



Issues Report



EXMOOR
NATIONAL PARK

Issues Report



If you require further information or would like extra copies of the Issues Report, please contact:

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1 Introduction

What is the Local Plan?

The Exmoor National Park Local Plan is the document that sets out the National Park Authority's policies and proposals for the development and use of land within the National Park. It contains detailed policies against which planning applications will be assessed. The Local Plan can only deal with development and land use issues requiring planning permission. The main uses of the Local Plan are to:

- Guide day to day decisions on planning applications;
- Provide an indication of what kind of development will and will not be permitted during the Plan period and, in doing so, achieve National Park purposes.

National Park Purposes

The National Park purposes will continue to provide the framework for local plan policies. These purposes, set out in the Environment Act 1995, are:

- *To conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and*
- *To promote opportunities for the understanding and enjoyment of the special qualities of the area by the public.*

If these purposes are in conflict, then the Act advises that conservation should be given priority. In pursuing these two purposes a National Park Authority also has a duty that it: "shall seek to foster the economic and social well-being of local communities within the National Park without incurring significant expenditure in doing so..." This should be in ways compatible with the purposes.

The Need for a Review of the Local Plan

The Exmoor National Park already has a Local Plan adopted in June 1997. The Government advises that plans should be as up to date as possible and reviewed regularly, at least once every five years. In reviewing the Local Plan, the Authority is required to take into account a number of other planning policy documents, including:

- **National Policy Guidance**

Including legislation on National Parks and national planning guidance as set out in Planning Policy Guidance Notes (PPGs). There have been a number of revisions to the PPGs since the Exmoor Local Plan was adopted that need to be taken into account including housing, transport and flood risk.

- **Regional Planning Guidance**

Exmoor National Park is within the South West Region. The new Draft Regional Planning Guidance is nearing adoption and will be published by the Secretary of State in 2001. The policies relevant to the National Park accord with those in the Joint Structure Plan.

- **Structure Plan**

The Somerset and Exmoor National Park Joint Structure Plan Review was adopted in April 2000. It is the document that sets out the strategic policy framework for the Local Plan Review. The Structure Plan covers the period up to 2011. The new Local Plan will cover the same period.

National Park Management Plan

The National Park Management Plan is the main policy plan for the National Park area guiding other plans such as the Local Plan. It sets out visions and objectives for the future of Exmoor and the measures proposed to achieve them.

Alteration of the Local Plan

The National Park Authority is responsible for deciding whether to replace the entire plan or to alter parts of it. Much of the existing plan is up to date and remains valid. However, to address certain changes in national government guidance, regional planning guidance and structure plan policies as well as issues raised through the 'Planning for Real' events and responses to a Park-wide questionnaire, an alteration of the current plan is necessary.

2 Listening to Local Peoples' Views

'Planning For Real'

The National Park Authority wanted to give local people the opportunity to influence the detailed policies in the Local Plan from the very beginning. Recognising the importance of listening to local peoples' views, the National Park Authority held over 20 'Planning for Real' events, one for every settlement within the National Park, during 1999 - 2000. Approximately a quarter of the population of the National Park area, (over 2500 people) attended the events and were given the opportunity to contribute their views on the issues in their town, village and Parish. 'Feedback Reports' summarising the main points raised during each event were made available for comment.

'Park Life' Questionnaire

In the autumn of 2000, a questionnaire was sent out in the Exmoor 'Park Life' newspaper, delivered to every household within the National Park. The questionnaire comprised questions relating to the headings in the current Local Plan and attracted 91 responses in total.

The involvement of local people, through the 'Planning for Real' process and 'Park Life' Questionnaire', at the earliest stage in the Local Plan Review, has been a major contributor in identifying the content and choices raised in the Issues Report.

3 The Issues Report

The Government recommends that the early stages of consultation be based on a key issues approach that identifies the main matters and choices which the plan needs to resolve. The Issues Report identifies the key issues of concern that need to be addressed. It does not cover every issue relevant to the Local Plan but rather identifies areas where there has been a significant change in the situation or where the existing Local Plan policies may not fully address an issue. The key issues included in this report cross several subject areas. Some of the issues are interrelated and cannot be dealt with in isolation. Finding a solution to one may have a knock-on effect on another.

Following the 'Planning for Real' events across the National Park and the 'Park Life' Questionnaire, this report forms the next main stage of consultation on the Local Plan process (see diagram overleaf). The National Park Authority would welcome your views on the key issues

and questions raised in this report. The Authority will take account of the responses they receive before finalising their proposals for the Deposit Draft of the Local Plan.

The Local Plan Process

The Government has set out the procedures, which must be followed in preparing the Local Plan and there are several opportunities to make your views known. The timetable to achieve the Local Plan Review and the main stages at which the public can be involved are illustrated below:

STAGE OF PLAN	DATE
ISSUES REPORT	MARCH/APRIL 2001
PLAN PLACED ON FIRST DEPOSIT (6 WEEKS)	SEPTEMBER 2001
NEGOTIATION PERIOD WITH OBJECTORS	WINTER 2001
2ND (REVISED) DEPOSIT PLAN PUBLISHED	SPRING 2002
LOCAL PLAN INQUIRY	SUMMER 2002
INSPECTOR'S REPORT PUBLISHED	AUTUMN 2002
CONSIDERATION OF INSPECTOR'S REPORT AND ANY MODIFICATIONS PUBLISHED AND PLACED ON DEPOSIT	AUTUMN 2002
ADOPTION OF PLAN	SPRING 2003



4 Conservation of Landscape and Nature

Layout of the Report

The key issues included in this report have not been set out in order of priority but under the headings of the current adopted Exmoor National Park Local Plan. These policies are included at the back of the document for reference.

To make your comments please either:

- Complete the 'Response Form', which can be found in the centre pages of this report and return to the address shown; or
- Visit the Exmoor National Park web site www.exmoor-nationalpark.gov.uk and complete the response form by e-mail.

All responses must be received by 20 April 2001.

What Happens Next?

All the responses received on the Issues Report will be considered and will feed into the preparation of the 1st deposit Local Plan. At this stage the Plan will include detailed policies and proposals - both those in the parts of the existing Plan which it is proposed should remain unchanged and some new policies and proposals. You will then have a chance to formally comment on the contents of the parts of the Plan subject to alteration. The consultation period will last the statutory 6 weeks in which all objections and other representations will have to be received.

Landscape and Biodiversity

Changes since Adoption of the Local Plan in 1997:

- There are now two candidate Special Areas of Conservation (cSACs) on Exmoor;
- The Countryside and Rights of Way Act was passed in 2000;
- The Rural White Paper (Our Countryside: the Future, DETR,) was published in 2000;
- The Draft Regional Planning Guidance for the South West is at an advanced stage.
- The Draft Exmoor National Park Management Plan 2000-2005
- The Exmoor Biodiversity Action Plan has been published.

Views of Local People

The 'Park Life' Questionnaire asked what issues the Local Plan should be addressing and which features should be conserved. Responses included: protection of open moorland, combes, commons, trees, coppices/woodland, hedges/banks, watercourses, stone walls and coastline. A number of respondees felt that the area of moorland and woodland should be increased replacing farmland, others expressed concern that some areas of moorland are being lost to scrub encroachment. The questionnaire asked what further steps could be taken to protect the National Park. Responses relating to landscape and nature conservation included reversal of the trend of losses of heather moorland and increased "wildness" of the moor. 'Planning for Real' tended to concentrate on the settlements within the National Park although many Park-wide issues were mentioned. When asked what features should be protected around 200 comments were recorded identifying individual trees and named woodlands and wanting more

broad-leaved trees and areas of deciduous woodland. A number of people wanted hedgerows protected and managed more traditionally and sympathetically for wildlife. Protection of moorland, maintaining the "open and wild nature" of Exmoor and protection of wildlife habitats (including SSSIs) were also mentioned. A number of people expressed concern that there was a lack of moorland management resulting in scrub encroachment. Around 40 comments were recorded regarding protection of orchards or expressing sadness at their loss. There were further points made wanting protection for individual ponds and marshes and wetlands while over 80 people in Porlock wanted the newly forming Porlock Marsh area protected.

