



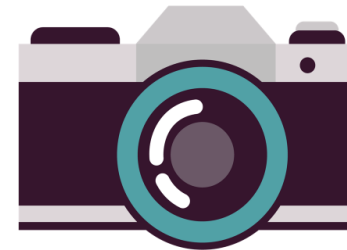
Your Local Community Network

Exmoor LCN

Housekeeping

- If the **fire alarm** sounds leave the building immediately - fire exists clearly signposted
- Could everyone **turn your mobile's WiFi off** to ensure those online get the best experience possible
- **All information is captured** during online discussion and forms part of the notes
- Please put your **phone on silent**
- Please **raise your hand** to alert the chair you'd like to speak
- **When speaking please hold one of the microphones and speak clearly into it.** They will work automatically when you start speaking, indicated with a green light

Please Note



This event is being photographed for publicity purposes. Images taken at this venue may be used by Somerset Council staff for promotional materials, including our website, press releases and social media posts. If you do not want your image used, please let a member of the Local Community Network Team know. **Thank you.**

Agenda (Items 1 -5)

1. Introductions

2. Apologies for absence

3. Minutes of the previous meeting (notes attached)

4. Matters arising (not part of later agenda items)

**5. Local Government Boundary Commission for
England Electoral Review**

Agenda (Items 6 - 8)

- 6. Avon and Somerset Police Update**
- 7. Highways Update**
- 8. Exmoor National Park Authority – Active Travel Consultation (Sue Applegate)**

Exmoor Active Travel Plan



EXMOOR
NATIONAL PARK



- What is 'Active Travel'
- What is the purpose of the plan
- What isn't the purpose of the plan



- Who is funding the work
- What do they expect to achieve



- What's in it for Exmoor
- How will we develop the plan

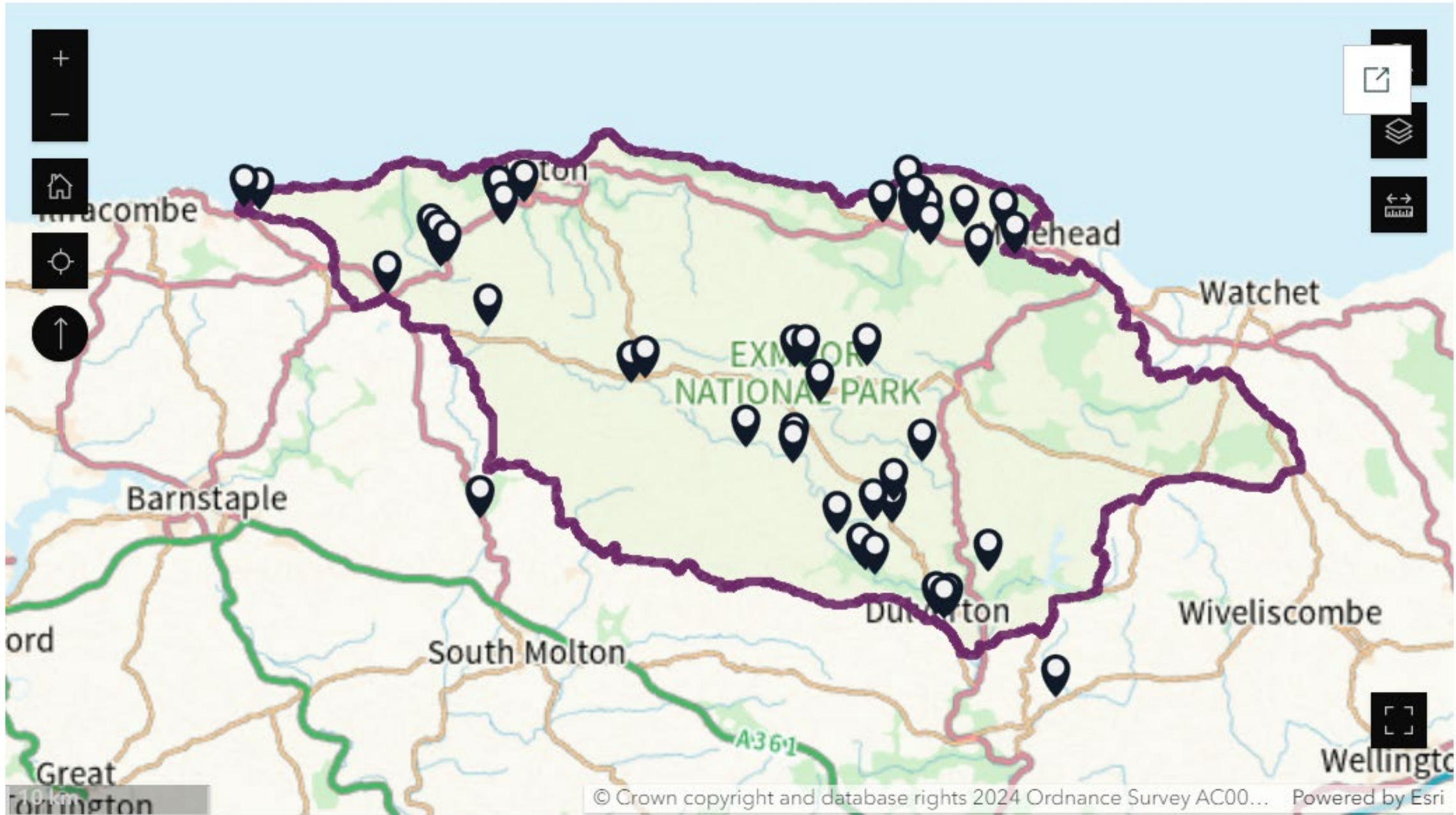


- How can you help?



Active Travel Plan for Exmoor

2 October 2024





- Thank you for your time
- Any questions?



Agenda 9 – MOORLAND FOOD BANK

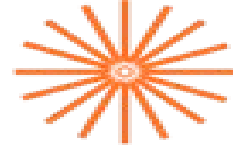
- **Secured funding from SALC via Dulverton Town Council to pay for a food resilience coordinator to steer the project going forward.**
- **Relocated the Foodbank into the Riverside Youth Centre on Friday 1 November. – Thanks to Kier and Dulverton Town Council for the loan of vehicles and people!**
- **Held a public meeting on Monday 4 November to raise awareness of the Moorland Foodbank, and recruit volunteers.**

Special thanks to -



Key partners and stakeholders





MOORLAND FOOD BANK

Next steps....

