



Exmoor National Park Annual Monitoring Report 2010 - 2011



If you have any queries relating to the Annual Monitoring Report please contact:

Policy & Community Team
Exmoor National Park Authority
Exmoor House
Dulverton
Somerset
TA22 9HL

Tel: 01398 323665
E-mail: ldf@exmoor-nationalpark.gov.uk

View or download the AMR on our website:
www.exmoor-nationalpark.gov.uk/planning/planning-policy/local-development-framework/annual-monitoring-reports

CONTENTS

Section:	Page:
1. Executive Summary	4
2. Challenges and Opportunities	6
3. Introduction	10
4. National Park Profile	16
5. Local Development Scheme Implementation	19
6. Policy Performance	23
7. Evaluation of Planning Applications	53
8. Appendix 1 – 2010/11 Housing Completions	56
9. Glossary	58

This page has been intentionally left blank

1 EXECUTIVE SUMMARY

PROGRESS ON THE LOCAL DEVELOPMENT FRAMEWORK (LDF)

- 1.1 The Comprehensive Spending Review (CSR) in October 2010 and the implications for the planning system in the proposed Localism Bill were major events during the reporting period. A significant change following the CSR was the decision to close the regional Government Offices by March 2011 – the Government Offices provided advice and guidance at a regional level in terms of plan preparation and updates from Communities and Local Government (CLG).
- 1.2 The Local Development Scheme (LDS) is a three year timetable setting out key milestones for local development documents in the LDF. The previous LDS came into effect in April 2007 with an end date in March 2010 and is no longer valid and is currently under review. Key milestones for the LDF are available on the National Park website.
- 1.3 There was a requirement to consult the Secretary of State with changes or reviews of the LDS however, since the Localism Bill received Royal Assent, this act contains provisions that will remove the requirement to consult the Secretary of State; therefore local planning authorities will be able to revise their LDS and ensure it is publicly available.
- 1.4 Good progress was made during 2010/11 in developing the Exmoor National Park Local Development Framework, including:
 - Progress with the Core Strategy and Development Policies DPD (will be referred to as the Core Strategy in the document hereafter) by continuing work on the comprehensive evidence base to help inform policy direction;
 - Feedback reports were produced and sent out to all the communities that took part in the 21 Your Future Exmoor (YFE) community consultation events; in addition further feedback reports were produced for the workshops held with schools and colleges.
 - Your Future Exmoor event held for stakeholder organisations and groups.
 - Preparation and facilitation of a series of topic-based discussions with stakeholders and local community representatives to inform key areas including: housing, climate change, recreation and tourism;
 - Preparation of the Sustainability Appraisal Scoping Report (including a Strategic Environmental Assessment) and commissioning a Habitat Regulations Screening Report for consultation; and

- Successfully selected by CLG as one of the first Neighbourhood Plan front runners to support the development of a Neighbourhood Plan with the Lynton & Lynmouth community.

POLICY IMPLEMENTATION AND MONITORING

- 1.5 The current Local Development Framework policies are the ‘saved’ policies from the Adopted Local Plan. The policies have been in place since March 2005 and the key policy aims are well established, particularly with regard to the provision of local needs affordable housing.
- 1.6 Affordable Housing: The Authority has been proactively implementing the policies, for instance working closely with the local Rural Housing Project to deliver local needs affordable and intermediate housing. During the monitoring period, one local affordable home was created (through applying a local tie to an existing dwelling unit); however a number of affordable housing developments were under construction including 10 at Wheddon Cross and 12 at Dulverton. A scheme for 15 affordable homes was also approved subject to signing a legal agreement. The 2011/12 monitoring period will see a significantly higher number of completed affordable homes.
- 1.7 Renewable Energy: The introduction of the Feed in Tariff to encourage the installation of renewable energy technologies in conjunction with the funding obtained by the Carbon Neutral Exmoor Project through the Low Carbon Communities Challenge, has significantly increased the number of applications for renewable energy systems including wind turbines and solar photovoltaic panels.
- 1.8 Economic Development: The new Cutcombe Livestock Market was completed in August 2010, with permission granted to build further business units on the site. A significant extension to Roadwater based Singer Instruments was also approved and completed during the monitoring period.
- 1.9 There are some areas emerging which will need particular focus within the new plan, including:
- The future delivery of affordable housing to meet local needs, including key workers
 - Climate change adaptation and flood risk
 - Climate change mitigation and renewable energy
 - Change of use of buildings to alternative uses
- 1.10 The policies within the Local Plan will be replaced by the Core Strategy once it is adopted – this is scheduled for 2013. However through the enactment of the Localism Bill, the Core Strategy will be re-termed as the Local Plan.

2 CHALLENGES & OPPORTUNITIES

LOCAL DEVELOPMENT FRAMEWORK (LDF)

- 2.1 The key aims for 2011/12 will be to:
- progress the Core Strategy through developing strategic options for the location of development and delivery of affordable housing;
 - draft the Core Strategy for the 'Preferred Strategy' consultation
 - continue to address the challenges of the forthcoming Localism Bill and National Planning Policy Framework to help deliver the coalition Government's concept of Big Society; and
 - provide support to Lynton & Lynmouth community in the development of their Neighbourhood Plan.
- 2.2 The evidence base will include documents already produced by the Policy and Community team on an annual basis such as the Annual House Price Survey and the Housing Report¹ in addition to other relevant reports, plans and studies. A number of specialist reports (in national policy guidance), as part of the evidence criteria and production of a DPD including:
- Open Space Strategy
 - Infrastructure Delivery Plan
 - Settlement Assessment Report
 - Joint Retail Study (with West Somerset Council)
 - Affordable Housing Study (including population projections)
 - Landscape Capacity Study
- 2.3 The draft National Planning Policy Framework (NPPF) consultation and subsequent publication of the final NPPF, as part of the changes to the planning system prescribed by the Localism Bill, will require some transitional arrangements that are likely to include seeking a certificate of conformity for existing Local Plan policies – this will identify those policies that are consistent with the NPPF. As the Core Strategy will be at a draft stage when the NPPF is published in April 2012, it is considered that this will enable any amendments/modifications to be made to the draft plan before it goes out to consultation.

MAJOR DEVELOPMENTS

- 2.4 The criteria relating to the scale of major development is nationally determined. Within the National Park major development is described as 'small-scale major' through being more than 10 dwellings or greater than 1000m² of non-residential floorspace.

During the 2010/11 the following major developments were progressed:

- Approval of a 3256m² livestock building at Langham Farm replacing 1670m² of existing buildings;

¹ These reports can be found at: www.exmoor-nationalpark.gov.uk/ldf_evidence_base.htm

- Permission granted for two livestock buildings in Exton parish – 1484m²;
- Construction commenced on 12 affordable homes in Dulverton;
- Opening of the new Cutcombe livestock market facility;
- Construction commenced for 25 dwellings (a mix of 13 open market and 12 local needs affordable houses) on the former Cutcombe market site; and
- Permission granted in principle for 15 affordable homes at Villes Lane in Porlock – subject to the signing of a S106 legal agreement.

MAJOR ENERGY INFRASTRUCTURE PROPOSALS

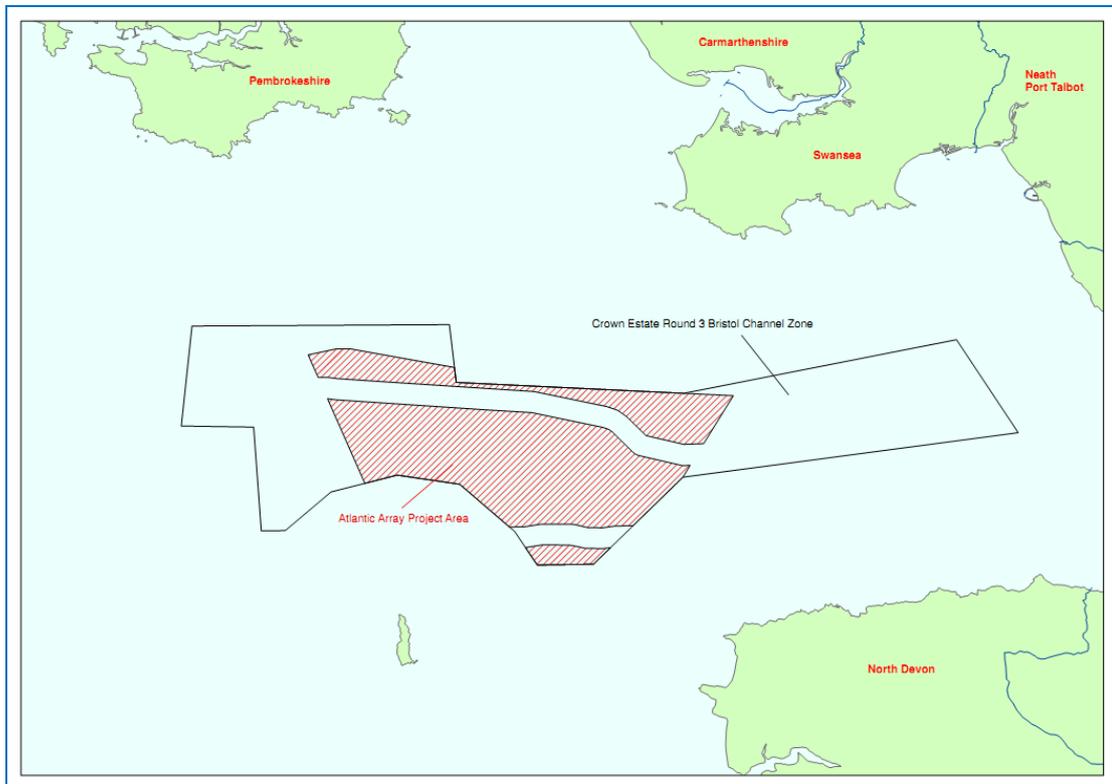
- 2.5 **COMMERCIAL WIND FARM PROPOSALS:** The Authority has received a number of consultations in recent years for commercial wind farms on land surrounding the National Park. The Authority was concerned with the impact of proposed wind turbines beyond the southern boundary of the National Park, both individually and cumulatively of recent proposals such as those at Batsworthy Cross and Cross Moor.
- 2.6 The planning application for the wind farm proposal (9 turbines) at Batsworthy Cross was refused by North Devon Council this year and the applicant has now appealed against the decision and a public inquiry will be held. The application for 2 turbines (100m to tip) at Cross Moor still has to be determined by North Devon Council.
- 2.7 During this time 22 turbines have been erected at the Fullabrook wind farm in North Devon. These turbines provide an installed capacity of 66 megawatts (MW) and are 110m to the tip of the blade. The wind farm covers a relatively large swathe of North Devon countryside and can be seen from the western boundary of the National Park.



Source: Western Morning News (This is Devon website)²
A view of part of the Fullabrook from Barnstaple

² <http://www.thisisdevon.co.uk/Blades-glory-ndash-different-story/story-12760000-detail/story.html>

- 2.8 Proposals for the large offshore wind farm with a generating capacity of up to 1500MW known as the “Atlantic Array” continue to be worked up by RWE Npower Renewables. The proposed wind farm would be around 14 kilometres from the nearest point on the North Devon coast and 16 kilometres from the nearest point on the South Wales coast and 13km from Lundy Island (see Map 2.1 below).
- 2.9 The exact number of turbines which will be installed in the array has yet to be determined, and will be dependent upon the generating capacity of the turbines available at the time of construction. A range of turbines with generating capacity between 3.6MW and 8MW are currently being considered; the number of turbines which will be installed therefore ranges from 417 to 188.



Map 2.1: Atlantic Array Project Area in the Bristol Channel³

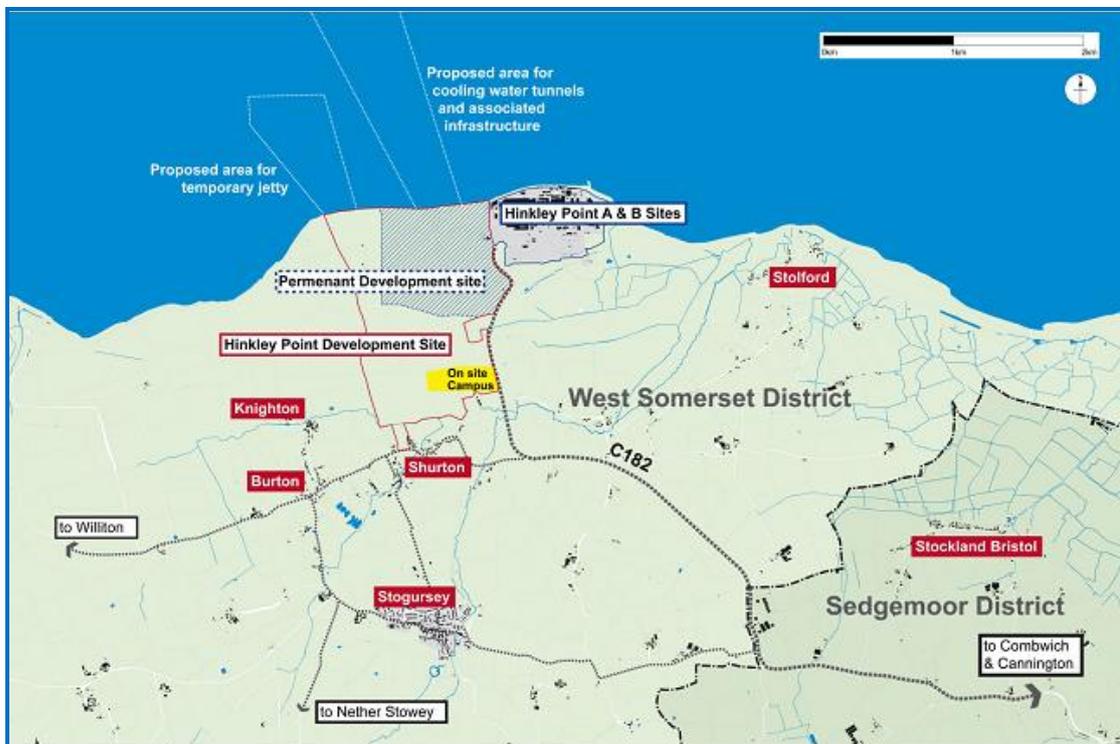
- 2.10 **HINKLEY POINT NUCLEAR REACTOR PROPOSALS** – EDF Energy is proposing to build two new nuclear reactors (referred to as Hinkley C) at the Hinkley Point power station on the West Somerset coast, north of Stogursey⁴.
- 2.11 To date, West Somerset Council have resolved to grant approval for preliminary works to the site which involve a number of activities including site clearance, excavations, access points and drainage. These works will ensure that

³ <http://www.rwe.com/web/cms/mediablob/en/359034/data/354742/10/rwe-innogy/sites/wind-offshore/developing-sites/atlantic-array-offshore-wind-farm/location/Location-map.pdf>

⁴ <http://www.westsomersetonline.gov.uk/hinkleypoint>

construction can commence if the Infrastructure Planning Commission (IPC) grants development order consent for the power station.