Issues

- Biodiversity (or wildlife and plants) can be defined as the richness and variety of life. The Government aims to provide better protection and management of designated wildlife sites; to move to achieve sustainable populations of species at risk and to restore and enhance disappearing habitats.
- Special Areas of Conservation (SACs) are habitats of European importance. The Exmoor Heaths SAC and Exmoor Oak Woodlands SAC will contribute to a European network of the rarest and most threatened habitats called Natura 2000.
- The Countryside and Rights of Way Act 2000 amends the law relating to nature conservation and the protection of wildlife, including the conservation of biodiversity. The Act considerably strengthens protection of sites of special scientific interest (SSSIs) and places a duty on all public bodies to further their conservation and enhancement in the course of normal activities.
- Central Government recognises that the long term survival and overall enhancement of wildlife depends, not just on the protection of special reserves and designated areas (e.g. SSSIs), but on action in the countryside as a whole. The Rural White Paper recognises that wildlife is not limited to habitat 'islands' in the landscape. Most has to survive and breed in the wider countryside - its fields and margins, hedges, copses, less improved grassland and farmland habitats. Habitats in the wider countryside have become more fragmented making wildlife (like butterflies) more vulnerable to change e.g. climate change as their particular habitats have become more isolated from each other. As populations in the wider countryside become smaller, fragmented and vulnerable to extinction, their long-term survival is put at risk. The survival and overall enhancement of habitats and species will involve national and local action through the Biodiversity Action Plan process (DETR, 1999: A Better Quality of Life).
- Biodiversity Action Plans (BAPs) set out the current status, issues and threats for a species or habitat to be addressed by a programme of actions overseen by identified responsible agencies. At a national level, the UK BAP co-ordinates activity to conserve and enhance biodiversity. The Exmoor National Park BAP sets out action plans for 7 habitats and 7 species on Exmoor.
- The current guidance on nature conservation (PPG9) requires that local plans contain policies for the management of features of the landscape of major importance for wildlife. Such landscape features (hedgerows, stonewalls and ponds) are identified in A Better Quality of Life.
- The Rural White Paper commits the Government to a revision of its planning policy guidance on nature conservation and biodiversity. It will emphasise to local planning authorities the need to take account of local wildlife sites and BAPs in their planning policies and proposals.

- The Draft Regional Planning Guidance for the South West (RPG10) Policy EN1 requires local authorities and other agencies in their plans to:
 - provide for the strong protection and enhancement of international and national landscape and nature conservation sites and to draw up policies for the protection of nature conservation interests of regional and local significance;
 - encourage the maintenance and enhancement of biodiversity resources with particular regard to upland heath, blanket bog/acid grassland and upland oakwood;
 - promote the restoration and expansion of depleted and vulnerable biodiversity resources to reverse fragmentation and create continuous viable habitats;
 - indicate that the protection and enhancement of the landscape and biodiversity should be planned into new development;
 - have regard to significant landscape joint character areas and aim to conserve and enhance local character.
 - take measures to protect the character of the countryside and the environmental features that contribute towards that character, including minimisation of light pollution.
- Policy EN3 of draft RPG10 requires local authorities in their plans, policies and proposals to: take account of the landscape context and setting of buildings and settlements; of building materials and of the patterns of fields, hedgerows and walls which distinguish one area from another.
- In order to meet the National Park purpose of protecting and enhancing the natural beauty, wildlife and cultural heritage of the National Park, the Local Plan should accord with the visions and objectives of the Draft Exmoor National Park Management Plan 2000-2005 vision for Landscape: A wilder and more beautiful landscape with increasing areas of semi-natural habitat such as moorland, native woodland, bracken, scrub and mires. Sustainable farming practices which conserve landscape features such as hedgebanks, orchards, unimproved grasslands and farm woodlands. Well planned building in harmony with the landscape, combining local materials and good design. There are more detailed visions for farmland, moor and heath, woodland, coast, rivers and wetlands and species.
- Landscaping can be an important consideration when judging how visible a development is likely to be in the landscape. Large developments in the open countryside in particular require sensitive landscaping. Currently most landscaping schemes are submitted once a development is approved to satisfy a condition on a planning permission.

Question 1 Should the Local Plan seek to protect and enhance landscape features and biodiversity across the whole National Park? What features should it identify?

Question 2 Should the Local Plan contain policies that require landscaping schemes to be submitted as part of the planning application? What kinds of applications?

Question 3 Should the Local Plan link landscaping with biodiversity?.

Please give us your views. Turn to the response form in the centre pages of this document.



The National Park supports some rare habitats and species many of which are recognised as being of national and international importance.



Stock Shed, Withiel Florey. A number of large developments have been approved within the National Park since the adoption of the Local Plan including large agricultural buildings. Some met with the Government's definition of major development.

Lighting

Changes since Adoption of the Local Plan in 1997:

- The publication of the Rural White Paper in 2000
- The Draft Regional Planning Guidance for the South West is at an advanced stage.
- The Draft Exmoor National Park Management Plan 2000-2005 is at an advanced stage.

Views of Local People

Responses to the 'Park Life' questionnaire raised concerns over light pollution, suggested that non-glare lights should be examined and stated that there should be strict limits on lighting in developments. Lighting was raised at many 'Planning for Real' Events. Around 40 comments were recorded, wanting more lighting - many of these points related to particular small areas e.g. on a lane to a school. However, nearly twice as many comments were made wanting no more, or less lighting. Comments in relation to the latter, included that the low level of light in the village was a positive aspect that should be preserved, the village should be protected from light pollution, and lights at a new development had harmed the character of their village. Other points related to the style of existing street lights - that they were not 'in keeping', or that small low-level lights were preferable to taller styles.

Issues

- The Rural White Paper (Our Countryside: the Future, DETR, 2000) recognises that "light pollution" of the night sky is an increasing intrusion into the countryside at night, and is an issue that the Government wants all rural local authorities to take into account in their planning and other decisions.

- Exmoor was recognised by the Countryside Commission and Council for the Protection of Rural England in 1995 as a 'tranquil area'. Studies by the Department of the Environment and the Countryside Commission (Lighting in the Countryside: Towards Good Practice, 1997) recognised that the glow from different sources of light has an urbanising effect on rural areas, disturbing their tranquillity.
- The Draft Regional Planning Guidance for the South West (RPG10) Policy EN1 requires local authorities and other agencies in their plans to:
 - Take measures to protect the character of the countryside and the environmental features that contribute towards that character, including the minimisation of light pollution.
- Objective 6 of the Draft Exmoor National Park Plan is: To maintain light pollution at current levels and, where possible, to reduce it

Question 4 Should the Local Plan have a policy to control lighting within the National Park? What types of development should it apply to?

Please give us your views. Turn to the response form in the centre pages of this document.

5 Housing

Changes since Adoption of the Local Plan in 1997:

- The Government has published new planning guidance on housing (Planning Policy Guidance Note 3 - PPG3: Housing, March 2000 and Circular 6/98: Planning and Affordable Housing, April 1998). This stresses the need to create balanced communities by meeting the housing requirements of the whole community. In rural areas additional housing will only be suitable in villages where: it supports the viability of local services; is needed to meet local needs, such as affordable housing; and where it can be designed to be in keeping with the character of the area.
- The new Somerset and Exmoor National Park Joint Structure Plan policy for housing on Exmoor requires that new housing meet a local social or economic need (Policy 33). This accords with emerging Regional Planning Guidance for the South West housing policies for rural areas (Draft Policy HO4).
- The new Draft Exmoor National Park Management Plan 2000-2005 vision for housing says: *A housing stock providing a range of accommodation types to meet the needs of all sections of a thriving, working local community in a way that is compatible with the conservation of the landscape and natural resources.* People and organisations responding to the consultation draft Plan in 2000 supported this.
- The total population of the National Park is steadily growing, but the age structure is changing with an increasing proportion of older people. The recent West Somerset Housing Needs Survey, (January 2000) suggests that the greatest rise will be in the over 80 years age range. The Exmoor Residential Occupancy Survey 2000 showed that the majority of retired people occupying new housing originated from the South East of England and elsewhere in the UK.
- Open market house prices within the National Park are increasing significantly. Average prices have increased by 42% over the last two years. In 2000 average prices on Exmoor were 82.4% and 97.4% higher than the South West and UK averages, respectively.

- Average rent levels in 2000 for properties with two bedrooms were between £45-65 per week for Housing Association accommodation and £70-80 for Private Rented. Average levels for properties with three bedrooms were £55-70 per week for Housing Association and £80-100 per week for Private Rented accommodation. These rents are generally below the average for the South West region.
- Parish Appraisals and Housing Surveys in the National Park consistently show that there is a local need for affordable housing in most villages. The majority of these people are not on the District Council's Housing Register Waiting Lists. The West Somerset Housing Needs Survey identified this as a major issue amongst concealed households, i.e. adult children living with existing families.