- **Recruit a replacement volunteer coordinator from 1st January 2025;**
- **Establish a new constituted body to take the organisation forward;**
- **Secure the long-term future of the Riverside Premises.**

Agenda Item 9 - Working Groups (continued)

- **Economic Regeneration**
(notes of the Ec Dev subgroup were circulated)
- **Housing** – Colin McDonald

Slides for Exmoor LCN

Date: Thursday 7th November



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Exmoor – The National Park & The LCN are not quite the same

My data

Includes some parishes within the neighbouring LCN which fall into the National Park boundary

Excludes some parishes in the Exmoor LCN that are not within the National Park boundary

Homes England Fact Sheet

Number 10 in a series of 10!

Slightly out of date now – data up to 2020 despite 2021 census data being released

But demonstrates the overall trend

Rural areas are getting older!

Are housing needs in rural areas different to urban areas?

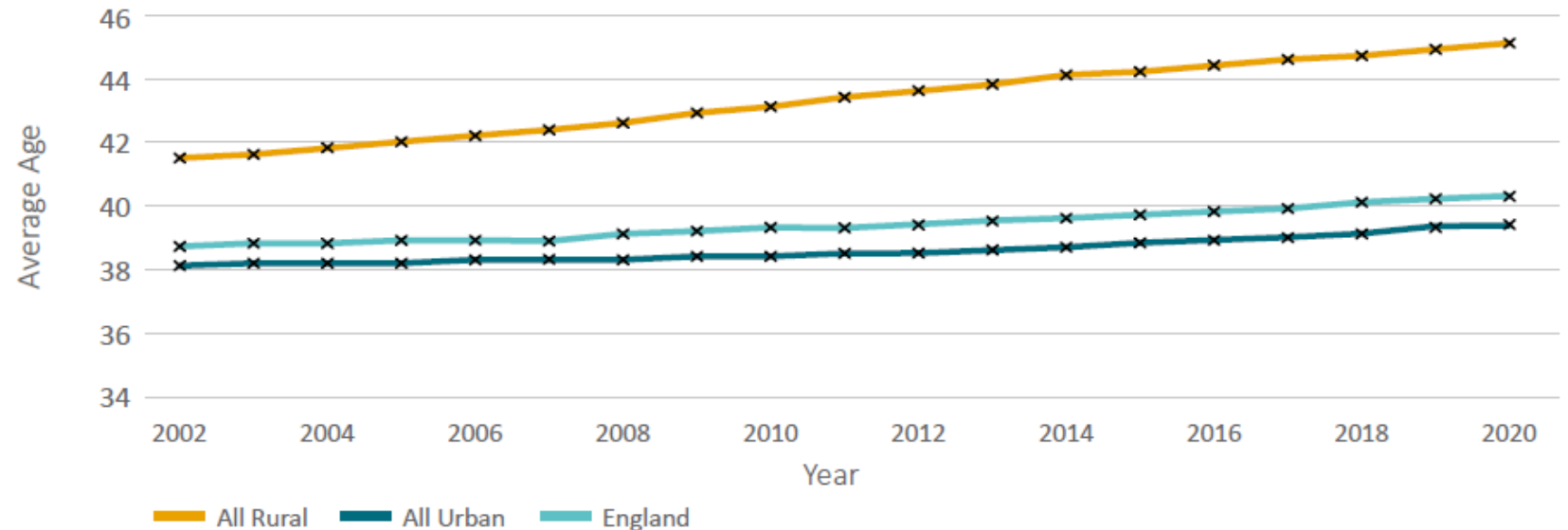


Rural communities have a higher proportion of older people, which has been increasing over time. The [data](#) shows that in England in 2020, 25% of the population in rural areas were aged over 65 years, compared to 17% in urban areas, and the average age of the rural population was six years older than for the urban population.



Rural communities also have fewer people of working age. The [data from 2020](#) shows that 59% of rural residents were aged between 16 and 64 years, compared with 64% of residents in urban areas. This means that rural areas have different community characteristics compared to urban areas which can influence local housing needs.

Average age of people in rural and urban areas, compared to the average in England, 2002-2020



