

Exmoor National Park

Local Plan 2011-2031

(including minerals and waste policies)



Witleywood

Exmoor National Park

Local Plan 2011-2031

(including minerals and waste policies)

Policy & Community Team
Exmoor National Park Authority
Exmoor House, Dulverton, Somerset, TA22 9HL
Tel: 01398 323665
email: localplan@exmoor-nationalpark.gov.uk
www.exmoor-nationalpark.gov.uk

FRONT COVER:

Withypool. Watercolour by John Hoar

INSIDE COVER:

Winsford. Photo by Nigel Stone

All photos by Exmoor National Park Authority staff unless credited otherwise.

©Exmoor National Park Authority

Adopted 5th July 2017

CONTENTS

Page No.

1. INTRODUCTION	1
2. VISION, OBJECTIVES AND STRATEGIC PRIORITIES	11
3. GENERAL POLICIES	19
4. CONSERVING AND ENHANCING EXMOOR	37
5. RESPONDING TO CLIMATE CHANGE AND MANAGING RESOURCES	87
6. ACHIEVING A THRIVING COMMUNITY	133
7. ACHIEVING A SUSTAINABLE ECONOMY	201
8. ACHIEVING ENJOYMENT FOR ALL	219
9. ACHIEVING ACCESSIBILITY FOR ALL	251
10. EXMOOR'S SETTLEMENTS	275
11. MONITORING AND IMPLEMENTATION FRAMEWORK	343
12. ANNEX 1: The Conduct of Archaeological Work and Historic Building Recording	359
13. ANNEX 2: Rural Land Based Worker Dwellings	365
14. ANNEX 3: Important Open Space in Allerford and Luccombe	369
15. GLOSSARY	373

Policies	Page
3. GENERAL POLICIES	19
GP1	General Policy: Achieving National Park Purposes and Sustainable Development. 24
GP2	General Policy: Major Development 26
GP3	General Policy: Spatial Strategy 32
GP4	General Policy: The Efficient Use of Land and Buildings 34
GP5	General Policy: Securing Planning Benefits - Planning Obligations 36
4. CONSERVING AND ENHANCING EXMOOR	37
CE-S1	Landscape and Seascape Character 45
CE-D1	Protecting Exmoor’s Landscapes and Seascapes 45
CE-S2	Protecting Exmoor’s Dark Night Sky 48
CE-S3	Biodiversity and Green Infrastructure 57
CE-D2	Green Infrastructure Provision 59
CE-S4	Cultural Heritage and Historic Environment 64
CE-D3	Conserving Heritage Assets 67
CE-S5	Principles for the Conversion or Structural Alteration of Existing Buildings 72
CE-S6	Design and Sustainable Construction Principles 78
CE-D4	Extensions to Buildings 79
CE-D5	Advertisements and Private Road Signs 81
CE-D6	Shopfronts 81
CE-S7	Small Scale Working or Re-Working for Building and Roofing Stone 84
CE-S8	Mineral Development. 85
CE-D7	Interim Development Order Permissions 86
5. RESPONDING TO CLIMATE CHANGE AND MANAGING RESOURCES	87
CC-S1	Climate Change Mitigation and Adaptation 90
CC-D1	Flood Risk 95
CC-S2	Coastal Development. 97
CC-S3	Porlock Weir Coastal Change Management Area 100
CC-S4	Replacement Development from Coastal Change Management Areas 102
CC-D2	Water Conservation 105
CC-S5	Low Carbon and Renewable Energy Development 111
CC-D3	Small-Scale Wind Turbines 114
CC-D4	Freestanding Solar Arrays 115
CC-S6	Waste Management 122
CC-D5	Sewerage Capacity and Sewage Disposal 126
CC-S7	Pollution. 132