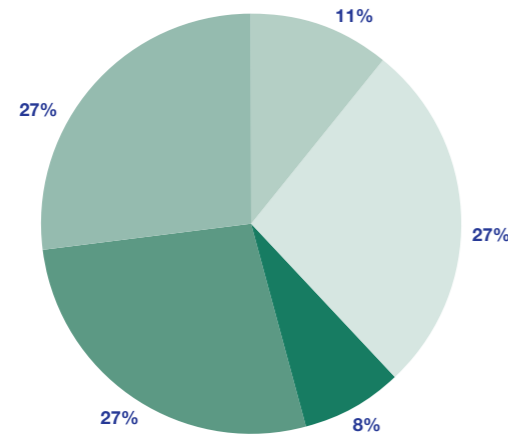
Views of Local People

- The majority of local people attending the 'Planning for Real' events felt that no more houses were needed within their town/village (62.2% said no, 37.8% said yes). A quarter of respondents to the 'Park Life' Questionnaire said they didn't want any more houses built in the National Park, mainly in order to protect its character.
- As can be seen on the pie charts below, housing for local people only and small starter homes were the most commonly suggested categories of housing it was felt were needed on Exmoor from the 'Planning for Real' events. Respondents to the 'Park Life' questionnaire supported this view, especially the need to provide housing for young people.
- 80% of 'Park Life' Questionnaire respondents said they would support a 'local needs' housing policy in the new Local Plan. 10% said would not support that type of policy, and 10% had reservations, such as whether there would be a need for such a policy. Most people said new houses should be confined to existing village locations. Several respondents suggested that existing properties be bought and then let to local people.
- Asked how would you define 'local', definitions ranged from been born and still currently living in the same village, to currently living within the National Park. The most common definition was having been resident on Exmoor for 10-20 years.
- Definitions of 'need' varied. One common category was people who need to work in the area. Others included those on less than £20,000 per year; married couples who want to have families; and young people wishing to set up home in their own locality.
- A major issue raised at all the 'Planning for Real' events and in the 'Park Life' Questionnaire was the need to restrict Second/Holiday Homes.
- People were also particularly concerned about maintaining the viability of community facilities such as the local school and village shop/Post Office. Allowing new housing can help to support local services.

Issues

- Previous open market housing provision targets set in the Structure Plans for the National Park area have been exceeded. The very high building rates that occurred in the lead up to the preparation of the existing Local Plan led to a restrictive policy for villages, where new build housing would not be allowed except where it was redevelopment and there would be a substantial environmental improvement or community benefit (Policy H3). Many people now feel that new housing should be permitted in villages to help meet the needs of the local population, especially young people and people working in the area.

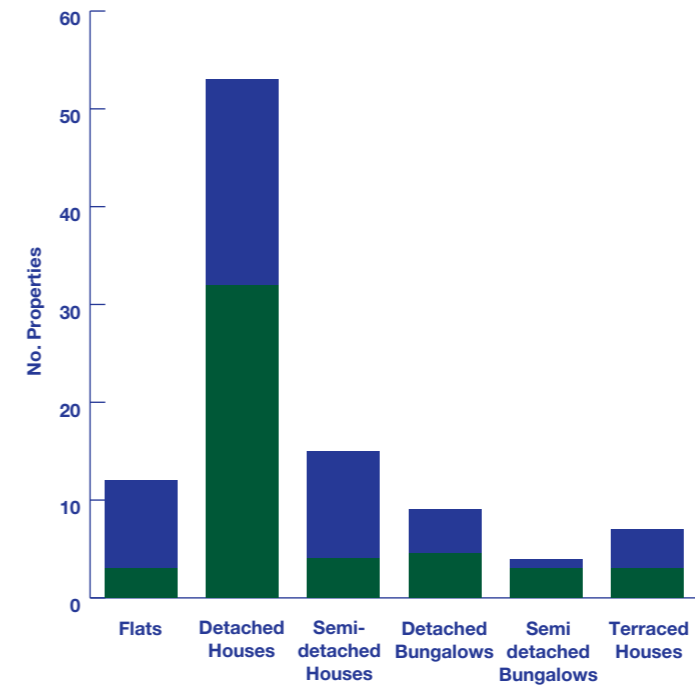
- The recent Exmoor Residential Occupancy Survey, November 2000 looked at who is occupying housing granted planning permission and built or converted over the last eight years shows that only 1 in 10 occupied houses are being lived in by people from the National Park area.
- The same survey showed that 23% of all new homes (new build and conversions) were being used as Second or Holiday Homes. This is in addition to the specific building conversions for holiday letting purposes - 68 units granted planning permission over the last ten years, 31 having been completed. The falling occupancy levels in self-catering accommodation on Exmoor over the last few years suggest that the holiday cottage market is nearing saturation (Devon County Council Tourism Trends).
- The majority of new properties permitted over the last eight years were detached houses. The average price of these types of houses was £252,146 last year (Exmoor House Price Survey, August 2000).
- Over the last ten years approximately 64% (206 units) of all planning permissions for residential accommodation were through the conversion of traditional buildings (including sub-divisions of existing residential properties). 33% (68 units) of these were for holiday letting accommodation, the majority of which were outside the defined settlements (84%; 57 units).
- The average income levels in the National Park area are between £8-12,000 per annum - only 76% of the national average. The West Somerset Housing Needs Survey showed that 78% of concealed households had combined incomes below £17,500. There is a high proportion of self-employment, seasonal and part-time work on Exmoor. The number of full-time agricultural workers is falling and the number of part-time jobs is increasing.
- Comparing local working incomes against the inflated house prices in the National Park due to the very high external demands, one can appreciate the acute difficulty faced by many local people in accessing the housing market.
- The Government's Rural White Paper promises a doubling of the Housing Corporation's 'Rural Programme' to help Housing Associations provide more affordable housing in rural settlements. Several small housing schemes have already been provided in the West Somerset area of the National Park with the help of Housing Corporation funding.
- Both District Councils covering Exmoor have money that they can put towards new housing over the next few years, following the transfer of their housing stock to Housing Associations.
- By 2000, 21% of ex-Council House properties had been sold in the North Devon area of the National Park. The two Housing Associations Magna West Somerset Ltd and North Devon Homes Ltd, who took over the Council's housing stock currently have 260 properties (excluding sheltered accommodation) in the National Park.



Where residents in the houses surveyed lived previously (excluding holiday and second homes)

- Exmoor National Park
- Surrounding towns/villages
- Elsewhere in the South West region
- South East region
- Elsewhere in the UK

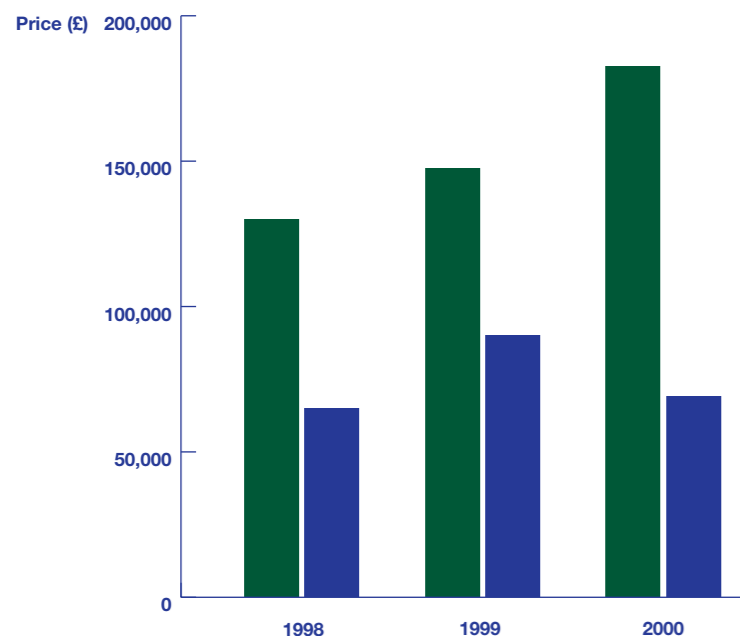
Source: Residential Occupancy Survey 2000



Types of property recently built/converted

- New Build
- Conversion

Source: Residential Occupancy Survey 2000



House Price Changes on Exmoor

- All
- Terrace

Source: Annual Exmoor House Price Surveys



The residential occupancy survey revealed that 23% of new homes were being used for holiday and second homes purposes.

Question 5 Do you think that local needs housing should include: (i) low-cost owner occupied housing; (ii) housing for rent; (iii) shared equity housing?