- 2.12 EDF Energy delivered a Development Consent Order to the IPC on Monday 31st October 2011 to build and operate a nuclear power station (3260MW output) at Hinkley and construct various other associated developments in the surrounding area⁵. The IPC have 28 days to validate the application, and if it is accepted, then all the information will be published and a register will be available for organisations and individuals to put their case forward.
- 2.13 It is clear that if the Hinkley C proposal is successful, there will be considerable environmental, economic and social implications locally which will require advance preparation to generate benefits and ameliorate any harm or disadvantage, in terms of economic development, transport, housing, tourism, and community wellbeing.



Map 2.2 Hinkley Point C Main Site Location⁶

⁵ <http://infrastructure.independent.gov.uk/projects/south-west/hinkley-point-c-new-nuclear-power-station/>

⁶ West Somerset and Sedgemoor District Councils 2011 Hinkley Point C Project SPD (draft) http://www.westsomersetonline.gov.uk/getattachment/Planning---Building/Planning/Hinkley-Point/Hinkley-Point-C-Supplementary-Planning-Document/HPC_SPD_Consultation-Draft.pdf.aspx

3 INTRODUCTION

3.1 This is Exmoor National Park Authority's seventh Annual Monitoring Report (AMR). The Report examines the implementation of the Exmoor National Park Local Development Framework (including minerals and waste policies) for the period April 2010 to March 2011. The AMR is a part of the Local Development Framework (LDF) – see Diagram 3.1 below.

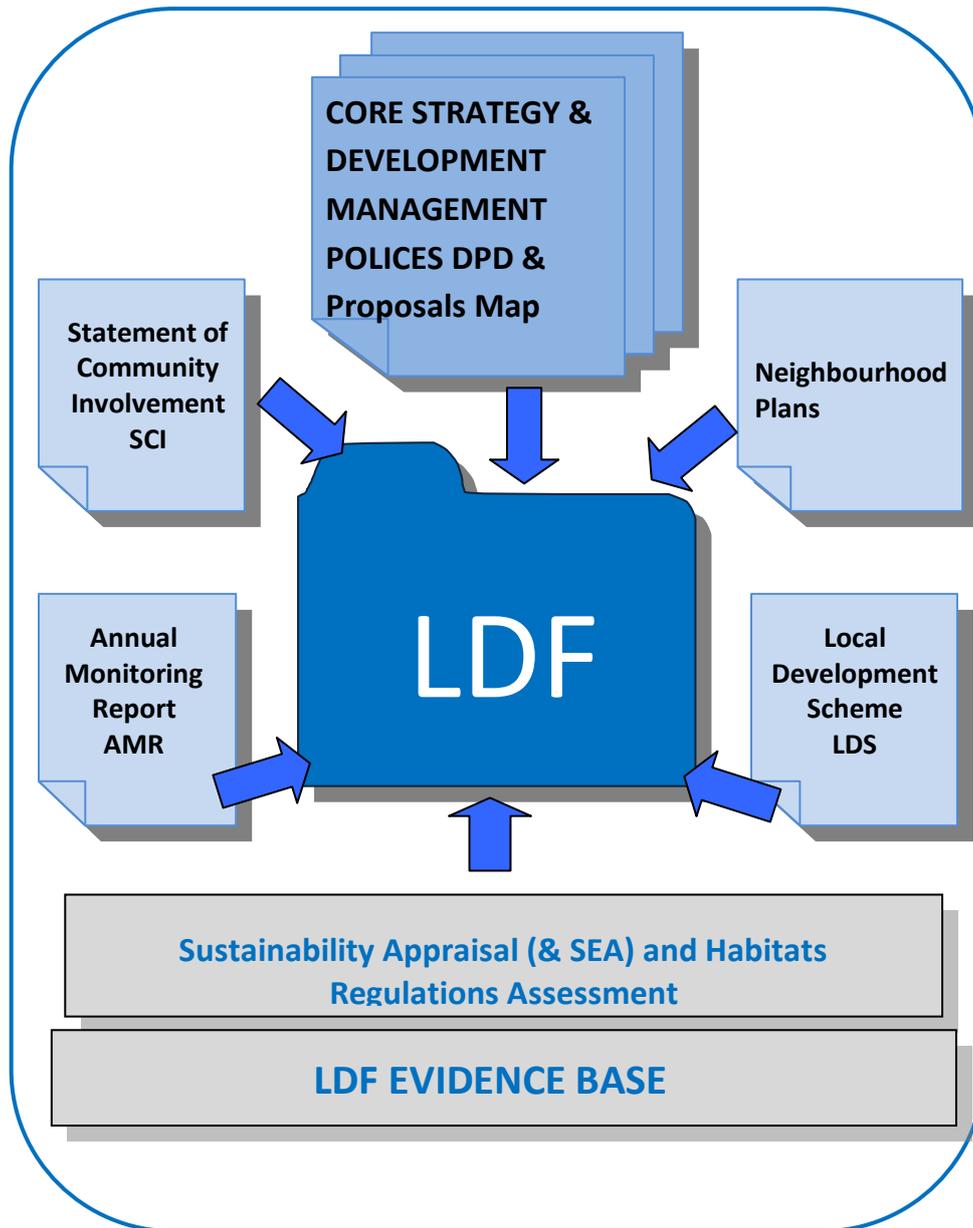


Diagram 3.1

3.2 For the reporting period April 2010 to March 2011 the preparation of the Annual Monitoring Report (AMR) has materially altered following the letter sent to Heads of Planning by Bob Neill MP – Parliamentary

Under Secretary of State for Communities and Local Government – on 30th March 2011⁷. This letter announced the withdrawal of the guidance on local plan monitoring that includes:

- Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005),
- Annual Monitoring Report FAQs and Emerging Best Practice 2004-05 (ODPM, 2006),
- Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008 (CLG, 2008).

- 3.3 It is therefore a matter for each local planning authority to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation. The Localism Bill will contain provisions that remove the requirement to send the AMR to the Secretary of State.
- 3.4 The AMR will continue to assess progress with the Exmoor National Park Local Development Framework and policy implementation for the reporting period. However there is no longer a requirement to report on National Core Output Indicators or regional contextual indicators. The scale, type and low rate of development on Exmoor were marginal to the achievement of national targets, however some of these indicators were similar to the Local Plan indicators and often a duplication of results previously occurred.
- 3.5 These changes will make the task of monitoring and reporting less onerous and this will be reflected in a shorter document that will nonetheless continue to be a valuable addition to the LDF.
- 3.6 **EXMOOR NATIONAL PARK LOCAL PLAN 2001-2011:** The Local Plan was formally adopted in March 2005. Following the introduction of the Planning and Compulsory Purchase Act 2004, the Local Plan policies were only saved for a 3 year period following adoption. The Policy & Community Team submitted an application to Government Office to save all the policies until they were replaced by future development plan documents. Government Office notified the Authority with the confirmation that all of the Local Plan policies were successfully saved in February 2008.
- 3.7 **THE SOMERSET AND EXMOOR NATIONAL PARK AUTHORITY JOINT STRUCTURE PLAN REVIEW 1991 - 2011:** The Structure Plan is part of the Exmoor National Park Authority Development Plan; this plan was adopted before the introduction of the new planning system, and therefore the period for saved policies was due to expire by 27th September 2007. The South West Regional Assembly (SWRA) as Regional Planning Body sought to extend the period for these saved

⁷ <http://www.communities.gov.uk/publications/planningandbuilding/letterlocalplans>

policies at that time, allowing for an additional period for their replacement by the Regional Spatial Strategy (RSS).

- 3.8 All of the Somerset & Exmoor National Park Joint Structure Plan 1991 - 2011 policies save one (Policy 53 relating to the then DETR Trunk Road schemes on the A303), have been designated as 'saved' by the Secretary of State and continue to be part of the development plan.
- 3.9 **REGIONAL SPATIAL STRATEGY (RSS):** Following the general election the Coalition Government resolved to reform the planning system and abolish RSSs through the Department of Communities and Local Government Draft Structural Reform Plan - the Secretary of State announced the revocation of Regional Spatial Strategies with immediate effect on 6th July 2010. However Cala Homes subsequently launched a legal challenge, asking the High Court for a judicial review of the Government's decision to abolish RSSs, due to the lack of transitional arrangements and the requirement of primary legislation.
- 3.10 On 10th November 2010 the High Court ruled that the powers set out in section 79 [6] of the Local Democracy, Economic Development and Construction Act 2009 could not be used to revoke all Regional Strategies in their entirety; this decision has re-established RSSs as part of the development plan. However the RSS for the South West was never formally adopted and therefore does not form part of the development plan. Furthermore, a Chief Planner's letter advised all local planning authorities to have regard to the Government's intention to abolish RSSs through the Localism Bill and that this would be a material consideration in planning applications and appeals.
- 3.11 The Government has the power to revoke RSSs from the day the Localism Bill received Royal Assent (15 November 2011), nevertheless the Government is undertaking voluntary assessments of the likely significant environmental effects of the revocation of each RSS, therefore it is unlikely that orders for revoking these regional strategies will occur until spring 2012.
- 3.12 As the Regional Spatial Strategy for the South West was never adopted, the environmental assessment applies to the Regional Planning Guidance for the South West (RGP10) that was published in 2001⁸. The report concludes that the RGP10 has largely been superseded and that it is highly unlikely that there would be any significant adverse environmental effects resulting from the revocation of this regional plan.

⁸ Environmental report on the revocation of the regional planning guidance for the South West (RPG 10) <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2012196.pdf>

EXMOOR NATIONAL PARK AUTHORITY

- 3.13 Exmoor National Park Authority is the planning authority for Exmoor National Park. Approximately two thirds of the National Park lies in Somerset within West Somerset District, and one third in Devon within North Devon District.
- 3.14 The statutory purposes of National Parks are set out under the National Parks and Access to the Countryside Act 1949, as amended by the Environment Act 1995:
- ***to conserve and enhance the natural beauty, wildlife and cultural heritage (of the National Parks); and***
 - ***to promote opportunities for the understanding and enjoyment of the special qualities (of the National Parks) by the public.***

In pursuing National Park purposes, National Park Authorities have a duty to:

seek to foster the economic and social well-being of local communities within the National Park and shall for that purpose 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.

- 3.15 The National Park Authority therefore has general power to do anything which is calculated to facilitate, or is conducive to, the accomplishment of the National Park purposes.
- 3.16 The Authority is the sole planning authority for the area of the 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.

SUSTAINABLE COMMUNITY STRATEGIES

- 3.17 PPS12 Local Spatial Planning published in June 2008 states that the overall vision for a Core Strategy should "*be informed by an analysis of the characteristics of the area and its constituent parts and the key issues and challenges facing them. The vision ... should closely relate to any Sustainable Community Strategy [SCS] for the area.*"
- 3.18 The Community Strategies were produced by the LSPs at 'district level' and by Strategic Partnerships at 'county level'. As the National Park is within North Devon and West Somerset districts, and the counties of

Devon and Somerset, the Authority has taken account of the following strategies:

- Somerset Vision and Community Strategy
- Devon Strategic Plan: Our Devon – a focus on the future
- Northern Devon Joint Sustainable Community Strategy
- West Somerset Sustainable Community Strategy 2007-10

3.19 The local strategic partnerships (LSPs) have previously been active in consulting local people and developing community strategies for their areas. Although the Coalition Government has continued to support the broad principles of partnership working at local level, there have been no specific details on the role of LSPs. The abolition of Local Area Agreements (LAAs) from March 2011, along with the abolition of Government Offices and former national performance management regimes, has removed a considerable number of statutory tasks that LSPs used to undertake. As a result, councils and their partner agencies have been reviewing the role and responsibilities of their local partnerships. In some cases, LSPs have been wound up – although the LSPs for Northern Devon and West Somerset have not formally dissolved, there have been no meetings or progress since 2010.

3.20 The draft National Planning Policy Framework however does not include any reference to Sustainable Community Strategies – the key objective is to create a good quality built environment with accessible local services that reflect community needs and support well-being. This includes local planning authorities working at a local level to involve all sections of the community in the development of local and neighbourhood plans.

NATIONAL PARK MANAGEMENT PLAN

3.21 The National Park Management Plan 2007-12⁹ was adopted in April 2007. The National Park Authority has a duty to prepare a National Park Management Plan (NPMP) under Section 66(1) of the Environment Act 1995, and to review the plan every five years.

3.22 The National Park Management Plan (NPMP) is of considerable relevance to the LDF. It is the main plan setting out an overarching vision for Exmoor, with objectives and targets for the whole National Park up to 2012, but also recognising longer term aims and should be seen as a focused plan for the National Park alongside and complementary to sustainable community strategies. Other plans/programmes within the Authority are derived from the NPMP.

⁹ National Park Management Plan 2007-2012
<http://www.exmoor-nationalpark.gov.uk/about-us/authority/exmoor-national-park-management-plan>

- 3.23 The NPMP is currently under review to ensure that it is still relevant and focused on addressing the key challenges facing the National Park over the next 5 years and the longer term. The new plan will be a Partnership Plan for Exmoor for 2012-17 requiring the involvement of partner organisations working together to achieve the priorities and actions supporting the overall vision and objectives. A common vision and objectives will be prepared for the Partnership Plan and the Core Strategy (Local Plan).

