

Housing Briefing Note for the Exmoor LCN (September 2026)

An update on the Exmoor-wide Housing Survey.

Key points:

- A collaboration between Somerset and North Devon Councils, the relevant local housing authorities and Exmoor National Park Authority (ENPA) as the relevant local planning authority.
- It ran online 1st February – 31st March 2026 with paper copies also available.
- Headline results to be published soon.
Here is a brief selection:
 - 381 responses (but note some missing data where questions skipped)
 - 247 respondents have lived in Exmoor 10 or more years
 - Almost exactly half of all respondents are home-owners (7 are second home-owners)
 - Just under a fifth of all respondents rent privately
 - Almost exactly half of all respondents intend to move within the next 5 years
- The most common reason given was wanting to buy – almost two fifths of those wishing to move [circa one fifth of all respondents] – but note multiple choice of answers

Data analysis has been complex due to cross-parish responses (and including Brushford); full results due later in 2026.

ENPA have recently updated the Arc4 data which gives the most recent Exmoor-wide median house prices to test individual respondents' financial resources (where given) against, to give realistic tenure options.

We will also cross reference survey responses with contemporaneous Homefinder Somerset (& Devon Home Choice) data.

The Government have published the revised National Planning Policy Framework (NPPF) which has the immediate effect of being taken into consideration for all planning applications not already determined. This includes a national policy for Rural Exceptions Sites, effectively augmenting the West Somerset Local Plan and giving more nuance to the Exmoor Local Plan.

The Government have issued a consultation on standard templates for s106 Agreements for 'medium sites' (i.e. 10-49 dwellings). The consultation is open until 20th October.

A public consultation event at Timberscombe to discuss the emerging proposals for a mixed affordable housing scheme (Housing Association homes plus self-build plots) on Church land has been planned for later this year, running from mid-afternoon until early evening. The project team has included representatives of the Church (national and Diocese), Exmoor Young Voices, Homes England's self commissioned homes unit and Hastoe Housing Association (which is already working on two other sites in Exmoor).