	Policies	Page
	6. ACHIEVING A THRIVING COMMUNITY	133
HC-S1	Housing	144
HC-D1	Vacant Buildings in Settlements	145
HC-S2	A Balanced Local Housing Stock	148
HC-S3	Local Occupancy Criteria For Affordable Housing	152
HC-S4	Principal Residence Housing	153
HC-D2	Conversions to Dwellings in Settlements	156
HC-D3	New Build Dwellings in Settlements	159
HC-D4	Accessible and Adaptable Housing for Exmoor’s Communities	162
HC-D5	Extended Family Dwellings Criteria	163
HC-D6	Custom/Self Build Local Need Housing	165
HC-D7	Conversions to Dwellings in the Open Countryside	168
HC-D8	New Build Dwellings in the Open Countryside	169
HC-D9	Rural Workers	170
HC-D10	Succession Farming – Second Dwellings on Established Farms.....	172
HC-D11	Residential Caravans.....	174
HC-D12	Replacement of Rural Workers Occupancy Conditions	175
HC-D13	Replacement of Holiday Occupancy Conditions and Extended Family Occupancy Ties ...	177
HC-D14	Subdivision of Existing Dwellings	179
HC-D15	Residential Extensions	181
HC-D16	Outbuildings	182
HC-D17	Replacement Dwellings	184
HC-S5	Travelling Communities	186
HC-S6	Local Commercial Services and Community Facilities	189
HC-D18	Local Commercial Service Provision.....	192
HC-D19	Safeguarding Local Commercial Services and Community Facilities	195
HC-D20	Important Visual Amenity Space.....	197
HC-S7	Residential Institutions	199
	7. ACHIEVING A SUSTAINABLE ECONOMY	201
SE-S1	A Sustainable Exmoor Economy	205
SE-S2	Business Development in Settlements	207
SE-S3	Business Development in The Open Countryside	210
SE-D1	Home Based Businesses	212
SE-D2	Safeguarding Existing Employment Land and Buildings.....	213
SE-S4	Agricultural and Forestry Development	218

Policies	Page
8. ACHIEVING ENJOYMENT FOR ALL	219
RT-S1 Recreation and Tourism	223
RT-D1 Serviced Accommodation	225
RT-D2 Staff Accommodation	226
RT-D3 Safeguarding Serviced Accommodation	228
RT-D4 Non-serviced Accommodation	231
RT-D5 Tented Camp Sites	233
RT-D6 Camping Barns	234
RT-D7 Certificated Caravan and Touring Caravan Sites	235
RT-D8 Static Caravan Sites	237
RT-D9 Alternative Camping Accommodation	239
RT-D10 Recreational Development	243
RT-D11 Equestrian Development	245
RT-D12 Access Land and Rights of Way	247
RT-D13 Safeguarding Land Along Former Railways	248
RT-S2 Reinstatement of the Lynton and Barnstaple Railway	250
9. ACHIEVING ACCESSIBILITY FOR ALL	251
AC-S1 Sustainable Transport	253
AC-S2 Transport Infrastructure	255
AC-D1 Transport and Accessibility Requirements for Development	257
AC-D2 Traffic and Road Safety Considerations for Development	257
AC-S3 Traffic Management And Parking	261
AC-D3 Parking Provision and Standards	262
AC-D4 Temporary Parking	264
AC-S4 Electricity And Communications Networks	268
AC-D5 Radio and Mobile Telecommunications Infrastructure	269
AC-D6 Fixed Line Transmission Infrastructure	272
AC-D7 Satellite Antennae	273
10. EXMOOR'S SETTLEMENTS	275
ES-S1 Supporting Local Communities	277
ES-D1 Cutcombe and Wheddon Cross Community Safeguarding Area	291
ES-D2 Dulverton Community Safeguarding Area	295
11. MONITORING AND IMPLEMENTATION	343
MC-S1 Monitoring and Review of Affordable Housing Need and Provision	345