NATIONAL PARKS CIRCULAR 2010

- 3.24 The revised 2010 National Parks Circular¹⁰ sets out a joint 2030 vision for National Parks which will help guide long-term planning and decision-making. Consequently the National Park Circular is significant national guidance that will help to inform the content of the LDF.
- 3.25 Progress to meet the vision in the short term has focused on the achievement of key outcomes over the next 5 years, and are the Government's priorities for National Parks:
- A renewed focus on achieving the Park Purposes.
 - Leading the way in adapting to, and mitigating climate change.
 - Secure a diverse and healthy natural environment, enhanced cultural heritage and inspiring lifelong behaviour change towards sustainable living and enjoyment of the countryside.
 - To foster and maintain vibrant, healthy and productive living and working communities.
 - Working in partnership to maximise the benefits delivered.

¹⁰ English National Parks and the Broads – UK Government Vision and Circular 2010
<http://archive.defra.gov.uk/rural/documents/national-parks/vision-circular2010.pdf>

4 EXMOOR NATIONAL PARK PROFILE

- 4.1 The Annual Monitoring Report has previously presented a spatial portrait of the National Park area defined by the key spatial contexts presented in the Park Profile below. The review of the National Park Management Plan and subsequent update of the State of the Park Report, it is considered that the State of the Park Report will provide the most comprehensive overview for Exmoor and will help to inform the spatial portrait for the Core Strategy – it is therefore unnecessary to repeat this information within the Annual Monitoring Report.
- 4.2 The Park Profile set out in table 4.1 below provides a simple overview and context of the National Park.

TABLE 4.1 EXMOOR NATIONAL PARK PROFILE			
AREA	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	
POPULATION	Population	10,873 (census 2001)	ONS Census 2001
	Age 0-14	1,216	ONS - derived from 2010 mid-term estimates
	Age 15-74	8,048	
	Age 75+	1,476	
	Population size estimates (2007)	10,740	
	Population Density	0.16 per hectare (2001 Census)	
HOUSING	Dwelling Type:		ONS - derived from 2001 Census
	Detached	49.09%	
	Semi-detached	25.89%	
	Terraced	16.28%	
	Flat/Maisonette	8.35%	
	Mobile home/caravan	0.39%	
	Households	4896	
	Household spaces	5675	
	Spaces not used as main residence	563	
	Household Tenure		
	Owner occupied	68.26%	
	Private rented\housing association	30.60%	
	Local authority	1.14%	
	Vacant housing stock	3.80%	
	Average household size	2.2 residents per occupied household	
	Quality of housing stock	Unknown – data held by districts	
Total no. of dwellings	5926 (estimate)		

TABLE 4.1 EXMOOR NATIONAL PARK PROFILE

TABLE 4.1 EXMOOR NATIONAL PARK PROFILE			
HOUSING	Household Composition		ONS - derived from 2001 Census
	Households with one person	Pensioner: 19.2%	
		Other: 12.38%	
	Households without the sole use of one family (student hostels, residential homes etc)	With dependent children: 1.61%	
		All students: 0%	
		All pensioners: 0.86%	
	Family households	Other: 3.41%	
		Pensioners: 14.77%	
	Married couple households	No children: 17.26%	
		With dependent children: 12.77%	
All children not dependent: 4.66%			
Cohabiting couple households	No children: 4.41%		
	With dependent children: 2.96%		
	All children not dependent: 0.22%		
Lone parent households	With dependent children: 3.29%		
	All children not dependent: 2.21%		
HEALTH & WELL-BEING	Deprivation: Lowest IMD rank	West Somerset 005b (Dulverton & Brushford) 11063	Index of Multiple Deprivation (2007)
	Highest IMD rank	North Devon 002d (Lynton & Lynmouth Area) 17609	
	Life Expectancy at birth	Devon: Male 79.7 years - Female 83.6 years	Source: National Statistics Primary Care Organisations, England, 2007-09
		Somerset: Male 79.4 years - Female 83.5 years	
Long term limiting illness	19.72% of the population	ONS - derived from 2001 Census	
ECONOMY	Total unemployment - % of population aged 16 – 64 claiming Job Seekers Allowance	1.8% - West Somerset 2.0% - North Devon	Source: NOMIS earnings by residence - no separate data available for the National Park.
	Average earnings: North Devon	£383.40 - full time workers gross weekly pay 2010	
	Average earnings: W. Somerset	£420.60 - full time workers gross weekly pay 2009 (2010 data not available)	
TRANS-PORT	Commuting mode: 16-74 year olds which are economically active.	50.05% driving or sharing a lift	ONS - derived from 2001 Census - for the most significant commuting modes
		31.35% work at or from home	
		13.85% walking	
	Commuting distance	13.37 kms on average	2001 Census - ONS
	2010 Average Daily Traffic Flows	2849	A39 Lynton 2 way
		1350	A39 Culbone Stables
		4550	A39 East of Headon Cross
		2740	A396 Avill Farm
		4100	A396 North of Dunster
1820		B3190 Raleghs Cross	
1370		B3223 Red Deer Farm	
450	B3223 North of Simonsbath		

TABLE 4.1 EXMOOR NATIONAL PARK PROFILE

TABLE 4.1 EXMOOR NATIONAL PARK PROFILE			
	2010 Average Daily Traffic Flows	1380	B3224 Goosemoor
		1860	B3224 West of Wheddon Cross
		580	B3358 West of Simonsbath
EDUCATION	% 16 year olds achieving 5+ GCSE at A* - C or equivalent	West Somerset: 59.9% (2009 – 2010 unavailable) West Somerset Community College: 70%	Source: Dept. for Children Schools and Families (2010)
		North Devon: 62.2% Ilfracombe Arts College: 58%	
EDUCATION	Working age people with NVQ level 3+ as % of total working age population	West Somerset: 53.4%	Source: NOMIS – (January 2010 – December 2010)
		North Devon : 49.3%	
ENVIRONMENT	SSSIs	193.07 sq km	Source: Natural England and the Section 3 Conservation Map.
	National Nature Reserves	5.38 sq km (within SSSIs)	
	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 (AQMAs) exist for the National Park area. In the UK 240 Local Authorities have declared AQMAs - Mid Devon being the closest to the National Park have declared AQMAs for Crediton and Cullompton ¹¹ .	
River Quality	2009: 100% of assessed river length graded as A (very good) in terms of chemistry. 2009: 75% of assessed river length graded as A (very good) and 25% graded as B (good) in terms of biology.	Environment Agency (2008 data). This data is no longer available and information is now provided through the South West River Basin Management Plan.	
HERITAGE	Scheduled Monuments	204	English Heritage and Historic Environment Record
	Conservation Areas	16	
	Grade 1 Listed Buildings	22	
	Grade II* Listed Buildings	61	
	Grade II Listed Buildings	943	
	Historic Parks & Gardens	2	
LEISURE	Public Footpaths	438 km	Definitive Map / GIS
	Public Bridleways	464 km	
	Other PRow	64 km	
	Visitor days/year	1.99 million (2008 STEAM data) 2.02 million (2009 STEAM data) 2.03 million (2010 STEAM data)	STEAM Report 2010

¹¹ http://aqma.defra.gov.uk/maps.php?map_name=fulluk&la_id=161

5 LOCAL DEVELOPMENT SCHEME IMPLEMENTATION

- 5.1 The Local Development Scheme (LDS) sets out a three year programme for the preparation of Local Development Documents (LDDs) within the Exmoor National Park Local Development Framework (LDF). For each separate document a timetable is drawn up to illustrate the various milestones incorporated in the production of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) - from the early preparatory stages through to the final adoption of the document.
- 5.2 The current LDS which concentrated on preparing a Core Strategy during the main 3 year timetable period April 2007 to March 2010. However, this timetable is obsolete and a LDF work plan has been developed to reflect the current milestone in the preparation of the Core Strategy which is shown in chart 5.1 below¹².
- 5.3 **STATEMENT OF COMMUNITY INVOLVEMENT (SCI):** The SCI is a key document in the LDF, which sets out how the Authority intends to consult stakeholders and the local community on local development documents and planning applications for Exmoor National Park. The SCI was found sound by the independent Inspector and adopted on 1st August 2006.
- 5.4 **CORE STRATEGY & DEVELOPMENT MANAGEMENT POLICIES DPD (LOCAL PLAN):** The Core Strategy will set out the long-term spatial vision for Exmoor National Park, and the spatial objectives and policies (including minerals and waste policies) to achieve that vision. The work plan presents a clear focus on producing the Core Strategy in combination with detailed development management policies. Once the Localism Bill has received Royal Assent this document will be publically referred to as the "Local Plan".
- 5.5 During the 2010/11 monitoring year the main focus for the Policy and Community team was the ongoing collation of the evidence base for the LDF. As part of the evidence gathering four topic meetings were held with stakeholders and members of the public to discuss: climate change, housing, tourism and recreation. A further Your Future Exmoor event was held for stakeholder organisations to generate views and opinions on the issues and options that were adapted from those presented at the community events. The full range feedback reports for all events and workshops held for Your Future Exmoor can be found on the website¹³.

¹² Milestones on the website at: <http://www.exmoor-nationalpark.gov.uk/planning/planning-policy/local-development-framework/local-development-scheme>

¹³ <http://www.exmoor-nationalpark.gov.uk/planning/planning-policy/local-development-framework/your-future-exmoor>



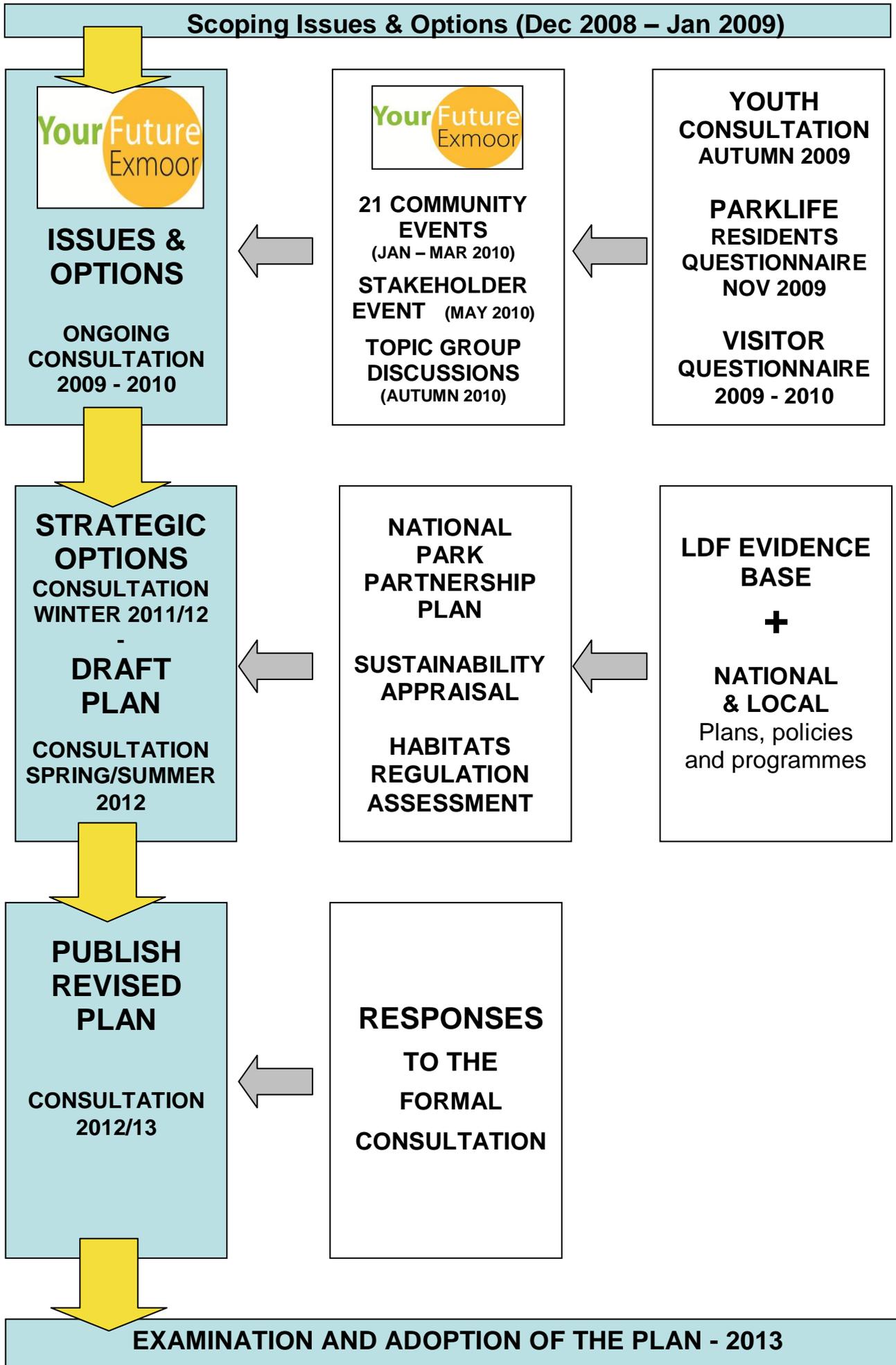
- 5.6 The Strategic Housing Land Availability Assessment (SHLAA) will continue to be prepared in order to identify sufficient land with the potential to accommodate new housing development. This process involves working with our partners in the Northern Peninsula Housing Market Area and other stakeholders, including local communities.
- 5.7 The SHLAA will not allocate sites for development or determine if a site should be granted planning permission for housing development. The SHLAA's role is to indicate the potential future housing supply and inform the policies in the Local Development Framework, which will replace the policies set out in the 2005 Local Plan.
- 5.8 The Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) scoping reports were produced during the reporting period; these act as a baseline which will help to inform the development of the Core Strategy through assessing the most sustainable policy options for the National Park against a series of sustainability objectives and ensuring that there will be no significant effects on internationally and nationally designated wildlife sites.
- 5.9 Further discussion of the SA and assessing outcomes of the YFE events with the Planning Advisory Service has generated the need to focus on strategic options for the location of development and the delivery of affordable housing. This has entailed in the commissioning of further evidence required to inform the development of options that are to be consulted on during 2011/12 reporting period (see chart 5.1 below for the stages of plan preparation).
- 5.10 There have been, and will continue to be, discussions regarding opportunities for joint-working and information sharing with both West Somerset Council and North Devon Council to ensure that cross-boundary issues are acknowledged in forthcoming planning documents. Responses are made to consultations on the Core Strategy stages for both districts as these come forward.
- 5.11 As important, is the sharing of experiences and discussion of common issues with other National Park Authorities through the National Parks Policy Officer Group (NPPOG).
- 5.12 **LYNTON & LYNMOUTH NEIGHBOURHOOD PLAN:** In February 2010 a joint bid for the Neighbourhood Plan Vanguard scheme was submitted to Communities and Local Government (CLG) by Exmoor National Park Authority in association with Lynton and Lynmouth Town

Council, the Rural Housing Project, the Lyn Community Development Trust and the Positive Development Trust

- 5.13 The Neighbourhood Plan will help to facilitate the development and redevelopment of sites in and around Lynton & Lynmouth and Barbrook. The Lyn & Exmoor Vision Community Plan 2006 – 2021 highlighted a number of priorities including local affordable housing, development of a year round economy, promoting renewable sources of energy, and protecting and enhancing the natural and built environment. The National Park Authority has a duty to support the community in the preparation of their Neighbourhood Plan – this will continue through the 2011/12 monitoring period.