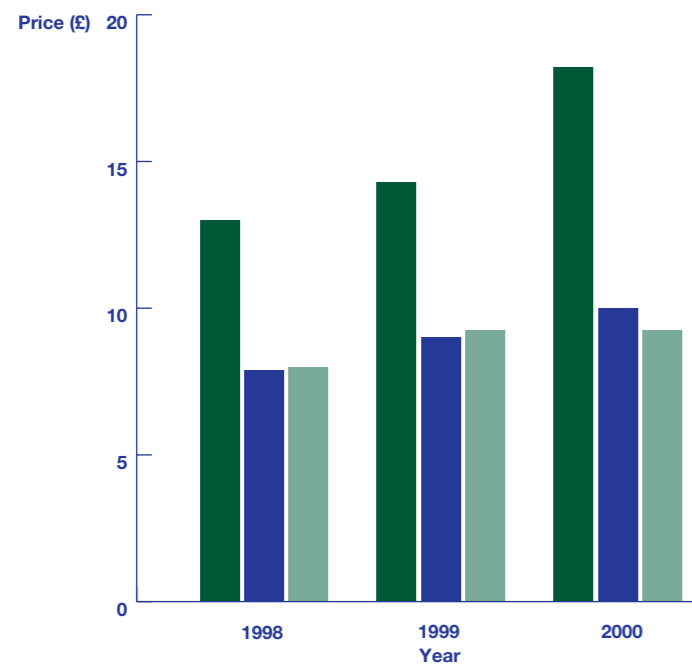
Question 6 What house prices or rents do you think would be affordable?

Question 7 Do you think that barn conversions should be allowed for: (i) local needs housing? (ii) commercial holiday letting purposes? Where should they be allowed?

Question 8 Do you think that the size of extensions to existing smaller houses should be limited to help keep them more affordable?

Question 9 Are there any other types of housing development that you can think of to try to provide affordable housing for local people?

Please give us your views. Turn to the response form in the centre pages of this document.



Comparison of average house prices with Exmoor National Park and those at Regional and National levels

- Exmoor National Park
- South West
- UK

Source: Annual Exmoor House Price Surveys

6 Community Services & Facilities

Changes Since Adoption of the Local Plan in 1997:

- The Rural White Paper was published in 2000;
- Draft Exmoor National Park Management Plan 2000–2005

Views of Local People

The 'Park Life' Questionnaire asked what community facilities should be protected in the National Park and what new facilities were needed. Half of the respondents said that the village shop and Post Office should be protected. This is in addition to the 15% of respondents who said that all community facilities should be protected. Other facilities, which were suggested by several people, included village pubs, village halls, doctor's surgeries, schools and recreation fields. Many people said that it is not a case of what new facilities were needed, but a case of how to protect the existing facilities. New facilities suggested included playground areas, medical centres and sports clubs. It was also said that existing facilities should be utilised better, for instance using schools for evening classes.

Recent parish appraisals picked up issues of rural services and asked what additional services people would like in their village. A number of villages have no shop at all, with some being recent losses. Responses from many people in those villages indicated that they would like a pub, shop or bank

Planning for Real Events asked what people would want to see protected in their town or village. A very wide range of features and services was raised. Of these, one of the most commonly noted was the shop/Post Office, followed by: the phone box; post box; village green; churches; allotments; town or village hall and play area. Also mentioned were schools garages, sports fields, pubs, and orchards. Some suggestions were made regarding sharing of facilities. New facilities which a large number of people wanted in their town/village included: sports facilities a shop/post office; a bank or cash dispenser; recycling facilities; an extension to the school; public toilets; playground; new village hall or improvements to the existing hall. There were many other comments relating to proximity to health facilities and emergency services generally.

Issues

- The Rural White Paper (Our Countryside: the Future, DETR, 2000) estimates that local services in rural areas and access to them are declining as village shops, pubs and post offices, banks and garages continue to close. A third of all villages in England have no shop. It commits the Government to the introduction of further safe guards against the closure of village schools.
- The Government recognises that people in villages increasingly rely on travelling to meet their everyday needs. Loss of services can threaten the viability of communities and affect some people severely. As a means of safeguarding and increasing the range of services available, the Government is promoting the sharing of facilities.
- A study conducted in Somerset (Somerset County Council (1997) Facing Reality in Rural Somerset) highlighted the deprivation resulting from lack of access to such services – particularly on families with children under 16, young people and the elderly, the low paid and unemployed. Closure can result in worsened social exclusion for some as village shops, for example, as well as providing

- an often vital service, can also play an important role as a social meeting place.
- The Government has consulted in the Green Paper "Modernising Local Government Finance" on extending rate relief to some pubs/garages.
- The National Park Management Plan Vision for Community Services and Facilities is A hub of thriving towns and villages that are able to provide a reasonable and affordable range of services and facilities so that residents are not unduly disadvantaged as a result of living in a remote rural area.
- Since 1994 in the National Park, eight permissions have been granted for conversion/change of use from shops to residential and part residential uses with most of these applications in Dulverton, Porlock or Lynton/Lynmouth. Two police offices have been converted to residential use and two school sites converted, one to residential (in Dulverton the new First School was built on another site and in Winsford the school was converted to a community computer centre).

Question 10 What evidence should the Local Plan require to ascertain whether a community facility is no longer viable?

Please give us your views. Turn to the response form in the centre pages of this document.

7 Other Alterations

A number of other issues raised through 'Planning for Real' and the 'Park Life' questionnaire can be addressed to update and clarify Local Plan policies. Other issues, arising from development control and involving clarification of policy wording to aid decision-making can also be considered.

Issue: Archaeological Survey Work

Question 11 Should developers, where necessary, be required to pay for archaeological field evaluations, as well as arrange them? (Local Plan Policy CLN15)

Please give us your views. Turn to the response form in the centre pages of this document.

Issue: Conservation of Buildings and Settlements

Views of Local People

The 'Park Life' questionnaire asked for views on the standard of recent development in terms of its design and materials. The question received a mixed response with around half of the respondents making positive comments regarding the recent developments. There were several negative comments, mainly concerned with individual developments. A significant number of the responses (around 15) suggested that natural and local stone should be used more often. When asked whether non-traditional building materials should be allowed in new development, 44 of the responses received specified, some quite strongly, that non-traditional materials should not be allowed. Of the remaining responses

there were very few people who were totally in favour of non-traditional materials being used. For instance, some of the responses stated that only certain non-traditional materials should be allowed while others said that non-traditional materials should only be used if it resulted in energy conservation.

At 'Planning for Real' events as well as comments on individual developments, some of which had caused controversy, many other general points were made regarding the design, scale and materials of new development. When asked whether any developments had harmed the character of the town or village, some comments were made that large characterless housing should not be permitted. In discussions regarding housing and other issues the National Park should be addressing, comments recorded included the type of materials which should be permitted in the National Park, all felt that only natural, traditional materials should be allowed e.g. stone and slate, all new building should be built or faced in local stone, stricter rules as to type and styles of housing built, if affordable housing is to be built then local materials should be used, traditional buildings built using stone/slate, uPVC windows should not be permitted.

Question 12 Should criteria or a checklist be added to some conservation of buildings and settlements policies regarding design principles and use of natural materials to clarify what the National Park is seeking? (Local Plan Policies CBS7; CBS14, CBS15)

Question 13 Should there be a new policy to protect the amenity of existing dwellings from overlooking or blocking light by new development? (Local Plan Policies CBS14 and H9)

Question 14 Should the Area of Special Advertisement Control be extended to cover the whole of the National Park area? At present it excludes Dulverton, Porlock and Lynton/Lynmouth. (Local Plan Policy CBS17)

Question 15 Should all new services to new development/conversions be undergrounded? (to ensure no new overhead wires are permitted) (Local Plan Policies CBS2 CBS14 and U9)

Please give us your views. Turn to the response form in the centre pages of this document.

Issue: Extensions to and Protection of Employment Sites and Premises

Views of Local People

The 'Park Life' questionnaire asked what types of businesses should be encouraged to develop in the National Park. Over a quarter of the responses received mentioned the need to encourage farming including encouraging farm diversification, organic farming and farm shops/markets. A significant number suggested computing/e-commerce/working from home. Tourism was suggested by around one in eight). In response to the question asking what types of farm diversification businesses should be encouraged, a significant number of respondents stated that all farm diversification schemes should be in keeping with the surroundings. One in three respondents suggested farm diversification schemes linked with tourism and recreational activities. A significant proportion of respondents suggested conversion of farm buildings for office, light industrial or accommodation uses. A few

comments stated there was too much holiday accommodation on Exmoor. Other suggestions included organic farming, the rearing of specialised/non-traditional livestock and equestrian related activities.

