**Addendum - Additional Comments**

A number of comments were sent to the Authority which were not in response to the online survey. Those with permission to be made public are set out in the schedule below.

| Name/Organisation | Comment | ENPA Officer Response |
| --- | --- | --- |
| Magdalena Harding | I am writing as an enthusiastic supporter of Exmoor Young Voices to ask you to make the long-running housing crisis for local young people your overriding priority when reviewing the Local Plan.  My reason for writing is that I've lived on Exmoor for most of my life (long - I'm now in my 70s), and the most important thing is that it is a living, working, effective community of smaller working, living, effective communities, just as it has always been long before tourism. Tourism is essential to this but even more so are young families.  It is well known that incomes fall hugely below house prices to such a shocking extent that almost no-one can afford to live here funded out of a local income - and this is WRONG. I myself couldn't afford to live here if I didn't already own my home. It is up to all of us to keep the moor alive and filled with its own young people, working in their own enthusiastic and varying ways, wanting to support their families with a safe and permanent home over their heads.  The loss of so many dwellings to second homes and the ever-increasing house prices are too high a price to pay for our young families. Cornwall has paid this price with so many of their youth leaving the county. We mustn't let this happen to our precious young people.  Housing is the most important need for local young people. They have the enterprise and energy to make the very best of support here. The provision of more essential affordable housing feels like an obvious priority. With their energy and youth also, together with the priceless support of mentors like Justin Tyers, young people would benefit enormously from opportunities to build their own homes, and should be one of the paths open to them and towards keeping Exmoor alive.  Your prioritising this will be true planning for the future in that they are the future carers of Exmoor.  I urge ENPA and its partners to take the lead in prioritising young home seekers so they can afford to continue living and working here on the moor. | The Local Plan 5-Year Review is intended to look at evidence and other factors to enable the Authority to decide whether a review of the Local Plan is needed.  The existing Exmoor Local Plan provides a bespoke approach to planning for new housing for Exmoor. It prioritises affordable housing for local people. It also provides for other specific housing needed by local communities including for land based businesses and extended family dwellings. The Local Plan priority for local need affordable housing reflects the fact that high house prices on Exmoor mean existing market housing is unlikely to be affordable for local people, including workers, and families in housing need.  Updated evidence indicates there continues to be a need for affordable housing for local people – who in practice are often younger people and families.  A framework which prioritises local affordable housing and other housing needed by the community - enables proposals for the kinds of housing needed locally to come forward. This includes affordable self/custom build housing which Exmoor Young Voices is supporting. Such housing has a local need occupancy tie in perpetuity.  **Second homes**  Most existing open market housing on Exmoor (as elsewhere) can become a second / holiday home because, under nationally set planning law, they are in the same residential “use class”. It is therefore not possible for a local planning authority (the National Park Authority) to prevent the purchase or use of such housing as a second home. The Welsh Government has proposed a different use class for second homes and short term holiday letting but this would not apply in England.  The high percentage of second / holiday homes on Exmoor is noted as a concern in the Local Plan and it led to the National Park Authority introducing a new Local Plan policy HC-S4 that any new market housing permitted to enable new affordable housing, or new units created through the sub-division of existing housing, has to have a “Principal Residence” condition - it must be lived in as a main or principal residence (p153 [Part 6 Achieving a Thriving Community (exmoor-nationalpark.gov.uk)](https://www.exmoor-nationalpark.gov.uk/__data/assets/pdf_file/0027/257751/Part-6-Achieving-a-Thriving-Community.pdf) & p20-21 [Local Plan 2011-2031 Summary (exmoor-nationalpark.gov.uk)](https://www.exmoor-nationalpark.gov.uk/__data/assets/pdf_file/0033/348936/Local-Plan-2011-2031-Summary-for-web.pdf)). This can only apply to new units of housing and not existing housing. |