		0	0
Sui Generis		0	0
Open Countryside <b>(total number)</b>		<b>1</b>	<b>1</b>
A use class		0	0
B use class		0	0
C use class		<b>1</b>	<b>1</b>
D use class		0	0
Sui Generis		0	0
Number of applications permitted for conversions of non-traditional buildings to different use classes in Local Service Centres <b>(total number)</b>		<b>0</b>	<b>3</b>
A use class		0	0
B use class		0	0
C use class		0	<b>2</b>
D use class		0	<b>1</b>
Sui Generis		0	0
villages and Porlock Weir <b>(total number)</b>		<b>1</b>	<b>1</b>
A use class		<b>1</b>	0

Local Plan and Sustainability Indicators (AMR)		Source (PACS unless stated otherwise)	2017/18	2018/19
	B use class		0	0
	C use class		0	1
	D use class		0	0
	Sui Generis		0	0
	<b>Open Countryside (total number)</b>		<b>2</b>	<b>2</b>
	A use class		0	0
	B use class		2	0
	C use class		0	0
	D use class		0	0
	Sui Generis		0	1
	Number of applications refused for conversions of non-traditional buildings to different use classes in Local Service Centres <b>(total number)</b>		<b>1</b>	<b>0</b>
	A use class		1	0
	B use class		0	0
	C use class		0	0
	D use class		0	0
	Sui Generis		0	0
	<b>villages and Porlock Weir (total number)</b>		<b>0</b>	<b>0</b>
	A use class		0	0
	B use class		0	0
	C use class		0	0
	D use class		0	0
	Sui Generis		0	0
	<b>Open Countryside (total number)</b>		<b>2</b>	<b>0</b>
	A use class		0	0
	B use class		2	0
	C use class		0	0
	D use class		0	0
	Sui Generis		0	0
<b>CE-S6</b>	Percentage of new residential buildings roofed in traditional materials		50%	100%
	Number of planning applications refused on design grounds		10	6
<b>CE-S6 CC-D1</b>	Number of developments incorporating Sustainable Drainage Measures		n/a	n/a
<b>CE-D5</b>	Number of applications for changes/additions to adverts/signage refused		0	0
<b>CE-D6</b>	Number of applications for changes/additions to shop frontage refused		0	0
<b>CE-S7</b>	Number of quarries for local building materials permitted		0	0

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Local Plan and Sustainability Indicators (AMR)		Source (PACS unless stated otherwise)	2017/18	2018/19
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		0	1
	Number of developments (granted permission) located in Flood Risk Zones 2 and 3		n/a	n/a
CC-S1 CC-S5 CC-D3 CC-D4	Number of renewable energy/energy conservation projects permitted by type, size and location		/	/
	WIND ENERGY - total number		0	0
	Named Settlement		0	0
	Open Countryside		0	0
	SOLAR ENERGY - total number		2	2
	Named Settlement		2	2
	Open Countryside		0	0
	HYDRO ENERGY - total number		0	0
	Named Settlement		0	0
	Open Countryside		0	0
	BIOMASS (including wood fuel and anaerobic digestion) - total number		1	0
	Named Settlement		0	0
	Open Countryside		1	0
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		0	0
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	/	52%
CC-S7 CC-D2 CC-D5	Number of recorded water pollution incidents on Exmoor	Environment Agency	24	37
HC-S1 GP4	Percentage of completed dwellings on previously developed land (total)	Housing Land Availability	29%	39%
HC-D2 HC-D3 HC-D5 HC-D7	Percentage of housing completions located on previously developed land (settlements)	Housing Land Availability	50%	57%
	Percentage of housing completions located on previously developed land (open countryside)	Housing Land Availability	50%	43%
HC-S1	Gross dwelling completions	Housing Land Availability	15	20
	Net dwelling completions	Housing Land Availability	14	18