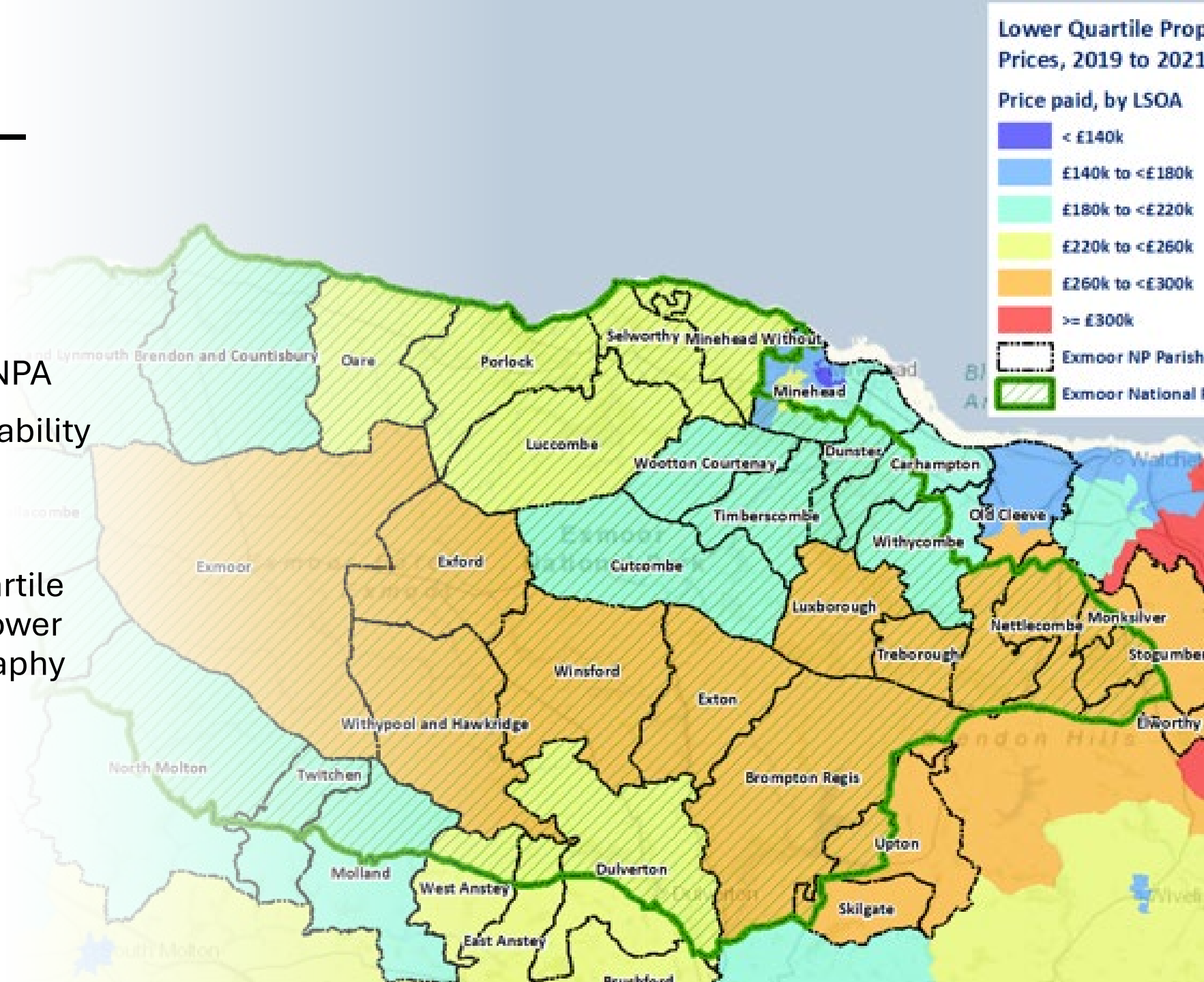
House prices – from Arc4

Work commissioned by ENPA

Intended to identify affordability
ratios across Exmoor

This map shows lower quartile
house prices based on “Lower
Super Output Area” geography
(= ‘clumpy’)

Main range £180k-£300k



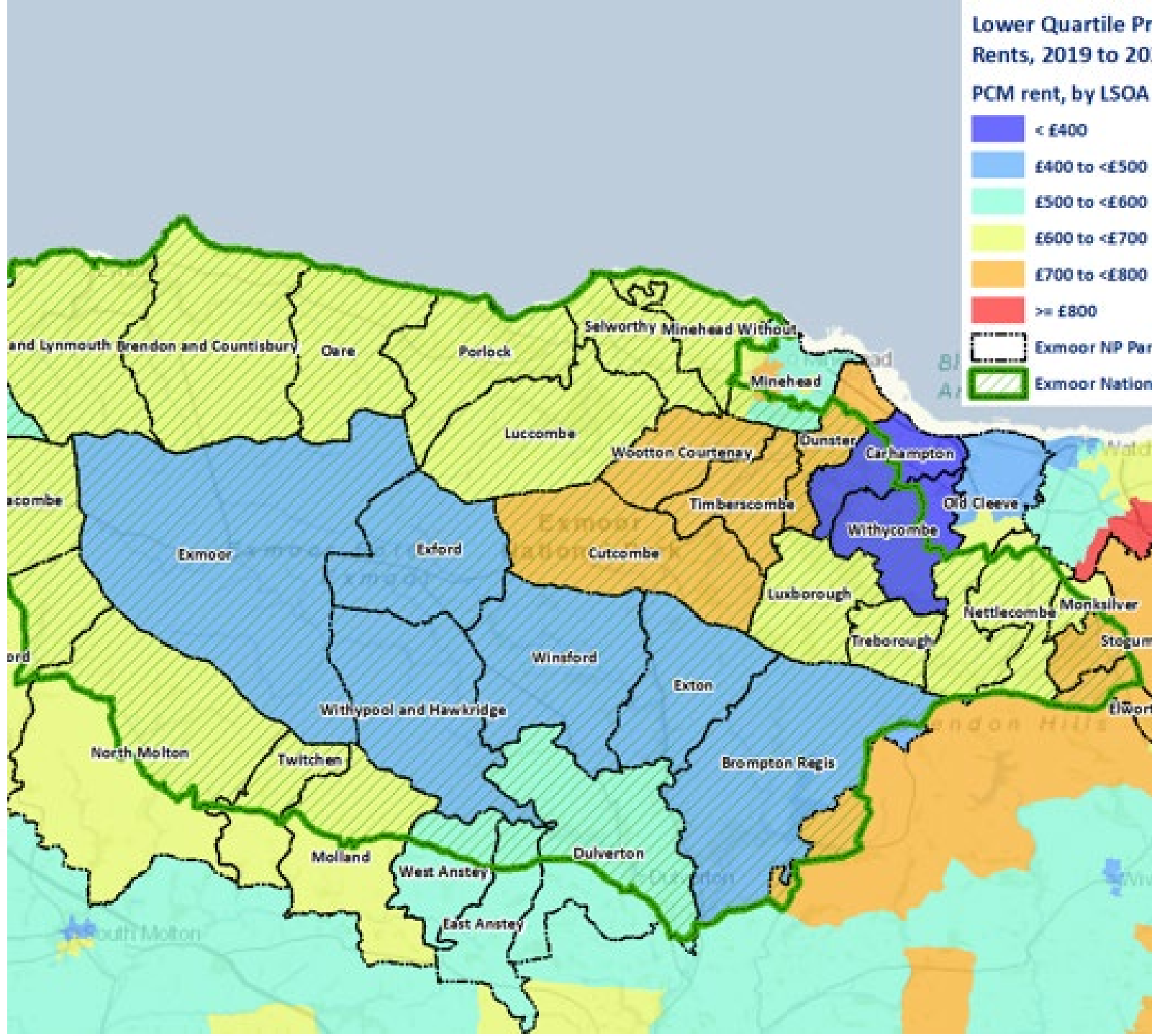
Monthly rents – from Arc4

Work commissioned by ENPA

Intended to identify affordability
across Exmoor

This map shows lower quartile
monthly rents based on “Lower
Super Output Area” geography
(= ‘clumpy’)