1. INTRODUCTION

1.1 This Introduction to the Local Plan for Exmoor National Park sets out and explains:

- a) **The National Park Context;**
- b) **Spatial Portrait;**
- c) **The Duty to Co-operate;**
- d) **National Policy and Guidance;**
- e) **Role of the Local Plan;**
- f) **Preparation of this Local Plan;**
- g) **Implementation and Monitoring; and**
- h) **How to use this Plan.**

National Park Context

1.2 Exmoor is one of 15 National Parks in the United Kingdom and one of only four in southern Britain. Designated for their natural beauty and for the opportunities they offer for open air recreation, National Parks contain some of the most spectacular scenery in Britain, where it is possible to experience open space, peace, wildness and tranquillity. National Parks have two statutory purposes, as defined in the Environment Act 1995, and National Park Authorities have a duty to seek to foster the economic and social well-being of local communities.¹ These form the starting point for the Local Plan as set out in General Policy 1 (Section 3).

Spatial Portrait

1.3 Exmoor was designated as a National Park in 1954 and is situated within the counties of Somerset and Devon.² The total area of the National Park is 693 square kilometres (267 square miles), of which approximately two thirds lie within West Somerset and one third in North Devon with part of the south-eastern boundary adjoining the district of Mid Devon. The northern boundary is formed by the Bristol Channel. A total of 42 parishes are within (or partly within) the National Park, with most of the population living in small dispersed settlements.

1.4 Exmoor National Park is an asset of national, regional and local importance as one of the few upland areas of southern England; the highest point at Dunkery Beacon rising 519m (1704 feet) above sea level. Exmoor has a unique landscape of moorland, woodland, valleys, farmland, rivers and streams, and a spectacular coast shaped by both natural elements and by thousands of years of human activity. Its remoteness, topography and climate have helped to maintain a large extent of well preserved, semi-natural upland landscapes and undeveloped coastline. Darkness is an important component of night time tranquillity and a quality of Exmoor's landscape character and in October 2011 Exmoor became the first National Park to achieve 'Dark Sky Reserve' status and the second Dark Sky Reserve in the world.



¹ HM Government (1995) The National Parks and Access to the Countryside Act 1949, Section 5 as amended by Section 61 of the 1995 Environment Act

² Exmoor National Park (Designation) Order 1954 (HLG 92/176) – The National Archives, Kew.



Dunster Dovecote
Nigel Stone

1.5 The National Park has many important rare species and unusual habitats due to the area's varied geology, geographical location and history of land use. Exmoor's wildlife provides numerous opportunities for people to understand and enjoy nature, and is a key reason why people visit the National Park. Around 28% of the National Park is designated by UK and European law as Sites of Special Scientific Interest (SSSIs) and Special Areas of Conservation. Exmoor's landscapes and biodiversity provide a wide range of benefits or 'ecosystem services' for wider society as a whole, and hosts around 2 million visitor days each year.

1.6 Exmoor National Park Authority plays a prominent role in the protection of the natural environment not only in the National Park area itself but in the wider context of the South West with associated ecosystem services and biodiversity benefits being unconstrained by administrative

boundaries. Conversely, activity outside the National Park can have both beneficial and detrimental impacts on Exmoor. The National Park Authority is dependent on the support of surrounding areas in helping conserve Exmoor's special qualities and features and engages with neighbouring authorities on cross-boundary strategic matters through the Duty to Co-operate.

1.7 Exmoor has many settlements, sites and features of rich cultural interest. The character of buildings and settlements within the National Park varies considerably with diverse vernacular building styles and materials reflecting local geology and traditions, as well as periods of significance in each settlement's history. Exmoor's built environment consists of a range of dispersed farmsteads, hamlets and villages as well as slightly larger settlements that historically evolved as important centres for trade, or as coastal resorts in Victorian times. The excellent quality of

preservation of archaeological sites and historic features and the diverse nature of the historic resource within the National Park gives it special significance. However, these resources are also fragile, vulnerable to insensitive change and ultimately irreplaceable. Significant research has been undertaken in recent years, which has considerably increased understanding of the heritage of Exmoor.