'Planning for Real' events asked for suggestions for businesses. Some of the most popular were: small rural enterprises; Information technology (linked with working from home); environmental/land management; light industry; working from home, shops, farming and farm diversification.

The Plan should set out clearly what information the National Park Authority will need from applicants where they want to change the use of existing employment sites and premises (Local Plan Policy E3)

Question 16 Should the policy on business premises cover extensions to business premises? (Local Plan Policy E1)

Question 17 Should the policy protecting employment premises also cover hotels/guest houses? (Local Plan Policy E3)

Please give us your views. Turn to the response form in the centre pages of this document.

Issue: Forestry Development

Question 18 Should forestry development be incorporated into the policy on agricultural buildings and operations? (Local Plan Policy A3)

Please give us your views. Turn to the response form in the centre pages of this document.

Issue: Menages (All weather Horse-Riding Arenas)

Views of Local People

'Planning for Real' events asked whether more development for visitors should be allowed in their town or village. Twice as many people said no as said yes. When asked what types of tourist development should be allowed, similar numbers of people felt outdoor leisure, informal outdoor recreational facilities and indoor sports should be allowed.

Menages (or all weather riding surfaces/arenas) can be outside or inside buildings. In its March 2000 Action Plan, the Government set out proposals to stimulate diversification into small-scale horse enterprises, such as stables for trekking or livery. It has since consulted on proposals to introduce transitional rate relief for farmers diversifying into farm-based horse enterprises (The Rural White Paper (Our Countryside: the Future, DETR, 2000) In view of the possible erection of large new buildings and other impacts such as lighting, one form of development that may require a specific policy is menages

Question 19 In the light of the above statement in the Rural White Paper, that it is likely that there could be an increased demand for equestrian facilities, ought there to be a policy for dealing specifically with menages? (Local Plan Policy RT11)

Please give us your views. Turn to the response form in the centre pages of this document.

Issue: Flood Risk

The forthcoming PPG25: Development and Flood Risk (February 2001) will need to be incorporated – a Revised Consultation Paper asked for comments by early March. The Environment Agency has published revised Section 105 Maps indicating flood risk areas. The Local Plan Proposals Map must be updated to show these areas.

Question 20 Are there any points you would like to raise on flood risk areas? (Local Plan Policy U7)

Please give us your views. Turn to the response form in the centre pages of this document.

Issue: Parking Standards

The current PPG was issued in 1994. There has been a consultation on a revised PPG13: Transport. The review of the Local Plan will address any changes arising from a revised PPG13.

Question 21 Are there any points you would like to raise on parking standards? (Local Plan Policy TR10)

Please give us your views. Turn to the response form in the centre pages of this document.

Appendix: List of adopted National Park Local Plan policies

Conservation of landscape and nature

CLN1 - GENERAL LANDSCAPE POLICY

Development proposals in the National Park should be compatible with the conservation or enhancement of the natural beauty, wildlife, and cultural heritage of Exmoor, and the public understanding and enjoyment of those qualities. In considering applications the Authority will have due regard for these factors and the economic and social well being of the local communities in the National Park.

CLN2 - SECTION 3 CONSERVATION MAP LAND

Development proposals which adversely affect the natural beauty of areas shown on the Proposals Map as Section 3 Moor, Heath, Woodland, Cliff and Foreshore will not be permitted.

CLN4 - PROTECTION OF TREES AND WOODLAND

Development proposals that would adversely affect woodlands, groups of trees, hedgerows or individual trees of significant landscape or amenity value will not be permitted unless acceptable conditions can be attached to protect trees and, where appropriate to require replacement or additional planting.

CLN5 - PROTECTION OF ORCHARDS

Proposed development which would damage or cause the loss of orchards of significant landscape importance as shown on the Proposals Map will not be permitted unless the need for the development outweighs the intrinsic landscape value of the orchard.

CLN7 - PROTECTION OF THE COAST

Permission for development proposals within the coastal zone defined on the Proposals Map will be restricted to those which:

- 1) are appropriate to the coastal location and do not adversely affect coastal interests; or
- 2) involve changes of use or alterations or additions to buildings, or improvements to facilities on permanently established caravan and camping sites, without substantial impact on the coastal character of the surroundings; or
- 3) are reasonably required for the operational needs of agriculture, forestry or fishing enterprises.

CLN8 - PROTECTION OF RIVER CORRIDORS

Development proposals which harm the landscape, nature conservation, fishing or recreational interest of rivers and adjacent banks and valley sides associated with their landscape and amenity value, will not be permitted.

CLN9 - PROTECTION OF AGRICULTURAL LAND

Development which would result in the loss of the best and most versatile agricultural land (Grades 1, 2 and 3a) will not be permitted if suitable alternative land of a lower quality is available.

CLN10 - PROTECTION OF KEY NATURE CONSERVATION SITES

Development proposals likely to adversely affect the nature conservation of Sites of Special Scientific Interest will not be permitted unless it can be demonstrated that other material considerations outweigh the special interest of the site. Designated or potential sites of international importance will be accorded the same protection as Sites of Scientific Interest. Proposals likely to have a significant effect on such sites will only be permitted if there is no alternative and if there are imperative reasons of overriding public interest. Where such a site hosts a priority habitat or species (as listed in the EC habitats directive) permission will only be granted for reasons of human health or safety or for beneficial environmental reasons.

CLN11 - PROTECTION OF SITES OF LOCAL CONSERVATION INTEREST

The Proposals Map identifies certain sites of local nature conservation importance. In considering proposals which affect such areas the Authority will have full regard to their scientific significance and nature conservation value and development which is likely to have an adverse effect on such sites will only be

permitted where the need for the proposal outweighs the intrinsic nature conservation value of the site.

CLN12 - MITIGATING HARM TO NATURE CONSERVATION SITES

Where permission is granted for development affecting the nature conservation value of sites, including those included in Policies CLN10 and CLN11, conditions may be imposed or agreements sought:

- a) to avoid damage to wildlife habitats or physical features of the nature conservation interest;
- b) to secure the retention or enhancement of wildlife habitats; and
- c) in appropriate cases, to require the re-creation of habitats once the development has ceased.

CLN13 - PROTECTION OF SPECIES

Development proposals which would cause harm to species protected by law, or lead to the destruction or obstruction of their habitats, will not be permitted unless arrangements can be made through planning agreements or conditions to secure the protection of the species.

CLN14 - PROTECTION OF ARCHAEOLOGICAL SITES

There will be a presumption in favour of the physical preservation of any nationally important archaeological remains in situ, and development proposals which damage the sites or settings of Scheduled Ancient Monuments or other nationally important archaeological interests will not be permitted. In considering applications affecting other archaeological sites or features, the Authority will have particular regard for the intrinsic importance of any remains and the desirability of their preservation. All proposals likely to affect such interests, or potential interests, should be supported by archaeological assessments. In appropriate cases developers may be required to arrange for archaeological field evaluations before applications are determined.

CLN15 - RECORDING ARCHAEOLOGICAL REMAINS

Archaeological remains affected by development will be expected to be preserved in situ. Where this is impractical planning permissions may require full excavation, examination and recording of remains before development commences, and the publication of results.

CLN17 - ENERGY EFFICIENT DESIGN

The environmental and economic benefits of energy efficiency in the design, layout, siting and use of materials in new development will be taken into account in assessing development proposals.

CLN18 - RENEWABLE ENERGY

Small scale proposals for renewable energy generation to serve the needs of individual properties or groups of properties will be permitted provided that they are compatible with the conservation of the landscape and wildlife of the National Park.

CLN19 - WIND TURBINES

Proposals for the erection of wind turbines for commercial electricity generation will not be permitted on sites where they would cause harm to the natural beauty, wildlife and cultural heritage of Exmoor or the public enjoyment of those qualities. In considering applications for such development an assessment will be made which balances the advantages to the public interest from the development of this source of renewable energy with any adverse effects on the Exmoor Landscape or qualities of the National Park that the Local Plan seeks to preserve or enhance.

CLN20 - WIND POWER FOR LOCAL NEEDS

Permission will be granted for unobtrusive small scale wind turbines serving individual dwellings or groups of properties where there is no adverse effect on important rural or environmental interests, and no unneighbourly impact on residential occupation. The cumulative effect of similar projects may be taken into account in assessing applications. Any permission may require the removal of approved structures if they become redundant.

CLN21 - MAJOR DEVELOPMENT

Major development which would harm the scenic beauty, natural systems and landforms, wildlife, cultural heritage, the amenities of the Exmoor community or the wider enjoyment of the National Park will not be permitted unless in the over-riding public interest.