Chart 5.1: PREPARING A NEW PLAN FOR EXMOOR



6 POLICY PERFORMANCE

- 6.1 The policies in the Local Development Framework (LDF) at present are those of the Exmoor National Park Local Plan 2001-2011 which was adopted in March 2005. All of the Local Plan policies are saved until they are replaced by policies in the adopted Core Strategy.
- 6.2 This section of the AMR monitors the policies, of the Adopted Local Plan through a range of selected indicators – set out in Chapter 14¹⁴ of the Local Plan. The Local Plan indicators aim to inform the effectiveness of the policies within each section of the Local Plan.
- 6.3 **LANDSCAPE & NATURE CONSERVATION:** this section contains policies that support the first statutory purpose of the National Park Authority, *to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park*. The indicators are set out in Table 7.1 below.
- 6.4 The indicators reveal that the LNC policies have been effective in protecting the landscape, natural beauty, wildlife and cultural heritage of the National Park. Planning decisions have been robust in ensuring that new development conserves and enhances the National Park, particularly regarding the increase in number of conditions applied to planning permissions in relation to:
- controlling external lighting in new developments,
 - ensuring archaeological heritage assets are conserved, and
 - ensuring wildlife is protected.
- 6.5 The indicators within Table 6.1 do not reflect the cumulative impact of changes in the way the land is managed and maintained; in the majority of cases these changes are not subject to planning control. Objectives and targets set out in the National Park Management Plan aim to address landscape management issues which cannot be controlled by planning policy alone. Lighting conditions to control the impact of light pollution have been attached to a number of minor and major developments permitted during the monitoring period. The National Park is now a Dark Sky Reserve with the policy on lighting (LNC2) helping to sustain this special quality – the Core Strategy will reinforce the Dark Sky Reserve status of the National Park.
- 6.6 Those indicators which aim to measure the condition of internationally, nationally and locally designated areas for wildlife such as: Special Areas of Conservation (SACs), Special Sites of Scientific Importance (SSSIs) and Local Wildlife Sites (formerly County Wildlife Sites), or the management of BAP habitats as a result of development are significantly more difficult to measure (see table 6.1a). However due to

¹⁴ [Chapter 14 Monitoring and Review](#)

land management strategies, the condition of SSSIs overall has improved, with 96.6% in favourable or recovering condition – this exceeds the 2010 target of 95%. For the areas SSSIs owned by the National Park Authority, all the land is within the favourable/recovering categories.

- 6.7 In terms of major development proposals, four applications were approved during the monitoring period – this represents the highest number of major developments (small-scale major) approved within the seven years monitored by the AMRs. These comprised of two applications for agricultural buildings over 1000sqm, a housing development (12 units at Dulverton), and the installation of a sewage treatment plant at Withypool.

Table 6.1: LANDSCAPE AND NATURE CONSERVATION			
Indicator	Policy	Result	Comments
Area of greenfield land	LNC1 LNC3 LNC6	673sqkm 97.74% of the National Park area	Excluding buildings and their curtilage, roads, structures, water bodies etc.
Number of lighting conditions attached to permissions within the National Park	LNC2	59	Applications with lighting conditions which either do not permit external illumination or limit lighting.
Change in area of moor and heath as a result of development	LNC3	See table 6.1a	
Area of orchard created or lost as a result of development	LNC4 LNC5	0	No areas of orchard lost
Extent of marshy grassland	LNC7	0	Cannot be measured at present
Change in area of designated habitats as a result of development.(SACs, SSSIs, CWS)	LNC9 LNC10 LNC11 LNC13	See table 6.1a	
Percentage of SACs, SSSIs in favourable condition and County Wildlife Sites in favourable management as a result of development.	LNC9 LNC10 LNC11 LNC13	96.6% of SSSIs on Exmoor For land owned by the Authority almost 100% of SSSIs	Source: Natural England SSSIs in 'favourable' or 'unfavourable recovering condition'. (Target 95% by 2010)
Change in area of BAP habitats as a result of development.	LNC12	See table 6.1a	
Area of BAP habitats managed in accordance with NPA conservation objectives as a result of development.	LNC12	0	

Table 6.1: LANDSCAPE AND NATURE CONSERVATION			
Indicator	Policy	Result	Comments
No. of developments with provision for protected /important species, and as a proportion of developments affecting protected /important species	LNC14	25 applications where conditions are imposed which either require applicants to undertake a bat survey prior to any development (where the presence of bats is considered likely) or where a biodiversity survey has been undertaken. 2 applications conditioned to ensure that provision is made for protected/important species.	
No. and proportion of applications refused for reasons of harm to protected/important species.	LNC14	0	Most applications regarding protected species are in relation to the presence of bats and/or nesting birds.
No. of applications for DEFRA licences.	LNC14	0	
No. of Scheduled Ancient Monuments affected by development.	LNC15 LNC16	22 applications where the permission is conditioned regarding 'archaeological watching briefs', 'notification of start of development' and further advice regarding how development is carried out.	
No. of sites on the Sites and Monuments Record affected by development.			
No. of the above applications refused.	LNC15 LNC16	0	
No. of cases of damage to archaeological sites.	LNC15 LNC16	0	No cases of damage through development.
No. of renewable energy/energy conservation projects.	LNC17 LNC18 LNC19	31	See table no. 6.1b . In addition
No. and area of major developments approved within the National Park	LNC20	4 applications	

- 6.8 During 2010/11 relatively few approved planning applications affected the designated areas listed in table 6.1a (below). There are some limitations to the effectiveness of this monitoring, as the area of the development as specified by the planning application and measured by the Geographical Information System (GIS) is not always the exact area of development. This area is sometimes smaller than the delineated area, and therefore the effect on a designated area can often be minimal or result in no direct impact.
- 6.9 Another key consideration is that an application may affect several designations within one small area, where local, national and international designations may overlap to varying degrees. For example the outlined development area for an application for a toilet block on the Horner Wood camp site included Section 3 Woodland, the North Exmoor SSSI and the Exmoor Oakwoods SAC. A proposal for the installation of a micro hydro electricity station was also located in areas designated as Section 3 Woodland and Cliff & Foreshore, SSSI, and upland oakwoods biodiversity action plan habitat. Both applications

were approved as the proposals were unlikely to have any detrimental impact on these wildlife designations.

Table: 6.1a

Designated areas	Area affected (ha)	Comment
Special Area of Conservation (SAC) Exmoor Heaths	0.06ha	Installation of solar PV on an existing building and conversion of shelter to public toilets – no direct impact.
Special Area of Conservation (SAC) Exmoor Oakwoods	0.24ha	Provision of toilet block on campsite and replacement conservatory – no direct impact.
Section 3 Moor & Heath	0.2ha	As for Exmoor Heaths SAC
Section 3 Woodland	2.09ha	Installation of 3 hydro schemes, toilet block on camp site and some householder applications – minimal impact.
Section 3 Cliff & Foreshore	0.003ha	Installation of a micro hydro scheme – no direct impact.
Orchards	0.17ha	Installation of wood pellet boiler, apple store, and conversion – no direct impact or loss of orchard.
Blanket Bog – Biodiversity Action Plan Habitat	0	-
Upland Heath – Biodiversity Action Plan Habitat	0	-
Lowland Heath – Biodiversity Action Plan Habitat	0.25ha	Installation of solar PV on an existing building – no direct impact.
Upland Oak Woods – Biodiversity Action Plan Habitat	0.86ha	Installation of two micro hydro schemes and the change of use of a property – minimal impact.
Sites of Special Scientific Interest (SSSI)	0.97ha	Installation of 2 micro-hydro schemes, solar PV on existing building and a campsite toilet block – minimal impact.
Somerset County Wildlife Sites (CWS)	0.67ha	A number of householder applications, stabilizing a footpath and installation of a micro hydro scheme – most have no direct impact on the designation.
Devon County Wildlife Sites (CWS)	0.31ha	Householder application – no direct impact.

Table 6.1b

Application	Parish	Renewable Energy Type	Comments
6/14/10/105	Exmoor	Wind Turbine	Height to rotor tip 17.7m
6/14/10/110	Exmoor	Wind Turbine	Height to rotor tip 19.25m
62/11/10/003	Brendon & Countisbury	Wind Turbine	Height to rotor tip 11.8m
62/13/10/005	Challacombe	Wind Turbine	Height to rotor tip 17.7m
62/41/10/024	Lynton & Lynmouth	Wind Turbine	Height to rotor tip 17.75m
6/26/10/110	Old Cleeve	Solar - photo voltaic panels (PV)	Carbon Neutral Exmoor
6/10/10/120	Dunster	Solar PV	Carbon Neutral Exmoor
6/27/10/126	Porlock	Solar PV	Carbon Neutral Exmoor
6/27/11/104	Porlock	Wood Fuel	Carbon Neutral Exmoor
6/27/10/124	Porlock	Solar PV	Carbon Neutral Exmoor
6/43/10/108	Wootton Courtenay	Solar PV	Carbon Neutral Exmoor
6/43/10/109	Wootton Courtenay	Solar PV	Carbon Neutral Exmoor
6/8/10/108	Cutcombe	Solar PV and solar thermal panels	Carbon Neutral Exmoor
6/8/10/111	Cutcombe	Solar PV and solar thermal panels	Carbon Neutral Exmoor
6/8/10/112	Cutcombe	Solar PV	Carbon Neutral Exmoor
62/50/10/013	Parracombe	Solar PV and solar thermal panels	Carbon Neutral Exmoor
6/15/10/104	Exton	Hydro	
6/25/10/101	Oare	Hydro	
62/41/10/014	Lynton & Lynmouth	Hydro	
6/12/10/101LB	Elworthy	Solar PV and solar thermal panels	
6/19/11/101	Luccombe	Solar PV	
6/3/10/106	Brompton Regis	Solar thermal panels	
6/43/10/107	Wootton Courtenay	Solar PV	
6/20/10/102	Luxborough	Solar PV	
6/9/10/135	Dulverton	Solar PV	Dulverton Middle School
6/9/11/106	Dulverton	Solar PV	Agricultural building
6/40/11/101	Winsford	Solar thermal panels	
62/11/10/008	Brendon & Countisbury	Solar PV	
62/41/10/031	Lynton & Lynmouth	Solar PV	
62/41/10/035	Lynton & Lynmouth	Solar PV	
62/62/10/002	Trentishoe	Solar PV	

6.10 From the 1st April 2010 communities and householders have been able to benefit from the renewable energy feed-in tariff (applies to installations commissioned since July 2009) where owners are paid for

electricity produced by low-carbon and renewable electricity technology. This incentive has increased number of proposals for small-scale renewable energy systems – directly benefitting communities through the Carbon Neutral Exmoor project and private individuals.

- 6.11 The number of planning applications submitted and approved for renewable energy development (31) significantly increased during this reporting period from the higher levels experienced in 2009/10 (15), in comparison to previous monitoring years. The small-scale renewables technologies were a mix of wind turbines, solar thermal panels, photovoltaic panels and micro hydro. Eleven applications were part of the Carbon Neutral Exmoor project which had secured grant funding from the Low Carbon Communities Challenge – this enabled a number of communities to successfully install a range of renewable energy technologies and energy efficiency measures on community buildings including: village halls, a village shop, a local pub, a school and a visitor centre. The five wind turbines approved were located near remote farmsteads or dwellings – including the installation of a larger turbine at the National Park Authority’s Pinkery Outdoor Education Centre. A further four applications for agricultural buildings had conditions attached requiring details of energy efficiency and resource conservation measures.



Solar PV panels erected on the Porlock Visitor Centre (ENPA)

- 6.12 **CONSERVATION OF BUILDINGS AND SETTLEMENTS:** the indicators within this section monitor the CBS policies which aim to provide effective protection of the cultural landscape including farmsteads, settlements, buildings, and structures, as well as ensuring that new development is both well-designed and enhances the environment.

- 6.13 All of the indicators within this section, save one could be monitored. However as these quantitative indicators do not have targets or defined objectives it is difficult to measure whether the policies are having the intended effect. Developing indicators in the future for the monitoring framework of the LDF should be able to address this issue.
- 6.14 The results show that there has been no change to significant cultural designations such as: conservation areas, listed buildings, historic parks and gardens, orchards and important open space (visual amenity). An 'Orchard Review' will be undertaken as part of the LDF evidence base and records will be updated accordingly and shown on the proposals map.
- 6.15 A small number of applications to convert traditional buildings have been permitted during the monitoring period including the conversion of the grade II ancillary barn to the Notley Arms in Monksilver to visitor accommodation; this enables an appropriate re-use of a redundant building which is particularly important to the local traditional vernacular.