1.8 A significant challenge for Exmoor National Park Authority is to enable landowners, communities and businesses across Exmoor to mitigate the causes and adapt to the effects of climate change. There has already been considerable success in developing local approaches to low carbon living and mitigating climate change through taking advantage of renewable energy sources. These have been predominantly small-scale technologies including solar photo-voltaic panels, wind turbines and micro-hydro schemes. Adapting to climate change is particularly important in relation to flood risk as the topography and geology of Exmoor significantly influence the catchment hydrology and the response to rainfall. Many of the watercourses within Exmoor National Park form incised channels flowing through steep confined valleys, where channel gradients are steep, flood flows respond rapidly to rainfall and velocities and depths can be high. Most settlements on Exmoor are located in valley bottoms and often the low-lying areas of the settlement are at risk of flooding. This is a key constraint for new development and it is important to enable existing development to adapt to the increased risk of fluvial and coastal flood events.

1.9 Exmoor is a living, working landscape with a resident population of 10,273 people recorded in 2011; a fall of 600 since 2001.³ Approximately three-quarters of the population are within the West Somerset area of the National Park, and a quarter within the North Devon area. Exmoor's age profile shows the proportion of the population aged 60 years and over is around 40% with a median age of 53, compared with the national median age of 39. An ageing population is a national issue in terms of the

consequences for public services including social care, an issue which is particularly acute on Exmoor. The highest proportion of household type on Exmoor is family households, the majority of which are two-person households. However, almost a third are single person households with single pensioner households constituting over half of these households.

1.10 The majority of housing (47%) within Exmoor is detached, which is comparable to other National Parks, but considerably higher than national and regional figures. The proportion of detached dwellings has slightly decreased since 2001 with a comparable increase in the proportion of flats and apartments. Two-thirds of housing is owner-occupied, with 46% of houses owned outright with no mortgage.⁴ Internal migration of those selling homes elsewhere to buy housing in the high quality environment of Exmoor National Park has been a key driver for change in the housing market. In 2000, a residential occupancy survey of recently completed dwellings found that 89% were occupied by people who had previously lived outside the National Park boundary, and 54% were people who had lived outside of the south west region. Despite this trend, around a third of occupied household spaces are rented from social and private landlords.⁵ Generally, there is a high level of under-occupancy in the National Park area with over half of dwellings having at least 2 spare bedrooms.⁶ Almost a fifth of all dwellings have no usual resident meaning they are vacant, second or holiday homes, this is a significant proportion of the available dwelling stock and reflects the popularity of Exmoor as a visitor destination.⁷

1.11 Exmoor has one of the highest differentials between local wages and house prices in the country. The average household income in 2010 was £28,668, the lowest for all English National Parks, and 15% lower than that for the South West region as a whole.⁸ In 2014 the mean average house price was £279,198 – 14% higher than the average house price for the South West region.⁹ Evidence shows that households with an average income would not be

³ Office for National Statistics (2013) - 2011 Census, Key Statistics for National Parks in England and Wales

⁴ Office for National Statistics (2013) - 2011 Census, Key Statistics for National Parks in England and Wales

⁵ Ibid (33.6% social and private rented housing)

⁶ Housing Vision (2015) Strategic Housing Market Assessment Update: Exmoor National Park March 2015

⁷ Office for National Statistics (2013) - 2011 Census, Key Statistics for National Parks in England and Wales

⁸ Cumulus Consultants Ltd (2013) Valuing England's National Parks, National Parks England

⁹ ENPA (2015) Exmoor National Park House Price Survey 2014



Heddon's Mouth
Nigel Stone

able to afford the mean average house price (at 10 times average household income) without a significant deposit; whilst households with below average income are even further constrained. Addressing the affordable housing needs of local communities is therefore a key challenge for the Local Plan.