Conservation of buildings and settlements

CBS1 - CONVERSION OF RURAL BUILDINGS, GENERAL PRINCIPLES

The re-use or physical adaptation of soundly constructed permanent rural buildings for appropriate non-residential purposes, including holiday accommodation will be permitted provided that:-

- 1) the form, bulk and general design of the building does not detract from the landscape or built environment of the National Park;
- 2) proposals for such buildings do not adversely affect the character of the locality or residential amenities;
- 3) sites have satisfactory accessibility and adequate space for parking and associated activities, which must not impair important qualities of the surrounding countryside;
- 4) alterations respect the scale and form and any special feature of the existing building.

CBS2 - CONVERSION OF RURAL BUILDINGS WITHIN SETTLEMENTS

Changes of use of buildings including residential re-use with the settlements listed under Policies H1, H2 and H3 will be acceptable in principle provided they comply with Policies E3 and CSF2. Any associated building conversions and activities should not adversely affect the character of the locality or residential amenities. Sites should have satisfactory accessibility and parking. Alterations should respect the scale and form and any special features of the existing building.

CBS3 - CONVERSION OF RURAL BUILDINGS IN FARM GROUPS OR HAMLETS

Changes of use of buildings located in hamlets or farm groups where there is an existing dwelling for purposes which benefit the rural economy of the National Park will be permitted. Building conversions should observe the criteria of Policy CBS1. Changes of use for residential purposes will not be permitted unless:-

- 1) reasonably ancillary to an existing dwelling; or
- 2) necessary for the needs of agriculture or forestry or an appropriate farm diversification scheme.

CBS4 - CONVERSION OF RURAL BUILDINGS STANDING ALONE IN THE COUNTRYSIDE

Proposals for the conversion of buildings standing alone in the countryside which are not part of a farm group or hamlet will not be permitted unless the proposal is for a camping barn which complies with the terms of Policy RT4.

CBS5 - CONVERSION OF LISTED RURAL BUILDINGS

The conversion of listed buildings of a simple form, such as barns, stables or coach-houses, will not be permitted where any resultant works of adaptation would adversely affect the special interest and characteristics of the building.

CBS6 - CONVERSION OF LISTED RURAL BUILDINGS TO RESIDENTIAL USE

Planning permission for the change of use or conversion of buildings to residential use may, exceptionally, be subject to conditions restricting further building operations and requiring separate applications for such work. In dealing with proposals for the use of agricultural buildings for non-agricultural purposes the Authority will give consideration to the need to restrict permitted development rights for new farm buildings on that unit or holding.

CBS7 - CONSERVATION AREAS

Development proposals in Conservation Areas will be permitted only where they are compatible with the preservation or enhancement of the architectural and historic character or appearance of the Conservation Area. In particular, proposals should meet the following requirements:

- 1) the proposal must be in keeping with the scale, architectural quality and features of the area and not detract from the setting of historic or architecturally important buildings;
- 2) external building materials must be appropriate to those that are traditional in the Conservation Area;
- 3) the proposal should not detract from the existing landscape elements of the Conservation Area including trees, hedgerows, walls, banks, footpaths and open spaces.

CBS8 - STRUCTURES AND TREES IN CONSERVATION AREAS

The demolition of any structure or the lopping, topping or felling of any tree important to the character of a Conservation Area will not be permitted, unless unavoidable in the interests of safety or implementing a proposal that secures the overall preservation or enhancement of the area.

CBS9 - DEMOLITION OF LISTED BUILDINGS

The substantial or total demolition of listed buildings will not be permitted unless reasonable efforts have been made to continue the present use or find a suitable alternative use for the building.

CBS10 - ALTERATION AND EXTENSION OF LISTED BUILDINGS

Alterations and extensions which adversely affect the character of listed buildings will not be permitted. Proposals for listed building consent should have full regard for the scale, design, materials, architectural detailing and historic integrity of listed structures.

CBS11 - SETTING OF LISTED BUILDINGS

Development proposals which adversely affect settings important to the character of listed buildings will not be permitted.

CBS12 - REUSE OF LISTED BUILDINGS

There will be a presumption in favour of preserving listed buildings, their features and settings. Development which conflicts with this objective will not be permitted; new uses which are compatible with the objective will be permitted.

CBS13 - HISTORIC PARKS AND GARDENS

Development which would harm the special features and qualities of historic parks or gardens, or their settings will not be permitted.

CBS14 - NEW DEVELOPMENT

New development which, through inappropriate design, siting, scale or materials, fails to respect the character and appearance of its surroundings or the traditional vernacular architecture of the area will not be permitted.

CBS15 - ALTERATIONS AND EXTENSIONS

The design, scale and use of materials in extensions or alterations to buildings should be appropriate to the building and its surroundings. Development proposals should preserve and, where possible, respond to opportunities to enhance the natural beauty of the National Park.

CBS16 - SATELLITE ANTENNAE

The installation of satellite antennae will be permitted only where they are sited unobtrusively and do not detract from the character of a traditional building or street scene.

CBS17 - SIGNS AND ADVERTISEMENTS

Proposals for fascia and hanging advertisements will be permitted where their siting, design, size, materials and colour do not detract from the character of the building or its surroundings and are not prejudicial to public safety. Internally illuminated signs and advertising sunblinds will not be permitted where they are harmful to the amenity of the locality.

CBS18 - SHOPFRONTS

The use of traditional materials and proportions appropriate to the scale of the building and its surroundings will be expected in proposals for the replacement or alteration of shop fronts.

CBS20 - IMPORTANT AMENITY OPEN SPACE

The settlement inset maps identify certain open spaces, the characteristics of which are regarded as important to the setting of buildings in villages, the adjacent landscape and traditional cultural associations of individual settlements. Development which would harm the public amenity value of such land will not be permitted.

Housing

H1 - HOUSING IN THE LOCAL RURAL CENTRES

Within the defined limits of the Local Rural Centres of Dulverton, Porlock and Lynton/Lynmouth, new housing comprising:

- 1) infilling or small scale development of vacant land in or between substantially built-up road frontages;
- 2) changes of use or conversions of buildings and sub-division of existing dwellings; or
- 3) small scale redevelopment which preserves or enhances existing environmental conditions; will be permitted, where it is of a scale, design and density appropriate to the form and character of the surrounding area.

H2 - HOUSING IN SELECTED LARGER VILLAGES

Within the main developed areas of the selected larger villages of Roadwater and Timberscombe, new housing comprising:

- 1) small scale infilling on vacant land in substantially built-up road frontages;
- 2) changes of use or conversions of buildings and sub-divisions of dwellings; or
- 3) small scale redevelopment which preserves or enhances existing environmental conditions; will be permitted, where it is of a scale, design and density appropriate to the form and character of the surrounding area.

H3 - HOUSING IN THE VILLAGES

Within the villages listed below, new housing development will be permitted only where it arises from the appropriate conversion or change of use or subdivision of existing dwellings. Small scale development may be permitted where it comprises the redevelopment of buildings within the existing built-up area of the village and which would lead to substantial environmental improvement or community benefit.

Villages:

Allerford	Barbrook	Bridgetown
Brompton Regis	Brendon	Challacombe
Cutcombe	Dunster	Exford
Exton	Luccombe	Luxborough
Monksilver	Parracombe	Simonsbath
Winsford	Withypool	Wheddon Cross
		Wootton Courtenay

H4 - NEW HOUSING OUTSIDE THE SETTLEMENTS

Housing development in the countryside outside settlements in Policies H1, H2 and H3, will not be permitted, except for genuine cases of agricultural or forestry need that cannot be met within settlements, which will be considered under Policy A1.

H5 - AFFORDABLE HOUSING

The Authority may grant permission, on land which would not normally be approved for residential development, for small scale affordable housing which meets an authentic need of the locality. Proposals should be on land within or adjacent to local rural centres or villages and not unacceptably impair interests of acknowledged importance. Any permission granted will be regulated by formal arrangements to secure reservation of the dwellings for affordable occupation, both initially and on subsequent change of occupation.

H8 - RESIDENTIAL CARAVANS AND MOBILE HOMES

Proposals for the permanent siting of residential caravans or mobile homes, including those of gypsies and other travelling groups, and other forms of impermanent accommodation, will not be permitted in the National Park. Permission may be granted for residential caravans or mobile homes required temporarily to meet an agricultural, forestry or other appropriate local need.