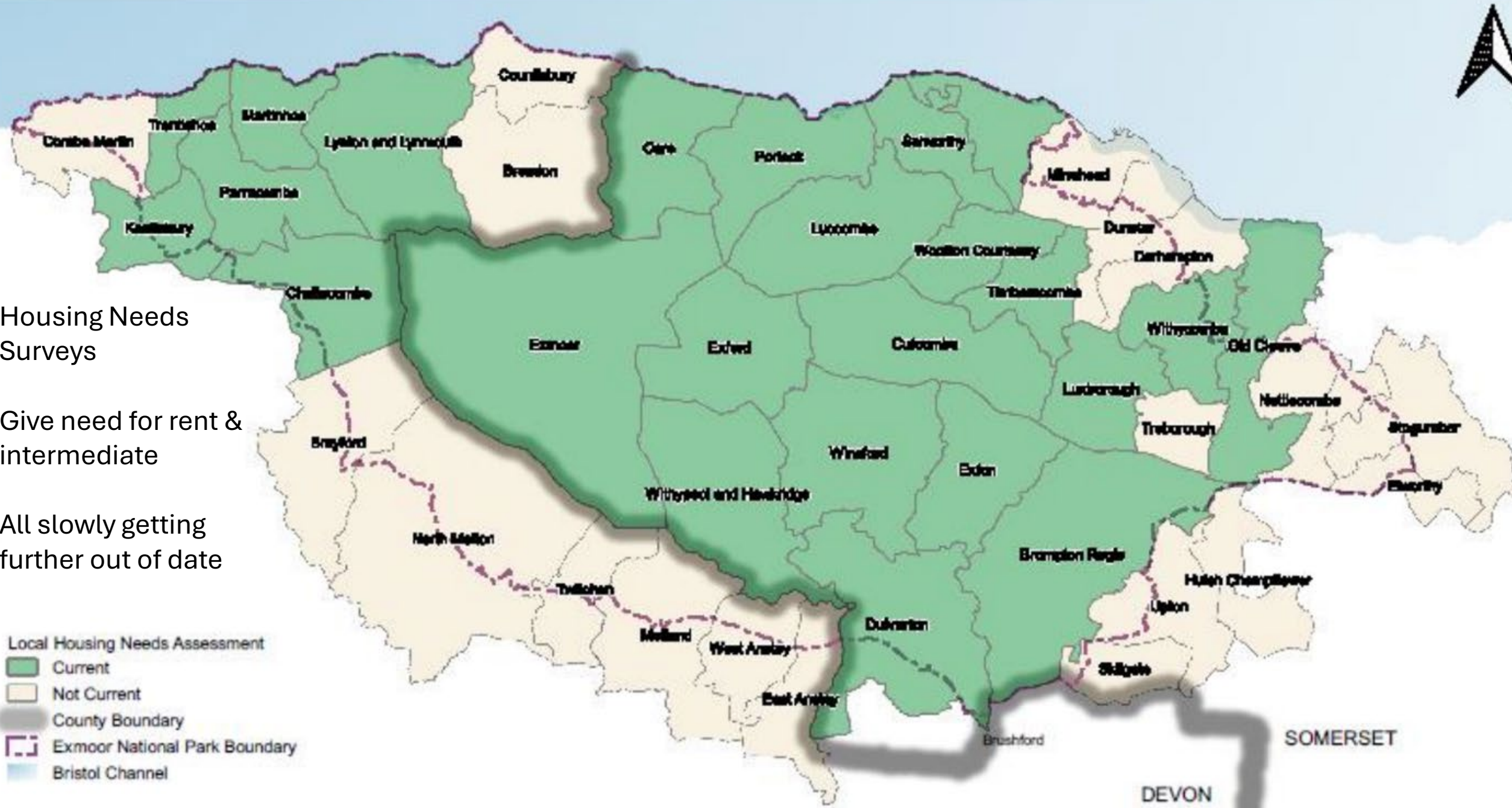
Main range £400-£800



Housing Needs Surveys

Give need for rent & intermediate

All slowly getting further out of date



Homefinder Somerset

Web based form
Guides applicant to next relevant
question based on previous answer/s

Help from advocates
Family member or friend
Village Agent or CAB

Telephone guided service



Affordable homes to rent in Exmoor



Homefinder Somerset

- ☎ 0300 123 2224
- ✉ housingoptions@somerset.gov.uk
- 🌐 homefindersomerset.co.uk



Devon Home Choice

- ☎ 01271 388870
- ✉ customerservices@northdevon.gov.uk
- 🌐 www.devonhomechoice.com

For more information on how Homefinder
Somerset and Devon Home Choice work
please visit their websites.