1.12 The local economy is focused upon a number of key sectors; the largest proportion of the working population (15.6%) being employed in the accommodation and food service sector. This is a reflection of the nature of the National Park and its attractiveness as a tourist destination. The retail sector accounts for 14.2% of employees; this sector is indirectly and directly influenced by tourism.¹⁰ The recreation and tourism opportunities that Exmoor offers are rare in southern England and surveys support the view that the area remains an important environmental asset for a wide range of people. Most

visitors to Exmoor come to enjoy unspoiled countryside and outdoor recreation, of which walking is the most popular activity.¹¹

1.13 The third largest business sector is agriculture and forestry with 11.7% of all employees.¹² Agriculture and forestry are essential for the maintenance of the characteristic landscape of the National Park relating to its mosaic of vegetation cover, the wildlife it supports, and the pattern and character of Exmoor's farmsteads. Traditional hill farming and the skills and commitment of the farming community therefore provide economic benefits locally and regionally. Together with tourism, the agricultural and forestry sector, and the accommodation and food service sector make up over 40% of employment for those living within the National Park, illustrating that tourism and land-based enterprises are the main drivers of the local economy and an important employment resource.

¹⁰ Office for National Statistics (2013) 2011 Census, Key Statistics for National Parks in England and Wales

¹¹ ENPA (2015) Exmoor Visitor Survey 2014

¹² Office for National Statistics (2013) - 2011 Census, Key Statistics for National Parks in England and Wales

Two-thirds of working age people within the National Park are economically active with a high proportion (26%) of self-employed people, which reflects an economy dominated by small-scale businesses. Two thirds of economically inactive persons are retired and there are generally low levels of unemployment despite the low levels of economic activity.¹³

1.14 Opportunities for growth and investment to support sustainable development within the National Park exist through the development of the traditional tourism and land management sectors in addition to both lifestyle and knowledge-based businesses. These need to be supported by improved broadband and mobile connectivity, promotion of Exmoor the place, and business support.

1.15 Within the National Park 37% of the working age population works at or from home.¹⁴ Existing

telecommunications infrastructure has already benefited those areas with broadband access through: businesses and people relocating to rural areas from urban areas to enjoy a better quality of life, on the basis they can work from home and access online services; and the potential for rural manufacturers and retailers to access worldwide markets.¹⁵ Improving and adapting this infrastructure can help to ensure that the social and economic benefits of accessing digital technology are available across the National Park. Access to superfast broadband is being addressed across the National Park through 'Connecting Devon and Somerset' to help deliver faster broadband to the rural areas of both counties. This will help to overcome significant transport constraints experienced by rural upland areas through increased home working, distance learning and remote access to public services.¹⁶



¹³ Office for National Statistics (2013) - 2011 Census, Key Statistics for National Parks in England and Wales

¹⁴ Office for National Statistics (2015) Table CT0418 Origin Destination Workplace – Method of travel to work (2001 specification) by distance travelled to work – published online at www.ons.gov.uk

¹⁵ Commission for Rural Communities (2008) Mind the Gap: Digital England – a rural perspective

¹⁶ www.connectingdevonandsomerset.co.uk

1.16 Due to the rural nature of the National Park and its dispersed settlements, it is not unexpected that just half of economically active people commute to work by car with around 60% making journeys of less than 10km.¹⁷ However, there are opportunities to help those with no or limited access to transport, including those with limited/impaired mobility, through demand responsive transport and community transport schemes, to assist with shopping or access to healthcare. Traffic levels on Exmoor increase particularly during the main summer months when greater numbers of tourists visit the National Park. Although traffic pressures are not severe, there can be specific locations which face congestion issues and parking problems during the busy holiday periods.

1.17 The National Park boundary was drawn to exclude larger settlements and therefore the nature of Exmoor's small dispersed rural population means that it is not possible to provide the full range of desired services and facilities within the National Park.¹⁸ These services are generally provided at key urban centres surrounding the National Park such as Minehead, Taunton, Tiverton, South Molton, Barnstaple and Ilfracombe and these locations will be where a significant level of housing and employment growth will be directed. This may have implications for increased commuting out of the National Park, or local people relocating to access jobs and homes. The largest Exmoor settlements (Porlock, Dulverton and Lynton & Lynmouth) provide a range of services, facilities and employment for the resident community and a wider hinterland; whilst other settlements have some more limited services for day to day needs. A number of community services and facilities have been retained in these smaller settlements, which tend to be more isolated from larger centres.