Notley Arms Barn – Monksilver (ENPA)

Table 6.2: CONSERVATION OF BUILDINGS & SETTLEMENTS			
Indicator	Policy	Result	Comment
No. of traditional buildings converted to different use classes in LRC's, villages and in the Open Countryside	CBS1, CBS2, CBS3, CBS4	8	Conversions include: holiday accommodation and ancillary accommodation to existing dwellings
No. of Conservation Areas	CBS5	16	12 are substantial parts of settlements, whereas 4 are individual buildings or groups of buildings such as farmsteads.
No. of Conservation Area Enhancement Schemes undertaken	CBS5		The conservation area in Lynton has had some street enhancement work in relation to resurfacing and removing unnecessary lines to create a shared space. The enhancement scheme for Dunster conservation area is being progressed. Successful bid for funding the undergrounding overhead wires in Dulverton conservation area.
No. of Tree Preservation Orders made following Section 211 Notices within Conservation Areas	CBS6	0	TPOs served following planning applications.
No. of Listed Buildings	CBS7-10	1026	Grade 1 secular 11 Grade 1 churches 11 Grade 2*secular 40 Grade 2* churches 21 Grade 2 all types 943
No. of Listed Buildings on "At Risk" register	CBS7-10	0	Source: English Heritage - Buildings At Risk Register A 1996 condition survey found 4.2% of listed buildings considered to be 'at risk'.
No. of Historic Parks and Gardens	CBS11	2	Dunster Castle and Nettlecombe Court
No. of renewable energy/energy conservation projects.	CBS12-15	31	See previous table 6.1 for Landscape and Nature Conservation policies.
No. of letters of complaint and support related to the character of new devt.	CBS12-15	-	Cannot be monitored at present
No. of design awards for new devt.	CBS12-15	0	
Area of orchard created or lost as a result of devt.	CBS12-15	0	Also LNC4-5
No. of new buildings roofed in traditional materials.	CBS12-15	72	Includes all permissions where roofing materials are stated (including extensions, outbuildings, agricultural buildings etc).
Area of Important Open Space (Visual Amenity) within settlement.	CBS16	39.82ha	Existing

- 6.16 The project for the enhancement of the conservation area at Dunster, including the improvement of the medieval high street together with other enhancements is underway and a project officer in place to move this forward. The enhancement of the 'old village' area within the Lynton Conservation Area was overseen by the Lyn Community Development Trust. Due to funding cuts the plans for the enhancement of this area was scaled-down to improve the road surfacing and marking to contribute positively to the streetscape of the area.
- 6.17 Adopted Local Plan Policy CBS12 requires that all new development should reflect and reinforce the use of traditional materials. All buildings permitted which require roofing materials, are monitored regarding traditional roofing materials – namely slate, thatch or clay tiles. For example, new dwellings are roofed in traditional materials. However, some outbuildings, stables or agricultural sheds are not roofed in these materials and may use corrugated cement fibre sheets – the advised colour for these sheets is generally anthracite to minimise the visual impact of the roofing in the wider landscape.
- 6.18 **HOUSING:** Adopted Local Plan policies provide that virtually all new house-building in the National Park meets the local community need for affordable housing. House prices within Exmoor National Park indicate one of the highest disparities in the country between average household income and mean average house price.
- 6.19 The indicators presented within Table 6.3 seek to measure the performance of housing policies within the Local Plan. These policies aim to ensure that new housing development within the National Park is compatible with the conservation and enhancement of the landscape, natural environment and built heritage of the National Park whilst providing for the housing needs of local communities and contributing to their sustainability.
- 6.20 The results from the 2010 House Price Survey demonstrate that during the monitoring period house prices slightly declined due to the global economic slowdown and the continuing difficulty in obtaining finance for mortgages. However, the disparity between average annual household incomes and average house prices (14:1) on Exmoor continued to remain high, illustrating the difficulty that households with average incomes (or lower) would have to purchase suitable accommodation on the open market.
- 6.21 The Rural Housing Project¹⁵ has undertaken household surveys to provide evidence of housing need for parishes wholly or partly within

¹⁵ The Rural Housing Project provides independent advice on delivering affordable rural housing across the whole of North Devon and West Somerset, including Exmoor www.exmoor-nationalpark.gov.uk/rural_housing_project.htm

the National Park since the project began in 2002. The RHP works closely with the Authority and Registered Providers (housing associations) to provide local needs affordable housing across the National Park and the rural areas of West Somerset and North Devon.

- 6.22 A 'park-wide' housing survey was undertaken across the National Park during the summer of 2008 – the analysis of the survey returns found 194 households in housing need, 127 of which would meet the local occupancy requirements of Local Plan policy H2. In reality the level of local affordable housing need is likely to be significantly higher, as the Rural Housing Project has found that once a scheme for a parish is progressed to a point where a community perceives that it has a greater certainty of being delivered, more people in housing need come forward.
- 6.23 The indicator referring to the number of households on the District Council's housing register is now less meaningful for monitoring housing need, as the 2008 housing survey is a more accurate reflection of local housing need. Both North Devon and West Somerset district use a choice-based letting system to enable applicants to register a housing need and to express a preference for new or existing properties as they become available. Although both systems cannot accurately demonstrate levels of local affordable housing need within the National Park it is important that people in housing need (whether for rented or shared-ownership opportunities) are registered so they have the opportunity of being allocated housing.
- 6.24 Local affordable housing permitted since the adoption of the Local Plan must be occupied by those with a local connection. The legal agreement (the means by which occupancy is controlled) overrides the choice-based letting system outlined above and therefore – potential occupants must therefore meet the criteria set out in policy H2 of the Local Plan.

Table 6.3: HOUSING

Indicator	Policy	Result	Comment
Proportion of new Housing Meeting Community's Need for Affordable Housing by location, devt type, and occupancy.	H1 - H15	4 local need affordable dwellings were permitted during the monitoring period at Winsford and Lynmouth.	25 units were under construction at 31st March 2011 and 6 units with permission had not started. Resolution to permit 15 units at Porlock subject to signing a legal agreement.
Affordable Housing Provision by Type and Size of dwellings	H1 - H16	The residential occupancy of 1 existing unit of residential accommodation was changed to local need affordable housing.	Ashwick, Dulverton

Table 6.3: HOUSING			
Indicator	Policy	Result	Comment
Ratio of House Prices and Rents to Household Income (CACI data) by Household Type	H1 - H17	Ratio of Average House Price to Average Household Income: 14:1 Ratio of Average Lower Quartile House Price to Average Lower Quartile Household Income: 11:1	2010 Annual House Price Survey data. Average Household Income figure is that for Exmoor National Park £28,132 (obtained using 2007 data supplied by CACI)
Changes in House Prices Relative to national, regional and county averages	H1 - H18	The mean average house price on Exmoor was £391,987 - an increase of 19% from 2009. This average continued to be 76% higher than the mean average house price in the South West (£222,697), and 70% higher than the mean average house price in England & Wales (£230,917). 2010 Annual House Price Survey	
No.s of second and holiday homes and empty homes at parish level	H1 - H19	Estimated number of long term empty properties: 140 (2.4% of the estimated total number of dwellings). Estimated number of Second/Holiday homes: 614 (10.4% of the estimated total number of dwellings).	Information requested from the council tax records of District Councils. Parishes are either wholly within the National Park, or partly within the National Park (including the main settlement of that parish). The number is an estimate and may include properties outside the National Park.
No. of up to date parish housing need surveys.	H1 - H20	17 separate parish surveys completed for parishes wholly or partly within the National Park between 2002 and 2007. A park-wide housing survey was undertaken during July/August 2008 to ascertain the level of local housing need across the whole National Park.	No. of parish surveys completed (carried out and reported back) since the start of the Rural Housing Project in 2002/3. NB: RHP covers the rural areas of North Devon and West Somerset districts including Exmoor National Park.
No.s of households on District Councils' Housing registers.	H1 - H21	Exmoor National Park LDF Housing Survey 2008: <u>127 households</u> in local affordable housing need.	
Percentage of Housing commitments located on Previously Developed Land (PDL)	H1 - H22	75%	Source: Exmoor Housing Survey Report 2010/11 - percentage of dwellings completed on previously developed land. The number of net completions during the monitoring period was 12.

6.25 The level of housing completions during 2009/10 on previously developed land (PDL) remains high even though there is shortage of brownfield sites available. Large brownfield sites, such as the Cutcombe Market site are atypical in the National Park with the majority

of affordable housing exception sites on greenfield sites within or adjacent to settlements. Brownfield land and buildings within a sparse rural area such as the National Park is a limited resource, therefore it is anticipated that the percentage of completions on PDL in the future will continue to be lower than the national average unless further windfall¹⁶ sites come forward.



New housing under construction at the Cutcombe Market Site – Wheddon Cross (ENPA)

- 6.26 During 2010/11 there were overall 12 net housing completions (13 gross) throughout the National Park (see Appendix 1 for further details and chart 6.1 below) – although this is a lower number than previous years, the average over the past 10 years is around 26 dwellings per year. There were a considerable number of dwellings under construction including those at the Cutcombe Market redevelopment (see image above) and the affordable housing scheme at Dulverton. This will result in a higher level of completions for the next reporting period.
- 6.27 The majority of local needs affordable housing coming forward at the end of the reporting period was social rented accommodation, provided through Registered Providers – this includes 10 units at Wheddon Cross and 12 units at Dulverton that were under construction and a further 15 at Porlock approved subject to signing a legal agreement. Considering the constraints of the mechanisms available for the

¹⁶ Windfall sites are previously developed sites which have unexpectedly become available for development – they can include sites resulting from the closure of a business, a residential conversion or the creation of a flat over a shop.

delivery of affordable housing in rural areas this indicates that the Local Plan housing policies have been successful in making a significant contribution to help meet the housing needs of communities in the National Park.



Chart 6.1

- 6.1 The Comprehensive Spending Review has made significant changes to the level of future funding available for affordable housing and the way this funding is allocated. This will particularly impact on small rural affordable housing schemes on exception sites – including those delivered in the National Park. These changes comprise a cut of over 50% in the social housing budget for the 2011-15 spending review with a target to deliver 150,000 affordable homes nationwide. The way the funding for affordable housing is allocated has also changed, with providers invited to submit proposals for the delivery of affordable housing to the Homes and Communities Agency (HCA) for the entire four-year period. Under the new programme the only identified scheme in Exmoor National Park is at Villes Lane, Porlock. There is also a pipeline scheme identified for Old Cleeve parish; however this may be delivered outside the National Park boundary.
- 6.2 New arrangements to help finance these affordable homes include charging ‘affordable rents’ up to 80% of market rates for those with

lower levels of housing need. This would allow housing associations to generate higher incomes and greater borrowing capacity to build more affordable homes. The 'affordable rents' would be in addition to 'target or social rents' that are more comparable to social housing. The difference between affordable rents and target/social rents will vary geographically across the country – this variation could be considerable on Exmoor where market rents are high and increasing due to demand.

- 6.3 Other HCA funding opportunities include bringing empty properties back into use and community led projects such as community land trust schemes. In terms of delivering affordable housing on Exmoor, these changes will mean that future provision will be challenging. The forthcoming Core Strategy will address these issues to help to ensure that affordable housing continues to address local need in the long term.
- 6.4 **EMPLOYMENT AND ECONOMIC DEVELOPMENT:** policies within this section aim to maintain the thriving rural economy on Exmoor; vital for the conservation and enjoyment of the National Park.
- 6.5 The indicators in Table 6.4 monitor the amount of completed employment development within the National Park for 2010/11. During this monitoring period there has been 319 sqm of completed developments for B use business use classes – this is a considerable increase in this type of employment use as this sector represents only 35% of the business units in the National Park whilst the others are non-B Class employment spaces such as shops, restaurants and community facilities¹⁷. The majority of this increase in employment space was an extension to Singer Instruments – a high technology business based in Roadwater.
- 6.6 Further business uses permitted within this class include the business units to be delivered as part of the Cutcombe Market redevelopment. The development will include three 140 sqm (internal space) units in Block A and four 60sqm units within Block B. These arrangements offer flexible workspace for a variety of businesses. Expressions of interest have already been made for some of the units for a vehicle repair workshop and agricultural & builders supply store.
- 6.7 The Cutcombe Livestock Market facility was completed and formally opened during August 2010 – this is not classified as B use development, but as sui generis (a use on its own) – however it does represent a significant continuation of this business and the importance it signifies for farmers on Exmoor.

¹⁷ Exmoor National Park Employment Land Review 2009 – Nathaniel Litchfield & Partners



The new Cutcombe Livestock Market – opened during August 2010

Table 6.4: EMPLOYMENT & ECONOMIC DEVELOPMENT			
Indicator	Policy	Result	Comment
Proportion of New Employment Premises by Location and Development Type	E1 - E2, E5	Sui generis – livestock market (649 sqm) B1b – research & development (287sqm) B1a – (31.6sqm)	A significant extension to established business Singer instruments, new Cutcombe Livestock building and a home office.
Area of floorspace as Employment Use Created and Lost	E1 - E5	Loss of employment space: B1a – loss of 34sqm	
No. and area of Employment Uses Re-using existing buildings	E1 - E2	Development created during 2010/11 is new build only.	
Area of floorspace created and lost by B1, B2 and B8, C1* of Use Classes Order	E3 - E4	B1 - 324 sqm B2 – 256 sqm B8 – 280 sqm	Floorspace permitted during 2010/11 for B class employment use
No. and area of Live Work Units/ Home Working spaces permitted	E5	1	6/27/10/129 – ancillary accommodation with workshop

*Creation and loss of C1 hotels/guest houses – see table 6.6 below

6.8 The employment and economic development policies provide flexibility for small-scale business development, including new build, extensions and limited adaptations of the existing building stock, to meet the needs of businesses within the National Park. Home working is recognised as increasingly popular and viable as telecommunications technology improves – the use of residential property or ancillary buildings for home working is permitted with one home office created during the monitoring period.