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Local Plan and Sustainability Indicators (AMR)		Source (PACS unless stated otherwise)	2017/18	2018/19
HC-S1	Number of dwellings under construction	Housing Land Availability	41	52
	Number of dwellings with extant planning permission not yet started	Housing Land Availability	44	56
HC-S1 HC-S3 HC-D2 HC-D3 HC-D4 HC-D6	Proportion of new housing meeting community's need for affordable housing by location, development type and occupancy		/	/
	<b>Local Service Centres (total number)</b>		/	/
	Social rent		n/a	n/a
	Affordable Rent		n/a	n/a
	Intermediate Rented (including by private developers)		n/a	n/a
	Intermediate Owned (including self-build, shared ownership and discounted sale)		n/a	n/a
	<b>Villages and Porlock Weir (total number)</b>		/	/
	Social rent		n/a	n/a
	Affordable Rent		n/a	n/a
	Intermediate Rented (including by private developers)		n/a	n/a
	Intermediate Owned (including self-build, shared ownership and discounted sale)		n/a	n/a
	<b>Open Countryside (total number)</b>		/	/
	Social rent		n/a	n/a
	Affordable Rent		n/a	n/a
	Intermediate Rented (including by private developers)		n/a	n/a
	Intermediate Owned (including self-build, shared ownership and discounted sale)		n/a	n/a
HC-S2	<b>Affordable housing</b> provision by type and size of dwelling	See Separate Tables	/	/
	Contextual Indicator: Average private rent levels	Valuation Office	n/a	£647 per month
	Contextual Indicator: Ratio of average house prices to average household income	ONS	/	10
	Contextual Indicator: Changes in house price relative to national, regional and county averages	ONS	/	/
	Exmoor		/	11.38%
	SW England		/	minus 1.8%
	West Somerset		/	7.80%
	North Devon		/	4.10%
HC-S3	Contextual Indicator: Number of up-to-date parish housing need surveys (count parishes separately for joint surveys)		/	17
HC-S4	Contextual Indicator: Number of households on District Councils' housing registers	District Councils	/	NDDC -80 SWT-TBC

Local Plan and Sustainability Indicators (AMR)		Source (PACS unless stated otherwise)	2017/18	2018/19
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	2
	Subdivision of dwellings	Housing Land Availability	0	1
	Conversion/change of use of other buildings in settlements (including hotels where more than one dwelling is provided)	Housing Land Availability	0	2
	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)		n/a	n/a
HC-D4	Percentage of those in housing need due to unsuitable accommodation		100	100
HC-D5	Number of Extended Family dwellings completed	Housing Land Availability	1	3
HC-D6	Number of custom/self-build dwellings completed in rural communities	Housing Land Availability	0	0
HC-D2 RT-D3	Number of applications approved for the change of use of serviced accommodation to housing		0	2
	Number of applications refused for the change of use of serviced accommodation to housing		0	0
HC-D8 HC-D9	Number of rural land-based worker dwellings completed (e.g. agricultural worker dwellings)		0	2
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		17	29
	Applications for residential extensions refused		0	2
HC-D17	Number and proportion of planning applications for replacement dwellings refused		0	0
HC-S6 HC-D18	Distance of households from key services	Indices of Multiple Deprivation 2015	No change since 2015	No change since 2015
HC-S6 HC-D18 HC-D19	Creation and loss of community services and facilities by use class (A & D) - see below		/	/
	A1 creation		<b>3</b>	0
	A2 creation		0	0
	A3 creation		0	<b>1</b>
	A4 creation		0	0
	A5 creation		0	0
	D1 creation		0	<b>1</b>

Local Plan and Sustainability Indicators (AMR)		Source (PACS unless stated otherwise)	2017/18	2018/19
	D2 creation		1	0
	Other/sui generis creation		0	1
	A1 loss		0	3
	A2 loss		0	0
	A3 loss		0	0
	A4 loss		1	0
	A5 loss		0	0
	D1 loss		0	2
	D2 loss		0	1
	Other/sui generis loss		2	0
HC-D20	Contextual Indicator: Area of Important Open Space (Visual Amenity) within settlements	QGIS	/	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		/	/
	<b>Named settlements:</b>		/	/
	B1a - office		2 (flexible) 49.8	0
	B1b - research and development		0	0
	B1c - light industry		0	0
	B2 - General industry		0	0
	B8 - Storage and distribution		0	0
	Sui generis (other business uses including mixed use)		1 166	0
	<b>Open countryside</b>		/	/
	B1a - office		0	0
	B1b - research and development		0	0
	B1c - light industry		0	0
	B2 - General industry		0	0
	B8 - Storage and distribution		0	0
	Sui generis (other business uses including mixed use)		0	0
SE-S1 SE-S2 SE-S3 SE-D2	Proportion (area in sqm) of employment premises lost by location and use class:		/	/
	<b>Named settlements:</b>		/	/
	B1a - office		0	
	B1b - research and development		0	
	B1c - light industry		0	1 116
	B2 - General industry		0	0
	B8 - Storage and distribution		1 66	0
	Sui generis (other business uses including mixed use)		0	0
	<b>Open countryside</b>		/	/
	B1a - office		0	0