The Duty To Co-operate

1.18 The duty to co-operate was created through the Localism Act 2011, which amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively,

actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. The duty to co-operate is also included within the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).¹⁹ Paragraph 178 of the NPPF states *'Public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the **strategic priorities** set out in paragraph 156. The Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities.'*²⁰

1.19 Exmoor National Park Authority is committed to the duty to co-operate and has produced a joint protocol with partner organisations, setting the strategic issues requiring co-operation.²¹ This provides guidance and information to help ensure that decisions made by neighbouring local planning authorities and other organisations which affect the National Park, including on proposals outside its boundaries, are consistent with its statutory purposes. The National Park Authority has also signed a Devon wide Duty to Co-operate Protocol with the Devon authorities and a Memorandum of Understanding with regard to sand and gravel with Somerset County Council. There is also substantial evidence detailing where and how the National Park Authority has demonstrated its compliance with the duty to co-operate and this can be found in the Duty to Co-operate Statement on the Authority's website.

National Policy And Guidance

1.20 The NPPF sets out the Government's planning policies for England which is relevant to the work of all planning authorities. It constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications. The development plan remains the starting point for determining planning applications and planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

¹⁷ Office for National Statistics (2015) Table CT0418 Origin Destination Workplace – Method of travel to work (2001 specification) by distance travelled to work – published online at www.ons.gov.uk

¹⁸ Exmoor National Park (Designation) Order 1954 (HLG 92/176) – The National Archives, Kew.

¹⁹ DCLG (2014) Planning Practice Guidance. This is an online resource which is kept updated

²⁰ DCLG (2012) National Planning Policy Framework (Paragraph 178) – DCLG

²¹ ENPA and partner organisations (2015) The Exmoor Duty to Co-operate Protocol



1.21 The NPPF states that Local Plans should set out the strategic priorities for the area (see Section 2 of the Plan). This should include strategic policies to deliver the homes and jobs needed in the area and conservation and enhancement of the environment, including landscape.²² In accordance with the duty to co-operate, and noted above, plans should be based on co-operation with neighbouring authorities and public bodies on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities. This is to ensure that they are co-ordinated and reflected in individual Local Plans to meet development requirements which cannot wholly be met within their own areas because of a lack of physical capacity, or because to do so would cause significant harm to the principles and policies of the NPPF.²³

The National Parks And The Broads - Vision And Circular

1.22 The National Parks' Circular provides policy guidance specifically for the English National Parks

and for all those whose decisions or actions might affect them including, amongst others, government departments, government agencies, local authorities and other public bodies. The Circular includes a vision and sets out key outcomes:

- a) a renewed focus on achieving National Park Purposes;
- b) leading the way in adapting to, and mitigating climate change;
- c) a diverse and healthy natural environment, enhanced cultural heritage and inspiring lifelong behaviour change towards sustainable living and enjoyment of the countryside;
- d) fostering and maintaining vibrant, healthy and productive living and working communities; and
- e) working in partnership to maximise the benefits delivered.

1.23 The NPPF, National Parks' Circular and PPG have been taken into account in the preparation of this Local Plan which is judged to be consistent with national policy and guidance.