- 6.9 The use classes monitored for the purposes of economic development include:
- B1: offices, research and light industry
 - B1a - offices
 - B1b – research and development
 - B1c – light industry
 - B2: general industry
 - B8: use for storage or distribution
 - C1: hotels or guesthouses
- 6.10 Alteration and conversion of an existing builder's workshop and store in Porlock has provided a live/work unit in the village bringing existing workshops back into use for a craft-based business.
- 6.11 For the purposes of monitoring and consistency, development proposals affecting hotels and guesthouses is referred to in the Recreation and Tourism section below.
- 6.12 **AGRICULTURE AND FORESTRY:** the indicators within Table 7.5 monitor the types of agricultural and forestry development permitted and completed within the AMR period. The policies seek to support agricultural diversification measures and developments that are compatible with National Park objectives.
- 6.13 Relatively few applications were approved during the AMR period for the creation and improvement of forestry tracks to enable access for modern timber extraction machinery, compared to previous years, with just over 4km of track creation/improvement permitted. Over 2km of track was to enable the felling of larch affected by *Phytophthora ramorum* (Sudden Oak Death). The length of such tracks fluctuates from year to year but is substantially less than 28.74km of track creation and improvement in 2007/08.



Forestry track and timber harvesting - (ENPA)

- 6.14 There have been 34 planning applications and General Development Orders permitting the development of agricultural buildings (including replacement buildings and extensions) during 2010/11. The buildings applied for and approved during this period ranged from 56 - 3256 sqm. Two buildings were replacement agricultural buildings. The total floor space permitted is double the average of previous monitoring years (7369sqm) with a floor space of 15,336sqm. The application for a 3256sqm agricultural building was the largest application the NPA has ever received in terms of floorspace created. However the net gain was 1586sqm as it replaced existing buildings. A further major application for 2 agricultural buildings with a total floorspace of 1484sqm was also permitted. See chart 6.2 below for comparison with previous years.
- 6.15 In 2010/11 the number of farm holdings that were in agri-environment schemes include those currently in ESA (Environmentally Sensitive Areas) agreements and those which have entered into the more recently introduced Environmental Stewardship (ES) scheme. The trend shows an increasing number of ES agreements as the previous ESA agreements end.

Table 6.5: AGRICULTURE AND FORESTRY

Indicator	Policy	Result	Comment
No. and area of agricultural and forestry buildings	A1	34 agricultural buildings and extensions permitted Total area - <u>15336 sqm</u> <u>or 1.53 ha</u>	Includes new and replacement agricultural buildings which were permitted during 2010/11 - includes General Development Orders
Length of Agricultural and Forestry tracks permitted	A1	4202m of farm and forestry track approved (4.2 km)	Over 2km of forestry track was related to felling larch affected by <i>Phytophthora ramorum</i> (Sudden Oak Death).
No. and proportion of applications for agricultural buildings refused	A2	0	
No. of farming businesses in agri-environment schemes	A3	364 agreements (28,451 ha) - ESA 248 agreements (30,404 ha) - ES	Source: Natural England - including both ESA agreements and Environmental Stewardship (ES) schemes.
No. of farm diversification proposals and floor area requiring the <u>conversion of modern</u> farm buildings	A3	1	Change of use to commercial equestrian (stabling) - retrospective
No and proportion of fish farm applications approved.	A4	0	

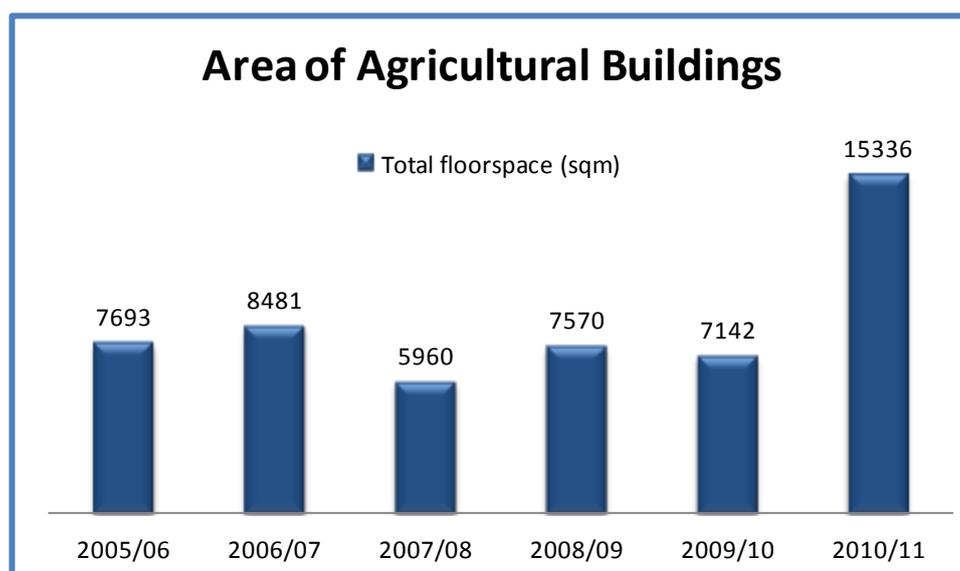


Chart 6.2: Total floorspace of agricultural buildings permitted from 2005 - 2011

- 6.16 **RECREATION AND TOURISM:** The Recreation and Tourism policies of the Local Plan seek to ensure that tourist-related development is consistent with National Park purposes and to facilitate extending the tourist season on Exmoor.
- 6.17 The indicators within Table 6.6 show the number of applications which relate to tourism development – specifically visitor accommodation. The level of non-serviced (self-catering) accommodation permitted this year is high compared to serviced accommodation due to the permission of 8 units of holiday accommodation and the extension of an existing unit. Self-catering continues to be a popular form of farm-diversification; Local Plan policy also allows this form of accommodation to change occupancy to provide local need affordable housing.
- 6.18 In terms of serviced accommodation one guest house was created through the change of use from an existing dwelling, and extensions were permitted to existing accommodation. However, there was a net loss in serviced accommodation overall during this monitoring period with 5 hotels/guesthouses lost to residential use – four within Lynton & Lynmouth and one in Porlock parish. Within the Local Rural Centres of Porlock, Dulverton, and Lynton & Lynmouth the change of use or conversion of a building to residential use is permitted. Where this is only one unit it can be open market, but for more than one unit at least half must provide for local affordable need. One hotel (formerly staff accommodation) was granted permission to convert to six flats (three open market and three local affordable).
- 6.19 Occupancy evidence from 2009 (occupancy survey not undertaken during 2010) indicates a slightly higher take up in self-catering accommodation, with an average occupancy rate of 53% - an increase from 47% in 2008, whereas the occupancy rate for serviced accommodation remained the same (34%). However, it should be

noted that the occupancy rates were based on a relatively small sample size.

- 6.20 Two equine related applications for commercial equestrian use were approved during this AMR period including a certificate of lawfulness regarding the operation of a commercial livery yard and a retrospective application for changing an agricultural building use to equestrian. No applications for game-bird shooting related development were received.

Table 6.6: RECREATION & TOURISM

Indicator	Policy	Result	Comment
No. and proportion of applications for tourism related devt refused	RT1 - RT2	1	Application refused relating to existing unauthorised extensions to self-catering accommodation (allowed on appeal).
No. and floor area of serviced accommodation created	RT3	1 unit of serviced accommodation created and extensions to existing businesses.	Two applications relating to extensions to existing businesses and one certificate of lawful use as a guest house.
No. and floor area of serviced accommodation lost	RT3	5 hotels/guest houses - permitted change of use to dwellings.	4 in Lynton & Lynmouth parish (including one renewal) and 1 in Porlock parish.
No. and floor area of self catering accommodation created	RT3	8 units permitted and an extension to an existing unit.	Not including amendments to existing permissions.
No. and floor area of self catering accommodation lost	RT3	0	
Occupancy rates of self catering accommodation and serviced accommodation.	RT3	No. of visitor days (2010): 2.03 million Occupancy Rates (2009): Serviced:34% Non-serviced: 53%	STEAM Report 2010 STEAM Report 2009
No. of camping barns within the National Park	RT3	3	2 registered with the Youth Hostel Association, 1 registered with the Independent Hostels Group
No. of small backpackers and tented campsites	RT5, RT7	19	1 application for the replacement and improvement of toilet/shower facilities for a camp site was permitted.
No. and proportion of applications for conversion of static caravan sites to chalet devts / certificated caravan sites refused	RT6, RT8	0	

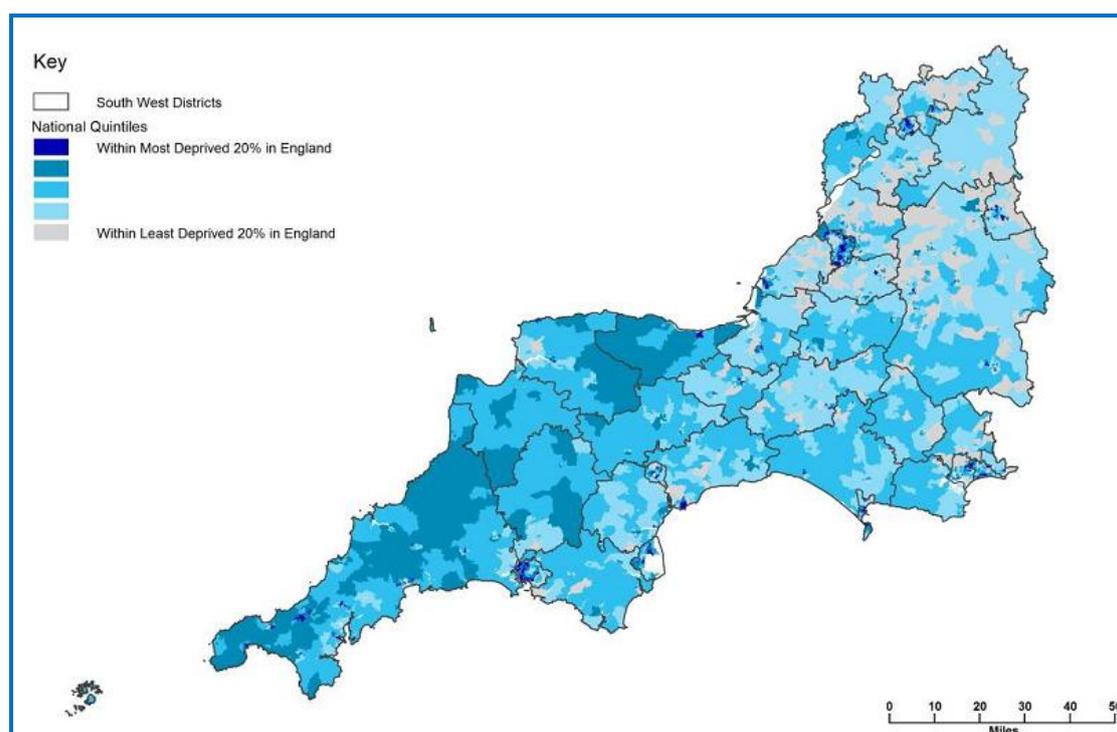
Table 6.6: RECREATION & TOURISM			
Indicator	Policy	Result	Comment
No and area of devts for shooting purposes.	RT9	0	
No. of commercial equestrian devts	RT10 - RT11	2	One certificate of lawfulness approved for an established livery stables. One change of use of a building from agricultural to commercial equestrian.
No. and proportion of applications for golf courses refused	RT12	0	
No and area of sports areas/facilities	RT13 - RT14	40.38ha – this is the Area of Important Open Space (Recreation) defined on the Proposals Map, plus the extension to Dunster Sports Field approved in 2008.	

- 6.21 **COMMUNITY SERVICES AND FACILITIES:** the indicators in Table 6.7 seek to measure the changes in services and facilities within the National Park. The Local Plan policies aim to ensure that there are a range of accessible services and facilities retained in communities across Exmoor.
- 6.22 A number of small-scale community services and facilities were permitted during 2010/11 – although the nature of these developments are small-scale they can make a considerable difference to the use and viability of an existing service or facility. For example the provision of toilet facilities in churches and recreation grounds widens opportunities for the use of these facilities and provides inclusive access for a range of users.
- 6.23 Some facilities were lost, including the former Post Office in Barbrook which closed following the 2008 round of Post Office closures, this along with the former dental practice in Dulverton (now located in the Exmoor Medical Centre) were permitted change of use as an extension to adjoining residential use. The Parish Rooms in Dulverton also changed use to provide a gym for the local community.

Table 6.7: COMMUNITY SERVICES & FACILITIES

Indicators	Policy	Result	Comment
No. of meeting places	CSF1	26	Settlement Audit 2009
Distance of households from key services	CSF2 - CSF6	See table 6.7a. Data will include areas which are not within the National Park boundary. Index of Multiple Deprivation 2010	
Creation and loss of community services and facilities	CSF2 - CSF3	<p>Community services and facilities permitted:</p> <ul style="list-style-type: none"> • a gym in Dulverton, • provision of WC facilities in churches in Dulverton and Brompton Regis • WC facilities at the recreation ground in Wootton Courtenay, • an extension to the village hall at Allerford, and • a farm shop in Parracombe. <p>Loss of community services and facilities:</p> <ul style="list-style-type: none"> • Parish Rooms in Dulverton (to gym), • former dental practice in Dulverton (due to relocation), and • former Post Office in Barbrook (residential). 	

6.24 The Index of Multiple Deprivation combines a number of indicators to cover a range of issues, into a single deprivation score or rank for each small area in England. There are seven domains of deprivation, and each domain contains a number of component indicators. The criteria for inclusion of these indicators are that they should be specific, appropriate, capable of being updated on a regular basis, and available for the whole of England at a small area level in a consistent form.