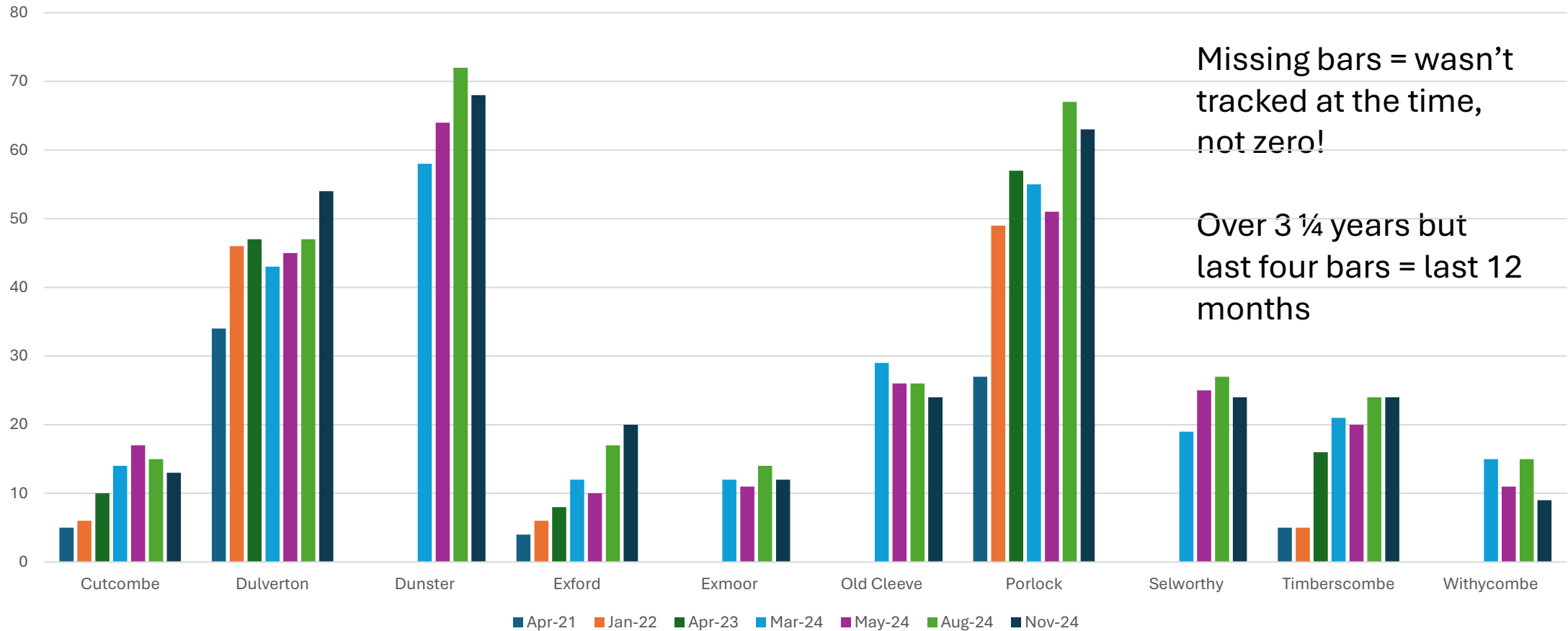


Rise in Homefinder Applications

Sample parishes only

Missing bars = wasn't tracked at the time, not zero!

Over 3 ¼ years but last four bars = last 12 months



Vacancies through Homefinder

1st August 2021 – 28th June 2024

(Two years, eleven months!)

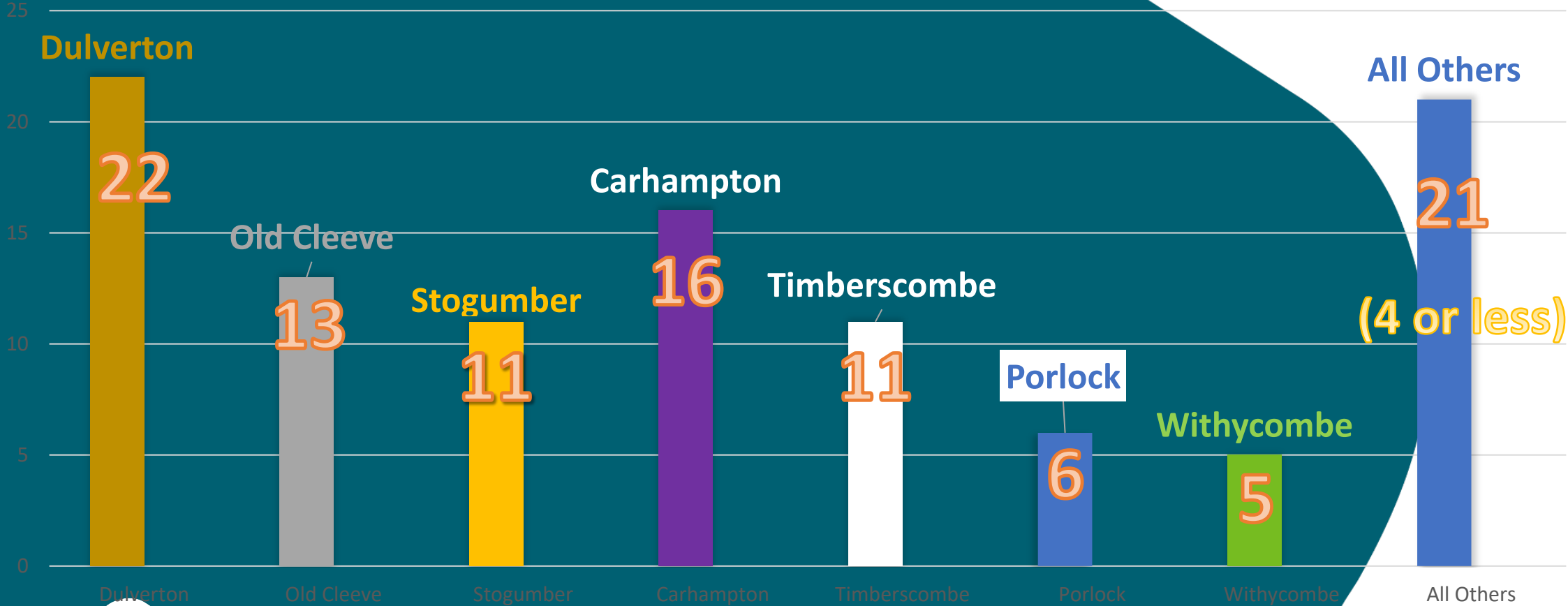
ALL parishes – so includes some
outside the boundary of the
National Park & LCN

104
(let)