H9 - EXTENSIONS TO EXISTING DWELLINGS

Extensions to dwellings should respect the character and appearance of the building and its surroundings. Permission will not be granted for alterations and additions of unsympathetic size or appearance which adversely affect the character or appearance of dwellings or neighbouring buildings.

H10 - REPLACEMENT DWELLINGS

The replacement of existing dwellings by larger buildings which through their size or appearance damage the natural beauty or important characteristics of the National Park will not be permitted. Proposals for replacement dwellings in scale with neighbouring buildings, of appropriate design and materials, and generally in keeping with the form and character of the dwelling being replaced, will be allowed.

Employment and economic development

E1 - NEW EMPLOYMENT PREMISES IN SETTLEMENTS

Within settlements, proposals for new business premises or conversions of existing buildings to business use will be permitted where there is no adverse effect on important planning interests which the Plan seeks to protect. Applications for building conversions or adaptations should have regard to the requirements of Policy CBS2.

E2 - NEW EMPLOYMENT PREMISES IN THE OPEN COUNTRYSIDE

In the open countryside and outside settlements the erection of new business premises will not be permitted. In these locations extensions to existing commercial premises and the conversion of existing buildings to business use may be permitted where there is no adverse effect on important planning interests which the Plan seeks to protect. Applications for building conversions or adaptations should have regard to the requirements of Policy CBS1.

E3 - EXISTING EMPLOYMENT SITES AND PREMISES

Development proposals which involve the loss of employment land or buildings will not be permitted except where new employment-generating uses are created.

E4 - LARGE SCALE OR INTRUSIVE INDUSTRIAL DEVELOPMENT

Proposals for large scale intrusive or environmentally damaging business or warehouse development will not be permitted in the National Park.

Agriculture

A1 - FARM AND FORESTRY DWELLINGS

Permission will be granted for dwellings and caravans in the countryside for farm and forestry workers who genuinely need, in the interests of the enterprise, to live at or close to their place of work rather than in a settlement.

Proposals should be supported by appropriate evidence of need and comply with other relevant policies of the Local Plan. Permissions granted will be subject to an occupancy condition.

A2 - REMOVAL OF AGRICULTURAL OCCUPANCY CONDITIONS

Permission will not be granted for the removal of an agricultural occupancy condition where there is evidence of a continuing requirement for such accommodation in connection with the farming or forestry needs of the locality in which the dwelling is located.

A3 - AGRICULTURAL DEVELOPMENT

Proposals for agricultural buildings and operations (including those submitted under the notification procedure) will not be permitted where:

- 1) there would be an unacceptable adverse impact on the landscape, wildlife or historic environment of Exmoor;
- 2) they would cause an unacceptable level of noise, water or air pollution, or conflict with neighbouring land uses;
- 3) access and traffic circulation cannot be adequately catered for.

A4 - AGRICULTURAL BUILDINGS AFFECTING LISTED BUILDINGS

Proposals for the erection of new agricultural buildings that would adversely affect the character of a listed building or group of listed buildings will not be permitted.

A5 - FARM DIVERSIFICATION

Proposals for farm diversification will be permitted, provided:

- 1) the proposal does not have a significant adverse impact on the landscape, wildlife, historic character or local community of Exmoor;
- 2) the activity is not likely to prejudice agricultural operations on the holding;
- 3) the proposal can, wherever possible, be accommodated through the conversion of existing traditional buildings;
- 4) satisfactory access and traffic requirements can be achieved.

A6 - FISH FARMING

Proposals for fish farms and hatcheries will be permitted, provided:

- 1) they do not have an adverse effect on the landscape, wildlife, historic character or river environments of Exmoor;
- 2) they do not adversely affect the amenities of local residents;
- 3) access and traffic requirements can be met.

Recreation and Tourism

RT1 - VISITOR ATTRACTIONS

Proposals for tourism related development which are based on, enhance, or increase appreciation of the special qualities of the National Park will be permitted provided they:

- 1) are not intrusive in terms of scale, siting, noise, traffic generation or adverse effect on the local community;
- 2) have no adverse impact on the landscape, wildlife or cultural heritage of Exmoor, in themselves or in conjunction with any existing facilities.

RT2 - REFRESHMENT FACILITIES

Proposals for cafés, tea-rooms and restaurants with satisfactory access and parking facilities, well related to existing development, will be permitted providing there is no adverse effect on the character or appearance of the surroundings or on residential enjoyment in the locality.

RT3 - VISITOR ACCOMMODATION

Proposals for the small scale extension or upgrading of existing serviced accommodation, or the provision of new accommodation through the appropriate conversion of existing buildings (see policies CBS1 - 5) will be permitted. Permission will not be given for proposals for large scale or intrusive developments of visitor accommodation.

RT4 - CAMPING BARNs

Proposals for the conversion of rural buildings to camping barns will be permitted provided that:

- 1) the building is well related to the footpath/bridleway network;
- 2) the proposal does not involve significant alterations to the external fabric and surroundings of the building which would materially affect its character or appearance;
- 3) overground utility services or new vehicular access are not proposed;
- 4) the proposal conforms with Policy CBS1.

RT5 - BACKPACKERS' CAMP SITES

The use of land for small backpackers' camp sites will be permitted provided the site is well screened, related to a village or farm, does not require the provision of new vehicular access or buildings and is well related to the existing network of footpaths and bridleways.

RT6 - STATIC CARAVAN SITES

Permission will not be granted for new, or extended, static caravan sites and chalet developments in the National Park nor for the conversion of touring sites to such uses. Permission may be granted for the conversion of static caravan sites to chalet developments where accompanied by environmental enhancement through a reduction in the number of overall units or other suitable measures.

RT7 - TOURING CARAVAN AND TENTED CAMPING SITES

Proposals for new touring caravan sites will not be permitted in the National Park. Permission for small scale tented camping sites which are outside the Coastal Zone or small extensions to existing sites will be granted provided that:

- 1) existing facilities in the area are inadequate;
- 2) there will be no adverse impact on the landscape, local community, conservation interests or the safety of the local road network; and
- 3) there is adequate road access to the site.

RT8 - CERTIFIED CARAVAN SITES

Certificated caravan sites will be supported, provided:

- 1) they are not prominent in the landscape or are otherwise satisfactorily screened from public view;
- 2) significant site improvements or new permanent buildings are not proposed;
- 3) satisfactory provision for access and parking can be made.

RT9 - RECREATIONAL DEVELOPMENT

Proposals for recreational development which would adversely affect the natural beauty and valued characteristics of the National Park or which would introduce visually intrusive activities, cause serious erosion, significant conflict with other recreational uses or unreasonably disturbing noise will not be permitted.

RT10 - STABLES

Proposals for the erection of stables and loose-boxes which are well related to existing buildings and which do not adversely affect the amenities of nearby occupiers, the landscape or the settings or character of listed buildings, will be permitted.

RT11 - EQUESTRIAN CENTRES

Proposals for pony-trekking or equestrian centres will be expected to respect the characteristics of the National Park by preserving or enhancing its natural beauty. In considering applications the Authority will have particular regard for their visual impact, the effect on traffic generation and the amenity of residential occupiers. Sites should be well related to suitable networks of equestrian routes; when granting permission the Authority may seek to regulate the use of such routes by condition or agreement.

RT12 - GOLF COURSES

Planning permission will not be granted for new or extended golf courses, or buildings not directly related to the playing of golf on existing courses, which harm important landscape, wildlife or archaeological interests.

RT13 - RECREATIONAL LAND IN SETTLEMENTS

Development which would harm the local recreational value of land identified on the settlement inset maps as important recreational open space will not be permitted.

RT14 - RECREATIONAL FACILITIES IN SETTLEMENTS

Within settlements, proposals for the provision or improvement of indoor and outdoor recreational facilities, for community and public use, will be permitted provided they do not have an unacceptable adverse effect on the character or amenities of the surrounding area, and satisfactory provision can be made for access and parking.

Community services and facilities

CSF1 - PROTECTION AND SUPPORT OF SERVICES AND FACILITIES

Proposals to provide local community services and facilities, including those on sites allocated for community related development on the settlement inset maps, will be permitted where compatible with National Park objectives.

CSF2 - VILLAGE SHOPS

In considering proposals for the use of existing village shops for other purposes the Authority will have, inter alia, regard for any adverse effects on community interests and the rural economy caused by the loss of the retail facility.

CSF3 - SHOPS IN THE OPEN COUNTRYSIDE

Proposals for new shopping facilities outside the recognised settlements will only be permitted where they comprise:

- 1) sale of crafts and goods made on site;
- 2) shops which are ancillary to farms and visitor attractions, camping and caravan sites.