South West Lower Super Output Areas by IMD Quintile¹⁸

- 6.25 Barriers to Housing and Services Domain¹⁹ – this domain measures the physical and financial accessibility of housing and key local services. The indicators fall into two sub-domains: ‘geographical barriers’, which relate to the physical proximity of local services, and ‘wider barriers’ which includes issues relating to access to housing such as affordability.
- 6.26 Wider barriers:
- Household overcrowding – the proportion of households within an LSOA which are judged to have insufficient space to meet the household’s needs
 - Homelessness – the rate of acceptances for housing assistance under the homelessness provisions of the 1996 Housing Act (at local authority district level)
 - Difficulty of access to owner-occupation (local authority district level) – proportion of households aged under 35 whose income means they are unable to afford to enter owner occupation.
- 6.27 Geographical barriers:
- Road distance to a GP surgery
 - Road distance to a supermarket or convenience store
 - Road distance to a primary school
 - Road distance to a Post Office.
- 6.28 Table 6.7a sets out the distance of households from key services – this is based on Lower Super Output Areas (LSOA) and the 2010 Index of Multiple Deprivation (IMD). The data clearly shows that LSOA Exmoor & Quarme, which covers parishes such as Exford, Simonsbath, Withypool, Winsford, Cutcombe and Brompton Regis, continues to be the furthest LSOA from the key services listed.
- 6.29 In terms of the ‘Barriers to Housing and Services Domain’ the Exmoor & Quarme area is one of the lowest in England, ranked only 3 out of 32482 – however many of the other LSOAs in the National Park also have a low ranking in this domain. Other domains for these areas score highly such as crime, health, employment and education and skills; causing the overall IMD ranking to be higher.
- 6.30 In terms of the changes in ranking from 2007 to 2010 – there has generally been very little change for most of the areas listed in Table 6.7a. However, Old Cleeve LSOA has dropped by over 2000 in the IMD ranking and the Parracombe/Combe Martin area has increased by nearly 1400. Lynton & Lynmouth LSOA continues to have the highest

¹⁸ <http://www.swo.org.uk/local-profiles/indices-of-multiple-deprivation/>

¹⁹ Communities and Local Government – The English Indices of Multiple Deprivation 2010: Neighbourhoods Statistical Release 24 March 2011

ranking in the National Park, and is the only area above the mid-point IMD ranking (16241).

Table 6.7a

Lower Super Output Area in order of Index of Multiple Deprivation (2010)	Road Distance to (KM)				IMD Ranking 2007/2010 ²⁰
	Post Office	Food Shop	GP	Primary School	
Dulverton and Brushford E01029328	1.79	1.79	2.12	2.44	11063/11093
Old Cleeve E01029335	2.89	7.16	4.62	5.43	13568/11291
Exmoor & Quarne E01029338	2.19	8.51	11.23	5.82	12965/12410
Porlock & District E01029336	1.48	1.92	2.02	2.61	13237/12609
Parracombe / Combe Martin E01020100	2.19	5.15	11.59	2.47	11418/12796
Aville Vale & Dunster E01029325	0.43	3.50	4.37	0.88	14517/14562
Lynnton and Lynmouth E01020126	1.05	1.68	1.64	1.43	17609/17506
Population weighted average road distance to a specific service					
IMD Ranking: 1 = most deprived area, 32482 = least deprived area (mid-point = 16241)					

6.31 Problems are well documented concerning the loss of services such as shops, post offices and petrol stations within local communities and low levels of public transport provision. Local Plan policies seek to protect local services and facilities such as shops, Post Offices and schools in rural settlements to help address the issue of accessibility over mobility which has benefits for both visitor and resident alike. The loss of such services means that people have to travel further and have transport available to do so.

6.32 **UTILITIES:** the indicators in this section relate to flood risk, pollution and utility infrastructure. The Adopted Local Plan policies aim to:

- protect water resources and supplies,
- ensure adequate sewerage treatment and disposal,
- avoid and reduce flood risk in new development, and
- ensure that telecommunication and electricity development meets a viable community need, and conserve and enhance the natural beauty of the National Park.

6.33 Overall the indicators reveal that river quality continues to be rated as 'very good' with the majority of the river length on Exmoor meeting grade A for biology and chemistry based on 2009 Genera Quality Assessment data. The River Basin Management Plan (RBMP) for the South West which delivers the Water Framework Directive has a

²⁰ Department for Communities and Local Government, Indices of Deprivation 2010

number of classifications to report on the status of water bodies – for surface waters these include ecological and chemical status. For a water body to be in overall ‘good’ status both ecological and chemical status must be at least ‘good’²¹.

- 6.34 The ecological status of the majority of river length in the National Park area is good (this includes the Barle, Exe and West Lyn rivers) – with the Heddon, Lee, Haddeo, Quarme, Washford and Avill rivers all classified as moderate. However, part of the East Lyn, the Pulham River and Horner Water are identified as poor²². None of Exmoor’s rivers require assessment for their chemical status – because the chemical pollutants assessed through the RBMP are not discharged into these water bodies in significant quantities.



Badgworthy Water at Malmsmead (ENPA)

- 6.35 The Environment Agency (EA) has not objected to any application approved during 2010/11. Six applications included a Flood Risk

²¹ Environment Agency River Basin Management Plan, South West River Basin District Annex A: Current state of our waters (December 2009)

²² Note: classification of ecological status includes categories – high, good, moderate, poor, and bad.

Assessment, explaining the likelihood of flooding, and the mitigation which would be undertaken to address flooding issues. These applications had regard to Environment Agency (EA) standing advice which applies to certain types of application within flood zones 2 and 3²³. EA standing advice for householder developments or non-residential extensions (less than 250m²) in flood zones 2 and 3 requires that:

Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate OR floor levels within the extension will be set 300mm above the known or modelled 1% (1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance each year) tidal & coastal flood level.

- 6.36 Two planning applications either had conditions applied or included in their FRA, flood prevention measures or sustainable urban drainage systems (SUDS) as part of the development proposal.

Table 6.8: UTILITIES			
Indicators	Policy	Result	Comment
Percentage of Exmoor river length achieving River Ecosystem Class 1 Water Quality (NHI)	U1 - U6	100% Grade A – assessed river length for biology 75% Grade A and 25% Grade B – assessed river length for chemistry	Source: Environment Agency - results for 2008. This was the last year this data was monitored and assessed by the Environment Agency, and will be replaced by the Water Framework Directive through the River Basin Management Plan (RBMP) for the South West.
No. of recorded water pollution incidents on Exmoor	U1 - U6	16	Substantiated water pollution incidents. Source: Environment Agency
No. of developments located in flood risk areas.	U7	Several developments are located in flood risk zones 2 and 3. Only 6 applications warranted a flood risk assessment (FRA) detailing how flooding would be mitigated.	Environment Agency has not objected to any application approved during 2010/11.
No. of developments incorporating Sustainable Drainage Measures	U8	2 applications included flood prevention measures or sustainable drainage measures	Applications where it is conditioned that the applicant should provide the planning authority with details of sustainable drainage measures or details are provided as part of a FRA.

²³ Flood Zone 2: This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%)

Flood Zone 3: This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%)– PPS25 Table D.1

Table 6.8: UTILITIES

Indicators	Policy	Result	Comment
No. of new power lines/utility services undergrounded as a proportion of planning permissions	U9 - U10	13 developments - where undergrounding of power lines required	Including power lines connecting wind turbines, some agricultural buildings and dwellings.
No. of telecommunications masts and other antennae permitted.	U11	0	This is the first year since 2004/5 in the AMR where there have been no applications relating to telecommunications development.

- 6.37 A continued year on year increase saw 13 approved developments subject to conditions to ensure that utility services and/or power lines were undergrounded to the new development with the purpose of ensuring that the landscape and natural beauty of the National Park is not adversely affected. This condition is primarily applied to remote developments or the conversion of farm buildings where there is no existing visible utility provision. However, similar to the previous reporting period, this included conditions applied to the wind turbines approved during 2010/11.
- 6.38 **TRAFFIC AND TRANSPORT:** The successful management of roads and traffic underlines the strategies for conservation, public enjoyment and community well-being, as well as contributing to sustainability.
- 6.39 The indicators within Table 7.9 aim to monitor the policies within this section, and report on various aspects of traffic and transport within the National Park. The responsibility for roads and traffic management lies with Devon and Somerset County Councils (as Highway Authorities), therefore the implementation of the policies within this section relies on a close working relationship with both these authorities.
- 6.40 Charts 6.3 and 6.4 below illustrate the average daily traffic flows on the main transport routes within the National Park. Average daily traffic counts within the National Park show relatively stable traffic numbers compared to previous. The roads with the highest average daily traffic in the National Park are the A396 at Dunster and the A39 towards Porlock, and at Lynton. It is clear from chart 6.4 and chart 6.5 that during the summer months visitor traffic has a substantial impact on traffic levels within the National Park. As a consequence there is some congestion experienced in some settlements during these peak periods.

Table 6.9: TRAFFIC & TRANSPORT			
Indicator	Policy	Result	Comment
Volume of traffic - volume of HGV traffic	TR1 - TR9	HGV (>7.5 tonnes) traffic levels recorded at specific points across the West Somerset area of the National Park remains stable.	
Car & cycle parking provision in new development	TR10	8 applications directly specified parking arrangements for motorised vehicles. However applicants do have to specify existing and additional parking requirements if applicable to their proposal.	
Proportion of new businesses, houses, and facilities accessible by public transport.	TR11	% of completed dwellings	Within 400m of a bus stop = daily service running Mon-Sat throughout the year and providing five return journeys per day.
No. of settlements with daily bus service.	TR11	10	Based on Exmoor National Park bus timetable (Explore Moor) and applies to a Mon-Sat service serving a settlement at least 5 times a day.
Length of public right of way (PROW) adversely affected by development.	TR12	0km	