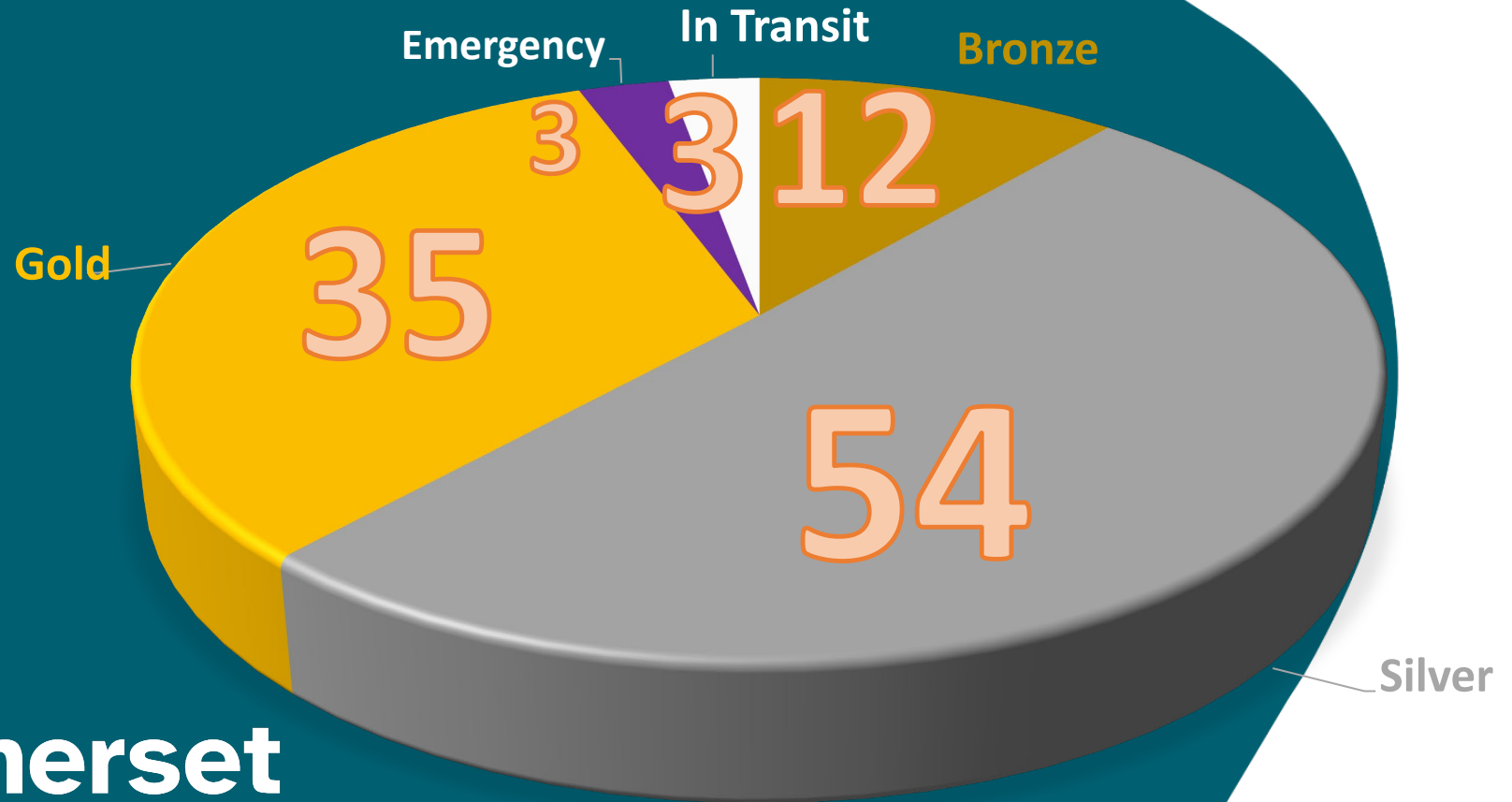
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LOCATION



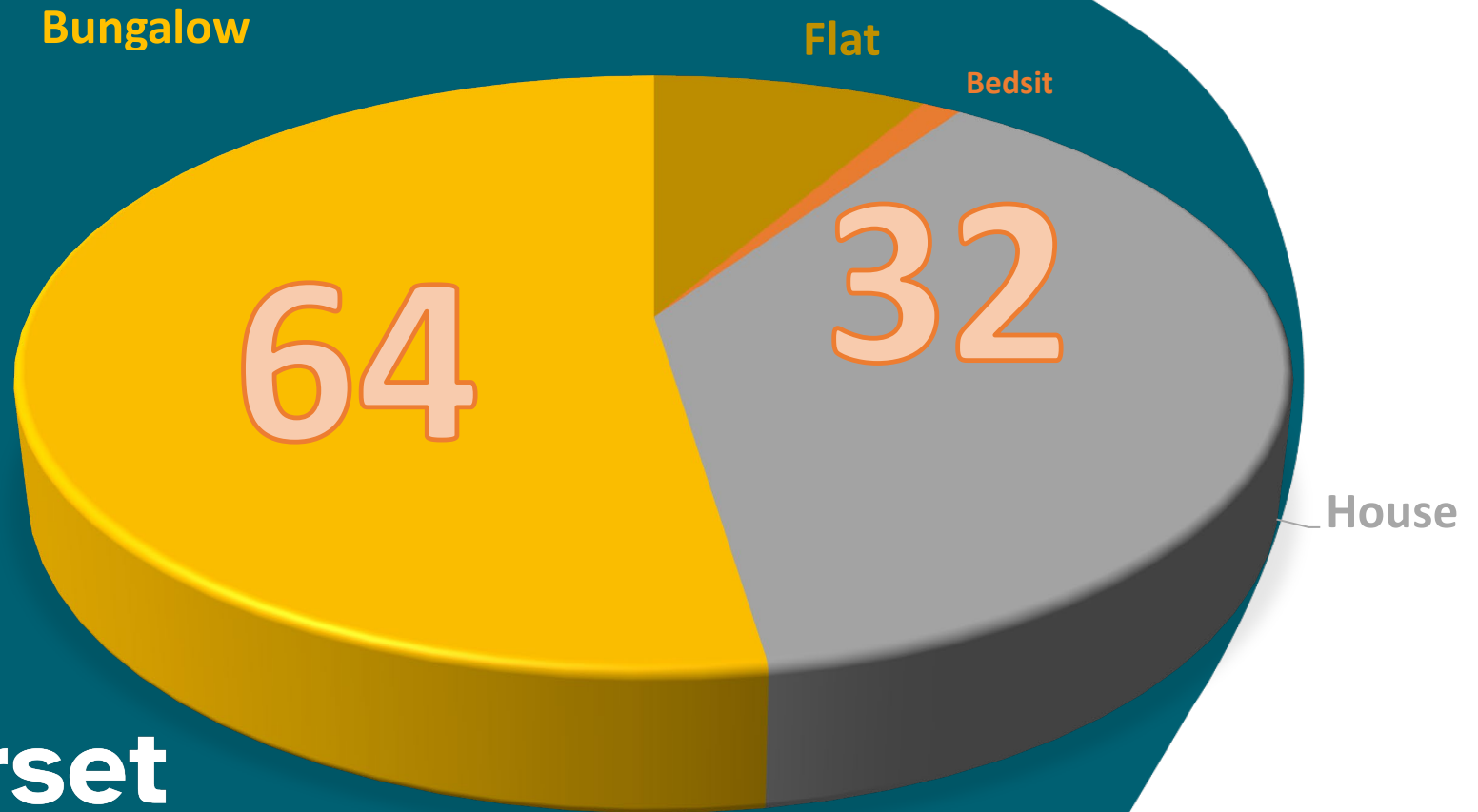
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BANDING