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Local Plan and Sustainability Indicators (AMR)		Source (PACS unless stated otherwise)	2017/18	2018/19
	B1b - research and development		0	0
	B1c - light industry		0	0
	B2 - General industry		0	0
	B8 - Storage and distribution		0	
	Sui generis (other business uses including mixed use)		0	0
SE-S1	Contextual Indicator - Claimant count: Number of residents claiming Jobseekers Allowance		n/a for National Park	n/a for National Park
SE-S1	Contextual Indicator - Employment by industry sector	Nomis 2011 Census - see separate table	/	/
SE-D1	Number of live-work units/homeworking spaces permitted		4	0
SE-D1	Area (sqm) of live-work units/homeworking spaces permitted		85	0
SE-D1	Contextual Indicator - Percentage of people aged 16+ in employment who are self-employed		n/a for National Park	n/a for National Park
SE-S4	Number of agricultural and forestry buildings permitted		26	15
	Area (sqm) of agricultural and forestry buildings permitted		6153	3624
	Length of agricultural and forestry tracks permitted		865m	520m
	Number and proportion of applications for agricultural buildings refused		3 (10.3%)	2 (11.7%)
SE-S4	Contextual Indicator - Number of farming businesses in agri-environment schemes	Exmoor's Ambition	175	54
RT-S1	Number and proportion of applications for tourism related development permitted		7 (100%)	0
	Number and proportion of applications for tourism related development refused		0	0
RT-D1	Number of serviced accommodation units permitted		0	0
	Floor area (sqm) of serviced accommodation permitted		0	0
RT-D2	Number of serviced accommodation units lost		0	3
	Floor area (sqm) of serviced accommodation lost		0	2627
	Number of staff accommodation permitted		0	0
	Floor Area of staff accommodation permitted		0	0
	Number of staff accommodation refused		0	0
	Floor Area of staff accommodation refused		0	0
RT-D4	Number of non-serviced accommodation permitted		2	7
	Floor area of non-serviced accommodation permitted		357sqm	678sqm

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Local Plan and Sustainability Indicators (AMR)		Source (PACS unless stated otherwise)	2017/18	2018/19
	Number of non-serviced accommodation refused		0	0
	Floor area of non-serviced accommodation refused		0	0
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		1	2
	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		1	0
	Proportion of units on static caravan sites approved for conversion from static caravans to chalet units or alternative camping units permitted		100%	0
RT-D9	Number of alternative camping accommodation proposals permitted		1	1
	Number of alternative camping accommodation proposals refused		0	2
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
	Area of developments for shooting purposes refused		0	0
RT-D11	Number of equestrian developments permitted		3	5
	Number of equestrian developments refused		0	2
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		76%	94%
	Number of settlements with a daily bus service (Excluding Sundays and Bank Holidays)	Excluding Summer-only services	/	13

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Local Plan and Sustainability Indicators (AMR)		Source (PACS unless stated otherwise)	2017/18	2018/19
AC-S2	Numbers of accidents on roads in Exmoor	See Separate Table		
	Number of people killed or seriously injured	See Separate Table		
AC-S3	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		
	Number of permissions with car, motorcycle, cycle and disabled parking provision in development		n/a	n/a
	Area of permanent and temporary car parking gained		0.95ha	0
	Area of permanent and temporary car parking lost		0	0
AC-S4	Number of new masts permitted		9	1
	Number extensions to existing structures permitted		0	0
	Number of new power lines /utilities undergrounded		n/a	n/a
AC-D1	Number of applications permitted with Transport Assessment or Statement, Travel Plan or Air Quality Assessment		n/a	n/a
	Proportion of new dwellings accessible by public or community transport services		76%	94%
AC-D2	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		
	Numbers of Accidents on roads in Exmoor	See Separate Table		
	Number of people killed or seriously injured	See Separate Table		
AC-D3	Number of permissions with car, motorcycle, cycle and disabled parking provision in development		n/a	n/a
	Area of permanent and temporary car parking gained		0.95ha	0
	Area of permanent and temporary car parking lost		0	0
AC-D4	Area of permanent and temporary car parking gained		0.95ha	0
	Area of permanent and temporary car parking lost		0	0
AC-D5	Number of new masts permitted		9	1
	Number extensions to existing structures permitted		0	0
AC-D6	Number of new power lines /utilities undergrounded		n/a	n/a
AC-D7	Number of new masts permitted		9	1

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Local Plan and Sustainability Indicators (AMR)		Source (PACS unless stated otherwise)	2017/18	2018/19
	Number extensions to existing structures permitted		0	0
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		1	2 (Parracombe, & Cutcombe & 7 parishes)