CSF4 - HEALTH FACILITIES

Proposals for day care facilities and small community homes to meet local requirements will be permitted provided satisfactory provision for access and parking can be made.

CSF5 - RESIDENTIAL INSTITUTIONS

In considering development proposals for residential institutions the Authority will have regard to the effect on the character and appearance of the locality, residential amenity and the adequacy of access and parking arrangements. The Authority will also take account, where relevant, of any adverse effect on the interests of tourism caused by the loss of visitor accommodation.

Utilities

U1 - WATER RESOURCE PROTECTION

Development proposals which would adversely affect the quantity or pollute the quality of surface and/or groundwater sources will not be permitted.

U2 - CONTAMINATED LAND

Development proposals that may result in the disturbance of contaminated land will be strictly controlled to ensure that there is no risk of pollution to water courses or water supplies, particularly in relation to surface water run-off.

U3 - WATER SUPPLY

Development proposals which lead to an increase in water requirements will not be permitted in locations where the existing water supply is inadequate or cannot satisfactorily be improved, or where additional abstraction will result in a reduction in water quality and which will have an adverse effect on existing supplies, fisheries, recreational or nature conservation interests.

U4 - SEWERAGE AND SEWAGE DISPOSAL

Development proposals which would lead to an increase in sewage treatment requirements will not be permitted in locations where the existing sewage disposal system is inadequate and where increased flows in the system will create an unacceptable pollution risk to water quality.

U5 - SEWERAGE TREATMENT WORKS

Proposals for new or extended sewage treatment works will be permitted provided they are located and designed so that any adverse impact on the environment is minimised.

U6 - DEVELOPMENT IN PROXIMITY OF SEWERAGE TREATMENT WORKS

Residential and other regularly occupied development will not be permitted in locations likely to be adversely affected by the proximity of sewage treatment works.

U7 - FLOOD RISK AREAS

Development proposals will not be permitted in areas shown on the Proposals Map as being at risk from flooding unless appropriate and acceptable flood prevention and protection measures are implemented as part of the development.

U8 - SURFACE WATER RUN-OFF

New development that generates surface water run-off likely to increase the risk of flooding or cause damage or pollution to the river environment will not be permitted unless acceptable mitigation measures can be implemented.

U9 - ELECTRICITY AND TELECOMMUNICATIONS

In considering proposals for new overhead power lines, the NPA will seek to minimise their impact by selecting the least visually intrusive route and will resist overhead wires across any open moorland or within the Coastal Zone. Where it is not possible to avoid particularly sensitive areas, the NPA will encourage the undergrounding of overhead services, subject to ecological and archaeological considerations.

U10 - UNDERGROUNDING UTILITY SERVICES

Development proposals for utility service supplies to new development will be expected to provide underground routing.

U11 - TELECOMMUNICATION DEVELOPMENT

Development proposals for telecommunication equipment, masts and other antennae essential for technical or operational reasons, will be rigorously examined with regard to siting and design and will be permitted where there is no unacceptably adverse effect on the natural beauty of the Exmoor landscape. The Authority will expect existing masts and other structures to be used wherever possible. Approval may be subject to the removal of equipment when no longer required.

Traffic and Roads

TR1 - FUNCTIONAL ROUTE NETWORK

The Exmoor Functional Route Network, as shown on the Proposals Map, will form the framework for traffic management in the National Park.

TR2 - FUNCTIONAL ROUTE NETWORK

The Exmoor Functional Route Network will be taken into consideration in the determination of proposals for development to ensure that the capacity of the roads serving the development is adequate for the traffic likely to be generated.

TR3 - TRAFFIC GENERATION WITH DEVELOPMENT

Development which will cause unacceptable levels of traffic in terms of the environmental or physical capacity of the local road network, or would prejudice road safety interests, will not be permitted.

TR4 - ROAD MAINTENANCE AND IMPROVEMENTS

Proposals for road improvement schemes should, subject to road safety requirements, be designed and constructed to preserve and enhance the natural beauty of the National Park and minimise harm to the built environment. In particular the proposal should meet the following requirements:

- 1) disturbance and damage to conservation and local amenities is minimised during construction;
- 2) road design and materials respect the features and character of the landscape;
- 3) existing traditional features such as beech hedges, stone walls or milestones are retained or replaced wherever possible;
- 4) opportunities are taken to introduce new wildlife habitats, environmental improvements and appropriate landscaping schemes;
- 5) existing rights of way are maintained or alternative routes are provided where necessary.

TR5 - BRIDGES AND FORDS

Proposed works to traditional fords and bridges will, subject to the need for road safety, be expected to use appropriate natural materials and finishes and be designed to ensure their character is not adversely affected.

TR6 - HIGHWAY DESIGN

The design and details of highway works which are required for new development proposals should, subject to road safety interests, contribute to the preservation or enhancement of the area.

TR7 - PRIVATE ROAD SIGNS

In appropriate circumstances simple advertisement signs giving advance warning of tourist-related enterprises which are ineligible for Department of Transport signing will be permitted. In considering such applications the Authority will have regard for amenity and road safety factors and any relevant interests of the rural economy.

TR8 - PETROL FILLING STATIONS

Internally illuminated petrol station advertisement signs and canopies, which harm the character of the landscape or settlements by reason of inappropriate scale, design, or materials will not be permitted.

TR9 - CAR PARKING

Proposals for public car or coach parks will only be permitted where they:

- 1) provide a needed community facility within a settlement; or
- 2) relieve roadside parking or congestion at existing facilities; or
- 3) are in relation to the development of informal recreation and public access. In all cases the proposal should form part of a wider management strategy and should not be visually intrusive or detrimental to conservation interests. Materials, layout and design must be of a high standard and appropriate to the character of the surroundings.

TR10 - PARKING STANDARDS

Parking provision for proposed development will be expected to accord with the following standards:

Dwelling/flat	1 garage space and 1 space per unit or group parking where appropriate 3 spaces per 2 units
Warden controlled sheltered housing with communal facilities	1 space per 4 units and 2 spaces per warden
Guest houses/hotels	1 space per bedroom and 1 space per 4 seats in bar/restaurant plus provision for staff
Restaurants	1 space per 4 seats and provision for staff

Parking provision for proposed developments not listed above will be considered on their merits depending on environmental quality, highway safety and the nature and location of the proposal.

TR11 - PUBLIC TRANSPORT

Development proposals which help maintain or improve public transport facilities will be favourably considered and the benefits of such proposals will be taken into account in planning decisions.

TR12 - CYCLING

The design and layout of development proposals should, where appropriate and possible, take into account the needs of cyclists and encourage the use of cycles.

TR13 - PUBLIC RIGHTS OF WAY

Development which will adversely affect existing public rights of way may be required to incorporate measures to protect user's interests.

Minerals

M1 - MINERAL EXTRACTION

Proposals for mineral extraction which would harm the natural beauty, cultural heritage or quiet enjoyment of the National Park, including the re-opening or extension of existing quarries, will be subject to the most rigorous examination and will not be permitted unless demonstrated to be in the public interest.

M2 - MINERAL EXPLORATION

Proposals for mineral exploration will be permitted provided the drilling operation is not visually intrusive in the landscape and does not cause harm to sites of nature conservation or archaeological interest or to the amenity of local communities.

M3 - INTERIM DEVELOPMENT ORDERS

Interim Development Order permissions will be subject to comprehensive conditions in order to mitigate and control any adverse impact on the landscape and local communities of Exmoor and to ensure satisfactory restoration and after-care of the site. Particular regard will be paid to:

- 1) the visual impact on the landscape;
- 2) the potential effect on ecological, archaeological and historical features;
- 3) the potential effect on the amenity of local communities in terms of noise, disturbance, traffic generation and pollution (including light);
- 4) the potential impact on the recreational use of the area.

M4 - SMALL SCALE LOCAL NEEDS MINERAL EXTRACTION

Proposals for the small scale reworking of disused quarries to provide local building stone will be permitted provided that the activity will have no significant adverse impact on the landscape, natural resources, archaeology, road networks or local communities of Exmoor and that satisfactory arrangements are made for restoration and after-care of the site.

Waste disposal

WD1 - WASTE DISPOSAL SITES

Proposals for new waste disposal facilities which would harm the natural beauty, cultural heritage or quiet enjoyment of the National Park will not be permitted.

WD2 - RECYCLING FACILITIES FOR LOCAL NEEDS

Proposals for small scale recycling facilities will be permitted in locations where there would be no adverse impact on the landscape, wildlife or amenities of local communities.