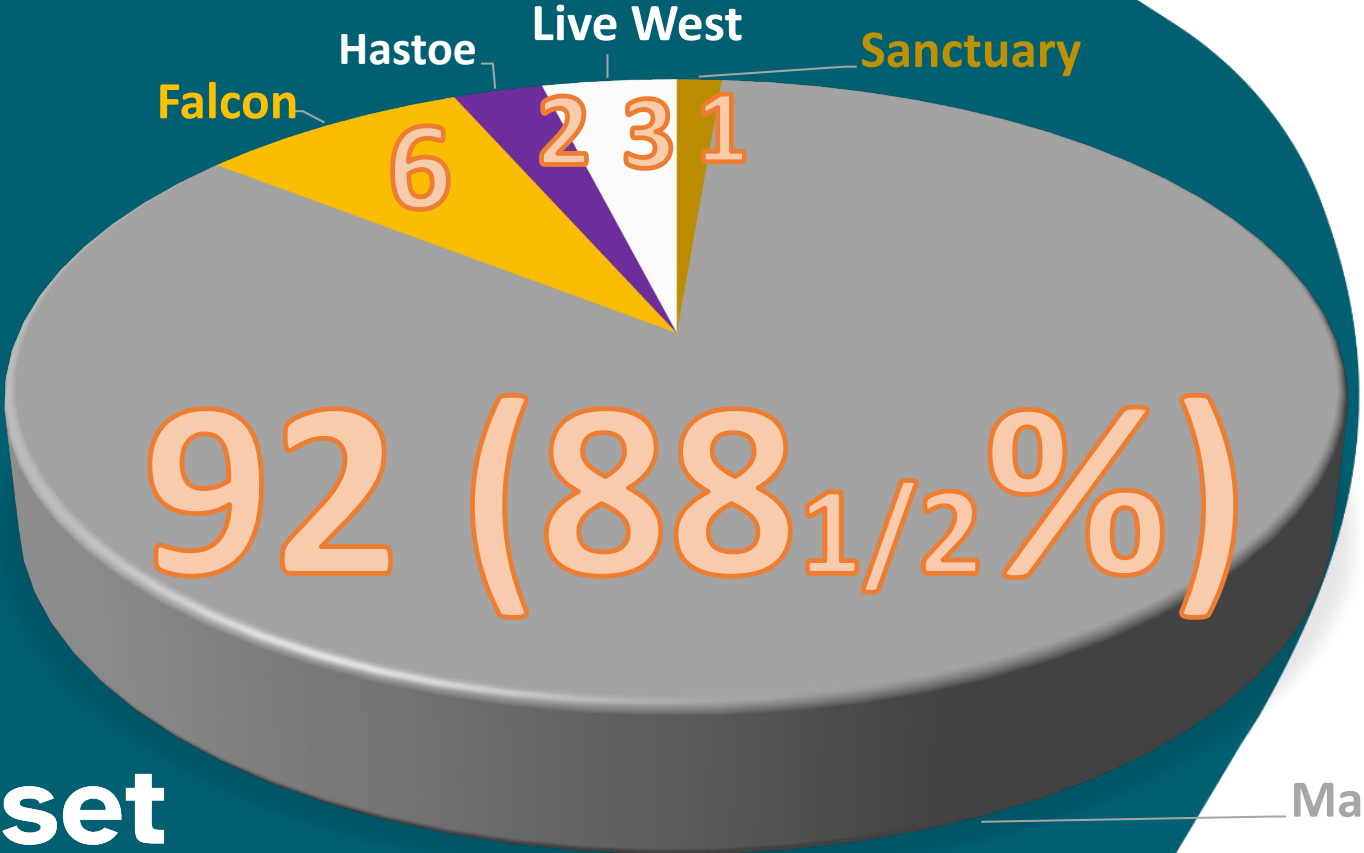
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TYPE