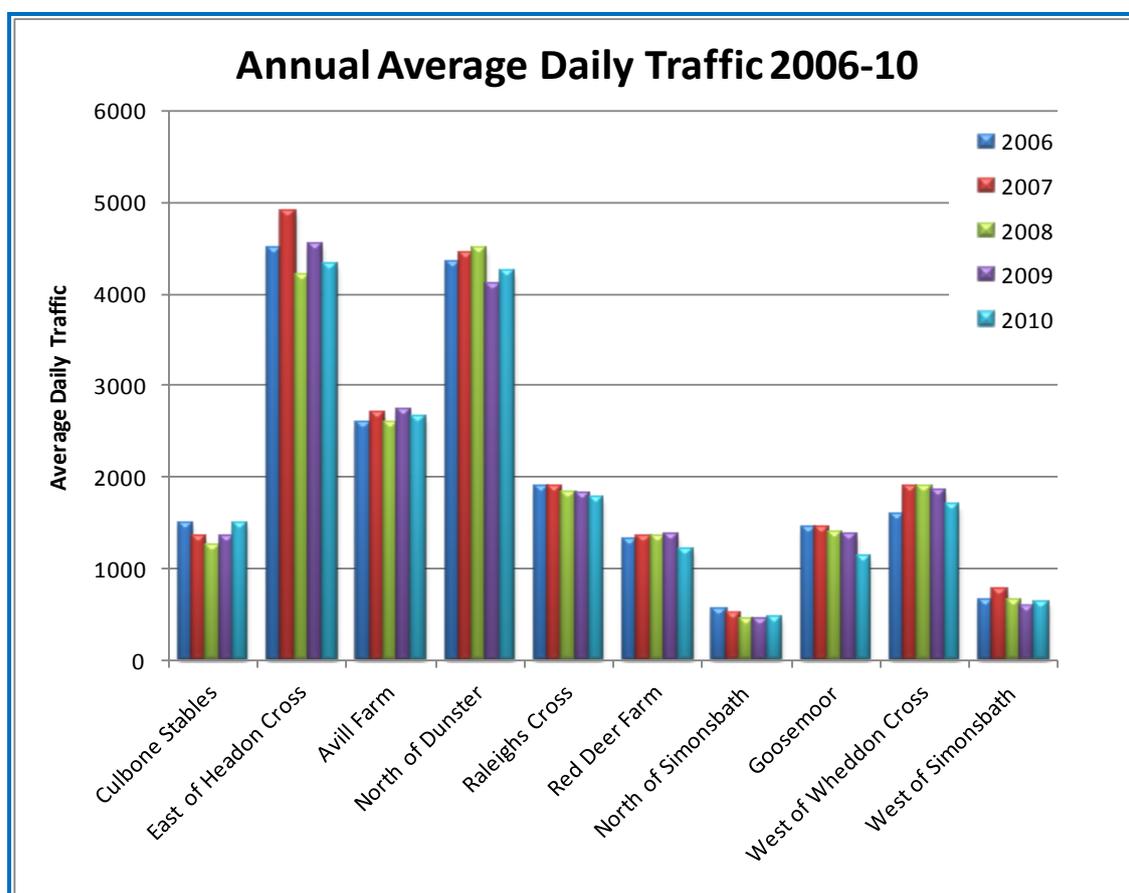


Chart 6.3

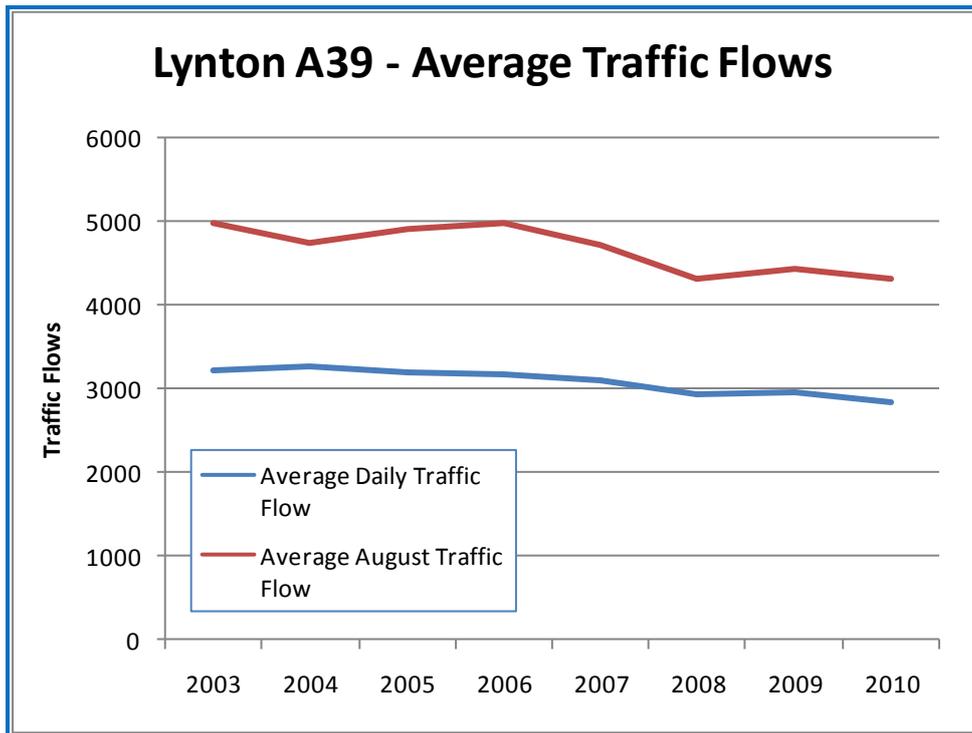


Chart 6.4

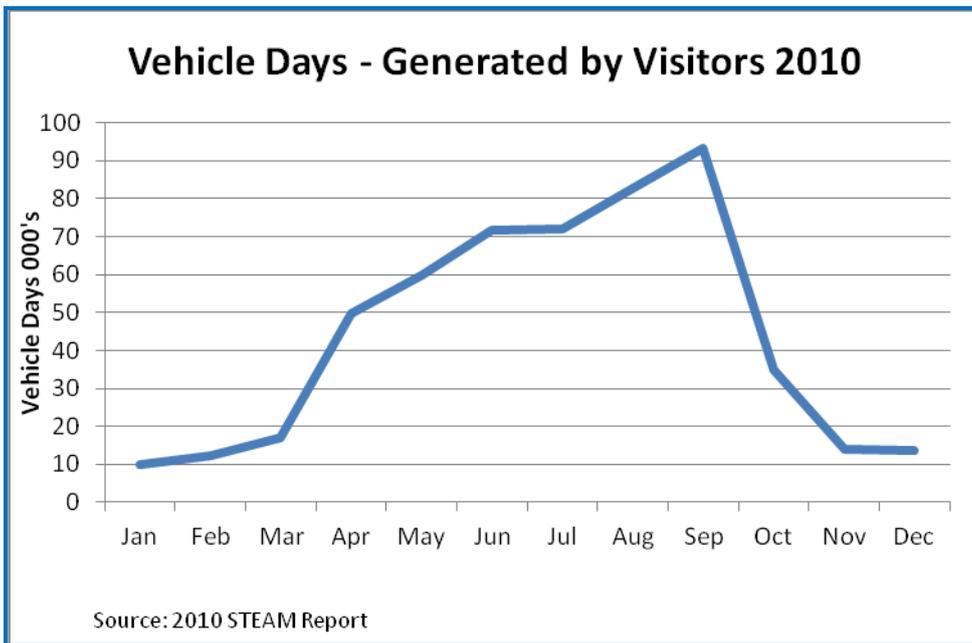


Chart 6.5

6.41 The National Park aims to encourage the use of sustainable forms of transport wherever possible, although it is recognised that there is a high dependency upon private cars for the majority of journeys to work (Census 2001) due to the limited public transport network. Five out of 13 completed dwellings (gross housing completions – see Appendix 1 for further information) were accessible by a regular daily public transport service.

- 6.42 There are no hourly bus services that serve the National Park directly (the Minehead to Taunton service does serve Dunster but the bus stop is outside the National Park boundary). Bus services such as the 398/399, 309/310, 39 and 25B do serve a number of settlements on Exmoor on a regular daily (Monday to Saturday) basis throughout the year.
- 6.43 There are 10 settlements served by a daily bus service on Exmoor (with at least 5 or more return journeys), which leaves a number of smaller villages which may only receive a weekly bus service or no service at all. Some community transport schemes and demand responsive transport such as the Slinky Bus²⁴ (serving the West Somerset parishes in the National Park), do serve these areas where people do not have access to their own transport or regular public transport.
- 6.44 **MINERALS AND WASTE:** The National Park Authority is the Minerals and Waste Planning Authority within the National Park and is responsible for determining applications for minerals and waste related development.
- 6.45 Minerals: The general policy of the National Park Authority is to resist proposals for mineral workings within the National Park, owing to the major impact on the landscape, public enjoyment and local communities.
- 6.46 However, there is provision for small-scale mineral workings in order to ensure a resource of local building stone to help maintain the character and local distinctiveness of new buildings on Exmoor. During this AMR period there have been no applications for mineral workings within the National Park.
- 6.47 Waste: The Local Plan policies for waste seek to provide small scale waste recycling facilities with the aim of increasing the level of recycling and associated environmental benefits, within the National Park.
- 6.48 Both District Councils for West Somerset and North Devon operate fortnightly kerb-side collections for recyclable materials, but there are also a number of recycling collection points within settlements on Exmoor to encourage the recycling of waste materials such as paper, cardboard, glass and steel/aluminum cans.

²⁴ The SLINKY Bus service is a door to door pre booked demand responsive transport:
<http://www.somerset.gov.uk/somerset/ete/passengertransport/public/slinky/index.cfm?override=subtopic&infoid=7076>

Table 7.10: Minerals & Waste

Indicator	Policy	Result	Comment
No. and proportion of mineral applications permitted	M1 -M3	0	No applications received 2010/11
No. of quarries for local building stone.	M4	0	1 extant permission - not active
No. of recycling facilities	WD1 - WD2	2 in the North Devon area of the National Park 5 in the West Somerset area of the National Park.	WSDC and NDDC both operate kerbside collections for recyclable materials.

7 EVALUATION OF PLANNING APPLICATIONS

2010/11 PLANNING STATISTICS

- 7.1 During the AMR period the Development Management Team received 317 planning applications - 25 applications were subsequently withdrawn, leaving a total of 292 applications – a 14% increase compared to last year.
- 7.2 A 16% increase in the number of planning applications that were determined by the Development Control Team from 254 applications last year, saw 295 applications determined within this period (this is lower than 346 recorded in 2007/08). The continuing reason for the lower number of applications received is thought to be a consequence of economic conditions throughout the monitoring period.
- 7.3 Fee income has increased which is mainly due to the increased proportion of minor applications, and the small-scale major applications received during the monitoring period.

Year	£	No. of applications received
2004/05	£52,130	349
2005/06	£61,588	311
2006/07	£57,262	350
2007/08	£55,478	385
2008/09	£58,747	250
2009/10	£73,078	282
2010/11	£75,903	317

- 7.4 The majority of planning applications received by the Authority are classified as:
- **small-scale major** - e.g. 10 or more dwellings or non-residential development of 1000sqm or greater,
 - **minor** - e.g. small numbers of dwellings or business development, or
 - **other** - e.g. householder development, change of use, and listed building consent.
- 7.5 During 2010/11 four major applications were granted planning permission (see table below) with a continuing high proportion of applications classified as minor, and just over half of 'other' applications(see Table 9.2 below). The percentage of applications delegated decisions determined by officers continues to be high at 85.76%.

- 7.6 Of the remaining 14% of applications that were decided at Planning Committee, there were no applications where the decision made by the Committee was contrary to the Officers recommendation.

Application Type	Number	%
Small Scale Major	4	1.36%
Minor	131	44.40%
Other	160	54.24%

- 7.7 A continuing high proportion (95%) of applications were approved during 2010/11, reflecting time spent by Officers in pre-application discussions with potential applicants, including weekly planning surgeries held at Lynton and Porlock. The percentage of 'major' applications determined within 13 weeks falls below target, however the small number of major applications determined, can have a significant impact on whether or not the target is achieved; whilst 'minor' applications determined within 8 weeks only falls slightly below the targets set.

% Small-Scale Major Applications within 13 Weeks (target 60%)	% Minor Applications within 8 weeks (target 70%)	% Other Applications within 8 weeks (target 80%)
25%	67.94%	83.75%

APPEALS

- 7.8 Five appeals were determined by the Planning Inspectorate during the AMR period – see Table 9.4 below for further details. The appeal decisions during 2010/11 upheld the decisions of the Authority, as all the appeals were dismissed.

Table 9.4: Appeal Decisions During 2010/11

Application No. Appeal No.	Parish & Appeal Details	Proposal / Breach	Appeal Type	Inspector's Decision
6/13/09/104 APP/F9498/A/10/ 2123210/NWF	Exford: Erection of mixed use building for agricultural storage of machinery and stabling of equines at Court Farm.	Against refusal of permission	Written Representation	Dismissed
6/34/09/107 APP/F9498/A/10/ 2120799/NWF	Timberscombe: Proposed alteration to roof structure of 2 holiday cottages – Duddings.	Against refusal of permission	Hearing	Dismissed
6/40/09/109 APP/F9498/A/10/ 2123509/WF	Winsford: Construction of a new vehicular access – The Old Tythe.	Against refused permission to vary a condition/s	Hearing	Dismissed
6/40/09/110 APP/F9498/D/10/ 2126063	Winsford: Revised flue height for wood burning stove – Middle Glebe.	Householder Appeal	Written representation	Dismissed
62/11/10/004 APP/F9498/D/10/ 2139924	Brendon & Countisbury: Proposed conservatory – Old Scoresdown, Lynton.	Against refusal of permission	Written representation	Dismissed

7.9 **PLANNING BENCHMARKING CLUB AND PLANNING FEES:** As part of “localism”, the government has signalled their intent to devolve planning fee setting to local government, although the DCLG has delayed publishing the details of the enabling regulations. The indications are that each local planning authority will be required to set their own fees to recover their costs on application handling and depending on the wording of the regulations this could have significant consequences for the delivery of the Development Management Service. The Planning Advisory Service (PAS)²⁵ has designed a fee-setting model that all authorities can use to help set fees fairly. The benchmarking club includes detailed work on costs and production of planning fees.

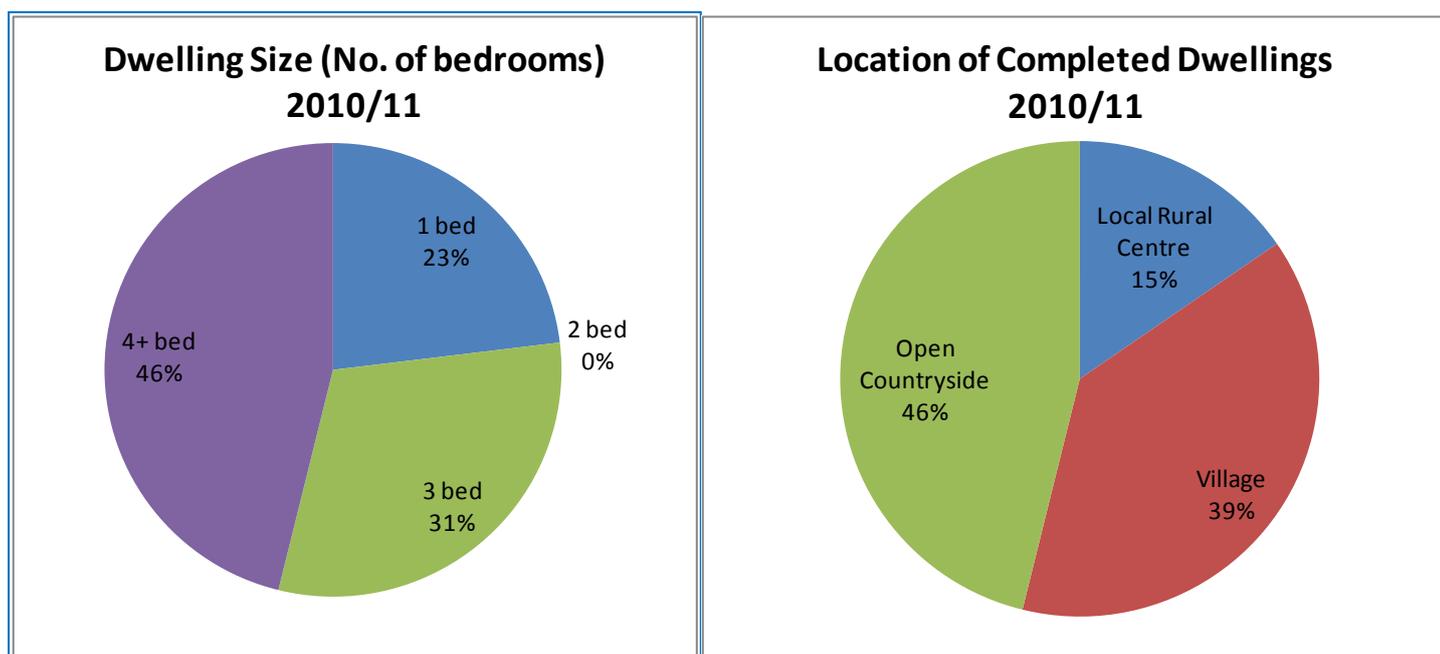
²⁵ <http://www.pas.gov.uk/pas/core/page.do?pagelId=589910>

8 APPENDIX 1: HOUSING COMPLETIONS 2010/11

During April each year a housing survey is carried out. It updates information on the construction or creation of housing (or dwelling units) during the previous financial year within the National Park. Its purpose is to ascertain the unit status of extant permissions for full planning permission and reserved matters. Key findings from the survey are as follows:

Completions

- 13 Completions (Gross).
- 12 Completions (Net).
- 75% were on previously developed land.
- In terms of dwelling density:
 - 23% of the sites had a density of less than 30 dwellings per hectare (dph),
 - 38.5% had a density of 30-50dph, and
 - 38.5% had a density of over 50dph.



In terms of housing completions, the net figure is the overall increase in the number of dwelling units. The gross figure relates to the number of dwelling units recorded as 'completed' during the monitoring year. For example, if a house was subdivided into 3 flats this would be recorded as 3 units completed (the gross figure), but only a net gain of 2 units, as one dwelling unit (the house) already existed. Similarly building a replacement dwelling produces no net gain in the total dwelling stock.

For some years the gross and net dwelling figures may be the same – where no existing dwelling units are lost or altered through demolition, conversion or subdivision.

Year	Housing Completions (net)
2004/05	7
2005/06	41
2006/07	65
2007/08	29
2008/09	20
2009/10	24
2010/11	12

9 GLOSSARY

AMR:	Annual Monitoring Report
CWS:	County Wildlife Site
DCLG:	Department for Communities and Local Government
DPD:	Development Plan Document
EA:	Environment Agency
LDF:	Local Development Framework
LDD:	Local Development Document
LDS:	Local Development Scheme
NPPF:	National Planning Policy Framework
ONS:	Office for National Statistics
PPS:	Planning Policy Statement
PPG:	Planning Policy Guidance
RSS:	Regional Spatial Strategy
SA:	Sustainability Appraisal
SAC:	Special Area of Conservation
SCI:	Statement of Community Involvement
SEA:	Strategic Environmental Assessment
SPD:	Supplementary Planning Document
SSSI:	Site of Special Scientific Interest