²² DCLG (2012) National Planning Policy Framework (Paragraph 156) – DCLG

²³ Ibid (Paras. 157, 178 and 179)

Role Of The Local Plan

1.24 The Exmoor National Park Authority, as the Planning Authority for the area, has a statutory duty to prepare, monitor and review a Local Plan for the area within Exmoor National Park. The Local Plan, along with Neighbourhood Plans, form the statutory development plan for Exmoor National Park, including for minerals and waste development. This Local Plan excludes those parts of West Somerset and North Devon outside the Exmoor National Park boundary, which are covered by separate Local Plans prepared by West Somerset and North Devon Councils for their respective local planning authority areas. The policies in the Exmoor National Park Local Plan 2011 – 2031 (including Minerals and Waste Policies) and the Policies Map replace all the saved policies in the adopted Exmoor National Park Local Plan (including Minerals and Waste Policies) 2001-2011 and its associated Proposals Map.

1.25 The Local Plan links to the Exmoor National Park Partnership Plan which sets out Exmoor's special qualities, the long term vision, objectives and priorities to be achieved on Exmoor, and provides a framework for integrating the various activities of the National Park Authority and for stimulating and co-ordinating action by other agencies.²⁴ The Partnership Plan vision and objectives are shared with the Local Plan. Section 2 of the Local Plan sets out the vision, which includes additional detail for the purposes of plan-making, together with the objectives and strategic priorities to guide development in the National Park. A spatial strategy (General Policy 3) directs development to the most sustainable locations, and in doing so, helps to conserve and enhance the National Park and its special qualities, as well as to achieve sustainable local communities and a thriving Exmoor economy for the period to 2031.

Preparation Of This Local Plan

1.26 The Local Plan has benefitted from early and extensive consultation with communities and stakeholders, in accordance with the Statement of Community Involvement, as well as being based on available and commissioned evidence.

1.27 The policies set out in the Local Plan have been tested against a number of environmental,

economic and social indicators within a Sustainability Appraisal (SA) which also incorporates a strategic environmental assessment (SEA) of the Plan. An assessment of the impacts of the Plan on internationally important wildlife sites has also been carried out through a Habitats Regulations Assessment (HRA). Recommended changes from the SA and HRA have been incorporated in the Plan.

Implementation And Monitoring

1.28 The Local Plan will be monitored through the Exmoor National Park Authority Annual Monitoring Report, in order to establish whether the policies are achieving their intended objectives and whether there are unexpected trends or changed circumstances that may necessitate a review. A monitoring framework for the Local Plan is set out in Section 11.

How To Use This Plan

1.29 The Local Plan (together with any Neighbourhood Plans) is the development plan for the area. As such, it contains both strategic planning policies and development management policies. The strategic policies take forward the vision, objectives and strategic priorities and set out the overarching approach to development in the National Park and, with the development management policies which provide more detailed criteria, guide planning decisions. The General Policies (preceded by GP) are strategic policies and apply to all proposals within Exmoor National Park. Each policy has a separate number. This starts with the code denoting the section it can be found in e.g. 'CC' for climate change, followed by 'S1' 'S2' and so on for strategic policies and 'D1' 'D2' for development management policies. All strategic policies (including 'General Policies') are in coloured boxes. The Plan also contains a Policies Map that illustrates policies and proposals in the Local Plan.