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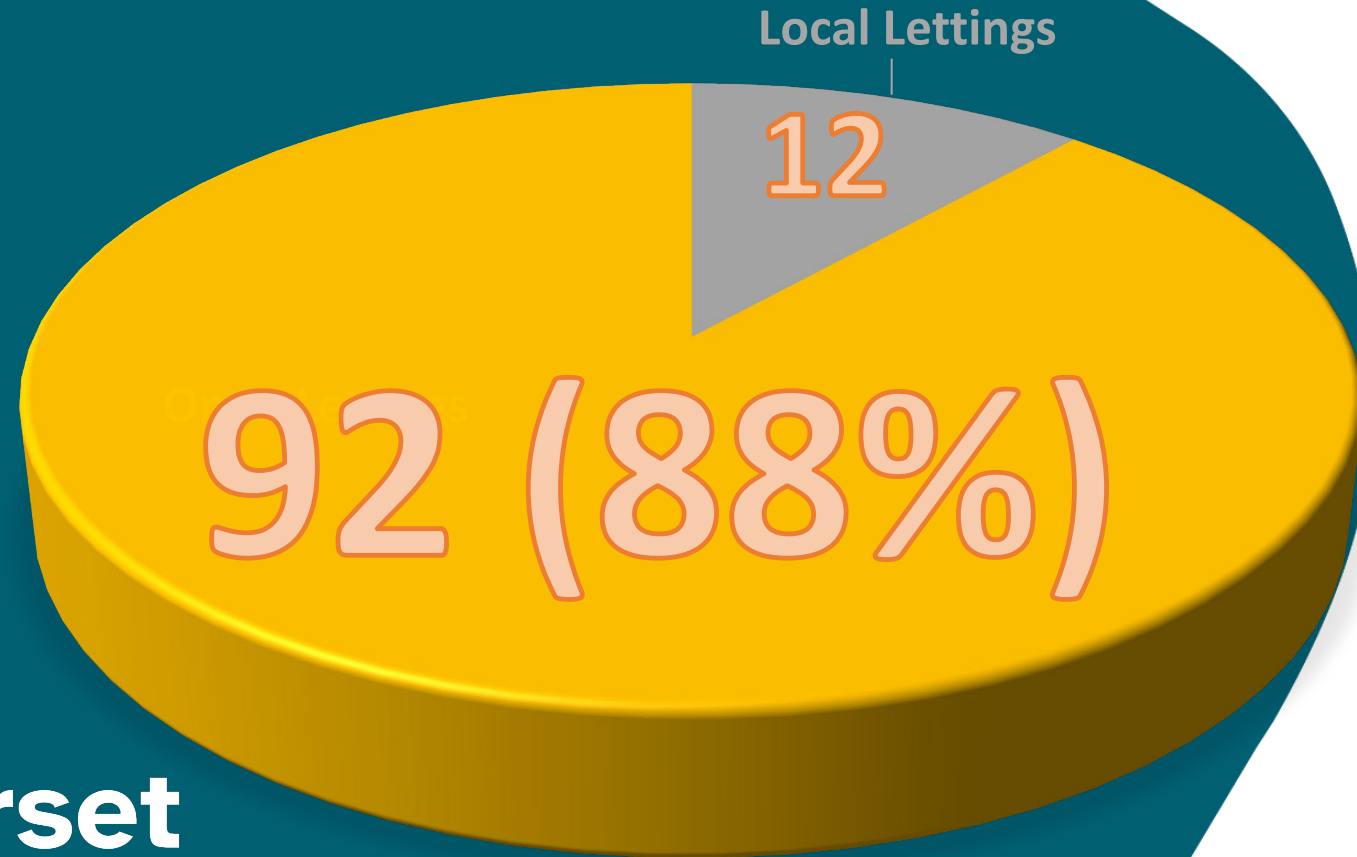
LANDLORD



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Magna

LETTINGS



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Parish Councillors' Guide to Rural Affordable Housing



Excellent guide

Refined and
updated over
the years

Contains links

I can email it to
you

The 10 steps to delivering a Rural Exception Site

The ten steps, taken from RHA guide

Step 1 **Recognise** the need

Is it safe to assume we've gone beyond this point?

Step 2 The level and nature is **evidenced**

We have (old) HNS, Homefinder Data and Arc4 report.

Therefore: **Step 3**

Step 1: Recognise the need and make the case for affordable housing

Step 2: The level and nature of housing need is evidenced

Step 3: A suitable site is identified

Step 4: A housing association is brought on board

Step 5: Finance is raised for the scheme

Step 6: The scheme is designed

Step 7: Planning permission is given

Step 8: The scheme is built

Step 9: The homes are allocated

Step 10: The residents move in

Page 36 of the RHA guide

Sets out the key elements in identifying land

Talks about 'Rural Exception Site', but same issues effectively apply to **any site** that is proposed for affordable housing within the current Exmoor Local Plan

Finding a suitable site for a Rural Exception Site scheme

What makes a suitable site for a rural exception scheme?

By definition for a site to be considered a Rural Exception Site it is not allocated in the local plan for residential development.

Beyond that there are a number of factors that will be taken into consideration to decide whether or not it is suitable.

Here is a checklist of what the planners and housing associations will be looking for.

Location

Is it within or adjoining the village?

Are there any existing or failed planning applications for the site?

The Site

How big is it? It is unlikely to be accepted if it is bigger than 2 acres.

What is its current use? It could be farmland, or a piece of undeveloped land that is lying vacant or unused. It could also be a site that has been used for some other purpose, perhaps a farmyard, garage or workspace. Sometimes local authorities might have small pockets of land that they no longer use.

What is its topology?

Is it flat or on a slope? Does it flood?

Are the boundaries clear?

Are they clearly marked on the ground?

Is it registered with the Land Registry?

Will the ground conditions affect building work or costs?

Is there any contamination from previous uses?

What underlies the soil and how far down?

Are there any overhead cables?

What trees are on or forming the boundary of the site?

It will be necessary to know if any of the trees are subject to Tree Preservation Orders.

The Site (Continued)

How easy will it be to connect the development to services?

Is it on main sewers and water?

How near is it to electricity supply?

How near is it to broadband supply?

Are there any special / protected flora or fauna on the site?

Is it near to a statutorily protected habitat? - For example: Newts/badgers/bats to name a few, Sites of Special Scientific Interest.

Are there likely to be any bones or archaeological remains?

Access

How easy and safe will it be for people and cars to exit and access the site?

How near is it to a road?

Will it be possible to gain access on to the road?

Will it need / is there room to put in splay lines so there is safe car access onto the road?

Will any traffic calming measures be needed?

Landowner

Is the landowner known?

Are they willing to sell the site?

Are there, or will they seek, any covenants on the site?

This may seem like a daunting list of requirements, but at this stage it is about producing a shortlist of potential sites and it is certainly worth putting all possible sites forward. Through design or drawing in additional funding it might be possible for an improbable site to become the one chosen to best meet the identified need.

Dates for future Meetings

- **Thursday 16 January 2025 at 7pm**
- **Thursday 6 March 2025 at 7pm**
- **AGM - Thursday 5 June 2025 at 7pm**