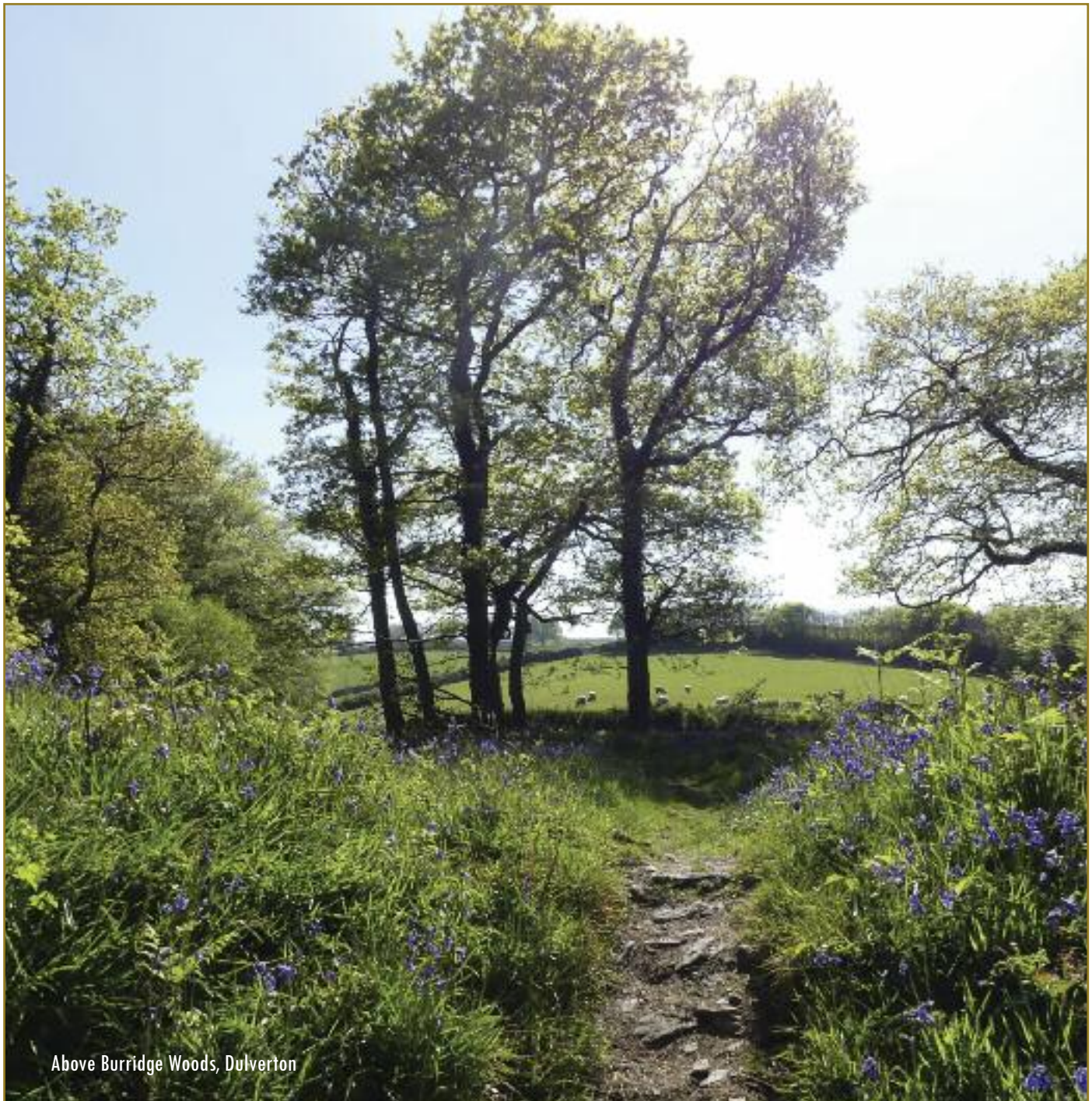
1.30 The policies within this Local Plan constitute an overall approach to future development in the National Park and it is important that the Plan is read as a whole. A practical consequence of this is that several policies may apply to one proposal. Cross referencing of policies is used where it is particularly important to clarify the relationship between areas of policy. Links between other

²⁴ ENPA (2012): Exmoor National Park Partnership Plan 2012-2017 – ENPA, Dulverton

policies are generally not identified because it is impossible to predict all potential combinations of policy that might apply to a particular type of development.

1.31 The National Park Authority encourages early discussions on proposals before submission of a planning application which initially can be with Planning Officers on the phone, by making an appointment at the National Park Authority offices in Dulverton or attending one of the weekly planning surgeries in Porlock or Lynton.

1.32 The National Park Authority may monitor developments to ensure they are carried out in accordance with the approved details and to ensure compliance with conditions on permissions and consents. It also investigates allegations that unauthorised developments have been carried out. A Guide to Planning Enforcement in Exmoor National Park sets out the priorities for investigation.



Above Burrige Woods, Dulverton